



PLANNING COMMISSION MEETING AGENDA

Tuesday, December 8, 2020 – 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
 - A. **SWEARING IN OF NEWLY APPOINTED BOARD MEMBERS**
 - B. **PRIORITY LISTING OF CAPITAL IMPROVEMENT PROJECTS FOR FY2022**
 - C. **MEETINGS & WORKSHOPS SCHEDULE:** Adoption of the proposed calendar for 2021
4. APPROVAL OF MEETING MINUTES: November 17
5. OLD BUSINESS
6. NEW BUSINESS – “Consent Items”
 - A. **BONDED FINAL SUBDIVISION PLAT SUB-19-41:** A major bonded final plat of subdivision to create 49 single-family lots of record, 22 townhome lots of record, two townhome in-common lots, five common space lots and public rights-of-way within Phase 1 of the Bell’s Lake development located between Water Tower Road and Long Bay Road.
7. NEW BUSINESS
 - A. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-20-14:** A minor amendment to the Bahama Island Planned Development District revising the amenity area of Phase 1B of the North Myrtle Beach RV Resort and adding elevations for a waterfront pavilion.
8. ADJOURNMENT

Respectfully submitted,

Aaron C. Rucker, AICP
Principal Planner

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.

Notice to the Public of Rights under Title VI

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

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
PLANNING COMMISSION MEETING
Tuesday, November 17, 2020
5:00 PM**

MINUTES

Harvey Eisner, Chairman
Jessica Bell, Absent for Roll Call
Silvio Cutuli
Ruth Anne Ellis
Callie Jean Wise

City Staff:
Suzanne Pritchard
Aaron Rucker
Dana Hamilton
Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:00 PM.
2. **ROLL CALL:** The Clerk called the roll and declared a quorum present.
3. **COMMUNICATIONS:**
Ms. Pritchard stated the City had a new website and Chairman Eisner stated it was very well done.
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the October 6, 2020 meeting as presented was made by Commissioner Cutuli and seconded by Commissioner Wise. Chairman Eisner called for the vote. The motion passed 4-0.
5. **OLD BUSINESS:** None
6. **NEW BUSINESS—"CONSENT ITEMS":** None
7. **NEW BUSINESS:**
 - A. **PRELIMINARY SUBDIVISION PLAT SUB-20-2:** A major preliminary plat of subdivision creating eight lots of record and private rights-of-way off Commons Boulevard called Briarcliffe Commons. Ms. Pritchard stated this was discussed at length at the morning workshop. Approving the plat as shown, the Commission would be approving the removal of trees in the right-of-way and granting a waiver on the cul-de-sac that allows a smaller subdivision. Ms. Pritchard distributed a letter from Venture Engineering answering proposed questions from the morning workshop.

Chairman Eisner opened the floor for public comment.

Jan Connell, 1100 Commons Boulevard, #1306, Myrtle Beach, SC, stated her main reason for attending the meeting was to establish a relationship with the developer, who would be willing to listen to what they have battled over the years. Some of their concerns are failing outfall riser, bulkhead problems, and water issues. This could have been avoided, if someone would have listened to the residents. She stated they do not want to hinder the project, because it was the best project that had been presented so far, but wanted it to be done correctly and did not want to add another lawsuit to their lawsuit files. She asked for the Commission's cooperation to make this project work for everyone.

Chairman Eisner stated the Commission received their letter and was given to Venture Engineering and it would be important for the developer to work with the residents.

Commissioner Wise asked if the agreement for drainage was from a different developer. Lib Pitino, a resident from the audience, stated the original developer did not sign over common areas to the HOA and retained ownership of the stormwater drainage system, which he has not up kept. It had been a constant battle to make the City enforce the developer's up keep of the drainage system. Dana Hamilton, Engineering Manager, stated the maintenance agreement will be inspected and he was unaware of the internal problems with the residents. The Staff, Commission, Samuel Gay, agent for Venture Engineering, and Ms. Pitino discussed the situation and problems with the previous developer. Mr. Hamilton stated the Public Works Department was aware of the situation and inspections will fall into the rotations. Ms. Pitino asked for advanced notice before someone would come out to fix the outfall and wanted it in writing that the riser outfall would be fixed. Chairman Eisner stated the Venture Engineering may be able to solve it.

For the record, Commissioner Bell arrived during this agenda discussion.

Chairman Eisner called for a motion. Commissioner Wise motioned to approve Preliminary Subdivision Plat Sub-20-2 as submitted and was seconded by Commissioner Cutuli. The motion passed 5-0.

- B. ANNEXATION & ZONING DESIGNATION Z-20-15:** City staff had received a petition to annex lands on Little River Neck Road totaling approximately 0.78 acres and identified by PIN 351-05-01-0017. The lot is currently unincorporated and zoned Commercial Forest Agriculture (CFA) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently. Ms. Pritchard stated this agenda item was discussed at length at the morning workshop and its designation was inconsistent with the conservation land use and R-1 was appropriate, because it encouraged residential development. The Staff and Commission discussed how this agenda item would be approved to forward to Council; to correct an original mistake or manifest error in the regulations or map or to recognize substantial change or changing conditions or circumstances in a particular locality. Commissioner Wise stated it would be good to have the parcel as R-1, until the Conservation Community was defined. Chris Noury, City Attorney, was in agreement for approving the annexation and zoning designation as correcting an original mistake as the most appropriate and deemed it would not have negative repercussions.

Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve Annexation & Zoning Designation Z-20-15 as submitted to correct the original designation mistake and was seconded by Commissioner Ellis. The motion passed 5-0.

- C. ANNEXATION & ZONING DESIGNATION Z-20-16:** Pursuant to a recorded pre-annexation agreement, City staff had begun the process to annex lands on Cenith Drive totaling approximately 1.02 acres and identified by PIN 357-07-01-0006. The lot is currently unincorporated and zoned Commercial Forest Agriculture (CFA) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently. Ms. Pritchard stated this agenda item was a follow-up to agenda item 7A and was discussed at the morning workshop.

Chairman Eisner called for a motion. Commissioner Wise motioned to approve Annexation & Zoning Designation Z-20-16 as submitted, where it was necessary to implement the comprehensive plan, and was seconded by Commissioner Cutuli. The motion passed 5-0.

D. ANNEXATION & ZONING DESIGNATION Z-20-17: Pursuant to a recorded pre-annexation agreement, City staff had begun the process to annex lands on Cenith Drive totaling approximately 0.36 acres and identified by PIN 357-02-04-0055. The lot is currently unincorporated and zoned Single-Family Residential 14.5 (SF14.5) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently. Ms. Pritchard stated this was approved at the April 4, 2020 City Council meeting and was discussed at the morning workshop.

Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve Annexation & Zoning Designation Z-20-17 as submitted, where it was necessary to implement the comprehensive plan, and was seconded by Commissioner Ellis. The motion passed 5-0.

E. ANNEXATION & ZONING DESIGNATION Z-20-18: Pursuant to a recorded pre-annexation agreement, City staff had begun the process to annex lands on Cenith Drive totaling approximately 0.36 acres and identified by PIN 357-02-04-0056. The lot is currently unincorporated and zoned Single-Family Residential 14.5 (SF14.5) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently. Ms. Pritchard stated this was approved at a past City Council meeting.

Chairman Eisner called for a motion. Commissioner Wise motioned to approve Annexation & Zoning Designation Z-20-18 as submitted, where it was necessary to implement the comprehensive plan, and was seconded by Commissioner Cutuli. The motion passed 5-0.

8. ADJOURNMENT:

Having no further business, Chairman Eisner stated the next meeting would be December 8, 2020 and adjourned the meeting at 5:33 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.



Draft: December 8, 2022

Planning Commission’s Priority Listing of Capital Improvement Projects for FY2022

Per § 6-29-340(B)(2)(e) of state’s Planning Enabling Act of 1994*, Planning Commission has the duty to prepare and recommend an annual listing of priority capital improvements projects for consideration by the City of North Myrtle Beach City Council. Priority investment projects are listed in Chapter 10 of the Comprehensive Plan. This year’s priority listing is as follows:

Rank	Project Name	Location	Time Frame	\$	Total Cost
	Update Parks & Rec Master Plan	Citywide	Mid-term	\$	\$150,000.00
	Construct Fire Station #6	Parkway Group PDD	Mid-term/As Development Warrants	\$\$	
	Beach renourishment	Citywide	Short-Long-term	\$\$\$	
	Update the Beachfront Management Plan every 5 years	Citywide	Mid-term	\$	
	Main St Improvements Hillside to Ocean Blvd	Ocean Drive	Short-term	\$\$	\$600,000.00
	Oceanfront boardwalk 5th S to 5th N	Ocean Drive	Short-term	\$\$	\$2,000,000.00
	Upgrade and redesign NMB boat ramp	Ocean Drive	Short-term	\$	\$200,000.00
	Master plan for city campus	Ocean Drive	2019-2020	\$	\$50,000.00
	Wayfinding master plan update	Citywide	Mid-term	\$	
	Tree planting master plan update	Citywide	Mid-term	\$	
	Cultural facility center	Citywide	Mid-term	\$	
	Golf cart master plan	Citywide	Mid-term	\$	
	Updated seasonal population study	Citywide	Mid-term	\$	
	Electric charging station master plan	Citywide	Mid-term	\$	

*SECTION 6-29-340. Functions, powers, and duties of local planning commissions.

(A) It is the function and duty of the local planning commission, when created by an ordinance passed by the municipal council or the county council, or both, to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the area within its jurisdiction. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of its area of jurisdiction. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation. The local planning commission may make, publish, and distribute maps, plans, and reports and recommendations relating to the plans and programs and the development of its area of jurisdiction to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens. All public officials shall, upon request, furnish to the planning commission, within a reasonable time, such available information as it may require for its work. The planning commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom. In general, the planning commission has the powers as may be necessary to enable it to perform its functions and promote the planning of its political jurisdiction.

(B) In the discharge of its responsibilities, the local planning commission has the power and duty to:

- (1) prepare and revise periodically plans and programs for the development and redevelopment of its area as provided in this chapter; and
- (2) prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:
 - (a) zoning ordinances to include zoning district maps and appropriate revisions thereof, as provided in this chapter;
 - (b) regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted as provided in this chapter;
 - (c) an official map and appropriate revision on it showing the exact location of existing or proposed public street, highway, and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces within its political jurisdiction or a specified portion of it, as set forth in this chapter;
 - (d) a landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;
 - (e) a capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget; and
 - (f) policies or procedures to facilitate implementation of planning elements.

HISTORY: 1994 Act No. 355, Section 1.

PLANNING & DEVELOPMENT CALENDAR 2021

JANUARY							FEBRUARY							MARCH							APRIL						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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31																											

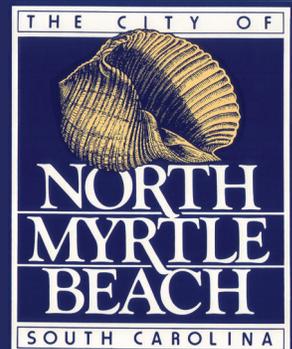
MAY							JUNE							JULY							AUGUST							
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30	31																											

SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER										
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12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18				
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25				
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31					

Only completed applications will be accepted and submitted for required newspaper advertising if applicable. Certain requests are forwarded to City Council for consideration.

EVENT	DAY/DATE	TIME
Regular City Council Public Meetings <i>Budget Retreat: February 22 - 23</i>	As Shown; Generally, 1st & 3rd Monday	7:00 PM
Planning Commission Public Meetings <i>(Workshop day of meeting at 9:15 AM)</i>	Generally, 1st & 3rd Tuesday after Council Meeting	5:00 PM
Board of Zoning Appeals Meeting	2nd Thursday of each Month	5:00 PM
Deadlines for Legal Advertisement for Planning Commission	Friday; 25 days prior to PC Meeting	9:00 AM
Board of Zoning Appeals Application Deadline (Dates Circled)	Friday; 27 days prior to BZA Meeting	4:00 PM
No Public Meetings on Scheduled Holidays:		
<i>New Year's Day: 1/1/20</i>	<i>Independence Day: 7/5/20</i>	
<i>Martin Luther King, Jr. Day: 1/18/20</i>	<i>Labor Day: 9/6/20</i>	
<i>Good Friday: 4/2/20</i>	<i>Thanksgiving: 11/25/20, 11/26/20</i>	
<i>Memorial Day: 5/31/20</i>	<i>Christmas: 12/24/20, 12/27/20</i>	

For more information, please contact the Planning Division at (843)280-5566.



6A. BONDED FINAL SUBDIVISION PLAT SUB-19-41: A major bonded final plat of subdivision to create 49 single-family lots of record, 22 townhome lots of record, two townhome in-common lots, five common space lots and public rights-of-way within Phase 1 of the Bell's Lake development located between Water Tower Road and Long Bay Road.

Background

The preliminary plat of subdivision for Bell's Lake was approved February 7, 2018.

Existing Conditions

The subject property is two (2) lots of record consisting of 93.51 acres and identified by PINs 348-00-00-0026 and 348-00-00-0035. The property is zoned Mid-Rise Multifamily Residential (R-2A) and Neighborhood Commercial (NC) and within the city's jurisdiction. Currently, the subject property is vacant and undeveloped.

Proposed Conditions

The applicant, Weaver Engineering, agent for the owner, has proposed a bonded major final plat of subdivision to create 49 single-family lots of record, 22 townhome lots of record, two townhome in-common lots, 5 common space lots and public rights-of-way. All setbacks conform to the required standards of the respective zoning districts. This final plat creates Yonah Court, a 75' public right-of-way, and begins the creation of Bell's Lake Circle, a 50' public right-of-way. This plat also dedicates additional right-of-way to Water Tower Road to increase it from a 66' to 100' right-of-way, dedicates a 10' public sidewalk easement along Water Tower Road, and dedicates a 125' public right-of-way to the City of North Myrtle Beach to be developed at a future time. All new roadways are designed to city standards, including requiring sidewalks and street trees according to the Land Development Regulations. 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 [SUP-17-04], the owner provided 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. The applicant has provided 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 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-19-41] prepared for Bell's Lake Phase 1 as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
Bells Lake Phase 1



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$430 on December 3, 2020
FILE NUMBER:	SUB-19-41
Complete Submittal Date:	December 3, 2020

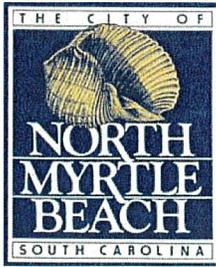
**City of North Myrtle Beach, SC
Application for a Major Plat**

GENERAL INFORMATION			
Date of Request: December 13, 2019		Property PIN(S): 3480000026, 3480000035	
Property Owner: CAROLINA DEVELOPMENT SERVICES LLC		Type of Subdivision: Major Final Subdivision	
Address or Location: Between Long Bay Rd and Water Tower Road		Project Contact: David Bottiglierie	
Contact Phone Number: 843-272-6599		Contact Email Address: davidb@weaverengineeringinc.com	
PROJECT INFORMATION			
Zoning: R-2A	Total Area: 55.86 Acres	Existing # of Lots: 1	Proposed # of Lots: 55
Total # of Residential/Commercial Lots: 49	Area of Largest Lot: 8112 sq. ft.	Area of Smallest Lot: 5000 sq. ft.	Linear Feet of New Streets: 5726
Total # of Common/Open Space Lots: 5	Total Area of Common/Open Space Lots: 15.27	Total # of Utility Space Lots: 1	Total Area of Utility Lots: 900
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). <i>Applicant's E-signature: DAVID W BOTTIGLIERIE</i>			
This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.			

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

North Myrtle Beach
843-280-5588 or 843-280-5585
REC'D: 01671790 12/03/2020 3:06 PM
OPER: CE TERM: 802
REF#: 7794 DT
TRAN: 3.2100 SUBDIVISION FEE
BELLS LAKE SUBDIVISION FEE 430.00
BUILDING PERMITS 430.00
TENDERED: 430.00 CHECK
APPLIED: 430.00
CHANGE: 0.00

PAID



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 12/13/19

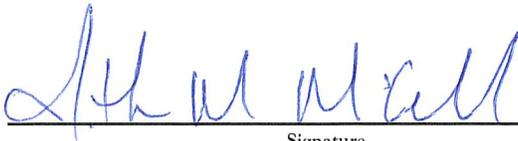
Nature of Approval Requested: Bells Lake plat approval

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

Carolina Development Services LLC - COO

Title

Signature

Signature

Title

Title

Signature

Signature

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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 1" = 2000'

Notes

- This document represents a subdivision plat of an existing parcel of record.
- This property is subject to all easements and restrictions of record.
- This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 420210 2791 & 2501 dated 8/23/99 & 9/17/03 respectively.
- Existing Parcel ID Numbers and references for the adjoining properties are as shown (if applicable) on the face of this plat.
- No title search has been performed by this office.
- Parcel ID No. 348-00-0026 & -0035
- Bearings shown are based on NAD 83 South Carolina State Plane coordinate system and all distances are horizontal ground distances, not grid distances.
- This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
- No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
- Common Areas, Open Spaces and private easements are to be owned and maintained by the Property Owners Association.
- Iron pins (5/8" rebar) set at all corners unless otherwise noted.
- As a condition of approval, all Property Owners Associations covenants and restrictions shall be recorded at the Horry County Register of Deeds as a component of the Final Plat of Subdivision as per Section 20-32 of the Land Development Regulations.
- A disclosure statement signed by the owner / subdivider outlining the maintenance responsibilities for private streets and other common areas (and open space) shall be recorded at the Horry County Register of Deeds as a component of the final plat. Such statements shall include language obligating the owners and their agents to furnish each initial lot purchaser with a copy of the recorded disclosure statement prior to purchase as per Section 20-32 of the Land Development Regulations.
- All improvements to rights-of-way shall meet the City of North Myrtle Beach complete street standards as per Section 20-32 of the Land Development Regulations.
- No trees greater than 16" in diameter affect this property other than shown.
- Wetland delineation approved under USCOE SAC #2014-00462-34
- 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 interior acreages 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.
- Driveways on corner lots must be located a minimum of 25' from the right-of-way of the closest intersection.
- For line and curve tables, see Sheet 2 of 7.
- The 10' Temporary Private Drainage Easements along the wetlands shown hereon are to be abandoned upon recodification of the Phase 2 Final Plat.

Current Owner(s) of Record
 Carolina Development Services, LLC
 2627 Brekonridge Centre Drive, Suite 101
 Monroe, NC 28110
 Pin #348-00-00-0026
 D.B. 3986, Pg. 1428

CF Master Limited Partnership
 2627 Brekonridge Centre Drive, Suite 101
 Monroe, NC 28110
 Pin #348-00-00-0035
 D.B. 4273, Pg. 1618

References

- An Exempt Subdivision Plat showing Lots 1 & 2 being the property of Five Pools, 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.
- Subdivision Plat of 25.00 Acres located near Wanpee 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.
- 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.

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.

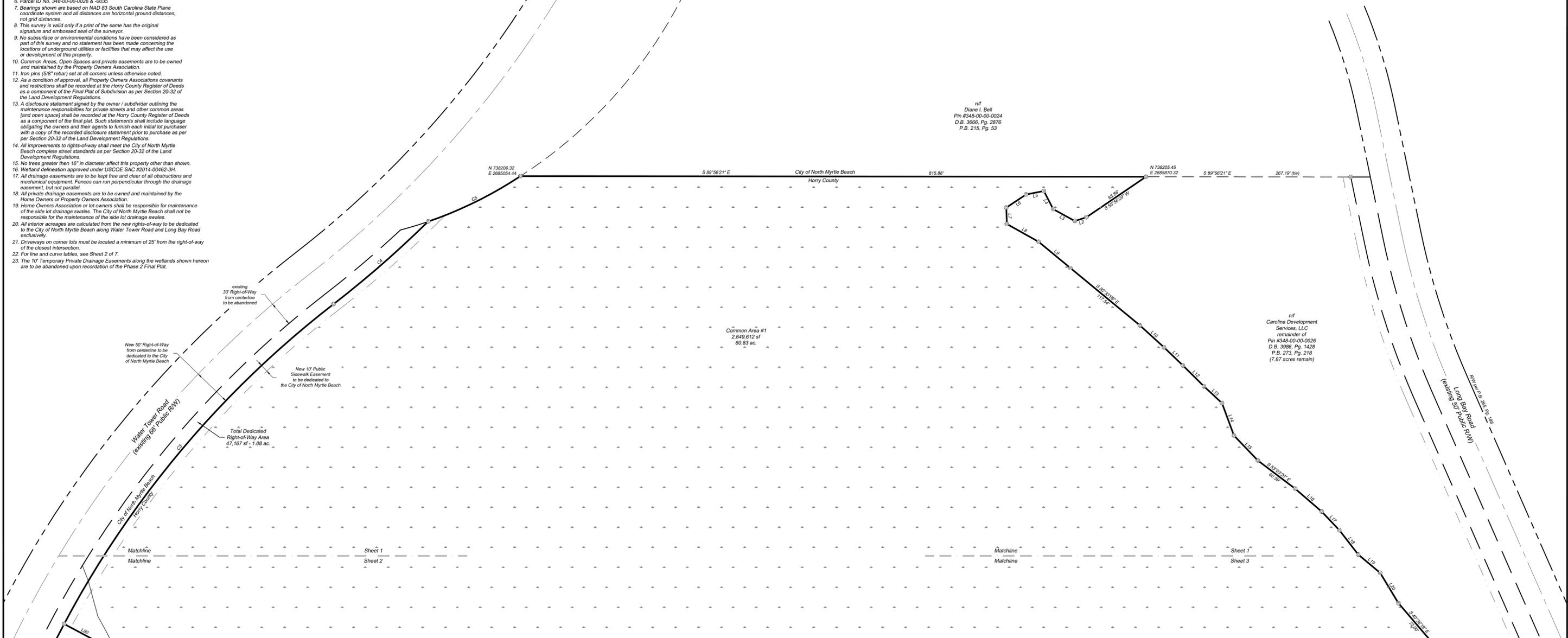
Company	Name (Representative)	Date
Grand Strand Water & Sewer Authority		
Signature	Date	

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

NAD83 State Plane



PALMETTO CORP
 Land Surveying Division

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

Drawn By: Clardy	Job #S2213	Revisions:
Closure Checked By: MEC	Date Of Survey:	1. Address City of NMB comments - 12/2/2020.
Approved By: RRE	11/01/2020	

Final Subdivision Plat
 of
Bell's Lake - Phase 1
 Containing 93.51 Acres Total
 City of North Myrtle Beach, Horry County, South Carolina
 prepared for
Carolina Development Services, LLC

GRAPHIC SCALE

Sheet 1 of 7

SOUTH CAROLINA
 PROFESSIONAL LAND SURVEYOR
 No. 22753
 RAY R. ESHELMAN

SOUTH CAROLINA
 PALMETTO CORP OF CONWAY, INC. No. C878
 STATE OF AUTHORIZATION

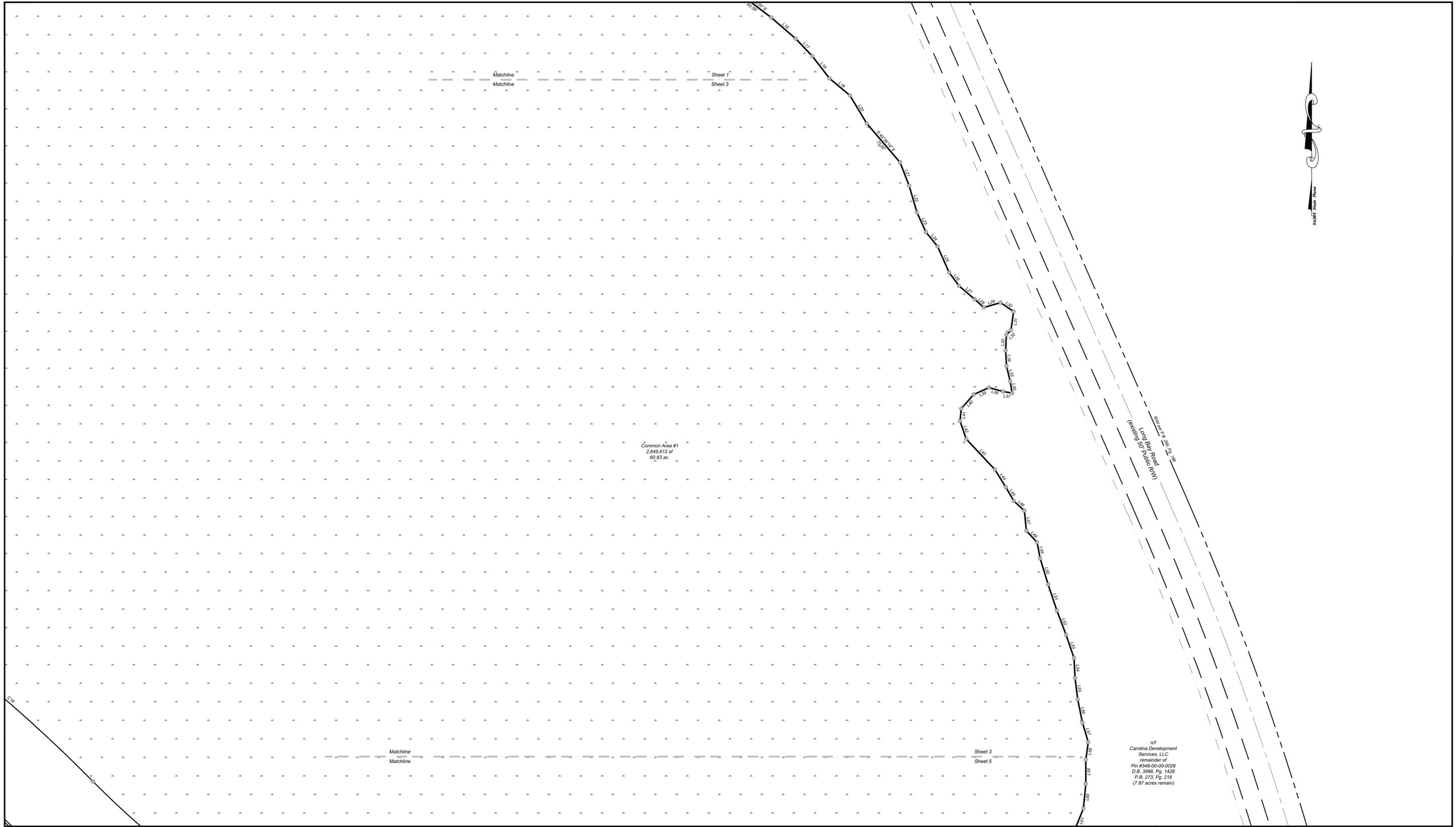
Ray R. Eshelman PLS# 22753 Date

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.

Line	Bearing	Distance
L1	N 23°19'32" E	75.00'
L2	S 71°56'01" W	15.73'
L3	N 67°23'45" W	32.23'
L4	N 27°14'36" W	26.52'
L5	S 78°55'58" W	23.58'
L6	S 84°33'28" W	30.92'
L7	S 01°42'27" E	21.27'
L8	S 89°52'41" E	47.42'
L9	S 50°36'21" E	53.61'
L10	S 47°46'33" E	42.55'
L11	S 48°29'51" E	33.98'
L12	S 45°20'17" E	38.59'
L13	S 07°14'23" E	31.94'
L14	S 20°10'10" E	44.88'
L15	S 43°52'30" E	45.24'
L16	S 49°18'20" E	45.73'
L17	S 43°30'30" E	33.47'
L18	S 37°34'30" E	39.92'
L19	S 50°14'20" E	37.25'
L20	S 31°15'22" E	45.99'
L21	S 21°10'09" E	35.09'
L22	S 16°31'41" E	39.21'
L23	S 24°37'01" E	30.10'
L24	S 38°19'03" E	28.19'
L25	S 23°56'57" E	39.91'
L26	S 38°26'03" E	23.14'
L27	S 49°37'12" E	29.20'
L28	S 47°59'40" E	17.16'
L29	N 73°56'56" E	24.57'
L30	S 86°02'37" E	22.19'
L31	S 83'01'22" W	26.53'
L32	S 45°17'15" W	9.16'
L33	S 02°33'54" W	22.12'
L34	S 03°09'44" W	21.68'
L35	S 13°58'33" W	22.69'
L36	S 09°27'02" E	16.70'
L37	N 89°30'13" W	13.01'
L38	N 41°11'22" W	20.43'
L39	S 65°54'16" W	23.68'
L40	S 41°46'00" W	26.53'
L41	S 05°24'02" W	17.44'
L42	S 18°50'31" E	26.79'
L43	S 43°20'31" E	58.87'
L44	S 32°04'56" E	29.10'
L45	S 30°13'33" E	23.43'
L46	S 47°40'14" E	20.17'
L47	S 05°36'28" E	28.42'
L48	S 43°06'48" E	22.10'
L49	S 10°46'30" E	23.01'
L50	S 17°02'54" E	37.98'
L51	S 18°43'59" E	36.87'
L52	S 20°42'08" E	36.21'
L53	S 19°00'37" E	34.38'
L54	S 03°03'38" E	28.30'
L55	S 07°02'20" E	29.88'
L56	S 11°38'37" E	33.45'
L57	S 16°42'58" E	28.45'
L58	S 07°52'46" W	24.83'
L59	S 00°01'43" W	34.05'
L60	S 05°32'42" W	34.73'
L61	S 22°23'39" W	32.78'
L62	S 15°53'38" W	38.58'
L63	S 06°43'21" W	32.22'
L64	S 08°39'25" W	26.08'
L65	S 07°29'21" W	24.90'
L66	S 01°30'00" W	21.65'
L67	S 24°43'10" W	13.05'
L68	S 13°34'01" W	24.69'
L69	S 14°43'33" W	18.77'
L70	N 85°45'35" W	49.37'
L71	S 28°24'26" W	3.00'
L72	S 28°24'26" W	3.00'
L73	S 38°24'26" W	37.82'
L74	S 07°38'55" W	50.57'
L75	N 88°28'53" W	29.38'
L76	N 88°28'53" W	29.38'
L77	N 88°28'53" W	29.38'
L78	N 88°28'53" W	29.38'
L79	N 88°28'53" W	29.38'
L80	S 61°56'57" E	56.35'
L81	S 28°14'49" E	32.43'
L82	S 54°07'15" E	27.09'
L83	N 54°07'15" W	27.09'
L84	S 68°44'10" E	33.15'
L85	S 31°16'48" E	22.78'
L86	S 31°16'48" E	28.00'
L87	S 31°16'48" E	28.00'
L88	S 31°16'48" E	28.00'
L89	S 72°53'13" E	37.19'
L90	S 72°53'13" E	44.16'
L91	S 72°53'13" E	44.16'
L92	S 72°53'13" E	44.16'
L93	N 69°22'36" W	42.86'
L94	N 69°22'36" W	42.86'
L95	N 72°53'13" W	32.07'
L96	N 25°31'31" W	32.85'
L97	N 44°54'36" E	24.47'
L98	N 44°54'36" E	15.83'
L99	S 54°07'15" E	27.19'
L100	N 54°07'15" W	27.19'
L101	S 39°29'55" W	2.27'
L102	S 39°29'55" W	28.00'
L103	S 39°29'55" W	28.00'
L104	S 39°29'55" W	37.95'
L105	S 39°29'55" W	40.88'
L106	S 39°29'55" W	28.02'
L107	S 39°29'55" W	9.79'
L108	S 44°54'36" W	36.46'
L109	S 44°54'36" W	54.84'
L110	N 84°41'50" W	33.07'
L111	N 48°28'06" W	100.71'
L112	N 41°31'54" E	38.00'
L113	N 41°31'54" E	28.00'
L114	N 41°31'54" E	28.00'
L115	N 41°31'54" E	37.29'
L116	N 39°37'49" E	37.95'
L117	N 39°37'49" E	28.00'
L118	N 39°37'49" E	28.00'
L119	N 39°37'49" E	28.00'
L120	N 39°37'49" E	38.00'
L121	S 31°01'01" W	30.32'
L122	N 88°58'59" W	30.00'
L123	N 31°01'01" W	30.00'
L124	N 70°51'45" W	51.76'
L125	N 78°51'45" W	52.23'
L126	S 76°53'40" W	37.92'
L127	S 45°56'15" W	33.07'
L128	S 23°09'25" W	41.88'
L129	S 02°32'34" E	42.11'
L130	S 22°37'10" E	41.76'
L131	S 61°42'24" E	42.44'
L132	S 69°22'36" E	37.11'
L133	S 43°10'55" W	61.68'
L134	N 51°20'08" W	7.21'
L135	N 48°28'06" W	79.91'
L136	N 40°41'50" W	70.78'
L137	N 40°41'50" W	67.92'
L138	N 40°41'50" W	28.00'
L139	N 40°41'50" W	28.00'
L140	N 40°41'50" W	38.11'

Line	Bearing	Distance
L141	N 30°09'37" W	9.83'
L142	N 30°09'37" W	40.56'
L143	N 30°09'37" W	28.01'
L144	N 30°09'37" W	28.01'
L145	N 30°09'37" W	38.01'
L146	N 58°43'12" E	100.17'
L147	S 20°49'50" E	47.47'
L148	S 69°10'05" W	10.00'
L149	N 20°49'55" W	52.01'
L150	S 63°50'51" W	78.62'
L151	N 58°50'09" W	10.00'
L152	N 63°50'51" E	74.26'
L153	S 77°52'22" E	158.93'
L154	S 20°10'10" E	44.88'
L155	N 77°50'27" W	158.70'
L156	N 16°17'51" E	134.80'
L157	N 55°53'00" E	45.80'
L158	S 34°05'00" E	20.00'
L159	S 55°50'00" W	38.40'
L160	S 16°17'51" W	127.40'
L161	S 24°02'00" E	8.00'
L162	S 70°55'57" E	68.00'
L163	S 19°04'03" W	28.00'
L164	N 70°55'57" W	68.00'
L165	N 19°04'03" E	28.00'
L166	N 37°12'14" E	25.38'
L167	S 52°47'46" E	20.00'
L168	N 07°14'46" E	10.32'
L169	N 78°17'39" E	37.37'
L170	S 79°13'15" E	41.71'
L171	S 20°10'10" E	44.88'
L172	N 54°44'03" E	8.23'
L173	N 71°49'39" E	18.76'
L174	S 69°17'41" E	32.46'
L175	S 66°48'38" E	31.41'
L176	S 28°51'03" E	45.30'
L177	S 49°50'04" E	53.86'
L178	S 30°22'42" W	23.45'
L179	S 57°39'49" W	29.73'
L180	S 52°47'46" W	20.00'
L181	S 87°33'25" W	25.62'
L182	S 62°12'22" W	18.51'
L183	S 43°05'58" W	17.43'
L184	S 83°14'49" W	7.73'
L185	N 05°54'22" W	34.39'
L186	N 83°40'17" W	32.96'
L187	S 84°43'59" W	27.51'
L188	N 20°42'08" W	34.92'
L189	N 82°38'28" W	61.71'
L190	N 71°16'53" W	38.44'
L191	N 83°14'49" W	31.76'
L192	S 29°36'29" W	36.29'
L193	S 17°36'21" E	68.00'
L194	S 17°23'39" E	28.00'
L195	N 17°23'39" E	68.00'
L196	N 72°23'39" E	28.00'
L197	S 27°01'46" E	21.59'
L198	S 27°01'46" E	43.12'
L199	S 25°08'00" E	32.03'
L200	S 19°37'09" E	36.46'
L201	S 07°36'29" E	6.85'
L202	N 50°11'43" W	22.82'
L203	N 29°36'29" W	36.29'
L204	N 53°31'14" W	20.29'
L205	N 44°46'46" W	84.67'
L206	N 85°12'04" E	39.06'
L207	S 21°32'02" E	50.15'
L208	S 18°20'56" E	11.15'
L209	N 79°16'22" E	33.74'
L210	S 07°28'29" E	30.01'
L211	S 73°29'39" E	33.18'
L212	S 28°01'08" E	29.33'
L213	S 61°07'25" E	24.75'
L214	S 48°38'49" E	32.46'
L215	S 18°11'38" E	30.80'
L216	S 00°15'18" W	34.16'
L217	S 12°02'54" E	21.12'
L218	S 53°18'03" E	42.02'
L219	S 54°07'15" W	24.90'
L220	S 50°56'50" E	42.45'
L221	N 44°11'09" W	31.10'
L222	N 70°51'11" W	18.32'
L223	N 87°05'47" W	13.71'
L224	S 67°22'44" W	23.13'
L225	N 66°33'56" W	31.65'
L226	S 66°33'56" W	30.76'
L227	S 53°37'38" W	56.98'
L228	N 76°39'32" W	44.57'
L229	N 61°11'38" W	18.32'
L230	N 40°03'19" W	34.28'
L231	N 69°22'34" E	25.07'
L232	N 42°26'50" E	14.60'
L233	N 19°05'29" W	18.06'
L234	N 70°18'09" W	22.18'
L235	N 10°48'22" W	37.61'
L236	N 40°01'51" E	26.14'
L237	N 07°08'49" W	29.67'
L238	N 63°37'27" W	30.98'
L239	N 37°15'59" W	29.00'
L240	S 52°55'33" E	35.45'
L241	N 88°52'32" E	10.32'
L242	N 07°33'20" E	14.31'
L243	N 58°11'11" W	20.95'
L244	N 86°45'21" W	43.11'
L245	S 02°33'34" E	71.00'
L246	S 87°20'00" W	24.00'
L247	N 62°39'53" W	71.00'
L248	N 87°20'07" E	24.00'

Curve	Radius	Length	Tangent	Bearing	Chord	Delta
C1	1380.00'	280.23'	140.59'	N 29°06'04" E	279.75'	11°33'04"
C2	1290.00'	106.60'	53.33'	N 25°41'34" E	106.57'	4°44'04"
C3	1260.00'	547.90'	278.17'	N 40°13'43" E	543.84'	24°20'14"
C4	1380.00'	163.70'	81.84'	N 49°12'41" E	163.60'	6°44'50"
C5	531.90'	134.57'	67.28'	N 63°53'47" E	134.22'	14°29'47"
C6	625.00'	95.26'	47.72'	N 73°11'36" E	95.17'	8°43'59"
C7	110.00'	40.86'	20.43'	S 85°30'22" E	39.84'	20°15'33"
C8	4024.24'	192.11'	96.07'	S 14°38'13" E	192.09'	2°44'07"
C9	110.00'	60.32'	30.16'	N 59°40'27" W	59.57'	31°29'07"
C10	580.00'	76.21'	38.10'	S 73°11'58" W	76.14'	8°43'59"
C11	1225.00'	543.56'	278.33'	S 81°32'01" W	538.22'	25°24'48"
C12	1000.00'	143.58'	71.79'	N 81°38'48" W	143.45'	8°13'35"
C13	962.62'	205.87'	102.93'	N 71°33'58" W	205.50'	12°00'16"
C14	1362.91'	91.79'	45.89'	N 83°74'42" W	91.77'	11°17'11"
C15	633.00'	25.01'	12.51'	N 82°50'58" W	25.01'	2°16'50"
C16	505.50'	133.72'	66.86'	N 78°24'11" W	133.33'	15°09'23"
C17	633.00'	304.88'	152.44'	S 67°50'59" E	301.58'	27°35'47"
C18	2126.89'	346.79'	173.39'	S 49°27'08" E	346.41'	9°20'32"
C19	1234.21'	448.19'	224.09'	S 55°11'04" E	445.73'	20°48'23"
C20	862.35'	179.80'	89.90'	S 71°33'38" E	179.47'	11°56'45"
C21	875.00'	125.63'	62.82'	S 81°38'49" E	125.52'	6°11'33"
C22	1100.50'	488.12'	244.06'	N 81°32'01" E	484.13'	28°24'48"
C23	1362.91'	401.77'	200.88'	N 53°15'19" W	400.32'	16°53'22"
C24	200.189'	326.41'	163.21'	N 49°27'08" W	326.08'	9°20'32"
C25	508.00'	264.75'	132.38'	N 69°03'04" W	261.76'	28°51'38"
C26	630.500'	165.05'	82.53'	N 78°28'55" W	164.58'	14°59'56"
C27	110.00'	23.77'	11.89'	S 61°11'52" W	23.73'	12°22'58"
C28	110.00'	12.46'	6.23'	N 17°28'26" W	12.46'	6°29'58"
C29	188.50'	29.40'	14.73'	S 71°12'16" E	29.37'	6°56'11"
C30	11.00'	15.11'	7.56'	S 88°19'24" E	15.05'	78°41'58"
C31	280.00'	158.41'	79.21'	S 12°32'22" E		

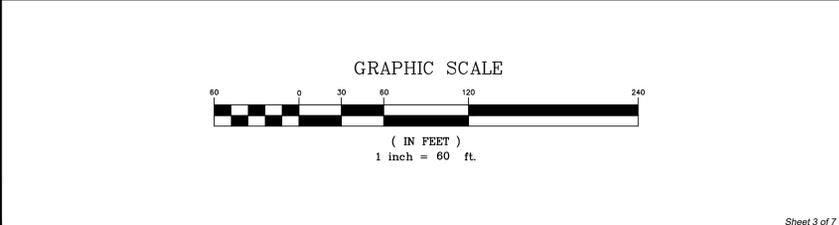


PALMETTO CORP
Land Surveying Division

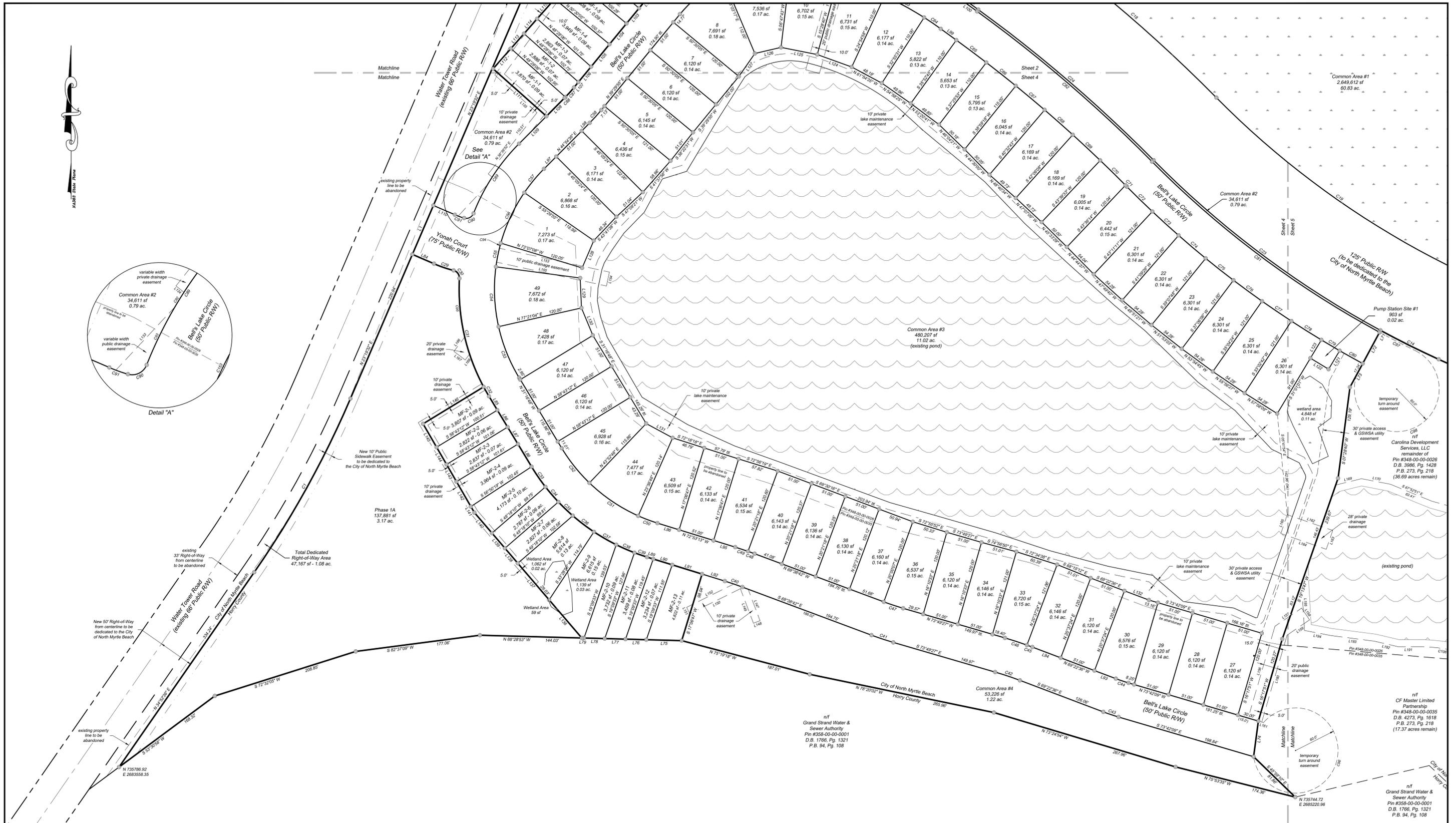
3873 Highway 701 N
Conway, S.C. 29526
Phone: (843) 716-6021

Drawn By: Clardy	Job #S2213	REVISIONS:
Closure Checked By: MEC	Date Of Survey: 11/01/2020	1. Address City of NMB comments - 12/2/2020.
Approved By: RRE		

Final Subdivision Plat
of
Bell's Lake - Phase 1
Containing 93.51 Acres Total
City of North Myrtle Beach, Horry County, South Carolina
prepared for
Carolina Development Services, LLC



		<p><i>Certificate of Accuracy</i> 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.</p>
Ray R. Eshelman	PLS# 22753	Date



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

Drawn By: Clardy	Job #S2213	REVISIONS:
Closure Checked By: MEC	Date Of Survey:	1. Address City of NMB comments - 12/2/2020.
Approved By: RRE	11/01/2020	

Final Subdivision Plat
 of
Bell's Lake - Phase 1
 Containing 93.51 Acres Total
 City of North Myrtle Beach, Horry County, South Carolina
 prepared for
Carolina Development Services, LLC

GRAPHIC SCALE

(IN FEET)
 1 inch = 60 ft.

Certificate of Accuracy
 I am hereby certifying 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

Sheet 4 of 7



n/f
Carolina Development
Services, LLC
remainder of
Pin #348-00-00-0026
D.B. 3986, Pg. 1428
P.B. 273, Pg. 218
(7.87 acres remain)

Common Area #1
2,649,612 sf
60.83 ac.

125' Public R/W
(to be dedicated to the
City of North Myrtle Beach)

125' Public R/W
(to be dedicated to the
City of North Myrtle Beach)

Pump Station Site #1
903 sf
0.02 ac.

temporary
turn around
easement

30' private access
& GSWSA utility
easement

28' private
drainage
easement

10' private
lake maintenance
easement

30' private access
& GSWSA utility
easement

20' public
drainage
easement

temporary
turn around
easement

n/f
CF Master Limited
Partnership
Pin #349-00-00-0025
D.B. 4273, Pg. 1618
P.B. 273, Pg. 218
(17.37 acres remain)

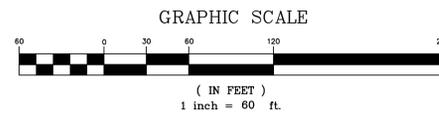
n/f
Grand Strand Water &
Sewer Authority
Pin #358-00-00-0001
D.B. 1766, Pg. 1321
P.B. 94, Pg. 108

n/f
Carolina Development
Services, LLC
remainder of
Pin #348-00-00-0026
D.B. 3986, Pg. 1428
P.B. 273, Pg. 218
(36.69 acres remain)

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

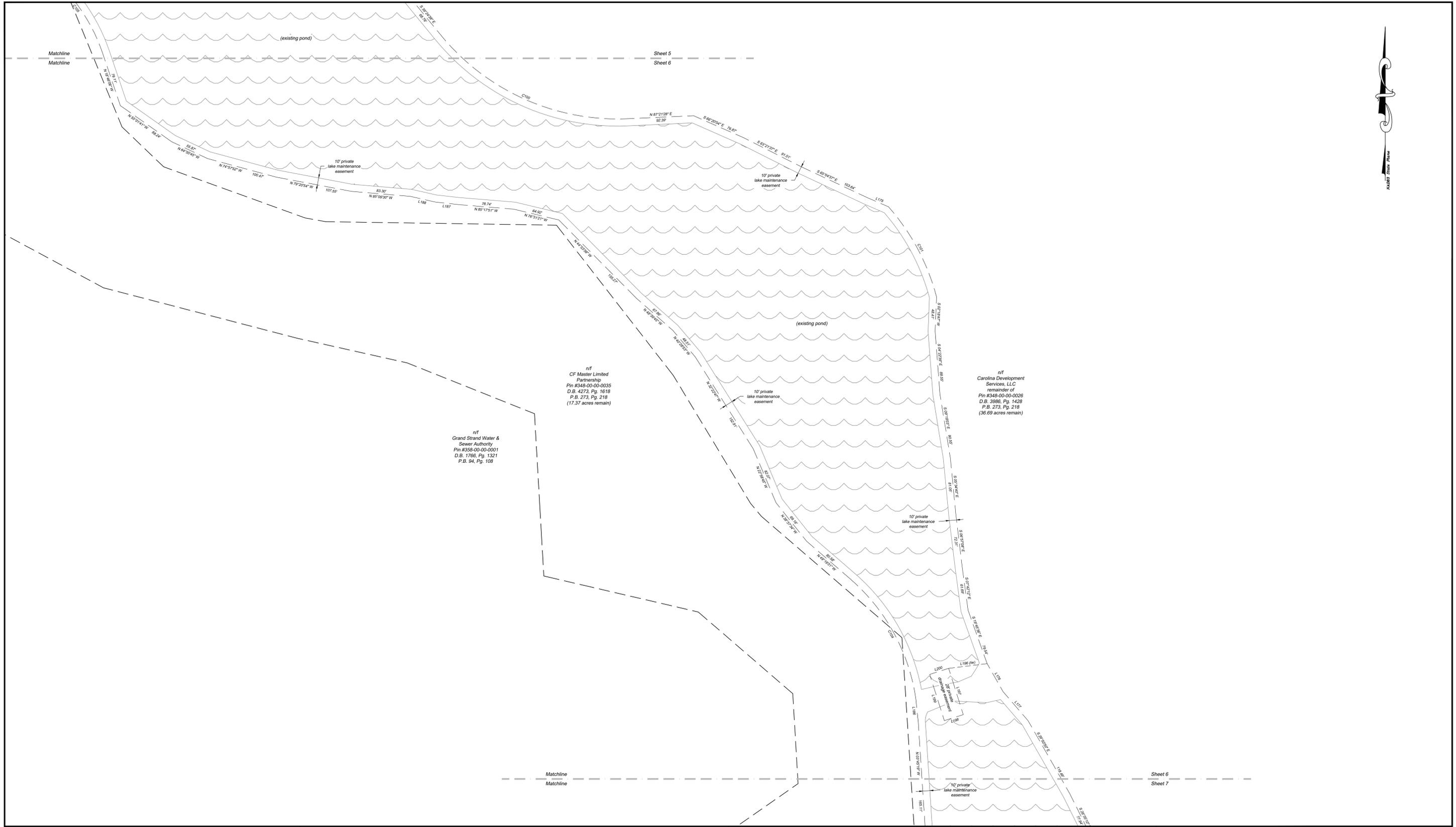
Drawn By: Clardy
Job #S2213
REVISIONS:
1. Address City of NMB comments - 12/2/2020.
Closure Checked By: MEC
Date Of Survey:
11/01/2020
Approved By: RRE

Final Subdivision Plat
of
Bell's Lake - Phase 1
Containing 93.51 Acres Total
City of North Myrtle Beach, Horry County, South Carolina
prepared for
Carolina Development Services, LLC



Ray R. Eshelman PLS# 22753 Date

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.

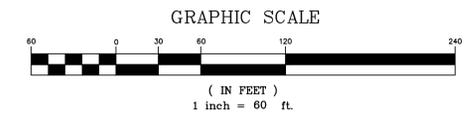


PALMETTO CORP
 Land Surveying Division
 3873 Highway 701 N
 Conway, S.C. 29526
 Phone: (843) 716-6021

Drawn By: Clardy
 Closure Checked By: MEC
 Approved By: RRE

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7A. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-20-14: A minor amendment to the Bahama Island Planned Development District revising the amenity area of Phase 1B of the North Myrtle Beach RV Resort and adding elevations for a waterfront pavilion.

Background and Existing Conditions:

The Bahama Island Planned Development District (PDD) was last reviewed by Planning Commission in a major amendment adding Phase 1B to the North Myrtle Beach RV Resort; this amendment was approved by City Council December 2, 2019.

Proposed Changes:

The applicant, Wall Engineering, agent for the owner, has requested an amendment to the Bahama Island PDD revising the configuration and layout for what was previously indicated as a dog park on the master plan. The proposal replaces the dog park with a Flow Rider wave simulator, basketball court and volleyball court. This amendment also includes elevations for the waterfront pavilion located on the Intracoastal Waterway.

Staff Review:

Planning & Development, Planning Division

The planning division has no issues with the proposed amendment.

Planning & Development, Zoning Division

The zoning division has no issues with the proposed amendment.

Public Works

The Director of Public Works has no issues with the proposed amendment.

Public Safety

The Fire Marshal has no issues with the proposed amendment.

Planning Commission Action:

The Planning Commission may approve, approve with modifications and/or conditions, or disapprove the proposal as submitted:

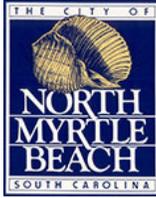
Alternative Motions:

- 1) I move that the Planning Commission approve the minor PDD amendment to the Bahama Island PDD [Z-20-14] as submitted.

- 2) I move that the Planning Commission deny the minor PDD amendment to the Bahama Island PDD [Z-20-14] as submitted.

- OR

- 3) I move (an alternate motion).



City of North Myrtle Beach, SC

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

PDD Zoning Finance Account Code:	3.22
FEE PAID:	No Fee
FILE NUMBER:	Z-20-14
Complete Submittal Date:	November 30, 2020

GENERAL INFORMATION

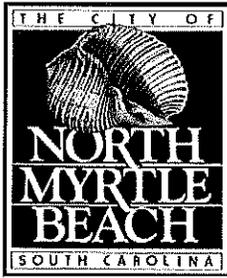
Date of Request: September 30, 2020	Property PIN(S): 35000000080, 35006040031
Property Owner(s): Myrtle Beach Power Sports	Type of Zoning Map Amendment: Minor PDD Amendment
Address or Location: Old Crane Road NMB	Project Contact: Amanda Elliott
Contact Phone Number: 843-488-4180	Contact Email Address: amanda@walleng.com
PDD Name: Bahama Island/NMB RV Resort & Drydock	Total Area of Property: 11.81 Acres
Proposed Amendment: Replacement of Dog Park with 3 amenity Buildings	

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: Amanda Elliott

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: 09/29/20

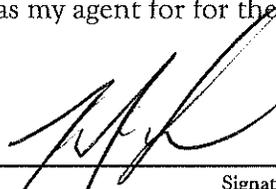
Nature of Approval Requested: PDD Amendment

Property PIN(s): 35000000080 and 35006040031

Property Address/Location: Old Crane Road NMB

I, Kirk Hanna (Myrtle Beach Power Sports Inc), hereby authorize Amanda Elliott (Wall Engineering, LLC)

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



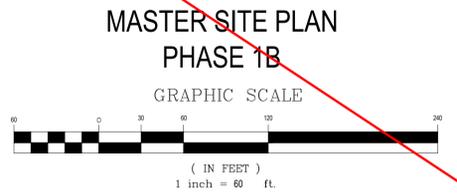
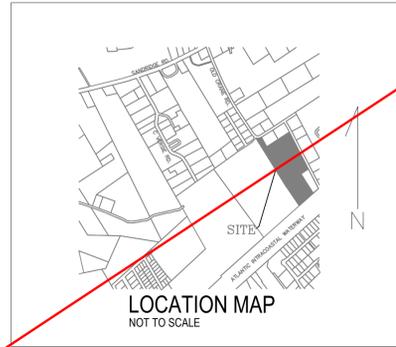
Signature
Owner 1/1/25

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.



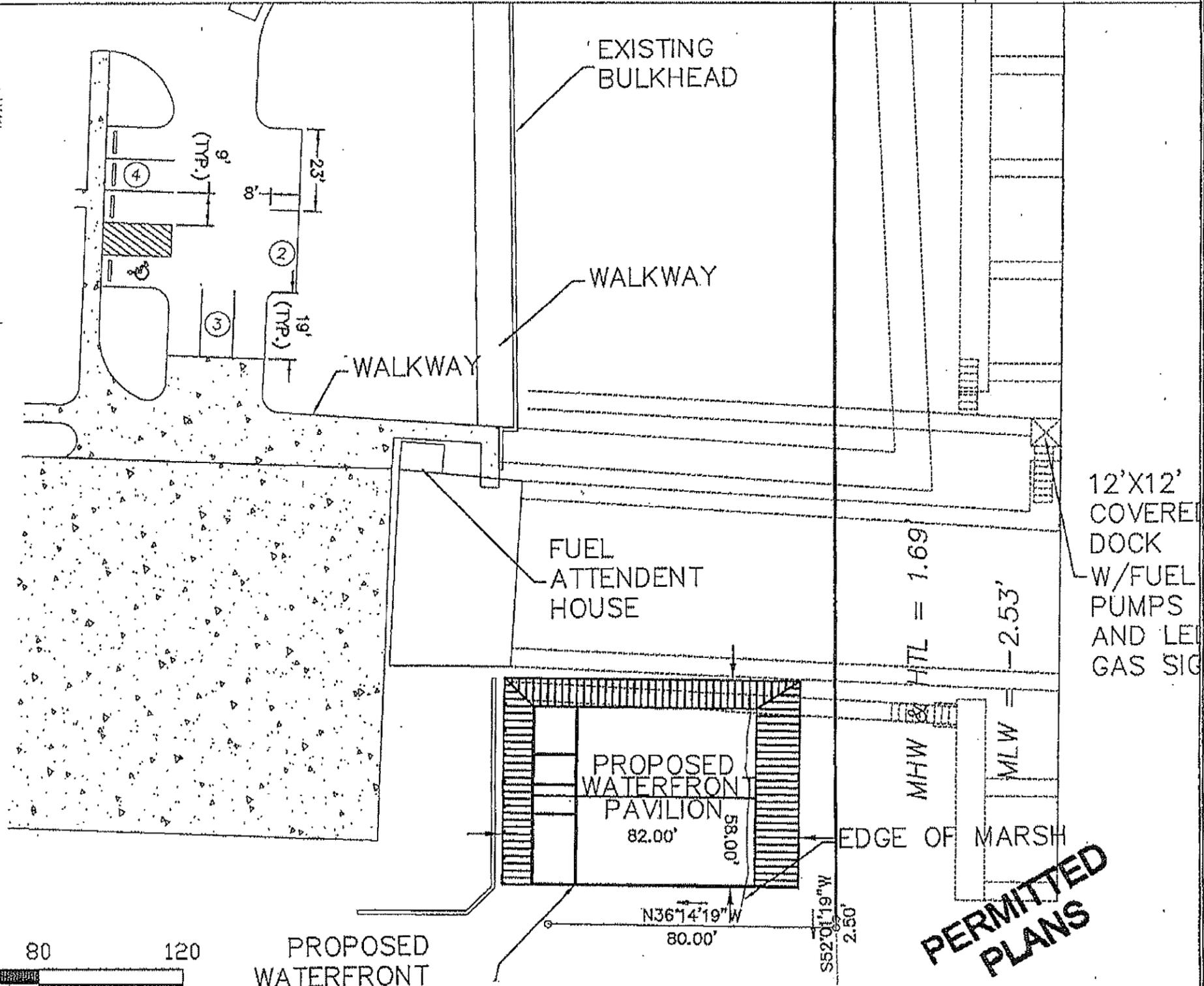
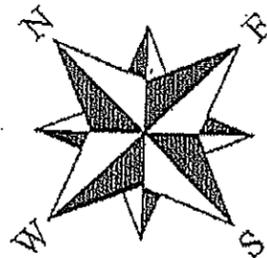
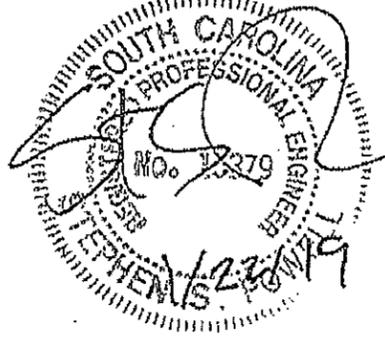
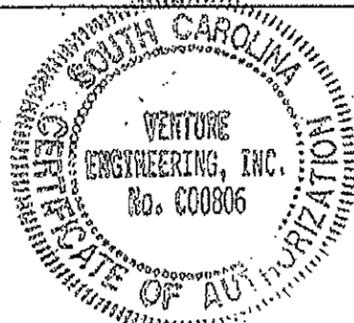
Previously Approved PDD Plan

wall engineering
314 B Laurel St., Conway, SC 29566
walleng.com - 843.486.4160

PRELIMINARY PLANS
ALWAYS IN PROGRESS
NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF WALL ENGINEERING, LLC. REPRODUCTION OR REUSE IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS FORBIDDEN.	DATE	SEPT. 12, 2019
BY	DRAWN BY	ALW
DESCRIPTION	DRAWING NO.	PDD 130-00-08-217,117
NO.	JOB NO.	19-22
	SHEET	1 of 1

NMB RV PARK - PHASE 1B
CITY OF NORTH MYRTLE BEACH, SC
PREPARED FOR
MYRTLE BEACH POWER SPORTS, INC.



PERMITTED PLANS

VENTURE ENGINEERING, INC.
Engineering and Land Planning
209 Highway 544 Conway, SC 29526
Phone (843) 347-5851
Fax (843) 347-2792

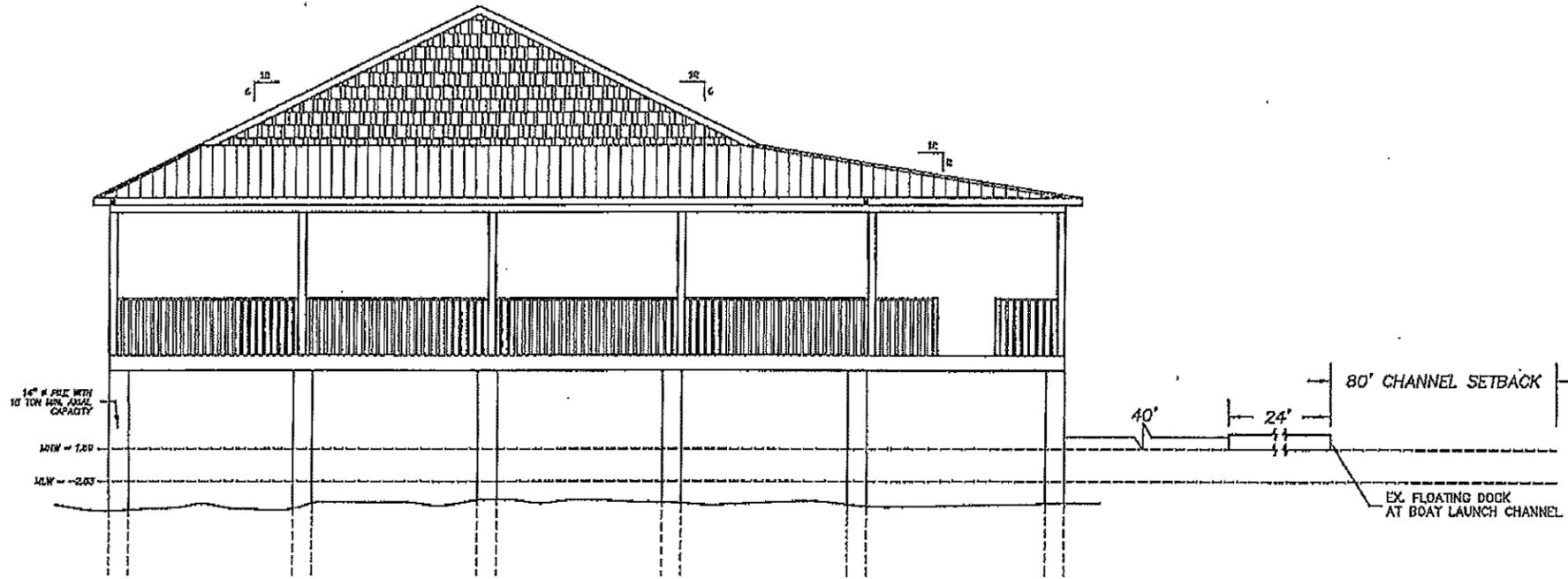
WATERFRONT PAVILION DESIGN
Prepared for
MYRTLE BEACH POWER SPORTS, INC.

SAC-2018-01701
NMB Dry Dock Addition
Applicant: Myrtle Beach Power Sports, Inc.
Horry County, South Carolina
Sheet 4 of 10 December 18, 2019

New Pavilion

DESCRIPTION	BY

THESE DOCUMENTS AND PLANS ARE AN INSTRUMENT OF SERVICE AND THE SOLE PROPERTY OF VENTURE ENGINEERING, INC. AND ARE SUBJECT TO COPYRIGHT LAW.



1 EAST ELEVATION
SK-2 SCALE: 1/8" = 1'-0"

PERMITTED
PLANS

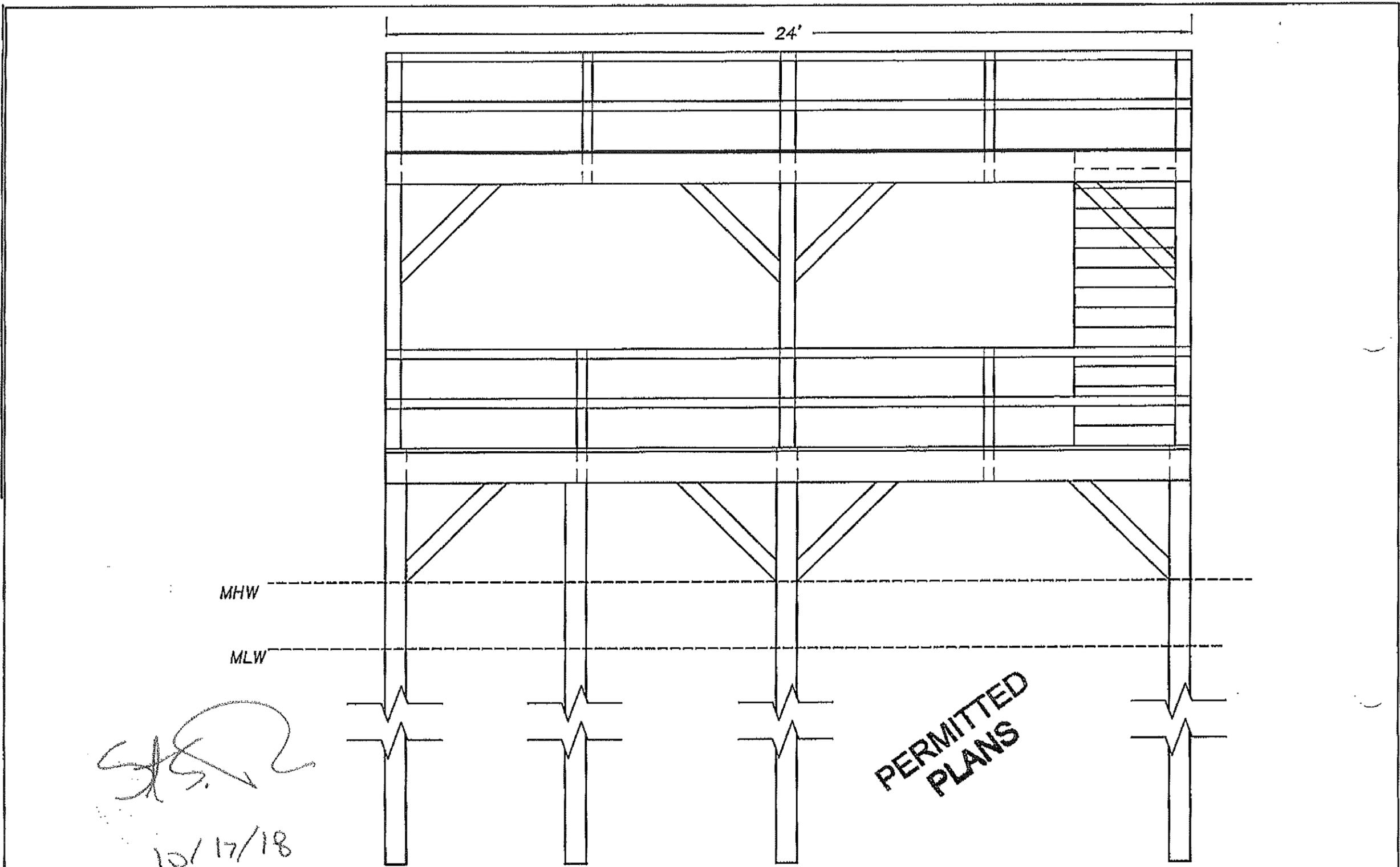
[Handwritten Signature]
10/17/18

SAC-2018-01701
NMB Dry Dock Addition
Applicant: Myrtle Beach Power Sports, Inc.
Horry County, South Carolina
Sheet 5 of 10 December 18, 2019

VENTURE ENGINEERING, INC. / 209 HIGHWAY 544 / CONWAY, S.C. 2

WATERFRONT PAVILLION NORTH MYRTLE BEACH RV PREPARED FOR HANCO INC.	DATE

New Pavilion



S.S.
10/17/18

**PERMITTED
PLANS**

1 FRONT ELEVATION VIEW

S-1 SCALE: 1/4" = 1'-0"

VENTURE ENGINEERING, INC.
Engineering and Land Planning
209 Highway 544 Conway, SC 29526
Phone (843) 347-5851
Fax (843) 347-2792

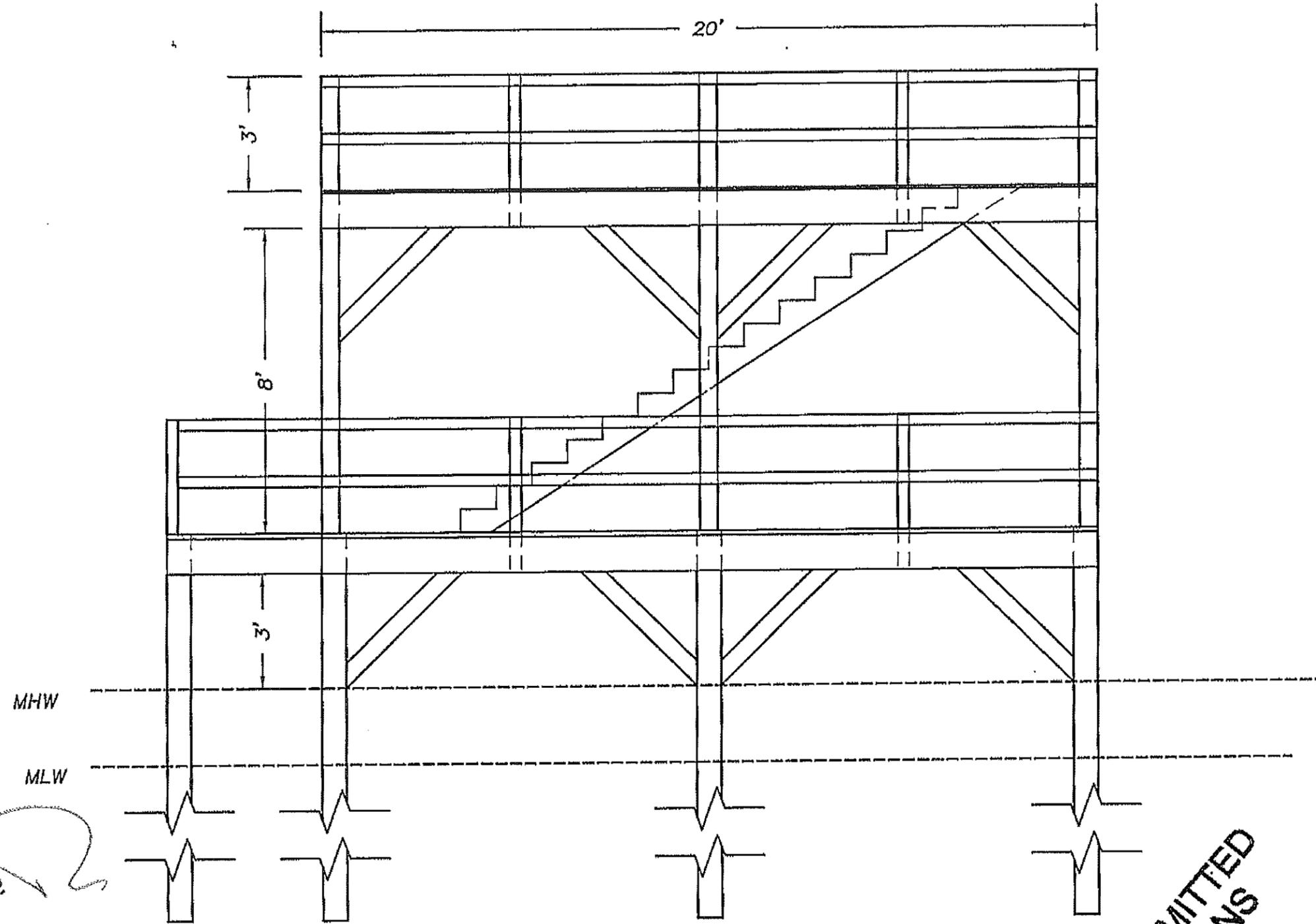
FIXED DOCK PLANS
Prepared for
HANCO

TMS
COUN
STATE
DATE:

SAC-2018-01701
NMB Dry Dock Addition
Applicant: Myrtle Beach Power Sp
Horry County, South Carolina
Sheet 6 of 10 December 18, 2019

New Pavilion

DESCRIPTION	BY



Handwritten signature

10/17/18

1 RIGHT ELEVATION VIEW
 S-2 SCALE: 1/4" = 1'-0"

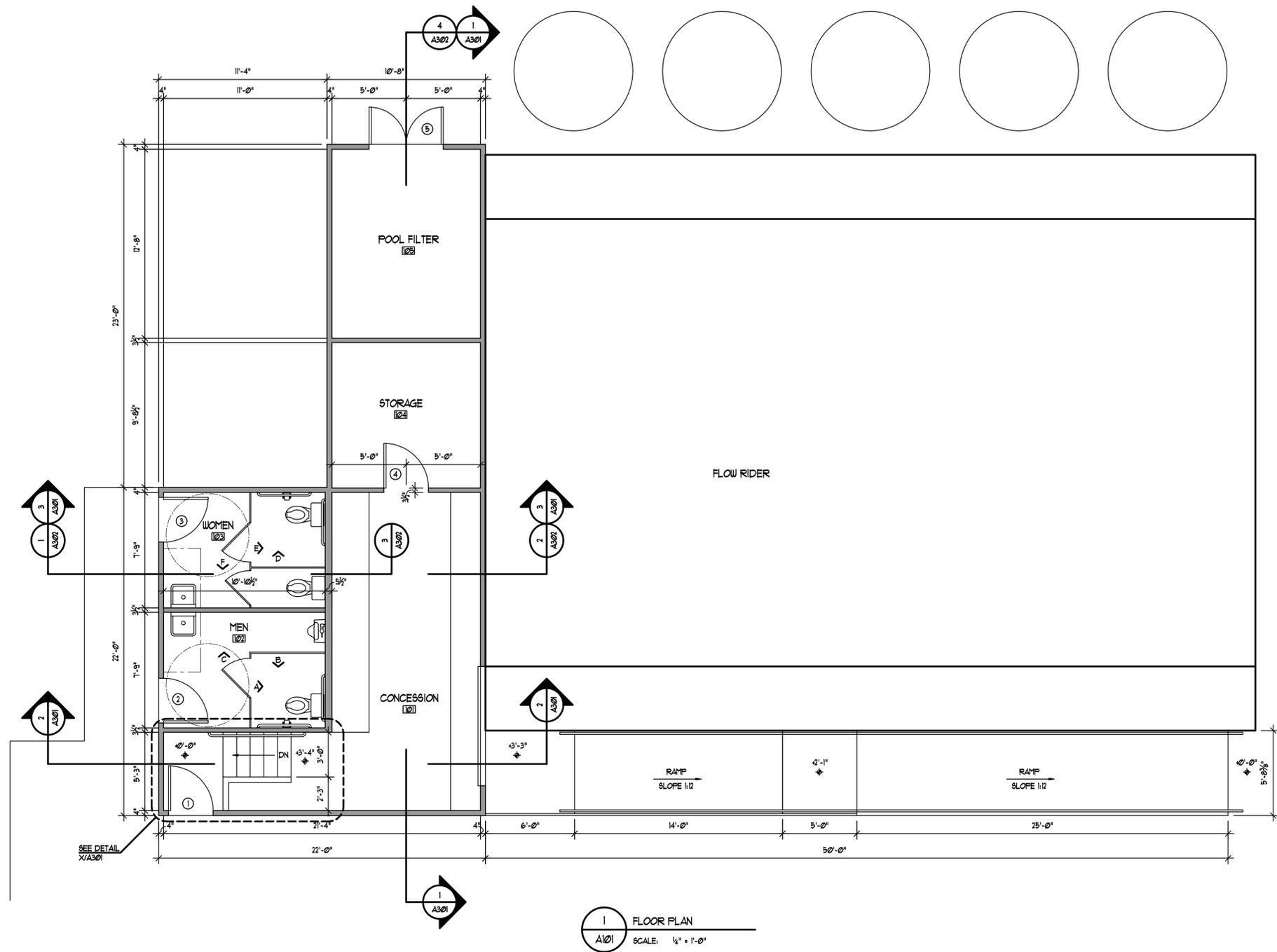
PERMITTED
 PLANS

<p>VENTURE ENGINEERING, INC. Engineering and Land Planning 209 Highway 544 Conway, SC 29526 Phone (843) 347-5851 Fax (843) 347-2792</p>	<p><i>FIXED DOCK PLANS</i> Prepared for HANCO</p>
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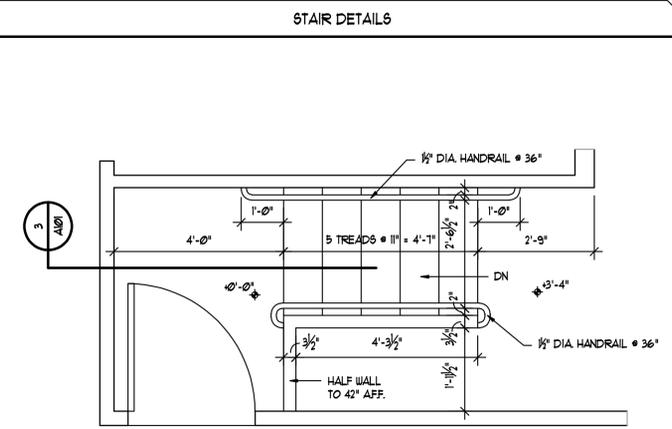
SAC-2018-01701
 NMB Dry Dock Addition
 Applicant: Myrtle Beach Power Sports,
 Horry County, South Carolina
 Sheet 7 of 10 December 18, 2019

New Pavilion

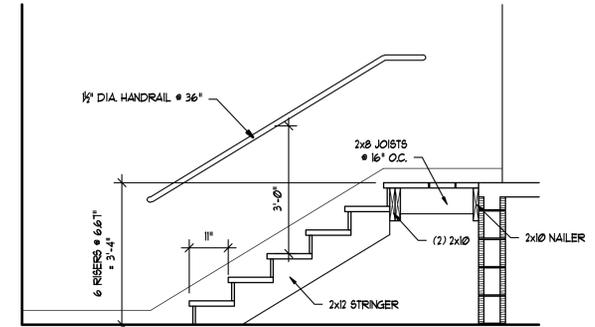
DESCRIPTION	BY



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ENLARGED STAIR PLAN
SCALE: 1/2" = 1'-0"



3 ENLARGED STAIR SECTION
SCALE: 1/2" = 1'-0"

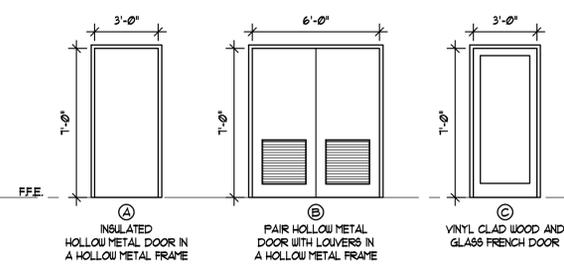
ROOM FINISH SCHEDULE

RM #	ROOM NAME	BASE	FLOOR	WALLS	CEILING	CEILING HT.	NOTES
101	STORAGE	VINYL	VCT	PAINTED GYP. BD.	PAINTED GYP BOARD	9'-0"	2,3
102	ARCAD	VINYL	VCT	PAINTED GYP. BD.	PAINTED GYP BOARD	9'-0"	2,3
103	SHOWER 1	H.T.	HARD TILE	CER. WALL TILE /FRP PANELS ON MR. GYP. BD.	PAINTED MR. GYP BOARD	9'-0"	1
104	SHOWER 2	H.T.	HARD TILE	CER. WALL TILE /FRP PANELS ON MR. GYP. BD.	PAINTED MR. GYP BOARD	9'-0"	2,3
105	SHOWER 3	H.T.	HARD TILE	CER. WALL TILE /FRP PANELS ON MR. GYP. BD.	PAINTED MR. GYP BOARD	9'-0"	1

NOTES:
 1. LIGHT BROOM FINISH ON CONCRETE SLAB
 2. ACOUSTIC BATTS IN ALL WALLS WHERE SHOWN ON PLANS
 3. SEE INTERIOR ELEVATIONS FOR WALL TILE HEIGHT

ABBREVIATIONS:
 VCT VINYL COMPOSITION TILE CER CERAMIC
 H.T. HARD TILE GYP GYPSUM
 FRP FIBERGLASS SANITARY WALL PANEL UD WOOD
 MR. MOISTURE RESISTANT

DOOR TYPES



GENERAL NOTES

- DIMENSIONS SHOWN ARE TO FACE OF INTERIOR WALL, STUD, FACE OF EXTERIOR WALL, OSG SHEATHING, FACE OF MASONRY, OR CENTERLINE OF WINDOW OR DOOR OPENINGS.
- BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE TO 2018 INTERNATIONAL BUILDING CODE.
- DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS IMMEDIATELY.
- PROVIDE REINFORCEMENT IN WALL OF DESIGNATED HANDICAPPED RESTROOMS FOR THE INSTALLATION OF GRAB BARS AS SHOWN ON INTERIOR ELEVATIONS.
- Ⓜ INDICATES 10A ABC FIRE EXTINGUISHER IN CABINET.
- MOISTURE RESISTANT GYP. BOARD ON ALL WALLS WHERE MOISTURE IS PRESENT (IE. SHOWERS AND RESTROOMS).

MILLER DESIGN SERVICES
 P.O. Box 31717
 Myrtle Beach, South Carolina 29588
 (843) 650-6798

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OWNER

PROJECT TITLE
NMB RY RESORT AND DRY DOCK
 SOUTH CAROLINA
 NORTH MYRTLE BEACH

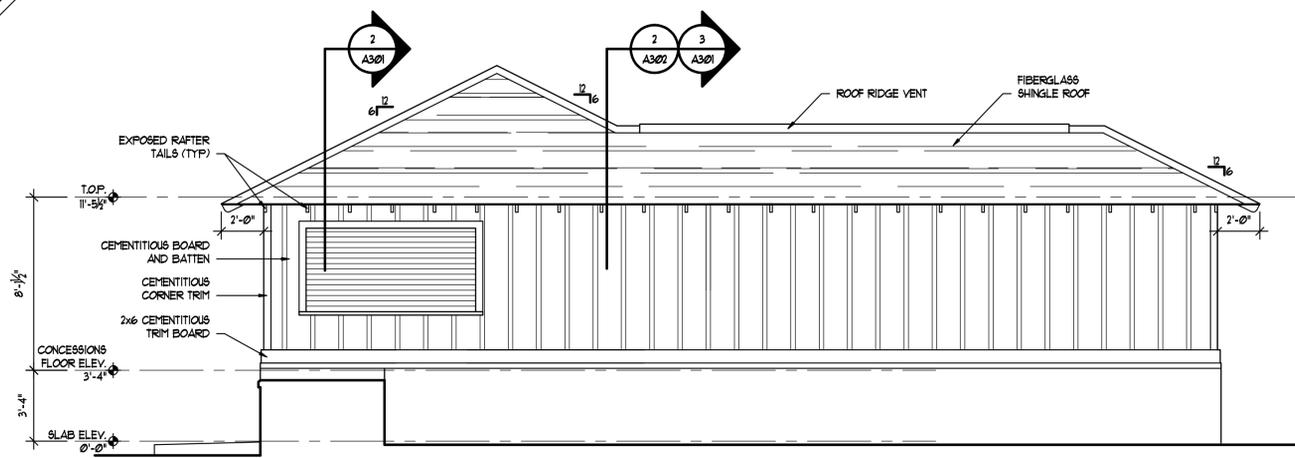
STATE OF SOUTH CAROLINA
 MILLER DESIGN SERVICES
 MYRTLE BEACH, SC 29578
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 THOMAS EDWARD MILLER
 MYRTLE BEACH, SC 29578
 10/12/2020
 REGISTERED ARCHITECT

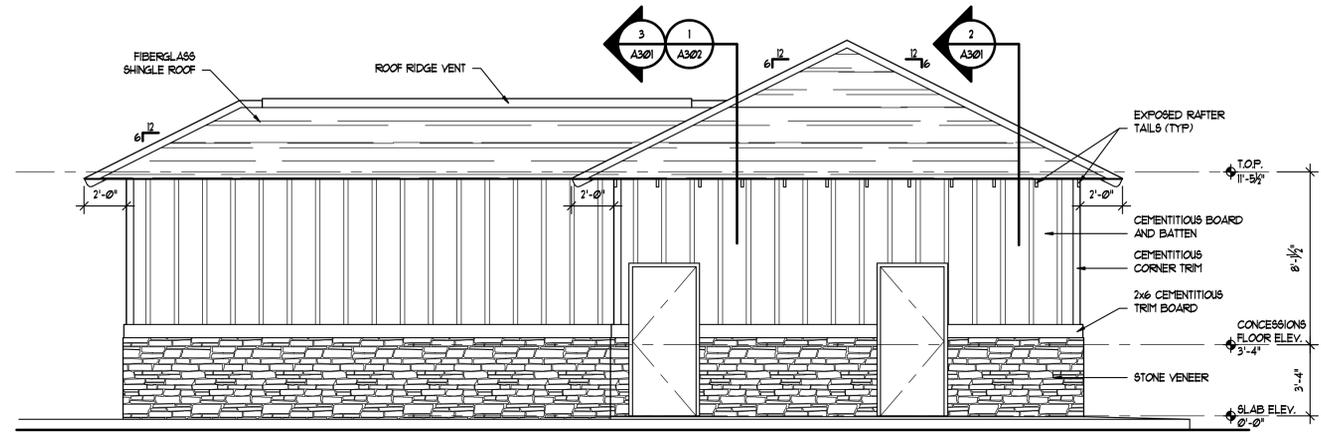
SHEET TITLE
 FLOOR PLAN
 FINISH SCHEDULE
 DOOR TYPES
 WINDOW TYPES

DATE
 OCTOBER 1, 2020
 REVISED

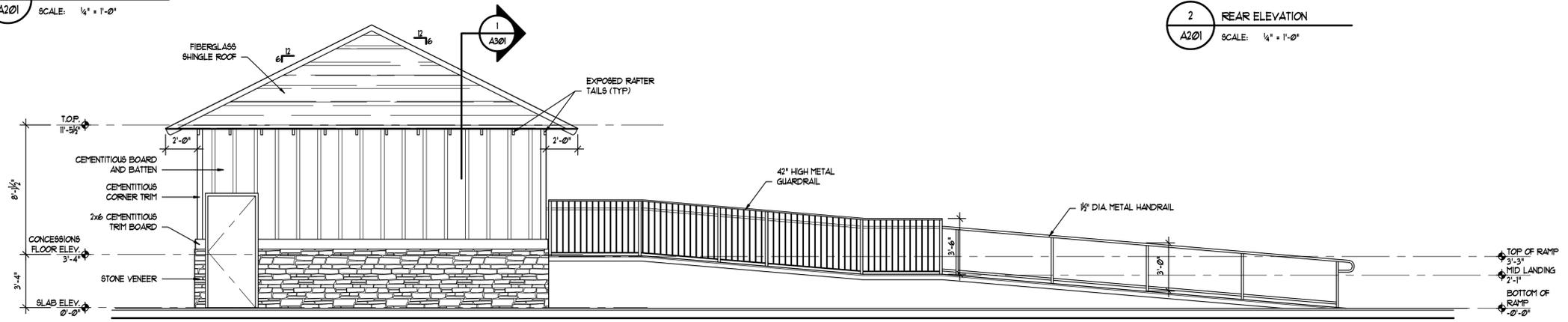
SHEET NO.



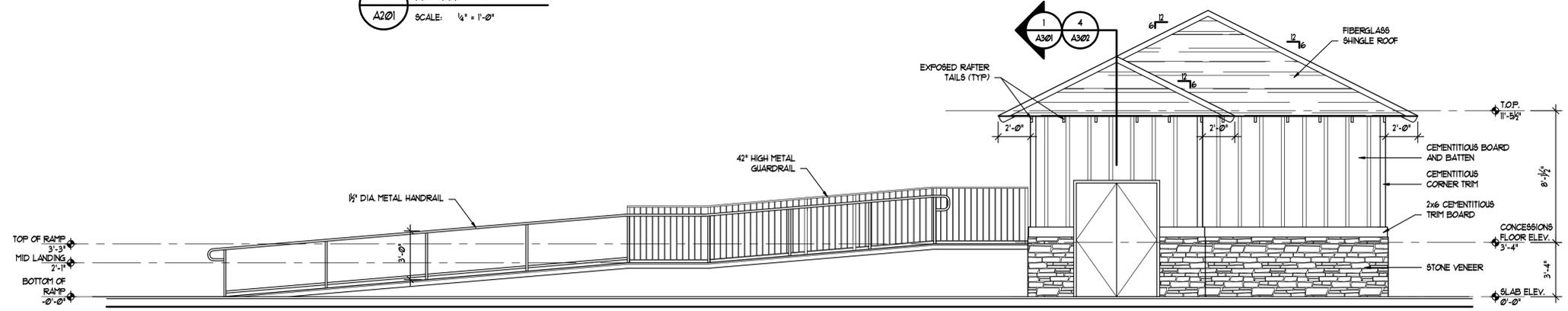
1 FRONT ELEVATION
A201 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A201 SCALE: 1/4" = 1'-0"

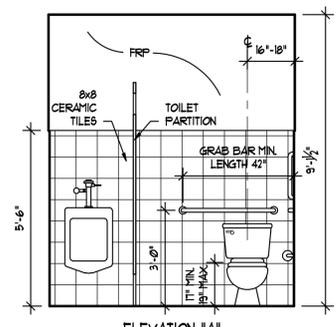


3 LEFT ELEVATION
A201 SCALE: 1/4" = 1'-0"

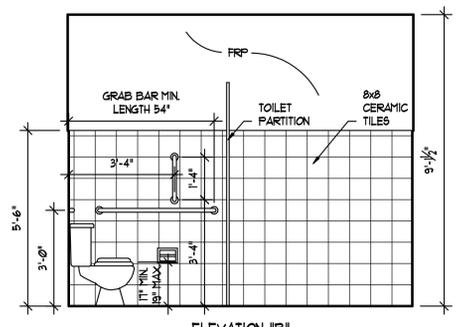


4 RIGHT ELEVATION
A201 SCALE: 1/4" = 1'-0"

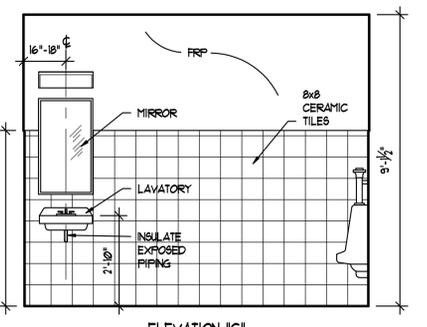
INTERIOR ELEVATIONS SCALE: 3/8" = 1'-0"



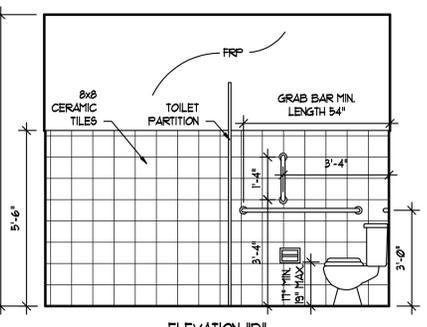
ELEVATION "A"



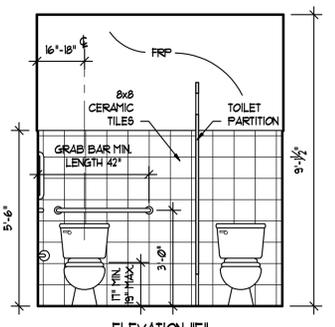
ELEVATION "B"



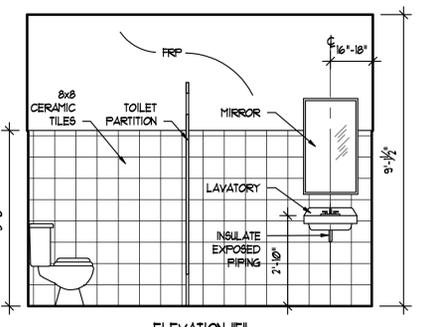
ELEVATION "C"



ELEVATION "D"



ELEVATION "E"



ELEVATION "F"

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A FLOW RIDER AVENUE FOR
NMB RY RESORT AND DRY DOCK
NORTH MYRTLE BEACH, SOUTH CAROLINA



SHEET TITLE
EXTERIOR ELEVATIONS
INTERIOR ELEVATIONS

DATE
OCTOBER 1, 2020
REVISED

SHEET NO.





Golf Cart
Parking
Only

New Amenity