



PLANNING COMMISSION MEETING AGENDA

Tuesday, June 8, 2021 – 5:00 P.M.

Morning Workshop 9:15 A.M.

1018 Second Avenue South - North Myrtle Beach, SC

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNICATIONS:
4. APPROVAL OF MEETING MINUTES: May 18
5. OLD BUSINESS
 - A. **EXTERNAL ACCESS WAIVER AW-21-01:** An applicant has initiated an application for a waiver to § 20-40(c.1)(2) seeking relief from the required two external access points at Grande Harbour Phase 2, Parcel B with 60 proposed dwelling units.
 - B. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-6:** City staff has received an application for a major amendment to the Esperanza Planned Development District (PDD) revising the PDD to the Hope Pointe PDD through changes to the master plan and governing documents. *(Request to postpone by applicant.)*
 - C. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-6 AND REVISIONS TO THE ESPERANZA PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the major amendment to the Esperanza PDD. The proposal is known as Hope Pointe PDD and is off Little River Neck Road. *(Request to postpone by applicant.)*
6. NEW BUSINESS – “Consent Items”
 - A. **FINAL SUBDIVISION PLAT SUB-21-30:** A major final plat of subdivision converting Leah Jayne Lane from private to public right-of-way in the Bungalows on 9th neighborhood.
 - B. **FINAL SUBDIVISION PLAT SUB-21-31:** A major final bonded plat of subdivision creating eight lots of record and public rights-of-way off On Deck Circle in phase four of the Park Pointe development.
7. NEW BUSINESS
8. ADJOURNMENT

ANYONE WHO REQUIRES AN AUXILIARY AID OR SERVICE FOR EFFECTIVE COMMUNICATION OR PARTICIPATION SHOULD CONTACT 843-280-5555 AS SOON AS POSSIBLE, BUT NO LATER THAN 48 HOURS BEFORE THE SCHEDULED EVENT.

Respectfully submitted,

A handwritten signature in black ink that reads "Aaron C. Rucker". The signature is written in a cursive, flowing style.

Aaron C. Rucker, AICP
Principal Planner

Notice to the Public of Rights under Title VI

- The City of North Myrtle Beach operates its programs and services without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act. Any person who believes he or she has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with the City of North Myrtle Beach. Complaints must be filed within 180 days of the alleged discriminatory act.
- For more information on the City of North Myrtle Beach's Title VI Policy and the procedures to file a complaint, contact the Title VI Program Coordinator, Kristine Stokes at krstokes@nmb.us or (843)280-5555, or in writing to the City of North Myrtle Beach, 1018 2nd Ave. South, North Myrtle Beach SC 29582. For more information, visit the Title VI section of our website at www.nmb.us.
- If information is needed in another language, contact (843)280-5555.
- ~Si se necesita *información en otro idioma llame al (843)280-5555.*

CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
PLANNING COMMISSION MEETING
Tuesday, May 18, 2021
5:00 PM

MINUTES

Harvey Eisner, Chairman
Jessica Bell
Silvio Cutuli
Tom Edwards
Ruth Anne Ellis
Ed Horton, Absent for roll call
Callie Jean Wise

City Staff:
Jim Wood, Director
Suzanne Pritchard
Aaron Rucker
Chris Noury, City Attorney
Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:00 PM.
2. **ROLL CALL:** The Clerk called the roll.
3. **COMMUNICATIONS:**
Chris Noury, City Attorney, swore in Tom Edwards, newly appointed member to the Planning Commission.
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the May 4, 2021 meeting, as presented, was made by Commissioner Cutuli and seconded by Commissioner Ellis. Chairman Eisner called for the vote. The motion passed 6-0.
5. **OLD BUSINESS:** None
 - A. **EXTERNAL ACCESS WAIVER AW-21-01:** An applicant has initiated an application for a waiver to § 20-40(c.1)(2) seeking relief from the required two external access points at Grande Harbour Phase 2, Parcel B with 60 proposed dwelling units. Ms. Pritchard stated the applicant has asked for this to be postponed to the June 8, 2021 meeting. Chairman Eisner called for a motion. Commissioner Cutuli motioned to postpone the External Access Waiver AW-21-01 to the June 8, 2021 meeting and was seconded by Commissioner Wise. The motion passed 6-0.
 - B. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-20-20:** City staff has received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) reducing the commercial component of the Town Center element of the PDD and expanding the Sea Glass Cottages portion of the PDD through changes to the master plan and governing documents. Mr. Rucker stated this had been discussed extensively at the morning workshop. He gave an overview of the proposal. The Staff had a few review comments regarding the signalized intersection and the handling of Village Hill Drive. He stated there were 6 main issues from the workshop; the traffic signal, the abandonment of the public road, the recreational fee or lack thereof, open space, parking, and an amenity center. Mr. Rucker handed out two exhibits in order to discuss the abandonment of the public road and the traffic signal. Chad Hatley, representing the developer, stated they understood the need for some type of a traffic signal and was willing to contribute, to a point, for the purpose of the light and type of light that would be needed. It would need to be negotiated and discussed with the City Council. He stated the numbers were significantly below what was required by the SCDOT. He stated there were some CTC money available for this, but that was not guaranteed. Chairman Eisner inquired about the amenity center and open space. Walter Warren, Engineer with Thomas & Hutton, stated they

modified the layout to create some extra green space, around a 30% increase. He stated it was part of the larger amenity center next to the Marina in Phase I and they were taking a part of that. The Commission and Mr. Warren discussed the size of the green space and the proposed parking within the project.

Chairman Eisner opened the floor for public comment.

Tom Powell, Waters Edge Court, Barefoot Retreat, thanked the Commission for their hard work and stated he knew it was not an easy job. He asked Commissioner Cutuli if he was going to recuse himself. Commissioner Cutuli stated he did not believe he needed to recuse himself. Mr. Powell asked if he was going to express the best interest of Barefoot. Commissioner Cutuli stated he would express the best interest of the City. Mr. Powell stated he wanted to discuss the Planning Commission and City Council meeting that was held on May 5, 2021. It was a little misleading, because of the Water Tower Road annexations. He stated there would be 60-70 townhomes going in at Sandridge and the amount of traffic coming through Barefoot was a concern, even though it was in Horry County. They were talking about 47 new homes in the Dye Estates area, which meant more traffic. 10 acres would be annexed, which would be more townhomes and traffic through Barefoot. Belle's Lake will have 348 homes. Club Course Drive was already overwhelmed with traffic and more construction was happening. The Parkway Group was going to have 5,000 units, but they would be probably traveling Highway 22 or Myrtle Beach proper. Sea Glass was to have 253 cottages and 96 more cottages. When the swing bridge opened, traffic backs up to well beyond Club Course Drive. The additional traffic would considerably add to this. All of this development adds traffic and they are speeding through there now. They needed more protection in their area. The amenity of the North Tower pool would be saturated by the additional units. It was going to get even worse to get into and there was already very little parking. Mr. Powell expressed a concern over the proximity of the cottages and the safety of the area if one would catch on fire. He stated there would be no 30-day leases provided and only year leases. He was very concerned for Barefoot and asked for the Commission's help with them.

Charlie Thompson, 5039 White Iris Drive, Barefoot Retreat, stated that Mr. Powell was correct and things needed to have serious consideration before anything gets done. He stated he went through the paperwork and saw that this process started about a year ago. He wanted to know why the residents at Barefoot were just now finding out about it. Mr. Rucker stated whenever the Staff received a document, they were public and available for review. Mr. Thompson asked how that information was released to the public. Jim Wood, Planning and Development Director, stated the project was sent to them about a year ago and through informal conversations learned of their desire to amend the project. They were asked to submit a formal application and that was when the advertisements were put in the paper and agendas uploaded to the website. Mr. Thompson stated it was odd that this seemed to be a package already with an up or down vote and from the citizens perspective it wasn't vetted with the general public. Chairman Eisner stated it would behoove the developer to have had meetings with the residents, as this was a Phase II, and it seemed they did not do this. Mr. Thompson stated this was not a Phase II, they had a Town Center and that's what was supposed to be there. They are amending the original PDD. He stated it is like when Congress passes things in the middle of the night, this should have been vetted by the citizens with details. For example, the 30 day leases and not a year lease. That's something else they were slipping in. Chairman Eisner agreed that a lot of people were moving to the City and they had an infrastructure problem.

Commissioner Wise asked where the developer was with the Park and Recreation Fee. Mr. Hatley stated they had no objection to the \$200 per unit for the Park and Recreation Fee. He stated the

POA's were notified several months ahead of time and received plans. No notification step had been skipped. Mr. Hatley noted that this project was a safer plan in regards to fire safety, because there were less shared walls, as opposed to what tower high rise would have. He stated the developer could not be held responsible for what was happening on Water Tower Road. He also pointed out that in Phase I, parking areas were swapped out to help accommodate the pool amenity. This property would not prevent the quiet use and enjoyment of their property. It was in harmony with the feel and look of the area. Mr. Warren stated the open space was 2 ¼ acres.

Molly Caspar, representing Sands Company, stated the pool was not opened because they were waiting for approval from DHEC. The pool deck and grill were opened. The amenity center was open until 6:00 PM and there was a key fob system that was installed three weeks ago that they could access the fitness center 24/7. The rest of the amenity area would close at 10:00 PM.

Chairman Eisner called for a motion. Commissioner Cutuli asked the Board if they were going to table or deny it. The Board and Staff had a discussion on the items that were in question and if it would be forward to City Council. Chairman Eisner stated it needed to be sent to City Council with a list of stipulations to be addressed. Commissioner Bell stated she would like to see an additional amenity center. Robert Guyton, Attorney, for the developer clarified there would not be an HOA, because there was no subdivided ownership, but it was common ownership. It would have an assessment fee for amenities. Commissioner Wise motioned to approve Planned Development District Amendment Z-20-20 with the conditions of having a \$200 Park & Recreation Fee per dwelling unit and a traffic signal at Village Crossing Boulevard and Barefoot Resort Bridge Road and was seconded by Commissioner Ellis. The motion passed 7-0. Mr. Rucker stated this would be forwarded to the June 21, 2021 City Council meeting.

6. NEW BUSINESS—"CONSENT ITEMS": None

7. NEW BUSINESS: None

A. ANNEXATION & ZONING DESIGNATION Z-21-18: City staff has received a petition to annex lands on Riverside Drive totaling approximately 0.46 acres and identified by PIN 311-16-04-0013. The lot is currently unincorporated and zoned MSF 10 Residential (MSF10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently. Ms. Pritchard stated there were no issues from Staff.

Having no comment from the Commission or public, Chairman Eisner called for a motion. Commissioner Ellis motioned to approve the Annexation & Zoning Designation Z-21-18 where it was necessary to implement the Comprehensive Plan and was seconded by Commissioner Cutuli. The motion passed 7-0.

B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-6: City staff has received an application for a major amendment to the Esperanza Planned Development District (PDD) revising the PDD to the Hope Pointe PDD through changes to the master plan and governing documents. Ms. Pritchard stated this was discussed at the morning workshop and gave an overview of the amendment. Sean Hoelscher, Project Landscape Architect with DDC Engineers, discussed the new elevations and architectural look of the project. He stated they would address the other issues that were discussed at the morning workshop and would come back at the June 8, 2021 meeting with a revised submittal.

Cathy Weis, 5004 Bucks Bluff Drive, Tidewater, President of the Tidewater Plantation Community Association read the following statement:

- We are pleased to see the developers of Hope Pointe recognize the reality of the risk that a high-density project places on itself, its neighbors, and future developments. Reducing the previously approved density to their current objective of around 4 units per acre was greatly needed.
- However, we would like to see more focus on the fact that Hope Pointe is located on a narrow, obsolete road. Because of this, the Planning Commission should consider requiring the developer to provide some incentives for their residents to reduce day trips comparable to other developments along LRN Rd.
- Current developments provided on-site amenities that reduced road trips on the obsolete, narrow LRN Rd. Both the City's Comprehensive Plan and the Hazard mitigation plan proposed more open space, interconnected streets, and a commercial component as desirable for developments along Little River Neck Road. For example:
 - Tidewater has 1100 units, with a Fitness Center, a Recreation Center, six Tennis Courts, five swimming pools, a golf course, and a restaurant
 - Charleston Landing 200 units, with a swimming pool, a clubhouse, two community gazebos in pocket parks and sidewalks for walking
 - Water's Edge has 95 units, with swimming pools and a clubhouse
 - Esperanza has 251 units, with private community marina, and a small commercial component (restaurant and boat store). The POD, Table 1, identifies a Residents Amenities as having a max height of 35'. However, the document does not specify its use or the site square footage.
- The Planning Commission should require Hope Pointe to specifically identify the owners' amenities and site square footage they will provide. They should do this to demonstrate they are doing their part to reduce day trips on LRNR by adding adequate swimming pools, clubhouses, and fitness centers.
- In Table 3, the Planning Commission should require Hope Point to specifically identify the open space that is available for owner's amenities (walking trails, hiking, etc.) versus wetlands and retention ponds.
- In the lead-in to section 5. The POD identifies that the project which abuts Tidewater will have a setback of forty feet from the outer property line and within that forty feet the first 25 feet inward shall be comprised of landscaping that will provide a year-a-round vegetative buffer. We reviewed the proposed Buffer 2 and believe it adequately addresses our concerns as long as the existing natural trees and foliage within that buffer are maintained and not removed.
- The only questions we have is whether the 50' road easement where it abuts the buffer encroaches into the 40' buffer?

Hope Pointe Development Agreement

7C. The agreement reads that the single family detached and townhomes at a maximum height of 35 feet in height with commercial uses and amenities not exceeding 42 feet contradicts Table 1. Table 1 allows 40' high single family homes, 40 foot townhouses and 35 foot amenities. Which is it as it will impact the effectiveness of the Buffer.

Mr. Hoelscher thanked Ms. Weis for the information and stated he would take it into consideration.

Having no further comment from the Commission or public, Chairman Eisner called for a motion. Commissioner Cutuli motioned to postpone the Planned Development District Amendment Z-21-6 to the June 8, 2021 meeting and was seconded by Commissioner Horton. The motion to postpone passed 7-0.

C. DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-6 AND REVISIONS TO THE ESPERANZA PDD: The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the major amendment to the Esperanza PDD. The proposal is known as Hope Pointe PDD and is off Little River Neck Road. Mr. Rucker stated there would be a preference to postpone this item to the June 8, 2021 meeting.

Having no further comment from the Commission or public, Chairman Eisner called for a motion. Commissioner Cutuli motioned to postpone the Development Agreement Associated with the Major Planned Development District (PDD) Amendment Case Z-21-6 and Revisions to the Esperanza PDD's Public Hearing to the June 8, 2021 meeting and was seconded by Commissioner Wise. The motion to postpone passed 7-0.

8. ADJOURNMENT:

Chairman Eisner adjourned the meeting at 6:05 PM.

Respectfully submitted,

Allison K. Galbreath
City Clerk

NOTE: BE ADVISED THAT THESE MINUTES REPRESENT A SUMMARY OF THE PLANNING COMMISSION MEETING AND ARE NOT INTENDED TO REPRESENT A FULL TRANSCRIPT OF THE MEETING.

5A. EXTERNAL ACCESS WAIVER AW-21-01: An applicant has initiated an application for a waiver to § 20-40(c.1)(2) seeking relief from the required two external access points at Grande Harbour Phase 2, Parcel B with 60 proposed dwelling units.

Background

The City of North Myrtle Beach passed a Land Development Regulations amendment in 2018 specifying standards for external access points for subdivisions. These regulations require a minimum of two improved access points for residential developments with 51-249 lots or units. At the April 6, 2021, meeting, the applicant requested a postponement of planning commission’s decision to try to redesign the site to meet the requirements of the standard.

Proposal

Tim Harris, engineer and agent for the owner, is requesting an external access waiver for the proposed Grande Harbour Phase 2, Parcel B. This parcel has 60 residential dwelling units and only provides a single entrance with a divided median on the site. The applicant has provided their written request to Planning Commission as a part of this proposal.

Staff Review

Planning Division

The planning division has no issue with the proposed access waiver.

Zoning Division

The zoning division has no issue with the proposed access waiver.

Public Works

The Director of Public Works is reviewing the proposed access waiver.

Public Safety

The Fire Marshal has no issue with the proposed access waiver.

Planning Commission Action

As per the Land Development Regulations § 20-40(c.1)(4), the Planning Commission shall not grant an exception unless the following is determined through a findings of fact:

- a. The granting of an exception will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;
- b. The conditions upon which the request for an exception are based are unique to the property for which the exception is sought;
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a compelling and detrimental condition to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this Code is enforced;
- d. The purpose of the exception is not based primarily upon financial consideration.

In granting an exception, the planning commission may require such conditions that will, in its judgment, substantially secure the objectives of the standards or requirements of this Code.

Alternative Motions

- 1) I move that the Planning Commission approve the External Access Waiver Request [AW-21-01] as submitted as the request meets all of the criteria of § 20-40(c.1)(4);

OR

- 2) I move that the Planning Commission deny the External Access Waiver Request [AW-21-01] as submitted as the request does not meet all of the criteria of § 20-40(c.1)(4);

OR

- 3) I move (an alternate motion).

ASI ENGINEERS

I N C O R P O R A T E D

1304 Professional Drive, Suite D Myrtle Beach, SC 29577

Telephone 843-692-9998 Facsimile 843-692-9993

June 1, 2021

Ms. Suzanne Pritchard
City of North Myrtle Beach Planning Department
1018 Second Avenue South
North Myrtle Beach, SC 29582

Re: Grande Harbour Phase 2

Dear Suzanne,

As you know, my client submitted a request for a waiver from the Planning Commission on section 20-40 (c.1) (2) of the Land Development Regulations requiring two access points for residential developments over 50 units at the Tract B portion of Grande Harbour Phase 2 townhome development. This was discussed in the workshop the morning of April 6, 2021. Although staff stated they had no objection to the request, it became apparent during Commission discussion that there was not a consensus that the waiver would be granted. Because of this, we requested a deferral for the request. We are now asking that this waiver request be placed on the agenda of the June 8, 2021 Planning Commission meeting.

As explained in the original submittal, this parcel has only 60 units, just ten over the threshold for multiple drives. Although this parcel has almost 580' of frontage on Kingsport Road, most of that frontage is adjacent to an existing pond. The cul-de-sac portion of the frontage has a steep bank that would make a driveway challenging to build. This only leaves about 150' of frontage that would be available for a drive. We feel that having two separate drives in so short a span would be unsafe for traffic. The conditions described are shown on the attached topographic survey of the parcel.

Instead of doing that, we are proposing to have a single drive with two 20' lanes separated by a 5' raised median. This would provide access in and out of the parcel for emergency vehicles if one of the lanes was blocked, offering the same safety as two separate drives. We have attached a copy of a preliminary Site Plan showing the proposed drive. Note that there are other review comments that will impact the final site plan, but we are waiting to see if this waiver is approved before we make the final adjustments to the site plan.

After the Planning Commission workshop, staff has sent us a marked up plan showing a suggested layout with the two drives. A copy is attached. There are several issues with this suggestion. First, the cul-de-sac in the area they are showing the drive has very steep slopes. Constructing the road at that location using reasonable slopes would require us to raise the buildings adjacent to it, causing some drainage issues. Also, the southernmost drive would be very close to the existing driveway from the Marina and restaurant. It is our understanding that the restaurant will be opening soon with a significant increase in traffic. We feel that those two drives entering within the cul-de-sac so close together would be unsafe.

Let me know if there is any further information needed for Planning Commission submittal.

Sincerely,



Timothy P. Harris
President, Senior Project Designer
ASI Engineers, Inc.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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LOT 17
PIN 312-16-04-0026
TMS 130448 09 007
DONALD M. DEFRANK
DB 2267 PG 2836

PIN 312-16-04-0020
TMS 130448 09 007
JANIS E. AND FRANCES C. WELLMY
DB 2420 PG 499

GRANDE HARBOUR
PHASE I
PIN 312-16-02-0001
TMS 130-00-00-015
DB 2209 PG 2123

PIN 312-16-03-0024
NF ROBERT TOSOM
DB 4181 PG 640

PIN 312-16-03-0023
NF A1236
DB 3644 PG 574



SITE PLAN NOTES:

THIS PROPERTY IS OWNED AND WILL BE DEVELOPED BY COASTAL SUNSET PROPERTIES, LLC

THERE ARE TWO SEPARATE PARCELS
PARCEL A IS PIN 312-16-03-0026, TMS 131-09-02-039, 11 IS 547 ACRES
PARCEL B IS PIN 312-16-03-0026, TMS 131-09-02-037, 11 IS 117 ACRES
THE TOTAL PROJECT IS 6.54 ACRES

THIS PROPERTY IS IN THE CITY OF NORTH MYRTLE BEACH AND IS ZONED R-10, MEDIUM DENSITY RESIDENTIAL

THIS ENTIRE PROPERTY IS IN FLOOD ZONE AX-10 ACCORDING TO FEMA MAP ADOPTED DATE AUG 20, 1979. IT IS REQUIRED THAT THE FINISHED FLOOR ELEVATION OF THE BUILDINGS BE 1' ABOVE THE FLOOD ZONE OR ELEVATION 13.6. THE FLOOD ZONE MAPS ARE BASED ON NAVD 29, BUT THE TOPOGRAPHIC SURVEY IS BASED ON NAVD 83. TO CONVERT NAVD 83 TO NAVD 29, YOU MUST ADD 1.03'. THEREFORE, THE LOWEST PROPOSED FFF OF 16.20 NAVD 83 WOULD BE 15.93 NAVD 29, 0.25' ABOVE THE MINIMUM REQUIREMENT.

ALL BUILDINGS ARE 2 STORY, 2 OR 3 BEDROOM UNITS WITH A TWO CAR GARAGE ON THE FIRST LEVEL. ALL UNITS HAVE A SPACE FOR AT LEAST TWO ADDITIONAL CARS IN THE DRIVEWAY.

MINIMUM SITE AREA PER UNIT FAMILY IS 16,000 SF OR 0.27 ACRES.
MINIMUM LOT AREA PER DWELLING UNIT=3000 SF. THERE ARE 71 UNITS.
71X3000 SF=213,000 SF OR 4.89 ACRES. SITE AREA= 6.54 ACRES.

BUILDING SETBACKS FRONT 20'
SITE 20'
REAR 20'

MAXIMUM IMPERVIOUS SURFACE RATIO IS 50%. PARCELS A AND B HAVE 249 ACRES OF IMPERVIOUS SURFACE
7199 ACRES / 6.54 ACRES = 142% IMPERVIOUS SURFACE

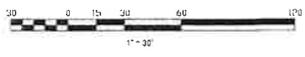
MAXIMUM OPEN SPACE = 30%. PARCELS A AND B HAVE 340 ACRES OF OPEN SPACE
365 ACRES / 6.54 ACRES = 56% OPEN AREA

MINIMUM DISTANCE BETWEEN BUILDINGS IS 20'. PROPOSED MINIMUM DISTANCE BETWEEN BUILDINGS IS 20'

MAXIMUM BUILDING HEIGHT = 35'
PROPOSED BUILDING HEIGHT = 35' (ADJACENT GRADE TO MID-POINT OF THE DECK)

VEHICULAR USE AREA = 84,884 SF
INTERIOR LANDSCAPED AREA REQUIRED (100) = 8,488 SF
INTERIOR AND EXTERIOR AREA PROVIDED = 15,300 SF (111%)

PARCELS A & C
PIN 312-16-03-0023
TMS 131-09-02-036
COASTAL SUNSET PROPERTIES LLC
DB 2205 PG 1086



PIN 312-16-02-0029
MULTIPLE OWNERS &
TAX PARCELS
KINGSFORD KING GEORGE HHS

ASI ENGINEERS, INC.
CIVIL ENGINEERING • LAND PLANNING
100A PROFESSIONAL DRIVE, SUITE 10-1
MYRTLE BEACH, SC 29577 TELEPHONE: (843) 682-9999 FAX: (843) 682-9980

PRELIMINARY SITE PLAN
GRANDE HARBOUR PHASE 2
KINGSFORD ROAD
NORTH MYRTLE BEACH, SOUTH CAROLINA

SCALE	1" = 30'
DATE	11/11/2023
PROJECT	GRANDE HARBOUR PHASE 2
DRAWN BY	DD
CHECKED BY	DD
DATE	11/11/2023
SCALE	1" = 30'

PIN 210-11-03-2654



SHEET NUMBER:

1 OF 9

REPRODUCTION OR REUSE OF THIS DRAWING IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY FORBIDDEN

GRANDE HARBOUR
PHASE I
PIN# 312-16-02-0001
TMS 130-00-06-015
DB 3209 PG 2123

LOT 12
PIN# 312-16-04-0026
TMS 130-08-09-039
DONALD M. DEFRANK
DB 3287 PG 2838

PIN# 312-16-04-0053
TMS 130-08-08-007
JARVIS E. AND FRANCES C. BELLAMY
DB 2450 PG 498

GRANDE HARBOUR
PHASE II
PIN# 312-16-03-0055
TMS 131-00-02-038
COASTAL SUNSET PROPERTIES LLC
238,482 Sq. Feet
5.47 Acres

PARCELS A & C
PIN# 312-16-03-0053
TMS 131-00-02-035
COASTAL SUNSET PROPERTIES, LLC
DB 3205 PG 1685

PARCEL D
PIN# 312-16-03-0055
TMS 131-00-02-037
COASTAL SUNSET PROPERTIES LLC
46,518 Sq. Feet
1.07 Acres
UPLAND #2

LOCATION MAP

Area	Sq. Feet	Acres
NON-WETLAND WATER #1	39,048	0.90
NON-WETLAND WATER #2	117	0.00
WETLAND #1	3960	0.09
UPLAND #1	195,336	4.48
UPLAND #2	46,518	1.07
Total	284,979	6.54

TOTAL WETLANDS: 0.09 ACRES
TOTAL NON-WETLAND WATER: 0.90 ACRES
TOTAL UPLANDS: 5.55 ACRES
TOTAL AREA: 6.54 ACRES



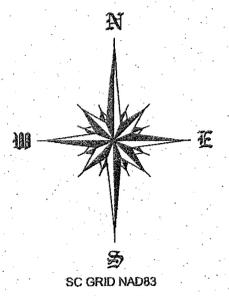
Robert A. Warner and Associates, Inc.
Professional Land Surveying, Mapping and Planning
126 8th Avenue North
Myrtle Beach, South Carolina 29577
Phone: (843) 626-6662 / 6924
Fax: (843) 626-6774
E-mail: RWARNER@AOL.COM

PREPARED FOR
COASTAL SUNSET PROPERTIES, LLC

CITY OF NORTH MYRTLE BEACH
WETLAND SURVEY PARCEL B

REF. PIN:	
REF. DB:	
PIN:	312-16-03-0055
DRAWN BY:	RAW
PARTY CHECK:	RP
REF. DWG:	190242.DWG
JOB NO.:	190242
PROJ. NO.:	190242
SHEET NO.:	1
OF:	1

NO.	DATE	DESCRIPTION



LINE	BEARING	DISTANCE
L1	N 37°58'33" W	6.19
L2	S 37°58'03" E	8.39
L3	S 09°27'31" W	23.91
L4	S 11°13'44" W	11.31
L5	S 47°43'59" W	103.04
L6	S 29°25'05" W	28.55
L7	S 50°19'24" W	16.81
L8	S 01°53'45" W	24.55
L9	S 18°27'23" E	27.24
L10	S 35°00'20" E	11.88
L11	S 12°22'43" E	14.39
L12	S 47°53'00" E	16.22
L13	N 86°12'34" E	4.30
L14	S 87°40'29" E	21.35
L15	S 61°02'45" E	28.27

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.38	128.84	N 29°40'04" E	126.18
C2	95.00	195.85	S 38°11'00" W	182.82
C3	25.00	30.74	N 46°27'25" E	28.84
C4	50.00	106.53	S 20°39'45" W	87.50
C5	25.00	138.89	N 39°11'11" E	37.51
C6	150.38	103.82	N 29°05'57" E	100.76

LEGEND
CP - COMPUTED POINT
CMF - CONCRETE MONUMENT FOUND
CMS - CONCRETE MONUMENT SET
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
RBF - REBAR FOUND
RBS - REBAR SET



CERTIFICATE OF ACCURACY

It is hereby certified that this plat is true and correct to the accuracy required in division 4, section 20-35(c), "degree of accuracy".
I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina", and meets or exceeds the requirements for a CLASS A survey as specified herein.

JUNE 13, 2019

Robert A. Warner, P.L.S.

15177
S.C. Registration Number

PIN# 312-16-03-0028
MULTIPLE OWNERS & TAX PARCELS
KINGSFORT KING GEORGE HRP

PIN 312-16-03-0021
N/F BROWN
DB 2864 PG 1279

PIN 312-16-03-0022
N/F NBR HOLDINGS
DB 3908 PG 2369

PIN 312-16-03-0023
N/F ADDIS
DB 3644 PG 574

PIN 312-16-03-0024
N/F ROBERTSON
DB 4181 PG 649

CITY OF NORTH MYRTLE BEACH
SCALE: 1" = 30'

HORRY COUNTY
SOUTH CAROLINA
DATE: JUNE 13, 2019

LINE	BEARING	DISTANCE
L1	N 37°58'03" W	6.19'
L2	S 37°58'03" E	8.95'
L3	S 89°27'24" W	12.61'
L4	S 11°42'44" W	11.31'
L5	S 43°20'53" W	20.04'
L6	S 29°59'00" W	13.56'
L7	S 50°19'24" W	15.81'
L8	S 01°53'45" W	24.55'
L9	S 15°47'23" E	21.24'
L10	S 55°00'29" E	1.88'
L11	S 12°29'42" E	14.30'
L12	S 47°43'00" E	15.22'
L13	N 89°12'34" E	4.30'
L14	S 17°54'09" E	21.58'
L15	S 61°02'45" E	28.27'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.38'	128.84'	N 29°40'04" E	120.19'
C2	95.00'	85.85'	S 38°41'05" W	82.96'
C3	25.00'	30.74'	N 44°27'29" E	26.84'
C4	50.00'	108.53'	S 20°36'43" W	87.50'
C5	45.00'	38.69'	N 39°11'41" E	37.51'
C6	150.38'	193.92'	N 29°05'37" E	180.70'

GRANDE HARBOUR
PHASE I
PIN# 312-16-02-0001
TMS 130-00-06-015
DB 3209 PG 2123

LOT 12
PIN# 312-16-04-0026
TMS 130-08-09-039
DONALD M. DEFRANK
DB 3287 PG 2838

PIN# 312-16-04-0053
TMS 130-08-08-007
JARVIS E. AND FRANCES C. BELLAMY
DB 2450 PG 498

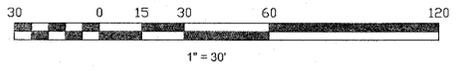
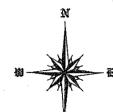
PIN 312-16-03-0024
N/F ROBERTSON
DB 4181 PG 649

PIN 312-16-03-0023
N/F ADDIS
DB 3644 PG 574

PIN 312-16-03-0022
N/F NBR HOLDINGS
DB 3908 PG 2369

PIN 312-1
N/F Bf
DB 2864

PIN# 312-16-03-0028
MULTIPLE OWNERS &
TAX PARCELS
KINGSPORT KING GEORGE HPR



SITE PLAN NOTES:

THIS PROPERTY IS OWNED AND WILL BE DEVELOPED BY COASTAL SUNSET PROPERTIES, LLC.

THERE ARE TWO SEPARATE PARCELS.
PARCEL B IS PIN 312-16-03-0056, TMS 131-00-02-038. IT IS 5.47 ACRES.
PARCEL D IS PIN 312-16-03-0056, TMS 131-00-02-037. IT IS 1.07 ACRES.
THE TOTAL PROJECT IS 6.54 ACRES.

THIS PROPERTY IS IN THE CITY OF NORTH MYRTLE BEACH AND IS ZONED R-2, MEDIUM DENSITY RESIDENTIAL.

THIS ENTIRE PROPERTY IS IN FLOOD ZONE AE-12 ACCORDING TO FEMA MAP 45051C0582H DATED AUG. 23, 1999. IT IS REQUIRED THAT THE FINISHED FLOOR ELEVATION OF THE BUILDINGS BE 1' ABOVE THE FLOOD ZONE, OR ELEVATION 13.0. THE FLOOD ZONE MAPS ARE BASED ON NAVD 29, BUT THE TOPOGRAPHIC SURVEY IS BASED ON NAVD 88. TO CONVERT NAVD 88 TO NAVD 29, YOU MUST ADD 1.03'. THEREFORE, THE LOWEST PROPOSED FFF OF 12.50 NAVD 88 WOULD BE 13.53 NAVD 29, 0.53' ABOVE THE MINIMUM REQUIREMENT.

ALL BUILDINGS ARE 2 STORY, 2 OR 3 BEDROOM UNITS WITH A TWO CAR GARAGE ON THE FIRST LEVEL. ALL UNITS HAVE A SPACE FOR AT LEAST TWO ADDITIONAL CARS IN THE DRIVEWAY.

MINIMUM SITE AREA FOR MULTI-FAMILY IS 16,000 SF, OR 0.37 ACRES. MINIMUM LOT AREA PER DWELLING UNIT=3000 SF. THERE ARE 71 UNITS. 71X3000 SF=213,000 SF OR 4.89 ACRES. SITE AREA= 6.54 ACRES.

BUILDING SETBACKS FRONT 25'
SITE 20'
REAR 20'

MAXIMUM IMPERVIOUS SURFACE RATIO IS 60%. PARCELS B AND D HAVE 2.89 ACRES OF IMPERVIOUS SURFACES.
2.89 ACRES / 6.54 ACRES = 44.2% IMPERVIOUS SURFACE

MINIMUM COMMON OPEN SPACE = 25%. PARCELS B AND D HAVE 3.65 ACRES OF OPEN SPACE.
3.65 ACRES / 6.54 ACRES = 55.8% OPEN AREA

MINIMUM DISTANCE BETWEEN BUILDINGS IS 20'. PROPOSED MINIMUM DISTANCE BETWEEN BUILDINGS IS 20'

MAXIMUM BUILDING HEIGHT = 35'
PROPOSED BUILDING HEIGHT = 28.5' (ADJACENT GRADE TO MID-POINT OF THE ROOF)

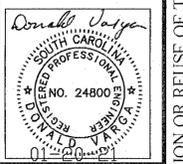
VEHICULAR USE AREA = 84,884 SF.
INTERIOR LANDSCAPED AREA REQUIRED (10%) = 8,488 SF.
INTERIOR LANDSCAPED AREA PROVIDED = 15,333 SF (18.1%)

PARCELS A & C
PIN# 312-16-03-0053
TMS 131-00-02-035
COASTAL SUNSET PROPERTIES, LLC
DB 3205 PG 1685

ASI ENGINEERS, INC.
CIVIL ENGINEERING • LAND PLANNING
1304 PROFESSIONAL DRIVE, SUITE D-1
MYRTLE BEACH, SC 29577
TELEPHONE : (843) 682-9998
FAX : (843) 682-9993

PRELIMINARY SITE PLAN
GRANDE HARBOUR PHASE 2
KINGSPORT ROAD
NORTH MYRTLE BEACH, SOUTH CAROLINA

SCALE:	1"=30'
JOB NO.	219010
DESIGNED BY:	TPH
DRAWN BY:	DV
CHECKED BY:	DV
DATE:	01-20-21
REVISION:	



SHEET NUMBER:
1 OF 9

REPRODUCTION OR REUSE OF THIS DRAWING IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY FORBIDDEN

5B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-6: City staff has received an application for a major amendment to the Esperanza Planned Development District (PDD) revising the PDD to the Hope Pointe PDD through changes to the master plan and governing documents.

Background

Planning Commission postponed the major PDD amendment at their May 18 meeting to allow the applicant time to address concerns raised by the public and Planning Commission. The applicant has requested that Planning Commission postpone this item to their June 22 meeting.

Executive Summary:

Staff recommends that Planning Commission postpone this item to the June 22, 2021, meeting.

Alternative Motions

- 1) I move that the Planning Commission postpone the major PDD amendment [Z-21-6] to the June 22, 2021, meeting.

OR
- 2) I move (an alternate motion).

5C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-6 AND REVISIONS TO THE ESPERANZA PDD: The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the major amendment to the Esperanza PDD. The proposal is known as Hope Pointe PDD and is off Little River Neck Road.

Background

Planning Commission postponed the first public hearing at their May 18 meeting to allow the applicant time to address concerns raised by the public and Planning Commission. The applicant has requested that Planning Commission postpone this item to their June 22 meeting.

Executive Summary:

Staff recommends that Planning Commission postpone this item to the June 22, 2021, meeting.

Alternative Motions

- 1) I move that the Planning Commission postpone the first public hearing regarding the Development Agreement associated with the major PDD amendment [Z-21-6] to the June 22, 2021, meeting.

OR

- 2) I move (an alternate motion).

6A. FINAL SUBDIVISION PLAT SUB-21-30: A major final plat of subdivision converting Leah Jayne Lane from private to public right-of-way in the Bungalows on 9th neighborhood.

Background

Planning Commission previously approved the final plat of subdivision for the Bungalows on 9th subdivision at their February 3, 2015, meeting. Residents of the neighborhood have since approached the City requesting that Leah Jayne Lane be converted to a public street. Following § 20-45 of the Land Development Regulations specifying the conversion process, a resolution accepting the street was prepared for and approved by city council.

Existing and Proposed Conditions

Following City Council approval of the resolution, a final plat of right-of-way was prepared for the City of North Myrtle Beach entitled, “A Right-of-Way Dedication Plat Showing Leah Jayne Lane.” This plat illustrates the 0.45 acres of Leah Jayne Lane as 40’ wide public right-of-way and the abandonment of the property line between Leah Jayne Lane and 9th Avenue South. Approval of this major plat of right-of-way would allow the plat to be recorded, and Leah Jayne Lane would be accepted and dedicated as a public street.

Staff Review

Planning Division

The planning division has no issue with approval of the right-of-way dedication plat.

Zoning Division

The Zoning Administrator has no issue with the right-of-way dedication plat.

Public Works

The Public Works Director has no issue with the right-of-way dedication plat.

Public Safety

The Fire Marshal has no issue with the right-of-way dedication plat.

Planning Commission Action:

The Planning Commission may approve, approve with modifications and/or conditions; or disapprove the plat, as submitted.

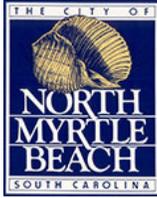
Alternative Motions

I move that the planning commission approve the major final plat of subdivision [SUB-21-13] prepared for Leah Jayne Lane as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
Leah Jayne Lane



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$0 on May 14, 2021
FILE NUMBER:	SUB-21-30
Complete Submittal Date:	May 14, 2021

City of North Myrtle Beach, SC

Application for a Major Plat

GENERAL INFORMATION

Date of Request: May 14, 2021	Property PIN(S): 35705040141
Property Owner: BUNGALOWS ON 9TH POA INC	Type of Subdivision: Major Final Subdivision
Address or Location: Leah Jayne Lane	Project Contact: Suzanne Pritchard
Contact Phone Number: 843-280-5560	Contact Email Address: lspritchard@nmb.us

PROJECT INFORMATION

Zoning: HC & R-2	Total Area: .45 Acres	Existing # of Lots: 0	Proposed # of Lots: 0
Total # of Residential/Commercial Lots: 0	Area of Largest Lot: 0 sq. ft.	Area of Smallest Lot: 0 sq. ft.	Linear Feet of New Streets: 350
Total # of Common/Open Space Lots: 0	Total Area of Common/Open Space Lots: 0	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

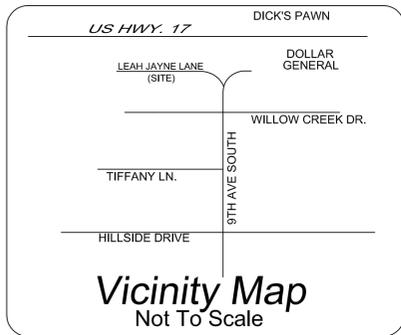
Are Wetlands Present on Site? No

Are Trees Greater than 16" Caliper Present on Site? No	Is the applicant requesting that Planning Commission authorize the removal of any tree to permit the installation of infrastructure, including trees greater than 24" caliper? No
--	--

RECORDED COVENANT INFORMATION

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).
Applicant's E-signature: Suzanne Pritchard

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.



Vicinity Map
Not To Scale

FLOOD NOTE:
THE SUBJECT PROPERTY SHOWN
HEREON LIES IN FLOOD ZONES
"X", "X SHADED", AE "12" &
FLOODWAY PER FEMA MAP #
45051 CO 579 "H" DATED 8/23/1999.

TRACT DATA		
TOTAL ACREAGE	187,440 SQ.FT.	4.30 ACRES
TOTAL WETLAND	80,262 SQ.FT.	1.84 ACRES
TOTAL RPW	6,056 SQ.FT.	0.13 ACRES
TOTAL WET/RPW	86,318 SQ.FT.	1.98 ACRES
TOTAL UPLAND	101,122 SQ.FT.	2.32 ACRES

RPW LINE TABLE			
LINE	LENGTH	BEARING	
L17	47.53	N72°57'40"E	
L18	35.77	S82°24'24"E	
L19	76.29	N49°11'48"E	
L20	39.08	N68°25'14"E	
L21	19.84	N85°57'24"E	
L22	47.19	S79°06'35"E	
L23	12.30	N27°42'47"E	
L24	102.58	S87°41'51"E	
L25	85.00	N88°38'08"W	
L26	19.41	S36°34'45"W	
L27	26.92	N75°49'19"W	
L28	37.22	N68°20'21"W	
L29	37.08	S68°30'48"W	
L30	63.13	S46°34'44"W	
L31	23.13	S49°37'49"W	
L32	38.89	N74°02'22"W	
L33	42.11	S77°34'16"W	

CITY OF NMB EASEMENT DATA		
LINE	LENGTH	BEARING
L62	32.03	N69°46'43"E
L63	20.37	N15°20'55"E
L64	44.81	N89°08'27"E
L65	3.35	N59°08'13"E
L66	78.30	S81°52'15"E
L67	26.86	N66°37'21"E
L68	80.97	N85°49'38"E

CERTIFICATE OF ACCURACY:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE & CORRECT TO THE ACCURACY
REQUIRED IN DIVISION 4, SECTION 20-35(c), "DEGREE OF ACCURACY."

HARRY F. BRUTON 06/01/2021
REGISTERED SURVEYOR DATE

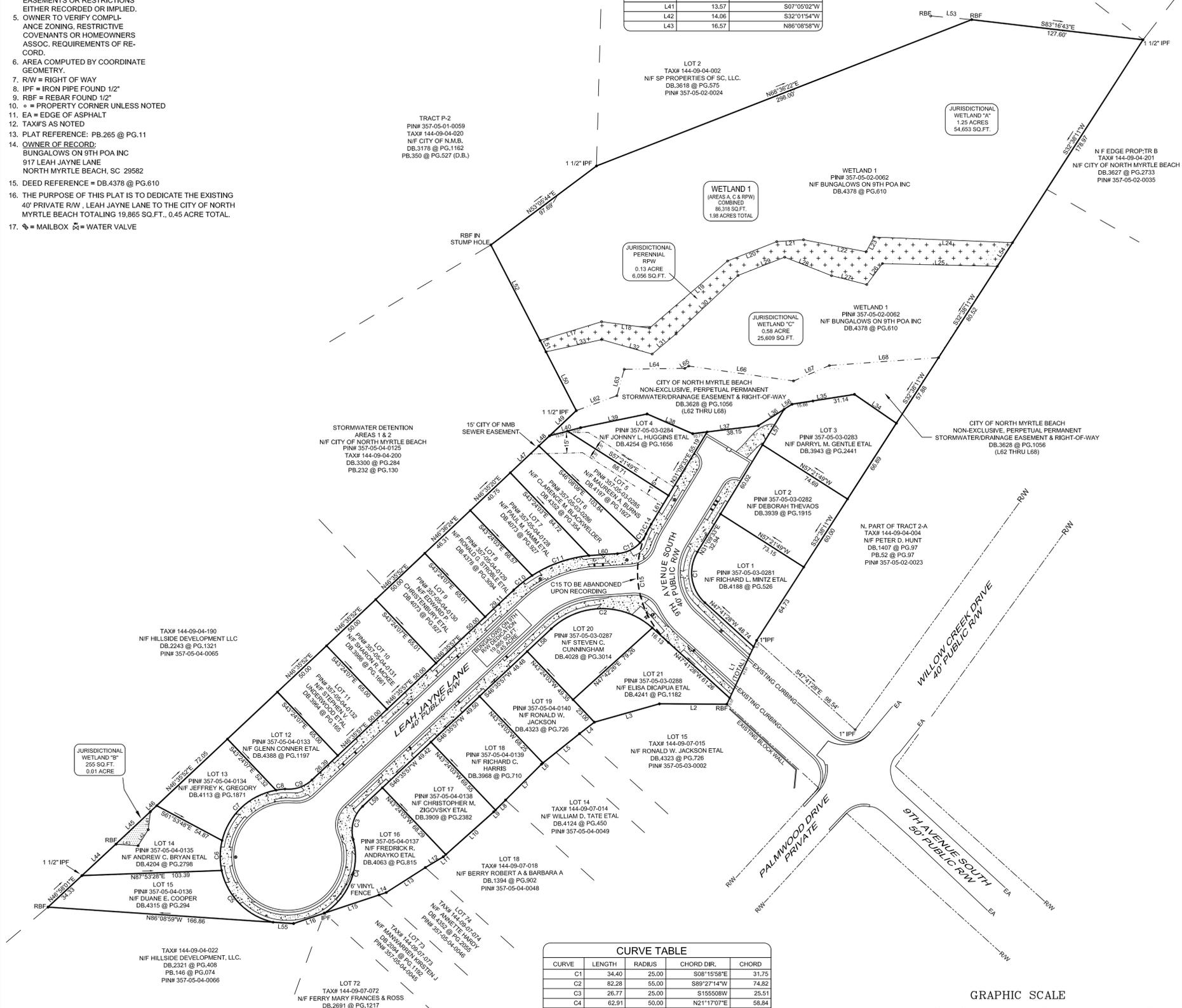
LOT DATA		
LOT	SQ.FT.	ACREAGE
1	+4,488	0.10
2	+4,435	0.10
3	+4,470	0.10
4	+3,036	0.06
5	+3,021	0.06
6	+3,040	0.06
7	+3,003	0.06
8	+3,018	0.06
9	+3,250	0.07
10	+3,250	0.07
11	+3,250	0.07
12	+3,195	0.07
13	+3,002	0.06
14	+3,007	0.07
15	+3,857	0.08
16	+3,552	0.08
17	+3,408	0.07
18	+3,406	0.07
19	+3,403	0.07
20	+3,330	0.07
21	+3,895	0.08

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L34	37.85	N55°20'04"W
L35	46.80	S81°01'15"W
L36	22.68	S57°19'06"W
L37	48.86	S83°00'34"W
L38	36.80	N66°31'55"W
L39	50.24	S78°17'44"W
L40	18.49	S75°15'10"W
L41	13.57	S07°05'02"W
L42	14.06	S32°01'54"W
L43	16.57	N86°08'58"W

- NOTES:
- PIN #'S AS NOTED
 - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
 - SURVEY SUBJECT TO FULL TITLE SEARCH.
 - THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
 - OWNER TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD.
 - AREA COMPUTED BY COORDINATE GEOMETRY.
 - R/W = RIGHT OF WAY
 - IPF = IRON PIPE FOUND 1/2"
 - RBF = REBAR FOUND 1/2"
 - o = PROPERTY CORNER UNLESS NOTED
 - EA = EDGE OF ASPHALT
 - TAX#'S AS NOTED
 - PLAT REFERENCE: PB.265 @ PG.11
 - OWNER OF RECORD: BUNGALOWS ON 9TH POA INC 917 LEAH JAYNE LANE NORTH MYRTLE BEACH, SC 29582
 - DEED REFERENCE = DB.4378 @ PG.610
 - THE PURPOSE OF THIS PLAT IS TO DEDICATE THE EXISTING 40' PRIVATE R/W, LEAH JAYNE LANE TO THE CITY OF NORTH MYRTLE BEACH TOTALING 19,865 SQ.FT., 0.45 ACRE TOTAL.
 - ☐ = MAILBOX ☐ = WATER VALVE

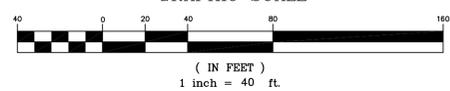
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; THAT THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN; THAT THE UNADJUSTED RATIO OF PRECISION IS 1:10,000+; THAT THE PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD THAT MAY BE SHOWN ON AN UP-TO-DATE TITLE SEARCH NOT FURNISHED ME THIS DATE; THAT THE AREA WAS DETERMINED BY THE COORDINATE METHOD OF AREA CALCULATION. DATE JUNE 1 2021

SIGNED HARRY F. BRUTON
PROFESSIONAL LAND SURVEYOR
HARRY F. BRUTON, PLS 24275



LINE TABLE		
LINE	LENGTH	BEARING
L1	52.23	S24°55'51"W
L2	49.63	N89°40'37"W
L3	49.95	S74°09'53"W
L4	13.90	S52°19'07"W
L5	34.76	S51°05'13"W
L6	1.34	S51°05'13"W
L7	37.69	S44°55'45"W
L8	10.49	S44°55'45"W
L9	1.82	S44°55'45"W
L10	47.62	S48°10'45"W
L11	2.48	S48°10'45"W
L12	15.51	S58°57'01"W
L13	34.38	S57°18'33"W
L14	5.56	S71°23'23"W
L15	42.72	S71°31'04"W
L16	23.96	S71°09'42"W
L17	34.19	N47°09'48"E
L18	35.32	N46°35'54"E
L19	6.33	N46°35'56"E
L20	29.03	N46°36'49"E
L21	10.85	S46°35'57"W
L22	27.27	N46°34'51"E
L23	49.05	N27°11'05"W
L24	9.52	N27°11'05"W
L25	79.77	N27°11'05"W
L26	30.47	N84°46'39"W
L27	20.89	S32°38'11"W
L28	15.19	N86°08'59"W
L29	6.87	N57°19'06"W
L30	30.91	N31°09'33"E
L31	24.40	S46°35'57"W
L32	20.07	S46°35'57"W
L33	21.07	S85°57'42"W
L34	24.75	S31°09'33"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIR.	CHORD
C1	34.40	25.00	S08°15'58"E	31.75
C2	82.28	55.00	S89°27'14"W	74.82
C3	26.77	25.00	S155°50'08"W	25.51
C4	62.91	50.00	N21°17'07"E	58.84
C5	57.15	50.00	S44°43'12"E	54.09
C6	22.47	50.00	S00°53'57"W	22.28
C7	57.81	50.00	S46°53'30"W	54.64
C8	6.61	50.00	S82°06'05"W	6.61
C9	21.71	25.00	N71°28'19"E	21.03
C10	17.29	95.00	S51°48'43"W	17.26
C11	45.03	95.00	S70°36'11"W	44.61
C12	19.03	25.00	N64°17'52"W	18.58
C13	7.90	25.00	N33°26'05"E	7.87
C14	8.28	70.00	N27°46'13"E	8.28
C15	96.33	70.00	N08°15'58"W	88.91



CERTIFICATE OF APPROVAL OF STREETS & STORM DRAINAGE SYSTEM:
I HEREBY CERTIFY THAT STREETS AND STORM DRAINAGE SYSTEM, MEETING THE FULL REQUIREMENTS OF THE CITY'S SUBDIVISION REGULATIONS, HAS BEEN INSTALLED OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER ACCEPTABLE TO THE CITY OF NORTH MYRTLE BEACH HAS BEEN RECEIVED.

CITY ENGINEER OR DESIGNEE

CERTIFICATE OF APPROVAL OF PUBLIC WATER SUPPLY & SEWAGE DISPOSAL SYSTEM:
I HEREBY CERTIFY THAT A PUBLIC WATER SUPPLY & A SEWAGE DISPOSAL SYSTEM, MEETING THE FULL REQUIREMENTS OF THE CITY'S SUBDIVISION REGULATIONS, HAS BEEN INSTALLED OR THAT A GUARANTEE OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER ACCEPTABLE TO THE CITY OF NORTH MYRTLE BEACH HAS BEEN RECEIVED.

CITY ENGINEER OR DESIGNEE

CERTIFICATE OF OWNERSHIP & DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

NAME _____ SIGNED _____ DATE _____

BUNGALOWS ON 9TH PROPERTY OWNERS ASSOCIATION, INC.
A SOUTH CAROLINA NONPROFIT CORPORATION

— A RIGHT-OF-WAY DEDICATION PLAT —
 SHOWING
LEAH JAYNE LANE
BUNGALOWS ON 9TH
CITY OF NORTH MYRTLE BEACH
HORRY COUNTY, SOUTH CAROLINA
— 0.45 ACRE TOTAL —

FOR THE BENEFIT OF:
THE CITY OF NORTH MYRTLE BEACH

Harry F. Bruton & Associates
Professional Land Surveying & Design

RESIDENTIAL & COMMERCIAL IN S.C.
 905-2 SEA MOUNTAIN HWY.
 North Myrtle Beach S.C.
 hbruton@gmail.com
 OFFICE (843) 281 - 8822
 FAX (843) 280 - 0920

DRAWN: HFB	ACAD FILE: BUNGALOWS ON 9TH
APPROVED: HFB	JOB #: 10002
SCALE: 1" = 40'	FOLDER: 9TH AVE S
DATE: 06/01/2021	SHEET: 1 OF 1

6B. FINAL SUBDIVISION PLAT SUB-21-31: A major final bonded plat of subdivision creating eight lots of record and public rights-of-way off On Deck Circle in phase four of the Park Pointe development.

Background

Planning Commission previously approved the preliminary plat of subdivision for phase 4 of Park Pointe at their September 8, 2020, meeting.

Existing Conditions

Adjacent to the previously platted 168 lots in Park Pointe, the total area of the phase four subdivision is 2.64 acres. The property is zoned Mid-Rise Multifamily Residential (R-2A) and is located within the City's jurisdiction. Currently, the parcel is undeveloped and vacant.

Proposed Conditions

The applicant, DDC Engineers, agent for the developer, has proposed a bonded major final plat of subdivision adding eight new residential lots of record and two rights-of-way to the previously approved subdivision. All residential lots are intended for the construction of single-family detached homes, and the smallest lot is $\pm 6,042$ square feet. The subdivision density is 3.03 dwelling units per acre. All setbacks conform to the standards of the R-2A zoning district. This final plat creates two 50' public rights-of-way: Infield Road (*Warning Track Drive* on previous preliminary plat) and Catchers Court. All new roadways are designed to City standards, including requiring sidewalks and street trees according to the Land Development Regulations and PDD documents. The proposed major final plat is substantially consistent with the previously approved preliminary plat.

In lieu of completing the required improvements detailed in the associated major preliminary plat of subdivision [SUB-20-22], the owner is providing the City with a financial guarantee for the construction and installation of these improvements pursuant to § 20-36(2) of the City's land development regulations. The Department of Public Works is reviewing the amount of the financial guarantee, and the City Attorney is reviewing the form of the financial guarantee. This financial guarantee would be exercised by the City to complete any outstanding required improvements if not completed by the developer.

Staff Review

Planning Division

The planning division has no issue with the proposed major final plat of subdivision.

Zoning Division

The zoning division has no issue with the proposed major final plat of subdivision.

Public Works

The Director of Public Works has no issue with the proposed major final plat of subdivision.

Public Safety

The Fire Marshal has no issue with the proposed major final plat of subdivision.

Planning Commission Action

The Planning Commission may approve, approve with modifications and/or conditions; or disapprove the plat, as submitted.

Alternative Motions

I move that the planning commission approve the major bonded final plat of subdivision [SUB-21-31] prepared for Park Pointe Phase 4 as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
Park Pointe Phase 4



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$340 on June 2, 2021
FILE NUMBER:	SUB-21-31
Complete Submittal Date:	June 2, 2021

City of North Myrtle Beach, SC

Application for a Major Plat

GENERAL INFORMATION

Date of Request: May 17, 2021	Property PIN(S): 3490000043
Property Owner: Park Pointe Development LLC	Type of Subdivision: Major Final Subdivision
Address or Location: Catchers Court and Warning Tract Drive	Project Contact: Patty Crawford
Contact Phone Number: 8436923200	Contact Email Address: pac@ddcinc.com

PROJECT INFORMATION

Zoning: R-2A	Total Area: 2.64 Acres	Existing # of Lots: 8	Proposed # of Lots: 9
Total # of Residential/Commercial Lots: 8	Area of Largest Lot: 0.29 sq. ft.	Area of Smallest Lot: 0.14 sq. ft.	Linear Feet of New Streets: 680
Total # of Common/Open Space Lots: 1	Total Area of Common/Open Space Lots: 0.06	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

Are Wetlands Present on Site? No

Are Trees Greater than 16" Caliper Present on Site? No

Is the applicant requesting that Planning Commission authorize the removal of any tree to permit the installation of infrastructure, including trees greater than 24" caliper?
No

RECORDED COVENANT INFORMATION

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).

Applicant's E-signature: Patty Crawford

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.

1018 2nd Avenue South · North Myrtle Beach, SC 29582 · Telephone: (843) 280-5566 · Facsimile: (843) 280-5581

North Myrtle Beach
843-280-5538 or 843-280-5585

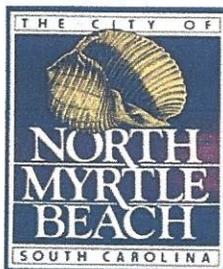
REC#: 01785976 6/02/2021 11:25 AM
OPER: CC TERM: 882
REF#: 1327 TF

TRAN: 3.2100 SUBDIVISION FEE
PARK POINTE DEVELOPMENT LLC
BUILDING PERMITS 340.00CR

TENDERED: 340.00 CHECK
APPLIED: 340.00-

CHANGE: 8.00

PAID
JUN 02 2021



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 08/01/19

Nature of Approval Requested: Plat Approval

Property PIN(s): 349-00-00-0043

Property Address/Location: Park Pointe / Pitchers Place and Diamond Stars Way

I, H. Gilford Edwards, hereby authorize DDC Engineers

to act as my agent for for the purposes of the above referenced approval.



Signature

Authorized Signatory

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.



Disclaimer per the City of North Myrtle Beach
 At certain times, quick and easy access to the Park Pointe Subdivision may be temporarily reduced due to traffic congestion resulting from seasonal and athletic events at the North Myrtle Beach Park and Sports Complex.

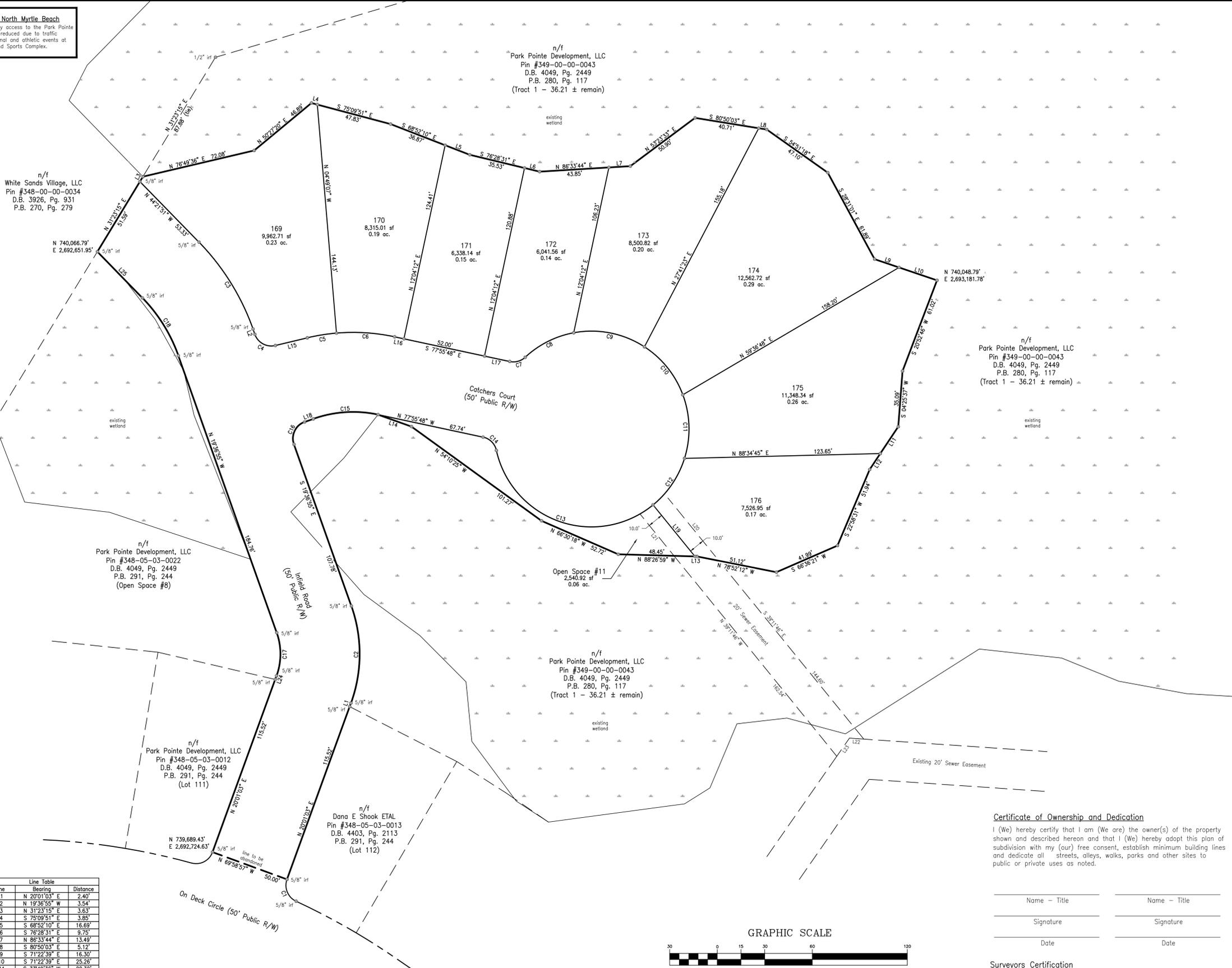


Curve	Radius	Length	Tangent	Bearing	Chord	Delta
C1	11.00'	16.37'	10.13'	N 22°36'52" W	14.90'	85°18'50"
C2	90.00'	62.26'	32.43'	N 09°12'04" E	61.02'	39°37'58"
C3	150.00'	64.79'	32.91'	N 31°59'23" W	64.29'	24°44'56"
C4	11.00'	16.09'	9.87'	S 61°30'42" E	14.69'	83°47'34"
C5	125.00'	18.74'	9.39'	N 80°53'12" E	18.72'	8°35'23"
C6	125.00'	36.84'	18.56'	S 88°22'28" E	36.71'	16°53'18"
C7	11.00'	10.54'	5.72'	N 74°36'53" E	10.14'	54°54'37"
C8	61.50'	34.73'	17.84'	N 63°20'10" E	34.27'	32°21'11"
C9	61.50'	46.59'	24.48'	S 78°47'02" E	45.49'	43°24'25"
C10	61.50'	39.31'	20.35'	S 38°46'04" E	38.65'	36°37'30"
C11	61.50'	40.74'	21.15'	S 01°28'39" E	40.00'	37°57'21"
C12	61.50'	35.75'	18.39'	S 34°09'08" W	35.25'	33°18'13"
C13	61.50'	125.09'	99.46'	N 70°55'30" W	104.62'	116°32'32"
C14	11.00'	12.53'	7.05'	N 45°17'31" W	11.87'	65°16'34"
C15	75.00'	41.48'	21.28'	S 86°13'38" W	40.95'	31°41'07"
C16	11.00'	17.28'	11.00'	S 23°23'05" W	15.56'	90°00'00"
C17	40.00'	27.67'	14.41'	N 00°12'04" E	27.12'	39°37'58"
C18	100.00'	43.20'	21.94'	S 31°59'23" E	42.86'	24°44'56"

- References**
- Map of 90.33 ± Total Acres - Boundary, Combination & Subdivision Plat prepared for Park Pointe, LLC by this office dated 3/9/18, revised 3/19/18 and recorded in Plat Book 280, Page 117, Horry County Register of Deeds.
 - Map of Tracts "A", "B" & "C" Containing 1362.05 ± Acres - Wetland Exhibit prepared for SLF IV / SBI Sandridge, LLC by this office dated 6/10/14.
 - Park Pointe - Phase 3 Final Plat prepared for Park Pointe Development, LLC by this office dated 1/13/2020, revised 1/28/2020 and recorded in Plat Book 291, Page 244, Horry County Register of Deeds.

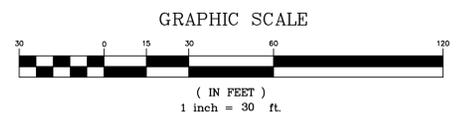
- Notes**
- This document represents a subdivision plat of an existing parcel of record.
 - This property is subject to all easements and restrictions of record.
 - This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45051C0 578H dated 8/23/99. Flood zone lines shown hereon are scaled and approximate only.
 - Existing Parcel ID Numbers and references for the adjoining properties are as shown (if applicable) on the face of this plat.
 - No title search has been performed by this office.
 - Parcel ID No. 349-00-00-0043
 - Bearings shown are based on NAD 83 South Carolina State Plane coordinate system and all distances are horizontal ground distances, not grid distances.
 - This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
 - No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
 - Common Areas, Open Spaces and private easements are to be owned and maintained by the Property Owners Association.
 - Property Owner Association covenants and restrictions recorded April 24, 2018 in Deed Book 4101, Page 615, Horry County Register of Deeds.
 - Iron pins (5/8" rebar) set at all corners unless otherwise noted.
 - As a condition of approval, all Property Owners Associations covenants and restrictions shall be recorded at the Horry County Register of Deeds as a component of the Final Plat of Subdivision as per Section 20-32 of the Land Development Regulations.
 - A disclosure statement signed by the owner / subdivider outlining the maintenance responsibilities for private streets and other common areas (and open space) shall be recorded at the Horry County Register of Deeds as a component of the final plat. Such statements shall include language obligating the owners and their agents to furnish each initial lot purchaser with a copy of the recorded disclosure statement prior to purchase as per Section 20-32 of the Land Development Regulations.
 - All improvements to rights-of-way shall meet the City of North Myrtle Beach complete street standards as per Section 20-32 of the Land Development Regulations.
 - No trees greater than 16" in diameter affect this property other than shown.
 - Wetland delineation approved under USCOE SAC #2014-00462-3H.
 - All drainage easements are to be kept free and clear of all obstructions and mechanical equipment. Fences can run perpendicular through the drainage easement, but not parallel.
 - All private drainage easements are to be owned and maintained by the Home Owners or Property Owners Association.
 - Home Owners Association or lot owners shall be responsible for maintenance of the side lot drainage swales. The City of North Myrtle Beach shall not be responsible for the maintenance of the side lot drainage swales.

Line	Bearing	Distance
L1	N 20°11'03" E	2.40'
L2	N 19°36'55" W	3.54'
L3	N 31°23'15" E	3.63'
L4	S 75°09'51" E	3.85'
L5	S 68°52'10" E	16.69'
L6	S 76°28'31" E	9.75'
L7	N 86°33'44" E	13.49'
L8	S 80°50'03" E	5.12'
L9	S 71°22'39" E	16.30'
L10	S 71°22'39" E	25.26'
L11	S 33°49'36" W	20.32'
L12	S 33°49'36" W	12.08'
L13	N 88°26'59" W	1.28'
L14	N 70°25'46" W	22.37'
L15	N 76°35'31" E	20.70'
L16	S 77°55'48" E	6.00'
L17	S 77°55'48" E	16.27'
L18	S 70°23'05" W	5.87'
L19	S 39°11'46" E	41.80'
L20	S 39°11'46" E	54.34'
L21	N 39°11'46" W	34.01'
L22	N 86°06'13" W	9.06'
L23	S 34°59'23" W	13.91'
L24	N 20°01'03" E	2.40'
L25	N 44°21'51" W	46.63'



Certificate of Availability to Public Water and Sewer Systems
 We, Grand Strand Water & Sewer Authority certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

Grand Strand Water & Sewer Authority
 Company _____ Name (Representative) _____
 Signature _____ Date _____, 2020



Certificate of Approval of Streets and Storm Drainage System
 I hereby certify that streets and a storm drainage system, meeting the full requirements of the city's subdivision regulations, has been installed or that a guarantee of the installation of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

 Date _____ City Engineer

Certificate of Ownership and Dedication
 I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines and dedicate all streets, alleys, walks, parks and other sites to public or private uses as noted.

 Name - Title

 Signature

 Date _____

Surveyors Certification
 It is hereby certified that this plat is true and correct to the accuracy required in Division IV, Section 20-35(C), "Degree of Accuracy"

I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the "Standards of Practice Manual for Surveying in South Carolina" and meets or exceeds the requirements of a Class "A" survey as specified therein.

Christian Anderson SCPLS No. 26205 _____
 Signature Date

DDC Engineers
 BOLTON & MENK, INC.
 www.ddcinc.com
 1298 PROFESSIONAL DRIVE
 MYRTLE BEACH, SOUTH CAROLINA 29577
 Phone: (843) 692-3200
 Email: MyrtleBeach@bolton-menk.com



No.	Date	Revision	Description	By	CA
1	6/1/2021	Revised per City of NMB Comments			

Prof. No. 16048E
 Design: TSK
 Date: 5/17/2021
 Scale: 1" = 30'
 Check: Clardy/CA
 Draft: Clardy/CA
 Pages: CA

Park Pointe - Phase 4
 City of North Myrtle Beach, Horry County, South Carolina
Final Subdivision Plat

Prepared For: Park Pointe Development, LLC
 2002 N. Oak St., Suite 200
 Myrtle Beach, SC 29577

File No.: 10.16048E
 Sheet No.: 1 OF 1