
2019-63 (2ND READING): TO EXTEND THE CORPORATE LIMITS OF THE CITY OF MYRTLE BEACH BY ANNEXING 11 PARCELS TOTALING 2.5 ACRES BETWEEN CANNON AND LINEN DR (PIN#4430301-0010, 0012, 0013, 0014, 0024, 0025, 0026, 0027, 0028, 0029) AND THE ADJACENT PORTION OF THE RIGHT-OF-WAY OF CANNON ROAD, AND REZONING FROM HORRY COUNTY LI (LIMITED INDUSTRIAL) TO MYRTLE BEACH LM (LIGHT MANUFACTURING).

Applicant/Purpose: The Earthworks Group / To allow construction of future warehouses.

Brief:

- Property is currently zoned in the county LI (Limited Industrial). The requested Myrtle Beach zoning is similar LM (Light Manufacturing).
- Some of the subject parcels are developed & have City utility service (at outside rates). Other parcels are vacant.
- The owner wishes to combine the properties to develop the entire site for warehouse purposes.
- This proposal requires additional City utility service, triggering this annexation request.
- Planning Commission unanimously recommends approval at their meeting of 12/3.
- No changes since 1st reading.

Issues:

- The Comp Plan calls for development along Cannon Road to be General Commercial.
- Proposal is consistent w/ the goal of closing unincorporated “donut holes”.

Public Notification:

- Notification of Planning Commission’s public hearing on 12/03/19:
 - 1 sign placed 11/12/19.
 - Legal ad ran 11/15/19.
 - 14 letters sent 11/20/19.

Alternatives:

- Amend the zoning.
- Deny the annexation.

Financial Impact:

- Increase in property taxes projected from the warehouse development, plus business license fees.
- Additional services (police, fire, public works, etc).
- The reduction in water & sewer fees attributable to going from outside utility rates to inside rates will be mad up by the increased volume associated w/ the new warehouses.

Manager’s Recommendation:

I recommend 1st reading (12/10/19).
I recommend approval (1/14/20).

Attachment(s): Proposed ordinance, Planning Staff Report.

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

TO EXTEND THE CORPORATE LIMITS OF THE CITY
OF MYRTLE BEACH BY ANNEXING 11 PARCELS
TOTALING ~2.5 ACRES BETWEEN CANNON RD
AND LINEN DR (PIN# 4430301-0010, 0012, 0013,
0014, 0024, 0025, 0026, 0027, 0028, 0029) AND THE
ADJACENT PORTION OF THE RIGHT-OF-WAY OF
CANNON ROAD, AND REZONING FROM HORRY
COUNTY LI (LIMITED INDUSTRIAL) TO MYRTLE
BEACH LM (LIGHT MANUFACTURING).

PIN# 4430301-0010, 0012, 0013, 0014, 0024, 0025, 0026, 0027, 0028, 0029

WHEREAS, the property in question abuts the corporate limits of the City of Myrtle Beach; and

WHEREAS, the owner of the property has petitioned to be annexed into the City of Myrtle Beach;
and,

WHEREAS, it appears to City Council that annexation would be in the best interest of the city;

NOW, THEREFORE, IT IS ORDAINED that the 11 parcels designated by Horry County PIN#s
44303010010, 44303010012, 44303010013, 44303010014, 44303010024, 44303010025,
44303010026, 44303010027, 44303010028, and 44303010029, and the adjacent portion of Cannon
Road, as shown in Exhibit A attached hereto is hereby annexed to and becomes a part of the City of
Myrtle Beach immediately upon adoption of this ordinance.

AND IT IS FURTHER ORDAINED that the official zoning map of the City of Myrtle Beach be amended
to zone the newly annexed property shown in Exhibit A as LM (light Manufacturing).

ATTEST:

BRENDA BETHUNE, MAYOR

JENNIFER STANFORD, CITY CLERK

1st Reading: December 10, 2019

2nd Reading: January 14, 2020

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RESOLUTION R2020-1

CITY OF MYRTLE BEACH)
COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

TO ACCEPT THE DEDICATION OF A CERTAIN
ROADWAY KNOWN AS CHESHIRE COURT
(50' PUBLIC R/W), AND A PORTION OF A
CERTAIN ROADWAY KNOWN AS
WESTMINSTER DRIVE (50' PUBLIC R/W)
WITHIN THE BALMORAL PHASE 2C SECTION
OF THE BALMORAL SUBDIVISION

WHEREAS, Beazer Homes LLC, has dedicated a certain roadway known as Cheshire Court,
and a portion of a certain roadway known as Westminster Drive within the Balmoral Phase 2C
Section of the Balmoral Subdivision to the public.

WHEREAS, those certain roadways are shown on the following final plat: "FINAL PLAT OF
BALMORAL PHASE II-C", prepared by Cox Surveyors & Associates dated October 25, 2016
with a revision date of October 25, 2016 and recorded October 27, 2016 in Plat Book 272 at
Page 215 in the Register of Deeds Office for Horry County, South Carolina, which said
roadways being more particularly identified as "(50' PUBLIC R/W)", and shown on the above
mentioned final plat; and,

WHEREAS, the City Council finds that it will benefit the public to accept the dedication of the
above described roadways.

NOW THEREFORE, it is resolved that the City of Myrtle Beach hereby accepts dedication and
responsibility of certain roadways as described above.

SIGNED, SEALED and DATED, this 14th day of January, 2020.

BRENDA BETHUNE, MAYOR

ATTEST:

JENNIFER STANFORD, CITY CLERK

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

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DEED

KNOW ALL MEN BY THESE PRESENTS, that Beazer Homes, LLC, a Delaware limited liability company, hereinafter called the Grantor, in consideration of the premises and also in consideration of the sum of Five and 00/100 (\$5.00) dollars to the Grantor in hand paid at and before the sealing of these presents by the Grantee, hereinafter named, the receipt of which is hereby acknowledged; have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said City of Myrtle Beach, P.O. Drawer 2468 Myrtle Beach, South Carolina 29578, hereinafter called Grantee, to wit:

ALL AND SINGULAR those certain rights-of-way situate, lying and being in the City of Myrtle Beach, Horry County, South Carolina, designated as "Buckingham Ave. 50' R/W (Public)", "Kensington Lane 50' R/W (Public)", "Jester Lane 50' R/W (Public)" and "Thornbury Dr. 66' R/W (Public)", as shown on that certain plat prepared by Thomas & Hutton Engineering Co., entitled "Bonded Final Plat of Phase I Balmoral of Withers Preserve, City of Myrtle Beach, Horry County, South Carolina, Prepared For: MB Property Development II LLC", dated April 13, 2005 and recorded December 6, 2007 in Plat Book 233 at Page 47, in the office of the Register of Deeds for Horry County, South Carolina, reference to which is made for a more complete description.

The premises herein granted are taken from that certain property conveyed to the undersigned by deed of Myrtle Beach Loan, LLC, et. al, dated May 29, 2014, and recorded May 30, 2014, in Deed Book 3737, at Page 1868 in the Record of Deeds Office for Horry County.

Together with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said City of Myrtle Beach, its Heirs, Successors and Assigns forever.

And the Grantor herein hereby binds itself, themselves, its or their successors, or his, her, and their Heirs, Executors or Administrators, (as the case may be), to warrant and forever defend all and singular the said premises unto the said Grantee, its and their successors and assigns, or his, her and their Heirs and assigns, (as the case may be), against itself, themselves, and its or their successors, or his, her and their heirs, (as the case may be), and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

Signature page follows.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed and sealed as of the 21st day of November, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR

BEAZER HOMES, LLC
A Delaware Limited Liability Company

x [Signature]
(#1 witness sign here)
[Signature]
(Notary sign as #2 witness)

By: [Signature]
Name: MARK PRIEWIS
Its: LA + LD DEPT. HEAD

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

ACKNOWLEDGMENT

I, Kyle David Taliff Jr. a Notary Public, do hereby certify that Mark Priewis, as LA + LD DEPT HEAD of Beazer Homes, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 21st day of November, 2019.

[Signature]
Notary Public Signature

Kyle David Taliff Jr
Notary Public Printed Name

Notary Public for South Carolina
My Commission Expires: 12-17-2020

[SEAL]

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located in South Carolina, bearing Horry County Tax Map / PIN Numbers set out herein was transferred by Beazer Homes, LLC to the City of Myrtle Beach on _____, 2019.

3. Check one of the following: The deed is

(a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c) x exempt from the deed recording fee because (See Information section of affidavit): 2

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.

(b) The fee is computed on the fair market value of the realty which is _____.

(c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: _____

(b) Place the amount listed in item 5 above here: _____

(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Beazer Homes, LLC
A Delaware Limited Liability Company

SWORN to and subscribed before me this

21st day of November, 2019

Notary Public for South Carolina

My Commission Expires: 12-17-2028

Notary (L.S.): Kyle David Schaff Jr

Notary (printed name): Kyle David Schaff Jr

By: MLP

Name: MARK PRIEWE

Its: LA+LO DEPT. HEAD