

Carolina Bay Marina: A unique, natural and special property for sale

Property Location: City of North Myrtle Beach, Horry County

Acreage: 115 acres

Homes: Up to 5 homes are allowed (each one 1.5 acres)

Water access allowed? Up to 5 individual docks are allowed, or one community docking facility

Anticipated uses: Passive recreation and forestry management (with approved plan)

The site:

The Carolina Bay Preserve is a 115acre spectacular conservation tract just minutes from all the amenities of North Myrtle Beach. The homesite is located on a high bluff along the Atlantic Intracoastal Waterway nestled in a stunning mature hardwood forest teeming with deer, turkeys, song birds and even black bears. With over 1,255 linear feet of shoreline, easy access to the waterway is a plus. Just as importantly, downtown N. Myrtle and the beach are approximately 4 miles away. This special property provides the seclusion and wilderness found in the most exclusive natural communities, all within a stones throw of the hustle and bustle of the Beach.

Vision for the Preserve

The vision includes two options for a buyer: the first is for a special 1.5 acre private residence and enclave, including accessory structures such as garages, carriage houses, guest cottages, gazebos and sheds located within a 24 acre building zone.

Another option would be for a landowner to pursue a limited development plan to subdivide and sell up to 5 homesites all 1.5 acres located within that same building zone. This scenario would require additional permitting and site development requirements to meet City ordinances and codes.

In either scenario, buyers would be one of only a handful of Preserve tracts offering a chance to enjoy a natural amenity of woods, fields and wildlife unlike anything else in Myrtle Beach region.

Buying protected land (with a conservation easement in place)

A conservation easement was donated to the North American Land Trust to ensure this Preserve, and its unique features, will forever be protect for current and future generations. A conservation easement is a legal agreement between a landowner and a land trust, government entity or a qualified conservation organization, under which a landowner voluntarily restricts certain uses of the [property](#) to protect its natural aesthetics and conservation values.

Rarely is any property without some level of restriction. Property Owner Associations, Zoning and City Ordinances, all have legal covenants that must be followed. A conservation easement is no different. It is important to read and understand the details before buying any property.

Remember that at the time of the donation, a careful negotiation took place. The land trust identified what features of the property were important to protect, e.g. conservation values.

At the same time, the landowner defined a “bundle of rights” that it retained for the property, and those that they gave up. Think of it as the landowner holding a bundle of property rights; these rights may include the right to develop, subdivide, construct buildings, irrigate, harvest timber or restrict access. A landowner may sell or donate the whole bundle of rights or just one or two of those rights. The rights the landowner chooses to sell or donate become the restrictions on the property. The restrictions placed on the property, pursuant to the conservation easement, are perpetual and binding on all future owners of the property. This means, if the property is ever passed on to an heir or is sold, the new owner will be subject to the conservation easement. *These cannot be amended or changed in any way, at any time.*

A copy of the Deed of Conservation Easement will be provided for a careful review of rights and restrictions.

For the Carolina Bay tract, the landowner reserved the following rights with prior approval from the land trust (please refer to the conservation easement document for a more detailed list of rights and prohibitions with a full explanation):

1. Up to five 1.5 acre homesites located within a defined 24 acre building zone (if subdivision is desired, additional permitting and site development requirements of the City of NMB will be required)
2. Passive recreation and hunting
3. Forestry Management (with approved Forestry Management Plan)
4. Private docks (or community dock)

Carolina Bay Zoning:

In addition to restrictions of the conservation easement, the City of North Myrtle Beach has zoning and building requirements which will still be in effect. The property is currently zoned R4, follow this link to the appropriate use restrictions:

https://library.municode.com/sc/north_myrtle_beach/codes/code_of_ordinances?nodeId=COOR_CH23ZO_ARTIIIZODIDERE_S23-22REREDI

For one or more homes with no additional lot subdivision, the existing plat is sufficient to pull a permit if all building code requirements are met (utilities, fire access, etc.)

If an owner elects to build and subdivide lots, they must also meet the requirements of a major subdivision. Particularly if more than one homesite is desired (e.g. subdivision for the remaining 4 lots). Follow this link to the subdivision requirements:

https://library.municode.com/sc/north_myrtle_beach/codes/code_of_ordinances?nodeId=COOR_CH20LADERE

The budget provided in this package is only for a single home scenario (we can provide additional projected costs on request).