

**REQUEST FOR CITY COUNCIL CONSIDERATION**

Meeting Date: October 7, 2024

Agenda Item: 6C	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: October 3, 2024
Subject: Amendment to the Bahama Island Development District (PDD) revising the access and offsite improvements	Division: Planning and Development

**Background:**

City Council passed this amendment on first reading with the understanding that, prior to the second reading, the Developer would obtain an appraisal for the right-of-way acquisition required for the off-site road improvements. The updated cost estimate, including the right-of-way acquisition, would then be incorporated into the contribution fee for the development to ensure all necessary improvements are properly funded. This new number (\$713,000) is included in the proposal.

**Proposed Changes:**

The applicant, Robert “Shep” Guyton, agent for the owner, has requested an amendment to phase two of the Bahama Island PDD revising the required offsite improvements with small adjustments to internal access as shown on the proposed Master Site Plan. The entitled amendment requires improvements at the intersection of Sandridge Road and C Versie Road. However, this road is located within Horry County’s jurisdiction, and Horry County has denied the encroachment permit to make these improvements. In lieu of the C Versi Road connection, the applicant plans to:

- Install a radio-activated emergency gate at C Versi Road.
- Provide a left turn pocket on Bowline Avenue for turns into the project.
- Pay the City \$713,000 for additional off-site roadway improvements.

The current proposal provides three access points to Bowline Boulevard, a 66’ public right-of-way, so the development still meets the access standards of the Land Development Regulations.

Two other changes are proposed with this amendment:

1. Increase the maximum rental term beyond 90 days in December, January, and February to allow for traditional long-term, snowbird use, and
2. Increase the maximum park model count to one-half (up from one-third) of allowed RV and park model spaces. The total number is capped at 361.

**Staff Review:**

The amendment has been reviewed by the Department of Public Works, Department of Public Safety, and the Zoning Administrator; no concerns have been expressed.

**Planning Commission Action:**

The Planning Commission conducted a public hearing on June 18, 2024, and voted unanimously to recommend approval of the request. There was no public comment.

**Recommended Actions:**

Approve or deny the proposed ordinance on second reading

Reviewed by Department Head

Reviewed by Acting City  
Manager

Reviewed by City Attorney

Council Action:

Motion By \_\_\_\_\_ 2<sup>nd</sup> By \_\_\_\_\_ To \_\_\_\_\_

**ORDINANCE**

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH  
PROVIDING THAT THE CODE OF ORDINANCES, CITY OF  
NORTH MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED  
BY REVISING THE BAHAMA ISLAND PLANNED  
DEVELOPMENT DISTRICT (PDD) REVISING ACCESS AND  
OFF-SITE IMPROVEMENTS IN PHASE 2 OF THE  
DEVELOPMENT**

**Section 1:**

That the Bahama Island PDD be amended to include updated exhibits for access and off-site improvements as depicted in Exhibit A attached and included in this ordinance.

If a conflict arises between the amendments listed in the ordinance and those listed in the PDD booklet, the PDD booklet shall take precedence. The proposed changes are reflected in the PDD booklet.

**Section 2:**

That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Mayor Marilyn Hatley

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED:

\_\_\_\_\_  
Acting City Manager

FIRST READING: 7.15.2024

SECOND READING: 10.7.2024

ORDINANCE: 24-40

**BAHAMA ISLAND PLANNED DEVELOPMENT DISTRICT**

**LONG BAY RV RESORT**

**FOURTH AMENDMENT TO THE PDD**

**DEVELOPMENT REGULATIONS**

**July 8, 2024**

**Revised September 28, 2024**

**INTRODUCTION**

The Long Bay RV Resort (the “***Project***”) is a previously approved PDD, envisioned as a highly amenitized travel resort adjacent to the Atlantic Intracoastal Waterway (the “***AIWW***”), and within the Bahama Island Planned Development District, within the City of North Myrtle Beach, South Carolina (the “***City***”). A location map of the parcels comprising the Project is attached hereto as **Exhibit “A”**. The project fronts on the AIWW, and is accessed by Bowline Boulevard a Public Right-of-Way. The parcel is bounded on the North by and existing RV Resort and Boat Storage facility, which is also within the PDD.

**PROJECT DEVELOPER**

The amended site plan parcel, being the largest portion of the Bahama Island Planned Development District (“***PDD***”), is currently owned by SW INT 90 Holdco, LLC, a South Carolina limited liability company, SW INT 90 Holdco II, LLC, a South Carolina limited liability company, Myrtle Beach ZDGroup, LLC, a South Carolina limited liability company, SW INT 90 Holdco III, LLC, a South Carolina limited liability company and SW INT 90 Holdco IV, LLC, a South Carolina limited liability company (collectively the “***Owners***”), their successors and assigns being sometimes referred to as “***Developer***”. The Project is anticipated to be built in being built in Two (2) separate sub-phases of a single phase of development, and marketed for sale as a destination resort and boat storage. The vesting Deeds for the above referenced parcels are attached hereto as **Exhibit “B”**.

**MASTER SITE PLAN AMENDMENT**

The PDD as originally approved, included 1,374 condominium units (21 separate buildings ranging from 2 stories to 14 stories), a 95,810 square foot dry dock boat storage, a 3,000 square foot ship store, 46 boat slips within the AIWW prism line, 9 single family homes and various amenities.

By First Amendment to Planned Development District Agreement recorded January 16, 2018 in the public records of Horry County, the PDD was divided into Five (5) separate Phases, referenced as Phase 1, Phase 2, Phase 3, Phase 4 and Phase 5. The Phase 1 master plan was amended to reduce density and to include the addition of a campground and RV sites, together with the existing

dry dock facilities, accessory commercial offices, restaurants, boardwalks, nature trails and boat slips within the AIWW prism line. The remaining Phases 2 through 5 remained unchanged from the original PDD.

By Second Amendment to Planned Development District Master Development Agreement, recorded February 13, 2020 in the public records of Horry County, the PDD was again amended to add additional property to the Phase 1 portion of the PDD, and to further clarify development standards and public benefits to be paid by the developer of the Phase 1 portion of the PDD.

Section 15 of the Second Amendment to Planned Development District Master Developer Agreement further stipulated that the amendments were intended to be applicable only to the Phase 1B portion of the PDD, and that future amendments to the PDD that would 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.

The Third Amendment to the Bahama Island Planned Development District, included the annexation of additional property into the PDD, as well as an amendment to the Master Plan for the PDD, further reducing the density within the PDD, and creating RV Spaces and/or Park Models, each of which are interchangeable, and occupy the same physical space, which are deemed “RV Spaces” for purposes of the Third Amendment.

This Fourth Amendment to the Bahama Island Planned Development District, includes an amendment to the Master Plan for the PDD to reflect changes in the circulation plans for the PDD, as a result of the requirements of the South Carolina Public Service Authority (“Santee Cooper”), as to existing transmission structures, such amended Master Plan being included as Exhibit 2 to this Amendment and shall replace any prior Master Plan for this portion of the PDD submitted with the Third Amendment to the Bahama Island Planned Development District, and shall be deemed the controlling plan for this portion of the Master Plan for the PDD, together with this narrative, unless and until further amended. In addition, this Fourth Amendment also clarifies certain off-site roadway improvements to be made by the Developer, which is slightly different than the off-site roadway improvements previously approved, and provides for a payment in lieu of additional off-site improvements not currently within the jurisdiction of the City, but which are likely to be within the jurisdiction of the City, and at which time the City may elect to make sure additional improvements funded by the Developer’s contribution under this Fourth Amendment.

### **DIMENSIONAL STANDARDS**

The following dimensional standards will apply to the Project, which include only an amendment to the maximum number of Park Models which are increased from 1/3 of the total number of RV Space and Park Models to ½ of the total number of RV Spaces and Park Models, in part to reduce the number of extended length vehicles required to use the roadways outside of the jurisdiction of the City, which do not meet the roadway standards of the City:

### **USES AND DEVELOPMENT REGULATIONS**

Proposed Use	Minimum Site Area	Perimeter Setbacks (No internal setbacks)	Max Height	Imp. Surface Ratio	Min. Lot Width	Minimum Bldg. Separation
RV Space*	1,200 SF	25'	25'	N/A	15'	10'
Commercial and Retail	5,000 SF	25'	55'	N/A	50'	20'
Dry Dock Boat Storage	20,000 SF	25'	80'	N/A	80'	20'

\*RV Spaces shall include both RV Parking Spaces and/or Park Models, provided the total of both RV Spaces and Park Models shall not exceed 361, Park Models may not exceed 1/2 of the combined total number of RV Spaces and Park Models.

**PUBLIC BENEFIT**

**Additional Obligations, Fees and Public Benefits.** The Developer, and its respective successors and assigns proposed no revisions to the previously approved Park Enhancement Fee, Beachfront Parking Enhancement Fee or Public Safety Enhancement Fee, which total Five Thousand and No/100 (\$5,000.00) per RV Space and/or Park Model, each paid at the time of building permit (collectively the “*Enhancement Fees*”), together with the previously approved adjustments from and after January 1, 2025.

(A) **Off-Site Road Improvements.** Under the terms of the Third Amendment to the PDD, the Developer was obligated to make certain off-site roadway improvements to the roadways providing access to the Project from Sandridge Road, which improvements are within the jurisdiction of the City. Developer shall be deemed to have completed such improvements in accordance with the terms of this Fourth Amendment. Each of the Two (2) off-site roadway improvements to be installed, are attached to this Fourth Amendment as Exhibit 3, and Exhibit 4, respectively. These Two (2) off-site roadway improvements, together with a third improvement, are as follows:

- (i) Install a radio activated emergency gate within the existing right-of-way of C Versi Road, a roadway maintained by Horry County, as a secondary access to the Project, in accordance with the template and detail attached hereto as **Exhibit “3”**.
- (ii) Provide a left turn pocket (taper and storage) on Bowline Boulevard for left turns into the Project, in accordance with the template attached hereto as **Exhibit “4”**.
- (iii) Relocate existing curb within the right-of-way of Bowline Boulevard, which is within the City, at the intersection of Old Crane Road in order to provide for left turn movement from Eastbound Bowline Boulevard to Northbound Old Crane Road, at the point of the existing Bowline Boulevard right-of-way offset.

(B) **Contribution in Lieu of Road Improvements.** Notwithstanding any other provisions herein, the City and the Developer acknowledge and agree that those off-site roadway

improvements originally set forth in the Third Amendment to the PDD, are currently outside of the jurisdiction of the City, but may at some time in the future, be within the jurisdiction of the City if and when such roadways are accepted by the City for maintenance. Therefore, in lieu of making the previously proposed roadway improvements other than as set forth in Section (A) above, the Developer shall instead contribute to the City, at the time the Developer applies for the Third (3<sup>rd</sup>) building permit within the Project, the sum of Seven Hundred Thirteen Thousand and No/100 (\$713,000.00) Dollars (the “*Roadway Improvement Contribution*”), which Roadway Improvement Contribution may be used by the City, in the City’s sole discretion for improvement of roadways and related utilities within the corporate limits of the City.

### **AMENDMENT AND ENFORCEMENT**

Upon final approval by the City, the Developer will cause this amendment to the PDD to be recorded in the public records of Horry County, South Carolina. Expansions of and further amendments to the Project shall be permitted only upon approval by the Zoning Administrator of the City and submittal of an appropriate minor or major planned development district, in accordance with the ordinance of the City.

**Exhibits:**                    **SEE EXHIBIT 2, MASTER PLAN REPLACING THE PREVIOUSLY APPROVED MASTER PLAN.**

**SEE EXHIBIT 3, GATE AND ROADWAY DETAIL FOR C VERSI ROAD IMPROVEMENTS.**

**SEE EXHIBIT 4, LEFT TURN POCKET AT BOWLINE ROAD IMPROVEMENTS.**

**ALL REMAINING EXHIBITS PREVIOUSLY APPROVED REMAIN UNCHANGED.**

**EXHIBIT 2**

Revised Master Plan

10/1/2024 10:46 AM  
P:02108 - ZD GROUP - BAHAMA ISLANDS DRAWINGS 22108 BAHAMA RV LAND PLAN (2024 DA REV) DWG

PARCEL PIN #(S): PIN 350-00-00-0083 (NMB), PIN 350-00-00-0086 (HC)  
47 LOTS & RIGHT OF WAY (HC) OCEAN HARBOR ESTATES (PB71 PG.36)

MASTER PLAN IS SCHEMATIC IN NATURE. MODIFICATIONS MAY BE REQUIRED IN ORDER TO MEET REQUIRED STANDARDS DURING FINAL DESIGN.

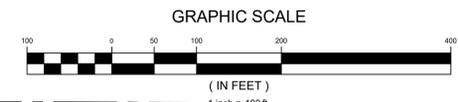
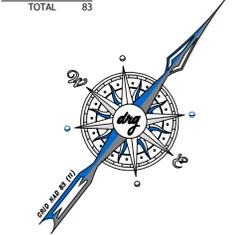
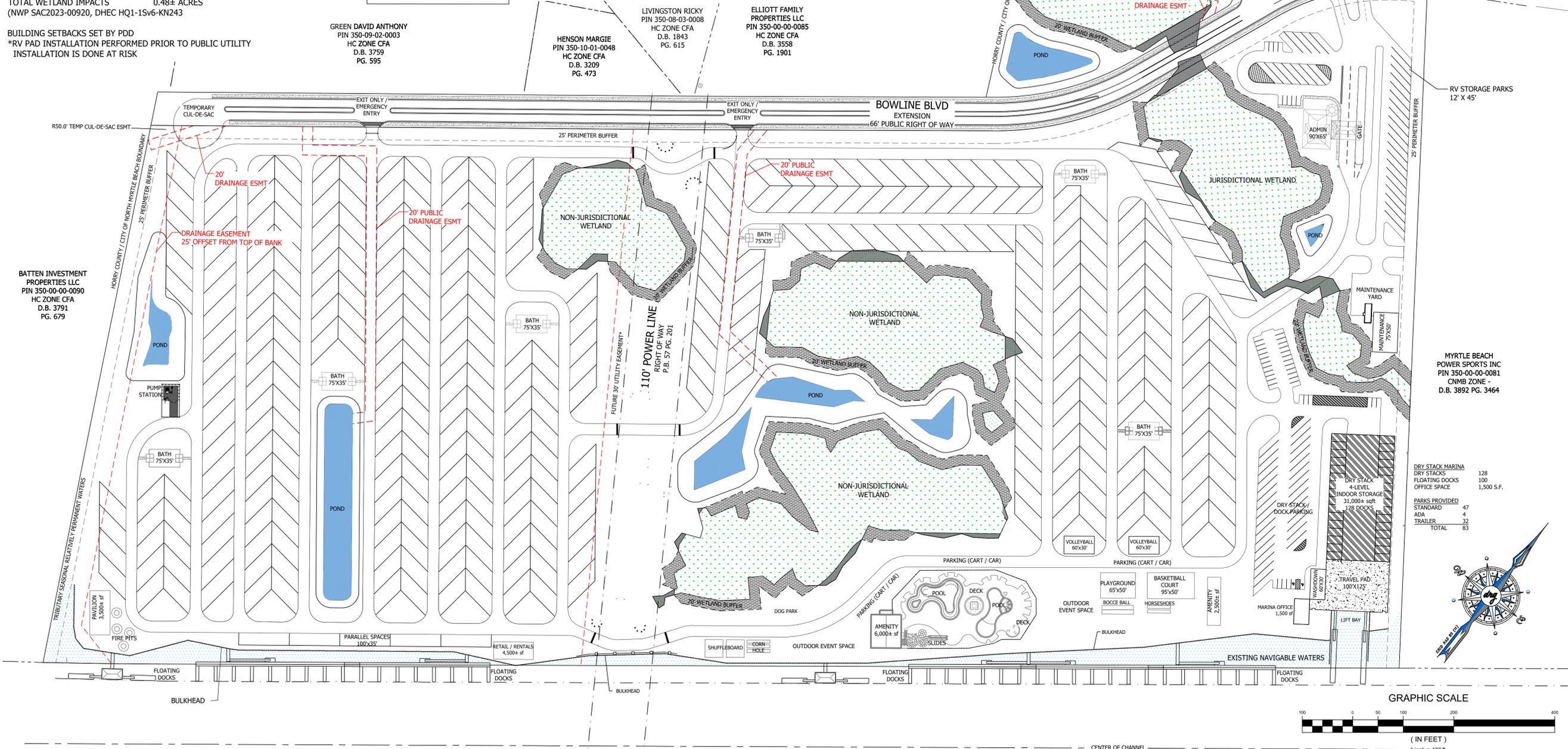
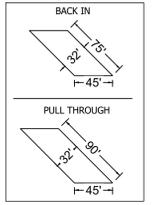
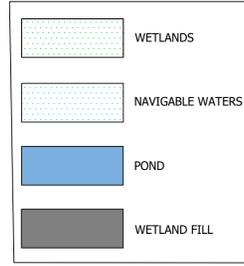
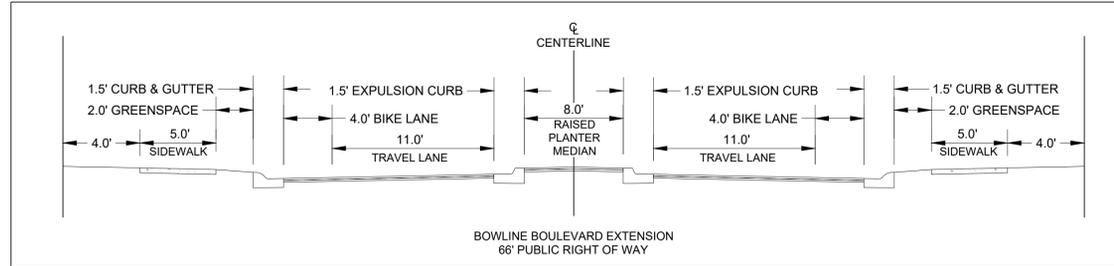
**BAHAMA ISLAND**

PROPOSED PROJECT BOUNDARY:	73.0± ACRES
WETLANDS	15.3 ± ACRES
PONDS	3.0 ± ACRES
NAVIGABLE WATERS	1.7 ± ACRES
PUBLIC RIGHT OF WAY	4.1 ± ACRES
AMENITY AREA	5.0± ACRES
(BUILDINGS & EXTERIOR ACTIVE SPACE)	
ADMINISTRATIVE AREA	4.0± ACRES
(OFFICE, MAINTENANCE & PARKING)	
COMMERCIAL AREA	1.0± ACRES
(RETAIL & DOCKS)	
DRY DOCK AREA	4.0± ACRES
RV SPACES & DRIVES	34.9± ACRES

<b>RECREATIONAL VEHICLE SPACES</b>	
BACK IN	330
PULL THROUGH	16
PARALLEL	5
<b>TOTAL</b>	<b>353</b>

DOCKS (20'x35')	100
PERIMETER PDD BUFFER	25'
INTERNAL DRIVE ISLES	22'
TOTAL WETLAND IMPACTS	0.48± ACRES
(NWP SAC2023-00920, DHEC HQ1-15v6-KN243)	

BUILDING SETBACKS SET BY PDD  
\*RV PAD INSTALLATION PERFORMED PRIOR TO PUBLIC UTILITY  
INSTALLATION IS DONE AT RISK



DEVELOPMENT RESOURCE GROUP, LLC  
4703 OLEANDER DRIVE  
MYRTLE BEACH, SC 29577  
843-839-3350 | DRGPLLC.COM

**MASTER PLAN**

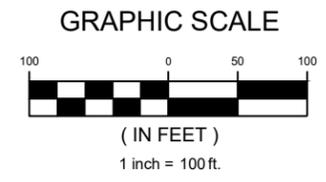
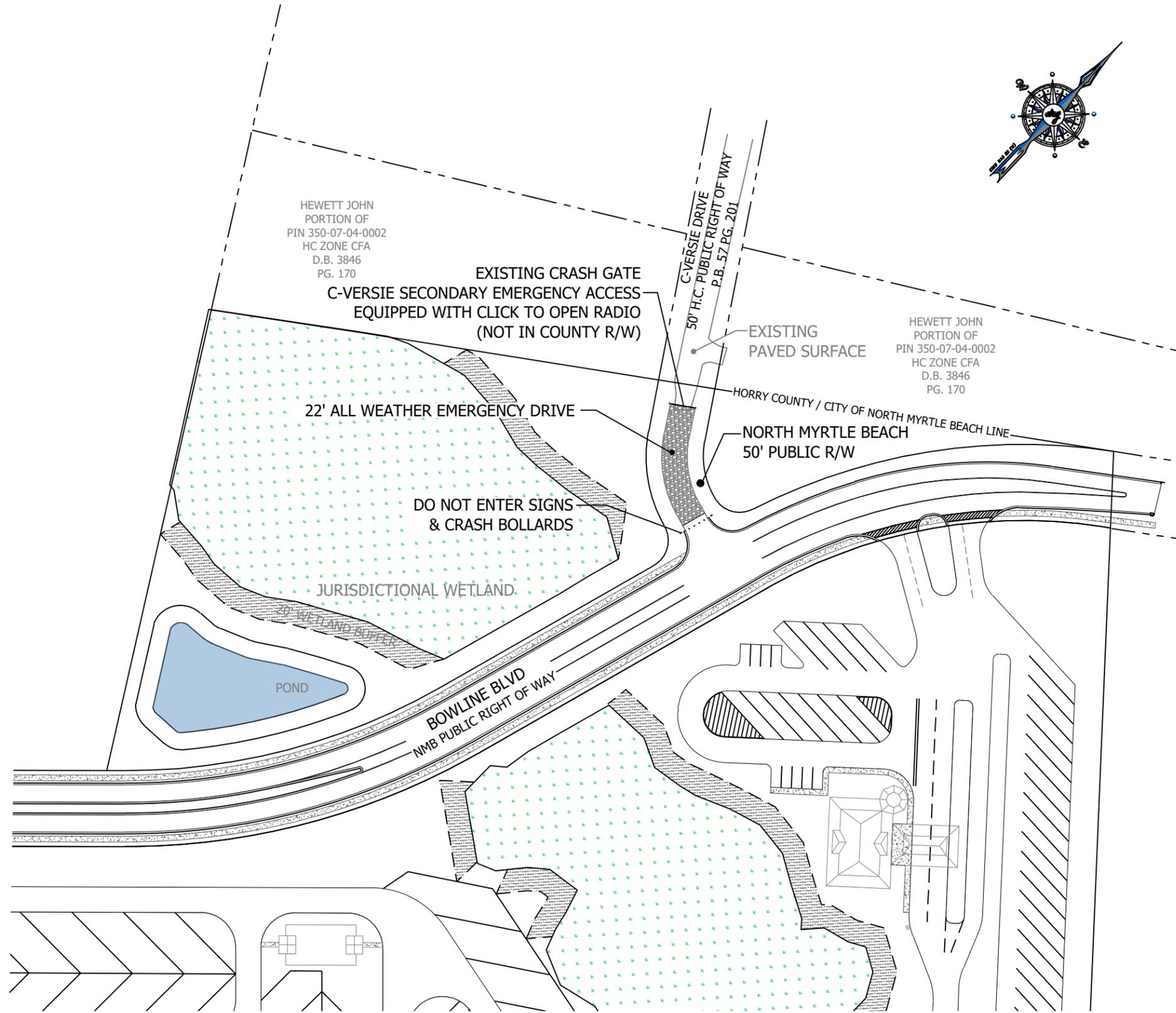
**BAHAMA ISLAND**

JOB NO:	22.108
SCALE:	1" = 100'
DRAWN BY:	PTH
DATE:	10/01/2024

**EXHIBIT A**

**EXHIBIT 3**

C Versi Road Improvements



**SECONDARY  
EMERGENCY ACCESS**

**BAHAMA ISLAND**

JOB NO: 22.108  
SCALE: 1" = 100'  
DRAWN BY: PTH  
DATE: 10/01/2024  
EXHIBIT NUMBER:

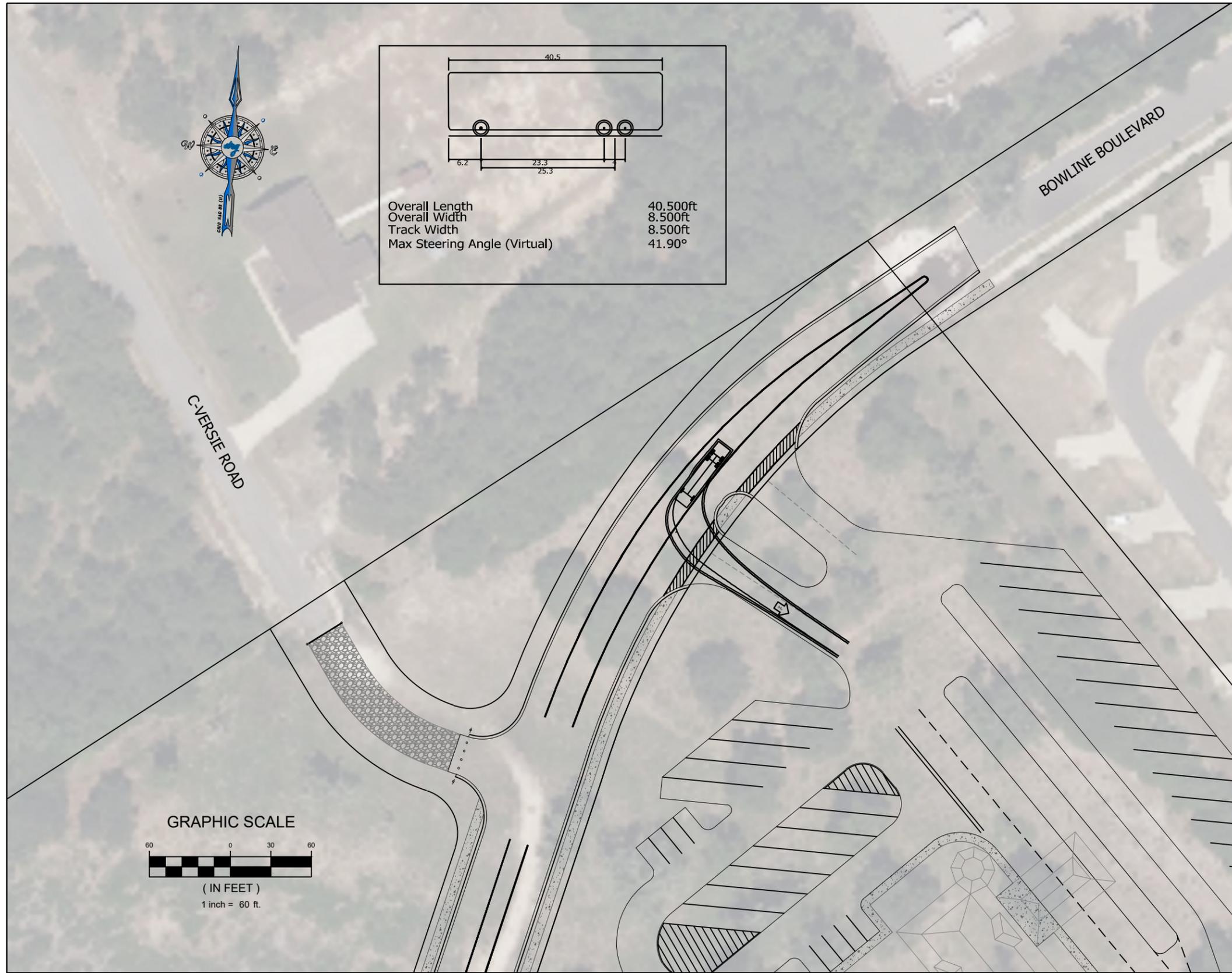
**EXHIBIT D-1**



DEVELOPMENT RESOURCE GROUP, LLC  
4703 OLEANDER DRIVE  
MYRTLE BEACH, SC 29577  
843-839-3350 | DRGPLLC.COM

**EXHIBIT “4”**

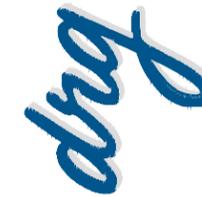
Left Turn Pocket Roadway Improvement to Bowline



**SECONDARY  
 EMERGENCY ACCESS  
 BAHAMA ISLAND**

JOB NO: 22.108  
 SCALE: 1" = 60'  
 DRAWN BY: PTH  
 DATE: 10/01/2024  
 EXHIBIT NUMBER:

**EXHIBIT D-1**



DEVELOPMENT RESOURCE GROUP, LLC  
 4703 OLEANDER DRIVE  
 MYRTLE BEACH, SC 29577  
 843-839-3350 | DRGPLLC.COM

**6C. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-20:** City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) revising the phase two access and offsite improvements.

### **Background**

The Planning Commission recommended approval of the major amendment entitling phase two of Bahama Island at their January 10, 2023, meeting; the development passed second reading at City Council on March 6, 2023. An amendment/DA amendment was pursued earlier this year, but withdrawn by the applicant.

### **Proposed Changes**

The applicant, Robert “Shep” Guyton, agent for the owner, has requested an amendment to phase two of the Bahama Island PDD revising the required offsite improvements with small adjustments to internal access as shown on the proposed Master Site Plan. The entitled amendment requires improvements at the intersection of Sandridge Road and C Versie Road. However, this road is located within Horry County’s jurisdiction, and Horry County has denied the encroachment permit to make these improvements. In lieu of the C Versi connection, the applicant plans to:

- Install a radio-activated emergency gate at C Versi Road
- Provide a left turn pocket on Bowline Avenue for turns into the project
- Pay the City \$300,000 for roadway improvements

The applicant asks Planning Commission to interpret the project meeting the fire access standards of the City’s Land Development Regulations as the RV Resort provides three access points to Bowline Boulevard, a 66’ public right-of-way. The applicant also proposes to increase the maximum rental term beyond 90 days in December, January, and February to allow for traditional long-term, snowbird use.

### **Staff Review**

*Planning & Development, Planning Division*

The Planning Department has no issue with the proposed amendment.

*Planning & Development, Zoning Division*

The Zoning Administrator has no issue with the proposed amendment.

### *Public Works*

The Public Works Department has no issue with the proposed amendment, but asks for the following revisions to this document (and/or the accompanying DA amendment):

- Revise Development Description to reference Grand Strand Water & Sewer service area.
- Provide an itemized engineer’s cost estimate for the previously requested intersection improvements at Sandridge Road and Old Crane Road and at Old Crane Road and Bowline Boulevard to offer some justification to the \$300,000.
- Provide exhibits of intersection improvements; specify existing right-of-way widths.
- Add note to the Master Plans that they are schematic in nature, and that modifications may be required in order to meet required standards during final design.

*Public Safety*

The Fire Marshal has no issue 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 July 15, 2024.

**Planning Commission Action**

The Planning Commission may approve, approve with modifications and/or conditions, or deny 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-24-20] 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-24-20] as submitted.  
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	<b>3.22</b>
<b>FEE PAID:</b>	<b>\$500.00 on June 3, 2024</b>
FILE NUMBER:	Z-24-20
Complete Submittal Date:	June 3, 2024



Notice Published:	May 30, 2024
Planning Commission:	June 18, 2024
First Reading:	July 15, 2024
Second Reading:	August 19, 2024

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: May 16, 2024	Property PIN(S): 130-00-08-058 et al
Property Owner(s): SW Int 90 Holdco, LLC; SW Int 90 Holdco II, LLC; Myrtle Beach ZD Group, LLC; SW Int 90 Holdco III, LLC; SW Int 90 Holdco IV, LLC;	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Bowline Boulevard near Sandridge Road	Project Contact: Robert Guyton
Contact Phone Number: 8438392100	Contact Email Address: rsguyton@guytonlawfirm.com
PDD Name: Bahama Island PDD - Long Bay RV Resort	Total Area of Property: 73.42 Acres
Proposed Amendment: Revisions to the Master Plan for the Phase II RV Park	

**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: Robert Guyton*

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

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

**PAID**  
JUN 14 2024

**LETTER OF AGENCY**

To: City of North Myrtle Beach and Horry County

Re: Horry County PIN No.: 130-00-08-058/350-00-00-0083 (Within the City);  
130-00-08-074/350-00-00-0086; 130-17-01-004/350-09-02-0001; 130-17-01-005/350-09-02-0002; 130-17-01-003/350-10-01-001; 130-17-01-002/350-10-01-002; 130-17-01-001/350-10-01-003; 350-10-01-0004; 130-17-01-006/350-10-01-0005; 130-17-01-007/350-10-01-0006; 130-17-01-008/350-10-01-0007; 130-17-01-009/350-10-01-0008; 130-17-01-010/350-10-01-0009; 130-17-01-011/350-10-01-0010; 130-17-01-012/350-10-01-0011; 130-17-01-013/350-10-01-0012; 130-17-01-023/350-10-01-0014; 130-17-01-024/350-10-01-0015; 130-17-01-022/350-10-01-0016; 130-17-01-021/350-10-01-0017; 130-17-01-020/350-10-01-0018; 130-17-01-019/350-10-01-0019; 130-17-01-018/350-10-01-0020; 130-17-01-017/350-10-01-0021; 130-17-01-016/350-10-01-0022; 130-17-01-014/350-10-01-0023; 130-17-01-015/350-10-01-0024; 130-17-01-034/350-10-01-0025; 130-17-01-035/350-10-01-0026; 130-17-01-033/350-10-01-0027; 130-17-01-032/350-10-01-0028; 130-17-01-031/350-10-01-0029; 130-17-01-030/350-10-01-0030; 130-17-01-029/350-10-01-0031; 130-17-01-028/350-10-01-0032; 130-17-01-027/350-10-01-0033; 130-17-01-025/350-10-01-0034; 130-17-01-026/350-10-01-0035; 350-10-01-0013; 130-17-01-046/350-10-01-0036; 130-17-01-047/350-10-01-0037; 130-17-01-045/350-10-01-0038; 130-17-01-044/350-10-01-0039; 130-17-01-043/350-10-01-0040; 130-17-01-042/350-10-01-0041; 130-17-01-041/350-10-01-0042; 130-17-01-040/350-10-01-0043; 130-17-01-039/350-10-01-0044; 130-17-01-038/350-10-01-0045; 130-17-01-037/350-10-01-0046; 130-17-01-036/350-10-01-0047

Property Location: Atlantic Intracoastal Waterway, Bahama Island Boulevard, C Versi Drove.

Fee Simple Property Owner: SW INT 90 Holdco, LLC, a South Carolina limited liability company, SW INT 90 Holdco II, LLC, a South Carolina limited liability company, Myrtle Beach ZDGroup, LLC, a South Carolina limited liability company, SW INT 90 Holdco III, LLC, a South Carolina limited liability company and SW INT 90 Holdco IV, LLC, a South Carolina limited liability company.

In connection with the above referenced property, I hereby appoint the person shown below as my agent for purposes of filing such applications for annexation, zoning, development agreements, and amendments, site plans, and subdivision plats, permits, construction drawings, development agreement amendments and any other submittals for the above referenced properties as may be required.

Authorized Agents: Robert S. Guyton, P.C.  
Development Resource Group

Agent's Address: Guyton: 4605 B Oleander Drive, Suite 202  
Myrtle Beach, South Carolina 29577

DRG: 4703 Oleander Drive  
Myrtle Beach, South Carolina 29577

Agent's Telephone: Guyton: (843) 839-2100

DRG: (843) 839-3350

Fee Owners: **SW INT 90 HOLDCO, LLC**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SW INT 90 HOLDCO II, LLC**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**MYRTLE BEACH ZDGROUP, LLC**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SW INT 90 HOLDCO III, LLC**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SW INT 90 HOLDCO IV, LLC**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

3/17/2023 8:36 AM  
P:\22108 - ZD GROUP - BAHAMA ISLAND\DESIGN\DRAWINGS\2108 BAHAMA RV LAND PLAN 2023-02-01.DWG

PARCEL PIN #(S) : PIN 350-00-00-0083 (NMB), PIN 350-00-00-0086 (HC)  
47 LOTS & RIGHT OF WAY (HC) OCEAN HARBOR ESTATES (PB71 PG.36)

**BAHAMA ISLAND**

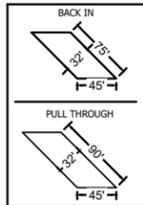
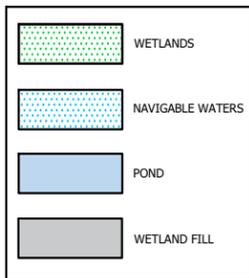
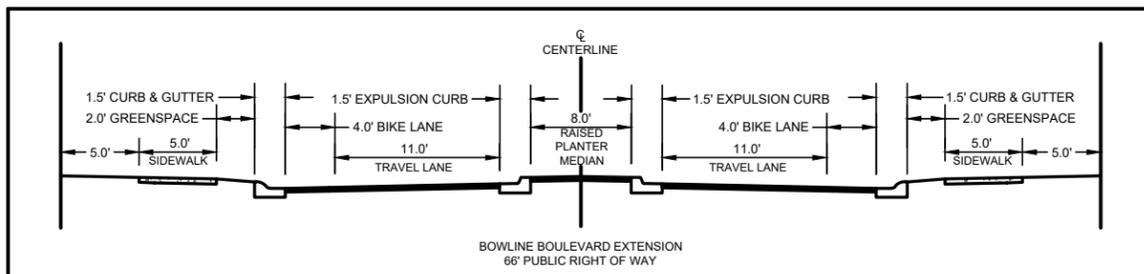
PROPOSED PROJECT BOUNDARY:	73.0± ACRES
WETLANDS	15.3 ± ACRES
PONDS	3.0 ± ACRES
NAVIGABLE WATERS	1.7 ± ACRES
PUBLIC RIGHT OF WAY	4.1 ± ACRES
AMENITY AREA	5.0± ACRES
(BUILDINGS & EXTERIOR ACTIVE SPACE)	
ADMINISTRATIVE AREA	4.0± ACRES
(OFFICE, MAINTENANCE & PARKING)	
COMMERCIAL AREA	1.0± ACRES
(RETAIL & DOCKS)	
DRY DOCK AREA	4.0± ACRES
RV SPACES & DRIVES	34.9± ACRES

**RECREATIONAL VEHICLE SPACES**

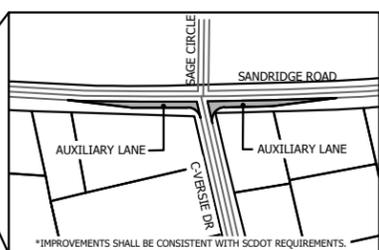
BACK IN	338
PULL THROUGH	18
PARALLEL	5
TOTAL	361

DOCKS (20'x35')	100
PERIMETER PDD BUFFER	25'
INTERNAL DRIVE ISLES	22'
TOTAL WETLAND FILL	0.35± ACRES

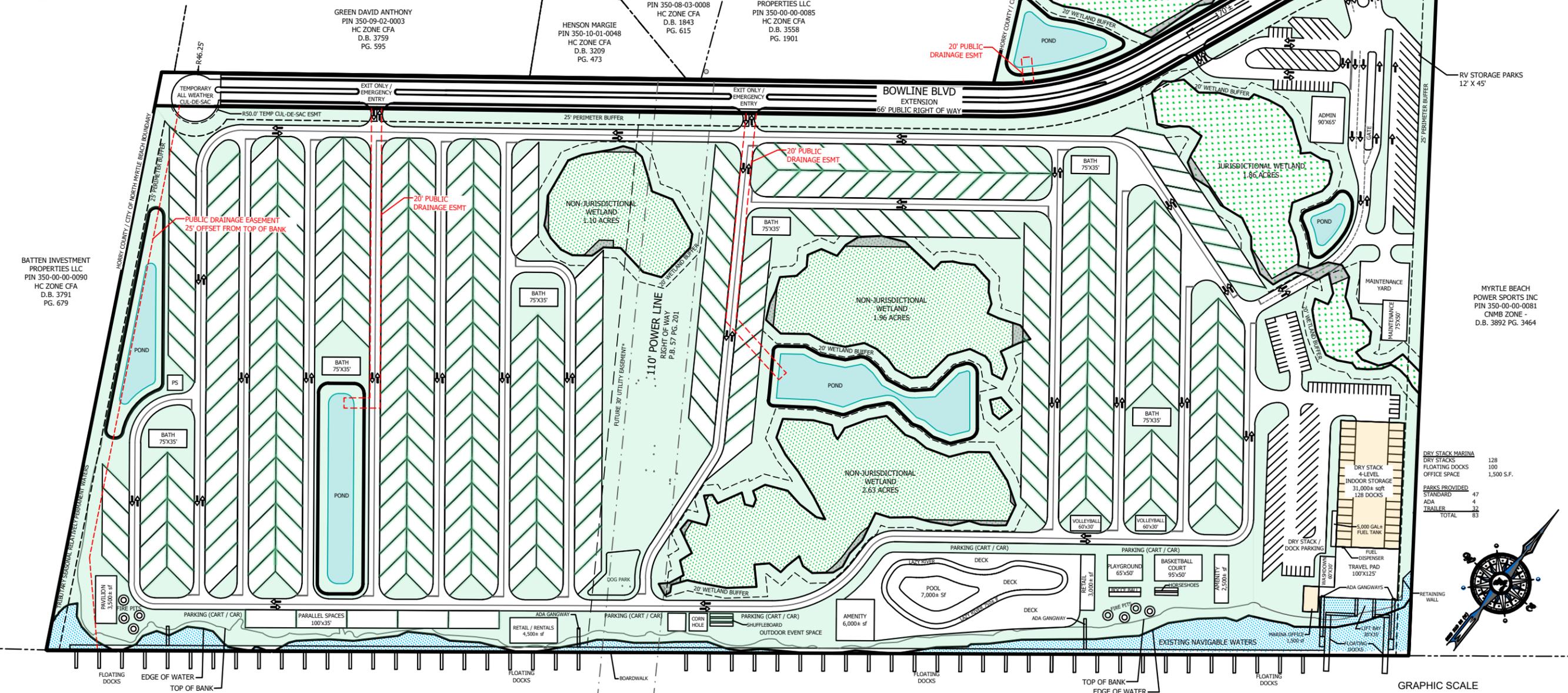
BUILDING SETBACKS TO BE SET BY PDD AMENDMENT  
\*RV PAD INSTALLATION PERFORMED PRIOR TO PUBLIC UTILITY  
INSTALLATION IS DONE AT RISK



SEE INSET FOR IMPROVEMENTS AT THE INTERSECTION OF C-VERSIE ROAD AND SANDRIDGE ROAD



DEVELOPMENT RESOURCE GROUP, LLC  
4703 OLEANDER DRIVE  
MYRTLE BEACH, SC 29577  
843-839-3350 | DRGPLLC.COM

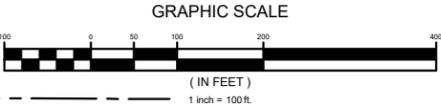


**DRY STACK MARINA**

DRY STACKS	128
FLOATING DOCKS	100
OFFICE SPACE	1,500 S.F.

**PARKS PROVIDED**

STANDARD	47
ADA	4
TRAILER	32
TOTAL	83



MASTER PLAN

BAHAMA ISLAND

JOB NO:	22.108
SCALE:	1" = 100'
DRAWN BY:	PTH
DATE:	02/27/2023

ATLANTIC INTRACOASTAL WATERWAY **Currently Entitled Master Plan**