



## PLANNING COMMISSION MEETING AGENDA

Tuesday, September 21, 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: September 7
5. OLD BUSINESS
  - A. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-21:** City staff has received an application for a major amendment to the Chestnut Greens Planned Development District (PDD) for the design of the entry feature and amenity center site on Possum Trot Road.
6. NEW BUSINESS – “Consent Items”
7. NEW BUSINESS
  - A. **REZONING REQUEST Z-21-23:** The Planning & Development Department received an application requesting a rezoning of two (2) lots containing approximately 5.65 acres located at the intersection of Hill Street and 24th Avenue North, PINs 351-08-03-0087 and 351-07-04-0114, from Mobile/Manufactured Home Residential (R-3) to Medium Density Residential District (R-2).
  - B. **PRELIMINARY SUBDIVISION PLAT SUB-21-49:** A major preliminary plat of subdivision dedicating Hunt Club Road in the Parkway Group Planned Development District (PDD).
  - C. **FINAL SUBDIVISION PLAT SUB-21-50:** A major final plat of subdivision dedicating Hunt Club Road in the Parkway Group Planned Development District (PDD).
  - D. **FINAL SUBDIVISION PLAT SUB-21-15:** A major bonded final plat of subdivision creating 46 lots of record, common space, and public rights-of-way in the last phases (4D & 4E) of the Robber’s Roost Planned Development District (PDD).
  - E. **PRELIMINARY SUBDIVISION PLAT SUB-21-59:** A major preliminary plat of subdivision creating 22 townhouse lots in Phase 1A of the Bell’s Lake subdivision.
  - F. **FINAL SUBDIVISION PLAT SUB-21-70:** A major final plat of subdivision creating 22 townhouse lots in Phase 1A of the Bell’s Lake subdivision.

*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.*

- G. **PRELIMINARY SUBDIVISION PLAT SUB-21-60:** A major preliminary plat of subdivision creating 17 townhouse lots in Phase 1B of the Bell's Lake subdivision.
- H. **FINAL SUBDIVISION PLAT SUB-21-71:** A major final plat of subdivision creating 17 townhouse lots in Phase 1B of the Bell's Lake subdivision.

8. ADJOURNMENT

Respectfully submitted,



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.
- 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, September 7, 2021**  
**5:00 PM**

MINUTES

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

City Staff:  
Aaron Rucker, Principal Planner  
Suzanne Pritchard, Senior Planner  
Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Vice-Chairman Cutuli called the meeting to order at 5:00 PM.
2. **ROLL CALL:** The Clerk called the roll.
3. **COMMUNICATIONS:** None
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the August 17, 2021 meeting, as presented, was made by Commissioner Wise and seconded by Commissioner Edwards. Vice-Chairman Cutuli called for the vote. The motion passed 5-0.
5. **OLD BUSINESS:** None
6. **NEW BUSINESS: "Consent Items":** None
7. **NEW BUSINESS:**
  - A. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-21:** City staff received an application for a major amendment to the Chestnut Greens Planned Development District (PDD) for the design of the entry feature and amenity center site on Possum Trot Road. Ms. Pritchard stated this was discussed at length at the morning workshop and was consistent with the comprehensive plan. The Commission and staff discussed what would be considered a legal definition within a PDD of a commercial retail space and if what was proposed in the amendment met those regulations.  
  
Having no further comments from the public or Commission, Vice-Chairman Cutuli called for a motion. Commissioner Wise motioned to postpone the Planned Development District Amendment Z-21-21, as submitted, pending consultation with the City Attorney to ensure the major amendment met the definition of Planned Development District. The motion was seconded by Commissioner Bell. The motion to postpone passed 5-0.
  - B. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-24:** City staff received an application for a minor amendment to the Avista Planned Development District (PDD) for the replacement of a marquee sign board (±16 SF) with an electronic message board (±28 SF). Ms. Pritchard stated this was discussed at the morning meeting and staff had two recommendations to be added as a condition of approval. 1) The sign brightness be automatically decreased in the evening and nighttime hours to not cause light pollution and driver distraction, and 2) The sign follows the City's animation standard and only display copy that does not change more than once every ten second. The Commission and staff had a discussion on animation and light brightness of signs.

Having no further comments from the public or Commission, Vice-Chairman Cutuli called for a motion. Commissioner Ellis motioned to approve the Planned Development District Amendment Z-21-24 with two conditions. The sign brightness must be automatically decreased in the evening and nighttime hours to not cause light pollution and driver distraction and the sign follows the City's animation standard and only display copy that does not change more than once every 10 seconds. The motion was seconded by Commissioner Wise. The motion to approve passed 5-0.

**8. ADJOURNMENT:**

Vice-Chairman Cutuli called for a motion to adjourn the meeting. Commissioner Wise motioned to adjourn the meeting and was seconded by Commissioner Edwards. The meeting adjourned at 5:28 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. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-21:** City staff has received an application for a major amendment to the Chestnut Greens Planned Development District (PDD) for the design of the entry feature and amenity center site on Possum Trot Road.

### **History**

The Chestnut Greens PDD was entitled in October of 2020. The original PDD document contained only placeholders for the amenity and entrance, relying on a future amendment to provide details on the layout and architecture. Planning commission postponed this application at their September 7 meeting to receive feedback from the City Attorney regarding mixed use and the state enabling legislation.

### **Proposed Changes**

Thomas Jasper of LS3P Associates Ltd., agent for the owner, has submitted an amendment to the Chestnut Greens PDD detailing the front entrance and amenity sites through plans, architectural elevations, and renderings. The facilities in this amendment are designed in the modern farmhouse style and include the following:

- 13,100 SF amenity center with multipurpose room, fitness room, meeting room, café, indoor swimming pool, support spaces, porte-cochere and covered porch facing the swimming pool.
- ±6,307 SF swimming pool with pool deck, outdoor kitchen, spa, shade sails, cabanas, and lounge areas.
- ±1,500 SF commercial building and mail pavilion with small retail space, restrooms, equipment room, gathering space and outdoor pavilions with string lighting and shade sails.
- Large lake with lighted fountain and walking paths.
- 800 SF pool bath structure with restrooms, pool equipment storage and outdoor bar with grills.
- Two bocce courts with canopies.
- Eight pickleball courts with bleachers and shade canopies.
- Activity lawn.
- 800 SF covered pavilion-like structure with lighting and signage.

The plans include landscaping in all areas and berms to screen internal residents of the PDD from the activities at the adjacent sites. City staff will further review the construction details of this project at the site-development plan level of review.

### **Staff Review**

#### *Planning & Development, Planning Division*

The Planning Division awaits the City Attorney's response and or forthcoming revisions from the developer incorporating the commercial uses outlined in the original PDD document.

#### *Planning & Development, Zoning Division*

The Zoning Administrator has no issues with the proposed amendment.

#### *Public Works*

The Public Works Department has no issues with the proposed amendment.

#### *Public Safety*

The Fire Marshal has no issues with the proposed amendment.

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for October 4, 2021.

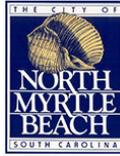
**Planning Commission Action**

The Planning Commission may recommend approval, recommend approval with modifications and/or conditions, or recommend denial of the proposal as submitted.

Alternative Motions

- 1) I move that the Planning Commission recommend approval of the major planned development district amendment to the Chestnut Greens PDD [Z-21-21] as submitted.  
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Chestnut Greens PDD [Z-21-21] as submitted.  
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	<b>3.22</b>
<b>FEE PAID:</b>	\$500.00 on August 16, 2021
FILE NUMBER:	Z-21-21
Complete Submittal Date:	August 16, 2021



Notice Published:	August 19, 2021
Planning Commission:	September 7, 2021
First Reading:	September 20, 2021
Second Reading:	October 4, 2021

City of North Myrtle Beach, SC

**Application for a Major Amendment  
to a Planned Development District (PDD)**

**GENERAL INFORMATION**

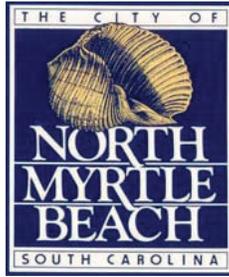
<b>Date of Request: August 12, 2021</b>	<b>Property PIN(S): 35700000012</b>
<b>Property Owner(s): Pulte Group</b>	<b>Type of Zoning Map Amendment: Major PDD Amendment</b>
<b>Address or Location: 1170 Possum Trot Road</b>	<b>Project Contact: Thomas Jasper</b>
<b>Contact Phone Number: 8439585433</b>	<b>Contact Email Address: thomasjasper@ls3p.com</b>
<b>PDD Name: Del Webb at North Myrtle Beach</b>	<b>Total Area of Property: 171.24 Acres</b>
<b>Proposed Amendment: This PDD amendment includes the design of the amenity center, commercial building, pool building, and exterior pool with surrounding landscaping of the 7.5 AC Amenity Site. This amendment also includes the design of an entry feature building at the entrance to the neighborhood on Possum Trot Road.</b>	

**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: Thomas Jasper*

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.



CITY OF NORTH MYRTLE BEACH  
**LETTER OF AGENCY**

Revision Date 05.24.19

Today's Date: 08/12/21

Nature of Approval Requested: PDD Amendment

Property PIN(s): 357-00-00-0019

Property Address/Location: Chestnut Greens Amenity Site, North Myrtle Beach, SC 29582

I, Sidney Dudley as Pulte Home Co LLC, hereby authorize Thomas Jasper

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

Signature

Registered Agent of Corporation

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.

# DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH

LS3P: 1600-205760  
 PULTE  
 1170 POSSUM TROT RD  
 NORTH MYRTLE BEACH, SC 29582  
 PIN# 357-00-00-0012



SUBMITTAL: 2021.08.30  
 COUNCIL MEETING: 2021.09.07 PDD AMENDMENT



CONSTANTINE  
 ENGINEERING  
 ASSOCIATES, LLC



ARCHITECTURE & INTERIORS  
 LS3P ASSOCIATES LTD.

205 1/2 KING STREET  
 CHARLESTON, SC 29401  
 843.577.4444

STRUCTURAL  
 BRITT PETERS & ASSOCIATES

101 FALLS PARK DRIVE, #601  
 GREENVILLE, SC 29601  
 864.271.8869

MEP  
 CONSTANTINE ENGINEERING

1643 B SAVANNAH HWY, #181  
 CHARLESTON, SC 29407  
 843.628.7878

LANDSCAPE  
 ENVIRONMENTAL CONCEPTS

618 CHESTNUT RD, #201  
 MYRTLE BEACH, SC 29572  
 843.692.9999

CIVIL  
 DRG

4703 OLEANDER DR  
 MYRTLE BEACH, SC 29577  
 843.839.3350

DEVELOPER  
 PULTE

4401 LEEDS AVENUE, SUITE 400  
 NORTH CHARLESTON, SC 29405  
 843.740.7282

## PROJECT DESCRIPTION

Pulte Del Webb North Myrtle Beach Amenity Center

08/26/2021

### GENERAL DESCRIPTION:

The Pulte Del Webb North Myrtle Beach Amenity Center project will be the construction of a new building, new pool, new parking lot, new accessory buildings, new landscape and exterior recreational facilities within a PUD located in North Myrtle Beach, SC, TMS #: 357-00-00-0012. The following structures will be included:

- Amenity Center Building
- Pool Bath Building
- Commercial Building with attached Mail Pavilion
- Entry Feature

#### Amenity Center

The new 1-story amenity center will measure approximately 13,100 sf. The major functions include a divisible multipurpose room, fitness room, meeting room, café, indoor swimming pool and support spaces. The amenity center also includes a porte-cochere and covered porch facing the swimming pool. The aesthetic design direction for the amenity center is modern farmhouse and will include sloped metal roofs and will be clad primarily in fiber cement siding. Adjacent to the amenity center will be a large outdoor swimming pool and pool deck. Shade structures will be integrated throughout the exterior pool deck areas.

#### Pool Bath

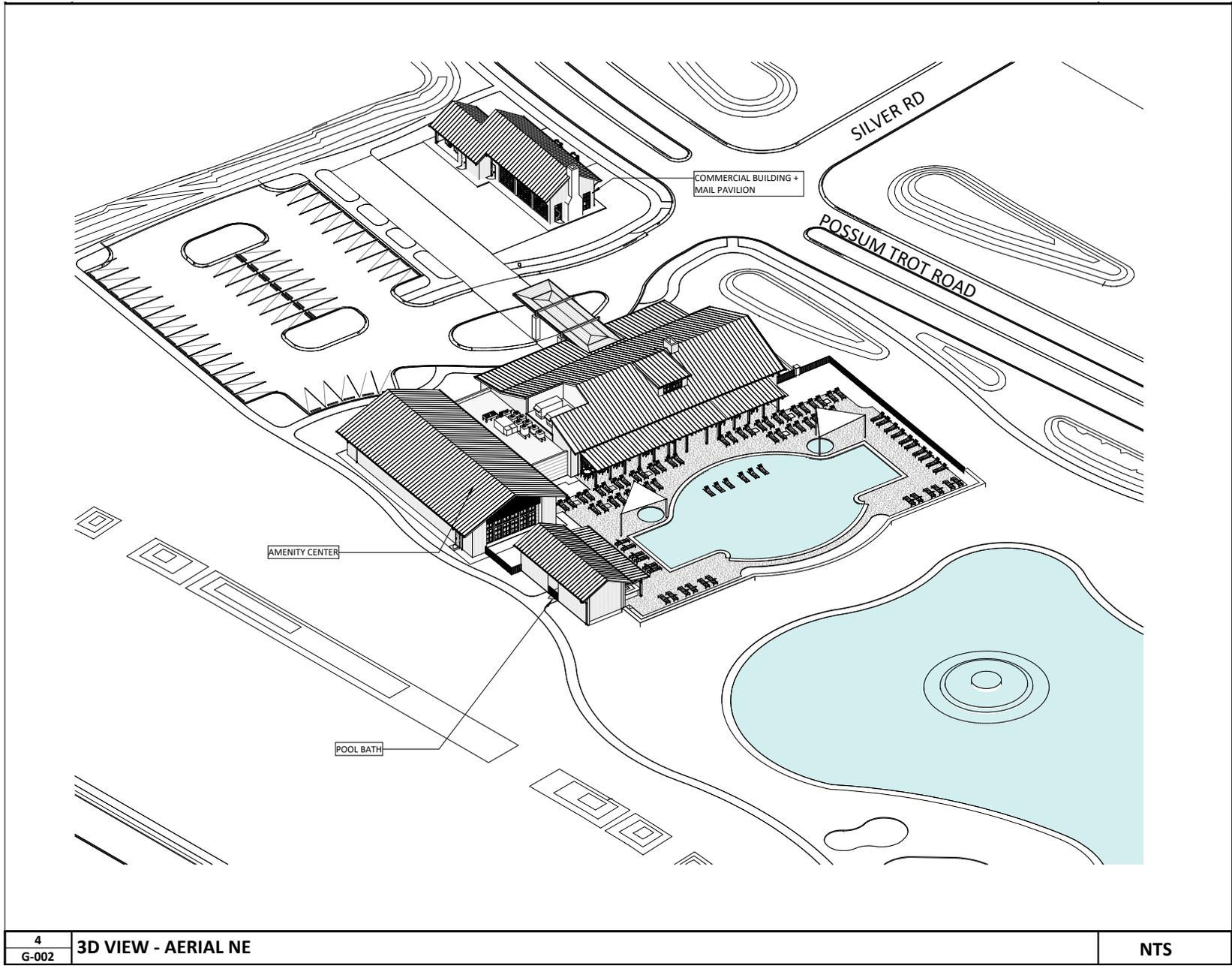
A separate 840 sf structure with another 800 sf of corresponding cover exterior space. The interior program will include the exterior pool restrooms and pool equipment rooms. This structure will also include an outdoor bar counter and grilling area with gas requirement. This building will have corresponding exterior material palette to that of the Amenity Center.

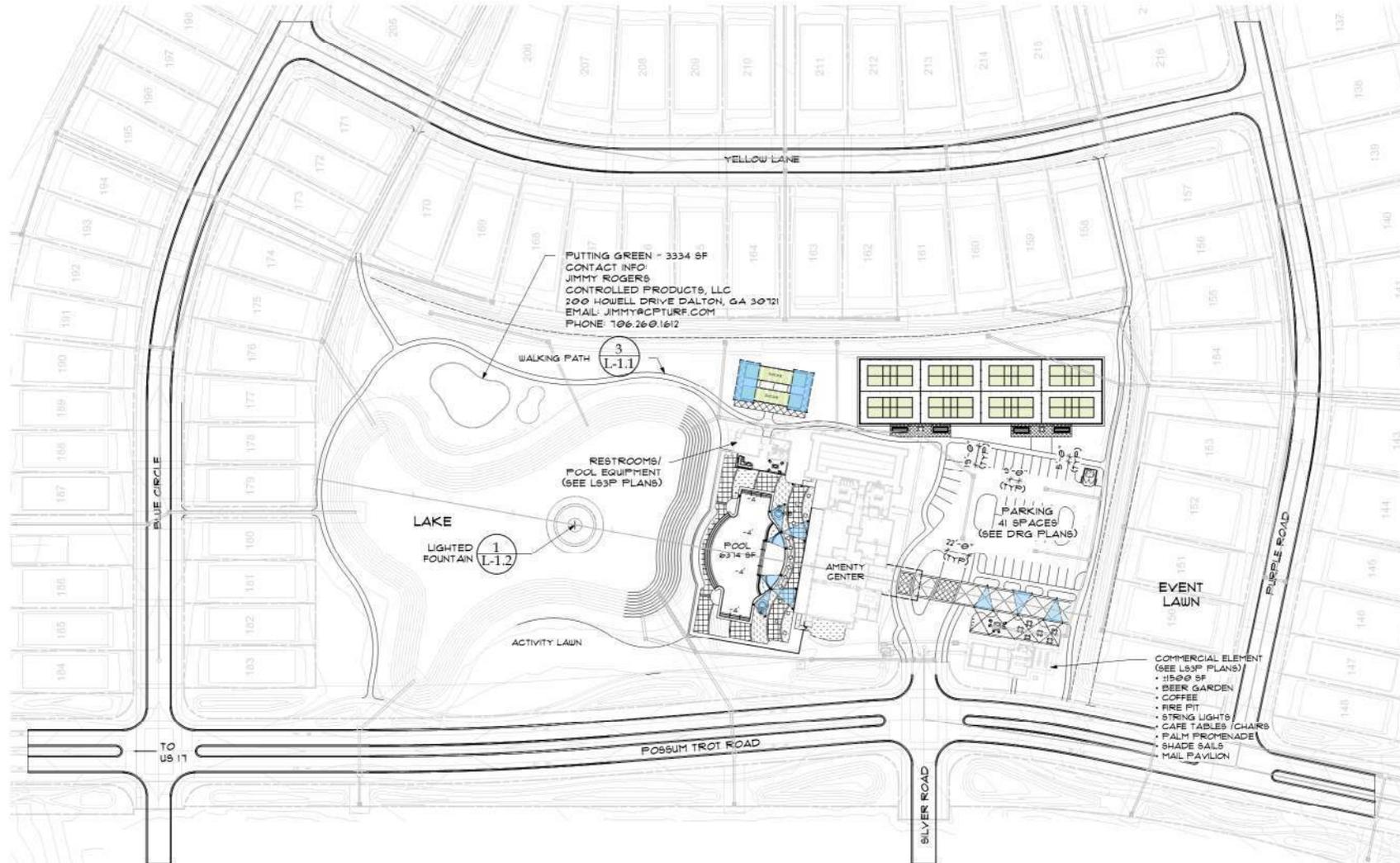
#### Commercial Building + Mail Pavilion

A separate structure known as the commercial building will be included adjacent to the amenity center parking lot. The structure will measure approximately 1,500sf and program a small retail space, restrooms, equipment room and main gathering space with (6) retractable glass garage doors to transform the space into an exterior pavilion. There will be a outdoor pavilion attached to the North of this building to provide a covered shelter for the PUD mailbox and package storage. This building will have corresponding exterior material palette to that of the Amenity center.

#### Entrance Feature

At the entrance to the neighborhood an exterior entrance feature measuring approximately 800 sf will be provided. The entrance feature will be a covered pavilion-like structure to mimic the modern farmhouse aesthetic of the amenity center. The structure will include lighting and signage. This building will have corresponding exterior material palette to that of the Amenity center.





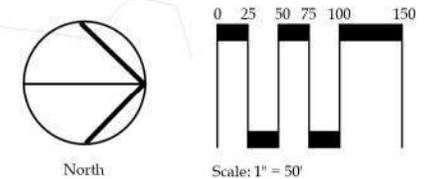
**SCOPE OF WORK:**

**PULTE:**  
 THE POND WORK, FOUNTAIN, PUTTING GREEN, GRADING, BUILDING PADS, UTILITIES TO 5' OUTSIDE BUILDINGS, ETC.

**MONTEITH:**  
 THE UTILITY TIE-INS AT 5' OUTSIDE THE BUILDINGS, POOL DECK DRAIN TIE-INS, GUTTER TIE-INS, AND THE LANDSCAPING AND HARDSCAPES PLAN EAST OF THE RETAINING WALL BY THE POOL.

(NEED TO CONFIRM WHO IS TAKING THE SIDEWALK AROUND THE POND AND THE DIVIDE OF THE LANDSCAPING, IF ANY.)

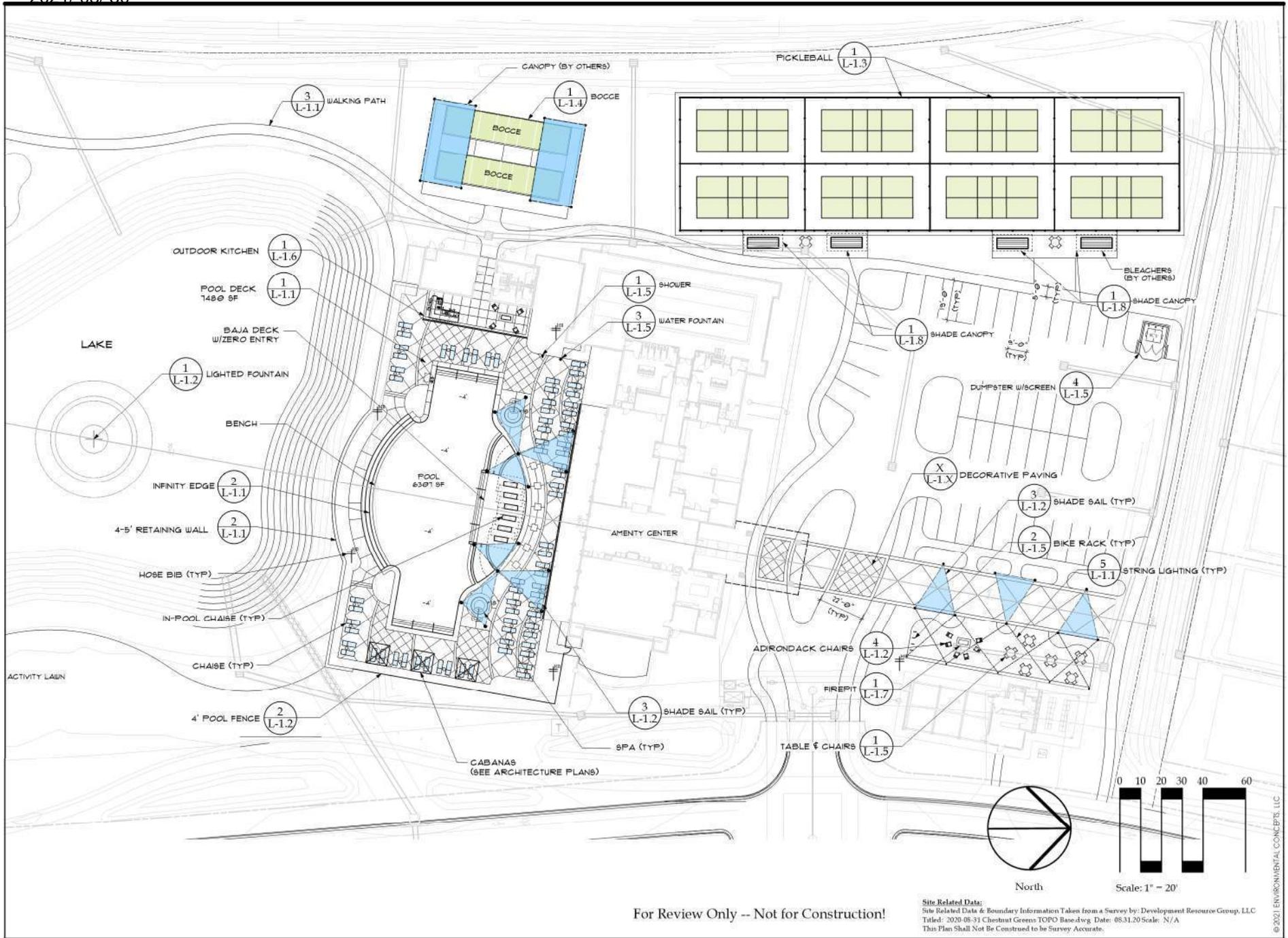
For Review Only -- Not for Construction!



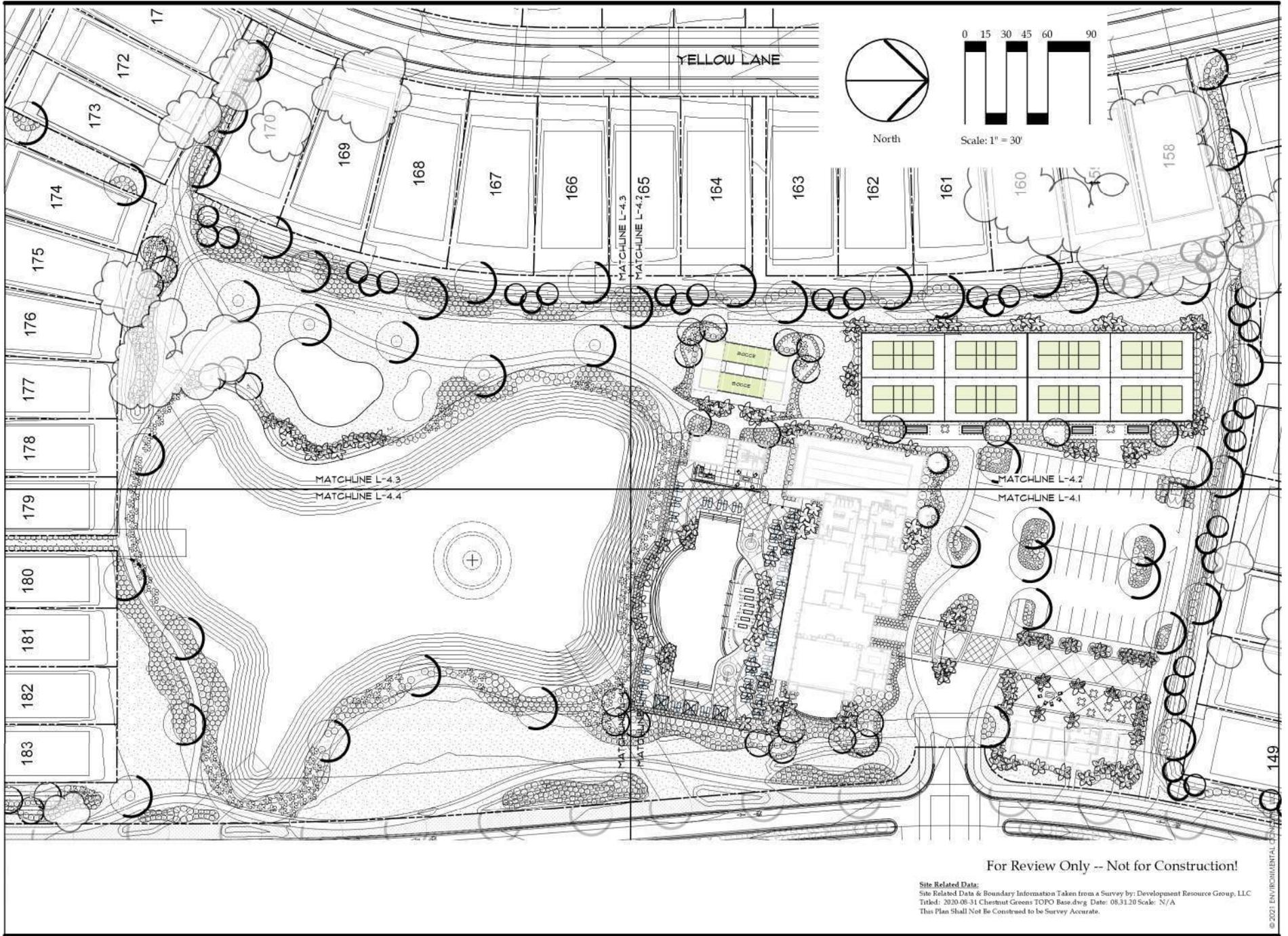
**Site Related Data:**  
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC  
 Titled: 2020-08-31 Chestnut Greens TOPO Base.dwg Date: 08.31.20 Scale: N/A  
 This Plan Shall Not Be Construed to be Survey Accurate.



DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH  
 PPD AMENDMENT  
 2021/08/30

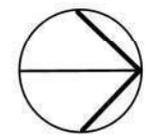


DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH  
 PPD AMENDMENT  
 2021/ 08/ 30

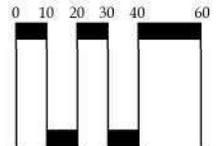




149



North



Scale: 1" = 20'

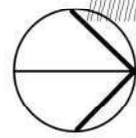
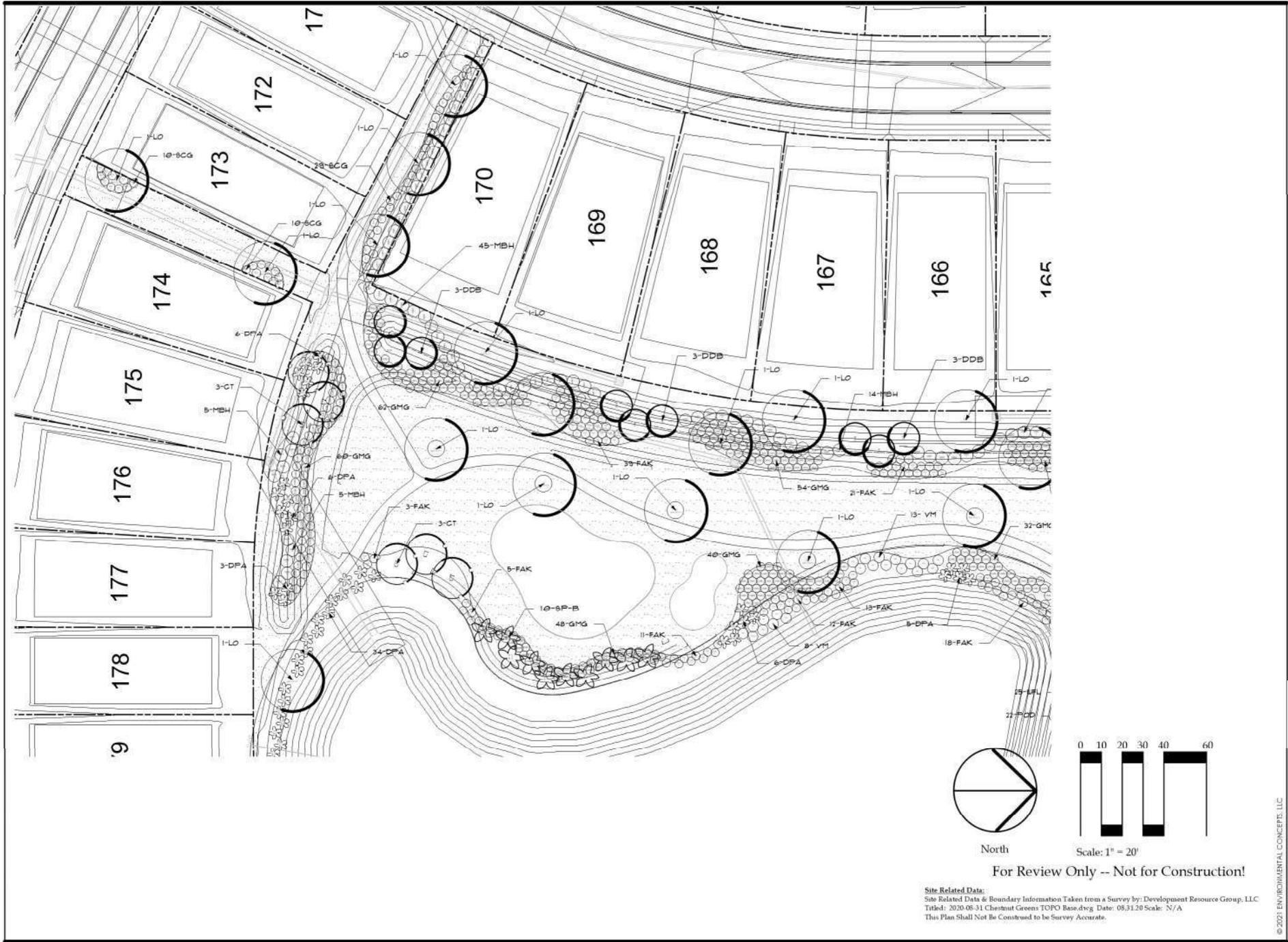
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Site Related Data:  
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC  
 Titled: 2020-08-31 Chestnut Greens TOPO Base.dwg Date: 08.31.20 Scale: N/A  
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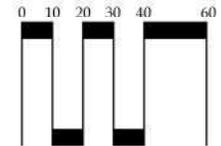
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North



Scale: 1" = 20'

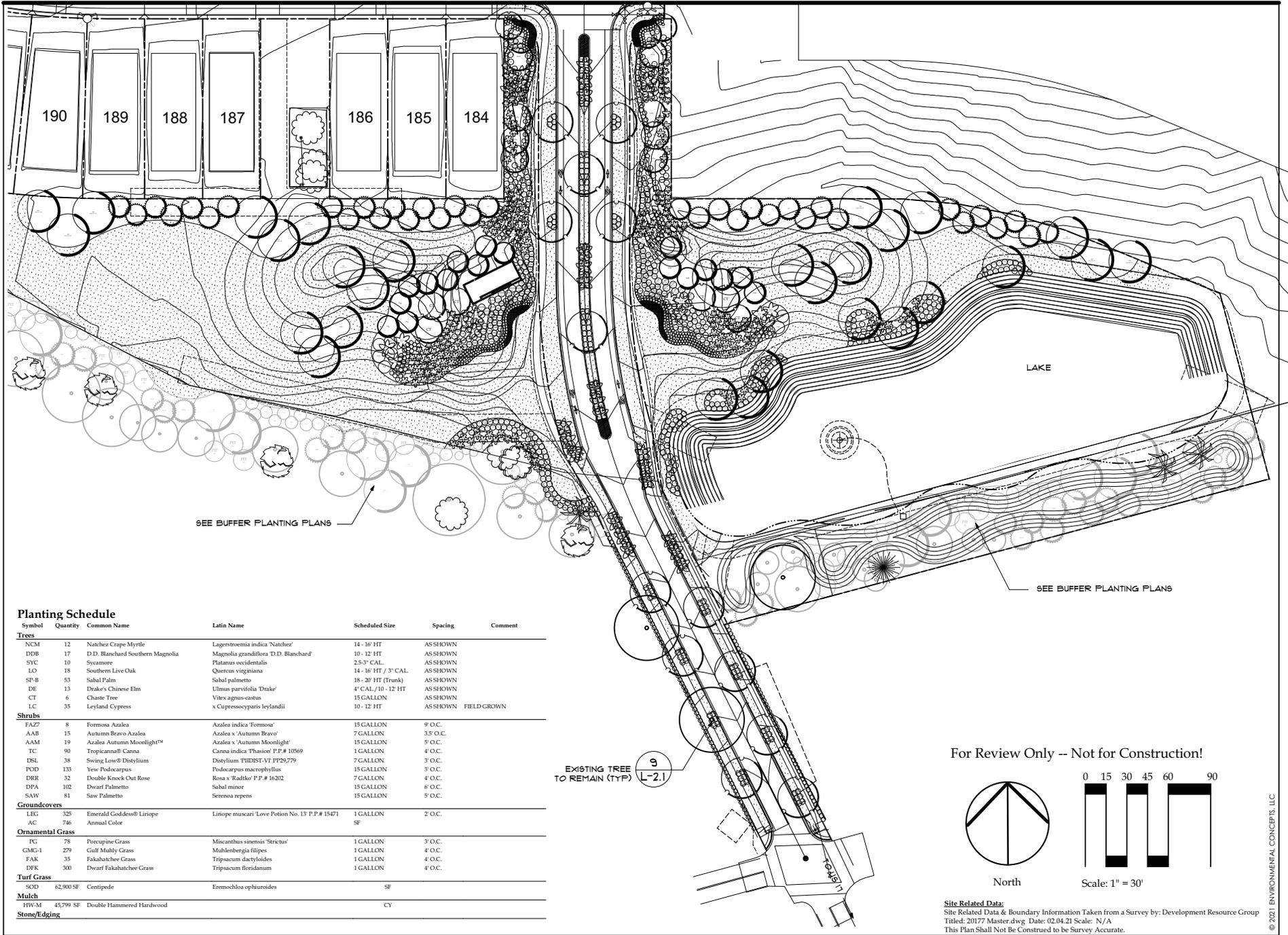
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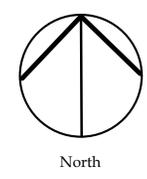
DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH  
 PPD AMENDMENT  
 2021/ 08/ 30



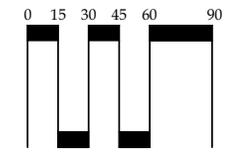
**Planting Schedule**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
NCM	12	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	14 - 16 HT	AS SHOWN	
DBB	17	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	10 - 12 HT	AS SHOWN	
SYC	10	Sycamore	Platanus occidentalis	2.5' CAL	AS SHOWN	
LO	18	Southern Live Oak	Quercus virginiana	14 - 16 HT / 3" CAL	AS SHOWN	
SP-B	53	Sabal Palm	Sabal palmetto	18 - 20 HT (Trunk)	AS SHOWN	
DE	13	Drake's Chinese Elm	Ulmus parviflora 'Drake'	4" CAL / 10 - 12 HT	AS SHOWN	
CT	6	Chante Tree	Vireo agnus-castus	15 GALLON	AS SHOWN	
LC	35	Leyland Cypress	x Cupressocyparis leylandii	10 - 12 HT	AS SHOWN	FIELD GROWN
<b>Shrubs</b>						
FAZZ	8	Formosa Azalea	Azalea indica 'Formosa'	15 GALLON	9' O.C.	
AAB	15	Autumn Bravo Azalea	Azalea x 'Autumn Bravo'	7 GALLON	3.5' O.C.	
AAM	19	Azalea Autumn Moonlight™	Azalea x 'Autumn Moonlight'	15 GALLON	5' O.C.	
TC	90	Tropicanna® Camelia	Camelia indica 'Phaenol' P.P.# 10569	1 GALLON	4' O.C.	
DSL	38	Swing Low® Dianthus	Dianthus FIEDST-VI PP29779	7 GALLON	3' O.C.	
POD	133	Yew Podocarpus	Podocarpus macrophyllus	15 GALLON	3' O.C.	
DRR	32	Double Knock Out Rose	Rosa x 'Radiko' P.P.# 16202	7 GALLON	4' O.C.	
DPA	102	Dwarf Palmetto	Sabal minor	15 GALLON	6' O.C.	
SAW	81	Saw Palmetto	Serenoa repens	15 GALLON	5' O.C.	
<b>Groundcovers</b>						
LIG	325	Emerald Goddess® Liriope	Liriope muscari 'Love Potion No. 13' P.P.# 15471	1 GALLON	2' O.C.	
AC	746	Annual Color		SF		
<b>Ornamental Grass</b>						
PG	78	Porcupine Grass	Miscanthus sinensis 'Strictus'	1 GALLON	3' O.C.	
GMC-1	279	Gulf Mubly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
FAK	35	Fakahatchee Grass	Tripsacum dactyloides	1 GALLON	4' O.C.	
DFK	300	Dwarf Fakahatchee Grass	Tripsacum floridanum	1 GALLON	4' O.C.	
<b>Turf Grass</b>						
SOD	62,900 SF	Centipede	Eremochloa ophiuroides	SF		
<b>Mulch</b>						
HW-M	45,799 SF	Double Hammered Hardwood		CY		
<b>Stone/Edging</b>						

For Review Only -- Not for Construction!



North



Scale: 1" = 30'

**Site Related Data:**  
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group  
 Titled: 20177 Master.dwg Date: 02.04.21 Scale: N/A  
 This Plan Shall Not Be Constructed to be Survey Accurate.

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**Planting Schedule**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
NCM	16	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10-12 HT	AS SHOWN	
DDB	44	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	10-12 HT	AS SHOWN	
OL	4	Laural Oak	Quercus laurifolia	12-14 HT	AS SHOWN	
LO	44	Southern Live Oak	Quercus virginiana	14-16 HT / 3' GAL.	AS SHOWN	
SP-B	122	Sabal Palm	Sabal palmetto	10-12 HT (Trunk)	AS SHOWN	
CT	14	Chaete Tree	Vitex agnus-castus	15 GALLON	AS SHOWN	
<b>Shrubs</b>						
AAC	22	Autumn Cheer Azalea	Azalea x 'Autumn Cheer'	3 GALLON	3' O.C.	
EAZ	18	Autumn Ember Azalea	Azalea x 'Autumn Ember'	3 GALLON	3' O.C.	
EAR	78	Autumn Ruby Azalea	Azalea x 'Autumn Ruby'	3 GALLON	3' O.C.	
IC	6	Japanese Camellia	Camellia japonica	7 GALLON	6' O.C.	
DVJ	75	Vintage Jade Dogwood	Dothyaum 'Vintage Jade' PP23.128	3 GALLON	5' O.C.	
ICC	49	Compact Japanese Holly	Ilex crenata 'Compacta'	7 GALLON	4' O.C.	
MNH	2	Mary Nell Holly	Ilex hybrid 'Mary Nell'	7 GALLON	16.5' O.C.	
RID	64	Dwarf Loropetalum	Loropetalum chinense 'Durumai'	3 GALLON	4.5' O.C.	
RL	10	Ruby Loropetalum	Loropetalum chinense 'Ruby'	7 GALLON	5' O.C.	
OLE	28	Hardy Red Oleander	Nerium oleander 'Hardy Red'	7 GALLON	6' O.C.	
POD	229	Yucca Podocarpus	Podocarpus macrophyllus	7 GALLON	3' O.C.	
MBH	228	Magenta Beauty Indian Hawthorn	Rhaphiolepis x 'Mentis'	7 GALLON	6' O.C.	
DPA	207	Dwarf Palmetto	Sabal minor	3 GALLON	6' O.C.	
SV	29	Sweet Viburnum	Viburnum odoratissimum var. awabaki	3 GALLON	6' O.C.	
VTC	23	Spring Bouquet Laurushum	Viburnum tinus 'Compactum'	3 GALLON	6' O.C.	
<b>Groundcovers</b>						
AA	141	African Lily	Agapanthus africanus	1 GALLON	1.5' O.C.	
CIP	96	Cast Iron Plant	Aspidistra elatior	1 GALLON	2.5' O.C.	
WFL	480	Wyrena™ Variegated Flax Lily	Diemella tenuica 'TAS300'	1 GALLON	2.5' O.C.	
ASJ	174	Asian Star Jasmine	Trachelospermum asiaticum	1 GALLON	2.5' O.C.	
<b>Ornamental Grass</b>						
PG	39	Porcupine Grass	Miscanthus sinensis 'Strictus'	1 GALLON	3' O.C.	
VM	81	Variegated Japanese Silver Grass	Miscanthus sinensis 'Variegatus'	3 GALLON	5' O.C.	
GMG	1035	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
SCG	227	Sand Cordgrass	Spartina bakeri	1 GALLON	4' O.C.	
FAK	376	Fakahatchee Grass	Tripsacum dactyloides	1 GALLON	4' O.C.	
DFK	25	Dwarf Fakahatchee Grass	Tripsacum floridanum	1 GALLON	4' O.C.	
<b>Turf Grass</b>						
SOD	73,136 SF	Centipede	Eremochloa ophiuroides		SF	
<b>Mulch</b>						
<b>Stone/Edging</b>						

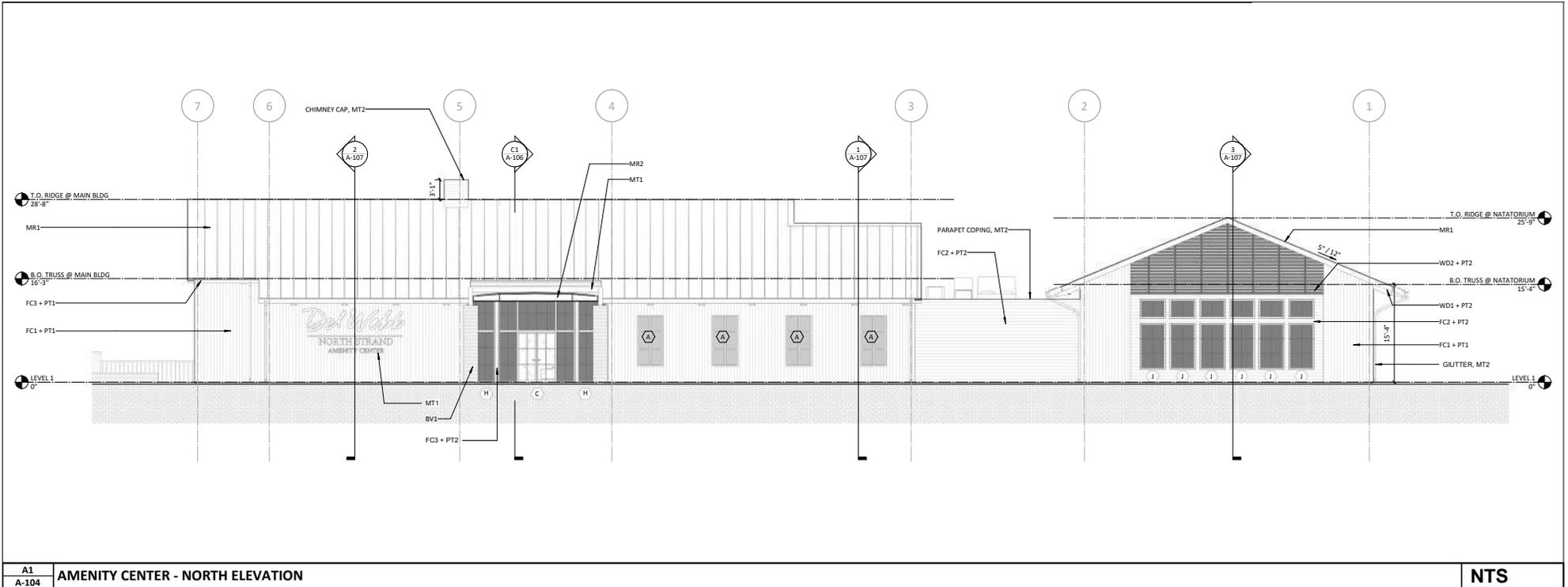
**Planting Notes:**

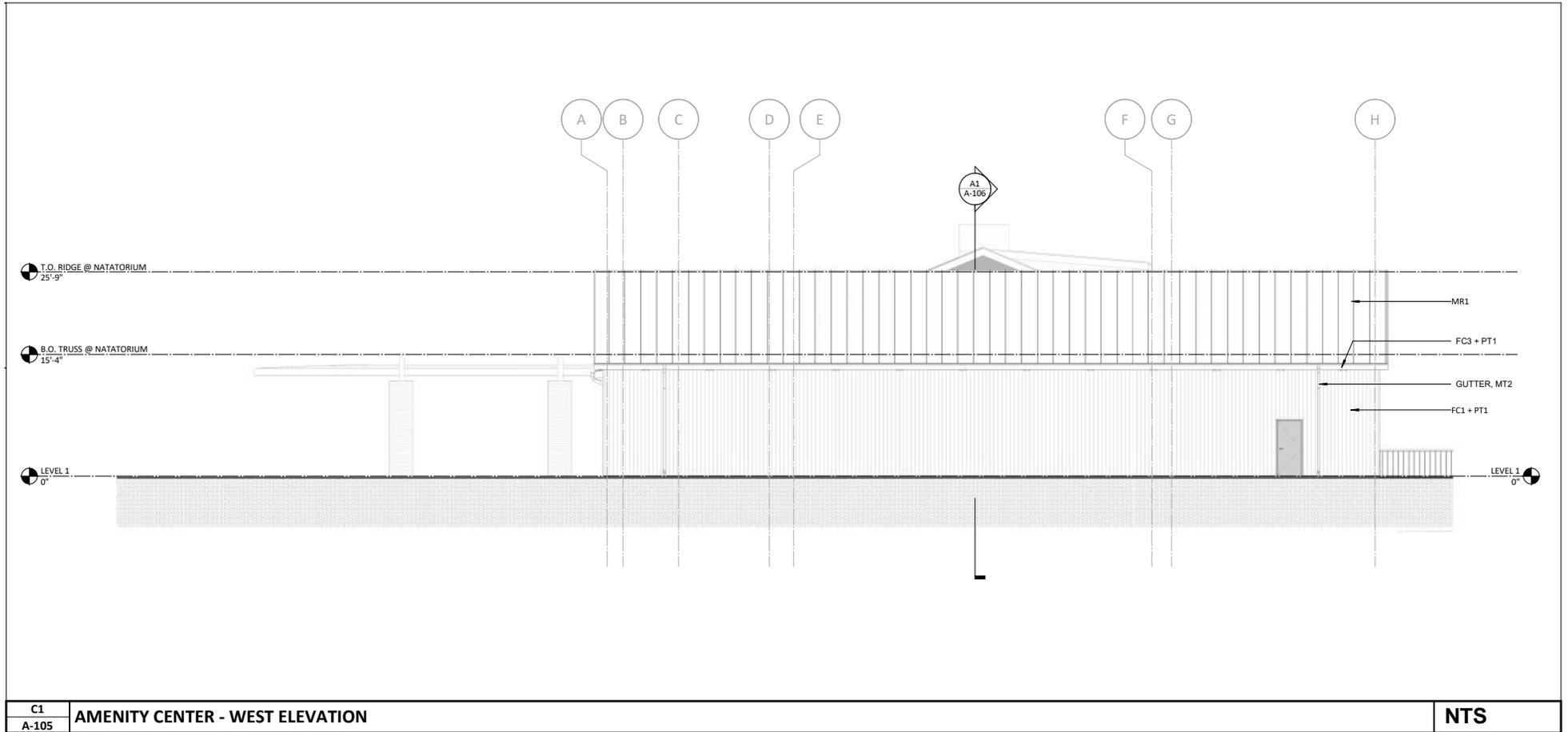
- **STANDARDS:** All Plant Material Shall Comply with the American Standard for Nursery Stock (ANSI Z60.1-1996)
- **PLANT MATERIAL:** Landscape Contractor/Owner Shall Inform Landscape Architect of any Concerns with Plant Material Specified Prior to Installation. At Such Time, Alternate Plant Material may be Specified by Landscape Architect. Otherwise Landscape Contractor/Owner Assumes all Risk in Installing Plant Material Indicated on Planting Schedule.
- **DEER OR OTHER FAUNA:** Environmental Concepts, LLC Shall Have No Duty Or Responsibility For The Knowledge, Discovery, Or Determination To The Presence Of Deer, Rabbits, Males, Or Other Fauna Which May Cause Damage At The Site. It Is The Owner/Responsible Agent's Obligation To Inform Environmental Concepts, LLC In Writing, Prior To Design, Of Any Known Deer Or Other Fauna Which May Be Present Which May Cause Damage At The Site. When Informed, Environmental Concepts, LLC Will Specify Deer Resistant Plants For The Project.
- **DEER RESISTANT PLANTS:** Some Of The Plants Indicated On This Plan May Have A Resistance To Deer. However, If The Deer Are Present In Large Enough Numbers Or Are Hungry Enough They Will Eat Whatever May Be Available.
- **PLANT QUANTITIES:** Landscape Contractor/Owner Shall Estimate Quantity of all Plant Materials, Sod & Mulch. Plant Quantities are Estimates Only and are Subject to Field Verification By The Landscape Contractor. The Planting Schedule Shall Override Plant Labels.
- **UTILITIES:** Landscape Contractor Responsible for Locating all Utilities Prior to Installation and/or Construction.
- **DAMAGE:** Contractor Shall Not Alter or Damage Any Existing Plant Material to Remain or Structure on Property During Installation.
- **SITE PREPARATIONS:** All Clearing, Aesthetic Earth Mounding, and Final Plant Locations Shall be Approved by Landscape Architect Prior to Installation.
- **PLANT QUALITY:** Landscape Architect Reserves the Right to Reject Inferior Plant Material.
- **ROOT BARRIER:** Landscape Contractor Shall be Responsible for Installing a Root Growth Barrier in All Locations Where Plant Roots May Come into Contact with Architectural Elements (Foundations, Walls, Sidewalks, Pools, etc).
- **MULCH DEPTH:** All Planting Beds and Areas Designated as Mulch to Have 2"- 3" Depth of Mulch. All Liriope and Mondo Grass Areas Shall be Mulched with 1"- 2" Of Mulch. See Planting Schedule for Mulch Type.
- **MULCH RING:** All Trees Located in Sod Areas Shall Have a Mulch Ring Around Them.
- **SOD PINNING:** All Sod Placed on Slopes Shall be Pinned in Place to Prevent Sliding.
- **WEEDS:** All Planted Areas will be Pre-Emerged to Inhibit Weed Germination.
- **ERICACEAE:** All Ericaceae Family Plants Shall be Planted in Raised Beds of Minimum 4" Height With 50% Organic Humus, 30% Soil, and 20% Sand.
- **FERTILIZER:** Apply 8-24-10 Fertilizer @ 5 Lbs. Per 1000 Square Feet.
- **IRRIGATION:** If in Contract, Irrigation System Shall Cover 100% of All Lawn & Planting Bed Areas. Irrigation Water Shall not Come in Contact with Any Building, Structure, or Pavement.
- **SIGHT TRIANGLES:** Height of Any Plant Materials Within the Sight Triangle Shall be Maintained as Required.
- **TREE STAKES:** Landscape Contractor Shall Remove Tree Stakes & Guying After 1 Year Warranty Period has Ended.
- **MAINTENANCE:** Owner Shall Consider the Maintenance Requirements of all Plant Materials for this Project.
- **REVIEW:** This Landscape Plan has been Reviewed and Approved by the Owner/Responsible Agent Who Understands that Any Changes, Substitutions, or Deletions May Require Review and Approval by the Responsible Reviewing Authority.
- **PLANTING DETAILS:** See Planting Details Sheet for Proper Method of Installing Plant Material. A Copy of the Planting Details Sheet will be Provided by the Landscape Architect if not a Part of this Plan Set.
- **PLAN DEVIATION/ON-SITE ADJUSTMENT:** Landscape Contractor Shall Inform Landscape Architect Of Existing Conditions That May Not be Identified Or Deviate From The Available Plans Prior To Any On-Site Adjustment.

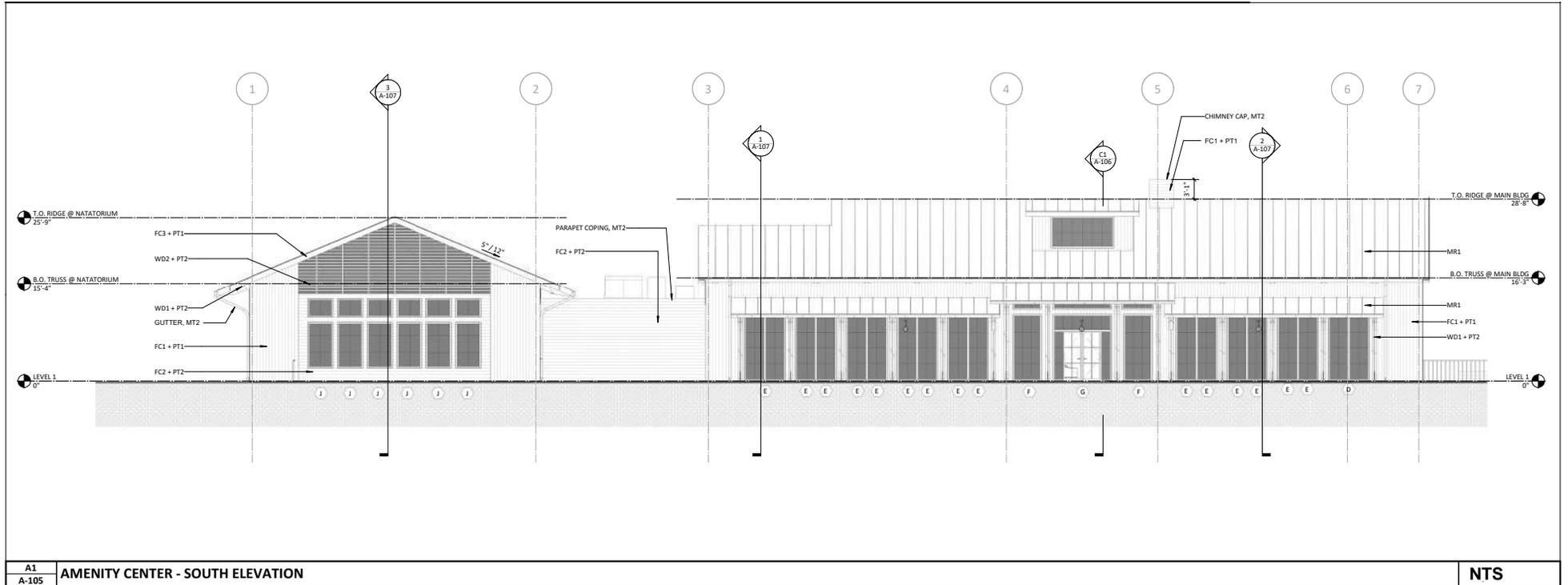


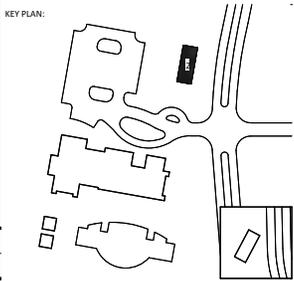
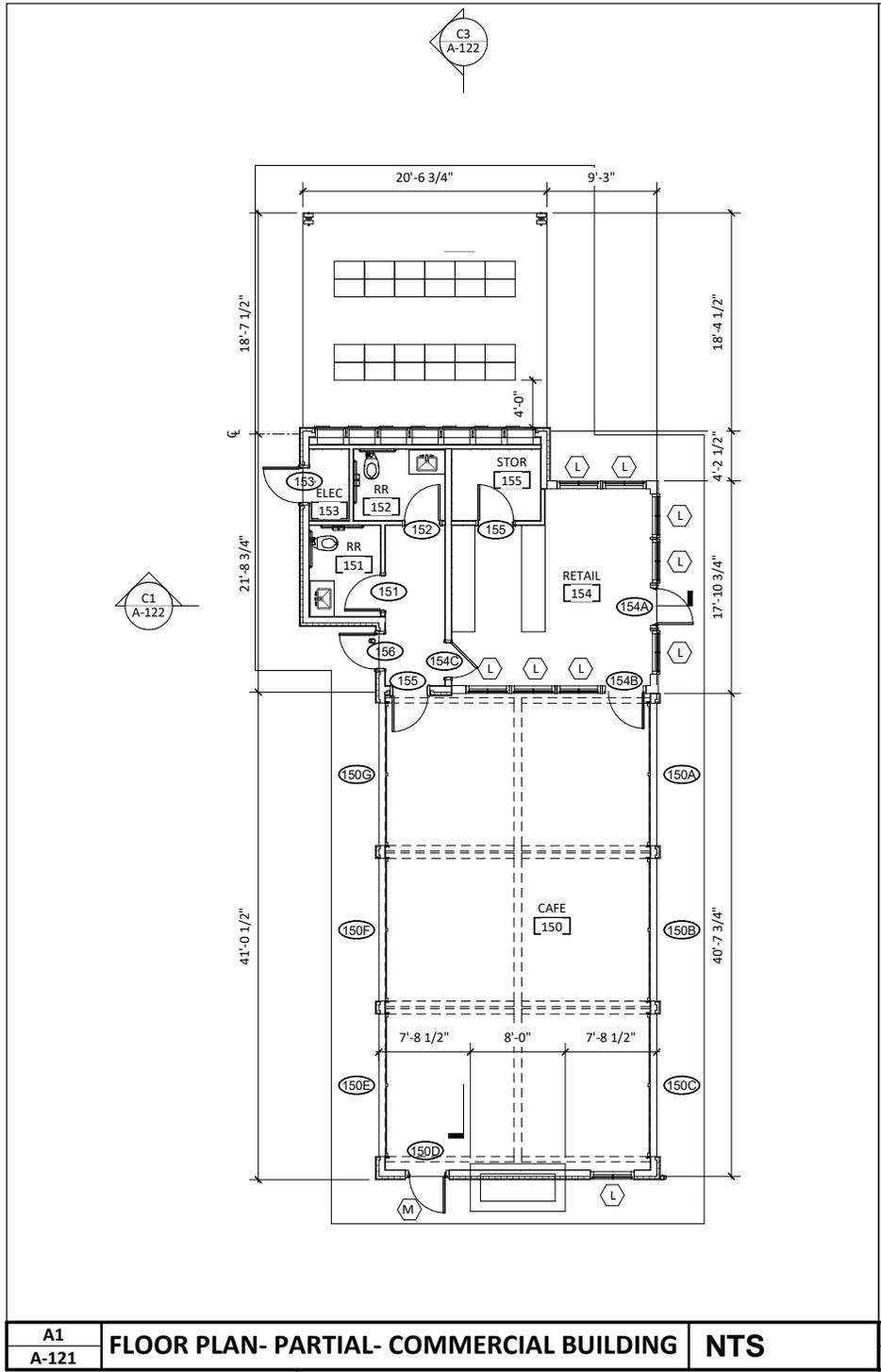






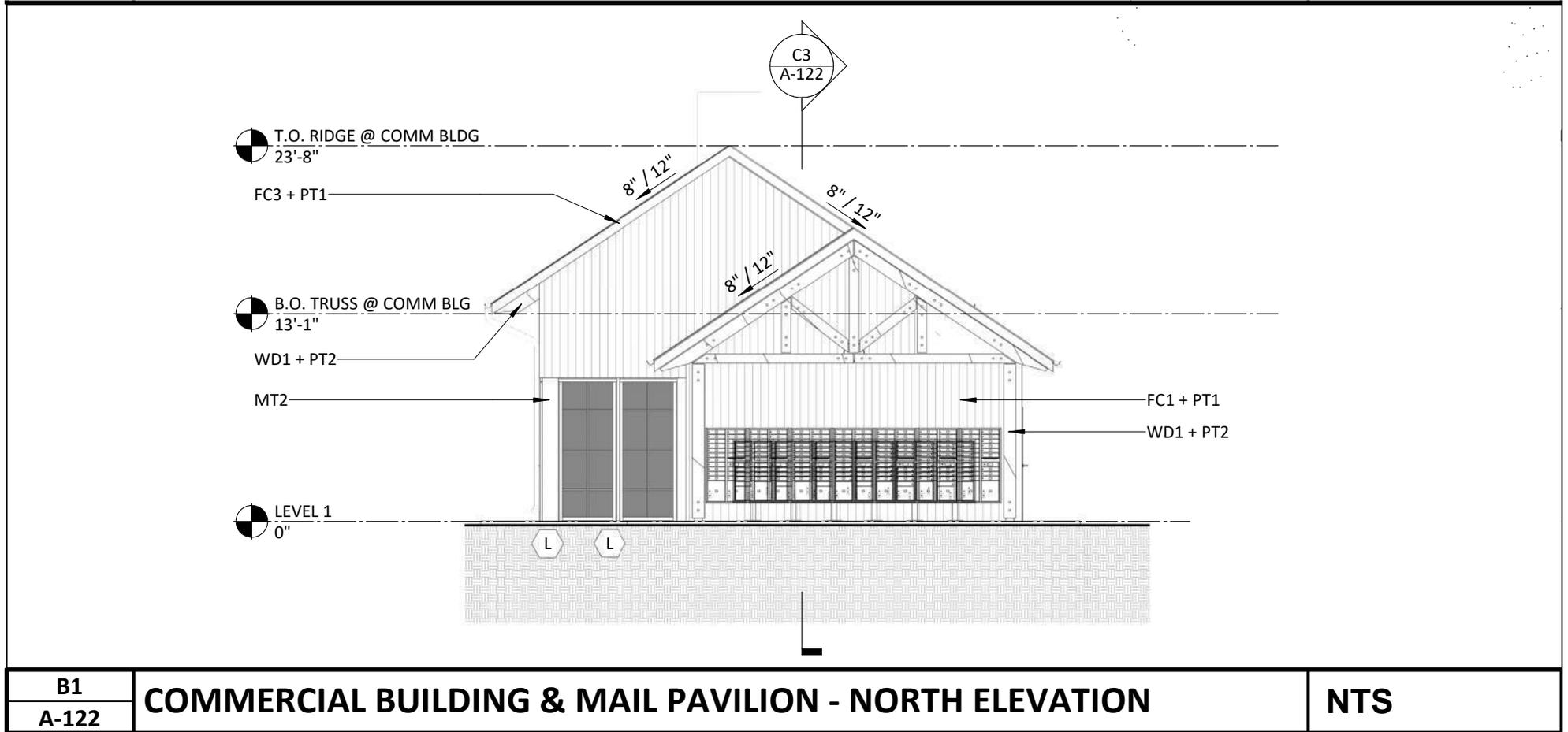






A1 A-121	FLOOR PLAN- PARTIAL- COMMERCIAL BUILDING	NTS
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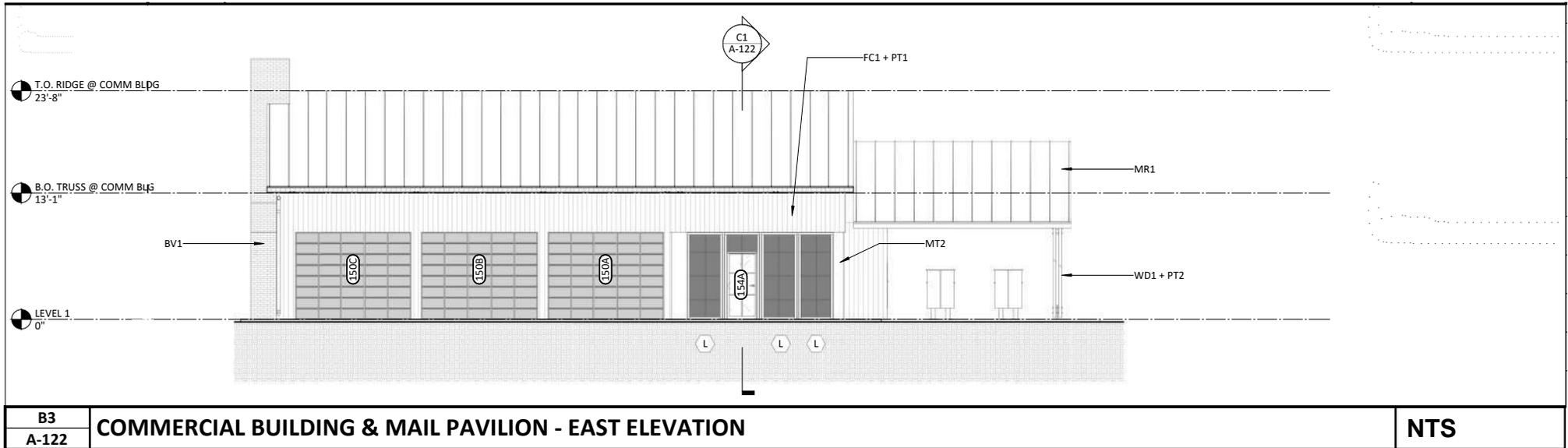


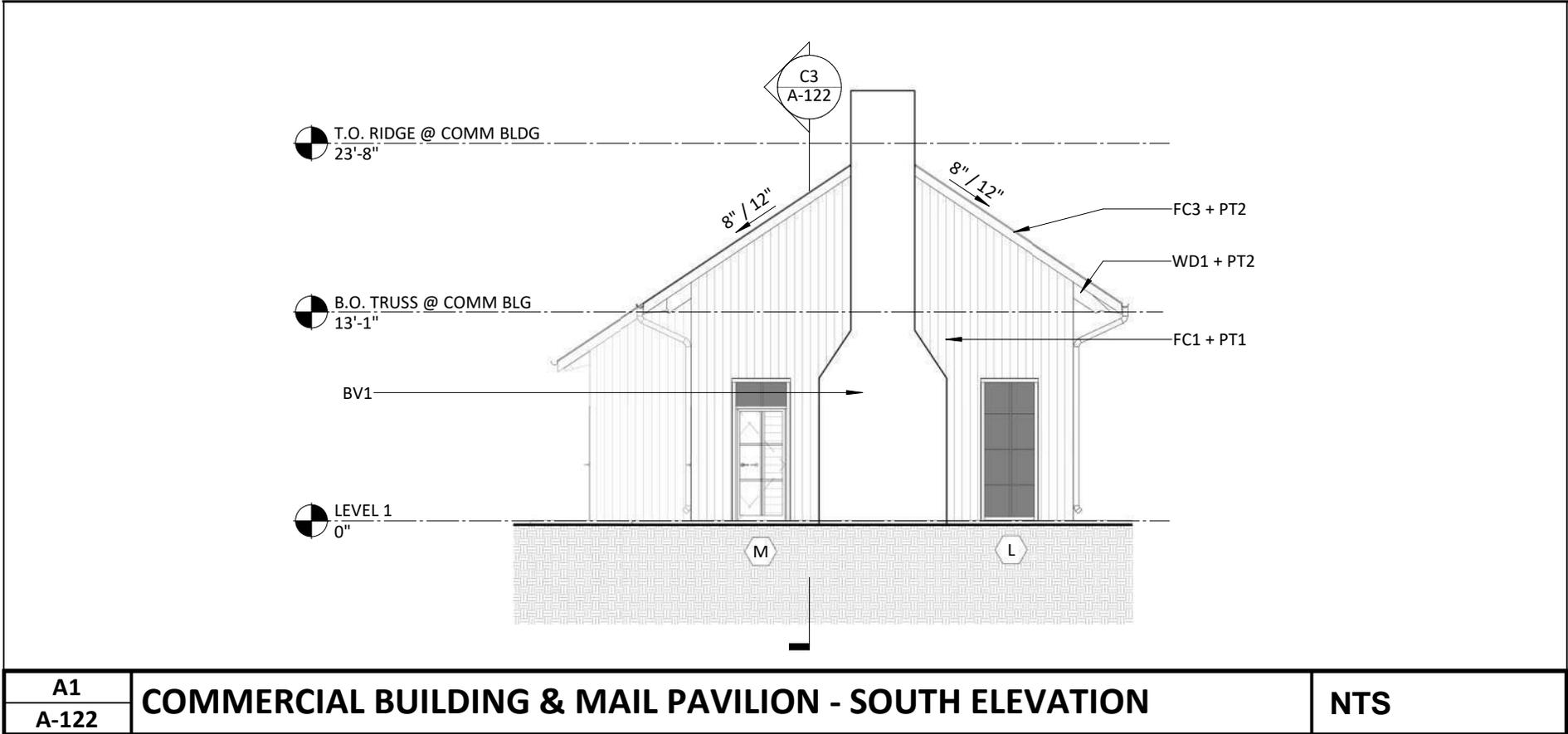


B1  
 A-122

**COMMERCIAL BUILDING & MAIL PAVILION - NORTH ELEVATION**

**NTS**

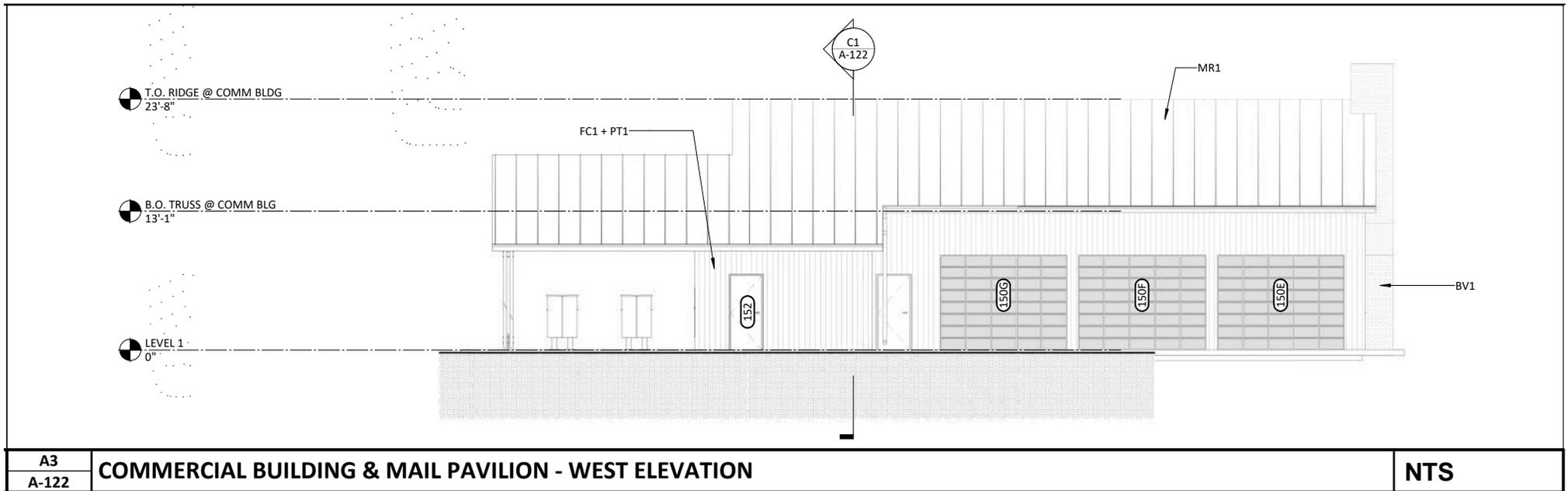


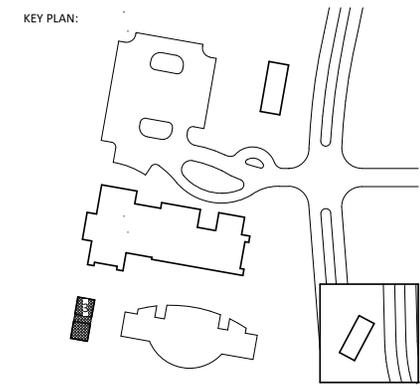
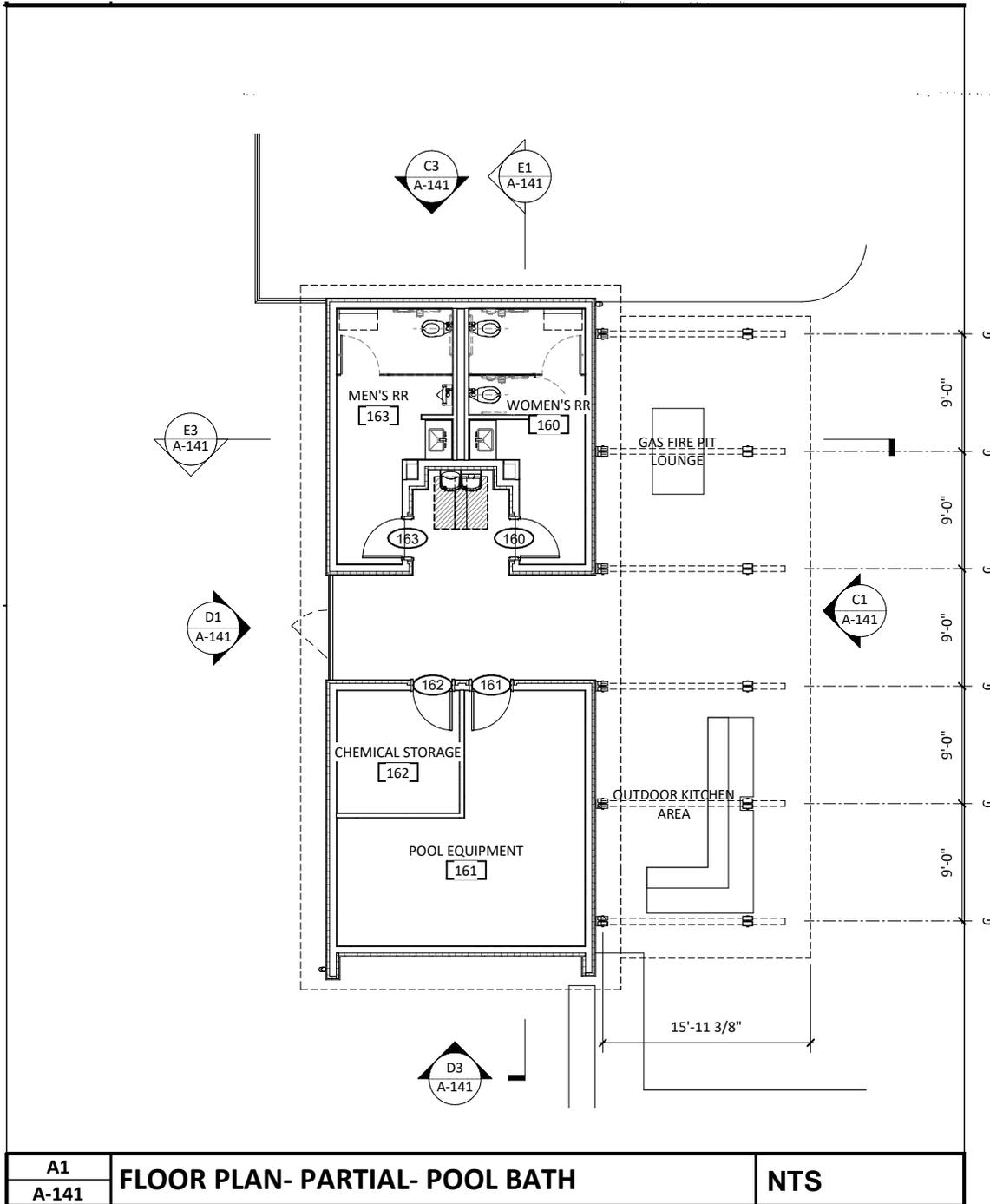


A1  
A-122

**COMMERCIAL BUILDING & MAIL PAVILION - SOUTH ELEVATION**

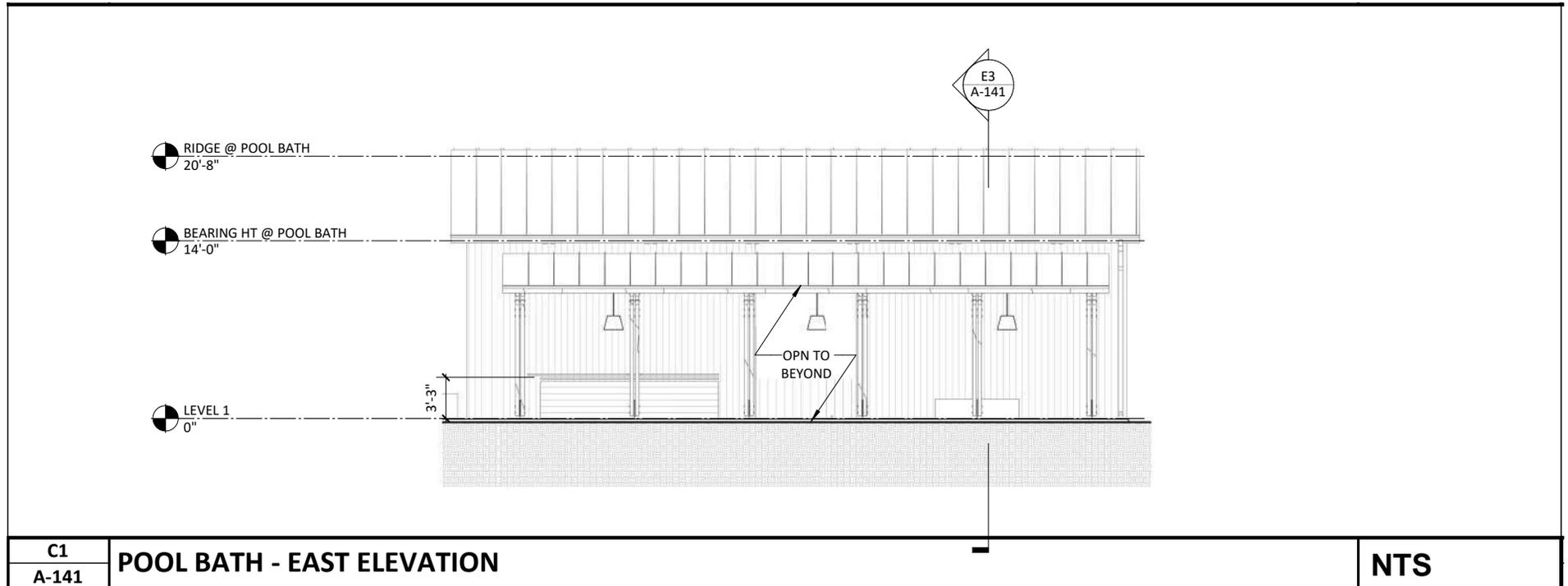
**NTS**

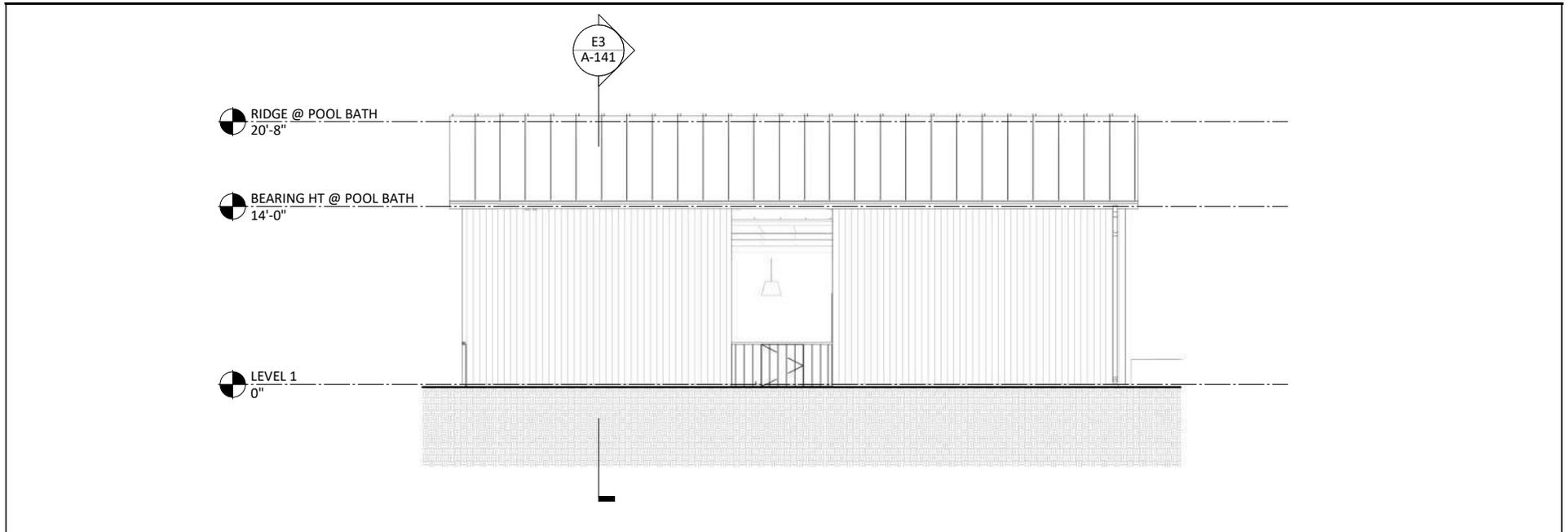




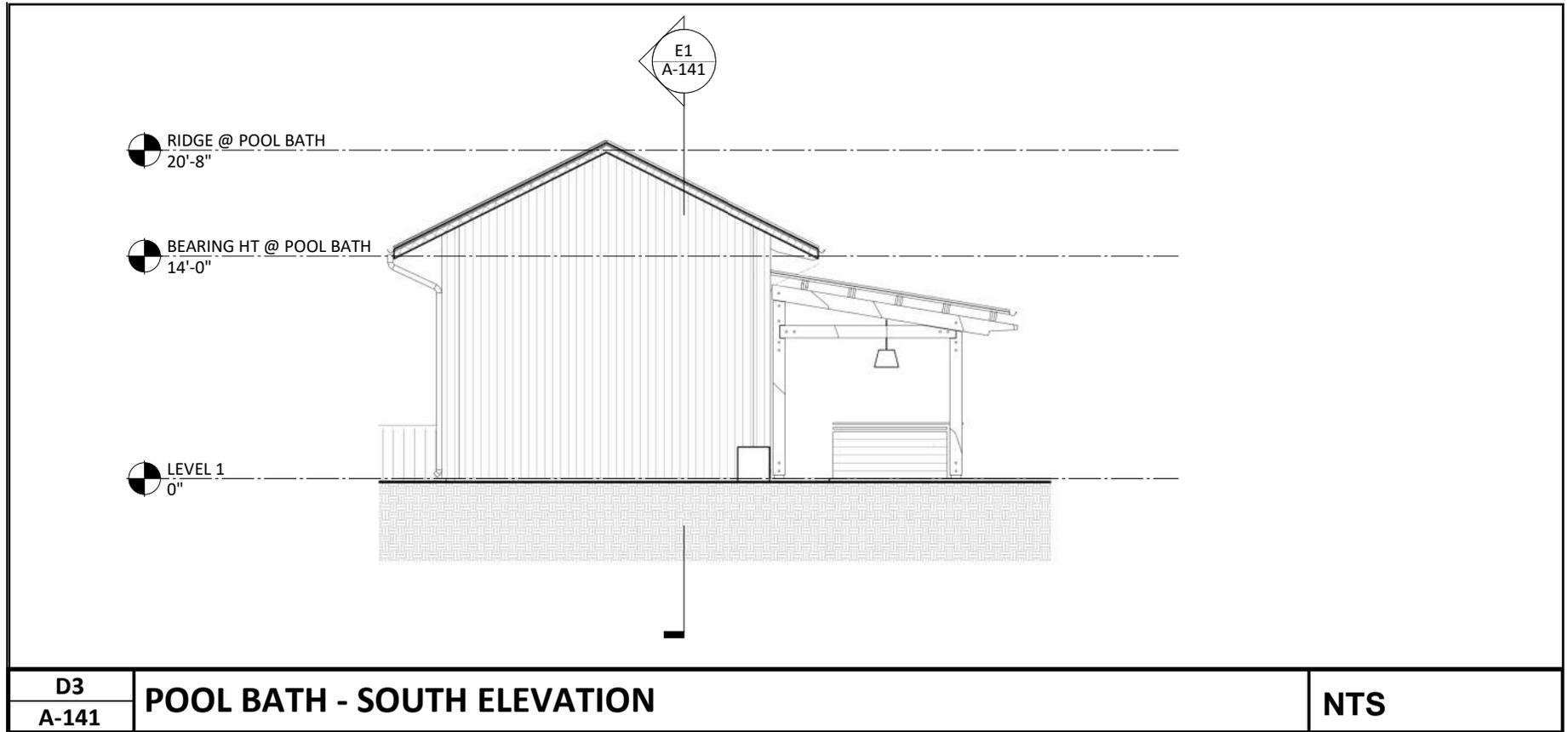
A1 A-141	<b>FLOOR PLAN- PARTIAL- POOL BATH</b>	<b>NTS</b>
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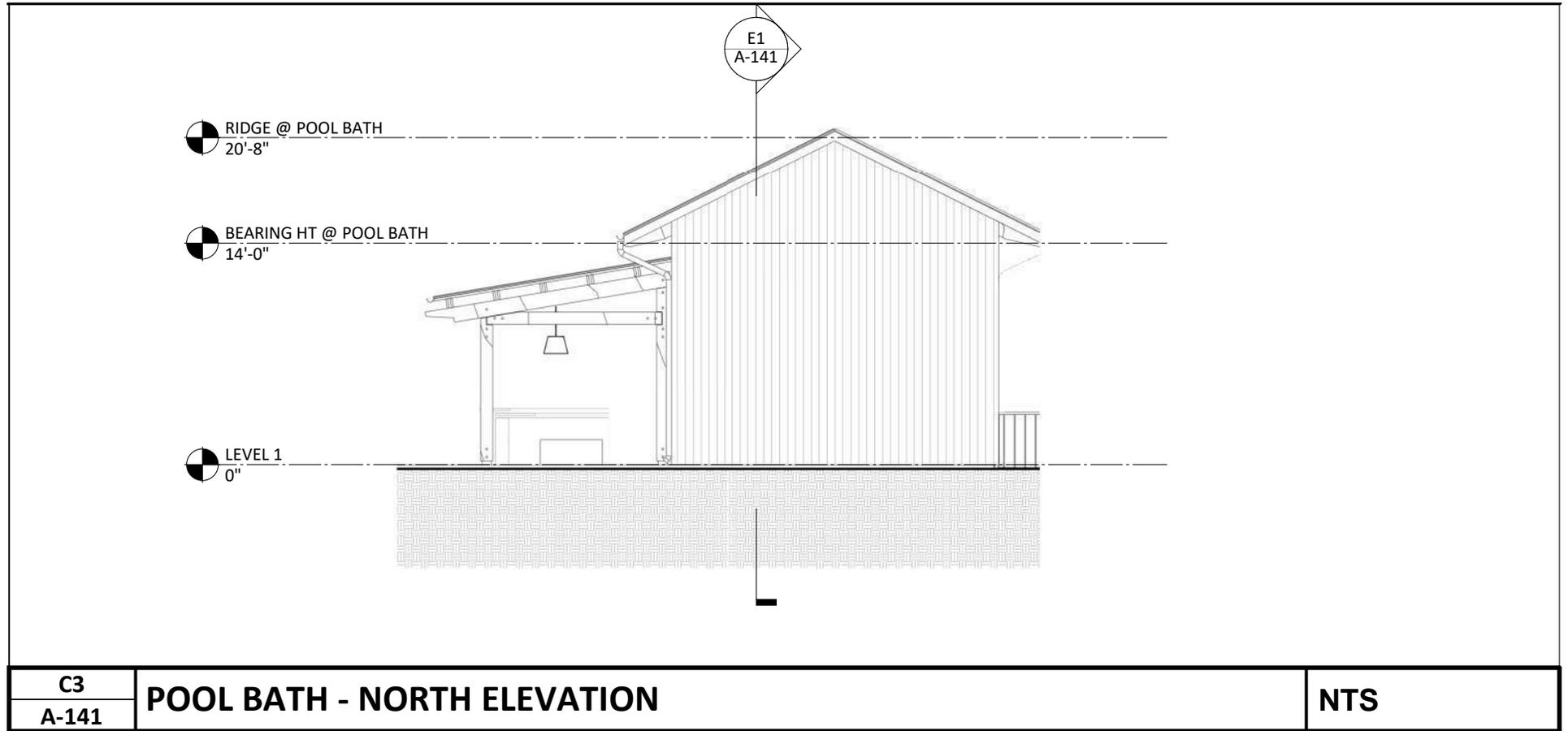


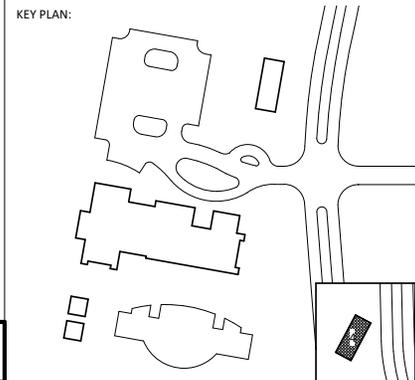
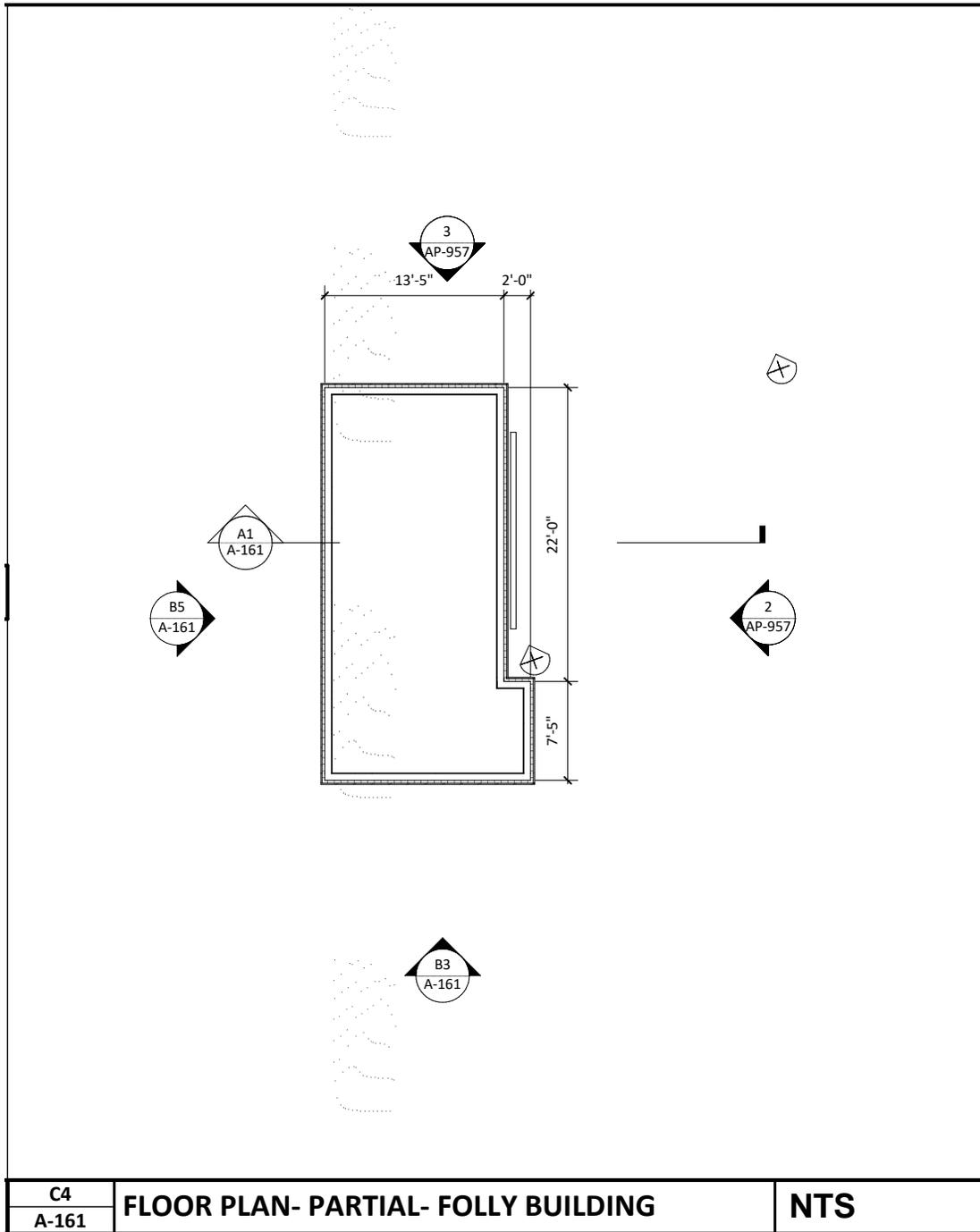




D1 A-141	<b>POOL BATH - WEST ELEVATION</b>	<b>NTS</b>
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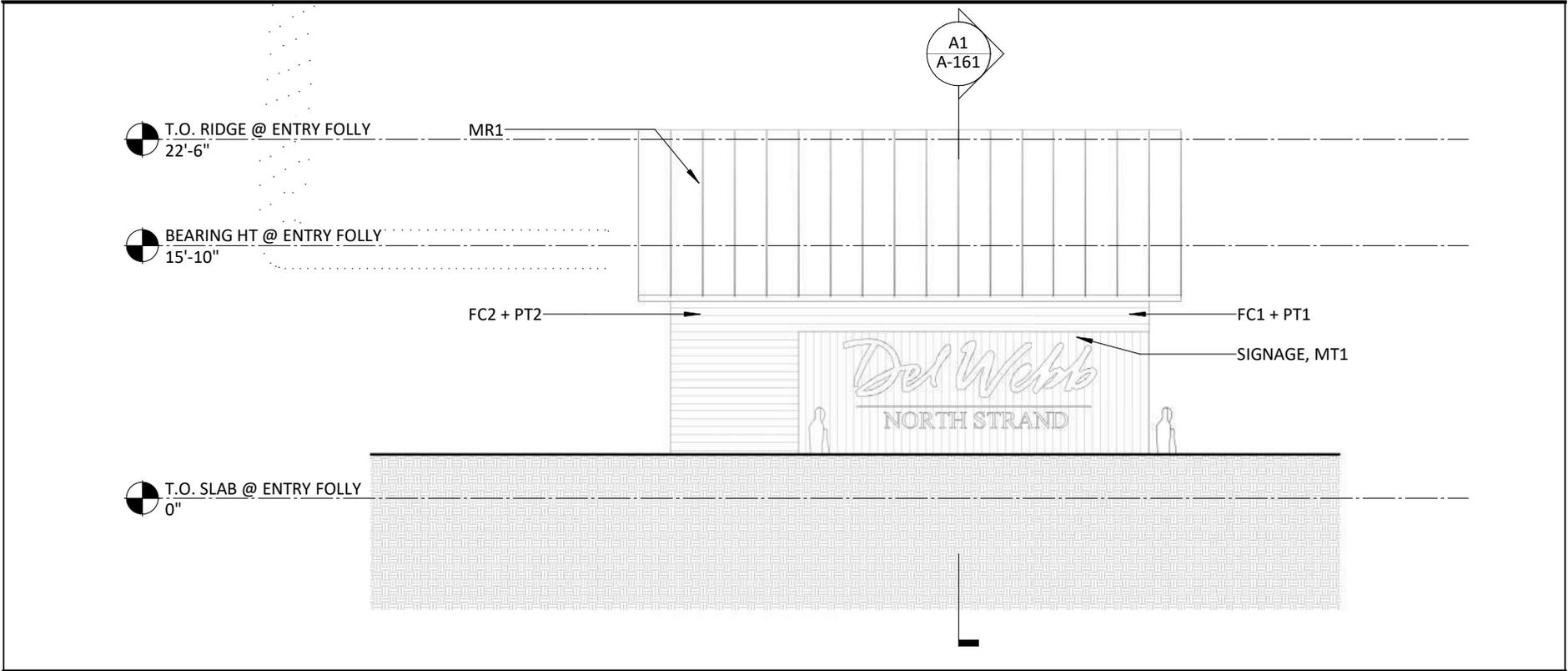




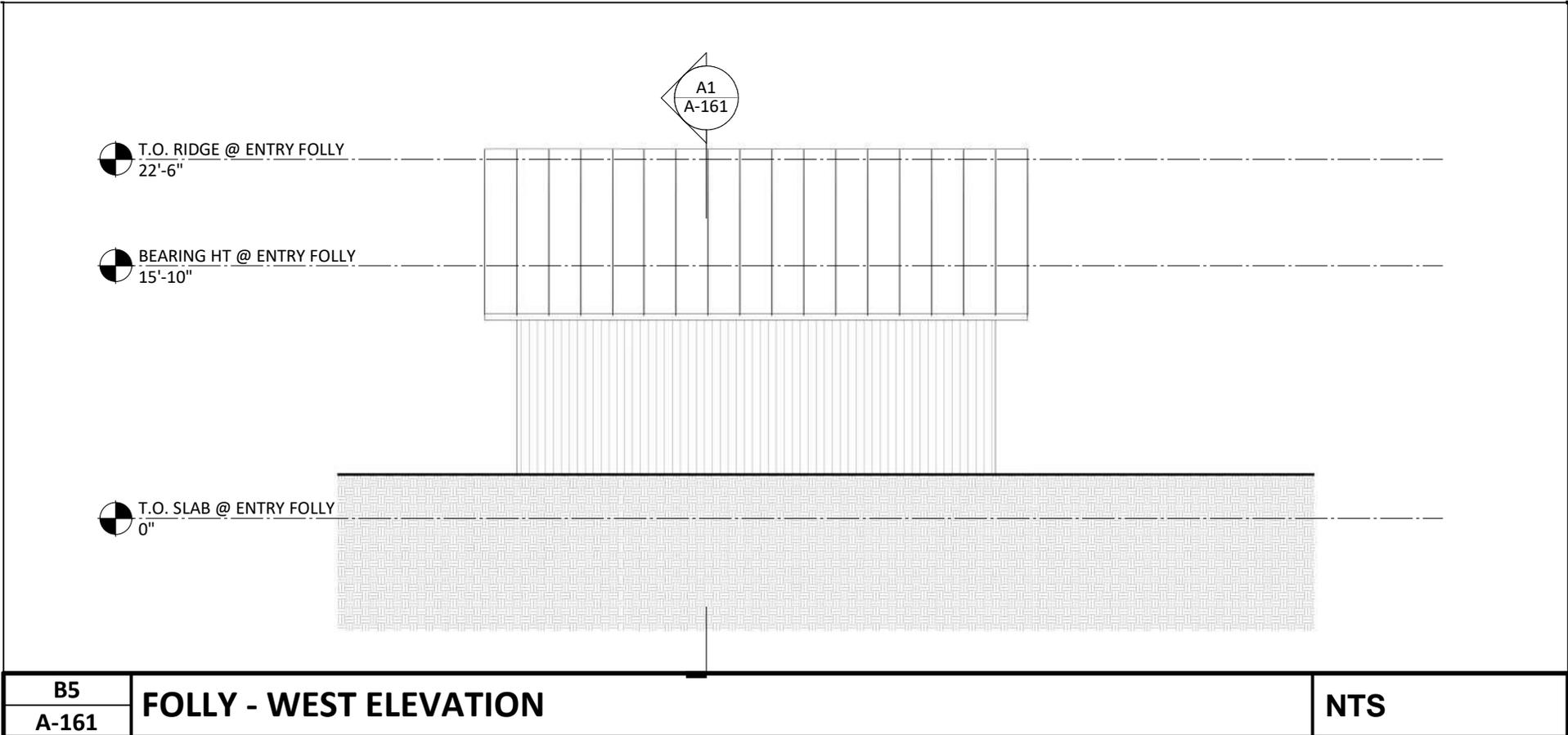


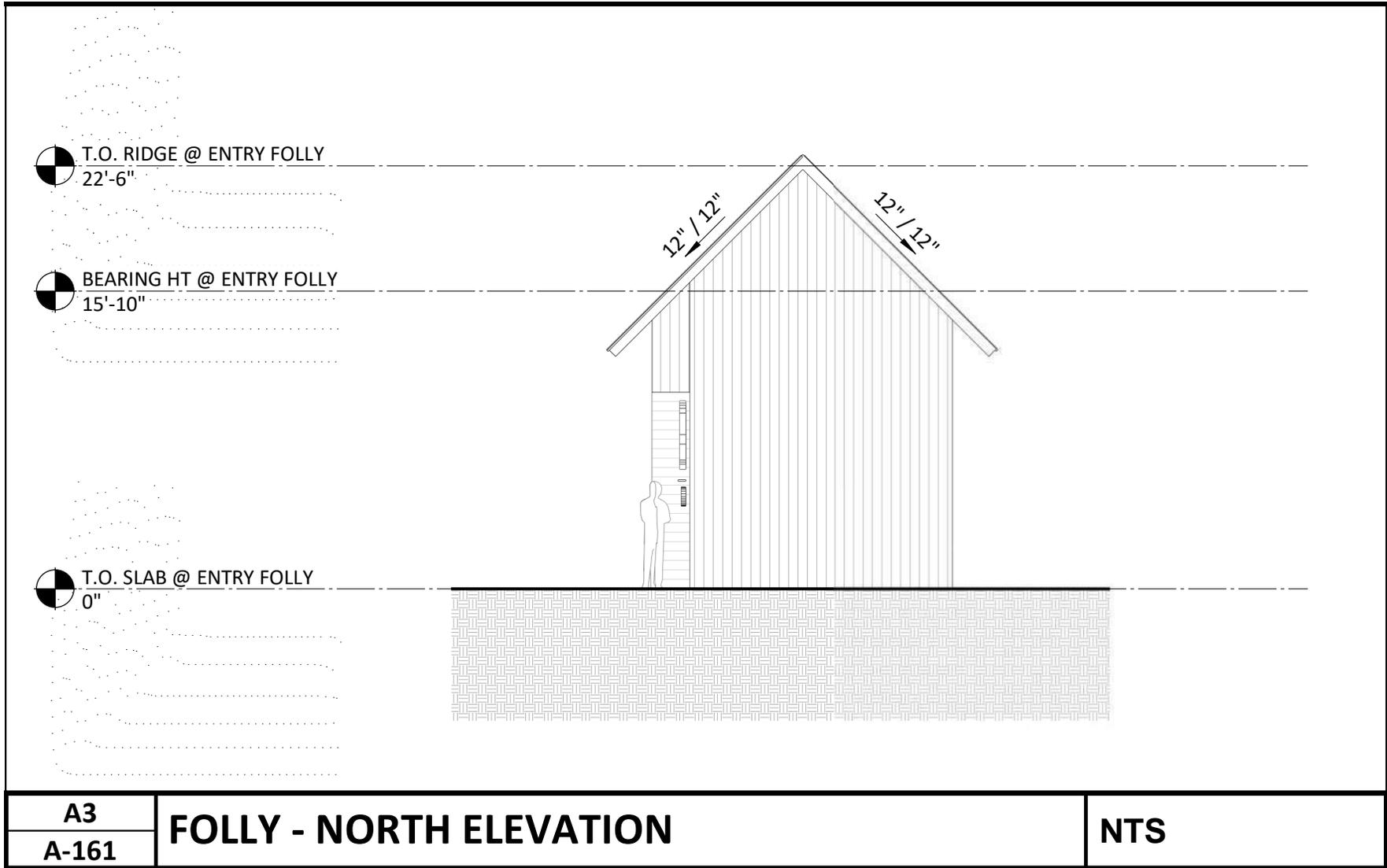
C4	FLOOR PLAN- PARTIAL- FOLLY BUILDING	NTS
A-161		

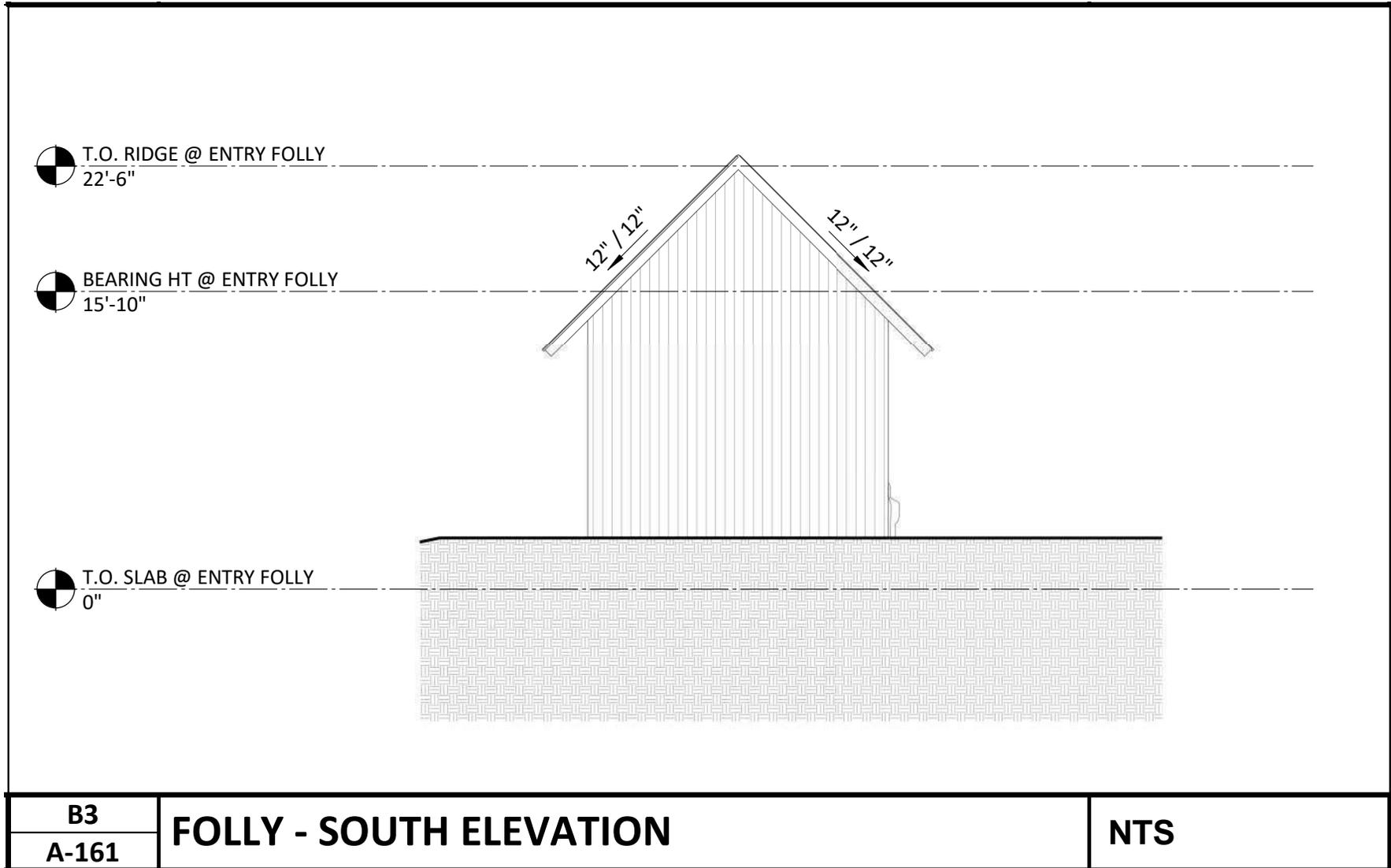




A5 A-161	<b>FOLLY - EAST ELEVATION</b>	<b>NTS</b>
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DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR  
TO WHAT IS SHOWN, BUT NOT EXACT



DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR  
TO WHAT IS SHOWN, BUT NOT EXACT



LS3P

DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR  
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LS3P



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**7A. REZONING REQUEST Z-21-23:** The Planning & Development Department received an application requesting a rezoning of two (2) lots containing approximately 5.65 acres located at the intersection of Hill Street and 24th Avenue North, PINs 351-08-03-0087 and 351-07-04-0114, from Mobile/Manufactured Home Residential (R-3) to Medium Density Residential District (R-2).

**Background:**

The planning commission reviewed a similar request at their July 20 meeting; the request was denied at first reading at City Council because of objections to the 50’ maximum height allowed in the previously requested zoning district of R-2A.

**Existing Conditions and Surrounding Land Uses:**

Located at the intersection of Hill Street and 24<sup>th</sup> Avenue North, the parcels are vacant and undeveloped. Surrounding parcels are zoned R-3.

**Comparison of Existing and Proposed Zoning:**

The purpose of the R-3 district is to provide for areas within the city where mobile/manufactured homes may be located in harmony with other single-and two-family dwellings—to provide for a full range of housing alternatives to meet buyer demands. Also, this district is designed to separate incompatible uses and eliminate the blighting effect of incompatibility. The purpose of the R-2 district is to provide for limited alternatives to single-family housing, smaller lot development and correspondingly higher densities, but not permit the crowding of development on individual lots or parcels.

Permitted uses within both districts include dwellings: Single-family detached, semidetached, and duplex. The R-3 district allows mobile/manufactured homes and mobile/manufactured home parks; neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; publicly owned recreational facilities; churches or similar places of worship, including parish houses, parsonages, and childcare centers when accessory thereto; recreational vehicle parks and campgrounds; accessory uses; home occupations; family day care homes; and signs, as permitted by Article III. The R-2 district allows zero lot line, single-family detached developments; townhouse developments; family day care homes; multiplex (triplex and quadraplex) dwellings, and single-family in common projects. The following tables detail the development standards for both districts:

**R-3 District**

		Single-Family Detached Residence	Mobile Homes on Individual Lots	Duplexes	Semi-Detached Dwelling	Other Permitted Uses
Minimum Lot Area per Project (SF)		5,000	5,000	7,000	7,000	5,000
Minimum Lot Area per Dwelling Unit (SF)		5,000	5,000	3,500	3,500	NA
Minimum Lot Width		50 feet	50 feet	55 feet	35 feet	NA
Minimum Yards:	Front	20 feet	20 feet	20 feet	20 feet	20 feet
	Side	7.5 feet	7.5 feet	7.5 feet	7.5 feet <sup>1</sup>	20 feet
	Rear	10 feet	10 feet	10 feet	10 feet	30 feet
Maximum Impervious Surface Ratio		50%	50%	60%	60%	60%

A dwelling unit shall not contain more than five (5) bedrooms or sleeping areas of not more than three hundred (300) square feet each.

Notes:

<sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line.

**R-2 District**

		Single-family Detached	Semi-Detached Dwelling	Duplex	Townhouse	Other Permitted Uses	Multiplex
Floor Area Ratio				0.5			
Minimum Site Area (SF)		5,000	7,000	7,000	16,000	5,000	16,000
Minimum Lot Area per DU		5,000	3,500	3,500	3,000	5,000	2,000
Minimum Lot Width		50 feet	35 feet	55 feet	14 feet <sup>6</sup>	NA	75 feet
Minimum Yards:	Front	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
	Side	5 feet	7.5 feet <sup>1</sup>	7.5 feet	<sup>2</sup>	20 feet	20 feet
	Rear	20 feet	20 feet	20 feet	<sup>3</sup>	25 feet	20 feet
Maximum Impervious Surface Ratio		50%	60%	60%	60%	60%	60%
Common Open Space		N/A	N/A	N/A	25%	N/A	25% <sup>5</sup>
Maximum Distance Between Principal Building on Site		N/A	N/A	N/A	N/A	N/A	20 feet
Maximum Distance to Single-family Dwelling		N/A	N/A	N/A	N/A	N/A	75 feet <sup>4</sup>

(a) Maximum height: Thirty-five (35) feet for residential uses, fifteen (15) feet for accessory uses, and forty-five (45) feet for all other permitted uses.

(b) A dwelling unit shall not contain more than five (5) bedrooms or sleeping areas of not more than three hundred (300) square feet each.

Notes:

<sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property line, and zero-foot setback shall be allowed for the interior common property line.

<sup>2</sup> Zero (0) feet between units; ten (10) feet between end structures and side property line; no more than six (6) units shall be attached in one (1) building; for projects with multiple townhouse buildings on land owned "in common" the site side yard setback shall be twenty (20) feet.

<sup>3</sup> Rear yard setback shall be ten (10) feet except where contiguous to the project site property line, then a twenty-foot setback shall be required, and shall remain unoccupied by any accessory building or structure.

<sup>4</sup> Measured from the closest exterior wall of a single-family dwelling unit on the adjacent property to the closest exterior wall of the multiplex dwelling.

<sup>5</sup> Reference common open space requirements pursuant to section 23-119(4).

<sup>6</sup> Minimum lot width and/or unit width.

**Planning Commission Action:**

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

a) The relationship of the request to the Comprehensive Plan:

*The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Neighborhood as a land use class for the subject area. The principal permitted uses noted in the compliance index include a mix of residential uses at medium densities (mostly duplexes,*

*townhomes, and patio homes), as well as multi-family housing up to six stories; also allows infill mixed-use development and neighborhood commercial uses. The recommended primary zoning districts are R-2, R-2A, or R-3; R-2B and NC are the secondary zoning district alternatives.*

The proposed zoning designation, R-2, is a recommended zoning district within the Compliance Index for the subject property.

- b) Whether the request violates or supports the Plan:

*Chapter 5, “The Way We Grow,” of the 2018 Comprehensive Plan identifies the Residential Suburban future land use classification as follows: This classification supports a mix of residential uses at medium densities, which includes mostly duplexes, townhouses, and patio homes, as well as multi-family housing up to 6 stories. This designation could also allow infill mixed-use development and neighborhood commercial uses. This category allows 5-10 du/acre.*

The proposed R-2 zoning is consistent with the Residential Neighborhood land use classification found in the *2018 Comprehensive Plan*.

- c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

*The purpose of the R-2 zoning district is, “To provide for limited alternatives to single-family housing, smaller lot development and correspondingly higher densities, but not permit the crowding of development on individual lots or parcels.”*

The uses permitted in the R-2 district would be appropriate in the area.

- d) Whether adequate public-school facilities, roads and other public services exist or can be provided to serve the needs of the development likely to take place because of such change, and the consequence of such change:

*Lot access subject to SCDOT review and approval. Other public services exist with adequate service capacity.*

- e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

*Public water and sewer are available to the parcel.*

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or
- (d) To recognize changes in technology, the style of living, or manner of doing business.

This rezoning request is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for October 4, 2021. Should the Planning Commission desire to forward a positive recommendation to City Council, one of the reasons should be included in the report.

**Staff Review:**

*Planning and Development, Planning Division*

The Planning Division has no issue with the proposed rezoning request.

*Planning and Development, Zoning Division*

The Zoning Administrator has no issue with the proposed rezoning request.

*Public Works*

The City Engineer has no issue with the proposed rezoning request.

*Public Safety*

The Fire Marshall has no issue with the proposed rezoning request.

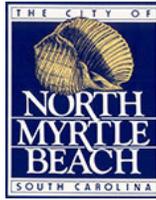
**Planning Commission Action:**

The Planning Commission may recommend approval, recommend approval with modifications and/or conditions; or recommend denial of the proposal, as submitted.

*Alternative Motions*

- 1) I move that the Planning Commission recommend approval of the rezoning request [Z-21-23] as submitted.  
OR
- 2) I move that the Planning Commission recommend denial of the rezoning request [Z-21-23] as submitted.  
OR
- 3) I move (an alternate motion).

Rezoning Finance Account Code:	<b>3.51</b>
FEE PAID:	\$500 on May 18, 2021
FILE NUMBER:	Z-21-23
Complete Submittal Date:	August 18, 2021



Notice Published:	August 27, 2021
Property Posted:	September 2, 2021
Planning Commission:	September 21, 2021
First Reading:	October 4, 2021
Second Reading:	October 18, 2021

**City of North Myrtle Beach, SC**

**Application for Rezoning**

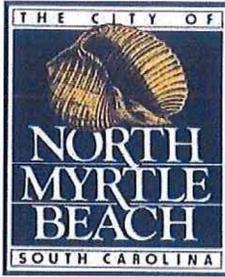
**GENERAL INFORMATION**

<b>Date of Request: August 18, 2021</b>	<b>Property PIN(S): 35108030087, 35107040114</b>
<b>Property Owner(s): Hill Street Park Villas, LLC</b>	<b>Type of Zoning Map Amendment: Rezoning (not to PDD)</b>
<b>Address or Location: Adjacent to Hill Street Park/25th Ave North and Hill Street</b>	<b>Project Contact: EARTHWORKS GROUP</b>
<b>Contact Phone Number: 843-651-7900</b>	<b>Contact Email Address: tasmith@earthworksgroup.com</b>
<b>Current Zoning: R-3</b>	<b>Proposed Zoning: R-2</b>
<b>Total Area of Property: 5.65 Acres</b>	<b>Currently Located in City: Yes</b>

**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: EARTHWORKS GROUP

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.



CITY OF NORTH MYRTLE BEACH  
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 8/18/21

Nature of Approval Requested: Rezoning

Property PIN(s): 35108030087 & 35107040114

Property Address/Location: 24th Avenue North / Hill Street

I, Hill Street Park Villas, LLC/Tripp Nealy, hereby authorize The EARTHWORKS Group

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

  
\_\_\_\_\_  
Signature

Member

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

Signature

\_\_\_\_\_  
Title

Title

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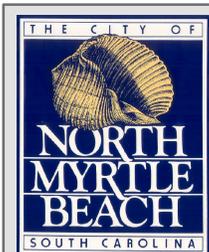
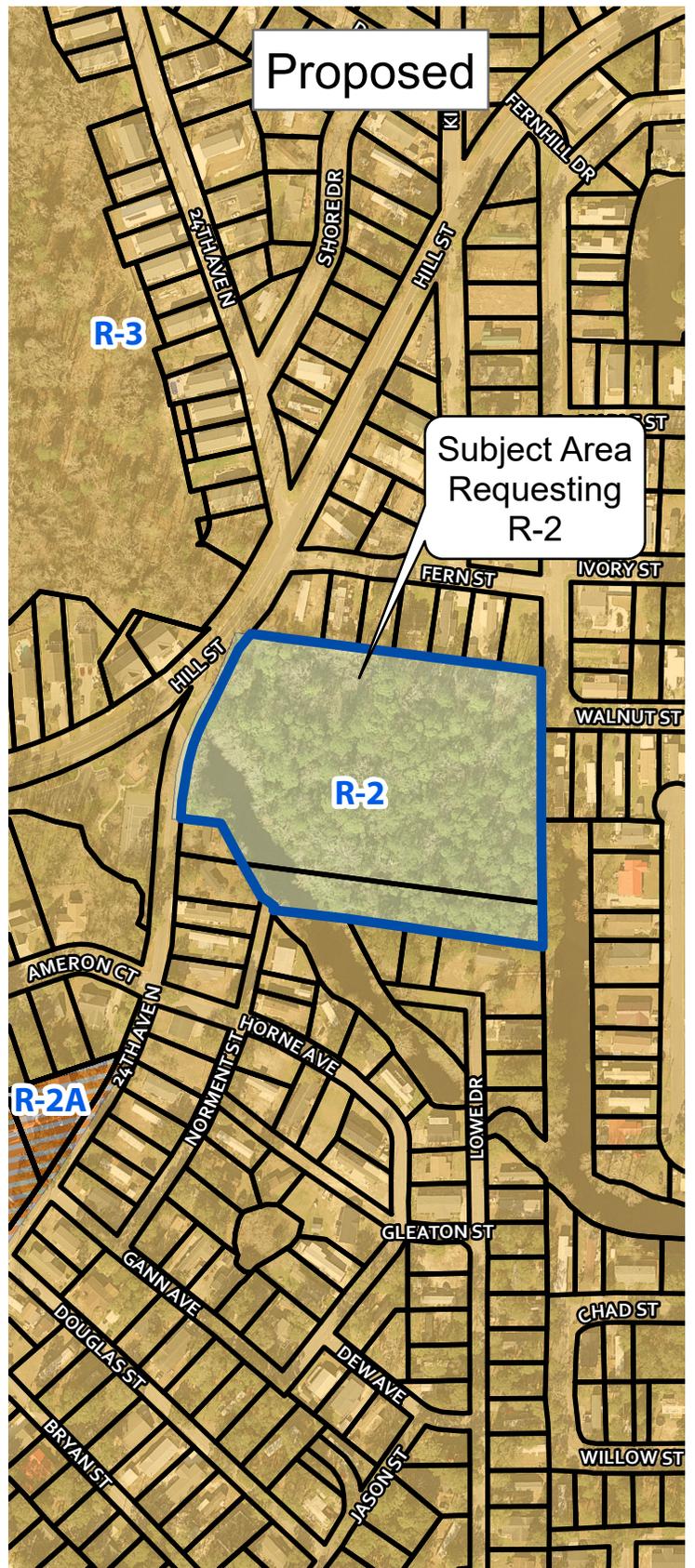
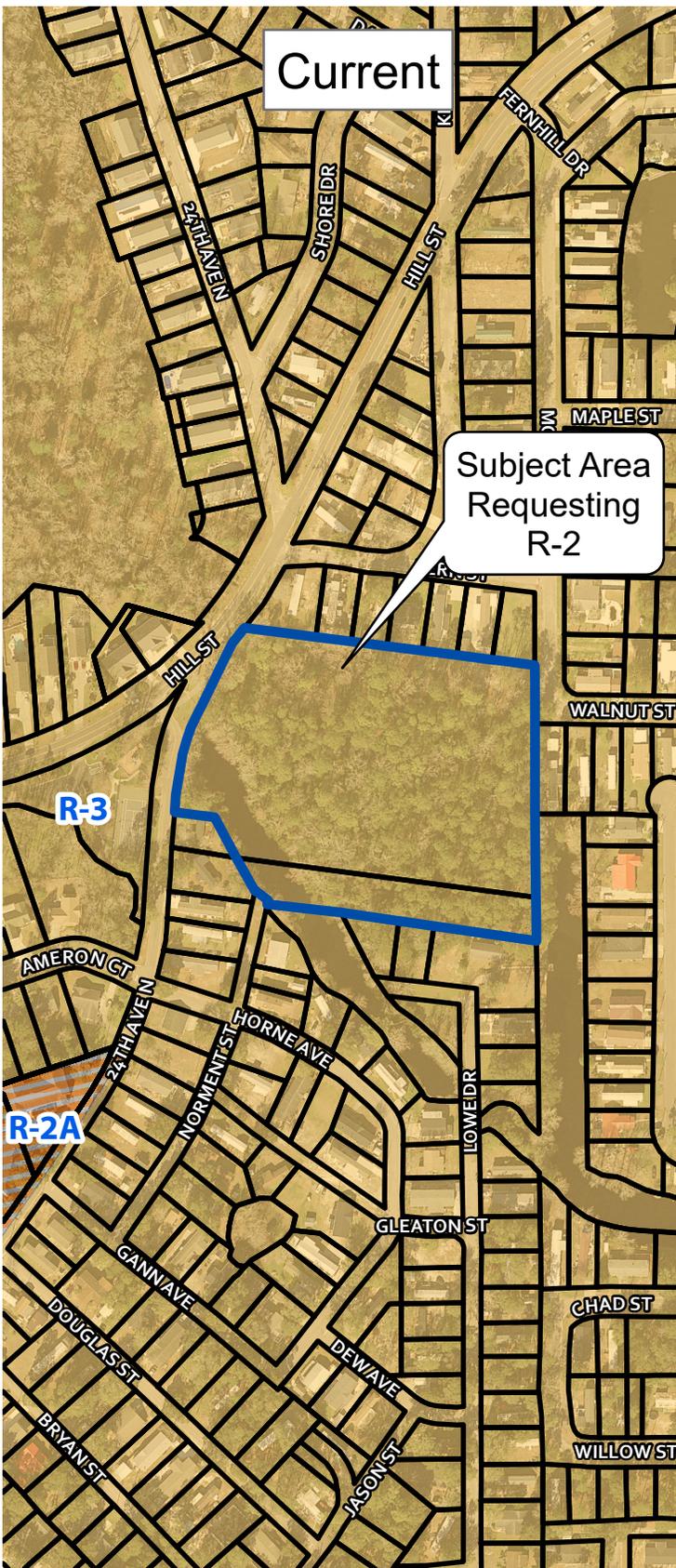
\_\_\_\_\_  
Title

Title

\_\_\_\_\_  
Title

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.

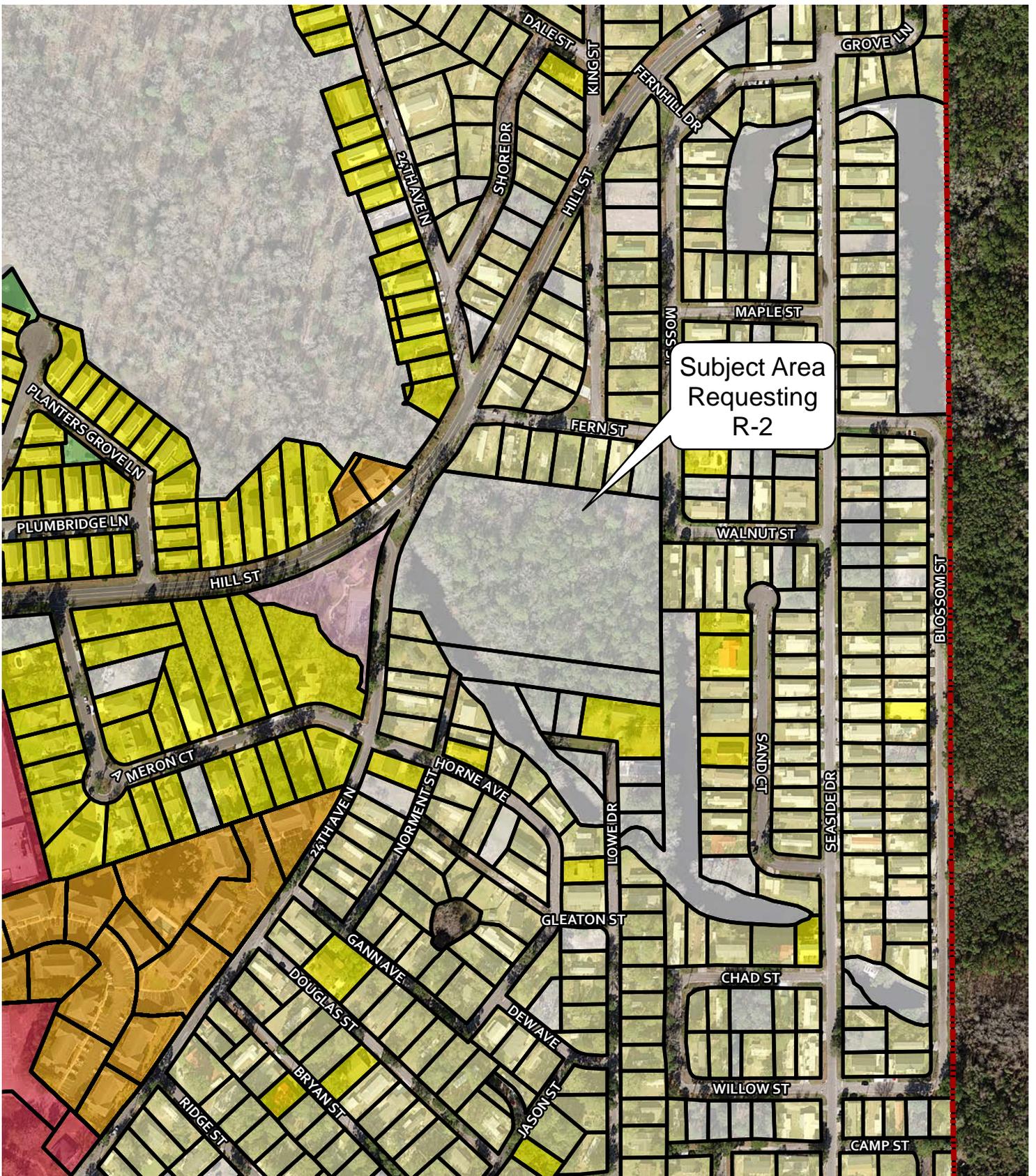


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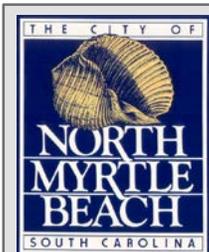
- Subject Area
- Zoning**
- R-2A
- R-3



**Exhibit A: Zoning Map (Z-21-23)**



Subject Area  
Requesting  
R-2

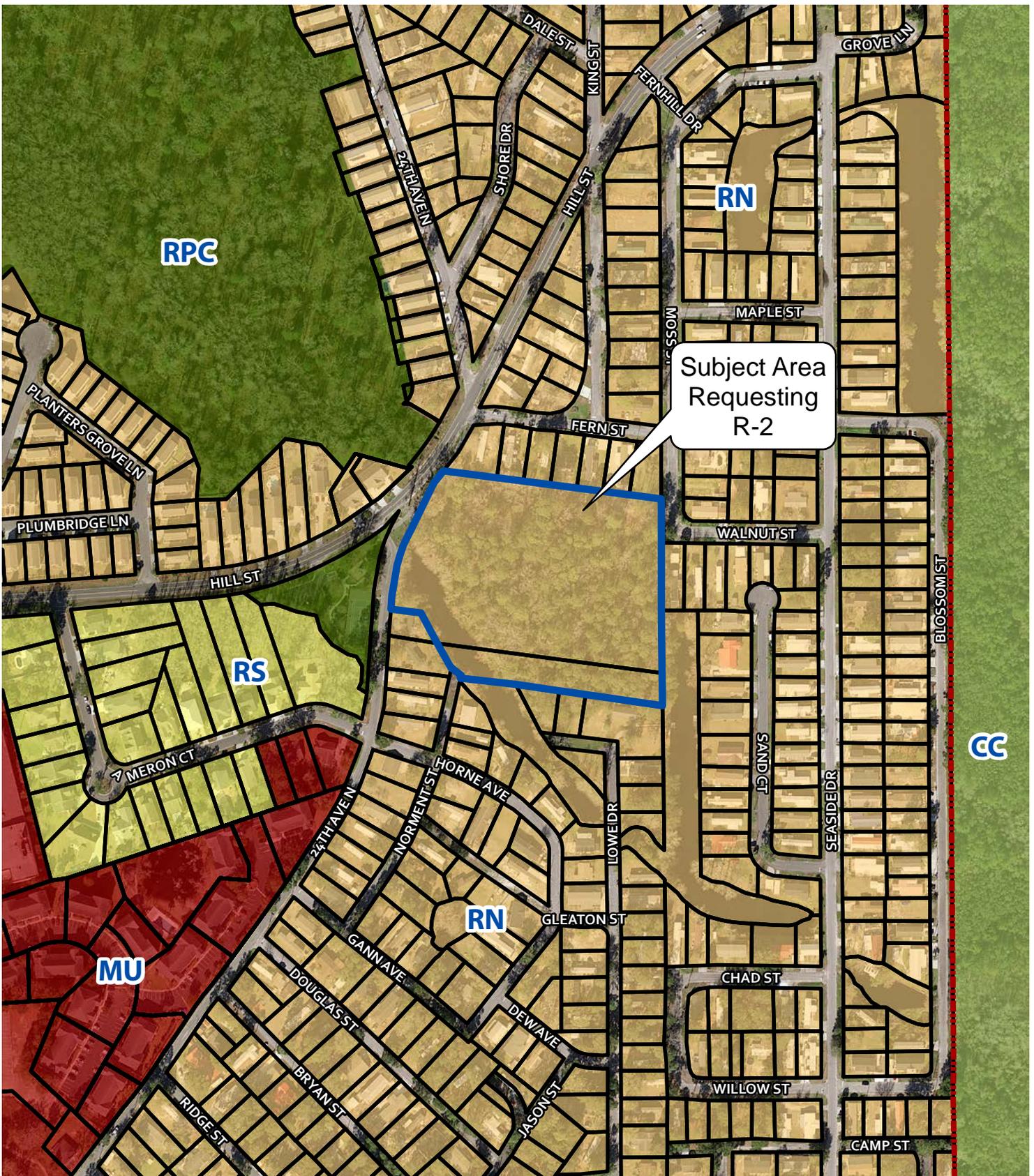


**Legend**

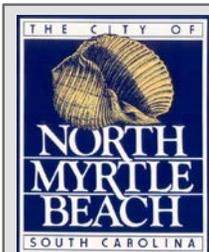
- |   |  |   |
|---|--|---|
|  Subject Area      |  Duplex       |  Public, Social, Cultural |
|  Commercial        |  Mobile Home  |  Single-Family            |
|  Common Open Space |  Multi-Family |  Vacant                   |



**Existing Land Use Map (Z-21-23)**



Subject Area Requesting R-2



**Legend**

Subject Area	CC - Conservation Community	MU - Mixed Use
<b>Recommended Future Land Use Categories</b>	RPC - Resource, Protection, Conservation	RS - Residential Suburban
		RN - Residential Neighborhood



# Future Land Use Map (Z-21-23)

**7B. PRELIMINARY SUBDIVISION PLAT SUB-21-49:** A major preliminary plat of subdivision dedicating Hunt Club Road in the Parkway Group Planned Development District (PDD).

**Background**

Planning Commission previously reviewed Hunt Club Road through the major amendment to the Parkway Group PDD creating the UPS facility. This amendment was approved by City Council on December 16, 2019.

**Existing Conditions**

Accessed by Water Tower Road, the total area of the subdivision is 0.87 acres. The property is zoned PDD and is located within the City’s jurisdiction. Currently, the parcel is being developed along with the adjacent UPS site, scheduled to open later this year.

**Proposed Conditions**

The applicant, Thomas & Hutton, agent for the owner, has proposed a major preliminary plat of subdivision creating the Hunt Club Road public right-of-way. This road is 456 linear feet in length and is a 66’ foot wide public right-of-way. The new roadway would be designed to city standards, including requiring street trees according to the standards of the Parkway Group PDD. The construction documents outlining the streets and infrastructure improvements have been reviewed and approved by City staff.

**Staff Review**

*Planning & Development, Planning Division*

The planning division has no issues with the proposed major preliminary plat.

*Planning & Development, Zoning Division*

The zoning division has no issues with the proposed major preliminary plat.

*Public Works*

The public works department has no issues with the proposed major preliminary plat.

*Public Safety*

The Fire Marshal has no issues with the proposed major preliminary 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 preliminary plat of subdivision [SUB-21-49] prepared for Hunt Club Road as submitted;

OR

I move that the planning commission deny the major preliminary plat of subdivision [SUB-21-49] prepared for Hunt Club Road as submitted;

OR

I move (an alternate motion).

**SUBDIVISION NAME:**  
Hunt Club Road Totaling .87 Acres



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$\$250.00 on September 8, 2021
FILE NUMBER:	SUB-21-49
Complete Submittal Date:	September 8, 2021

City of North Myrtle Beach, SC

**Application for a Major Plat**

**GENERAL INFORMATION**

Date of Request: July 6, 2021	Property PIN(S): 3600000006,3890000003
Property Owner: United Parcel Service	Type of Subdivision: Major Preliminary Subdivision
Address or Location: Hunt Club Road	Project Contact: Ida Hussey
Contact Phone Number: 8438393545	Contact Email Address: hussey.i@tandh.com

**PROJECT INFORMATION**

Zoning: PDD	Total Area: .87 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:
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:

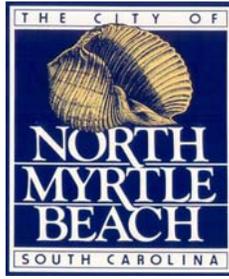
Are Wetlands Present on Site? No

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: Ida Hussey

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.



**CITY OF NORTH MYRTLE BEACH**  
**LETTER OF AGENCY**

*Revision Date 05.24.19*

Today's Date:

Nature of Approval Requested:

Property PIN(s):

Property Address/Location:

I, \_\_\_\_\_, hereby authorize \_\_\_\_\_

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

Signature

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.

LINE	BEARING	LENGTH
L1	N 17°25'47" E	50.57'
L2	N 50°05'31" W	24.39'
L3	S 50°05'31" E	24.39'
L4	S 40°58'29" E	49.41'
L5	S 83°02'41" W	30.03'
L6	N 06°52'19" W	30.00'
L7	N 83°02'41" E	23.61'
L8	S 1°46'21" E	31.37'

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	2236.83'	114.80'	S 77°43'19" W	114.79'	2°56'26"
C2	158.00'	105.67'	N 30°55'56" W	103.71'	38°19'10"
C3	224.00'	149.81'	S 30°55'56" E	147.03'	38°19'10"
C4	23.00'	3.11'	S 86°54'51" W	3.10'	7°44'19"
C5	23.00'	6.99'	N 74°20'32" E	6.96'	17°24'18"

**CERTIFICATE OF APPROVAL FOR PUBLIC WATER AND/OR SEWER SYSTEM**  
 WE GRAND STRAND WATER AND SEWER AUTHORITY CERTIFY THAT THE WATER SUPPLY AND SEWER DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET OUR REQUIREMENTS.

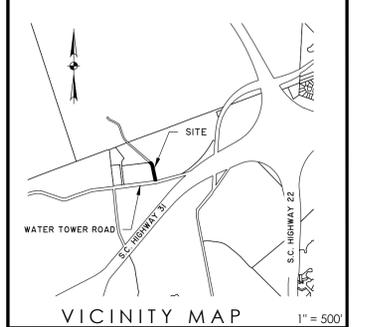
DATE: \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ OF GRAND STRAND WATER & SEWER AUTHORITY  
 NAME (PRINT): \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

**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:  
 NAME (PRINT): \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

SIGNATURE: \_\_\_\_\_  
 NAME (PRINT): \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 NAME (PRINT): \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 NAME (PRINT): \_\_\_\_\_ DATE: \_\_\_\_\_



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I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.  
 MATTHEW D. SVEJKOVSKY  
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 21233

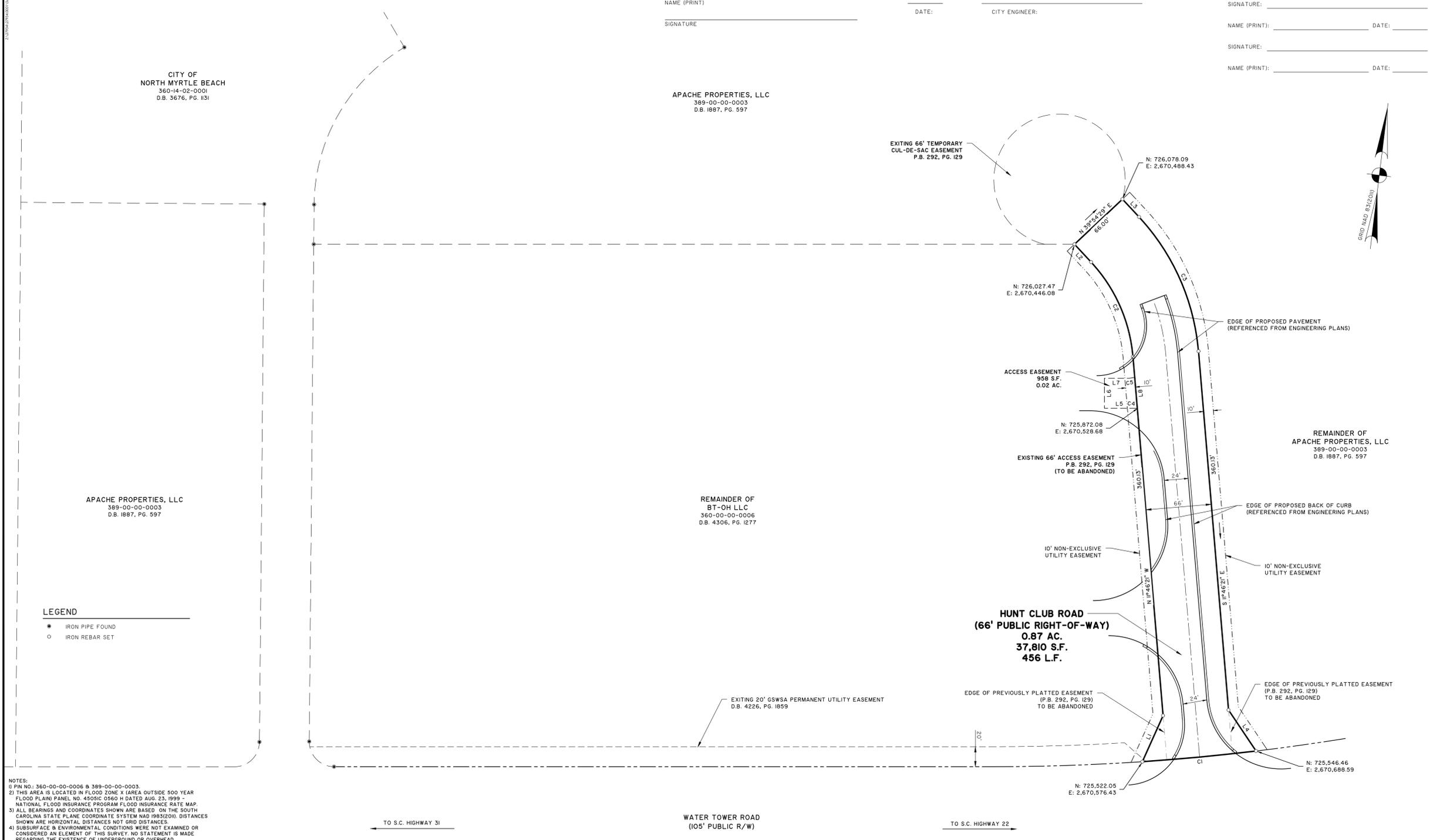
**PRELIMINARY PLAT OF RIGHT OF WAY**  
**HUNT CLUB ROAD**  
**TOTALING 0.87 ACRES**  
 CITY OF NORTH MYRTLE BEACH  
 HORRY COUNTY, SOUTH CAROLINA  
 prepared for  
**UNITED PARCEL SERVICE**

No.	Revision	By	Date
3	REVISED PER CITY OF NMB COMMENTS	JED	9/7/2021
2	ADDED ACCESS EASEMENTS	JED	8/13/2021
1	REVISED PER CITY OF NMB COMMENTS	JED	7/23/2021

**THOMAS & HUTTON**  
 611 Burroughs & Chapin Blvd. • Suite 202  
 Myrtle Beach, SC 29577 • 843.839-3545  
 www.thomasandhutton.com

plat	drawn	reviewed	field	crew
6/22/2021	JED	MDS	xx/xx/xx	xx

job: 27934.0001rw01 SHEET 1 OF 1



APACHE PROPERTIES, LLC  
 389-00-00-0003  
 D.B. 1887, PG. 597

**LEGEND**  
 ● IRON PIPE FOUND  
 ○ IRON REBAR SET

**NOTES:**  
 1) PIN NO. 360-00-00-0006 & 389-00-00-0003.  
 2) THIS AREA IS LOCATED IN FLOOD ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) PANEL NO. 4505C 0560 H DATED AUG. 23, 1999 - NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.  
 3) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD (1983/2011). DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES.  
 4) SUBSURFACE & ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY; NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PARCEL.  
 5) NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE ON THIS DATE.  
 6) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.  
 7) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES OR STATE AGENCY SURVEY SYSTEM LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.  
 8) DEED REFERENCES: D.B. 4306, PG. 1277 & D.B. 1887, PG. 597.  
 9) CURRENT OWNERS: BT-OH LLC  
 55 GLENKAE PARKWAY NE  
 ATLANTA, GA 30238  
 APACHE PROPERTIES LLC  
 9700 KINGS ROAD  
 MYRTLE BEACH, SC 29572  
 10) A 10' NON-EXCLUSIVE UTILITY EASEMENT SHALL BE PROVIDED ALONG THE FRONT OF ALL PARCELS PARALLEL TO THE ROAD RIGHT-OF-WAY.  
 11) CURRENT ZONING: PDD

**REFERENCE MAPS:**  
 1) "SUBDIVISION PLAT OF A 3.90 AC. TRACT OF LAND FOR THE PROPOSED NORTH MYRTLE BEACH FIRE STATION; PREPARED FOR THE CITY OF NORTH MYRTLE BEACH" DATED MARCH 5, 2015 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 258, PG. 350.  
 2) "EASEMENT EXHIBIT MAP OF 10.00 ACRES OF LAND; PREPARED FOR UNITED PARCEL SERVICE" DATED APRIL 7, 2020 BY DDC ENGINEERS & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 292, PG. 129.  
 3) "ALTA/NSPS LAND TITLE SURVEY OF 10.00 ACRES OF LAND - UPS SITE; PREPARED FOR UNITED PARCEL SERVICE" DATED MAY 19, 2019 BY DDC ENGINEERS.

**SITE DATA TABLE:**  
 1) TOTAL TRACT AREA: 0.87 AC.  
 2) HUNT CLUB ROAD: 456 L.F.  
 3) TOTAL LAND AREA TO BE DEDICATED TO PUBLIC: 0.87 AC.

**7C. FINAL SUBDIVISION PLAT SUB-21-50:** A major final plat of subdivision dedicating Hunt Club Road in the Parkway Group Planned Development District (PDD).

**Existing Conditions**

The subject property currently consists of two lots of record within the Parkway Group PDD identified by PINs 360-00-00-0006 and 389-00-00-0003. The property is zoned Planned Development District (PDD) and within the City’s jurisdiction.

**Proposed Conditions**

The applicant, Thomas & Hutton, agent for the developer, has proposed a bonded major final plat of subdivision to create the new 66’ wide Hunt Club Road public right-of-way. The roadway is designed to City standards, including requiring street trees according to the Parkway Group PDD documents and 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-21-49], the owner will provide 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 has approved the amount of the financial guarantee, and the City Attorney has approved the form of the financial guarantee. Upon approval of the final plat by planning commission, the applicant will provide the financial guarantee for \$154,406.79 to the City in the form of a performance bond. 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 right-of-way dedication plat.

*Zoning Division*

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

*Public Works*

The engineering division 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 bonded final plat of subdivision [SUB-21-50] prepared for Hunt Club Road as submitted;

OR

I move (an alternate motion).

**SUBDIVISION NAME:**  
Hunt Club Road totaling .87 Acres



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$250.00 on September 8, 2021
FILE NUMBER:	SUB-21-50
Complete Submittal Date:	September 8, 2021

City of North Myrtle Beach, SC

**Application for a Major Plat**

**GENERAL INFORMATION**

Date of Request: July 7, 2021	Property PIN(S): 3600000006, 3890000003
Property Owner: United Parcel Service	Type of Subdivision: Major Final Subdivision
Address or Location: Hunt Club Road	Project Contact: Ida Hussey
Contact Phone Number: 8438393545	Contact Email Address: hussey.i@tandh.com

**PROJECT INFORMATION**

Zoning: PDD	Total Area: 0.87 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:
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:

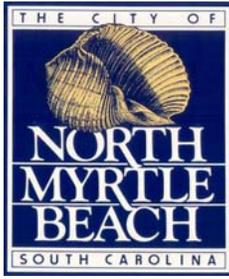
Are Wetlands Present on Site? No

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: Ida Hussey

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**CITY OF NORTH MYRTLE BEACH**  
**LETTER OF AGENCY**

*Revision Date 05.24.19*

Today's Date:

Nature of Approval Requested:

Property PIN(s):

Property Address/Location:

I, \_\_\_\_\_, hereby authorize \_\_\_\_\_

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

Signature

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.

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**CERTIFICATE OF APPROVAL FOR PUBLIC WATER AND/OR SEWER SYSTEM**  
 WE GRAND STRAND WATER AND SEWER AUTHORITY CERTIFY THAT THE WATER SUPPLY AND SEWER DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET OUR REQUIREMENTS.

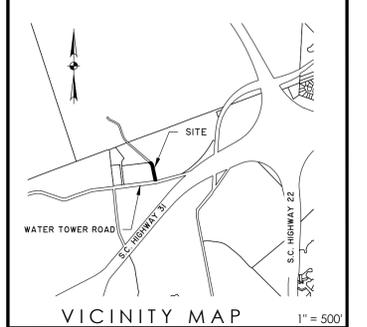
DATE: \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ OF GRAND STRAND WATER & SEWER AUTHORITY  
 NAME (PRINT): \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

**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: \_\_\_\_\_  
 NAME (PRINT): \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME (PRINT): \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME (PRINT): \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME (PRINT): \_\_\_\_\_ DATE: \_\_\_\_\_



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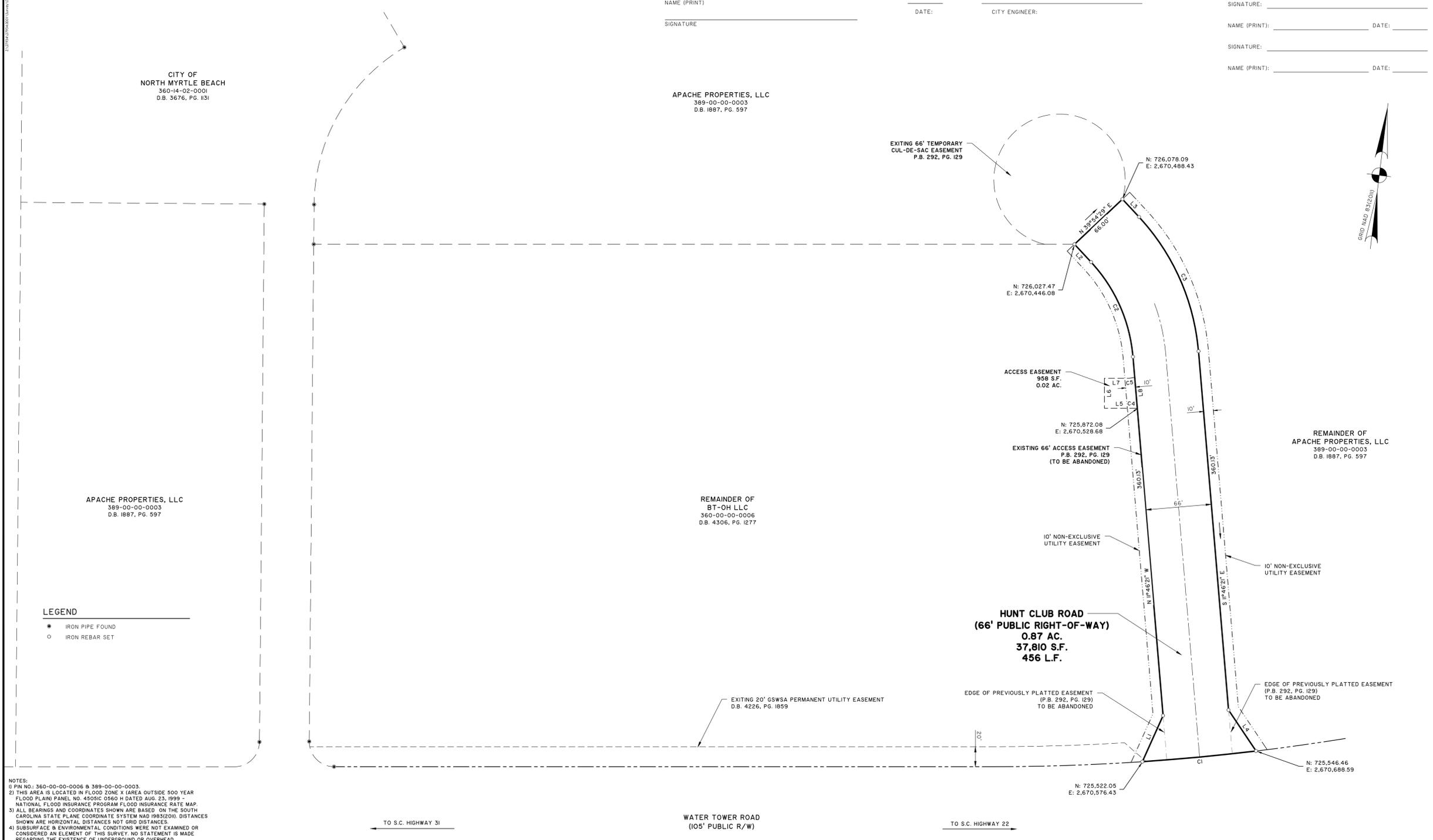
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.  
 MATTHEW D. SVEJKOVSKY  
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 21233

**FINAL PLAT OF RIGHT OF WAY**  
**HUNT CLUB ROAD**  
**TOTALING 0.87 ACRES**  
 CITY OF NORTH MYRTLE BEACH  
 HORRY COUNTY, SOUTH CAROLINA  
 prepared for  
**UNITED PARCEL SERVICE**

No.	Revision	By	Date
3	REVISED PER CITY OF NMB COMMENTS	JED	9/7/2021
2	ADDED ACCESS EASEMENTS	JED	8/13/2021
1	REVISED PER CITY OF NMB COMMENTS	JED	7/23/2021

**THOMAS & HUTTON**  
 611 Burroughs & Chapin Blvd. • Suite 202  
 Myrtle Beach, SC 29577 • 843.839-3545  
 www.thomasandhutton.com

Scale: 1 INCH = 50 FEET  
 plat: 6/22/2021  
 drawn: JED  
 reviewed: MDS  
 field: xx/xx/xx  
 crew: xx  
 job: 27934.0001rw01  
 SHEET 1 OF 1



APACHE PROPERTIES, LLC  
 389-00-00-0003  
 D.B. 1887, PG. 597

**LEGEND**  
 ● IRON PIPE FOUND  
 ○ IRON REBAR SET

**NOTES:**  
 1) PIN NO. 360-00-00-0006 & 389-00-00-0003.  
 2) THIS AREA IS LOCATED IN FLOOD ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) PANEL NO. 4505C 0560 H DATED AUG. 23, 1999 - NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.  
 3) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 1983(2011). DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES.  
 4) SUBSURFACE & ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PARCEL.  
 5) NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE ON THIS DATE.  
 6) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.  
 7) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES OR STATE AGENCY SURVEY SYSTEM LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.  
 8) DEED REFERENCES: D.B. 4306, PG. 1277 & D.B. 1887, PG. 597.  
 9) CURRENT OWNERS: BT-OH LLC  
 55 GLENKAE PARKWAY NE  
 ATLANTA, GA 30238  
 APACHE PROPERTIES LLC  
 9700 KINGS ROAD  
 MYRTLE BEACH, SC 29572  
 10) A 10' NON-EXCLUSIVE UTILITY EASEMENT SHALL BE PROVIDED ALONG THE FRONT OF ALL PARCELS PARALLEL TO THE ROAD RIGHT-OF-WAY.  
 11) CURRENT ZONING: PDD

**REFERENCE MAPS:**  
 1) "SUBDIVISION PLAT OF A 3.90 AC. TRACT OF LAND FOR THE PROPOSED NORTH MYRTLE BEACH FIRE STATION; PREPARED FOR THE CITY OF NORTH MYRTLE BEACH" DATED MARCH 5, 2015 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 258, PG. 350.  
 2) "EASEMENT EXHIBIT MAP OF 10.00 ACRES OF LAND; PREPARED FOR UNITED PARCEL SERVICE" DATED APRIL 7, 2020 BY DDC ENGINEERS & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 292, PG. 129.  
 3) "ALTA/NSPS LAND TITLE SURVEY OF 10.00 ACRES OF LAND - UPS SITE; PREPARED FOR UNITED PARCEL SERVICE" DATED MAY 19, 2019 BY DDC ENGINEERS.

REMAINDER OF BT-OH LLC  
 360-00-00-0006  
 D.B. 4306, PG. 1277

REMAINDER OF APACHE PROPERTIES, LLC  
 389-00-00-0003  
 D.B. 1887, PG. 597

EXITING 20' GWSA PERMANENT UTILITY EASEMENT  
 D.B. 4226, PG. 1859

EDGE OF PREVIOUSLY PLATTED EASEMENT  
 (P.B. 292, PG. 129)  
 TO BE ABANDONED

EDGE OF PREVIOUSLY PLATTED EASEMENT  
 (P.B. 292, PG. 129)  
 TO BE ABANDONED

WATER TOWER ROAD  
 (105' PUBLIC R/W)

TO S.C. HIGHWAY 22

CITY OF NORTH MYRTLE BEACH  
 360-14-02-0001  
 D.B. 3676, PG. 151

APACHE PROPERTIES, LLC  
 389-00-00-0003  
 D.B. 1887, PG. 597

EXITING 66' TEMPORARY CUL-DE-SAC EASEMENT  
 P.B. 292, PG. 129

ACCESS EASEMENT  
 958 S.F.  
 0.02 AC.

EXISTING 66' ACCESS EASEMENT  
 P.B. 292, PG. 129  
 (TO BE ABANDONED)

10' NON-EXCLUSIVE UTILITY EASEMENT

10' NON-EXCLUSIVE UTILITY EASEMENT

HUNT CLUB ROAD  
 (66' PUBLIC RIGHT-OF-WAY)  
 0.87 AC.  
 37,810 S.F.  
 456 L.F.

**7D. FINAL SUBDIVISION PLAT SUB-21-15:** A major bonded final plat of subdivision creating 46 lots of record, common space, and public rights-of-way in the last phases (4D & 4E) of the Robber's Roost Planned Development District (PDD).

**Background**

Planning Commission previously approved the preliminary plat of subdivision on January 5, 2021.

**Existing Conditions**

Accessed by Jolly Roger Drive and Graybill Lane, the subject property is one (1) lot of record consisting of 11.51 acres and identified by PIN 350-00-00-0225. The property is zoned Planned Development District (PDD) and within the City's jurisdiction. Currently, the subject property is vacant and undeveloped.

**Proposed Conditions**

The applicant, Weaver Engineering, agent for the developer, has proposed a bonded major final plat of subdivision to create 46 new single-family detached lots of record, 4 common space lots, and public rights-of-way. The overall subdivision density is 4.00 dwelling units per acre, and all setbacks conform to the standards of the PDD. This final plat completes Jolly Roger Drive and Graybill Lane, both 40' foot public rights-of-way. 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-20-42], the owner will provide 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 has approved the amount of the financial guarantee, and the City Attorney is reviewing the form of the financial guarantee. The applicant will provide a financial guarantee for \$1,455,214.69 to the City in the form of a letter of credit upon plat approval by planning commission. 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-21-15] prepared for Robbers Roost Phases 4D and 4E as submitted;

OR

I move (an alternate motion).

**SUBDIVISION NAME:**  
Robbers Roost Single Family Phases D & E



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$430.00 on September 15, 2021
FILE NUMBER:	SUB-21-15
Complete Submittal Date:	September 15, 2021

City of North Myrtle Beach, SC

**Application for a Major Plat**

**GENERAL INFORMATION**

Date of Request: February 18, 2021	Property PIN(S): 35000025
Property Owner: BUCKEYE HOLDINGS, LLC	Type of Subdivision: Major Final Subdivision
Address or Location: Located between Robbers Roost Villas, Fox Hollow, Shadow Moss and Coastal North	Project Contact: Jane Dodge
Contact Phone Number: 910-527-2007	Contact Email Address: Chris@ChrisManningDevelopers.com

**PROJECT INFORMATION**

Zoning: PDD	Total Area: 11.37 Acres	Existing # of Lots: 1	Proposed # of Lots: 50
Total # of Residential/Commercial Lots: 46	Area of Largest Lot: 9,697 sq. ft.	Area of Smallest Lot: 6,254 sq. ft.	Linear Feet of New Streets: 1,966
Total # of Common/Open Space Lots: 4	Total Area of Common/Open Space Lots: 65,151	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

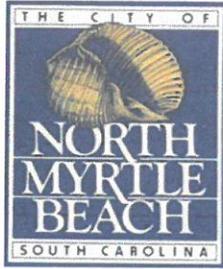
Are Wetlands Present on Site? No

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: Jane Dodge

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.



**CITY OF NORTH MYRTLE BEACH**  
**LETTER OF AGENCY**

Revision Date 05.24.19

Today's Date: 10/05/20

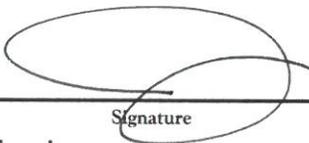
Nature of Approval Requested: Plat Approval

Property PIN(s): 35000000225

Property Address/Location: Robbers Roost at North Myrtle Beach - Phase 4D & E

I, Jerry Christopher Manning, hereby authorize David Bottiglierie

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

  
\_\_\_\_\_  
Signature  
Managing Member  
\_\_\_\_\_  
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.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	192.33	101.48	N 69°40'00" W	100.63
C2	1520.00	97.607	S 89°31'11" W	97.402
C3	270.00	40.48	S 26°02'33" W	40.45
C4	270.00	48.38	S 83°30'00" W	48.309
C5	270.00	51.41	S 76°03'17" W	51.34
C6	250.00	17.09	N 79°25'53" E	17.09
C7	26.00	38.65	N 34°00'00" E	38.65
C8	520.00	4.04	S 07°41'30" E	4.04
C9	480.00	7.72	S 07°45'48" E	7.72
C10	480.00	72.99	S 12°48'00" E	72.92
C11	480.00	29.36	S 18°51'00" E	29.36
C12	712.97	16.46	N 20°35'48" W	16.46
C13	712.97	38.39	N 18°34'01" W	38.39
C14	270.00	41.78	N 13°05'37" W	41.74
C15	270.00	49.49	N 03°24'53" W	49.42
C16	270.00	51.77	N 04°06'55" W	51.77
C17	19.00	29.85	S 38°37'23" E	29.87
C18	250.00	4.80	N 03°04'00" E	4.80
C19	230.00	72.36	N 03°49'55" W	72.07
C20	250.00	18.79	N 15°11'00" W	18.79
C21	980.00	5.91	N 17°15'00" W	5.91
C22	980.00	46.60	N 19°14'04" W	46.59
C23	520.00	87.38	S 19°05'18" E	87.37
C24	26.00	38.65	N 60°00'00" W	38.19
C25	270.00	50.06	N 79°25'53" E	50.06
C26	230.00	90.38	S 10°11'38" W	90.00
C27	230.00	28.89	S 19°05'18" E	28.87
C28	480.00	61.88	S 48°03'19" W	61.83
C29	480.00	58.21	S 42°04'00" W	58.21
C30	19.00	29.85	S 31°28'28" E	29.87

ALL COMMON AREAS AND PRIVATE RIGHT-OF-WAYS WILL BE OWNED, MAINTAINED & PRESERVED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROBBERS ROOST TO BE RECORDED IN THE PUBLIC RECORDS OF HORRY COUNTY.

OWNER: ROBBERS ROOST, LLC DATE:



LINE BEARING	DISTANCE	LINE BEARING	DISTANCE		
L1	N 48°38'34" W	16.98	L43	S 21°13'31" E	53.48
L2	N 19°31'23" E	38.52	L44	N 21°17'31" E	59.99
L3	S 81°30'05" W	51.19	L45	S 21°17'31" E	19.06
L4	S 81°30'05" E	60.00	L46	S 15°03'17" E	41.13
L5	N 81°30'05" E	40.01	L47	S 15°03'17" E	26.31
L6	N 17°30'24" E	41.26	L48	S 15°03'17" E	55.07
L7	S 17°30'24" E	41.26	L49	N 51°44'53" E	17.04
L8	S 17°30'24" E	41.26	L50	N 51°44'53" E	51.77
L9	S 17°30'24" E	41.26	L51	N 51°44'53" E	60.00
L10	S 17°30'24" E	41.26	L52	N 48°58'34" W	40.00
L11	S 17°30'24" E	41.26	L53	N 48°58'34" W	38.99
L12	S 17°30'24" E	41.26	L54	N 20°35'48" W	19.64
L13	S 23°24'12" E	38.77	L55	N 20°35'48" W	60.00
L14	S 23°24'12" E	38.77	L56	N 20°35'48" W	18.11
L15	S 23°24'12" E	38.77	L57	N 20°35'48" W	60.00
L16	S 23°24'12" E	38.77	L58	N 20°35'48" W	60.00
L17	S 23°24'12" E	38.77	L59	N 20°35'48" W	19.64
L18	S 23°24'12" E	38.77	L60	N 17°31'36" E	11.48
L19	S 23°24'12" E	38.77	L61	N 17°31'36" E	59.17
L20	S 23°24'12" E	38.77	L62	N 17°31'36" E	11.48
L21	S 23°24'12" E	38.77	L63	N 17°31'36" E	11.48
L22	S 23°24'12" E	38.77	L64	S 06°22'28" E	41.00
L23	S 23°24'12" E	38.77	L65	S 06°22'28" E	18.43
L24	S 23°24'12" E	38.77	L66	S 06°22'28" E	60.00
L25	S 23°24'12" E	38.77	L67	S 06°22'28" E	18.43
L26	S 23°24'12" E	38.77	L68	S 06°22'28" E	41.00
L27	S 23°24'12" E	38.77	L69	S 06°22'28" E	60.00
L28	S 23°24'12" E	38.77	L70	S 06°22'28" E	18.43
L29	S 23°24'12" E	38.77	L71	S 06°22'28" E	41.00
L30	S 23°24'12" E	38.77	L72	S 06°22'28" E	60.00
L31	S 23°24'12" E	38.77	L73	S 06°22'28" E	18.43
L32	S 23°24'12" E	38.77	L74	S 06°22'28" E	41.00
L33	S 23°24'12" E	38.77	L75	S 06°22'28" E	60.00
L34	S 23°24'12" E	38.77	L76	S 06°22'28" E	18.43
L35	S 23°24'12" E	38.77	L77	S 06°22'28" E	41.00
L36	S 23°24'12" E	38.77	L78	S 06°22'28" E	60.00
L37	S 23°24'12" E	38.77	L79	S 06°22'28" E	18.43
L38	S 23°24'12" E	38.77	L80	S 06°22'28" E	41.00
L39	S 23°24'12" E	38.77	L81	S 06°22'28" E	60.00
L40	S 23°24'12" E	38.77	L82	S 06°22'28" E	18.43
L41	S 23°24'12" E	38.77	L83	S 06°22'28" E	41.00
L42	S 23°24'12" E	38.77	L84	S 06°22'28" E	60.00

- NOTES:**
- NO USGS HORIZONTAL MONUMENTATION FOUND WITHIN 2000 FEET OF SITE.
  - 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.
  - ATTORNEY TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD.
  - SB = SETBACK
  - RW = RIGHT OF WAY
  - IRF = IRON REBAR FOUND
  - IPF = IRON PIPE FOUND
  - IPS = IRON PIPE SET
  - EP = EDGE OF PAVEMENT
  - DE = DRAINAGE EASEMENT
  - TAX# 144-00-01-119 DB 4340 PG 242
  - ZONING = PDD
  - OHE = OVER HEAD ELECTRICITY
  - THIS SURVEY CREATES A MAJOR SUBDIVISION IN AN AREA THAT REGULATES PARCELS OF LAND.
  - DE = DRAINAGE EASEMENT P.D.E. PUBLIC DRAINAGE EASEMENT
  - 1/2" IRON REBAR SET AT ALL LOT CORNERS POINTS OF CURVATURE AND POINTS OF TANGENCY.
  - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

- NOTES:**
- REFERENCE PLAT RECORDED IN PLAT BOOK 229 PAGE 233. REFERENCE PLAT RECORDED IN PLAT BOOK 271 PAGES 168 & 169.
  - THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP No. 45051C0583 H, DATED 08/23/1999.
  - NO TITLE SEARCH PERFORMED BY THIS OFFICE.
  - COMMON AREAS, OPEN SPACE, AND PRIVATE RIGHT-OF-WAYS ARE TO BE OWNED & MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS PER SECTION 20-32 OF THE LAND DEVELOPMENT REGULATIONS.
  - ALL REQUIRED SIDEWALKS AND OR STREET TREE IMPROVEMENTS SHALL BE COMPLETED AS PER CITY OF NORTH MYRTLE BEACH STANDARDS PRIOR TO THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY.
  - OWNER OF RECORD: BUCKEYE HOLDINGS, LLC 2200-B PREMIER RESORTS BLVD NORTH MYRTLE BEACH, SC 29582
  - 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.

ALL COMMON AREAS AND PRIVATE RIGHT-OF-WAYS WILL BE OWNED, MAINTAINED & PRESERVED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROBBERS ROOST TO BE RECORDED IN THE PUBLIC RECORDS OF HORRY COUNTY.

OWNER: ROSE DEVELOPMENT, LLC DATE:

**CERTIFICATION 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.

Date: \_\_\_\_\_ City Engineer or Designate

**CERTIFICATE OF APPROVAL OF WATER SUPPLY & SEWAGE DISPOSAL SYSTEM**

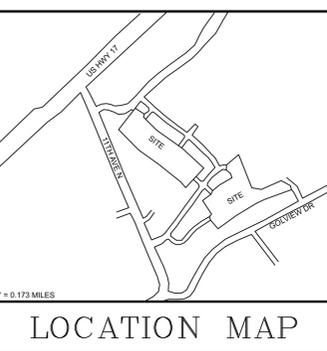
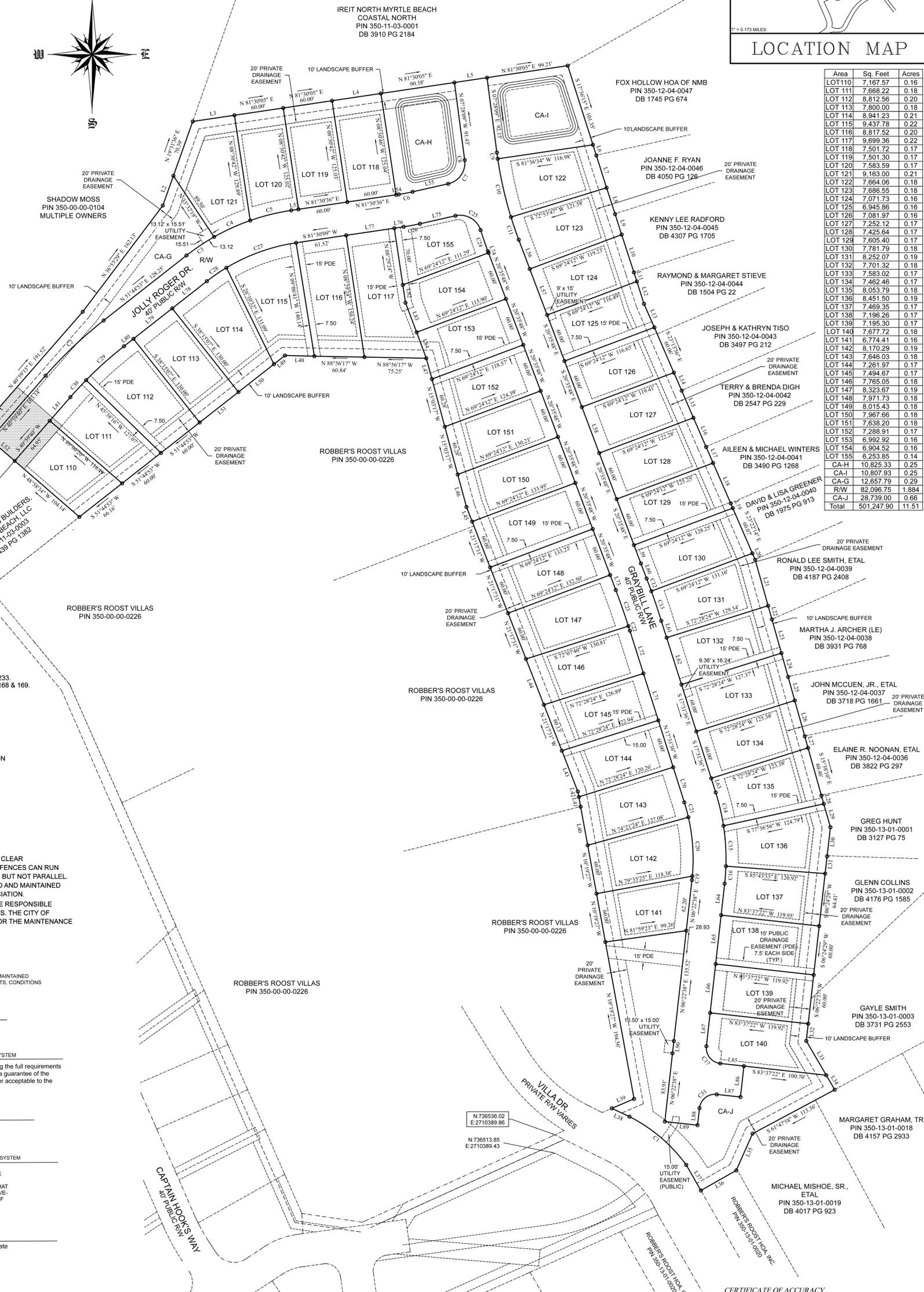
I HEREBY CERTIFY THAT A PUBLIC WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM, MEETING THE FULL REQUIREMENTS OF THE CITY'S SUBDIVISION REGULATIONS, HAS BEEN INSTALLED OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER ACCEPTABLE TO THE CITY OF NORTH MYRTLE BEACH HAS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

Date: \_\_\_\_\_ City Engineer or Designate

OWNER OF RECORD: BUCKEYE HOLDINGS, LLC 2200-B PREMIER RESORTS BLVD N. MYRTLE BEACH, SC 29582

**LEGEND**

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



Area	Sq Feet	Acres
LOT110	7,167.57	0.16
LOT 111	7,668.22	0.18
LOT 112	8,812.56	0.20
LOT 113	7,800.00	0.18
LOT 114	8,941.23	0.21
LOT 115	9,437.78	0.22
LOT 116	8,517.52	0.20
LOT 117	9,699.36	0.22
LOT 118	7,501.72	0.17
LOT 119	7,501.30	0.17
LOT 120	7,583.59	0.17
LOT 121	9,163.00	0.21
LOT 122	7,664.06	0.18
LOT 123	7,686.55	0.18
LOT 124	7,071.73	0.16
LOT 125	6,945.86	0.16
LOT 126	7,081.97	0.16
LOT 127	7,252.12	0.17
LOT 128	7,425.64	0.17
LOT 129	7,605.40	0.17
LOT 130	7,781.79	0.18
LOT 131	8,252.07	0.19
LOT 132	7,701.32	0.18
LOT 133	7,583.02	0.17
LOT 134	7,462.46	0.17
LOT 135	8,053.79	0.18
LOT 136	8,451.50	0.19
LOT 137	7,469.35	0.17
LOT 138	7,196.26	0.17
LOT 139	7,195.30	0.17
LOT 140	7,677.72	0.18
LOT 141	6,774.41	0.16
LOT 142	8,170.29	0.19
LOT 143	7,646.03	0.18
LOT 144	7,261.97	0.17
LOT 145	7,494.67	0.17
LOT 146	7,765.05	0.18
LOT 147	8,323.67	0.19
LOT 148	7,971.73	0.18
LOT 149	8,015.43	0.18
LOT 150	7,967.66	0.18
LOT 151	7,638.20	0.18
LOT 152	7,288.91	0.17
LOT 153	6,992.92	0.16
LOT 154	6,904.52	0.16
LOT 155	6,253.85	0.14
CA-H	10,825.33	0.25
CA-I	10,807.93	0.25
CA-J	12,657.79	0.29
R/W	82,096.75	1.884
CA-J	28,739.00	0.66
Total	501,247.90	11.51

**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 the public or private use as noted.

OWNER: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**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.

**AUGUST 31, 2021**  
 Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 ROBERT A. WARNER, PLS  
 15177  
 S.C. Registration Number

<p>CITY OF NORTH MYRTLE BEACH</p> <p>FINAL SUBDIVISION PLAT OF PARCELS 4-D &amp; 4-E ROBBERS ROOST PORTION OF TRACT 2</p> <p>HORRY COUNTY SOUTH CAROLINA</p>	<p>PREPARED FOR</p> <p>BUCKEYE HOLDINGS, LLC &amp; ROBBERS ROOST@ NORTH MYRTLE BEACH, LLC</p> <p>SCALE: 1" = 60'</p>	<p>ROBERT A. WARNER</p> <p>Professional Land Surveying, Mapping and Planning</p> <p>726 8th Avenue North Myrtle Beach, South Carolina 29577</p> <p>Phone: (843) 626-6662 / 6924 Fax: (843) 626-6774 E-mail: RWARNER500@AOL.COM</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CITY OF NMB TRC COMMENTS</td> <td>12/23/20</td> <td></td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	1	CITY OF NMB TRC COMMENTS	12/23/20	
NO.	DESCRIPTION	DATE	BY								
1	CITY OF NMB TRC COMMENTS	12/23/20									

**7E. PRELIMINARY SUBDIVISION PLAT SUB-21-59:** A major preliminary plat of subdivision creating 22 townhouse lots in Phase 1A of the Bell’s Lake subdivision.

**Background**

The preliminary plat of subdivision for Bell’s Lake was approved February 7, 2018. Planning Commission approved a final plat creating a lot for in-common townhomes in this location at their December 8, 2020, meeting.

**Existing Conditions**

Accessed by Bell’s Lake Circle, the total area of the subdivision is 3.17 acres. The subject property is one lot of record identified by PIN 348-16-01-0024. The property is zoned Neighborhood Commercial (NC) and is located within the City’s jurisdiction. Currently, the parcel has no vertical construction but much of the infrastructure has been installed through the previously approved plats.

**Proposed Conditions**

The applicant, Weaver Engineering, agent for the owner, has proposed a major preliminary plat of subdivision creating 22 residential lots and 3 common area lots. All residential lots are intended for the construction of townhomes; the smallest lot is ±2,954 square feet (Lot 1A-18) and the next smallest lot is 3,008 square feet. The subdivision density is 6.94 dwelling units per acre. All setbacks conform to the standards of the NC zoning district. The construction documents outlining the streets and infrastructure improvements have been reviewed and approved by City staff.

**Staff Review**

*Planning & Development, Planning Division*

The planning division has no issues with the proposed major preliminary plat.

*Planning & Development, Zoning Division*

The Zoning Administrator would like to see Lot 1A-18 slightly adjusted to be a minimum of 3,000 square feet.

*Public Works*

The public works department has no issues with the proposed major preliminary plat.

*Public Safety*

The Fire Marshal has no issues with the proposed major preliminary 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 preliminary plat of subdivision [SUB-21-59] prepared for Bell’s Lake Phase 1A as submitted;

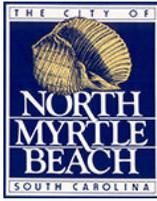
OR

I move that the planning commission deny the major preliminary plat of subdivision [SUB-21-59] prepared for Bell’s Lake Phase 1A as submitted;

OR

I move (an alternate motion).

**SUBDIVISION NAME:**  
Bells Lake Phase 1A



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$\$\$500.00 on September 14, 2021
FILE NUMBER:	SUB-21-59
Complete Submittal Date:	September 14, 2021

City of North Myrtle Beach, SC

**Application for a Major Plat**

**GENERAL INFORMATION**

Date of Request: July 22, 2021	Property PIN(S): 34816010024
Property Owner: CF MASTER LIMITED PARTNERSHIP	Type of Subdivision: Major Preliminary Subdivision
Address or Location: Water Tower Road - Bells Lake	Project Contact: Jane Dodge
Contact Phone Number: 1-704-507-2175	Contact Email Address: earl@coulstondev.com

**PROJECT INFORMATION**

Zoning: NC	Total Area: 3.17 Acres	Existing # of Lots: 1	Proposed # of Lots: 25
Total # of Residential/Commercial Lots: 22	Area of Largest Lot: 7,773 sq. ft.	Area of Smallest Lot: 3,017 sq. ft.	Linear Feet of New Streets: 688
Total # of Common/Open Space Lots: 3	Total Area of Common/Open Space Lots: 1.42	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

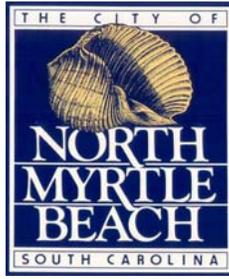
Are Wetlands Present on Site? Yes

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: Jane Dodge*

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.



**CITY OF NORTH MYRTLE BEACH**  
**LETTER OF AGENCY**

*Revision Date 05.24.19*

Today's Date: 12/13/19

Nature of Approval Requested: Bells Lake plat approval

Property PIN(s):

Property Address/Location: Water tower Road

I, Johnathan Mccall, hereby authorize David Bottiglierie Or Robert L Weaver

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

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Signature

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Title

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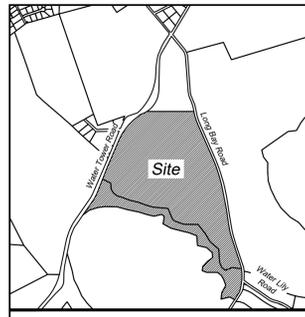
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Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.



Vicinity Map - Not to Scale

- References**
1. An Existing Subdivision Plat showing Lots 1 & 2 being the property of Five Fools, LLC for the benefit of G. David Culbertson, Lot 2 & Carolina Development Services, LLC, Lot 1 by Russell Courtney & Associates, LLC, dated 12/9/16, revised 12/20/16 and recorded in Plat Book 273, Page 218, Horry County Register of Deeds.
  2. Subdivision Plat of 25.00 Acres located near Wampoe surveyed for The Bell Estate by Lower Carolina Surveying dated 4/6/00 and recorded in Plat Book 215, Page 53, Horry County Register of Deeds.
  3. Map of 269.41 Acres of Land entitled Combination Plat prepared for Azalea Bay Resort, LLC by DDC Engineers, Inc. dated 2/19/15 and recorded in Plat Book 265, Page 168, Horry County Register of Deeds.
  4. Map of 93.51 Acres of Land entitled Final Subdivision Plat prepared for Carolina Development Services, LLC, by Palmetto Corp. Land Surveying Division Dated 11/01/2020, Recorded in Plat Book 296, Page 207, Horry County Register of Deeds.

- Notes**
1. This property is subject to all easements and restrictions of record.
  2. This document represents a subdivision plan of an existing parcel of record.
  3. Property Identification Number: 348-16-01-0024
  4. No title search performed by this office.
  5. Existing Parcel ID Numbers and references for the adjoining properties are as shown (if applicable) on the face of this plat.
  6. Total number of lots is 22, for a single family subdivision and project will consist of site built homes.
  7. All roads, drainage and easements labeled private in this development are intended to be private and be maintained by the HOA.
  8. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45051CO 0578 H & 0580 J dated 8/23/99 and all flood lines shown (if applicable) are scaled and approximate only.
  9. Bearings based on the South Carolina NAD83 State Plane Coordinate System and all distances shown are horizontal ground distances, not grid distances.
  10. Property owner / developer of record: Carolina Development Services, LLC  
2627 Breckridge Centre Drive, Suite 101  
Monroe, NC 28110  
CF Master Limited Partnership  
2627 Breckridge Centre Drive, Suite 101  
Monroe, NC 28110
  11. All common areas and open spaces are to be owned by the Home Owners Association.
  12. All lakes, ponds, berms, common areas and open spaces are to be maintained by the Home Owners Association.
  13. Gross density of project: 7.00 Lots / acre
  14. All activities, including activities by individual lot owners, will be carried out in accordance with the approved storm water management and sediment control plan for the subdivision.
  15. Last property transfer: Plat Book 296, Page 207.
  16. Minimum finished building pad elevation is to be 12" above the back of curb or centerline of road.
  17. Iron pins (5/8" rebar) set all corners unless otherwise noted.
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  19. All areas calculated for lots, open spaces and amenity areas are inclusive of any wetlands, wetland fills and wetland buffers if applicable.
  20. Minimum lot size: Lot 1A-18: 2,054 sq. ft. 0.07 ± ac.
  21. HOA documents for restrictive covenants and easements for the development shown hereon were recorded in Deed Book \_\_\_\_\_ Page \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the office of the register of deeds for Horry County.
  22. All areas on this plat shown as open space shall remain as such in perpetuity.
  23. A 10' non-exclusive perpetual utility easement shall extend along the front of all lots within the development, parallel to the road right-of-way.
  24. 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.
  25. Common Areas, Open Spaces and private easements are to be owned and maintained by the Property Owners Association.
  26. 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.
  27. A disclosure statement signed by the owner / subdivider outlining the maintenance responsibilities for private streets and other common areas (and open spaces) 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.
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  32. 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.
  33. All interior acreage's are calculated from the new rights-of-way to be dedicated to the City of North Myrtle Beach along Water Tower Road and Long Bay Road exclusively.
  34. Driveways on corner lots must be located a minimum of 25' from the right-of-way of the closest intersection.
  35. Zoned: NC  
Front: 25'  
Side: 5'  
Rear: 20'

**Area Summary - Phase 1a**

Total Area of Phase	3.17 ± acres
Open Space Area	1.38 ± acres (inclusive of any pond and / or wetland areas)
Lot Area	1.79 ± acres
Total Number of Lots	22
Linear Foot Cl. Road	662.722
Gross Density	7.00 Lots / acre

**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 steps to public or private uses as noted.

Name - Title	Name - Title
Signature	Signature
Date	Date

**Certificate of Availability to Public Water and Sewer Systems**

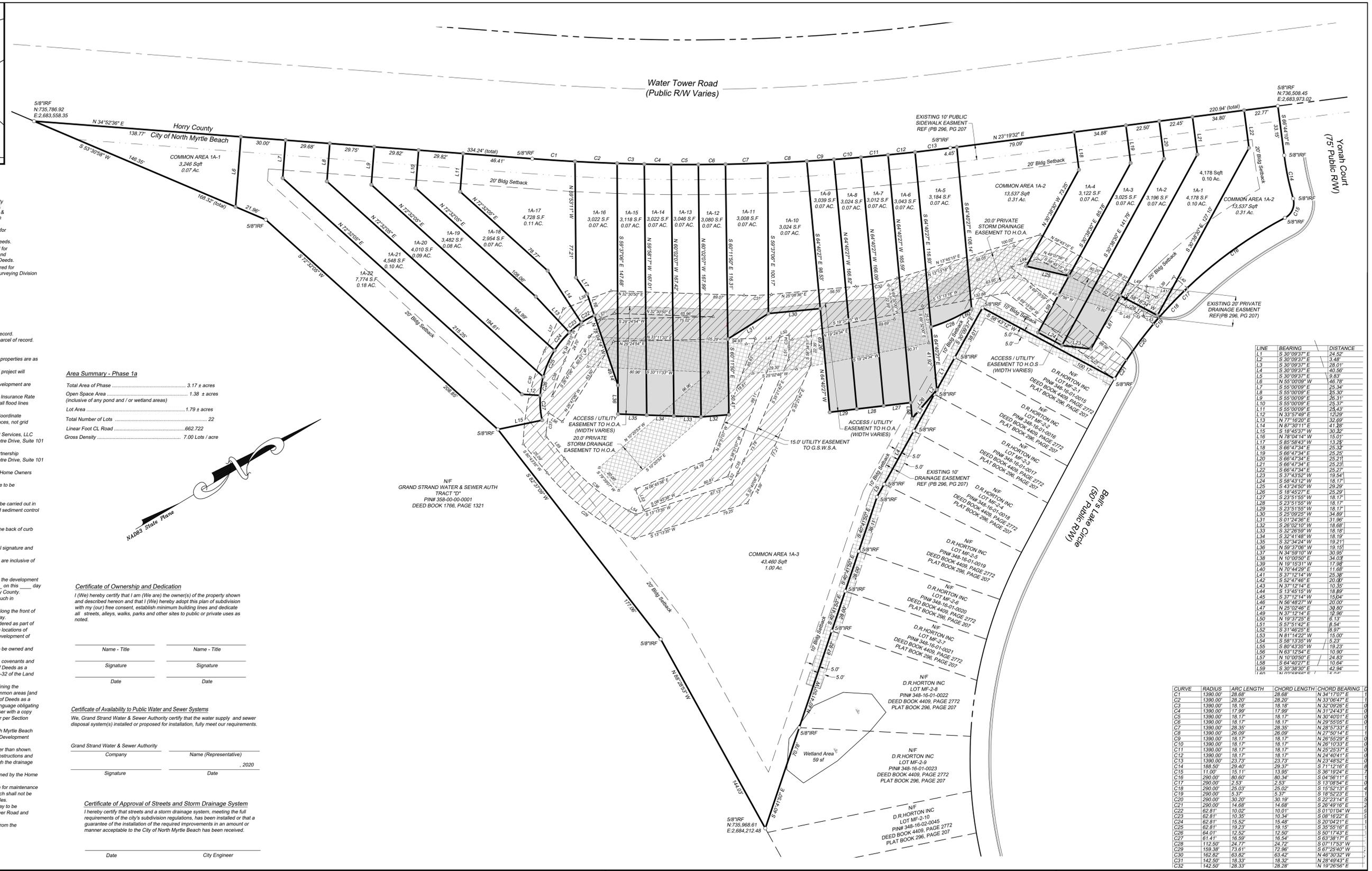
We, Grand Strand Water & Sewer Authority certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

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

**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



LINE	BEARING	DISTANCE
L1	S 30°09'37" E	34.88'
L2	S 30°09'37" E	3.48'
L3	S 30°09'37" E	28.01'
L4	S 30°09'37" E	40.56'
L5	S 30°09'37" E	9.83'
L6	N 55°00'09" W	46.78'
L7	S 55°00'09" W	25.34'
L8	S 55°00'09" E	35.30'
L9	S 55°00'09" E	25.31'
L10	S 55°00'09" E	25.37'
L11	S 55°00'09" E	25.43'
L12	N 33°43'49" E	12.29'
L13	N 77°16'20" W	32.69'
L14	N 87°30'11" E	41.38'
L15	S 85°58'43" W	30.32'
L16	N 89°14'14" W	15.07'
L17	S 85°58'43" W	13.25'
L18	S 86°47'34" E	25.33'
L19	S 86°47'34" E	25.25'
L20	S 86°47'34" E	25.21'
L21	S 86°47'34" E	25.23'
L22	S 86°47'34" E	25.27'
L23	S 37°43'52" W	19.54'
L24	S 86°43'12" W	18.17'
L25	S 43°24'50" W	29.29'
L26	S 18°45'27" E	25.29'
L27	S 23°51'55" W	18.17'
L28	S 23°51'55" W	18.17'
L29	S 23°51'55" W	18.17'
L30	S 23°51'55" W	34.88'
L31	S 01°24'36" E	31.96'
L32	S 26°02'10" W	18.68'
L33	S 32°26'59" W	18.16'
L34	S 32°41'48" W	18.19'
L35	S 32°41'48" W	19.21'
L36	N 09°07'00" W	19.15'
L37	N 34°59'10" W	30.95'
L38	N 10°00'50" E	34.03'
L39	N 10°00'50" E	17.98'
L40	N 70°44'29" E	11.68'
L41	S 37°12'14" W	25.38'
L42	S 37°12'14" W	20.00'
L43	N 37°12'14" W	10.35'
L44	S 37°12'14" W	18.69'
L45	S 37°12'14" W	15.04'
L46	N 56°48'27" W	20.00'
L47	N 25°04'26" E	39.80'
L48	N 37°12'14" W	19.96'
L49	N 37°12'14" W	19.96'
L50	N 19°32'25" E	6.13'
L51	S 57°14'21" E	8.56'
L52	S 31°46'25" E	8.97'
L53	N 61°14'22" W	15.00'
L54	S 81°33'55" W	15.23'
L55	S 80°43'35" W	19.23'
L56	N 63°12'24" E	10.30'
L57	N 10°00'50" E	24.83'
L58	S 84°40'27" E	10.64'
L59	S 30°38'30" E	42.94'
L60	N 90°46'42" E	7.44'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1390.00'	28.68'	28.68'	N 34°17'07" E
C2	1390.00'	28.20'	28.20'	N 33°06'41" E
C3	1390.00'	18.18'	18.18'	N 32°09'26" E
C4	1390.00'	17.99'	17.99'	N 31°24'43" E
C5	1390.00'	18.17"	18.17"	N 30°40'11" E
C6	1390.00'	18.17"	18.17"	N 29°55'05" E
C7	1390.00'	28.35'	28.35'	N 28°57'33" E
C8	1390.00'	28.09'	28.09'	N 27°50'14" E
C9	1390.00'	18.17"	18.17"	N 26°55'29" E
C10	1390.00'	18.17"	18.17"	N 26°10'33" E
C11	1390.00'	18.17"	18.17"	N 25°25'39" E
C12	1390.00'	18.17"	18.17"	N 24°40'41" E
C13	1390.00'	23.73'	23.73'	N 23°48'52" E
C14	169.50'	29.40'	29.37'	S 71°12'16" E
C15	11.00'	15.11"	13.95"	S 36°19'24" E
C16	290.00'	60.60'	60.34'	S 04°58'11" E
C17	290.00'	2.53'	2.53'	S 13°08'54" E
C18	290.00'	25.03'	25.02'	S 15°52'13" E
C19	290.00'	5.37'	5.37'	S 18°52'23" E
C20	290.00'	30.19'	30.19'	S 22°23'14" E
C21	290.00'	14.68'	14.68'	S 26°49'16" E
C22	62.81'	10.02'	10.01'	S 01°01'04" W
C23	62.81'	10.35'	10.34'	S 08°16'22" E
C24	62.81'	15.52'	15.48'	S 20°04'21" E
C25	62.81'	19.23'	19.15'	S 35°55'16" E
C26	64.01'	12.52'	12.50'	S 50°17'43" E
C27	61.41'	16.59'	16.54'	S 63°38'17" E
C28	112.50'	24.77'	24.72'	S 07°17'53" W
C29	159.38'	73.61'	72.96'	S 67°25'40" W
C30	162.82'	63.82'	63.42'	N 46°30'32" W
C31	142.50'	18.33'	18.33'	N 28°49'41" E
C32	142.50'	28.33'	28.28'	N 19°26'56" E

**PALMETTO CORP**  
Land Surveying Division

3873 Highway 701 N  
Conway, S.C. 29526  
Phone: (843) 716-6021

DRAWN BY: KLM	JOB# S2213	REVISIONS:
CLOSURE CHECKED BY:	DATE OF SURVEY:	
APPROVED BY: RRE	07/12/2021	

Preliminary Subdivision Plat  
of  
Bell's Lake - Phase 1A  
Containing 3.17 Acres Total  
City of North Myrtle Beach, Horry County, South Carolina  
prepared for  
Carolina Development Services, LLC

GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

**Certificate of Accuracy**

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 for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

Ray R. Eshelman, PLS# 22753

DATE

**7F. FINAL SUBDIVISION PLAT SUB-21-70:** A major final plat of subdivision creating 22 townhouse lots in Phase 1A of the Bell's Lake subdivision.

**Existing Conditions**

Accessed by Bell's Lake Circle, the total area of the subdivision is 3.17 acres. The subject property is one lot of record identified by PIN 348-16-01-0024. The property is zoned Neighborhood Commercial (NC) and is located within the City's jurisdiction. Currently, the parcel has no vertical construction but much of the infrastructure has been installed through the previously approved plats.

**Proposed Conditions**

The applicant, Weaver Engineering, agent for the owner, has proposed a bonded major final plat of subdivision to create 22 residential lots and 3 common area lots. The overall subdivision density is 6.94 dwelling units per acre, and all setbacks conform to the standards of the NC zoning district. The proposed major final plat is substantially consistent with the previously approved preliminary plat.

All required improvements were bonded through the original final plat (SUB-19-41) in a subdivision bond for \$2,032,848.41 to the City. 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 would like to see an estimated cost for the sidewalks and street trees fee-in-lieu along Water Tower Road added to the cost estimate per § 20-40(m)(13).

*Zoning Division*

The Zoning Administrator would like to see Lot 1A-18 slightly adjusted to be a minimum of 3,000 square feet.

*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.

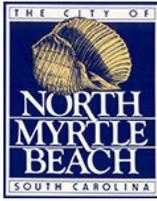
*Alternative Motions*

I move that the planning commission approve the major bonded final plat of subdivision [SUB-21-70] prepared for Phase 1A of Bell's Lake as submitted;

OR

I move (an alternate motion).

**SUBDIVISION NAME:**  
Bells Lake Phase 1A



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$\$430.00 on September 14, 2021
FILE NUMBER:	SUB-21-70
Complete Submittal Date:	September 14, 2021

City of North Myrtle Beach, SC

**Application for a Major Plat**

**GENERAL INFORMATION**

Date of Request: August 31, 2021	Property PIN(S): 34809030002
Property Owner: CF MASTER LIMITED PARTNERSHIP	Type of Subdivision: Major Final Subdivision
Address or Location: Water Tower Road & Bells Lake	Project Contact: Jane Dodge
Contact Phone Number: 704-507-2175	Contact Email Address: earl@coulstondev.com

**PROJECT INFORMATION**

Zoning: R-2A	Total Area: 2.37 Acres	Existing # of Lots: 1	Proposed # of Lots: 19
Total # of Residential/Commercial Lots: 17	Area of Largest Lot: 3,009 sq. ft.	Area of Smallest Lot: 2,863 sq. ft.	Linear Feet of New Streets: 740.42
Total # of Common/Open Space Lots: 2	Total Area of Common/Open Space Lots: 1.24	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

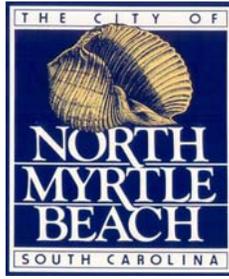
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*Applicant's E-signature: Jane Dodge*

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**CITY OF NORTH MYRTLE BEACH**  
**LETTER OF AGENCY**

*Revision Date 05.24.19*

Today's Date: 08/31/21

Nature of Approval Requested: Bells Lake Ph IA & IB Final Plat Approval

Property PIN(s): 34816010024 (1A) and 34809030002 (1B)

Property Address/Location: Watertower Road

I, Johnathan McCall, hereby authorize David Bottiglierie or Robert Weaver

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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Title

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- Notes**
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  2. This document represents a subdivision plan of an existing parcel of record.
  3. Property Identification Number: 348-16-01-0024
  4. No title search performed by this office.
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  33. All interior acreage's are calculated from the new rights-of-way to be dedicated to the City of North Myrtle Beach along Water Tower Road and Long Bay Road exclusively.
  34. Driveways on corner lots must be located a minimum of 25' from the right-of-way of the closest intersection.
  35. Zoned: NC Front: 25' Side: 5' Rear: 20'

**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 certify this plan of subdivision with my (our) free consent, establish minimum building lines and dedicate all streets, alleys, walks, parks and other steps to public or private uses as noted.

Name - Title	Name - Title
Signature	Signature
Date	Date

**Certificate of Availability to Public Water and Sewer Systems**

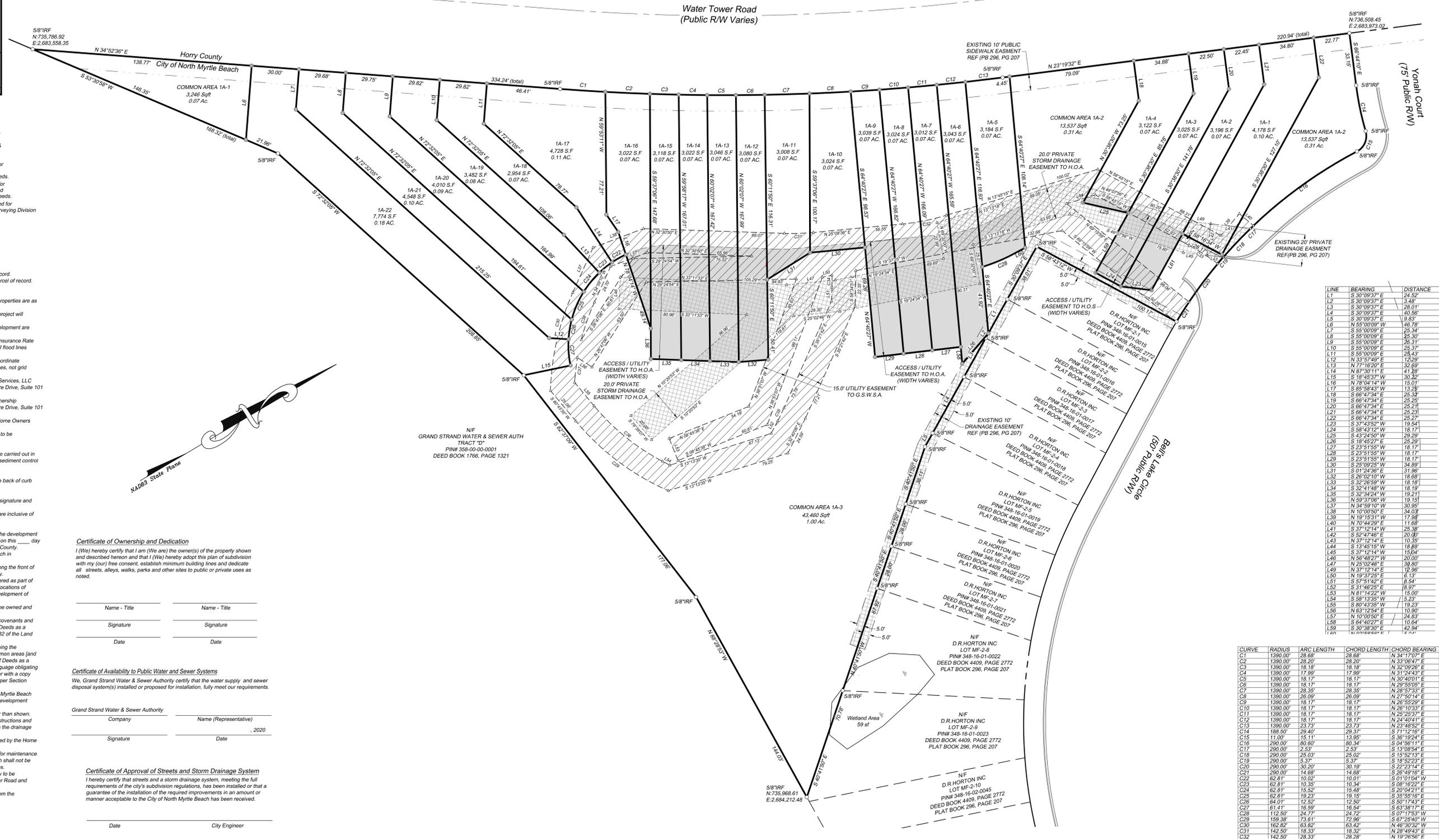
We, Grand Strand Water & Sewer Authority, certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

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

**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



LINE	BEARING	DISTANCE
L1	S 30°09'37" E	3.48'
L2	S 30°09'37" E	26.01'
L3	S 30°09'37" E	26.01'
L4	S 30°09'37" E	40.56'
L5	S 30°09'37" E	9.83'
L6	N 55°00'09" E	46.78'
L7	S 55°00'09" E	26.34'
L8	S 55°00'09" E	26.30'
L9	S 55°00'09" E	26.31'
L10	S 55°00'09" E	26.37'
L11	S 55°00'09" E	26.43'
L12	N 33°57'48" E	12.29'
L13	N 77°16'20" E	32.68'
L14	N 87°30'11" E	41.38'
L15	S 88°43'34" W	30.32'
L16	N 89°04'14" W	15.01'
L17	S 85°58'43" W	13.25'
L18	S 86°47'34" E	25.33'
L19	S 86°47'34" E	25.25'
L20	S 86°47'34" E	25.21'
L21	S 86°47'34" E	25.23'
L22	S 86°47'34" E	25.27'
L23	S 37°43'52" W	19.54'
L24	S 88°43'34" W	18.17'
L25	S 43°24'50" W	29.29'
L26	S 18°45'27" E	26.29'
L27	S 23°51'55" W	18.17'
L28	S 23°51'55" W	18.17'
L29	S 23°51'55" W	18.17'
L30	S 23°51'55" W	34.89'
L31	S 01°24'36" E	31.96'
L32	S 26°02'10" W	18.68'
L33	S 32°06'59" W	18.18'
L34	S 32°41'48" W	18.19'
L35	S 32°42'24" W	19.21'
L36	N 19°16'31" W	17.98'
L37	N 34°59'10" W	30.95'
L38	N 10°00'50" E	34.03'
L39	N 19°16'31" W	17.98'
L40	N 70°44'29" E	11.68'
L41	S 37°12'14" W	10.35'
L42	S 32°47'46" E	20.01'
L43	N 37°12'14" E	10.35'
L44	S 13°45'15" W	18.69'
L45	S 37°12'14" W	15.64'
L46	N 56°48'27" W	20.00'
L47	N 25°04'26" E	39.80'
L48	N 37°12'14" E	19.96'
L49	N 37°12'14" E	19.96'
L50	N 19°32'25" E	6.13'
L51	S 27°54'42" E	8.54'
L52	S 31°46'25" E	18.97'
L53	N 61°14'22" W	15.00'
L54	S 88°13'35" W	15.23'
L55	S 80°43'35" W	19.23'
L56	N 63°12'24" E	10.30'
L57	N 10°00'50" E	24.83'
L58	S 84°40'27" E	10.64'
L59	S 30°38'30" E	42.94'
L60	N 40°46'48" E	7.44'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1390.00'	28.68'	28.68'	N 34°17'07" E
C2	1390.00'	28.20'	28.20'	N 33°06'41" E
C3	1390.00'	18.18'	18.18'	N 32°09'26" E
C4	1390.00'	17.99'	17.99'	N 31°24'43" E
C5	1390.00'	18.17'	18.17'	N 30°40'11" E
C6	1390.00'	18.17'	18.17'	N 29°55'05" E
C7	1390.00'	28.35'	28.35'	N 28°57'33" E
C8	1390.00'	28.09'	28.09'	N 27°59'14" E
C9	1390.00'	18.17'	18.17'	N 26°55'29" E
C10	1390.00'	18.17'	18.17'	N 26°10'33" E
C11	1390.00'	18.17'	18.17'	N 25°25'39" E
C12	1390.00'	18.17'	18.17'	N 24°40'41" E
C13	1390.00'	23.73'	23.73'	N 23°48'52" E
C14	169.50'	29.40'	29.37'	S 71°12'18" E
C15	11.00'	15.11'	13.95'	S 36°19'24" E
C16	290.00'	60.60'	60.34'	S 04°56'11" E
C17	290.00'	2.53'	2.53'	S 13°08'54" E
C18	290.00'	25.03'	25.02'	S 15°52'13" E
C19	290.00'	5.37'	5.37'	S 18°52'23" E
C20	290.00'	30.20'	30.19'	S 22°23'14" E
C21	290.00'	14.68'	14.68'	S 26°49'16" E
C22	62.81'	10.02'	10.01'	S 30°17'08" E
C23	62.81'	10.35'	10.34'	S 08°16'22" E
C24	62.81'	15.52'	15.48'	S 20°04'21" E
C25	62.81'	19.23'	19.15'	S 35°55'16" E
C26	64.01'	12.52'	12.50'	S 50°17'43" E
C27	61.41'	16.99'	16.54'	S 63°38'17" E
C28	112.50'	24.72'	24.72'	S 07°17'53" W
C29	159.38'	73.61'	72.96'	S 67°25'40" W
C30	162.82'	63.82'	63.42'	N 46°30'32" W
C31	142.50'	18.33'	18.33'	N 28°49'41" E
C32	142.50'	28.33'	28.28'	N 19°26'56" E

**PALMETTO CORP**  
Land Surveying Division

3873 Highway 701 N  
Conway, S.C. 29526  
Phone: (843) 716-6021

DRAWN BY: KLM	JOB# S2213	REVISIONS:
CLOSURE CHECKED BY:	DATE OF SURVEY:	
APPROVED BY: RRE	07/12/2021	

Final Subdivision Plat  
of  
Bell's Lake - Phase 1A  
Containing 3.17 Acres Total  
City of North Myrtle Beach, Horry County, South Carolina  
prepared for  
Carolina Development Services, LLC

GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

**Certificate of Accuracy**

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 for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

Ray R. Eshelman PLS# 22753 DATE

**7G. PRELIMINARY SUBDIVISION PLAT SUB-21-60:** A major preliminary plat of subdivision creating 17 townhouse lots in Phase 1B of the Bell’s Lake subdivision.

**Background**

The preliminary plat of subdivision for Bell’s Lake was approved February 7, 2018. Planning Commission approved a final plat creating a lot for in-common townhomes in this location at their December 8, 2020, meeting.

**Existing Conditions**

Accessed by Water Tower Road, the total area of the subdivision is 2.37 acres. The subject property is one lot of record identified by PINs 348-09-03-0002. The property is zoned Mid-Rise Multifamily Residential (R-2A) and is located within the City’s jurisdiction. Currently, the parcel has no vertical construction but much of the infrastructure has been installed through the previously approved plats.

**Proposed Conditions**

The applicant, Weaver Engineering, agent for the owner, has proposed a major preliminary plat of subdivision creating 17 residential lots and 2 common area lots. All residential lots are intended for the construction of townhomes; the smallest lot is ±2,863 square feet (Lot 1B-12). The subdivision density is 7.17 dwelling units per acre. All setbacks conform to the standards of the R-2A zoning district. The construction documents outlining the streets and infrastructure improvements have been reviewed and approved by City staff.

**Staff Review**

*Planning & Development, Planning Division*

The planning division has no issues with the proposed major preliminary plat.

*Planning & Development, Zoning Division*

The zoning division has no issues with the proposed major preliminary plat.

*Public Works*

The public works department has no issues with the proposed major preliminary plat.

*Public Safety*

The Fire Marshal has no issues with the proposed major preliminary 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 preliminary plat of subdivision [SUB-21-60] prepared for Bell’s Lake Phase 1B as submitted;

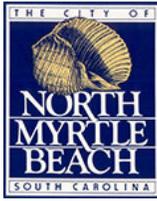
OR

I move that the planning commission deny the major preliminary plat of subdivision [SUB-21-60] prepared for Bell’s Lake Phase 1B as submitted;

OR

I move (an alternate motion).

**SUBDIVISION NAME:**  
Bells Lake Phase 1B



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$440.00 on September 14, 2021
FILE NUMBER:	SUB-21-60
Complete Submittal Date:	September 14, 2021

City of North Myrtle Beach, SC

**Application for a Major Plat**

**GENERAL INFORMATION**

Date of Request: July 22, 2021	Property PIN(S): 34809030002
Property Owner: CF MASTER LIMITED PARTNERSHIP	Type of Subdivision: Major Preliminary Subdivision
Address or Location: Water Tower Road & Bells Lake	Project Contact: Jane Dodge
Contact Phone Number: 1-704-507-2175	Contact Email Address: earl@coulstondev.com

**PROJECT INFORMATION**

Zoning: R-2A	Total Area: 2.37 Acres	Existing # of Lots: 1	Proposed # of Lots: 19
Total # of Residential/Commercial Lots: 17	Area of Largest Lot: 3,009 sq. ft.	Area of Smallest Lot: 2,863 sq. ft.	Linear Feet of New Streets: 563
Total # of Common/Open Space Lots: 2	Total Area of Common/Open Space Lots: 1.24	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

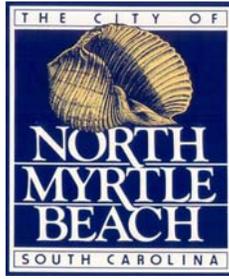
Are Wetlands Present on Site? Yes

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: Jane Dodge*

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.



**CITY OF NORTH MYRTLE BEACH**  
**LETTER OF AGENCY**

*Revision Date 05.24.19*

Today's Date: 12/13/19

Nature of Approval Requested: Bells Lake plat approval

Property PIN(s):

Property Address/Location: Water tower Road

I, Johnathan Mccall, hereby authorize David Bottiglierie Or Robert L Weaver

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

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Signature

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Signature

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Title

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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.



Vicinity Map - Not to Scale

**References**

1. An Exempt Subdivision Plat showing Lots 1 & 2 being the property of Five Fools, LLC for the benefit of G. David Culbertson, Lot 2 & Carolina Development Services, LLC, Lot 1 by Russell Courtney & Associates, LLC dated 12/6/16, revised 12/20/16 and recorded in Plat Book 273, Page 218, Horry County Register of Deeds.
2. Subdivision Plat of 25.00 Acres located near Wampee surveyed for The Bell Estate by Lower Carolina Surveying dated 4/6/06 and recorded in Plat Book 215, Page 53, Horry County Register of Deeds.
3. Map of 200.41 Acres of Land entitled Combination Plat prepared for Azalea Bay Resort, LLC by DDC Engineers, Inc. dated 2/19/15 and recorded in Plat Book 265, Page 188, Horry County Register of Deeds.
4. Map of 93.51 Acres of Land entitled Final Subdivision Plat prepared for Carolina Development Services, LLC by Palmetto Corp. Land Surveying Division Dated 11/01/2020. Recorded in Plat Book 296, Page 207, Horry County Register of Deeds.

**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	Name - Title
Signature	Signature
Date	Date

**Certificate of Availability to Public Water and Sewer Systems**

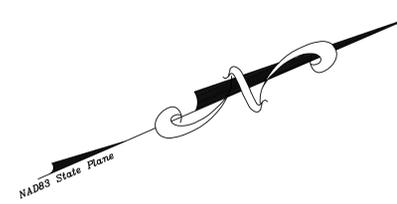
We, Grand Strand Water & Sewer Authority certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

Company	Name (Representative)
Signature	Date

**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
Signature	Date

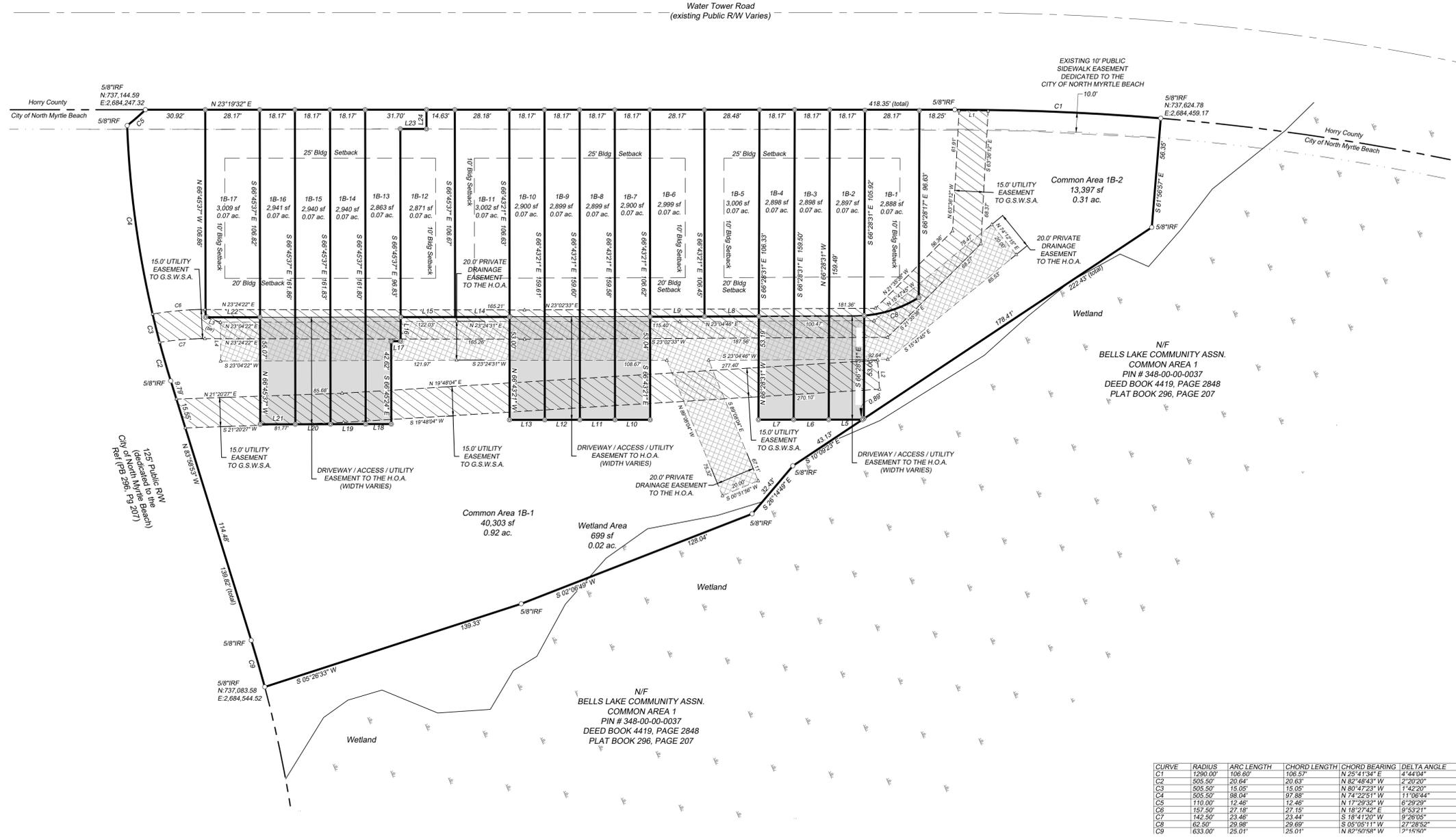


**Area Summary - Phase 1b**

Total Area of Phase	2.37 ± acres
Open Space Area (inclusive of any pond and / or wetland areas)	1.23 ± acres
Lot Area	1.14 ± acres
Total Number of Lots	17
Linear Foot Cl Road	740.42
Gross Density	7.14 Lots / acre

**Notes**

1. This property is subject to all easements and restrictions of record.
2. This document represents a subdivision plan of an existing parcel of record.
3. Property Identification Number: 348-00-03-0002
4. No title search performed by this office.
5. Existing Parcel ID Numbers and references for the adjoining properties are as shown (if applicable) on the face of this plat.
6. Total number of lots is 17 for a single family subdivision and project will consist of site built homes.
7. All roads, drainage and easements labeled private in this development are intended to be private and be maintained by the HOA.
8. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45051CO 0578 H & 0580 J dated 8/23/99 and all flood lines shown (if applicable) are scaled and approximate only.
9. Bearings based on the South Carolina NAD83 State Plane Coordinate System and all distances shown are horizontal ground distances, not grid distances.
10. Property owner / developer of record: Carolina Development Services, LLC 2627 Brecknidge Centre Drive, Suite 101 Monroeville, NC 28110 CF Master Limited Partnership 2627 Brecknidge Centre Drive, Suite 101 Monroeville, NC 28110
11. All common areas and open spaces are to be owned by the Home Owners Association.
12. All lakes, ponds, berms, common areas and open spaces are to be maintained by the Home Owners Association.
13. Gross density of project: 7.14 Lots / acre
14. All activities, including activities by individual lot owners, will be carried out in accordance with the approved storm water management and sediment control plan for the subdivision.
15. Last property transfer: Plat Book 296, Page 207.
16. Minimum finished building pad elevation is to be 12" above the back of curb or centerline of road.
17. Iron pins (5/8" rebar) set all corners unless otherwise noted.
18. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
19. All areas calculated for lots, open spaces and amenity areas are inclusive of any wetlands, wetland fills and wetland buffers if applicable.
20. Minimum lot size: Lot 1B-13; 2,863 sq. ft., 0.07 ± ac.
21. HOA documents for restrictive covenants and easements for the development shown hereon were recorded in Deed Book \_\_\_\_\_ Page \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ in the office of the register of deeds for Horry County.
22. All areas on this plat shown as open space shall remain as such in perpetuity.
23. A 10' non-exclusive perpetual utility easement shall extend along the front of all lots within the development, parallel to the road right-of-way.
24. 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.
25. Common Areas, Open Spaces and private easements are to be owned and maintained by the Property Owners Association.
26. 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.
27. 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.
28. 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.
29. No trees greater than 16" in diameter affect this property other than shown.
30. 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.
31. All private drainage easements are to be owned and maintained by the Home Owners or Property Owners Association.
32. 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.
33. All interior acreage's are calculated from the new rights-of-way to be dedicated to the City of North Myrtle Beach along Water Tower Road and Long Bay Road exclusively.
34. Driveways on corner lots must be located a minimum of 25' from the right-of-way of the closest intersection.
35. Zoned: R2-A  
Front: 20'  
Rear: 20'  
Side: 10'



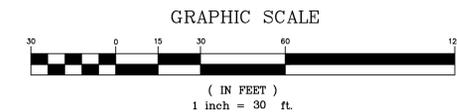
LINE	BEARING	DISTANCE
L1	N 23°42'03" E	15.02'
L2	S 70°11'56" E	15.00'
L3	N 41°29'13" E	8.68'
L4	N 66°55'38" W	20.00'
L5	N 23°16'39" E	17.43'
L6	S 23°16'39" W	18.17'
L7	N 23°16'39" W	18.17'
L8	S 23°04'46" W	26.03'
L9	S 23°00'08" W	28.17'
L10	S 23°16'39" W	18.17'
L11	S 23°16'39" W	18.17'
L12	S 23°16'39" W	18.17'
L13	S 23°16'39" W	18.17'
L14	S 23°14'36" W	28.11'
L15	S 23°14'36" W	28.17'
L16	S 66°45'37" E	12.41'
L17	S 22°46'07" W	4.81'
L18	S 23°14'23" W	13.26'
L19	S 23°14'23" W	18.17'
L20	S 23°14'23" W	18.17'
L21	S 23°14'23" W	18.17'
L22	S 23°14'36" W	28.17'
L23	N 23°25'30" E	13.50'
L24	N 66°44'30" W	8.60'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1280.00'	106.60'	106.57'	N 25°41'34" E	4°44'04"
C2	505.50'	20.64'	20.63'	N 82°48'43" W	2°20'20"
C3	505.50'	15.05'	15.05'	N 80°47'23" W	1°42'20"
C4	505.50'	98.04'	97.88'	N 74°22'51" W	11°06'44"
C5	110.00'	12.46'	12.46'	N 17°29'32" W	6°29'22"
C6	157.50'	27.18'	27.15'	N 18°27'42" E	9°53'21"
C7	142.50'	23.46'	23.44'	S 18°41'30" W	9°29'05"
C8	62.50'	25.86'	25.69'	S 05°05'11" W	27°28'52"
C9	633.00'	25.01'	25.01'	N 82°50'58" W	1°16'50"

**PALMETTO CORP**  
Land Surveying Division  
3873 Highway 701 N  
Conway, S.C. 29526  
Phone: (843) 716-6021

DRAWN BY: KLM	JOB# S2213	REVISIONS:
CLOSURE CHECKED BY:	DATE OF SURVEY:	
APPROVED BY: RRE	11/01/2020	

Preliminary Subdivision Plat  
of  
Bell's Lake - Phase 1B  
Containing 2.37 Acres Total  
City of North Myrtle Beach, Horry County, South Carolina  
prepared for  
Carolina Development Services, LLC



**Certificate of Accuracy**  
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 for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

Ray R. Eshelman PLS# 22753 DATE

**7H. FINAL SUBDIVISION PLAT SUB-21-71:** A major final plat of subdivision creating 17 townhouse lots in Phase 1B of the Bell's Lake subdivision.

**Existing Conditions**

Accessed by Water Tower Road, the total area of the subdivision is 2.37 acres. The subject property is one lot of record identified by PINs 348-09-03-0002. The property is zoned Mid-Rise Multifamily Residential (R-2A) and is located within the City's jurisdiction. Currently, the parcel has no vertical construction but much of the infrastructure has been installed through the previously approved plats.

**Proposed Conditions**

The applicant, Weaver Engineering, agent for the owner, has proposed a bonded major final plat of subdivision to create 17 residential lots and 2 common area lots. The overall subdivision density is 7.17 dwelling units per acre, and all setbacks conform to the standards of the R-2A zoning district. The proposed major final plat is substantially consistent with the previously approved preliminary plat.

All required improvements were bonded through the original final plat (SUB-19-41) in a subdivision bond for \$2,032,848.41 to the City. 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 would like to see an estimated cost for the sidewalks and street trees fee-in-lieu along Water Tower Road added to the cost estimate per § 20-40(m)(13) and is reviewing the major final plat of subdivision.

*Zoning Division*

The Zoning Administrator is reviewing the major final plat of subdivision.

*Public Works*

The Director of Public Works is reviewing the major final plat of subdivision.

*Public Safety*

The Fire Marshal is reviewing the 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.

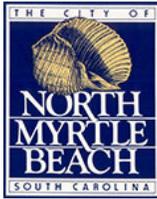
*Alternative Motions*

I move that the planning commission approve the major bonded final plat of subdivision [SUB-21-71] prepared for Phase 1B of Bell's Lake as submitted;

OR

I move (an alternate motion).

**SUBDIVISION NAME:**  
Bells Lake Phase 1B



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$\$430.00 on September 14, 2021
FILE NUMBER:	SUB-21-71
Complete Submittal Date:	September 14, 2021

City of North Myrtle Beach, SC

**Application for a Major Plat**

**GENERAL INFORMATION**

Date of Request: September 9, 2021	Property PIN(S): 34816010024
Property Owner: CF MASTER LIMITED PARTNERSHIP	Type of Subdivision: Major Final Subdivision
Address or Location: Water Tower Road / Bells Lake	Project Contact: Jane Dodge
Contact Phone Number: 704-507-2175	Contact Email Address: earl@coulstondev.com

**PROJECT INFORMATION**

Zoning: R-2A	Total Area: 3.17 Acres	Existing # of Lots: 1	Proposed # of Lots: 25
Total # of Residential/Commercial Lots: 22	Area of Largest Lot: 7,774 sq. ft.	Area of Smallest Lot: 2,954 sq. ft.	Linear Feet of New Streets: 663
Total # of Common/Open Space Lots: 3	Total Area of Common/Open Space Lots: 1.38	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

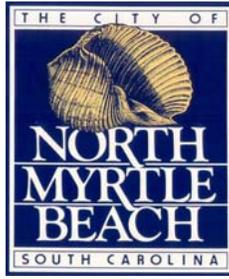
Are Wetlands Present on Site? Yes

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
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**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: Jane Dodge*

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.



**CITY OF NORTH MYRTLE BEACH**  
**LETTER OF AGENCY**

*Revision Date 05.24.19*

Today's Date: 08/31/21

Nature of Approval Requested: Bells Lake Ph IA & IB Final Plat Approval

Property PIN(s): 34816010024 (1A) and 34809030002 (1B)

Property Address/Location: Watertower Road

I, Johnathan McCall, hereby authorize David Bottiglierie or Robert Weaver

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

\_\_\_\_\_  
Signature

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Signature

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Title

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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.



**References**

1. An Exempt Subdivision Plat showing Lots 1 & 2 being the property of Five Fools, LLC for the benefit of G. David Culbertson, Lot 2 & Carolina Development Services, LLC, Lot 1 by Russell Courtney & Associates, LLC dated 12/6/16, revised 12/20/16 and recorded in Plat Book 273, Page 218, Horry County Register of Deeds.
2. Subdivision Plat of 25.00 Acres located near Wampee surveyed for The Bell Estate by Lower Carolina Surveying dated 4/6/06 and recorded in Plat Book 215, Page 53, Horry County Register of Deeds.
3. Map of 260.41 Acres of Land entitled Combination Plat prepared for Azalea Bay Resort, LLC by DDC Engineers, Inc. dated 2/19/15 and recorded in Plat Book 265, Page 188, Horry County Register of Deeds.
4. Map of 93.51 Acres of Land entitled Final Subdivision Plat prepared for Carolina Development Services, LLC by Palmetto Corp. Land Surveying Division Dated 11/01/2020, Recorded in Plat Book 296, Page 207, Horry County Register of Deeds.

**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	Name - Title
Signature	Signature
Date	Date

**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.

Company	Name (Representative)
Signature	Date

**Certificate of Approval of Streets and Storm Drainage System**

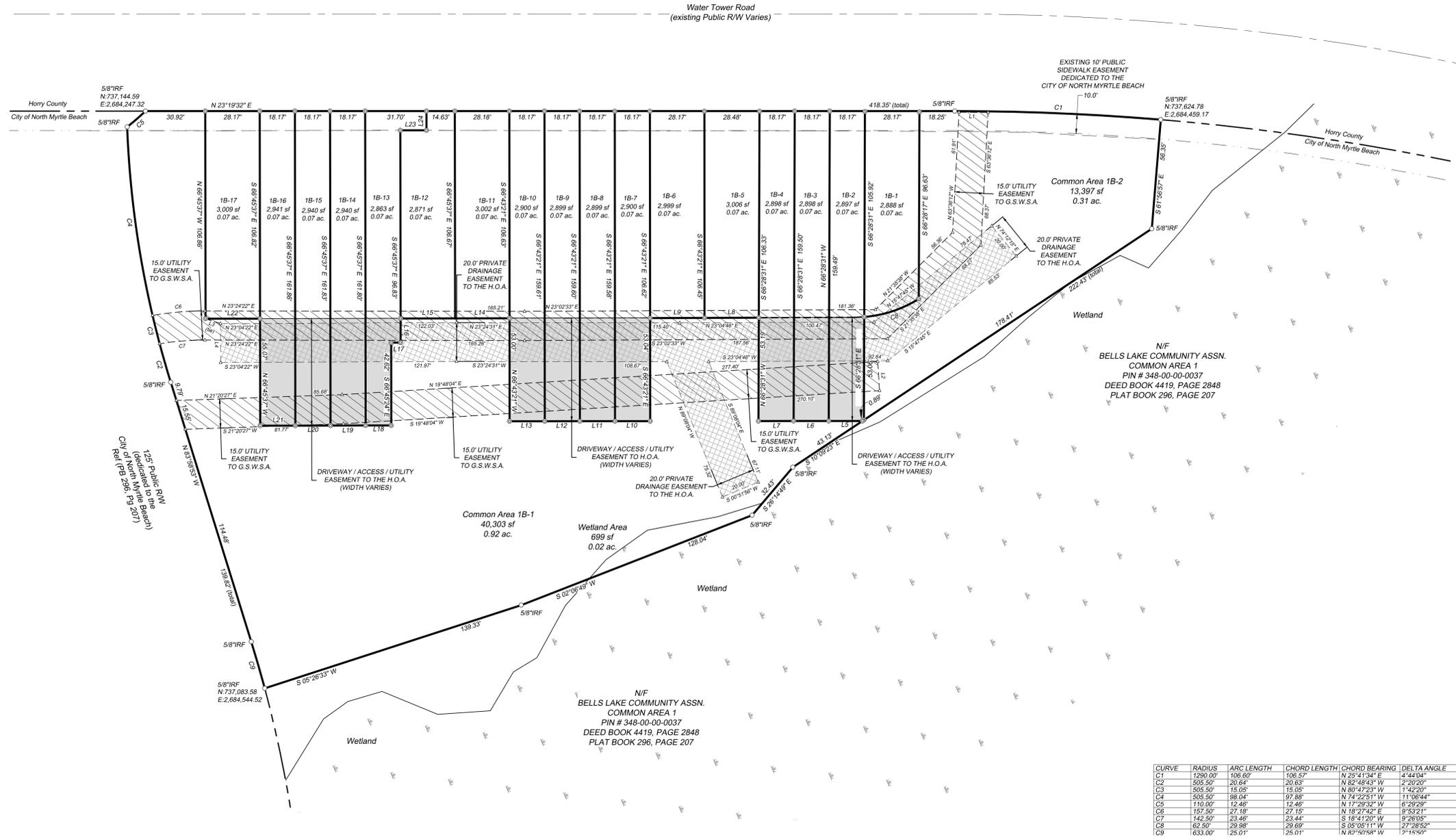
I hereby certify that streets and a storm drainage system, meeting the full requirements of the city's subdivision regulations, has been installed or that a guarantee of the installation of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

Date	City Engineer
Signature	Date

Vicinity Map - Not to Scale

**Notes**

1. This property is subject to all easements and restrictions of record.
2. This document represents a subdivision plan of an existing parcel of record.
3. Property Identification Number: 348-09-03-0002
4. No title search performed by this office.
5. Existing Parcel ID Numbers and references for the adjoining properties are as shown (if applicable) on the face of this plat.
6. Total number of lots is 17 for a single family subdivision and project will consist of site built homes.
7. All roads, drainage and easements labeled private in this development are intended to be private and to be maintained by the HOA.
8. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45051CO 0578 H & 0580 J dated 8/23/99 and all flood lines shown (if applicable) are scaled and approximate only.
9. Bearings based on the South Carolina NAD83 State Plane Coordinate System and all distances shown are horizontal ground distances, not grid distances.
10. Property owner / developer of record: Carolina Development Services, LLC 2627 Brekonridge Centre Drive, Suite 101 Monroeville, NC 28110 CF Master Limited Partnership 2627 Brekonridge Centre Drive, Suite 101 Monroeville, NC 28110
11. All common areas and open spaces are to be owned by the Home Owners Association.
12. All lakes, ponds, berms, common areas and open spaces are to be maintained by the Home Owners Association.
13. Gross density of project: 7.14 Lots / acre
14. All activities, including activities by individual lot owners, will be carried out in accordance with the approved storm water management and sediment control plan for the subdivision.
15. Last property transfer: Plat Book 296, Page 207.
16. Minimum finished building pad elevation is to be 12" above the back of curb or centerline of road.
17. Iron pins (5/8" rebar) set at corners unless otherwise noted.
18. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
19. All areas calculated for lots, open spaces and amenity areas are inclusive of any wetlands, wetland fills and wetland buffers if applicable.
20. Minimum lot size: Lot 1B-13; 2,863 sq. ft., 0.07 ± ac.
21. HOA documents for restrictive covenants and easements for the development shown hereon were recorded in Deed Book \_\_\_\_\_ Page \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in the office of the register of deeds for Horry County.
22. All areas on this plat shown as open space shall remain as such in perpetuity.
23. A 10' non-exclusive perpetual utility easement shall extend along the front of all lots within the development, parallel to the road right-of-way.
24. 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.
25. Common Areas, Open Spaces and private easements are to be owned and maintained by the Property Owners Association.
26. 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.
27. 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 with a copy of the recorded disclosure statement prior to purchase as per Section 20-32 of the Land Development Regulations.
28. 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.
29. No trees greater than 16" in diameter affect this property other than shown.
30. 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.
31. All private drainage easements are to be owned and maintained by the Home Owners or Property Owners Association.
32. 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.
33. All interior acreage's are calculated from the new rights-of-way to be dedicated to the City of North Myrtle Beach along Water Tower Road and Long Bay Road exclusively.
34. Driveways on corner lots must be located a minimum of 25' from the right-of-way of the closest intersection.
35. Zoned: R2-A  
Front: 20'  
Rear: 20'  
Side: 10'



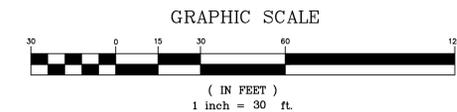
LINE	BEARING	DISTANCE
L1	N 23°42'03" E	15.02'
L2	S 70°11'56" E	15.00'
L3	N 41°29'31" E	8.68'
L4	N 66°55'38" W	20.00'
L5	N 23°16'39" E	17.43'
L6	S 23°16'39" W	18.17'
L7	S 23°16'39" W	18.17'
L8	S 23°04'46" W	26.03'
L9	S 23°00'08" W	28.17'
L10	S 23°16'39" W	18.17'
L11	S 23°16'39" W	18.17'
L12	S 23°16'39" W	18.17'
L13	S 23°16'39" W	18.17'
L14	S 23°14'36" W	28.11'
L15	S 23°14'36" W	28.17'
L16	S 66°45'37" E	12.41'
L17	S 22°46'07" W	4.31'
L18	S 23°14'23" W	13.28'
L19	S 23°14'23" W	18.17'
L20	S 23°14'23" W	18.17'
L21	S 23°14'23" W	18.17'
L22	S 23°14'36" W	28.17'
L23	N 23°25'30" E	13.50'
L24	N 66°44'30" W	8.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1280.00'	106.60'	106.57'	N 23°41'34" E	4°44'04"
C2	505.50'	20.64'	20.63'	N 82°48'53" W	2°20'20"
C3	505.50'	15.05'	15.05'	N 80°47'23" W	1°42'20"
C4	505.50'	98.04'	97.88'	N 74°22'51" W	11°06'44"
C5	110.00'	12.46'	12.46'	N 17°29'25" W	6°29'25"
C6	157.50'	27.18'	27.15'	N 18°27'42" E	9°53'21"
C7	142.50'	23.46'	23.44'	S 18°41'30" W	9°26'05"
C8	62.50'	25.88'	25.69'	S 05°05'11" W	27°28'52"
C9	633.00'	25.01'	25.01'	N R2°50'58" W	1°15'50"

**PALMETTO CORP**  
Land Surveying Division  
3873 Highway 701 N  
Conway, S.C. 29526  
Phone: (843) 716-6021

DRAWN BY: KLM	JOB# S2213	REVISIONS:
CLOSURE CHECKED BY:	DATE OF SURVEY:	
APPROVED BY: RRE	11/01/2020	

Final Subdivision Plat  
of  
Bell's Lake - Phase 1B  
Containing 2.37 Acres Total  
City of North Myrtle Beach, Horry County, South Carolina  
prepared for  
Carolina Development Services, LLC



**Certificate of Accuracy**  
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 for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

Ray R. Eshelman PLS# 22753 DATE \_\_\_\_\_