



PLANNING COMMISSION MEETING AGENDA
Tuesday, December 21, 2021 – 5:00 P.M.
1018 Second Avenue South - North Myrtle Beach, SC

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNICATIONS
4. APPROVAL OF MEETING MINUTES: December 7
5. OLD BUSINESS
 - A. **ANNEXATION & ZONING DESIGNATION Z-21-32:** City staff received a petition to annex lands on Old Crane Road totaling ±0.6 acres and identified by PIN 350-06-01-0139. 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 Planned Development District (PDD) and will be heard concurrently.
 - B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-33:** City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) revising the NMB RV Resort and Dry Dock by adding eight additional park model campsites through changes to the governing documents, including plans and building elevations.
 - C. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-33 AND REVISIONS TO THE BAHAMA ISLAND PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the major amendment to the Bahama Island PDD. The proposal adds eight park model campsites to the PDD.
6. NEW BUSINESS
 - A. **PRELIMINARY SUBDIVISION PLAT SUB-21-103:** A major preliminary plat of subdivision creating four single-family lots at Madison and 19th Ave S.
 - B. **FINAL SUBDIVISION PLAT SUB-21-89:** A major final plat of subdivision creating four single-family lots at Madison and 19th Ave S.

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.

- C. **FINAL SUBDIVISION PLAT SUB-21-104:** A major bonded final plat of subdivision creating 86 single-family lots, 21 townhouse lots, four duplex lots, common area, and public rights-of-way in Phase 2 of Bell's Lake.

7. ADJOURNMENT

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A.C. Rucker". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

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, December 7, 2021
5:00 PM

MINUTES

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

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

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:03 PM.
2. **ROLL CALL:** The City Clerk called the roll.
3. **COMMUNICATIONS:**
 - A. **PRIORITY LISTING OF CAPITAL IMPROVEMENT PROJECTS FOR 2022.** Ms. Pritchard asked the Board to send her their priority listing.
 - B. **MEETINGS & WORKSHOPS SCHEDULE:** Adoption of the proposed calendar for 2022. Ms. Pritchard stated she would send the updated schedule to them. She stated there was a special called workshop and meeting on December 21, 2021.
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the November 16, 2021 meeting, as presented, was made by Commissioner Cutuli and seconded by Commissioner Edwards. Chairman Eisner called for the vote. The motion passed 4-0.
5. **OLD BUSINESS:** None
6. **NEW BUSINESS: "Consent Items":**
 - A. **FINAL SUBDIVISION PLAT SUB-21-86:** A major final plat of subdivision creating 120 single-family lots, common area, remainder lot, and rights-of-way in Phase 1B of Chestnut Greens. Ms. Pritchard stated this was discussed during the morning workshop. Chairman Eisner asked for the developer to keep as many trees as possible and not clear-cut the property.

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-21-86, as submitted, and was seconded by Commissioner Bell. The motion to approve passed 4-0.
 - B. **FINAL SUBDIVISION PLAT SUB-21-97:** A major bonded final plat of subdivision creating 57 townhouse residential lots common area, and public rights-of-ways in the Barefoot Townhomes section of the Barefoot Resort Planned Development District (PDD) on the site of the former hotel property. Ms. Pritchard stated this was discussed during the morning workshop and staff had no issues.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Edwards motioned to approve the Final Subdivision Plat SUB-21-97, as submitted, and was seconded by Commissioner Bell. The motion to approve passed 4-0.

7. NEW BUSINESS:

- A. ANNEXATION & ZONING DESIGNATION Z-21-32:** City staff received a petition to annex lands on Old Crane Road totaling ± 0.6 acres and identified by PIN 350-06-01-0139. 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 Planned Development District (PDD) and will be heard concurrently. Ms. Pritchard stated this item was requested by staff to be postponed.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to postpone the Annexation & Zoning Designation Z-21-32 to a later meeting where it could be heard concurrently with an amendment to the development agreement and was seconded by Commissioner Edwards. The motion to postpone passed 4-0.

- B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-33:** City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) revising the NMB RV Resort and Dry Dock by adding eight additional park model campsites through changes to the governing documents, including plans and building elevations. Ms. Pritchard stated this item was requested by staff to be postponed.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to postpone the Major Planned Development District Amendment Z-21-33 to a later meeting where it could be heard concurrently with an amendment to the development agreement and was seconded by Commissioner Bell. The motion to postpone passed 4-0.

- C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-33 AND REVISIONS TO THE BAHAMA ISLAND PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the major amendment to the Bahama Island PDD. The proposal adds eight park model campsites to the PDD. Ms. Pritchard stated this item was requested by staff to be postponed.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to postpone the first public hearing regarding the development agreement associated with the major PDD amendment, Z-21-33, until a meeting time where it could be heard concurrently with the other associated actions and was seconded by Commissioner Bell. The motion to postpone passed 4-0.

- D. ANNEXATION & ZONING DESIGNATION Z-21-35:** City staff received a petition to annex lands on Little River Neck Road totaling ± 0.70 acres and identified by PIN 352-01-04-0017. 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 Low-Medium Density (R-1B) and will be heard concurrently. Ms. Pritchard stated this was discussed at the workshop and complied with the comprehensive plan.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Annexation & Zoning Designation Z-21-35, citing "A", and was seconded by Commissioner Bell. The motion to approve passed 4-0.

E. FIRST PUBLIC HEARING REGARDING SECOND AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT ASSOCIATED WITH THE SANDRIDGE TRACT: The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement amendment for the Sandridge Tract. The proposal allows the developer of certain parcels in the tract to take advantage of recent zoning text amendments allowing for multiplex in common development on a single lot, duplex and "In Common" development within the R-2A Zoning District, and creates a \$180,000 fee to be paid towards the Champions Boulevard Extension. Mr. Rucker stated this was discussed at the workshop. Chairman Eisner wanted to send to the City Council a note that the Board did not believe the \$180,000 fee was sufficient. There was no public comment.

F. PRELIMINARY SUBDIVISION PLAT SUB-21-93: A major preliminary plat of subdivision creating 207 residential lots, open space, and public and private rights-of-way in phase one of the Waterside section of the Parkway Group. Ms. Pritchard stated this was originally approved in 2016 and the vested rights expired in 2019. She stated Public Works identified some updates were needed prior to construction and Planning noted some roads would need to be renamed prior to the final plat. Chairman Eisner stated there was going to be more open space, which they appreciated, along with the walking trail. Ms. Pritchard stated there would be approximately 45% open space.

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-21-93, including the updates from Public Works and renaming of some roads, and was seconded by Commissioner Bell. The motion to approve passed 4-0.

8. ADJOURNMENT:

Chairman Eisner called for a motion to adjourn the meeting. Commissioner Edwards motioned to adjourn the meeting and was seconded by Commissioner Cutuli. The meeting adjourned at 5:19 PM.

Respectfully submitted,

Allison K. Galbreath
City Clerk

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

5A. ANNEXATION & ZONING DESIGNATION Z-21-32: City staff received a petition to annex lands on Old Crane Road totaling ±0.6 acres and identified by PIN 350-06-01-0139. 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 Planned Development District (PDD) and will be heard concurrently.

Applicant:

Wall Engineering, authorized agent for the owner, has petitioned the City of North Myrtle Beach for annexation of ±0.6 acres of property. The petition also reflects the requested City of North Myrtle Beach zoning district of Planned Development District (PDD) into the Bahama Island PDD. The parcel would be added as Phase 1C of the NMB RV Resort and Dry Dock, a continuation of the RV and campground uses operating in Phase 1 and 1B.

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 Commercial Forest Agriculture (CFA) under Horry County jurisdiction. Located on Old Crane Road, the parcel is vacant and undeveloped. Surrounding parcels within City limits are Planned Development District (PDD) within the Bahama Island PDD and R-1B (pending second reading on January 3); adjacent unincorporated county parcels are zoned General Residential (GR-14) and Commercial Forest Agriculture (CFA).

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, PDD, is not a recommended zoning district within the Compliance Index for any future land use. However, it is noted that the development of the NMB RV Resort has brought changing conditions to the area.

- 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 PDD zoning is not consistent with the Residential Suburban land use classification found in the *2018 Comprehensive Plan*. However, the PDD zoning is consistent with the immediately adjacent Bahama Island PDD.

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

The purpose of the PDD zoning district is, “To encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of livable streets and utilities, to preserve the natural and scenic features of open areas, and to provide a flexible zoning management tool that meets the needs of integrated mixed-use developments in creative arrangements. This district is best suited to areas where “Planned Development District” is a superior response to less coordinated development, as permitted elsewhere by this chapter. It is also an appropriate response in relatively large areas undergoing redevelopment.”

The uses permitted in the PDD district would be appropriate in the area given the immediately adjacent Bahama Island PDD.

- 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:

Current public rights-of-way serve this area, though access to the parcel would need to come from within the existing NMB RV Resort.

- 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.

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 January 3, 2022. 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.

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-21-32] as submitted.

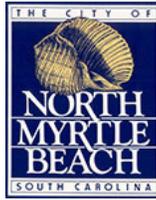
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-21-32] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-21-32
Complete Submittal Date:	October 26, 2021



Notice Published:	November 18, 2021
Planning Commission:	December 21, 2021
First Reading:	January 3, 2022
Second Reading:	February 7, 2022

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

GENERAL INFORMATION

Date of Request: October 26, 2021	Property PIN(S): 35006010139
Property Owner(s): Myrtle Beach Power Sports Inc	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: Old Crane Road	Project Contact: Amanda Elliott
Contact Phone Number: 843-488-4180	Contact Email Address: amanda@walleng.com
Current County Zoning: CFA	Proposed Zoning: PDD
Total Area of Property: 0.6 Acres	Approximate Population of Area to be Annexed: 0

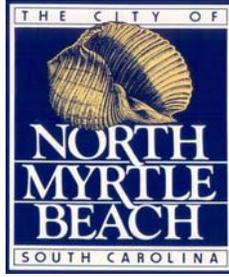
RECORDED COVENANT INFORMATION

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: 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: 10/26/20

Nature of Approval Requested: Petition for Annexation and Zoning

Property PIN(s): 356006010139

Property Address/Location: Old Crane Road

I, **Kirk Hanna**, hereby authorize Wall Engineering (Amanda Elliott or Amber Wall)

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



Signature

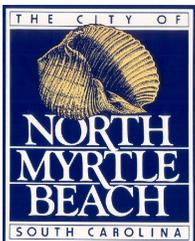
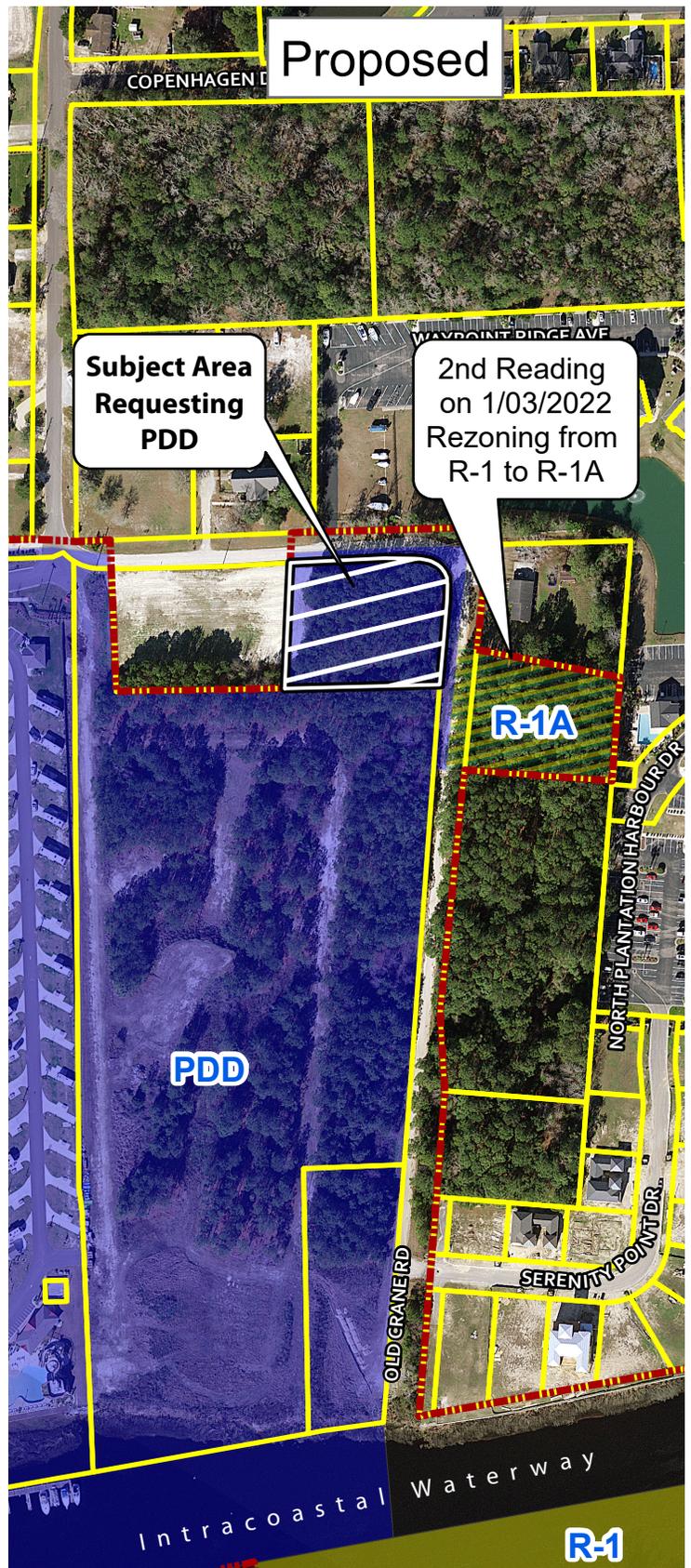
President

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.



Path: M:\2021\2021-59 Z-21-32\2021-59 Z-21-32 Zoning A.mxd

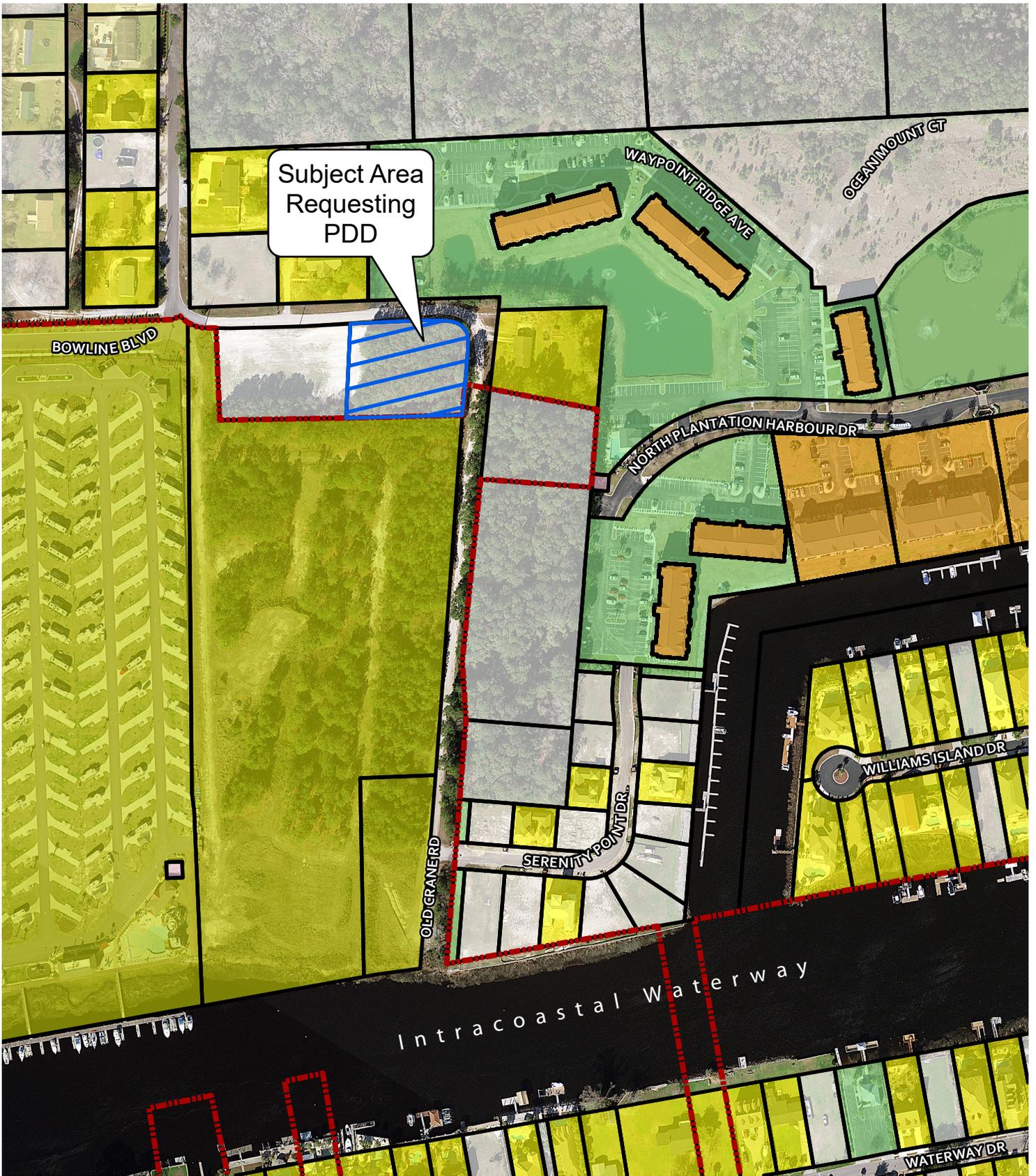
Legend

-  Subject Area
-  North Myrtle Beach City Limit
- ZONING**
-  PDD
-  R-1
-  R-1A



Exhibit A: Zoning Map (Z-21-32)

Date: 12/14/2021
Author: Dawn E. Snider



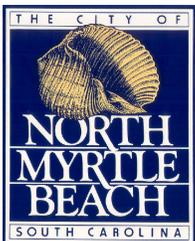
Subject Area Requesting PDD

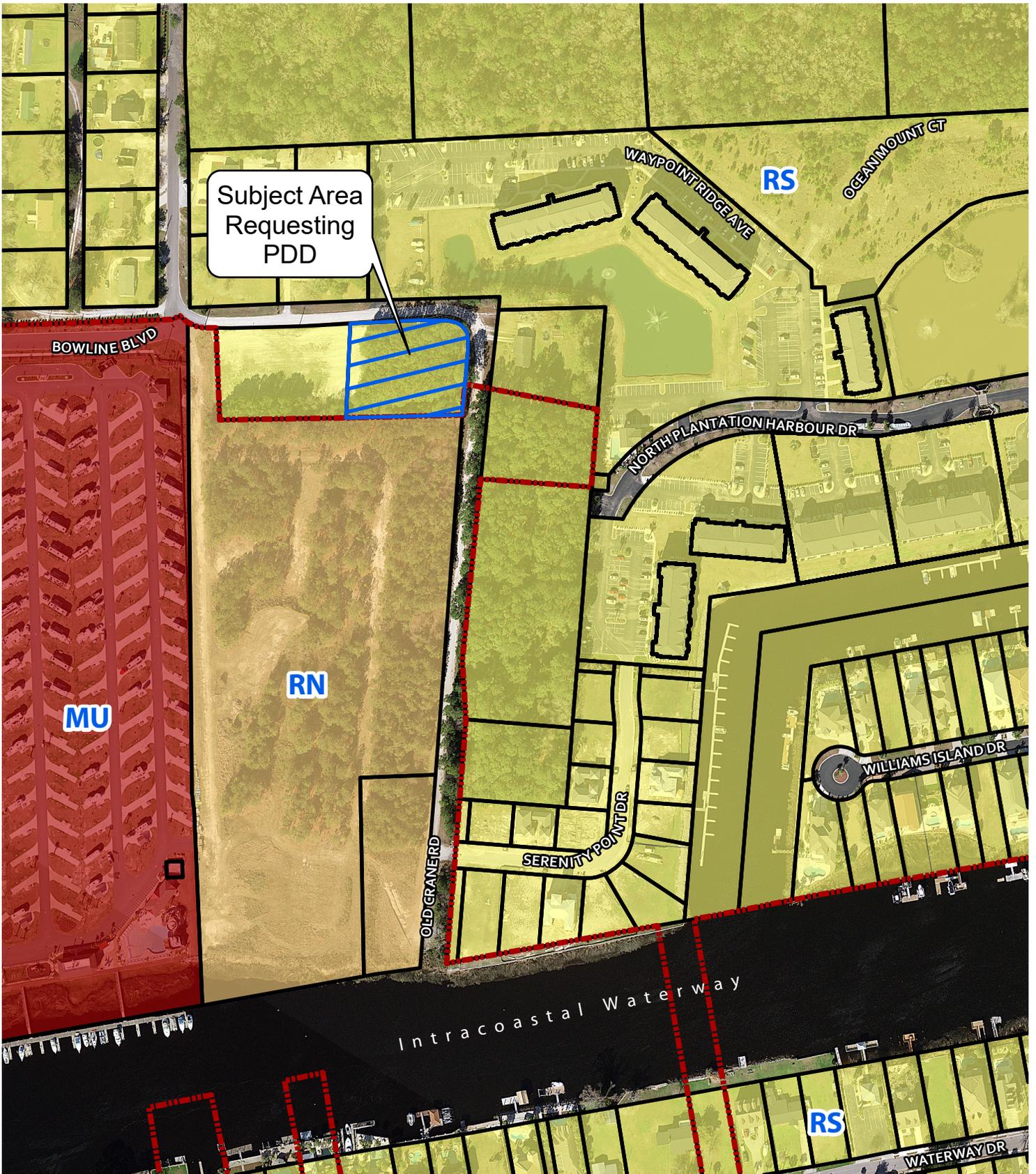
Legend

-  Subject Area
-  North Myrtle City Limits
-  Existing Land Use: Multi-Family
-  Common Open Space
-  Public, Social, Cultural
-  Mobile Home
-  RV / Campground
-  Vacant



Existing Land Use Map (Z-21-32)





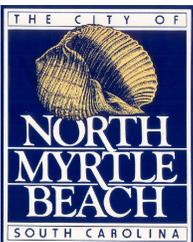
Subject Area
Requesting
PDD

Legend

-  Subject Area
-  North Myrtle City Limits

- Recommended Future Land Use Categories**
-  MU - Mixed Use

-  RS - Residential Suburban
-  RN - Residential Neighborhood



Future Land Use Map (Z-21-32)

5B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-33: City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) revising the NMB RV Resort and Dry Dock by adding eight additional park model campsites through changes to the governing documents, including plans and building elevations.

History

Planning Commission last reviewed the North Myrtle Beach RV Resort and Dry Dock section of the Bahama Island PDD during their May 4, 2021, meeting where an amendment was approved that removed three camp sites and added an indoor pool area with meeting area and restrooms.

Proposed Changes

The applicant and agent for the owner, Wall Engineering, has requested an amendment adding the adjacent parcel into the NMB RV Resort as Phase 1C and constructing eight sites for park models. This additional parcel would be fully accessible through phase 1B of the resort. The amendment also includes elevations for the proposed new park models. City staff will further review the construction details of this project at the site-development plan level of review.

Staff Review

Planning & Development, Planning Division

The Planning Division has no issues with the proposed amendment.

Planning & Development, Zoning Division

The Zoning Administrator has no issues with the proposed amendment.

Public Works

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

Public Safety

The Fire Marshal has no issues with the proposed amendment.

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for January 3, 2022.

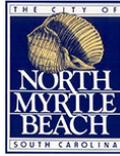
Planning Commission Action

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

Alternative Motions

- 1) I move that the Planning Commission recommend approval of the major planned development district amendment to the Bahama Island PDD [Z-21-33] as submitted.
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Bahama Island PDD [Z-21-33] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on October 28, 2021
FILE NUMBER:	Z-21-33
Complete Submittal Date:	October 28, 2021



Notice Published:	November 18, 2021
Planning Commission:	December 7, 2021
First Reading:	January 3, 2022
Second Reading:	February 7, 2022

City of North Myrtle Beach, SC

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

GENERAL INFORMATION

Date of Request: October 26, 2021	Property PIN(S): 35006010139
Property Owner(s): Kirk Hanna	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Old Crane Road	Project Contact: Amanda Elliott
Contact Phone Number: 843-488-4180	Contact Email Address: amanda@walleng.com
PDD Name: Bahama Island	Total Area of Property: 1 Acres

Proposed Amendment:

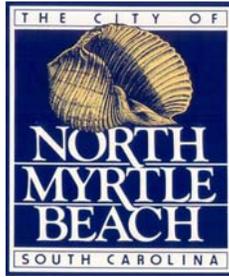
Myrtle Beach Power Sports, Inc. is submitting this application for a Planned Development Amendment to the previously approved "North Myrtle Beach RV Resort and Dry Dock Planned Development Zoning District Ordinance" which was previously amended from the "Bahama Island Resort" Planned Development. This PD Amendment, herein as Phase 1C, only applies to the 0.6-acre parcel (TMS# 130-00-08) that is outlined in Exhibit A., Page 7 (Aerial Photograph/ Location Map). The previously approved North Myrtle Beach RV Resort and Dry Dock PDD (TMS#130-00-08-217 and 130-00-08-117), herein as Phase 1B, will remain unchanged. The previously approved North Myrtle Beach RV Resort and Dry Dock PDD (TMS#130-00-08-037) of the development shall remain unchanged. The previously approved Bahama Island Resort PUD affecting the Canal land & Timber portion (TMS#130-00-08-058) of the development shall remain unchanged.

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: 10/26/21

Nature of Approval Requested: PDD Amendment

Property PIN(s): 35006010139

Property Address/Location: Old Crane Road

I, **Kirk Hanna**, hereby authorize Wall Engineering (Amanda Elliott or Amber Wall)

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



Signature

President

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.

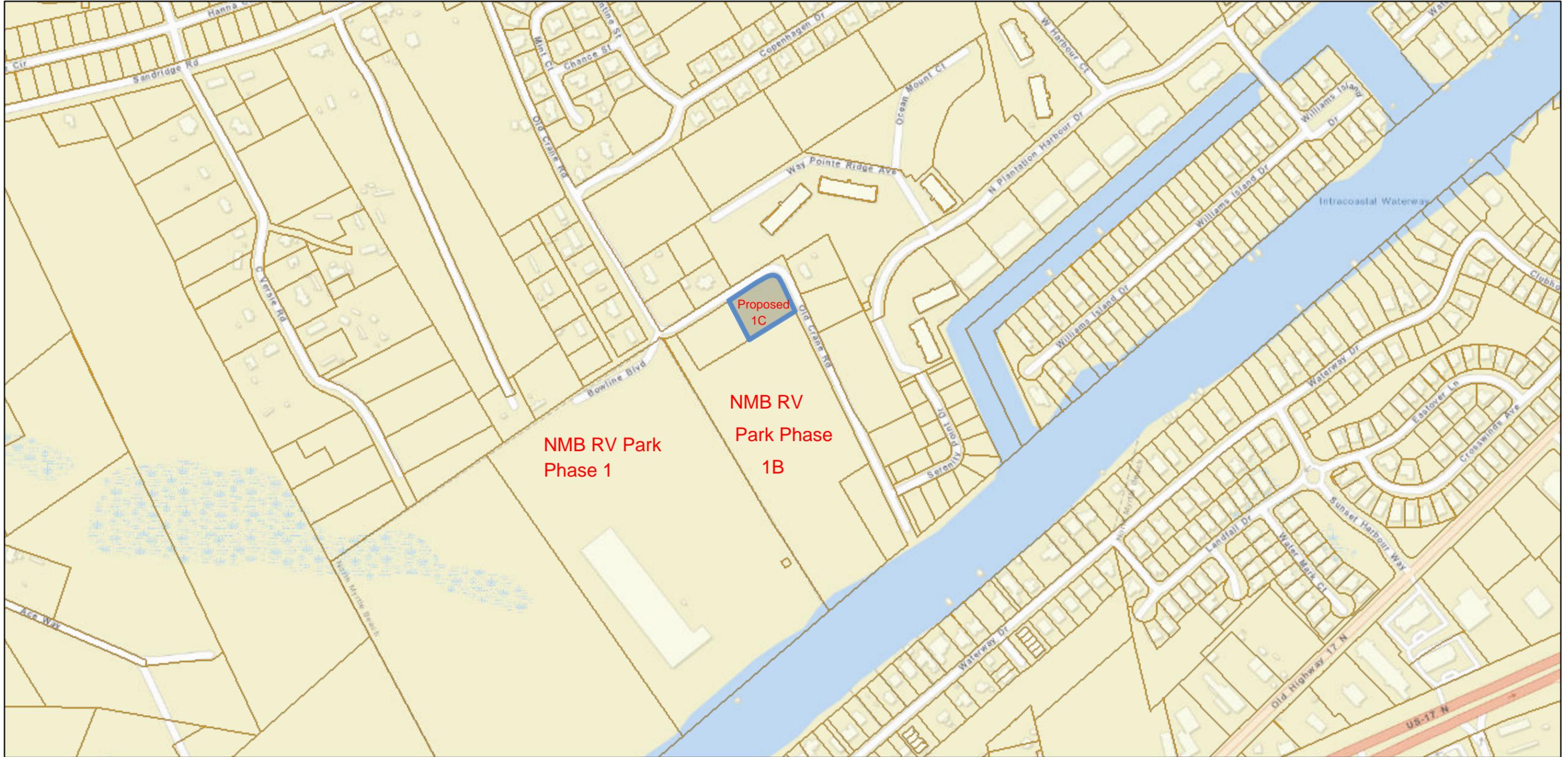
NMB RV RESORT PHASE 1C

APPLICANT: Wall Engineering, LLC

PREPARED FOR: The City of North Myrtle Beach

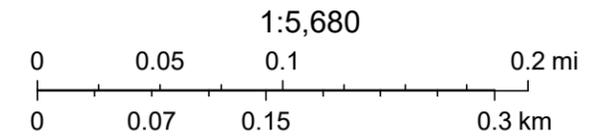
December 13, 2021

NMB RV Park

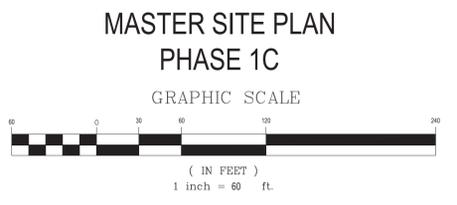


December 13, 2021

-  Spoilage
-  Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

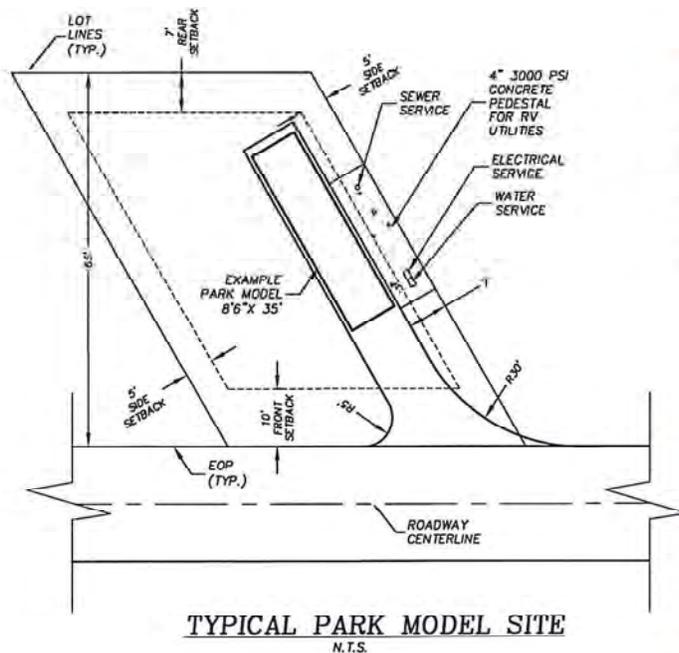
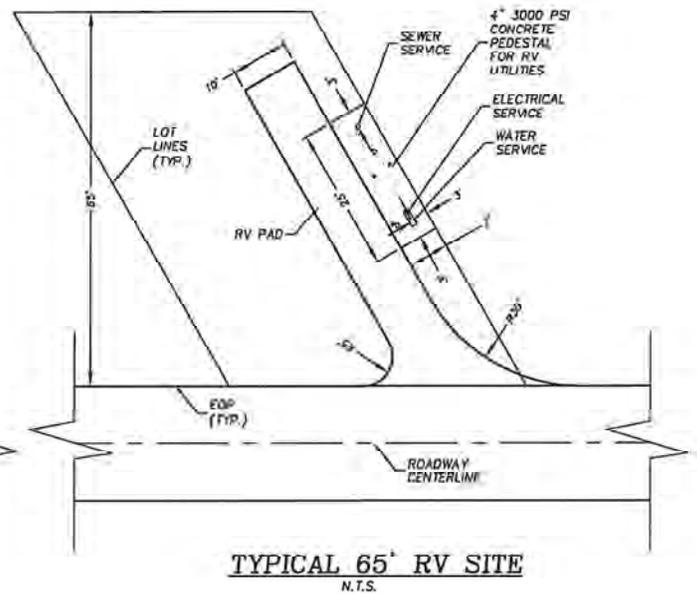
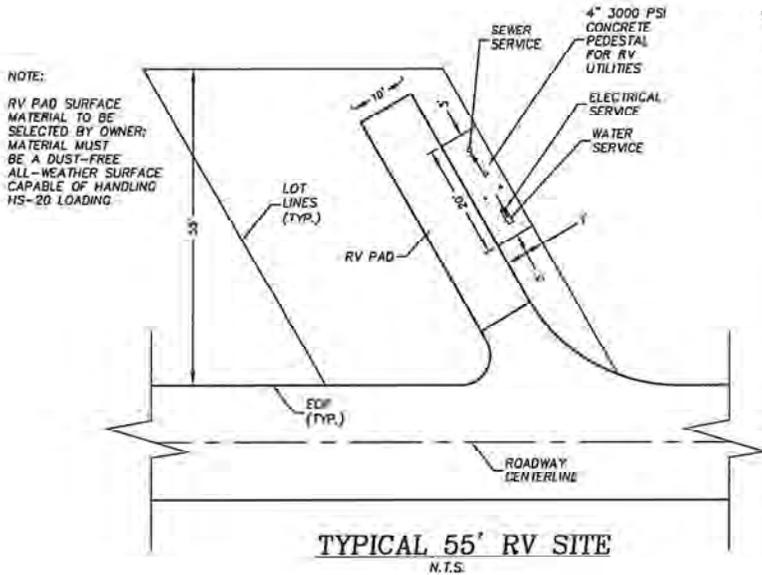
THIS DRAWING IS THE PROPERTY OF WALL ENGINEERING, LLC. REPRODUCTION OR REUSE IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS FORBIDDEN.	DATE	OCT. 14, 2021
DRAWN BY: ALW	DATE	OCT. 14, 2021
DRAWING NO. PDD	PIN	35006010139
JOB NO.	SHEET	1 OF 1

NO.	DATE	DESCRIPTION	BY

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

6.04 Recreation description

RV Sites The RV sites will feature a gravel drive with sewer, water, and power hookups. Park models are allowed within the campsite areas. Any permanent or accessory structure must be permitted through all applicable agencies.



Park

Models

Park models will be allowed within the RV campsites. Park models must meet the following setbacks:

Front = 10'

Side = 5'

Rear = 7'



Image: Model 552 from Athens Park Homes

NMB RV Park Phase 1C: Park Model



5C. FIRST PUBLIC HEARING REGARDING THE MASTER DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-33 AND REVISIONS TO THE BAHAMA ISLAND PDD: The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Third Amendment to the Master Development Agreement associated with the major amendment to the Bahama Island PDD. The proposal adds eight park model campsites to the PDD.

The City, Canal Land and Timber, LLC, and Myrtle Beach Power Sports, Inc, entered into a Master Development Agreement on June 6, 2006, covering approximately 11.87 acres of private property [PINs 350-06-04-0031 and 350-00-00-0080] abutting the Intracoastal Waterway.

The original Master Development Agreement was previously amended and recorded on January 16, 2018.

The proposed Third Amendment to the Master Development Agreement provides for the following:

ITEMS of NOTE

1. Applies to PIN# 350-06-01-0139. All other terms, conditions, and provisions of the Master Development Agreement shall remain in full force and effect.
2. Duration of this agreement is effective until December 31, 2025.

FEES and PUBLIC BENEFITS

1. Beach parking contribution of \$400 per park model space for a total of \$3,200.

The Planning Commission's role in Development Agreements is limited to HOSTING the first of two required public hearings. Planning Commission will take no action and will not vote on the Development Agreement but may offer comments for City Council's consideration. After hosting the public hearing, a second public hearing, first reading of ordinance, will take place at the City Council meeting anticipated to occur on Monday, January 3, 2022.

further development of the PDD; and

WHEREAS, the PDD Agreement expressly contemplated in Section Eleven (11) that amendments may be sought by any of the parties; and

WHEREAS, in 2009 the City amended its zoning code, section 23-29 changing the designation of Planned Development District (PDD) to Planned Development District (PDD) and for the purpose of creating consistency between this document and the City's zoning code, the zoning designation for the land described on Exhibit A attached hereto shall be referred to as PDD; and

WHEREAS, the provisions of the South Carolina Local Government Development Agreement Act (South Carolina Code §6-31-10 et. seq.) require certain minimal standards that must be included in a Development Agreement and the parties' wish to insure that all statutory elements are included in the PDD Agreement, as amended; and

WHEREAS, the Parties have determined that the PDD Agreement, as amended hereby, adheres to the land development regulations; and

WHEREAS, the Parties hereby agree that Canal Land and Timber, LLC will have no financial obligations under this amendment with respect to Phase 1C of the PDD; and

WHEREAS, the Parties now desire to amend said PDD Agreement, in the manner set forth below in order to accommodate MBPS's request has for development of its property;

NOW, THEREFORE, for and in consideration of the covenants and conditions herein, and the sum of Five and No/100 (\$5.00) Dollars, to each party by the other paid, the parties agree as follows:

1. **Purpose:** The purpose of the Bahama Island Resort Planned Development District (PDD) is hereby amended to include the addition of Campground and RV sites in Phase 1C the PDD. As amended the purpose of the PDD is to create a mixed-use development with existing dry dock facilities, to include Campground and RV sites, single family residential units, condominium multi-family units, both low rise and mid high-rise, commercial,

restaurant, office and or retail space, nature trails, boardwalk areas, and intra-coastal waterway boat slips for the harmonious development of the property. As amended the PDD is consistent with the City's comprehensive plan and land development regulations.

Phase 1C of the PDD will include 104 additional Campground and RV Sites to the existing and approved 107 RV Camper and 22 Pop Up Tent sites on the adjacent property, together with a dog park, clubhouse, activity area, boardwalks, and Intracoastal Waterway boat slips. The land uses in the additional phases shall not be altered or amended by the within Third Amendment.

In Phase 1C, Owners will pay a \$400.00 beach access fee per RV Space with a sewer connection as an impact fee for beach parking to the City of North Myrtle Beach. In the event the Owners pursues development of multifamily/condominium units for Phase 1C, City and Owners shall negotiate a per unit access fee with Owners getting a credit of \$400.00 paid in Phase 1C as designated before.

All development within this project will be regulated by the terms of the approved PDD Ordinance, as amended herein. The original Agreement and the Original Master Plan prepared by Carter Architecture, Inc., dated March 31, 2006 (the "Master Plan"), and attached hereto as Exhibit B and incorporated by reference, and the Revised Master Plan prepared by Venture Engineering, dated January 2017, and attached hereto as Exhibit C and incorporated by reference.

The revised Master Plan concerning Phase 1 is binding and shall override with regard to any conflict between the Revised Master Plan and this Third Amendment. The original Agreement and the Original Master Plan shall control development of the remaining phases within the PDD.

2. **Phased Development:** The PDD is to be developed as one or more Horizontal Property Regimes. The PDD will consist of six (6) Phases, designated on the Revised Master Plan as Phase 1A, Phase

1C consistent with the Master Plan, Phase 2, Phase 3, Phase 4, and Phase 5, which shall be built generally per the construction schedule. The buildings within each Phase may be constructed in any order, and each Phase of the PDD shall be constructed in accordance with the Master Plan, excepting Phase 1A, Phase 1B, and Phase 1C which shall be constructed in accordance with the Revised Master Plan as shown in Exhibit “ _____”,.

In the document titled North Myrtle Beach RV Park Resort and Dry Dock recorded on February 27, 2017, in Deed Book 3990 at Page 2214 in the Office of the Register of Deeds for Horry County, South Carolina that was previously approved Phasing was referenced as Phase 1, Phase 2, Phase 3, Phase 4, and Phase 5. Phase 1 is hereby amended to be Phase 1A, Phase 1B, and Phase 1C. All other remaining phases remain unchanged.

Each Phase shall generally consist of the following:

Phase 1A (Myrtle Beach Power Sports, Inc.):

- 1) Existing Dry Dock Boat Storage (Bldg E on the Site Plan) of approximately 95,806 SF, with Existing Ship Store measuring approximately 3,096 SF (Bldg G), Boat Launch and Recovery Facilities, and 38 Boat Slips along the Intracoastal Waterway;
- 2) Campground /RV Resort Sites (Area A on the Site Plan - 107 diagonal spaces - the largest having lots sized of 45' wide x 75' deep);
- 3) Pop-Up Camper and Tent sites (Area B) (22 in number);
- 4) Maintenance Building (Bldg 1);
- 5) Restrooms (Bldg 2), Restrooms / Showers / Laundry facility (Bldg 3);
- 6) Snack Shop / Restaurant (Bldg 5);
- 7) Pavilion & Swimming Pool / Water Park area (Bldg 4);
- 8) Playground & Recreation Areas (Bldg 6); and
- 9) RV Wash area and dump station.
- 10) Developer will pay \$400.00 per RV Space as an impact fee for beach parking to

the City of North Myrtle Beach.

Phases 2—5: (Canal Land and Timber, LLC)

The uses set forth in the Planned Development District Agreement dated June 06, 2006.

3. **Permitted Uses:** Within Phase 1 of the PDD, a building or lot shall be used for the following purposes, however, any uses described herein and not depicted on the revised Master Plan for Phase 1 or the Master Site Plan shall require an amendment to the Master Site Plan:

Phase 1A:

- a. Camping, RV Camping, Campground spaces, Recreational Vehicle parking, Tent sites, sleeping accommodations furnished by or within a campground and a campfire pit or pits; Boat Launch & Recovery / Boat Valet Service;
- b. Boat & Water Sports Vehicles & Equipment Sales / Rentals;
- c. Golf cart parking and rentals;
- d. Dry-Stack Storage Boat Facilities and boat slips, which shall be open to use by the Public, but the owner thereof may charge a fee for such use;
- e. Commercial Retail Ship Store / Camping Supply Sales;
- f. Camper & RV Washing, Maintenance & Servicing;
- g. Restaurant / Snack Bar Operations;
- h. Accessory Uses & Facilities, as determined by the Zoning Administrator, for each of the above.

Phase 1B:

- a. 107 RV sites
- b. Dog Park
- c. Activity Area
- d. Clubhouse
- e. 200 Condominiums

Within Phase 3 through 5 of the PDD, a building or lot shall be used for the purposes set

forth in the Planned Development District Agreement dated June 06, 2006.

A secondary approval of 200 condominium units, as depicted on Exhibit “_____” is subject to review as a Major Amendment and is subject to City Council’s approval.

Phase 1C

a. 8 Park Models

4. **Development Standards:** Development and building standards, locations and design shall be regulated in Phase 1 by the revised Master Plan, which are to be recorded simultaneously herewith in the records of Horry County, and for all additional phases by the Master Plan, which was previously recorded in the records of Horry County, South Carolina. The revised Master Plan and the Master Plan are herein after collectively referred to as the "Plans". Only those structures designated (and designed) on the respective Plans shall be permitted and any changes to the structures on the Plans shall have to be approved by City Council as amendments to the adopted Master Plan (except for Minor Amendments as set forth below which may be approved by the Planning Commission). The Master Plan provides a subdivision line plan that is hereby approved as the zoning for the property. Any subdivision of the property shall be in compliance with the City of North Myrtle Beach Subdivision Regulations.
5. **Prohibition Regarding Preservation Easement:** The parties hereto agree that no property within Phase 1A, Phase 1B and Phase 1C of the PDD shall be dedicated for use by the Owners as a conservation preservation easement, district, or area.
6. **Design Considerations:** Not altered from the original Planned Development District Agreement dated June 06, 2006.
7. **Maintenance and Control:** Not altered from the original Planned Development District Agreement dated June 06, 2006.
8. **Construction Schedule:** The below is the anticipated construction schedule.

- 2016-2017: Phase 1-North Myrtle Beach RV Resort & Dry-dock 2019-
- 2020: Phase 1B: 104 RV Sites
Phase 1B: Infrastructure & Dog Park
Phase 1B: Activity Area
Phase 1B: Clubhouse
- 2020-2021: Phase 2: Building Q
Phase 2: Infrastructure, 9 Single Family Homes & Wetland Preservation Area
- 2021-2022: Phase 3: Boardwalk and Boat Slips
Phase 3: Buildings P, R, S, T, U, V & W
- 2023-2024: Phase 4 Infrastructure and Recreation Areas
Phase 4 Boardwalk and Boat Slips
- 2024-2025: Phase 5: Buildings N and O
Phase 5 Infrastructure & Wetland Preservation Area

A reduction in the number of units or change to the mix of units within any Phase of the PDD may be a minor amendment if so determined by the zoning administrator. Notwithstanding the above schedule, the Phases may be constructed in any order or simultaneously, provided that the time schedule provided above is not exceeded.

9. **Temporary Sales Office:** Not altered from the original Planned Development District Agreement dated June 06, 2006.

10. **Public Improvements / Benefits:** The below public benefits are in addition to those set forth in the original Planned Development District Agreement dated June 06, 2006.

Contribution to beach parking:

Prior to the issuance of the final electrical inspection for any connection to an RV site or camper site or for any commercial building within Phase 1B of the PDD, MBPS will make financial contribution to the City for funding of additional public beach parking at the rate of four hundred and no/100 Dollars (\$400.00) for each Park Model site having a sewer connection. In the event the Owners pursues development of

multifamily/condominium units for Phase 1B, City and Owners shall negotiate a per unit access fee with Owners getting a credit of \$400.00 paid in Phase 1B as designated before if previously paid.

11. **Notification Information:** Not altered from the original Planned Development District Agreement dated June 06, 2006, or First Amendment to Planned Development District Agreement dated June 29, 2016.
12. **Minor Amendments:** Not altered from the original Planned Development District Agreement dated June 06, 2006, or the First Amendment to Planned Development District dated June 29, 2016, and Second Amendment to the Planned Development District dated February 11, 2020.
13. **Duration.** The parties' Planned Development District Agreement, as amended hereby, shall be effective until December 31, 2025, and all construction permitted through the December 31, 2025, shall be permitted to be completed.
14. **Public Facilities.** The PDD will be served by numerous public utilities. Water and sewerage service will be provided by Grand Strand Water and Sewer Authority. Electric service will be provided by The South Carolina Public Service Authority (Santee Cooper). Telephone and internet utilities will be provided by Horry Telephone Cooperative, Inc. (HTC). Cable television will be provided by HTC. Trash service will be provided by The City. Natural or propane gas service will be provided by Coastal Energy.
15. **Independent Amendment.** The within Amendment is intended to be applicable only to Phase 1C of the PDD, as is depicted on the revised Master Plan, which is the MBPS Tract, and shall not be deemed applicable to any other portion of the Land which is subject to the Planned Development District Agreement dated June 6, 2006, or to any other landowner within the PDD, who is not a successor or assignee of MBPS.

It is stipulated that future amendments to the Planned Development District Agreement, if any, that only affect one Tract (or any portion thereof), which is subject to the Planned Unit Development Agreement need not be consented to by any of the Landowners other than the owner of the parcel to which the amendment is applicable.

16. **No Further Amendment:** Except as specifically amended by the within First Amendment, Second Amendment, and this Third Amendment to Planned District Development Agreement all of the terms and conditions of the Planned Development District Agreement dated June 06, 2006, shall remain in full force, unless and until amended in a writing signed by all of the parties.
17. **Consistency Statement:** The City has determined that the PDD Agreement, as amended hereby, is consistent with the City's comprehensive plan and land development regulations.
18. **Permit Requirements:** Nothing herein shall be construed so as to relieve the Owners, or their successors from obtaining all applicable permits prior to commencing and continuing construction activities. Failure of the PDD Agreement, as amended, to address a particular permit, condition, term, or restriction does not relieve the Owners of the necessity of complying with the law governing the permitting requirements, conditions, terms, or restrictions.
19. **Subordination of Mortgage(s):** Landowners hereby represent and warrant that this Agreement, upon its execution, shall not be subordinate to any encumbrances of any kind, including mortgage liens, mechanics liens, tax liens and judgments. The parties do hereby stipulate and agree that any prospective mortgage or mortgages encumbering the Property, or any portion thereof shall be subordinated to the privileges, conditions, terms, and obligations of the PDD Agreement, as amended.
20. **Recordation:** The Landowners agree to record this Agreement with the Horry County Register of Deeds within seven (7) days after its full execution thereof.

21. **Partial Invalidity:** If any part, clause, or provision of this Agreement is held to be void by a court of competent jurisdiction, the remaining provisions of this Agreement shall be unaffected and shall be given such construction as to permit it to comply with the requirements of all applicable laws and the intent of the Parties hereto.
22. **Waiver:** A party's waiver of a breach of any term of this Agreement shall not be construed as a waiver of any subsequent breach of the same or another term contained in the Agreement. A party's subsequent acceptance of performance by the other party shall not be construed as a waiver of the preceding breach of this Agreement other than the failure to perform the particular duties so accepted.
23. **Governing Law:** This Agreement and all questions relating to its validity, interpretation, performance, and enforcement shall be governed by and construed in accordance with the laws of South Carolina.
24. **Successors in Interest:** All burdens and obligations of this Agreement are binding upon, and the benefits shall inure to the Parties hereto and to all successors in interest to the Parties and all assigns. A purchaser, lessee, or other successor in interest of any portion of the property shall be responsible for the performance of the respective Landowner's obligations hereunder as to the portion of the Property so transferred.
25. **Effective Date.** The agreement shall be effective upon the date when the document is signed by all parties to the Agreement which date shall be this _____ day of _____, 20____.

IN WITNESS WHEREOF, the Parties have executed this Agreement the date below their respective signatures.

EXHIBIT "A"
(Legal Description)

All that tract or parcel of land lying and being in Sandridge Landing, North Myrtle Beach, Horry County, South Carolina and being more particularly described as follows:

TRACT ONE:

ALL AND SINGULAR all that certain piece, parcel or tract of land situate and being in Little River Township, County of Horry, State of South Carolina, and being shown and designated as 10.78 acres (more or less) as appears upon a plat prepared for Cove Partners, LLC by Atlantic Land Surveying, Co., dated December 18, 2002 and December 30, 2003 and recorded March 18, 2003 in Plat Book 188 at Page 218 in the office of the ROD for Horry County, SC. Reference to which is made as forming a part of these presents.

TMS# 130-00-08-217

TRACT TWO:

ALL AND SINGULAR that certain piece, parcel or Lot of land situate, lying and being in Little River Township, County of Horry, State of South Carolina, and being more fully described as Lot Nine (9) as appears upon a map of 13.69 acres of land and eight (8) lots near Nixon's Crossroad by C.B. Berry R.L.S. dated February 11, 1977, and addition of Lot Nine (9) dated November 10, 1982 which map is recorded in Plat Book 89 at Page 100 in the office of the Register of Deeds for Horry County.

TMS# 130-00-08-117

The tracts conveyed herein being the same property conveyed to Myrtle Beach Power Sports, Inc. by deed of LR LAND LLC recorded December 19, 2016, in Book 3973, Page 2446 in the ROD Office for Horry County.

EXHIBIT "B"

The attached copy of the original Agreement and the Original Master Plan prepared by Carter
Architecture, Inc., dated March 31, 2006

EXHIBIT "C"

The attached Revised Master Plan prepared by Wall Engineering, dated October 25, 2021.

"EXHIBIT D"

Off-site improvements to Old Crane Road

"EXHIBITE"

Drainage Plan

6A. PRELIMINARY SUBDIVISION PLAT SUB-21-103: A major preliminary plat of subdivision creating four single-family lots at Madison and 19th Ave S.

Existing Conditions

Accessed by Madison Drive and 19th Avenue South, the total area of the subdivision is 0.76 acres. The subject property is one lot of record identified by PIN 357-15-01-0013. The property is zoned Neighborhood Commercial (NC) and is located within the City's jurisdiction. Currently, the parcel is vacant and undeveloped.

Proposed Conditions

The applicant, Jerred Roberts, agent for the owner, has proposed a major preliminary plat of subdivision creating four residential lots. The smallest lot is ±7,506 square feet; the largest lot is 9,046 square feet. The subdivision density is 5.26 dwelling units per acre. All setbacks conform to the standards of the NC zoning district. This plat creates no public infrastructure.

Staff Review

Planning & Development, Planning Division

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

Planning & Development, Zoning Division

The Zoning Administrator has no issue with the proposed major preliminary plat.

Public Works

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

Public Safety

The Fire Marshal has no issue with the proposed major preliminary plat.

Planning Commission Action

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

Alternative Motions

I move that the planning commission approve the major preliminary plat of subdivision [SUB-21-103] prepared for Lots 11, 12, 14, & 15 of Block 23, Crescent Beach as submitted;

OR

I move that the planning commission deny the major preliminary plat of subdivision [[SUB-21-103] prepared for Lots 11, 12, 14, & 15 of Block 23, Crescent Beach as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
 Lots 11, 12, 14, & 15, Block 23, Crescent
 Beach



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$0.00 on December 13, 2021
FILE NUMBER:	SUB-21-103
Complete Submittal Date:	December 13, 2021

City of North Myrtle Beach, SC

Application for a Major Plat

GENERAL INFORMATION

Date of Request: December 6, 2021	Property PIN(S): 35715010013
Property Owner: James R Jones	Type of Subdivision: Major Preliminary Subdivision
Address or Location: Lots 11, 12, 14 and 15 Block 23 Crescent Beach	Project Contact: Jerred Roberts
Contact Phone Number: 8432227267	Contact Email Address: jerred56@gmail.com

PROJECT INFORMATION

Zoning: NC	Total Area: 33,062 Square Feet	Existing # of Lots: 1	Proposed # of Lots: 4
Total # of Residential/Commercial Lots: 4	Area of Largest Lot: 9,046 sq. ft.	Area of Smallest Lot: 7,506 sq. ft.	Linear Feet of New Streets:
Total # of Common/Open Space Lots: 0	Total Area of Common/Open Space Lots: 0	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

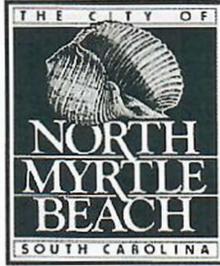
Are Wetlands Present on Site? No

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

RECORDED COVENANT INFORMATION

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

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: 11/05/21

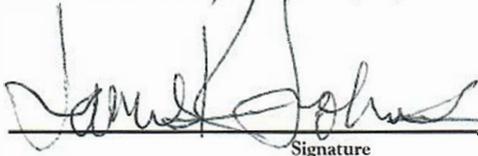
Nature of Approval Requested: Plat Approval

Property PIN(s): 351-15-01-0013

Property Address/Location: 19th Ave S & Madison Drive

I, James R J ones, hereby authorize Jerred Roberts

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

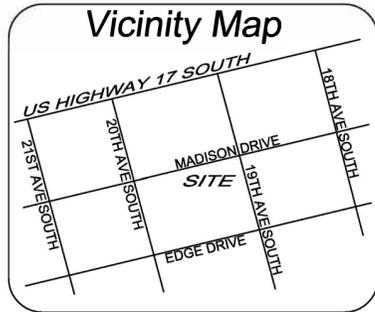

Signature

owner
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.



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

FLOOD NOTE:
 THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X PER FEMA MAP # 45051 CO 587 "H" DATED 8/23/1999.

I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; that there are no visible encroachments or projections other than shown; that the unadjusted ratio of precision is 1:10,000+; that this property is subject to any easements of record that may be shown on an up-to-date title search not furnished me this date; that the area was determined by the coordinate method of area calculation. Date: NOVEMBER 29 2021

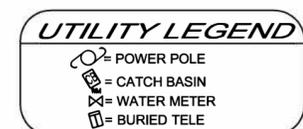
SIGNED
 PROFESSIONAL LAND SURVEYOR
 HARRY F. BRUTON, PLS 24275



- NOTES:**
- PIN# 351-15-01-0013 (PARENT)
 - 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
 - BUILDER/OWNER TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD
 - AREA COMPUTED BY COORDINATE GEOMETRY
 - R/W = RIGHT OF WAY
 - IPF = OPEN TOP FOUND 1/2"
 - RBF / RBS = REBAR FOUND / SET 5/8"
 - TAX # 143-16-09-002 (PARENT)
 - COORDINATES ARE SC STATE PLANE NAD 83
 - EA = EDGE OF ASPHALT
 - PLAT REFERENCES:** PB.39 @ PG.164
PB.208 @ PG.85
 - DEED REFERENCE:** DB.4467 @ PG.1392
 - THE PURPOSE OF THIS PLAT IS TO CREATE LOTS 11, 12, 14 & 15, BLOCK 23. LOT 11 TOTALING 9,004 SQ.FT., 0.20 ACRE. LOT 12 TOTALING 9,046 SQ.FT., 0.20 ACRE. LOT 14 TOTALING 7,506 SQ.FT., 0.17 ACRE & LOT 15 TOTALING 7,506 SQ.FT., 0.17 ACRE.

COORDINATE DATA

A	N 726831.98	C	N 726741.73
	E 2696471.43		E 2696439.84
B	N 726874.14	D	N 726872.86
	E 2696675.13		E 2696367.00



CERTIFICATE OF APPROVAL OF STREETS & 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.

CITY ENGINEER OR DESIGNEE _____ DATE _____

CERTIFICATE OF APPROVAL OF PUBLIC WATER SUPPLY & SEWAGE DISPOSAL SYSTEM:

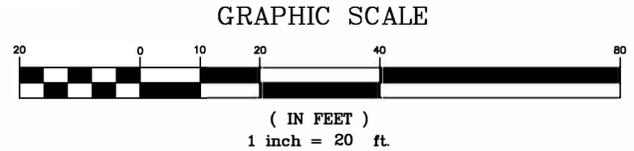
I HEREBY CERTIFY THAT A PUBLIC WATER SUPPLY & A SEWAGE DISPOSAL SYSTEM, MEETING THE FULL REQUIREMENTS OF THE CITY'S SUBDIVISION REGULATIONS, HAS BEEN INSTALLED OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER ACCEPTABLE TO THE CITY OF NORTH MYRTLE BEACH HAS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

CITY ENGINEER OR DESIGNEE _____ DATE _____

CERTIFICATE OF OWNERSHIP & DEDICATION

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

NAME _____ SIGNED _____ DATE _____



Harry F. Bruton & Associates
 Professional Land Surveying & Design
 RESIDENTIAL & COMMERCIAL IN S.C.
 905-2 Sea Mountain Hwy.
 North Myrtle Beach, SC 29582
 hbruton@gmail.com
 OFFICE (843) 281 - 8822
 FAX (843) 280 - 0920

A MAJOR PRELIMINARY PLAT OF SUBDIVISION
 CREATING
LOTS 11, 12, 14 & 15
 BLOCK 23, CRESCENT BEACH SECTION
 CITY OF NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA
 SCALE 1"=20'
 THE BENEFIT OF **JAMES R. JONES**
 MAP REFERENCE IN BOOK 39/208 PAGE 164/85
 DEED REFERENCE IN BOOK 4467 PAGE 1392
 JOB NO. 21278 ACAD: 19TH S & MADISON SUB (19TH S)

6B. FINAL SUBDIVISION PLAT SUB-21-89: A major final plat of subdivision creating four single-family lots at Madison and 19th Ave S.

Existing Conditions

Accessed by Madison Drive and 19th Avenue South, the total area of the subdivision is 0.76 acres. The subject property is one lot of record identified by PIN 357-15-01-0013. The property is zoned Neighborhood Commercial (NC) and is located within the City’s jurisdiction. Currently, the parcel is vacant and undeveloped.

Proposed Conditions

The applicant, Jerred Roberts, agent for the owner, has proposed a major final plat of subdivision creating four residential lots. The smallest lot is ±7,506 square feet; the largest lot is 9,046 square feet. The subdivision density is 5.26 dwelling units per acre. All setbacks conform to the standards of the NC zoning district. This plat creates no public infrastructure. The proposed major final plat is substantially consistent with the previously proposed preliminary plat.

Per § 20-40(m)(13) of the land development regulations, the developer will also be providing the City with a payment in the amount of \$6,725 at time of final plat approval for the sidewalk and street trees along Madison Drive and 19th Avenue South adjacent to the subdivision.

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.

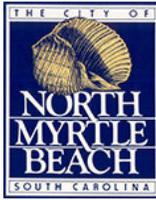
Alternative Motions

I move that the planning commission approve the major bonded final plat of subdivision [SUB-21-89] prepared for Lots 11, 12, 14, & 15 of Block 23, Crescent Beach as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
19th S and Madison



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$290.00 on
FILE NUMBER:	SUB-21-89
Complete Submittal Date:	December 13, 2021

City of North Myrtle Beach, SC

Application for a Major Plat

GENERAL INFORMATION

Date of Request: November 5, 2021	Property PIN(S): 35715010013
Property Owner: James R Jones	Type of Subdivision: Major Final Subdivision
Address or Location: Lots 11, 12, 14 and 15 Block 23 Crescent Beach	Project Contact: Jerred Roberts
Contact Phone Number: 8432227267	Contact Email Address: jerred56@gmail.com

PROJECT INFORMATION

Zoning: NC	Total Area: 33,062 Square Feet	Existing # of Lots: 1	Proposed # of Lots: 4
Total # of Residential/Commercial Lots: 4	Area of Largest Lot: 9,046 sq. ft.	Area of Smallest Lot: 7,506 sq. ft.	Linear Feet of New Streets:
Total # of Common/Open Space Lots: 0	Total Area of Common/Open Space Lots: 0	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

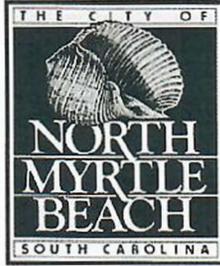
Are Wetlands Present on Site? No

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

RECORDED COVENANT INFORMATION

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

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: 11/05/21

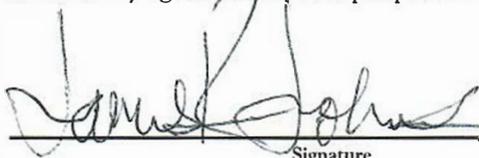
Nature of Approval Requested: Plat Approval

Property PIN(s): 351-15-01-0013

Property Address/Location: 19th Ave S & Madison Drive

I, James R J ones, hereby authorize Jerred Roberts

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



Signature

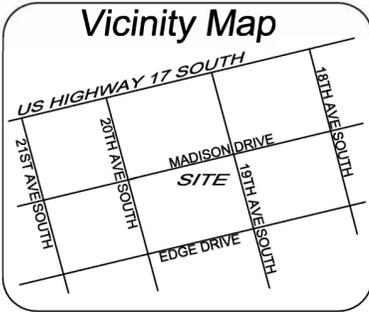
owner

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.



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

FLOOD NOTE:
 THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X PER FEMA MAP # 45051 CO 587 "H" DATED 8/23/1999.

I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; that there are no visible encroachments or projections other than shown; that the unadjusted ratio of precision is 1:10,000+; that this property is subject to any easements of record that may be shown on an up-to-date title search not furnished me this date; that the area was determined by the coordinate method of area calculation. Date: NOVEMBER 29 2021

SIGNED
 PROFESSIONAL LAND SURVEYOR
 HARRY F. BRUTON, PLS 24275



- NOTES:**
- PIN# 351-15-01-0013 (PARENT)
 - 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
 - BUILDER/OWNER TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD
 - AREA COMPUTED BY COORDINATE GEOMETRY
 - R/W = RIGHT OF WAY
 - IPF = OPEN TOP FOUND 1/2"
 - RBF / RBS = REBAR FOUND / SET 5/8"
 - TAX # 143-16-09-002 (PARENT)
 - COORDINATES ARE SC STATE PLANE NAD 83
 - EA = EDGE OF ASPHALT
 - PLAT REFERENCES:** PB.39 @ PG.164
PB.208 @ PG.85
 - DEED REFERENCE:** DB.4467 @ PG.1392
 - THE PURPOSE OF THIS PLAT IS TO CREATE LOTS 11, 12, 14 & 15, BLOCK 23. LOT 11 TOTALING 9,004 SQ.FT., 0.20 ACRE. LOT 12 TOTALING 9,046 SQ.FT., 0.20 ACRE. LOT 14 TOTALING 7,506 SQ.FT., 0.17 ACRE & LOT 15 TOTALING 7,506 SQ.FT., 0.17 ACRE.

COORDINATE DATA

A	N 726931.98	C	N 726741.73
B	E 2696471.43	D	E 2696439.84
E	N 726874.14	F	N 726872.86
G	E 2696675.13	H	E 2696367.00



CERTIFICATE OF APPROVAL OF STREETS & 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.

CITY ENGINEER OR DESIGNEE _____ DATE _____

CERTIFICATE OF APPROVAL OF PUBLIC WATER SUPPLY & SEWAGE DISPOSAL SYSTEM:

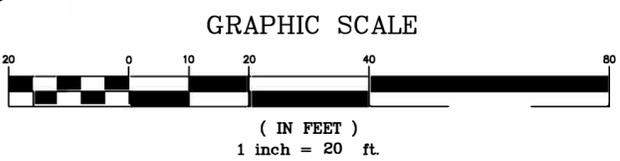
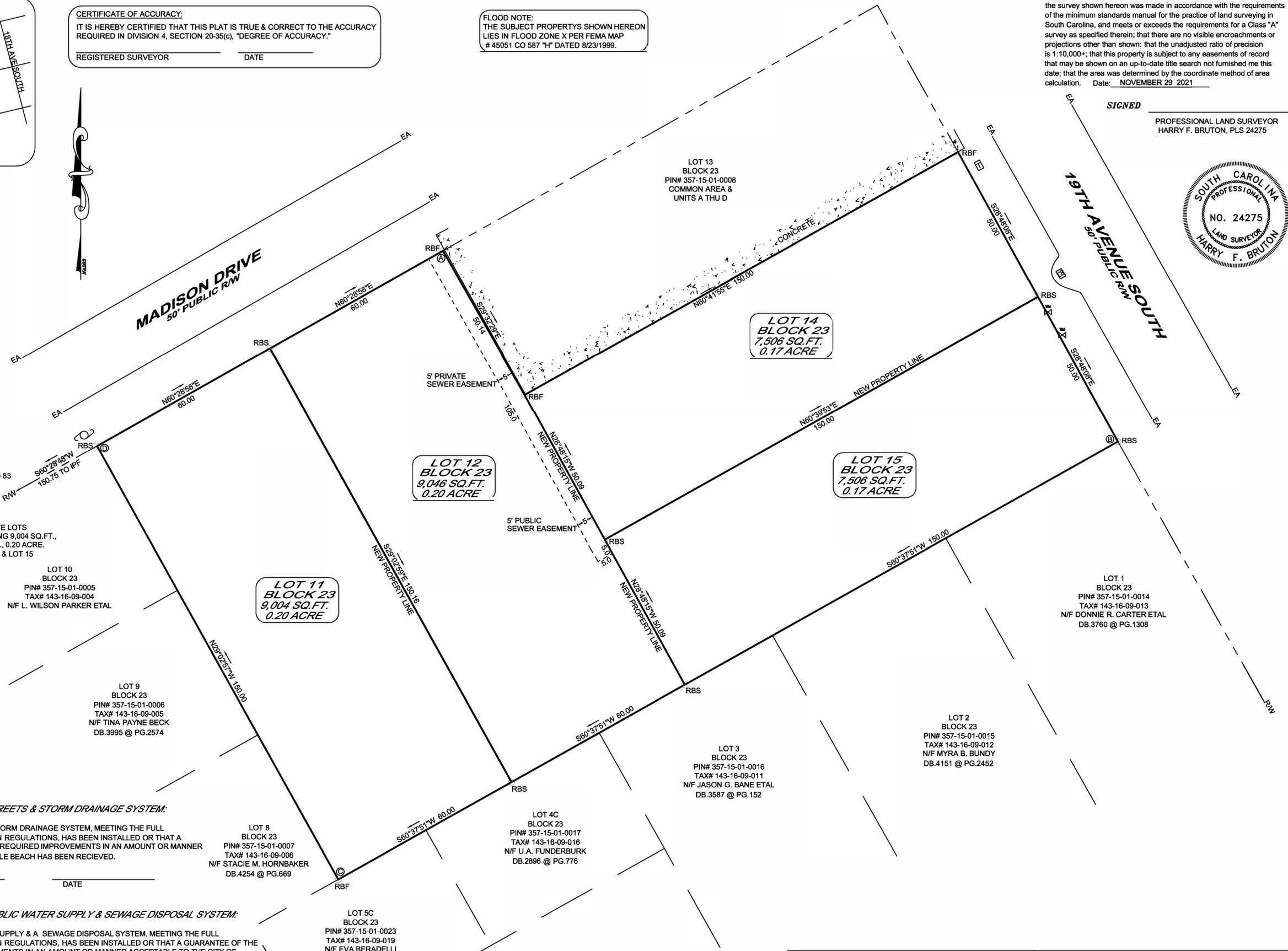
I HEREBY CERTIFY THAT A PUBLIC WATER SUPPLY & A SEWAGE DISPOSAL SYSTEM, MEETING THE FULL REQUIREMENTS OF THE CITY'S SUBDIVISION REGULATIONS, HAS BEEN INSTALLED OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER ACCEPTABLE TO THE CITY OF NORTH MYRTLE BEACH HAS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

CITY ENGINEER OR DESIGNEE _____ DATE _____

CERTIFICATE OF OWNERSHIP & DEDICATION

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

NAME _____ SIGNED _____ DATE _____



Harry F. Bruton & Associates
 Professional Land Surveying & Design

RESIDENTIAL & COMMERCIAL IN S.C.
 905-2 Sea Mountain Hwy.
 North Myrtle Beach, SC 29582

hbruton@gmail.com
 OFFICE (843) 281 - 8822
 FAX (843) 280 - 0920

A MAJOR FINAL PLAT OF SUBDIVISION
 CREATING
LOTS 11, 12, 14 & 15
 BLOCK 23, CRESCENT BEACH SECTION
 CITY OF NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA

SCALE 1"=20'
 THE BENEFIT OF **JAMES R. JONES**

MAP REFERENCE IN BOOK 39/208 PAGE 164/85
 DEED REFERENCE IN BOOK 4467 PAGE 1392
 JOB NO. 21278 ACAD: 19TH S & MADISON SUB (19TH S)

6C. FINAL SUBDIVISION PLAT SUB-21-104: A major bonded final plat of subdivision creating 86 single-family lots, 21 townhouse lots, four duplex lots, common area, and public rights-of-way in Phase 2 of Bell’s Lake.

Background

The preliminary plat of subdivision for Bell’s Lake was approved February 7, 2018. Planning Commission approved a final plat for phase 1 at the December 8, 2020, meeting; the major plats for phase 1A and 1B were approved by planning commission September 21, 2021.

Existing Conditions

Accessed by Long Bay Road, the total area of the subdivision is 63.05 acres. The subject property is three lots of record identified by PINs 348-00-00-0026, 348-00-00-0035, & 348-00-00-0039. The property is zoned Mid-Rise Multifamily Residential (R-2A) and Neighborhood Commercial (NC) and is located within the City’s jurisdiction. Currently, the parcel has no vertical construction but much of the infrastructure has been installed through the previously approved plats.

Proposed Conditions

The applicant, Weaver Engineering, agent for the owner, has proposed a bonded major final plat of subdivision to create 86 single-family lots, 21 townhouse lots, four duplex lots, and common area. The overall subdivision density is 1.76 dwelling units per acre, and all setbacks conform to the standards of the required zoning districts. This final plat completes Bell’s Lake Circle and creates Blaylock Court, both 50’ foot public rights-of-way except at the entrances to the subdivision where the right-of-way expands. 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 [SUP-17-04], 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 approved the form of the financial guarantee. The applicant will provide a financial guarantee for \$355,623.00 to the City in the form of a subdivision bond 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 is reviewing the major final plat of subdivision.

Zoning Division

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

Public Works

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

Public Safety

The Fire Marshal is reviewing the major final plat of subdivision.

Planning Commission Action

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

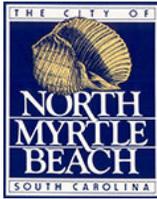
Alternative Motions

I move that the planning commission approve the major bonded final plat of subdivision [SUB-21-104] prepared for Phase 2 of Bell's Lake as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
Bells Lake Development Phase 2



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$430.00 on December 14, 2021
FILE NUMBER:	SUB-21-104
Complete Submittal Date:	December 14, 2021

City of North Myrtle Beach, SC

Application for a Major Plat

GENERAL INFORMATION

Date of Request: December 7, 2021	Property PIN(S): 3480000026 - 3480000026
Property Owner: CF Master Limited Partnership	Type of Subdivision: Major Final Subdivision
Address or Location: Water Tower Road & Bells Lake	Project Contact: Jane Dodge
Contact Phone Number: 704-507-2175	Contact Email Address: earl@coulstondev.com

PROJECT INFORMATION

Zoning: NC & R-2A	Total Area: 54.06 Acres	Existing # of Lots: 2	Proposed # of Lots: 106
Total # of Residential/Commercial Lots: 86	Area of Largest Lot: 8,746 sq. ft.	Area of Smallest Lot: 5,600 sq. ft.	Linear Feet of New Streets: 5,230
Total # of Common/Open Space Lots: 19	Total Area of Common/Open Space Lots: 39.79	Total # of Utility Space Lots: 1	Total Area of Utility Lots: 0.02

Proposed Street Names:

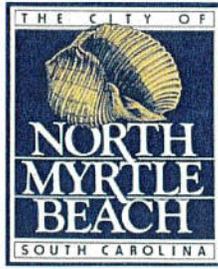
Are Wetlands Present on Site? Yes

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

RECORDED COVENANT INFORMATION

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

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



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 12/06/2021

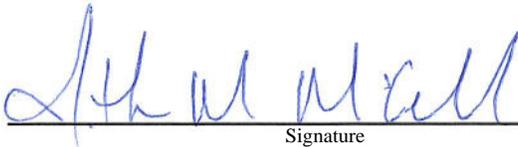
Nature of Approval Requested: Bells Lake plat approval

Property PIN(s):

Property Address/Location: Water tower Road

I, Johnathan Mccall, hereby authorize 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

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.



Vicinity Map 1" = 2000'

Notes

- 1. This document represents a subdivision plat of an existing parcel of record.
2. This property is subject to all easements and restrictions of record.
3. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 42051-CV-0781 & S&W dated 8/23/99 & 9/17/03 respectively.
4. Existing Parcel ID Numbers and references for the adjoining properties are as shown (if applicable) on the face of this plat.
5. No title search has been performed by this office.
6. Parcel ID No. 348-00-00-0026 & -0035
7. Bearings shown are based on NAD 83 South Carolina State Plane coordinate system and all distances are horizontal ground distances, not grid distances.
8. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
9. 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.
10. Common Areas, Open Spaces and private easements are to be owned and maintained by the Property Owners Association.
11. Iron pins (5/8" rebar) set at all corners unless otherwise noted.
12. As a condition of approval, all Property Owners Association 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.
13. 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.
14. 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.
15. No trees greater than 16" in diameter affect this property other than shown.
16. Wetland delineation approved under USCOE SAC #2014-00462-3H.
17. 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.
18. All private drainage easements are to be owned and maintained by the Home Owners or Property Owners Association.
19. 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.
20. 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.
21. Driveways on corner lots must be located a minimum of 25' from the right-of-way of the closest intersection.
22. For line and curve tables, see Sheet 4 of 4.

Certificate of Ownership and Dedication

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described herein 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.

Table with 2 columns: Name - Title, Signature, Date. Includes Grand Strand Water & Sewer Authority.

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.

Table with 2 columns: Company, Name (Representative), Signature, Date. Includes Grand Strand Water & Sewer Authority.

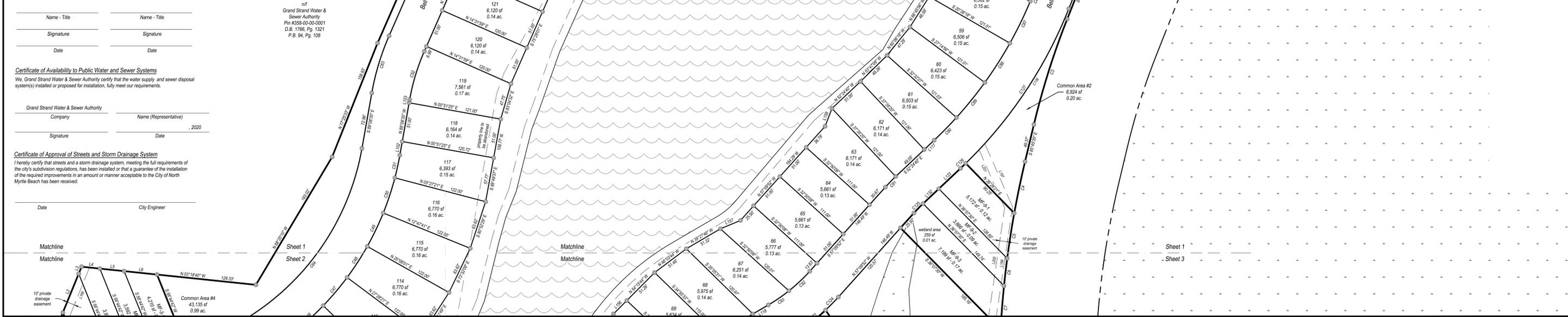
Certificate of Approval of Streets and Storm Drainage System

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.

Table with 2 columns: Date, City Engineer.

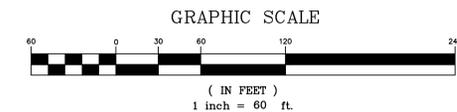
References

- 1. An Exempt Subdivision Plat showing Lots 1 & 2 being the property of Five Folds, LLC for the benefit of G. David Collier, 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 216, Horry County Register of Deeds.
2. Subdivision Plat of 25.00 Acres located near Wampoe surveyed for The Bell Estate by Lower Carolina Surveying dated 4/6/06 and recorded in Plat Book 215, Page 53, Horry County Register of Deeds.
3. Map of 268.41 Acres of Land and entitled Combination Plat prepared for Azalea Bay Resort, LLC by DDC Engineers, Inc. dated 2/19/15 and recorded in Plat Book 265, Page 188, Horry County Register of Deeds.
4. Final Subdivision Plat of Bell's Lake - Phase 1 prepared for Carolina Development Services, LLC by Palmetto Corp. Land Surveying Division dated 11/1/2020, revised 12/2/2020 and recorded in Plat Book Page Horry County Register of Deeds.

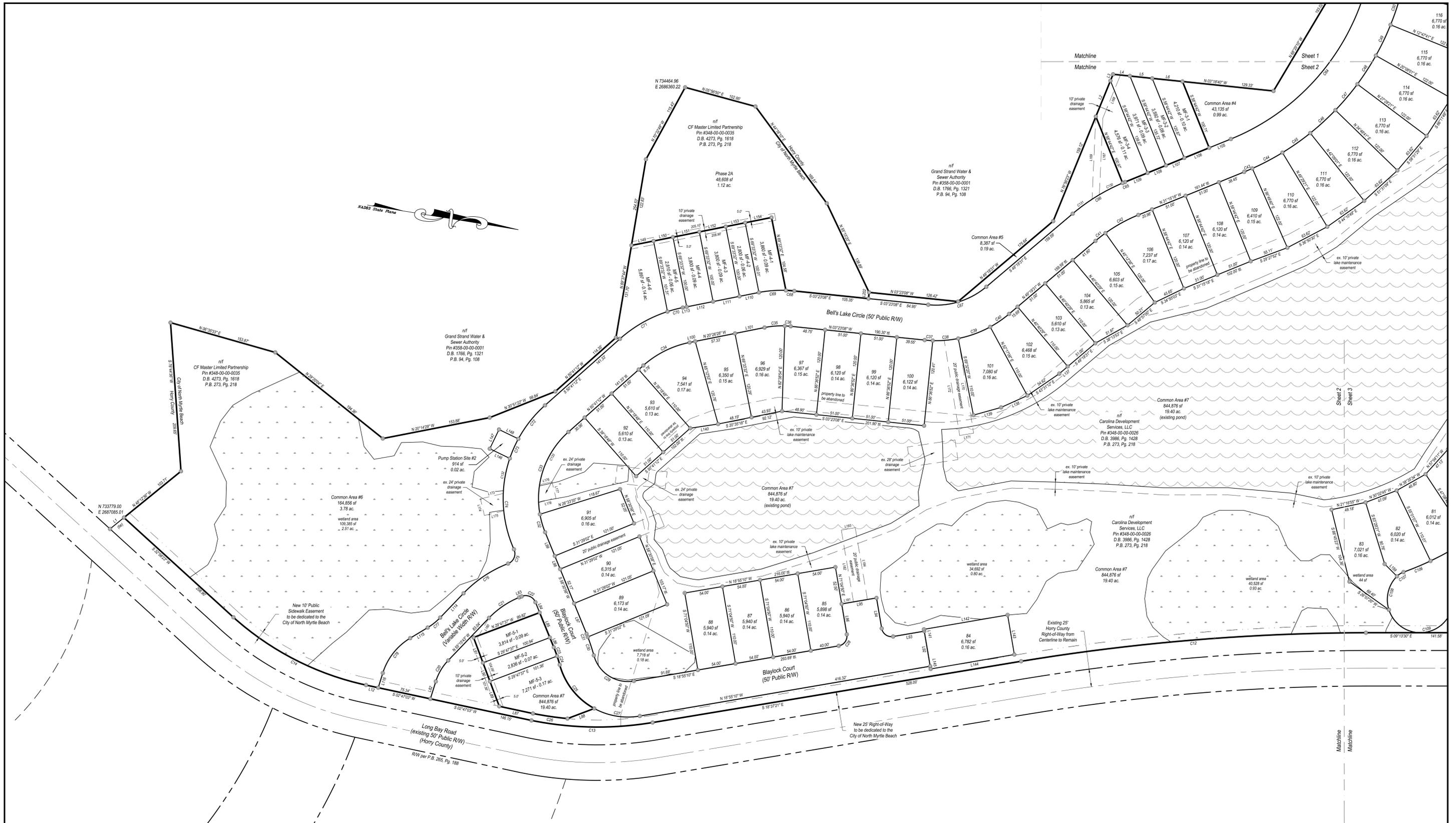


PALMETTO CORP Land Surveying Division. 3873 Highway 701 N Conway, S.C. 29526 Phone: (843) 716-6021. Includes registration information and date of survey (1/8/2020).

Final Subdivision Plat of Bell's Lake - Phase 2 Containing 63.05 Acres Total City of North Myrtle Beach, Horry County, South Carolina prepared for Carolina Development Services, LLC



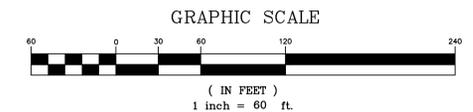
Certificate of Accuracy. Includes professional seals for Ray R. Eshelman (No. 22753) and Palmetto Corp of Conway, Inc. (No. C8716). Date and signature line.



PALMETTO CORP
Land Surveying Division

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

Final Subdivision Plat
of
Bell's Lake - Phase 2
Containing 63.05 Acres Total
City of North Myrtle Beach, Horry County, South Carolina
prepared for
Carolina Development Services, LLC

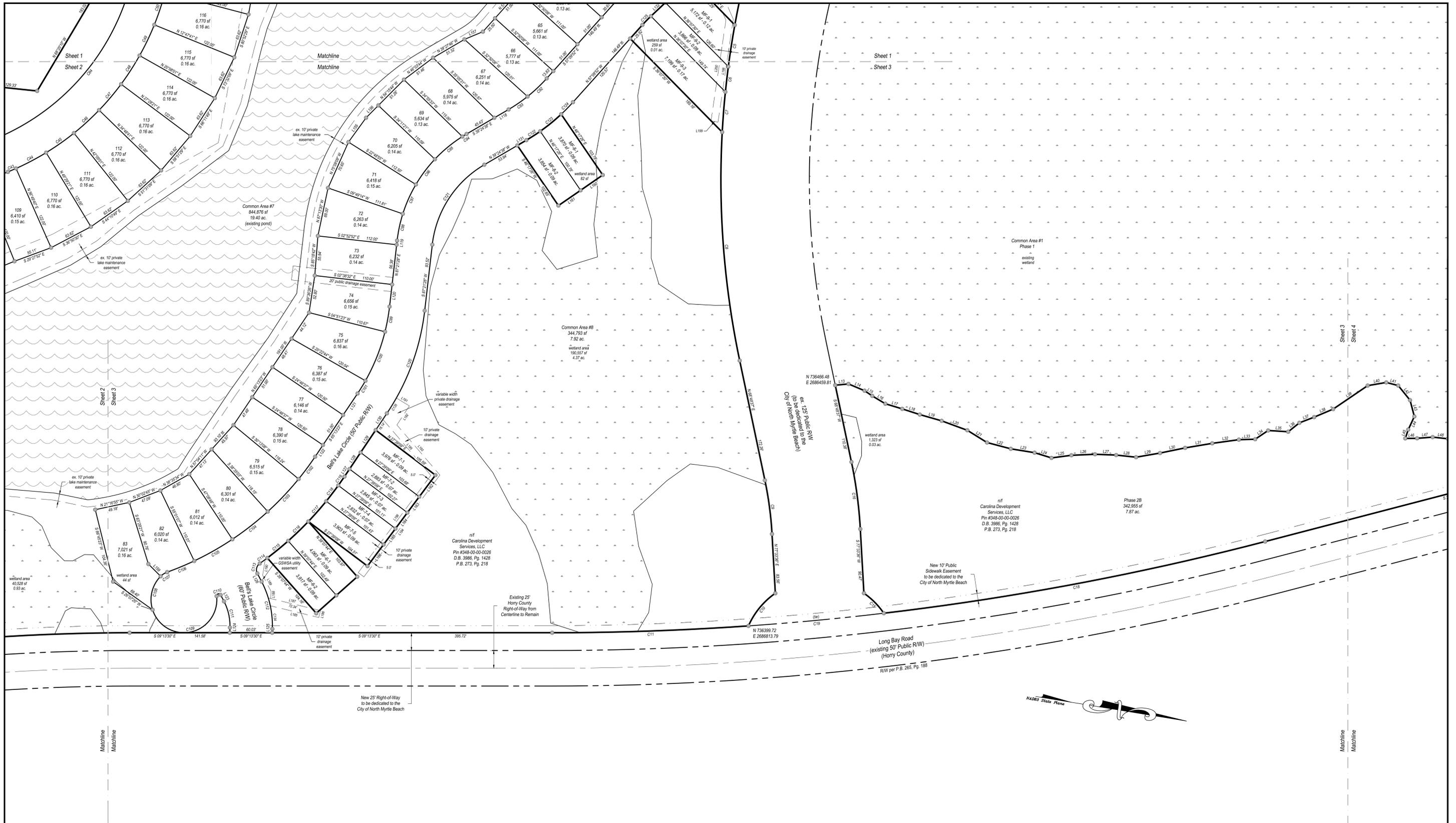


Certificate of Accuracy
I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no visible encroachments or projections other than shown.

DRAWN BY: Clardy
CLOSURE CHECKED BY: MEC
APPROVED BY: RRE

JOB# S2213
DATE OF SURVEY: 1/8/2020
REVISIONS:

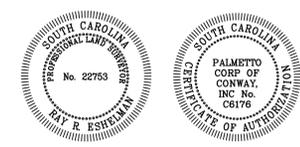
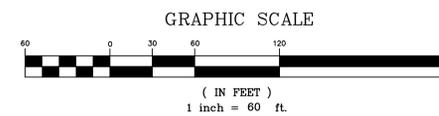
Ray R. Eshelman PLS# 22753 Date



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: 1/8/2020	
APPROVED BY: RRE		

Final Subdivision Plat
 of
 Bell's Lake - Phase 2
 Containing 63.05 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
 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	Line	Bearing	Distance
L1	N 8°12'38" W	25.30	L63	N 50°14'28" W	37.25
L2	N 7°56'23" W	54.39	L64	N 7°54'39" W	39.92
L3	N 7°56'23" W	9.85	L65	N 43°39'38" W	33.47
L4	N 03°18'40" W	23.90	L66	N 48°18'20" W	45.73
L5	N 03°18'40" W	31.70	L67	N 43°52'30" W	45.24
L6	N 03°18'40" W	43.02	L68	N 20°19'10" W	44.88
L7	N 4°46'28" W	72.35	L69	N 47°14'23" W	31.94
L8	N 07°28'40" E	40.61	L70	N 45°20'11" W	38.59
L9	N 28°24'26" E	37.82	L71	N 48°25'51" W	33.98
L10	N 28°24'26" E	90.04	L72	N 47°46'33" W	42.55
L11	N 28°24'26" E	31.00	L73	N 50°28'21" W	53.61
L12	S 02°47'03" W	17.61	L74	N 60°52'41" W	47.42
L13	N 14°40'37" W	18.77	L75	N 01°43'27" W	21.27
L14	N 13°24'01" E	24.69	L76	N 63°32'8" W	30.92
L15	N 24°43'10" E	13.05	L77	N 78°58'58" W	23.58
L16	N 21°39'07" E	21.55	L78	S 27°14'36" E	26.52
L17	N 02°29'21" E	24.90	L79	S 61°23'45" E	32.23
L18	N 08°36'28" E	26.06	L80	N 71°56'01" E	15.73
L19	N 08°43'21" E	32.22	L81	S 89°58'21" E	25.54
L20	N 10°57'06" E	38.58	L82	N 81°46'53" E	25.65
L21	N 22°33'58" E	39.76	L83	N 31°20'22" E	3.71
L22	N 05°52'42" E	34.73	L84	N 58°30'58" E	15.72
L23	N 09°01'43" E	34.05	L85	N 58°30'58" E	38.02
L24	N 07°54'46" E	24.93	L86	N 58°30'58" E	14.78
L25	N 16°42'58" W	28.45	L87	S 02°47'03" W	48.66
L26	N 11°38'37" W	33.45	L88	S 29°47'37" W	40.44
L27	N 07°02'20" W	29.88	L89	S 60°12'23" W	37.42
L28	N 03°08'38" W	28.30	L90	S 01°12'23" W	29.00
L29	N 19°03'37" W	34.38	L91	S 60°12'23" W	38.00
L30	N 20°47'08" W	36.21	L92	S 71°04'50" W	50.00
L31	N 18°40'59" W	38.87	L93	S 18°58'10" E	44.63
L32	N 17°52'54" W	37.98	L94	S 17°04'50" W	43.50
L33	N 10°46'30" W	23.01	L95	S 17°11'32" W	135.63
L34	N 43°06'48" W	22.10	L96	N 71°04'50" W	43.50
L35	N 05°36'28" W	28.42	L97	S 88°36'58" W	46.26
L36	N 47°40'14" W	20.17	L98	S 88°36'58" W	20.00
L37	N 30°13'38" W	22.43	L99	S 88°36'58" W	36.10
L38	N 32°04'58" W	29.10	L100	N 20°28'28" W	24.00
L39	N 43°20'31" W	58.87	L101	S 22°35'46" E	42.62
L40	N 18°56'02" W	26.75	L102	N 89°08'35" W	17.82
L41	N 05°24'02" E	17.44	L103	N 89°08'35" W	4.05
L42	N 41°46'00" E	26.53	L104	N 73°42'00" W	7.99
L43	N 65°54'16" E	23.68	L105	S 31°15'18" E	33.10
L44	S 74°17'27" E	20.43	L106	S 31°15'18" E	38.00
L45	S 80°31'01" E	13.01	L107	S 31°15'18" E	28.00
L46	N 09°27'02" W	16.70	L108	S 31°15'18" E	28.00
L47	N 13°38'53" W	22.05	L109	S 31°15'18" E	34.33
L48	N 03°09'44" W	21.68	L110	S 20°28'28" E	26.22
L49	N 02°33'54" E	22.12	L111	S 20°28'28" E	38.00
L50	N 45°17'15" E	9.16	L112	S 20°28'28" E	38.00
L51	N 08°01'22" E	26.53	L113	S 20°28'28" E	5.69
L52	N 50°03'37" W	22.19	L114	S 85°33'44" E	47.88
L53	S 73°56'56" W	24.57	L115	S 40°11'30" E	26.88
L54	N 47°49'45" W	17.16	L116	S 81°46'53" E	21.63
L55	N 49°37'12" W	28.20	L117	S 52°49'44" E	103.89
L56	N 28°56'58" W	23.14	L118	S 39°24'38" E	170.88
L57	N 23°56'58" W	39.91	L119	N 87°21'28" E	5.83
L58	N 39°19'02" W	26.19	L120	N 87°21'28" E	31.31
L59	N 24°31'01" W	30.10	L121	S 65°13'23" E	36.53
L60	N 16°31'41" W	38.21	L122	S 65°13'23" E	19.76
L61	N 21°18'09" W	35.08	L123	N 53°08'58" E	10.27
L62	N 31°16'22" W	45.99	L124	N 62°11'17" E	7.35

Line	Bearing	Distance	Line	Bearing	Distance
L125	S 82°41'17" W	5.34	L201	S 88°36'58" W	82.25
L126	S 83°08'58" W	12.91	L202	S 88°36'58" W	8.76
L127	N 65°13'23" W	12.81			
L128	N 65°13'23" W	28.04			
L129	N 65°13'23" W	38.05			
L130	N 65°13'23" W	28.40			
L131	N 39°24'38" W	14.82			
L132	N 52°24'40" W	28.01			
L133	N 52°24'40" W	38.73			
L134	S 80°52'21" E	42.08			
L135	S 81°15'56" E	44.80			
L136	S 81°15'56" E	39.10			
L137	S 49°19'31" E	15.69			
L138	S 33°24'06" E	40.62			
L139	S 24°46'22" E	40.62			
L140	S 17°41'52" E	38.84			
L141	S 71°04'50" W	2.84			
L142	N 18°58'10" W	120.00			
L143	N 17°04'50" W	56.46			
L144	S 18°58'21" E	120.00			
L145	S 17°04'50" W	3.85			
L146	S 18°58'21" E	31.41			
L147	N 73°30'18" W	30.00			
L148	N 16°29'42" E	30.38			
L149	N 20°28'28" W	31.79			
L150	N 20°28'28" W	38.00			
L151	N 20°28'28" W	38.00			
L152	N 20°28'28" W	38.00			
L153	N 20°28'28" W	38.00			
L154	N 20°28'28" W	38.00			
L155	N 63°11'58" W	42.36			
L156	N 54°12'34" W	24.52			
L157	N 31°46'34" W	28.23			
L158	N 78°03'38" W	24.85			
L159	S 35°44'20" W	24.57			
L160	S 43°42'34" E	38.00			
L161	S 62°20'51" E	38.00			
L162	S 62°20'51" E	38.00			
L163	S 62°20'51" E	38.00			
L164	S 62°20'51" E	28.00			
L165	S 62°20'51" E	28.00			
L166	S 62°20'51" E	38.00			
L167	S 62°20'51" E	38.00			
L168	S 62°20'51" E	38.00			
L169	S 62°20'51" E	38.00			
L170	S 62°20'51" E	38.00			
L171	S 18°28'28" E	20.00			
L172	S 71°11'32" W	135.63			
L173	S 22°35'46" E	33.13			
L174	N 67°04'50" W	24.00			
L175	N 22°35'46" E	28.15			
L176	N 22°35'46" E	18.07			
L177	N 67°04'50" W	24.00			
L178	N 22°35'46" E	25.21			
L179	N 89°08'35" W	32.49			
L180	N 89°08'35" W	17.00			
L181	N 89°08'35" W	10.90			
L182	S 71°04'50" W	109.80			
L183	N 18°58'10" W	20.00			
L184	N 71°04'50" W	102.59			
L185	N 40°17'21" E	70.92			
L186	N 68°42'39" W	10.00			
L187	S 84°17'21" W	78.84			
L188	S 82°41'17" W	10.51			
L189	S 83°08'58" W	25.30			
L190	N 89°08'35" W	22.33			
L191	N 22°18'09" W	21.92			
L192	S 85°33'44" E	32.01			
L193	N 40°12'45" E	93.05			
L194	S 82°20'51" E	179.02			
L195	N 40°12'45" E	103.89			
L196	S 82°20'51" E	170.88			
L197	N 56°54'00" E	89.45			
L198	N 87°13'40" E	146.43			
L199	S 89°08'35" W	10.90			
L200	S 88°13'40" W	143.50			
L201	S 88°54'50" W	82.25			
L202	S 88°36'58" W	8.76			

Curve	Radius	Length	Tangent	Bearing	Chord	Delta
C1	1362.97	91.79	45.91	S 63°37'45" E	91.77	3°13'31"
C2	103.62	103.62	103.61	S 71°13'31" E	205.24	12°30'17"
C3	1000.00	143.58	71.81	S 81°38'46" E	143.45	8°13'35"
C4	1225.50	68.26	34.14	S 87°21'20" E	68.25	3°11'29"
C5	1225.50	68.26	34.14	N 87°35'50" W	59.24	2°46'11"
C6	1225.50	35.87	17.94	N 87°26'26" E	35.87	1°40'37"
C7	1225.50	56.85	28.43	N 85°16'22" E	56.85	2°39'29"
C8	1225.50	323.34	162.81	N 79°23'07" E	322.40	15°10'01"
C9	500.00	78.21	38.98	S 71°13'31" E	78.14	8°13'59"
C10	110.00	60.32	30.84	S 59°40'12" E	59.57	3°12'07"
C11	4024.24	277.68	138.89	S 11°24'34" E	277.62	3°57'13"
C12	3048.18	489.52	244.76	S 11°24'34" E	488.99	8°11'54"
C13	474.28	172.15	87.04	S 08°14'12" E	171.21	20°47'50"
C14	411.17	212.70	108.79	S 17°44'49" W	210.33	29°38'18"
C15	110.00	40.06	20.25	S 35°30'22" W	39.84	20°51'33"
C16	625.00	95.30	47.72	S 21°13'38" W	95.17	8°13'59"
C17	1014.69	212.51	106.85	S 17°44'02" E	212.12	11°59'58"
C18	4024.24	548.78	274.82	S 19°49'41" E	548.35	7°48'48"
C19	4024.24	162.11	80.07	S 11°23'13" E	162.09	2°43'07"
C20	75.00	34.71	17.67	N 68°31'16" W	34.41	26°31'11"
C21	125.00	51.88	26.32	N 43°22'22" W	51.50	23°46'40"
C22	15.00	23.56	15.00	N 13°30'58" E	21.21	80°00'00"
C23	215.00	13.23	6.61	N 60°19'44" E	13.22	3°11'29"
C24	215.00	12.78	6.39	N 63°44'35" E	12.78	3°24'18"
C25	100.00	80.70	42.69	N 42°19'35" E	78.53	46°14'16"
C26	100.00	80.70	42.69	S 62°53'35" E	78.53	46°14'16"
C27	100.00	66.54	34.56	N 00°08'38" E	65.32	38°07'35"
C28	14.00	21.99	14.00	S 63°56'10" E	19.80	80°00'00"
C29	50.00	73.62	33.81	S 15°54'14" W	73.61	84°21'59"
C30	265.00	27.31	13.67	S 62°35'35" W	27.30	5°41'17"
C31	265.00	4.74	2.37	S 59°01'42" W	4.74	1°01'29"
C32	125.00	26.33	13.21	S 64°33'03" W	26.28	12°04'10"
C33	125.00	128.12	70.33	N 60°10'01" W	122.59	8°13'59"
C34	140.00	73.80	37.83	N 35°33'50" W	73.05	30°14'44"
C35	125.00	28.75	14.44	N 13°51'08" W	28.69	13°10'40"
C36	125.00	8.46	4.23	N 65°19'28" W	8.46	3°24'40"
C37	160.00	11.46	5.73	N 05°28'15" W	11.46	4°06'13"
C38	160.00	36.22	18.19	N 13°58'31" W	36.15	12°58'19"
C39	160.00	48.18	24.27	N 29°05'17" W	48.00	17°15'14"
C40	160.00	32.47	16.27	N 49°11'37" E	32.37	11°33'29"
C41	225.00	17.81	8.91	N 47°03'28" W	17.81	4°32'09"
C42	225.00	53.15	26.70	N 38°01'20" W	53.03	13°20'03"
C43	375.00	48.03	24.05	N 60°		