

Cypress Cove: A unique, natural and special property for sale

Property Location: City of North Myrtle Beach, Horry County

Acreage: 28 acres

Homes: Building zone is 4.39, homesite (building area) is 2 acres

Water access allowed? Private individual dock is allowed with approval of location

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

*The site:*

The Cypress Cove Preserve property is located in Horry County, SC and consists of approximately 28 acres and is completely wooded. The property is located on a high bluff along the Atlantic Intracoastal Waterway, with approximately 600 linear feet bordering the Atlantic Intracoastal Waterway. South Carolina public road Bourne Trail borders the property to the northwest.

Cypress Cove Preserve contains young Southern Atlantic Coastal Plain Mesic Hardwood Forest. This ecological system varies in age and composition throughout the property. The southeastern third of the property is primarily pine dominated and was last harvested approximately 20 years ago. The middle third of the property supports a young-mature mixed mesic hardwood canopy. The northern third of the property transitions to a shrub/forested habitat with a beautiful emergent wetland.

This property is located to the southeast of the City of North Myrtle Beach's Park and Sports Complex, on the south side of Carolina Bays Parkway but with close proximity. This amenity is becoming a sporting event destination offering a diverse selection of sporting event facilities that are easily accessible and can accommodate a range of activities – such as baseball, softball, lacrosse, soccer, and flag football. Facilities include regulation youth baseball/collegiate softball fields, regulation high school/collegiate baseball fields, regulation soccer/lacrosse fields, and batting tunnels. Additional amenities include concessions areas, picnic shelters, playgrounds, an amphitheater, walking/bike trails, dog park, 25 acre lake for water-related activities, and a 10 acre meadow.

*Vision for the Preserve*

The property and its surrounding environs contain unique natural features and habitats. Exploring logical connections to create an experience for a landowner to enjoy the natural beauty of the property is part of the vision for this property.

The vision for Cypress Cove Preserve includes two options for a buyer: the first is for a special 2 acre homesite ("building area") that will allow construction of a residence and accessory structures such as garages, gazebos and sheds. This site will be allowed anywhere within a defined 4.3± acre "Building Zone".

Because the area is rapidly becoming a sporting destination, a second option would be a Resort Residence containing one kitchen and up to 12 bedrooms to serve as a family/friends destination accommodation. The Resort Building would also be located anywhere within the building zone.

With either option, a 2,500 square foot “Recreational Building” is also allowed within the Building Zone to be used for recreational activities and social gatherings (but not for lodging or residence).

*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 Cypress Cove 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. Either one residence or one resort residential building
2. Passive recreation and hunting
3. Forestry Management (with approved Forestry Management Plan)
4. Private dock

*Cypress Cove 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/R-4(1), 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](https://library.municode.com/sc/north_myrtle_beach/codes/code_of_ordinances?nodeId=COOR_CH23ZO_ARTIIIZODIDERE_S23-22REREDI)

The existing plat is sufficient to pull a permit if all building code requirements are met (driveway, utilities, fire access, etc.)