

White Sands: A unique, natural and special property for sale

Property Location: City of North Myrtle Beach, Horry County

Acreage: 225.50 acres

Homes: Building zone (buildable area) is 13.84 acres, homesites (building area) are 1.5 acres each

Water access allowed? NA

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

The site:

This property contains approximately 225.50 acres located immediately north of Myrtle Beach, which is one of the most densely developed coastal areas in the state of South Carolina. Long Bay Road abuts the entire western boundary of this property. White Sands can be generally described as having two environments, an old growth pine forest and wetlands. The largest contiguous portion of wetland is in the northern half of the property with other smaller isolated wetlands expressing themselves in southern topographic sags. The low density loblolly pine savannah boasts all the native species that enjoyed native habitats hundreds of years ago including black bears, fox squirrels, and red cockaded woodpeckers.

White Sands Resort Conservation Area is also nestled between Carolina Bays. Carolina Bays are a unique geographic feature that supports wetland communities. Carolina Bays are not truly bays but wetland depressions of varying depth and composition found on the eastern coastal plain from New Jersey to Florida with the greatest concentration found in North and South Carolina. The zone (ecotone) between the wetland communities (Carolina Bays) and the upland.

This property is located to due east of the City of North Myrtle Beach's Park and Sports Complex. 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 White Sands Resort includes an option of an enclave of three special home sites; each home site will have a 1.5-acre Building Area that will allow construction of a residence and accessory structures such as garages, gazebos and sheds. The home sites will be allowed within a 13± acre Building Zone which is large enough to accommodate the Building Areas and allow flexibility of location within the Building Zone.

Because the area is rapidly becoming a sporting destination, a second option would be an enclave of three Resort Buildings containing one kitchen and up to 15 bedrooms to serve as a family/friends destination accommodation. Each Resort Building will be located within a 1.5-acre Building Area that is in turn located within the 13± acre Building Zone. With either option, a Recreational Building is 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 White Sands 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 3 single family residences or 3 resort residential buildings
2. A 2,500 sq. ft. recreational gathering facility located along the manmade lake
3. Up to 5,000 sq. ft. of storage buildings
4. Up to 1,000 sq. ft. of picnic structures
5. Passive recreation and hunting
6. Trails
7. Forestry Management (with approved Forestry Management Plan)

White Sands 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 and R41, follow this link to the appropriate use restrictions:

https://library.municode.com/sc/north_myrtle_beach/codes/code_of_ordinances?nodeId=COOR_CH23ZO_ARTIIZODIDERE_S23-22REREDI