

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

Property Location: City of North Myrtle Beach, Horry County

Acreage: 60.82 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 Long Bay Marina Conservation Area property is located in Horry County, SC and consists of approximately 60.82 acres of woods and pine savannah, with small wildlife openings and trails throughout. The property is located on a high bluff along the Atlantic Intracoastal Waterway, with approximately 1,060 linear feet of frontage. The property enters onto Bourne Trail with ready access to Robert Edge Parkway and South Carolina Highway

Vision for the Preserve

The vision includes an enclave of five special home sites situated overlooking the Atlantic Intracoastal Waterway located in the southern portion of the proposed Conservation Area. Each home site ("building area") may be up to a 1.5-acres and allow construction of accessory structures such as garages, gazebos and sheds. The home sites will be allowed within a 15 acre "Building Zone" which is large enough to accommodate the Building Areas and allow flexibility of location within the Building Zone.

Identifying unique natural features and habitats and exploring logical connections to create an experience for a landowner to enjoy the natural beauty of the property is the vision for this property.

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 Long 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
2. Passive recreation and hunting
3. Forestry Management (with approved Forestry Management Plan)
4. Private docks (or community dock)

Long 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).