



1018 Second Avenue South, North Myrtle Beach, SC 29582

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RESULTS – SEPTEMBER 23 CITY COUNCIL WORKSHOP

North Myrtle Beach, SC – September 24, 2020 – During their September 23 workshop, North Myrtle Beach City Council members discussed Chestnut Greens, a proposed residential development intended for the former 171-acre Possum Trot Golf Course.

-- At the workshop, the developer committed to building a Del Webb® community on the site of the former golf course. That commitment will appear in writing in the Development Agreement and Planned Development District (PDD) documents associated with Chestnut Greens. Additionally, should the



developer decide at any point in the future not to build a Del Webb® community on the site, City Council authorizes the city manager to not issue residential building permits for Chestnut Greens, except for its initial model homes.

-- The developer committed to preserving a 50-foot wide buffer around the entire site, made up of existing and additional trees/vegetation, in order to shield surrounding properties from the development.

-- The developer has agreed to pay a \$1,100 beach parking fee per home and a \$200 park enhancement fee per home. These fees are also required for other new developments.

-- Council members determined that trucks and other construction equipment must access Chestnut Greens using Possum Trot Road, allaying a traffic concern of some residents on Anne Street.

-- The development of Chestnut Greens would occur in phases over seven to 12 years, with the first year devoted to installing infrastructure and ending with a grand opening of model homes.

-- The development will include a multi-million dollar amenity center, similar in nature to that which is part of a Del Webb® community located in Myrtle Beach.

-- Asked about price ranges for homes offered in Chestnut Greens, the developer said that in today's real estate market the three different product types offered would be in the \$300,000

range, \$400,000 range, and \$600,000 range. He noted that the future real estate market in which the homes sell could be different, requiring a different pricing structure.

-- The development will offer between 497 and 535 homes, including three product types and three different lot sizes. Most of the homes will back up to ponds. The actual number of homes to be constructed depends on market preferences. If the market prefers larger homes, fewer homes are required. At a maximum, however, the development would see 535 homes, about three residential units per developable acre, which translates to a low-density residential community.

-- All stormwater will route to the Intracoastal Waterway. Although only required by City Code to build stormwater infrastructure to meet the impact of a 25-year storm, the developer proactively committed to building to a 100-year storm.

-- A traffic study by Development Resource Group (DRG) concludes that when the entire project is complete, Chestnut Greens will not generate a level of traffic that burdens area roadways. A copy of the traffic study is available by emailing pcdowling@nmb.us.

-- After comments from some residents regarding the need for a sidewalk on Anne Street, Council members asked the public works department to develop a cost estimate for constructing a sidewalk. Building a sidewalk along Anne Street would require property owners to provide easements to the City, and significant stormwater work would be necessary. Council will discuss the sidewalk request after it has received the cost information.

-- Toward the end of the workshop, the City's planning director informed City Council that all staff concerns pertaining to the proposed development were resolved in working with the developer.

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