

PLANNING COMMISSION MEETING AGENDA

Tuesday, October 5, 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 21
5. OLD BUSINESS
 - A. **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).
6. NEW BUSINESS – "Consent Items"
 - A. **FINAL SUBDIVISION PLAT SUB-21-69:** A major final plat of subdivision creating 10 single-family lots, common area, pump station, remainder lot, and rights-of-way in Phase 1A of Chestnut Greens.
7. NEW BUSINESS
 - A. **ANNEXATION & ZONING DESIGNATION Z-21-25:** City staff received a petition to annex lands behind Waterway Drive off Wyndal Drive totaling approximately 5.12 acres and identified by PIN 350-06-03-0043. The lot is currently unincorporated and zoned Resort Commercial (RC) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Mid-Rise Multifamily Residential District (R2-A) and will be heard concurrently.
 - B. **PRELIMINARY SUBDIVISION PLAT SUB-21-51:** A major preliminary plat of subdivision creating 100 single-family residential lots, common area, and public rights-of-way in Phase 3 of the Chestnut Greens subdivision.
8. ADJOURNMENT

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

Respectfully submitted,

A handwritten signature in black ink that reads "Aaron C. Rucker". The signature is written in a cursive style with a large initial "A" and "R".

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 21, 2021
5:00 PM

MINUTES

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

City Staff:
Aaron Rucker, Principal Planner
Suzanne Pritchard, Senior Planner
Dawn Snider, Acting City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:00 PM.
2. **ROLL CALL:** The Acting Clerk called the roll.
3. **COMMUNICATIONS:** None
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the September 7, 2021 meeting, as presented, was made by Commissioner Cutuli and seconded by Commissioner Ellis. Chairman Eisner called for the vote. The motion passed 6-0.

5. **OLD BUSINESS:**

- 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 item was postponed at the previous meeting to consult with the City Attorney. The staff received a narrative of the commercial retail space, as described in the PDD, and Chris Noury, City Attorney, stated it was compliant with the requirement.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Planned Development District Amendment Z-21-21, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 6-0.

6. **NEW BUSINESS: "Consent Items":** None

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). Ms. Pritchard stated the City Council rejected the rezoning height in the R-2A district. The R-2 zoning would have a maximum height of 35' and less density. Chairman Eisner stated this was discussed at the morning workshop and was satisfied with the reduction of density and reduced height.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Horton motioned to approve the Rezoning Request Z-21-23, as submitted, and was seconded by Commissioner Cutuli. The motion to approve passed 6-0.

- 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). Ms. Pritchard

gave an overview of the preliminary subdivision plat and stated the construction documents had been approved by staff. Chairman Eisner stated this had been discussed at the morning workshop. The Commissioners and staff discussed the subdivision and the absence of sidewalks. Ms. Pritchard stated that sidewalks would be looked at in the future.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Ellis motioned to approve the Preliminary Subdivision Plat Sub-21-49, as submitted, and was seconded by Commissioner Cutuli. The motion to approve passed 5-1. Commissioner Wise voted nay.

- 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). Ms. Pritchard stated the applicant would provide a financial guarantee of \$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.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Final Subdivision Plat Sub-21-50, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 6-0.

- 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). Commissioner Horton recused himself from the discussion and vote. Ms. Pritchard gave an overview of the proposed conditions. Ms. Pritchard stated the applicant would provide the financial guarantee for \$1,455,214.69 to the City in the form of a letter of credit upon plat approval. Chairman Eisner stated this was discussed at the morning meeting and opened the floor for public comment.

John McCuen, 1470 Fox Hollow Way, North Myrtle Beach, stated this morning he was told this was finalized. Mr. Rucker explained what the final plat was and the action needed to be carried through by the Planning Commission. Chairman Eisner stated this was the legal process of approval. Mr. McCuen asked if they had the opportunity to modify the plat. Chris Noury, City Attorney, stated everything was consistent with what had been required and no deviations had been made from the preliminary plat. Mr. McCuen stated his concerns were the elevations, drainage, and traffic issues, which were not addressed on the paperwork attached. Ms. Pritchard explained the map from the workshop was the map from January. This final plat was creating the lots that had been approved. Mr. Rucker stated he spoke with the Public Works Department to discuss the drainage concerns. Mr. Hamilton, Engineering Manager, was out of the office and he awaited his response. Mr. McCuen stated his concerns from the morning workshop were luffed off and was told to talk to the departments that approved it. He inquired where he went if it didn't work out. Where was the culpability, particularly concerning drainage? Mr. Noury stated Public Works found the project and drainage plans submitted were compliant and therefore, approved it. If there were issues to develop, Mr. McCuen would need to see the Public Works Department. Mr. McCuen stated the culpability would then be on the City of North Myrtle Beach. Mr. Noury stated no, he was not saying this, he stated the Public Works Department had reviewed the plans and the department has found the plans to be compliant with their requirements. Mr. McCuen asked where the final drainage was behind his house. Mr. Noury referred him to the Public Works Department to get an answer to that question, because there was no one at the meeting to answer it. Mr. McCuen asked for this to be tabled until there was someone from Public Works present to answer his questions. Ms. Pritchard explained the plat was approved in January and it was not on the table. Mr. McCuen stated it seemed everything was off the table and the Commission was just a rubber stamp. That was not the way this was written, which was written for open comment. Mr. Rucker explained the process they were

following. Mr. Noury suggested the Commission table until next week in order to have Public Works in attendance.

Chairman Eisner stated he would like to postpone to have someone from Public Works in attendance. Commissioner Wise requested someone from Public Works in attendance, a representative for the developer in attendance, and the concerns of elevation and drainage addressed. Mr. McCuen asked for the one-way in and one-way out be addressed.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Wise motioned to postpone the Final Subdivision Plat Sub-21-15, until the October 5, 2021 meeting, and was seconded by Commissioner Cutuli. The motion to postpone passed 5-0.

- 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. Ms. Pritchard gave an overview of the preliminary subdivision plat.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Wise motioned to approve the Preliminary Subdivision Plat Sub-21-59, as submitted, but with consideration to have Lot 1A-18 adjusted to be a minimum of 3,000 square feet, and was seconded by Commissioner Cutuli. The motion to approve passed 6-0.

- 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. Ms. Pritchard stated the developer has added an estimated cost for sidewalks and street trees fee-in-lieu along Water Tower Road.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Wise motioned to approve the Final Subdivision Plat Sub-21-70, as submitted, and was seconded by Commissioner Bell. The motion to approve passed 6-0.

- 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. Ms. Pritchard gave an overview of the preliminary subdivision plat and explained how the lots were subdivided. Commissioner Wise asked to see the elevations.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Preliminary Subdivision Plat Sub-21-60, as submitted, and was seconded by Commissioner Ellis. The motion to approve passed 6-0.

- H. FINAL SUBDIVISION PLAT SUB-21-17:** A major final plat of subdivision creating 17 townhouse lots in Phase 1B of the Bell's Lake subdivision. Ms. Pritchard gave an overview of the final subdivision plat and stated all departments had reviewed and approved the plat.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Final Subdivision Plat Sub-21-17, as submitted, and was seconded by Commissioner Bell. The motion to approve passed 6-0.

8. ADJOURNMENT:

Chairman Eisner called for a motion to adjourn the meeting. Commissioner Cutuli motioned to adjourn the meeting and was seconded by Commissioner Wise. The meeting adjourned at 5:36 PM.

Respectfully submitted,

Dawn Snider
Acting 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. 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. At the September 21 meeting, this item was postponed to allow the neighboring residents time to get answers about the construction set accompanying the preliminary plat from the City's Public Works department and project engineer.

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:

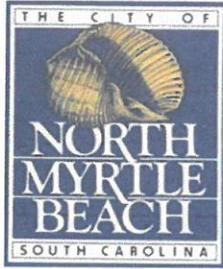
Are Wetlands Present on Site? No

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
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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: 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	48.30
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	38.30	N 18°34'01" W	38.30
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	480.00	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 15°04'43" W	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	S 81°30'05" E	40.01	L47	S 15°03'17" E	26.31
L6	S 17°30'15" E	13.22	L48	S 20°35'48" E	15.07
L7	S 17°30'15" E	41.26	L49	N 51°44'53" E	17.04
L8	S 17°30'15" E	41.26	L50	N 51°44'53" E	15.07
L9	S 17°30'15" E	26.24	L51	N 51°44'53" E	60.00
L10	S 17°30'15" E	48.49	L52	N 48°38'34" W	40.00
L11	S 17°30'15" E	113.27	L53	N 81°30'05" W	38.89
L12	S 17°30'15" E	58.69	L54	N 81°30'05" W	3.28
L13	S 23°41'55" E	51.40	L55	N 77°15'10" E	44.35
L14	S 23°41'55" E	21.30	L56	N 77°15'10" E	18.11
L15	S 23°41'55" E	36.10	L57	N 20°35'48" W	60.00
L16	S 23°41'55" E	38.77	L58	N 20°35'48" W	60.00
L17	S 23°41'55" E	21.30	L59	N 20°35'48" W	19.06
L18	S 23°41'55" E	53.71	L60	N 20°35'48" W	19.64
L19	S 23°41'55" E	6.36	L61	N 17°31'36" E	51.54
L20	S 23°41'55" E	6.36	L62	N 17°31'36" E	60.00
L21	S 15°18'15" E	58.25	L63	N 17°31'36" E	18.13
L22	S 15°18'15" E	58.25	L64	S 06°22'28" E	41.00
L23	S 15°18'15" E	92.63	L65	N 06°22'28" E	18.43
L24	S 15°18'15" E	50.18	L66	N 06°22'28" E	60.00
L25	S 15°18'15" E	50.18	L67	N 06°22'28" E	41.00
L26	S 15°18'15" E	45.33	L68	N 17°31'36" W	44.93
L27	S 15°18'15" E	15.70	L69	N 17°31'36" W	60.00
L28	S 15°18'15" E	15.70	L70	N 17°31'36" W	54.24
L29	S 15°18'15" E	29.64	L71	N 20°35'48" W	19.64
L30	S 06°22'28" W	55.72	L72	N 20°35'48" W	2.02
L31	S 06°22'28" W	21.30	L73	N 20°35'48" W	44.35
L32	S 06°22'28" W	21.09	L74	N 81°30'05" E	11.48
L33	S 06°22'28" W	48.26	L75	N 81°30'05" E	59.17
L34	S 06°22'28" W	29.64	L76	N 81°30'05" E	53.62
L35	S 23°49'57" W	29.64	L77	N 51°44'53" E	60.00
L36	S 23°49'57" W	29.64	L78	N 51°44'53" E	14.63
L37	S 23°49'57" W	55.97	L79	N 40°59'40" E	38.21
L38	S 23°49'57" W	23.75	L80	S 08°29'24" E	32.00
L39	S 23°49'57" W	23.75	L81	S 08°29'24" E	20.99
L40	S 10°19'27" W	47.82	L82	S 20°32'44" E	33.82
L41	S 10°19'27" W	12.18	L83	N 83°37'22" E	29.00
L42	S 10°19'27" W	6.69	L84	N 83°37'22" E	18.07
L43	S 10°19'27" W	6.69	L85	N 83°37'22" E	29.00
L44	S 10°19'27" W	6.69	L86	N 83°37'22" E	20.99
L45	S 10°19'27" W	6.69	L87	N 83°37'22" E	29.00
L46	S 10°19'27" W	6.69	L88	N 83°37'22" E	20.99
L47	S 10°19'27" W	6.69	L89	N 83°37'22" E	29.00
L48	S 10°19'27" W	6.69	L90	N 83°37'22" E	15.00

- 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

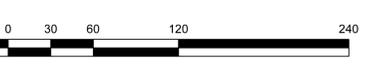
I HEREBY CERTIFY THAT A PUBLIC WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM, MEETING THE FULL REQUIREMENTS OF THE CITY'S SUBDIVISION REGULATIONS, HAS BEEN INSTALLED OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER ACCEPTABLE TO THE CITY OF NORTH MYRTLE BEACH HAS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



CITY OF NORTH MYRTLE BEACH

FINAL SUBDIVISION PLAT OF PARCELS 4-D & 4-E ROBBERS ROOST PORTION OF TRACT 2

HORRY COUNTY SOUTH CAROLINA

PREPARED FOR

BUCKEYE HOLDINGS, LLC & ROBBERS ROOST@ NORTH MYRTLE BEACH, LLC

SCALE: 1" = 60'

DATE: AUGUST 31, 2021

Robert A. Warner and Associates, Inc.
 Professional Land Surveying, Mapping and Planning
 726 8th Avenue North
 Myrtle Beach, South Carolina 29577
 Phone: (843) 626-6662 / 6924
 Fax: (843) 626-6774
 E-mail: RWARNER500@AOL.COM



CERTIFICATE OF ACCURACY

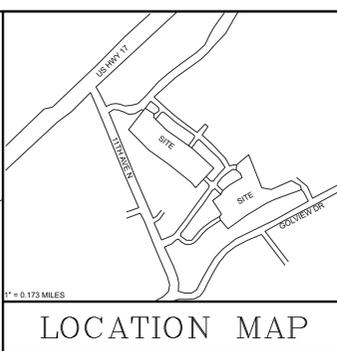
It is hereby certified that this plat is true and correct to the accuracy required in division 4, section 20-35(c), "degree of accuracy".

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

Signature: _____
 ROBERT A. WARNER, PLS
 15177
 S.C. Registration Number

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	CITY OF NMB TRC COMMENTS	12/23/20	



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

FOX HOLLOW HOA OF NMB
 PIN 350-12-04-0047
 DB 1745 PG 674

JOANNE F. RYAN
 PIN 350-12-04-0046
 DB 4050 PG 128

KENNY LEE RADFORD
 PIN 350-12-04-0045
 DB 4307 PG 1705

RAYMOND & MARGARET STIEVE
 PIN 350-12-04-0044
 DB 1504 PG 22

JOSEPH & KATHRYN TISO
 PIN 350-12-04-0043
 DB 3497 PG 212

TERRY & BRENDA DIGH
 PIN 350-12-04-0042
 DB 2547 PG 229

AILEEN & MICHAEL WINTERS
 PIN 350-12-04-0041
 DB 3490 PG 1268

DAVID & LISA GREENER
 PIN 350-12-04-0040
 DB 1975 PG 913

RONALD LEE SMITH, ETAL
 PIN 350-12-04-0039
 DB 4187 PG 2408

MARTHA J. ARCHER (LE)
 PIN 350-12-04-0038
 DB 3931 PG 768

JOHN MCCUEN, JR., ETAL
 PIN 350-12-04-0037
 DB 3718 PG 1661

ELAINE R. NOONAN, ETAL
 PIN 350-12-04-0036
 DB 3822 PG 297

GREG HUNT
 PIN 350-13-01-0001
 DB 3127 PG 75

GLENN COLLINS
 PIN 350-13-01-0002
 DB 4176 PG 1585

GAYLE SMITH
 PIN 350-13-01-0003
 DB 3731 PG 2553

MARGARET GRAHAM, TR
 PIN 350-13-01-0001
 DB 4157 PG 2933

MICHAEL MISHOE, SR., ETAL
 PIN 350-13-01-0019
 DB 4017 PG 923

6A. FINAL SUBDIVISION PLAT SUB-21-69: A major final plat of subdivision creating 10 single-family lots, common area, pump station, remainder lot, and rights-of-way in Phase 1A of Chestnut Greens.

Background

Planning Commission previously approved the preliminary plat of subdivision on January 5, 2021. A permit was issued to begin installation of the required infrastructure March 17, 2021.

Existing Conditions

Accessed by Possum Trot Road, the subject property is one (1) lot of record consisting of 87.87 acres and identified by PIN 357-00-00-0019. The property is zoned Planned Development District (PDD) and within the City's jurisdiction. A permit was issued to begin installation of the required infrastructure March 17, 2021.

Proposed Conditions

The applicant, Mark Stoughton of DRG, agent for the developer, has proposed a bonded major final plat of subdivision to create 10 new single-family detached lots of record, five common area lots, a pump station, and public rights-of-way. All residential lots are intended for the construction of single-family detached homes after being used as the model court and sales center for the development, and the smallest lot is $\pm 6,760$ square feet. The overall subdivision density is 1.28 dwelling units per acre, and all setbacks conform to the standards of the PDD. This final plat begins Saw Palmetto Street (50' width) and the continues Possum Trot Road (66' width), stopping short of the connection with Tom E. Chestnut to prevent construction access through this rear entry to the development. 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-20-48], 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 is reviewing 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 \$ 2,692,983.38 plus the cost of street trees 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-21-69] prepared for Chestnut Greens Phase 1A as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
Chestnut Greens Ph 1A - Final



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$420.00 on September 28, 2021
FILE NUMBER:	SUB-21-69
Complete Submittal Date:	September 28, 2021

City of North Myrtle Beach, SC

Application for a Major Plat

GENERAL INFORMATION

Date of Request: August 30, 2021	Property PIN(S): 3570000019
Property Owner: PULTE HOME COMPANY LLC	Type of Subdivision: Major Final Subdivision
Address or Location: End of Possum Trot Road	Project Contact: MARK STOUGHTON
Contact Phone Number: 8433537353	Contact Email Address: chandler.roy@pultegroup.com

PROJECT INFORMATION

Zoning: PDD	Total Area: 559,310 Square Feet	Existing # of Lots: 1	Proposed # of Lots: 17
Total # of Residential/Commercial Lots: 10	Area of Largest Lot: 15,340 sq. ft.	Area of Smallest Lot: 5,460 sq. ft.	Linear Feet of New Streets: 2,940
Total # of Common/Open Space Lots: 5	Total Area of Common/Open Space Lots: 303,137	Total # of Utility Space Lots: 1	Total Area of Utility Lots: 1,089

Proposed Street Names:

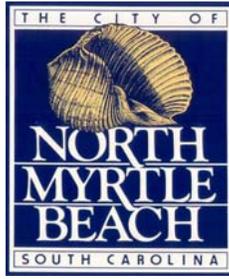
Are Wetlands Present on Site? No

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: MARK STOUGHTON

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.

DWG NAME: P:\20177 - PULTE - POSSUM TROT - PI (131 LOTS) SPINE RD AND PUMP STATION\SURVEY\CAD DRAWINGS\PHASE 1A\20177 2021-08-05 FINAL SUBDIVISION PHASE 1A.DWG

Matchline Sheet 2 of 3

REMAINING PORTION OF PIN: 357-00-00-019 3,268,369 sq.ft. 75.03 Acres Current Owner Pulte Home Company, LLC DB: 4389 PG. 11 Plat Book 297 Page 7 North Myrtle Beach

Easement Area 88,722 sq.ft. 2.04 Acres Pond 'D' Area 70,784 sq.ft. 1.62 Acres R: 2967.00' L: 235.60' Delta: 4° 32' 59" Ch: N2° 16' 29"W 235.54'

POND EASEMENT

Table with 3 columns: LINE #, DIRECTION, LENGTH. Rows P9 to P15.

DRAINAGE EASEMENT

Table with 3 columns: LINE #, DIRECTION, LENGTH. Rows D68 to D110.

DRAINAGE EASEMENT

Table with 3 columns: LINE #, DIRECTION, LENGTH. Rows D90 to D110.

SIDEWALK EASEMENT

Table with 3 columns: LINE #, DIRECTION, LENGTH. Rows S3 to S6.

North Myrtle Beach PIN: 357-00-00-012 TMS: 143-00-01-024 Current Owner Belle S. Edge Estate ETAL D.B. 1638 PG. 592 Plat Book 297 Page 7

SIDEWALK EASEMENT

Table with 4 columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD. Rows CS9 to CS24.

LINE TABLE

Table with 3 columns: LINE #, DIRECTION, LENGTH. Rows (L)1 to (L)5.

CURVE TABLE

Table with 4 columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD. Rows (C)9 to (C)17.

POND EASEMENT

Table with 4 columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD. Rows CP18 to CP36.

POND EASEMENT

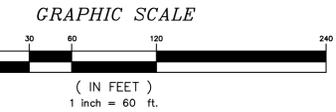
Table with 4 columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD. Rows CP37 to CP49.

PIN: 357-00-00-012 TMS: 143-00-01-024 Current Owner Belle S. Edge Estate ETAL D.B. 1638 PG. 592 Plat Book 297 Page 7

PIN: 357-07-03-0002 TMS: 143-12-01-035 Current Owner T & T Property Management Inc. DB: 2740 PG. 700

C/A PIN: 357-06-04-0202 Golf Glenn HPR Phase II

C/A PIN: 357-06-04-0186 NMB G&T Resort Golf Phase I



Development Resource Group, LLC 1101 Johnson Avenue Suite 300A Myrtle Beach, SC 29577 Telephone: 843-839-3350 www.drgpllc.com



JOB No. 20-177 DATE: 08/19/2021 DRAWN BY: D.M.P. CHECKED BY: M.D.O. SCALE: 1" = 60' FILE: P:/20177/SURVEY

FINAL SUBDIVISION PLAT CHESTNUT GREENS PHASE-1A (10) LOTS NORTH MYRTLE BEACH, Horry County, SOUTH CAROLINA PREPARED FOR: PULTE HOME COMPANY, LLC



Table with 2 columns: DATE, REVISION.

7A. ANNEXATION & ZONING DESIGNATION Z-21-25: City staff received a petition to annex lands behind Waterway Drive off Wyndal Drive totaling approximately 5.12 acres and identified by PIN 350-06-03-0043. The lot is currently unincorporated and zoned Resort Commercial (RC) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Mid-Rise Multifamily Residential District (R2-A) and will be heard concurrently.

Existing Conditions and Surrounding Land Uses:

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned Resort Commercial (RC) under Horry County jurisdiction. Located at the terminus of Wyndal Drive between Waterway Drive and US Highway 17 North, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned Highway Commercial (HC), Medium Density Residential (R-2), and Mid-Rise Multifamily Residential (R-2A); adjacent unincorporated county parcels are zoned RC.

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 Suburban as a land use class for the subject area. The principal permitted uses noted in the compliance index include primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots. The recommended primary zoning district is R-1; R-1A and R-1B are the secondary zoning district alternatives.

The proposed zoning designation, R-2A (Mid-Rise Multifamily Residential), is not 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: The purpose of this classification is to define, protect, and provide low density, single-family detached housing areas where designated, and to prohibit any development that would compromise existing residential characteristics. In addition, these areas are intended to provide for in-fill and expansion of existing neighborhoods and subdivisions. Standards and densities for these areas are designated to reflect existing conditions. This area is also intended to allow incorporation of property west of the waterway at densities typical of inland development. Primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots, excluding large mobile home parks, are compatible uses here. This category allows up to five dwelling units per acre (du/acre).

The proposed R-2A zoning is somewhat consistent with the Residential Suburban land use classification found in the 2018 Comprehensive Plan. However, the densities and heights allowed in R-2A are more intense than the prescribed primary and secondary zoning districts.

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

The purpose of the R-1 zoning district is, "To permit mid-rise multifamily development in areas of the community in response to the need for such housing, while safeguarding existing residential values, and environmental resources, and guarding against "overloading" existing infrastructure"

The uses permitted in the R-2A district would be somewhat appropriate in the area, though at a lesser density than allowed by right.

- 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:

Access is subject to Public Works review/approval through the platting or site-specific development plan process.

- 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:

Water and sewer services are available to the parcel by extension from the developer.

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 petition for annexation and zoning designation is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for October 18, 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 petition for annexation and zoning but notes inconsistencies with the comprehensive plan.

Planning and Development, Zoning Division

The Zoning Administrator has no issue with the proposed petition for annexation and zoning.

Public Works

The City Engineer has no issue with the proposed petition for annexation and zoning.

Public Safety

The Fire Marshall has no issue with the proposed petition for annexation and zoning.

Planning Commission Action:

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

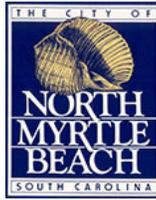
Alternative Motions

- 1) I move that the Planning Commission recommend approval of the annexation and zoning petition [Z-21-25] as submitted.

OR
- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-21-25] as submitted.

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

FILE NUMBER:	Z-21-25
Complete Submittal Date:	September 9, 2021



Notice Published:	September 16, 2021
Planning Commission:	October 5, 2021
First Reading:	October 18, 2021
Second Reading:	November 1, 2021

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

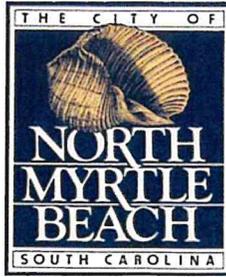
GENERAL INFORMATION

Date of Request: September 9, 2021	Property PIN(S): 35006030043
Property Owner(s): Vereen Inc.	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: near Waterway Drive	Project Contact: Jordan Rodes
Contact Phone Number: 8433475851	Contact Email Address: jordanrodes@sccoast.net
Current County Zoning: RC	Proposed Zoning: R-2A
Total Area of Property: 5.12 Acres	Approximate Population of Area to be Annexed: 0

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: Jordan Rodes

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: 09/08/21

Nature of Approval Requested: Petition for Annexation and Zoning

Property PIN(s): 350 06 03 0043

Property Address/Location: 5 acres off Cane St

I, Vereen, Inc, hereby authorize Steve Powell, Venture Engineering

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

Sherry D. Vereen
Signature
dotloop verified
09/09/21 8:19 AM EDT
BLTC-RD45-00DR-5MGP

Signature

Registered Agent of Corporation

Title

Mary G Vereen
Signature
dotloop verified
09/08/21 4:19 PM EDT
VLNY-NUD5-PGNN-OUJY

Signature

Registered Agent of Corporation

Title

Jean R Vereen
Signature

Signature

Registered Agent of Corporation

Title

Bobbie Vereen
Signature

Signature

Registered Agent of Corporation

Title

Signature

Registered Agent of Corporation

Title

Signature

Registered Agent of Corporation

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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STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF HORRY)

WHEREAS, J. B. Vereen, the developer of "The Sound", the Western Section of "The Sound" and Vereen's Marina, near Ocean Drive Beach Section of the Town of North Myrtle Beach, Horry County, South Carolina, conveyed to his three (3) sons, George Rayford Vereen, John Wyndal Vereen, a/k/a Wyndal Vereen, and Jerry R. Vereen certain properties in the Western Section of "The Sound" and Vereen's Marina, and

WHEREAS, it was the intent of J. B. Vereen to convey all properties not previously conveyed owned by him to his sons, George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen. A portion of said properties conveyed were .8 Acre, more or less; 7.5 Acres, more or less; and 9.6 Acres, which, after an actual survey, contain 19.59 Acres, and it is the desire of George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen to convey these properties, along with other properties, to the grantee herein, now therefore

KNOW ALL MEN BY THESE PRESENTS, THAT

We, GEORGE RAYFORD VEREEN, JOHN WYNDAL VEREEN and JERRY R. VEREEN, individually and as sole surviving Heirs of J. B. Vereen, Deceased

in the State aforesaid, for and in consideration of the sum of TEN (\$10.00) DOLLARS, plus the Exchange for capital stock in the sum of THREE HUNDRED THOUSAND and No/100 (\$300,000.00) DOLLARS to us in hand paid at and before the sealing of these presents by

VEREEN, INC., a South Carolina corporation
P. O. Box 352
North Myrtle Beach, South Carolina 29582

in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said VEREEN, INC., its successors and assigns forever:

ALL AND SINGULAR, that certain piece, parcel or tract of land lying, situate and being in Little River Township, near Ocean Drive Beach Section, Town of North Myrtle Beach, Horry County, South Carolina, containing approximately Nine and Six-Tenths (9.6) Acres, included therein is a marina known and designated as Vereen's Marina, all of which will more fully appear by reference to a map prepared by C. B. Berry, R. L. S., dated December 7, 1964, a copy of which is attached hereto and made a part of these presents.

This is the same property conveyed to George Rayford Vereen, Wyndal Vereen and Jerry R. Vereen by J. B. Vereen by Deed recorded in Deed Book 317, at page 325, office of the Clerk of Court for Horry County.

ALSO:

ALL AND SINGULAR, all that certain piece, parcel or lot of land, containing .8 Acre, more or less, lying, situate and being in Little River Township, Horry County, South Carolina, being a portion of a Twnty-Five (25) Acre Tract. Said 25 Acre tract being bounded on

1977 DEC 15 PM 12:33

BILLIE G. RICHARDSON
CLERK OF COURT

Certify \$300 Tax has been paid on this Horry County Documentary Instrument.

Billie G. Richardson
BILLIE G. RICHARDSON
Clerk of Court



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the North by the Intracoastal Waterway and W. J. Bell; on the East by Tilghman property and H. P. Bellamy and W. J. Bell; on the South by U. S. Highway No. 17 and Tilghman property; and on the West by Tilghman Property.

This is the same property conveyed to George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen by J. B. Vereen by Deed recorded in Deed Book 490, at page 735, office of the Clerk of Court for Horry County. ~~BOOK 508 PAGE 794~~

ALSO:

ALL AND SINGULAR, all that certain piece, parcel or tract of land, containing 7.5 Acres, more or less, lying, situate and being in Little River Township, Horry County, South Carolina, being the remaining acreage from tract containing 25 Acres originally bounded on the North by the Intracoastal Waterway and W. J. Bell; on the East by Tilghman property and H. P. Bellamy and W. J. Bell; on the South by U. S. Highway No. 17 and Tilghman property; and on the West by Tilghman Property.

The 7.5 Acres, more or less, comprises lots in the Western Section of "The Sound" not originally conveyed by J. B. Vereen and areas in streets not opened as shown on a map of the Western Section of the Sound by C. B. Berry, R. L. S., dated December 31, 1963, and recorded in the office of the Clerk of Court for Horry County in Plat Book 55, at page 73, reference to which is made as forming a part of these presents.

This is the same property conveyed to George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen by J. B. Vereen by Deed recorded in Deed Book 490, at page 741, office of the Clerk of Court for Horry County.

ALSO:

ALL AND SINGULAR, all that certain piece, parcel or tract of land lying, situate and being in Little River Township, Horry County, South Carolina, near North Myrtle Beach, containing 5.1 Acres, more or less, and being a portion of a 6.5 Acre Tract designated as Tract "B" on a map by C. B. Berry, R. L. S., dated December 15, 1964, a copy of which is attached hereto and made a part of these presents, and being more particularly described as follows:

Beginning at Iron 0 at a point on U. S. Highway No. 17 and running South 48 deg. 10 min. West 50 feet, more or less, to a point; thence North 41 deg. 50 min. West 200 feet to a point; thence North 36 deg. 40 min. West, 860 feet to a point; thence North 51 deg. 20 min. East along Waterway Drive a distance of 260 feet, more or less, to a point on a dragline ditch; thence South 33 deg. 20 min. East along said dragline ditch 1030 feet, more or less, to point "G"; thence South 48 deg. 10 min. West 190 feet, more or less, to point "H"; thence South 41 deg. 50 min. East 200 feet, more or less, to the beginning point.

This is a portion of a 25 Acre Tract conveyed to J. B. Vereen by Connelly B. Berry by Deed recorded in Deed Book 47, at page 220, office of the Clerk of Court for Horry County, and received by George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen as sole surviving Heirs of J. B. Vereen, Deceased.

ALSO:

795

ALL AND SINGULAR, all that certain piece, parcel or lot of land lying, situate and being in Little River Township, near Ocean Drive Beach, Horry County, South Carolina, being designated as LOT TWELVE (12), BLOCK TWO (2) of the Western Section of The Sound as shown upon a map by C. B. Berry, R. L. S., dated December 31, 1963, and recorded in the office of the Clerk of Court for Horry County in ~~Plat~~ Book 55, at page 73, reference to which is made as forming a part of these presents.

ALSO:

ALL AND SINGULAR, all those certain pieces, parcels or lots of land lying, situate and being in Little River Township, near Ocean Drive Beach, Horry County, South Carolina, being designated as LOTS ONE (1), TWO (2), THREE (3), FOUR (4), ELEVEN (11), TWELVE (12), THIRTEEN (13) and FOURTEEN (14) of BLOCK THREE (3) of the Western Section of The Sound as shown upon a map of said property by C. B. Berry, R. L. S., dated December 31, 1963, and recorded in the office of the Clerk of Court for Horry County in Plat Book 55, at page 73, reference to which is made as forming a part of these presents.

This is the same property conveyed to George R. Vereen, John W. Vereen and Jerry R. Vereen by Mary A. McCord by Deed recorded in Deed Book 422, at page 120, office of the Clerk of Court for Horry County.

ALSO:

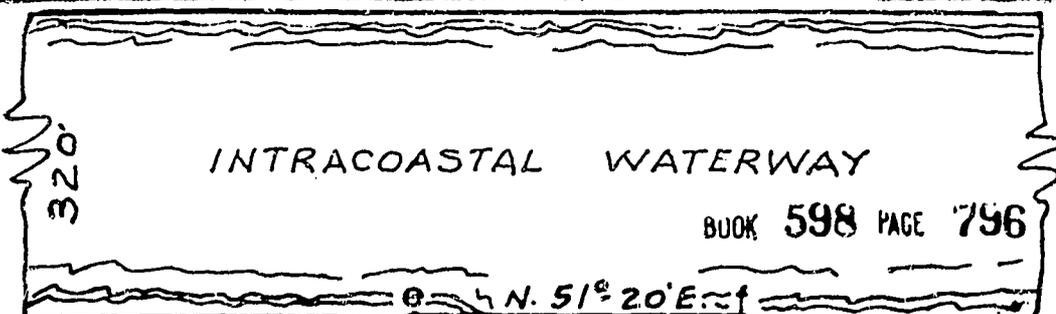
ALL AND SINGULAR, all that certain piece, parcel or tract of land lying, situate and being in Little River Township, Horry County, South Carolina, near the Ocean Drive Beach Section of North Myrtle Beach, containing 1.4 Acres as shown upon a map by C. B. Berry, R. L. S., dated December 15, 1964, a copy of which is attached hereto and made a part of these presents. Said property being more particularly described as follows:

Beginning at a point (corner common to Waterway Drive and dragline ditch line) and running 175 feet with said dragline ditch line to a corner on the Intracoastal Waterway; thence with the Intracoastal Waterway line as shown on said map 590 feet, more or less, to a point; thence 175 feet to a point; thence 360 feet, more or less, to the beginning point.

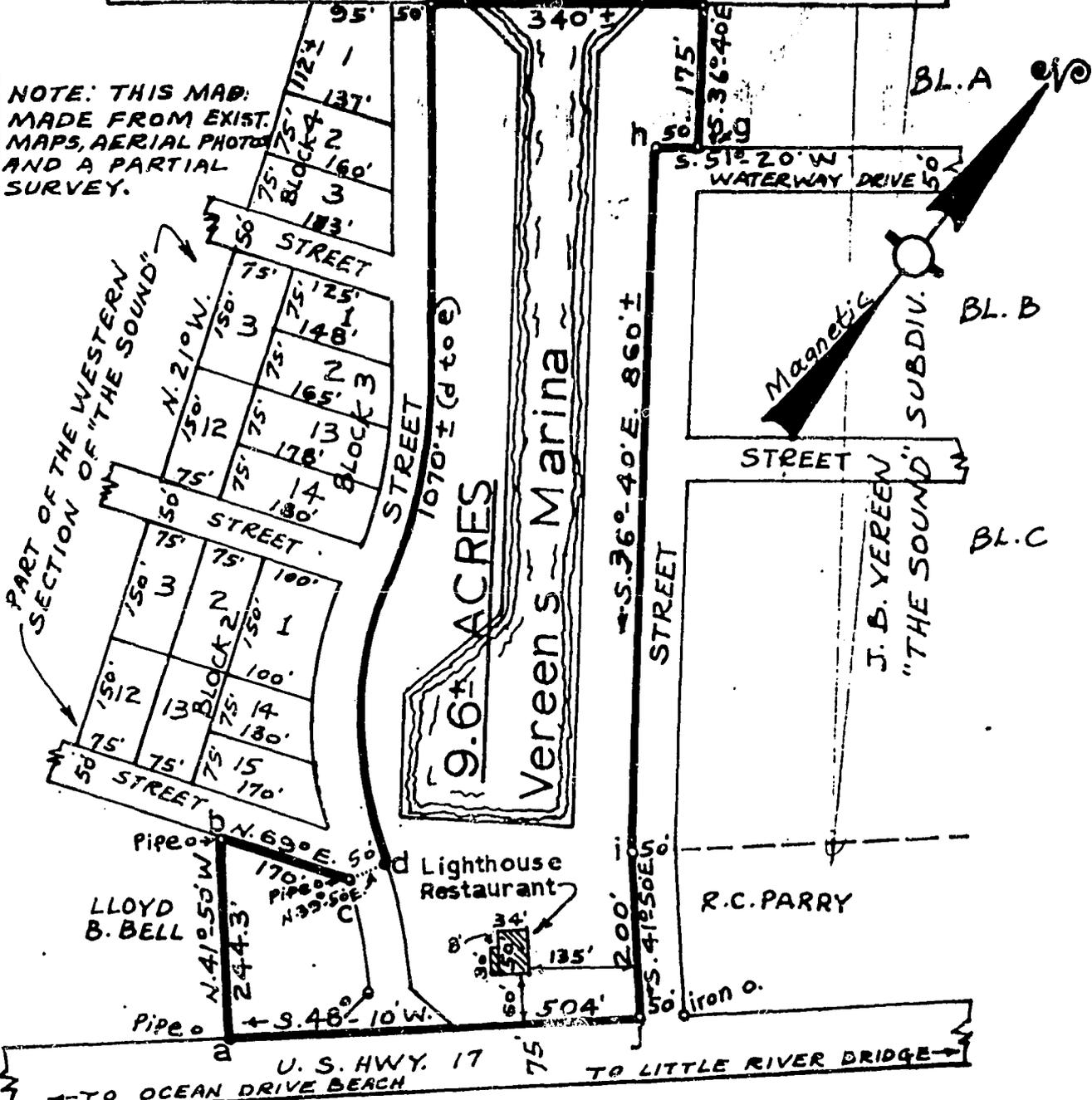
Said property bounded on the North by the Intracoastal Waterway; on the East by Block "A" of "The Sound" Subdivision; on the South by Waterway Drive and Vereen's Marina; and on the West by Vereen's Marina.

This is the same property conveyed to George Rayford Vereen, Wyndal Vereen and Jerry R. Vereen by Deed recorded in Deed Book 381, at page 131, office of the Clerk of Court for Horry County.

The within described property as a whole comprises the 28.19 Acre Tract as shown upon a map of said property by C. B. Berry, R. L. S., dated June 14, 1977, revised November 22, 1977, and recorded in the office of the Clerk of Court for Horry County in Plat Book 62, at page 232, reference to which is made as forming a part of these presents.



NOTE: THIS MAP MADE FROM EXIST. MAPS, AERIAL PHOTO AND A PARTIAL SURVEY.



SCALE: 1" = 200'

MAP OF
 APPR. 9.6 ACRES OF LAND NEAR
 OCEAN DRIVE BEACH
 LITTLE RIVER TOWNSHIP - Horry COUNTY, S.C.
 OWNED BY

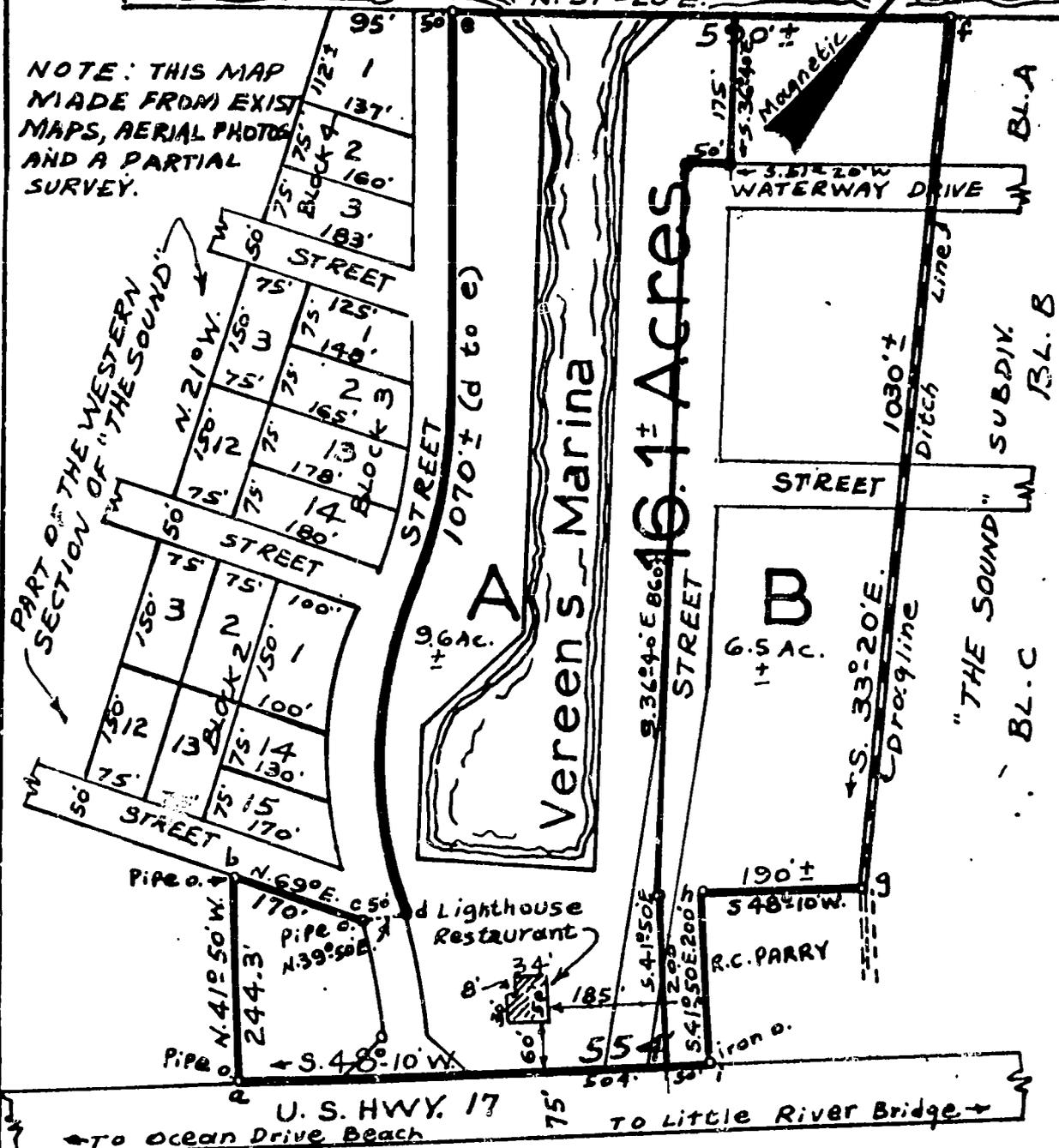
J. B. Vereen

C. B. BERRY, R. L. S.
 CRESCENT BEACH, S. C.
 DEC. 7, 1964

INTRACOASTAL WATERWAY

N. 51°-20'E.

NOTE: THIS MAP MADE FROM EXIST MAPS, AERIAL PHOTOS AND A PARTIAL SURVEY.



SCALE: 1" = 200'

MAP OF
 APPR. 16.1 ACRES OF LAND NEAR
 OCEAN DRIVE BEACH (NOW NORTH MYRTLE BEACH)
 LITTLE RIVER TOWNSHIP - HORRY COUNTY, S.C.
 OWNED BY

J. B. VEREEN ET AL

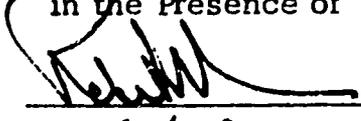
C. B. BERRY, R. L.S.
 CRESCENT BEACH, S. C.
 DEC. 15, 1964

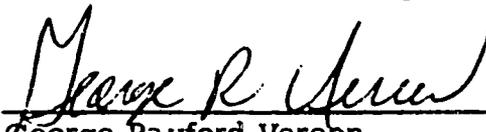
Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

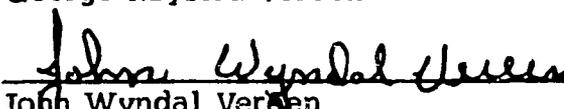
BOOK 598 PAGE 798
TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said VEREEN, INC., its successors and assigns forever, and we do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said VEREEN, INC, its successors and Assigns, against us and our Heirs and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

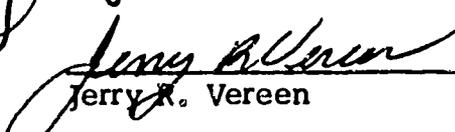
WITNESS our Hands and Seals this 2nd day of December in the year of our Lord one thousand nine hundred and Seventy-Seven (77).

Signed, Sealed and Delivered in the Presence of


Elwood Louise Hardwick


George Rayford Vereen (SEAL)

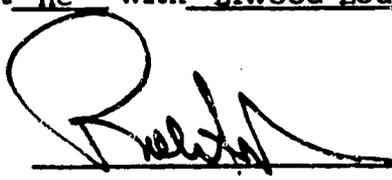

John Wyndal Vereen (SEAL)

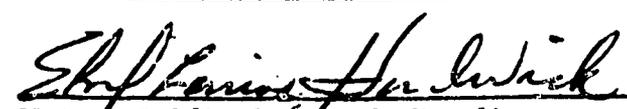

Jerry R. Vereen (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

PERSONALLY appeared before me Robert M. McInnis and made oath that he saw the within named GEORGE RAYFORD VEREEN, JOHN WAYNDAL VEREEN and JERRY R. VEREEN sign, seal and as their act and deed, deliver the within Deed; and that he with Elwood Louise Hardwick witnessed the execution thereof.

SWORN to before me this 2nd day of December, 1977.




Elwood Louise Hardwick (L.S.)
Notary Public for South Carolina

My commission expires: December 4, 1979.

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

RENUNCIATION OF DOWER

799

I, the subscribing officer, do hereby certify unto all whom it may concern that MRS. KAREN B. VEREEN, the wife of the within named GEORGE RAYFORD VEREEN, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named VEREEN, INC., its successors and Assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my Hand and Seal, this

14th day of December, 1977.

Elmer Lewis H. Smith (SEAL)
Notary Public for South Carolina

Karen B. Vereen
Karen B. Vereen

My commission expires: December 4, 1979

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

I, the subscribing officer, do hereby certify unto all whom it may concern that Mrs. BOBBE N. VEREEN, the wife of the within named JERRY R. VEREEN, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named VEREEN, INC., its successors and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my Hand and Seal this

14th day of Dec, 1977.

John W. Edgely (SEAL)
Notary Public for South Carolina

Bobbe N. Vereen
Bobbe N. Vereen

My commission expires: Aug 16, 1981

BOOK 598 PAGE 799

GRANTOR, JOHN WYNDAL VEREEN UNMARRIED

Legend

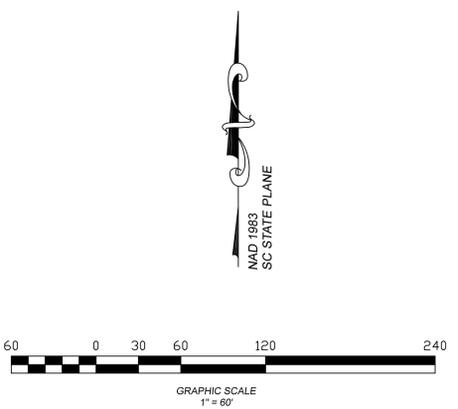
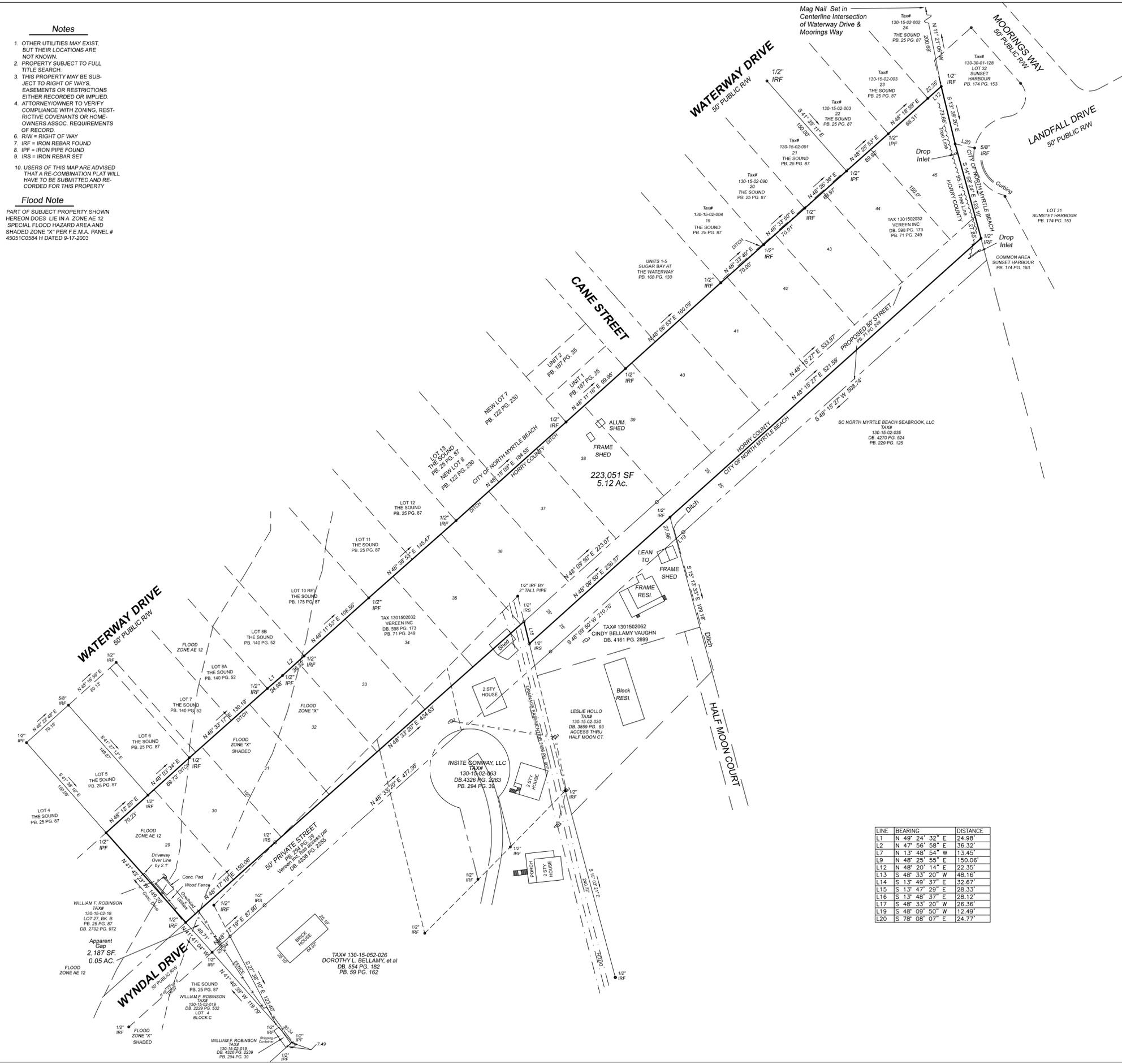
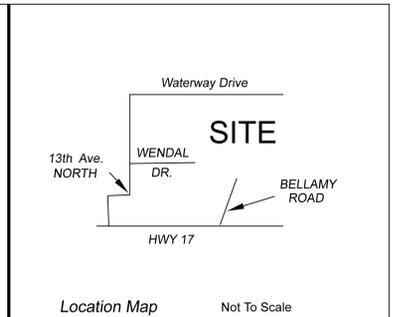
- Iron Old
- As Noted
- Iron New
- 1/2" Rebar
- Sanitary
- Sewer Manhole
- Storm Drain Manhole
- Drop Inlet
- Fire Hydrant
- Water Valve
- Monitoring Well
- Water Meter
- Utilities Pole
- Light Pole

Notes

1. OTHER UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
2. PROPERTY SUBJECT TO FULL TITLE SEARCH.
3. THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
4. ATTORNEY/OWNER TO VERIFY COMPLIANCE WITH ZONING, RESTRICTIVE COVENANTS OR HOME-OWNERS ASSOC. REQUIREMENTS OF RECORD.
6. RW = RIGHT OF WAY
7. IRF = IRON REBAR FOUND
8. IPF = IRON PIPE FOUND
9. IRS = IRON REBAR SET
10. USERS OF THIS MAP ARE ADVISED THAT A RE-COMBINATION PLAT WILL HAVE TO BE SUBMITTED AND RECORDED FOR THIS PROPERTY.

Flood Note

PART OF SUBJECT PROPERTY SHOWN HEREON DOES LIE IN A ZONE AE 12 SPECIAL FLOOD HAZARD AREA AND SHADED ZONE "X" PER F.E.M.A. PANEL # 45051C0584 H DATED 9-17-2003



LINE	BEARING	DISTANCE
L1	N 49° 24' 32" E	24.98'
L2	N 47° 56' 58" E	36.32'
L7	N 13° 48' 54" W	13.45'
L9	N 48° 25' 55" E	150.06'
L12	N 48° 20' 14" E	22.35'
L13	S 48° 33' 20" W	48.16'
L14	S 13° 49' 37" E	32.67'
L15	S 13° 47' 29" E	28.33'
L16	S 13° 48' 37" E	28.12'
L17	S 48° 33' 20" W	26.36'
L19	S 48° 09' 50" W	12.49'
L20	S 78° 08' 07" E	24.77'

A Composite Map
showing

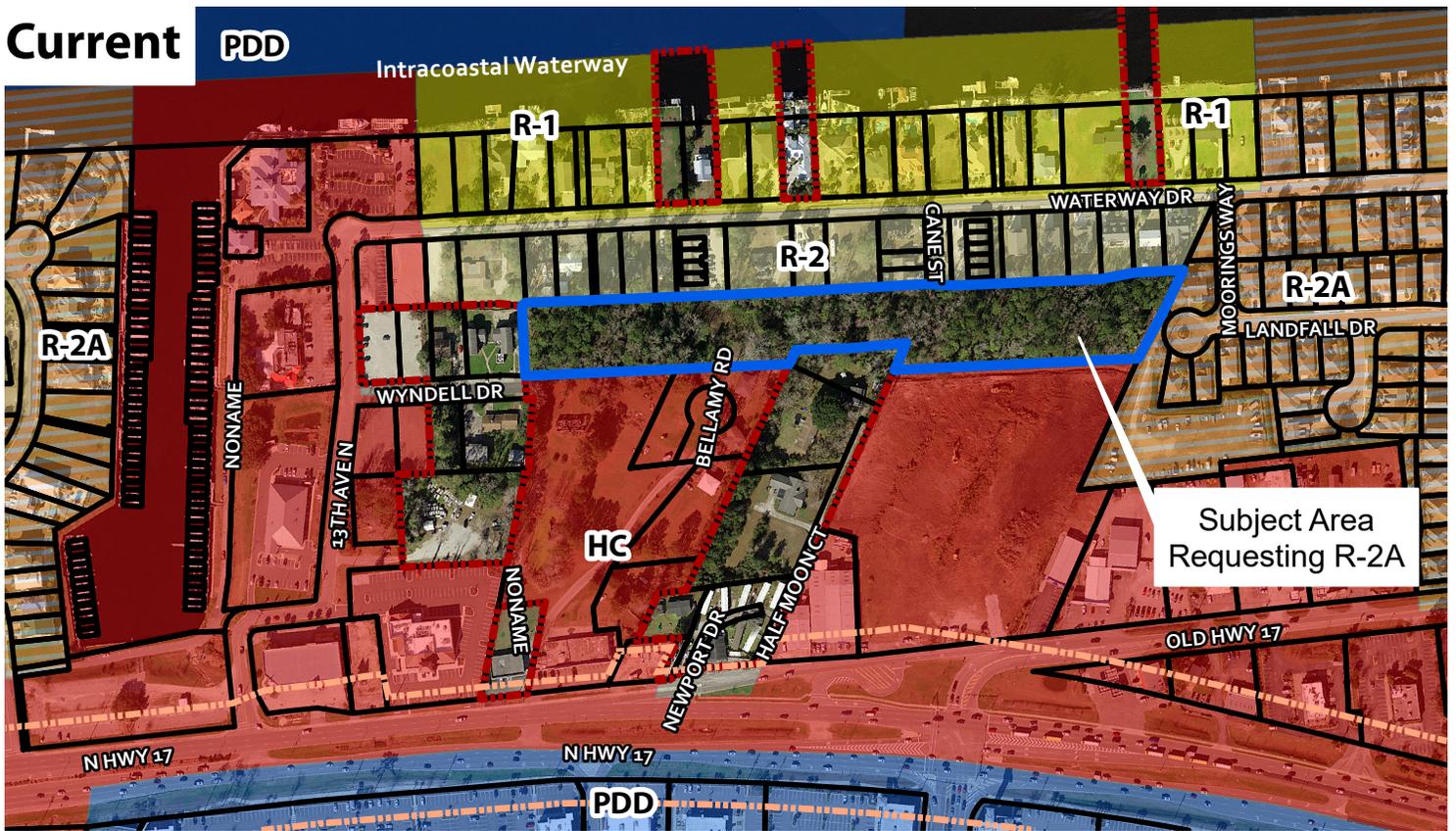
Vereen Inc. Property
223,051 SF
5.12 Acres
North Myrtle Beach, Horry County, S.C.

the property of:
Vereen Inc.

for the benefit of:
Vereen Inc.

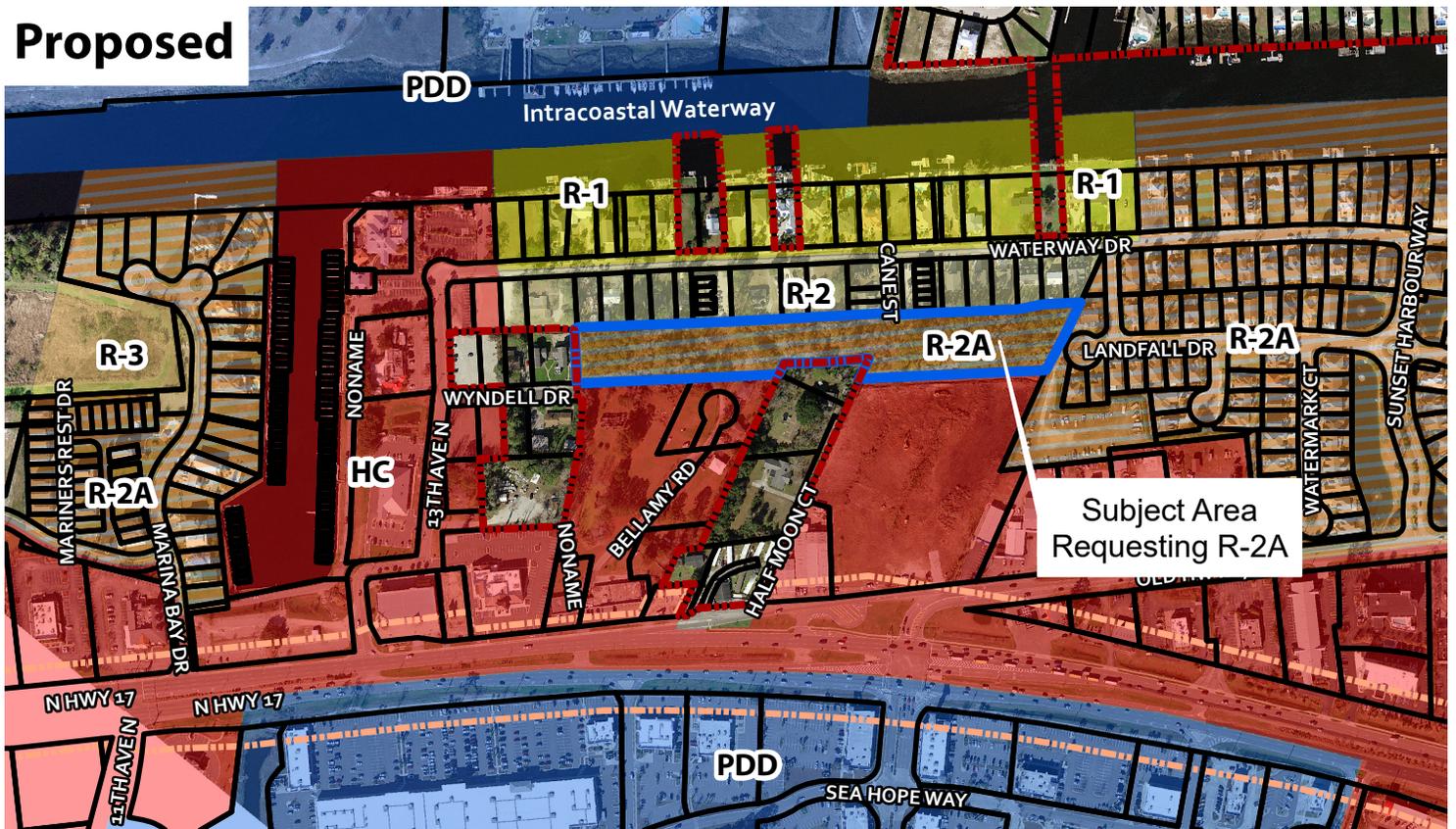
<p>Russ Courtney & Associates, LLC Land Surveying & Design 1108-2 Sea Mountain Hwy. North Myrtle Beach, S.C. 29582 Ocean Isle Beach, N.C. 28469</p> <p>PHONE: (910) 579 - 7799 OFFICE: (843) 249 - 7733 FAX: (843) 249 - 3377</p> <p>Russ Courtney Sr., PLS</p>	<p>DRAWN: RAC</p> <p>APPROVED: RAC</p> <p>SURVEY BY: RAC</p>	<p>SCALE: 1" = 60'</p> <p>ACAD FILE: vereen.dwg</p> <p>FOLDER: 5 MAR. 2004</p> <p>DATE OF MAP: 10-12-2020</p>
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Current

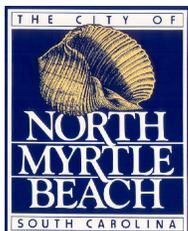


Subject Area Requesting R-2A

Proposed



Subject Area Requesting R-2A

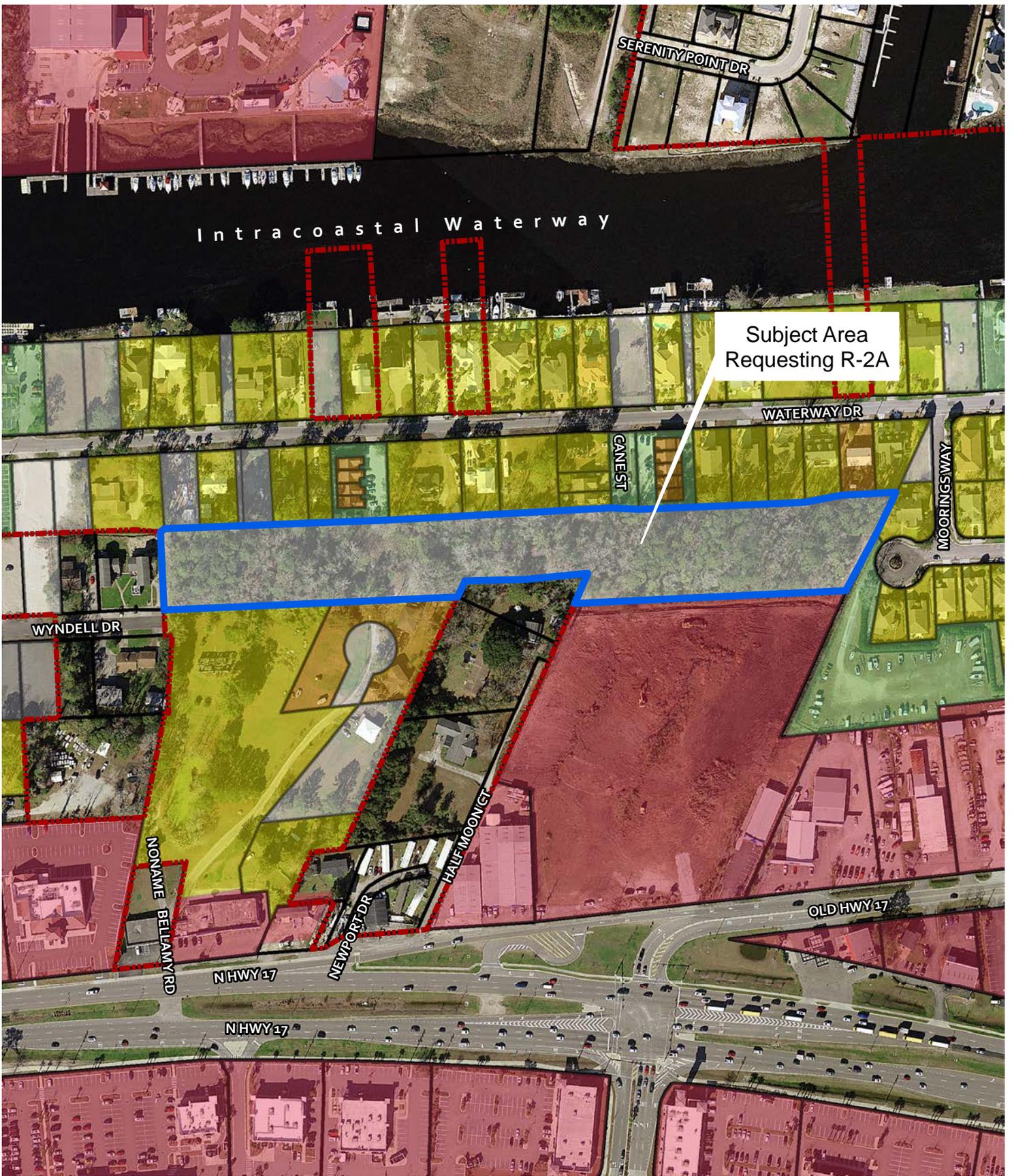


-  NMB City Limit
-  Subject Area
- Zoning Overlay District**
-  Off-Premise(s) Sign Overlay Zone (OPO)

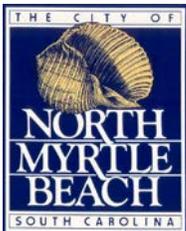
- | | | |
|------------------------|--|--|
| Zoning District | R-2 |  |
| HC |  | R-2A  |
| PDD |  | R-3  |
| R-1 |  | |



Exhibit A: Zoning Map (Z-21-25)



Subject Area Requesting R-2A

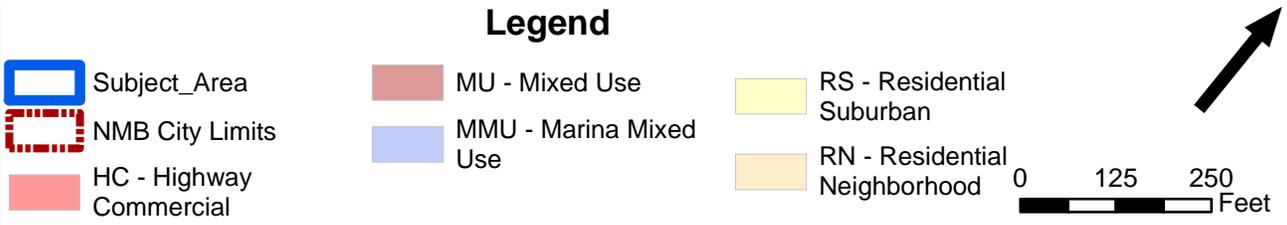
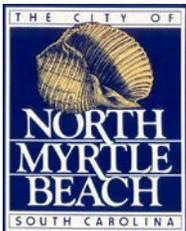
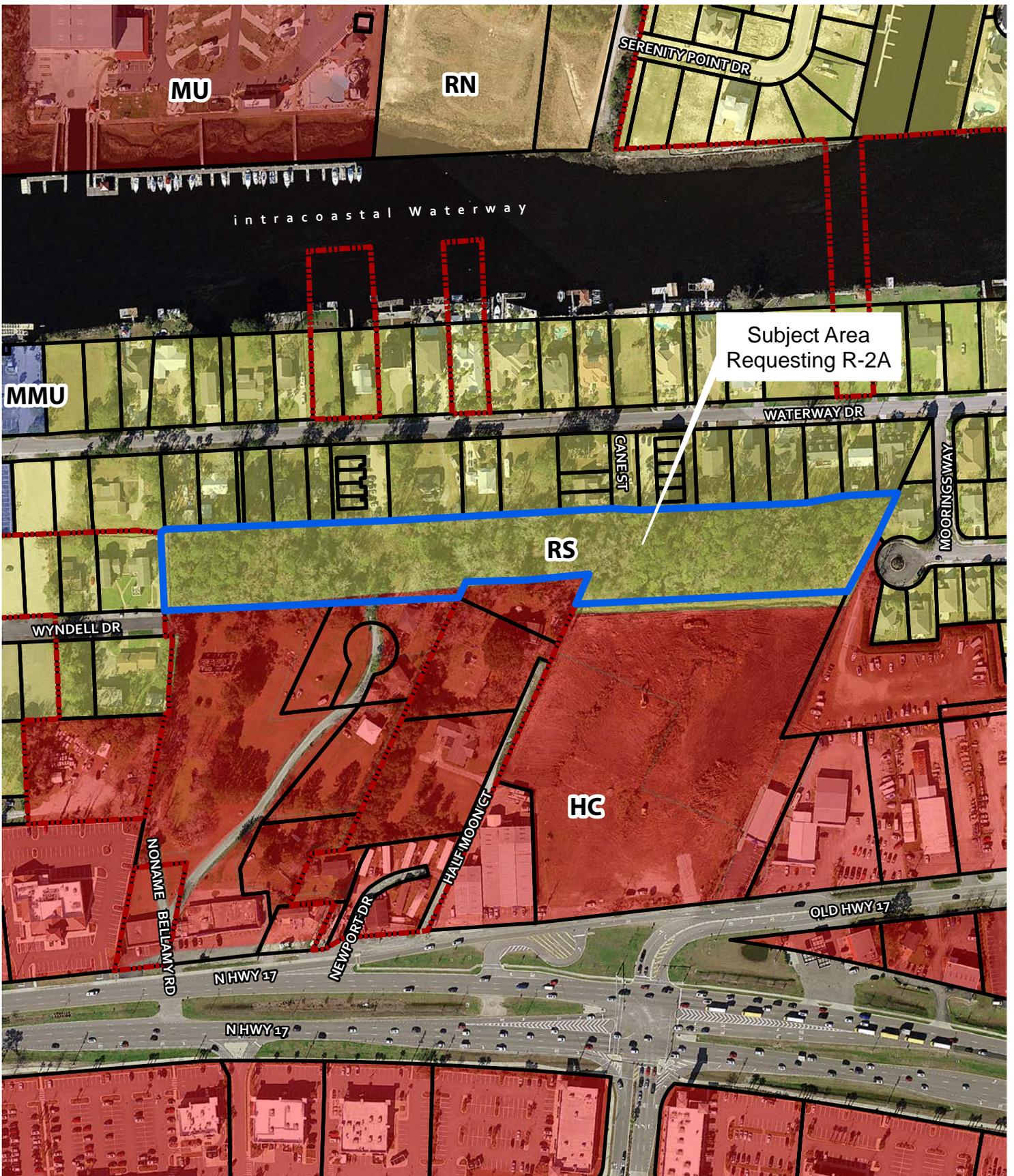


Legend

-  Subject_Area
-  Common Open Space
-  Private Parking Lot
-  Vacant
-  NMB City Limits
-  Duplex
-  Single-Family
-  Commercial
-  Multi-Family
-  Town House



Existing Land Use Map (Z-21-25)



7B. PRELIMINARY SUBDIVISION PLAT SUB-21-51: A major preliminary plat of subdivision creating 100 single-family residential lots, common area, and public rights-of-way in Phase 3 of the Chestnut Greens subdivision.

Background

Planning Commission previously approved the preliminary plat of subdivision on January 5, 2021, for Phase 1 of the Chestnut Greens development.

Existing Conditions

Accessed by Littleleaf Loop and Saw Palmetto Drive, the total area of the subdivision is 28.42 acres. The subject property is one lot of record identified by PIN 357-00-00-0019. The property is zoned Planned Development District (PDD) and is located within the City’s jurisdiction. Currently, the parcel is unused as the site of a former golf course, while construction has already begun on the adjacent previous phase.

Proposed Conditions

The applicant, Mark Stoughton of DRG, agent for the owner, has proposed a major preliminary plat of subdivision creating 100 residential lots, 5 common area lots, and public rights-of-way. All residential lots are intended for the construction of single-family residences; the smallest lot is ±5,460 square feet. The subdivision density is 3.52 dwelling units per acre. All setbacks conform to the standards of the Chestnut Greens PDD. This final plat continues the following fifty feet public rights-of-way: Littleleaf Loop, Saw Palmetto Street, and Beautyberry 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 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 has no issues with the proposed major preliminary plat and would like to note that the North Myrtle Beach Board of Zoning Appeals approved a variance of the City’s tree preservation requirements for this phase of the Chestnut Greens PDD. The approval of this variance includes the provision that the developer add 108” caliper inches of hardwood tree plantings to the perimeter buffer and one 3” caliper hardwood tree on each residential lot of the phase.

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.

Continued next page

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-21-51] prepared for Chestnut Greens Phase 3 as submitted;

OR

I move that the planning commission deny the major preliminary plat of subdivision [SUB-21-51] prepared for Chestnut Greens Phase 3 as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
Chestnut Greens Ph 3



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$840.00 on September 29, 2021
FILE NUMBER:	SUB-21-51
Complete Submittal Date:	September 29, 2021

City of North Myrtle Beach, SC

Application for a Major Plat

GENERAL INFORMATION

Date of Request: July 8, 2021	Property PIN(S): 3570000019
Property Owner: PULTE HOME COMPANY LLC	Type of Subdivision: Major Preliminary Subdivision
Address or Location: End of Possum Trot Road, West of Phase I, within Chestnut Greens Subdivision	Project Contact: MARK STOUGHTON
Contact Phone Number: Mark E. Stoughton, Jr. PE	Contact Email Address: mark@drgpllc.com

PROJECT INFORMATION

Zoning: PDD	Total Area: 28 Acres	Existing # of Lots: 1	Proposed # of Lots: 105
Total # of Residential/Commercial Lots: 100	Area of Largest Lot: 13,221 sq. ft.	Area of Smallest Lot: 5,460 sq. ft.	Linear Feet of New Streets: 3,213
Total # of Common/Open Space Lots: 5	Total Area of Common/Open Space Lots: 407,286	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

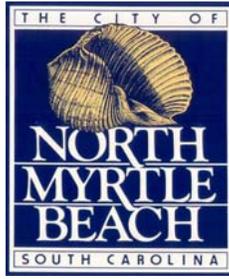
Are Wetlands Present on Site? No

Are Trees Greater than 16" Caliper Present on Site? Yes	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? Yes
---	---

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: MARK STOUGHTON

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

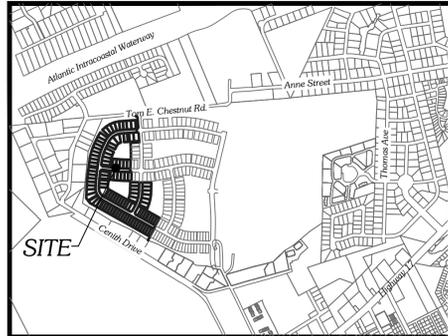
Signature

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.



PRELIMINARY SUBDIVISION PLAT CHESTNUT GREENS

PHASE-3 (100) LOTS

NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR:

PULTE HOME COMPANY, LLC



LEGEND

- IRON REBAR FOUND
- IRON PIPE SET
- IRON PIPE FOUND
- FENCE WOODEN
- FENCE CHAIN LINK
- DP OVERHEAD POWER
- ⛑ FIRE HYDRANT
- ⛎ WATER VALVE

NOTES:

- Tax Parcel: PIN: 357-00-00-0019
- Owner of Record: Pulte Home Company, LLC
4401 Leads Ave #400
North Charleston, SC 29405
- This property is located in Flood Zone "X" as scaled from F.I.R.M. 45051C 0579 H dated Aug. 23, 1999, this plat is not the basis for flood zone determination or flood zone related issues.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- This survey is only valid if print of same has original signature and embossed seal of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Subsurface and environmental conditions were not examined or considered as a part of this survey. no statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
- This property is subject to all easements or restrictions of record.
- Last property transfer Deed Book 4389, Page 11.
- 1/2" Iron Pipes Set at all corners unless noted otherwise.
- All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83)(2011). All distances shown are Horizontal not grid distances.
- Not All Improvements shown at time of survey.
- Date of Field Survey: April, 2020

ADDITIONAL NOTES:

- 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.
- (If applicable) 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.
- Existing Zoning: PDD
- Per Driveway and Curbcut Requirements, Section 23-61 of the City of NMB, No entrance or exit drive shall be located within fifty (50) feet of a street corner or intersection extended lines.

REFERENCES:

- Map of Lots Mapped in The Belle Edge Lands Crescent Beach Owned by, Alton B. Edge ETAL, Recorded in Plat Book 48 Page 15.
- Map of Belle Park a Subdivision in the Town of Ocean Drive, Little River Township, Horry County Owned by E. Ervin Dargan & S.D. Cox Jr., Recorded in Plat Book 44 Page 17.
- Plat Book 59 Plat Page 3, Plat Book 72 Plat Page 256
Plat Book 56 Plat Page 10, Plat Book 91 Plat Page 46

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 plat with my (our) free consent, establish minimum building lines and dedicated all streets, alleys, walks, parks and other site to public or private uses as noted.

Pulte Home Company, LLC
Authorized Representative
SIGNED _____ DATE _____

CERTIFICATE OF APPROVAL FOR PUBLIC WATER SUPPLY AND SEWER DISPOSAL SYSTEM:

I hereby certify that a public water supply and sewer 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.

Name _____ Signed _____
City of North Myrtle Beach

Certificate of approval of streets and storm drainage system:

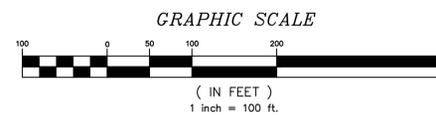
I hereby certify that the streets and storm drainage system, meeting the full requirements of the city's subdivision regulations, have been installed or that a guarantee of the installations of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

City Engineer _____ Date _____



CHESTNUT GREENS
PHASE-1
SUBDIVISION

TOTAL - SUBDIVISION DATA	
TOTAL TRACT	28.42 acres 1,237,975.00 sq. ft.
TOTAL RIGHT OF WAY	3.65 acres 158,809.00 sq. ft.
TOTAL COMMON AREA	9.35 acres 407,286.00 sq. ft.
TOTAL PRIVATE LOTS	15.42 acres 671,695.00 sq. ft.
TOTAL LINEAR FEET OF PUBLIC STREETS	3,213.22 lf
LITTLELEAF LOOP	2,253.60 lf
SAW PALMETTO STREET	462.01 lf
BEAUTYBERRY WAY	497.61 lf
TOTAL # OF LOTS	100
SMALLEST LOT (#MULTIPLE)	5,460 sqft
LARGEST LOT (#256)	13,221 sqft



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 "1:10,000".

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; also there are no visible encroachments or projections other than shown."

Michael D. Oliver, P.L.S. No. 13520
as agent

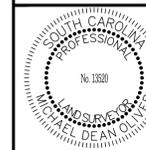


Development Resource Group, LLC
1101 Johnson Avenue
Suite 300A
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com



JOB No. 21-116
DATE: 06/14/2021
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1" = 100'
FILE: P:/21116/SURVEY

COVER
PRELIMINARY SUBDIVISION PLAT



mike@drepllc.com

DATE

REVISION

