

54REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: April 7, 2025

Agenda Item: 6A	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: March 18, 2025
Subject: Amendment to the Bahama Island Planned Development District (PDD) revising Phase Two [Z-25-2]	Division: Planning and Development

Background:

City Council approved the Phase Two amendment for Bahama Island March 6, 2023. The initial plan included an RV resort with 361 spaces, 6,000-square foot amenity center, waterfront boardwalk, recreational facilities, and a large dry dock with a boat ramp. Last year, an amendment was approved revising the required offsite improvements and making minor adjustments to internal access; this amendment passed second reading by City Council on October 7, 2024.

Proposed Changes:

This new amendment converts the RV resort into a single-family residential neighborhood, Long Bay Village, consisting of 137 lots, including 35 waterfront lots with docks along the Intracoastal Waterway. The neighborhood is designed around 9.1 acres of existing wetlands and a 110-foot-wide Santee Cooper power line right-of-way, which will remain undeveloped.

Key design elements include:

- **Lot size:** Minimum 7,200 square feet; Waterway “Piano” Lots 10,800 square feet
- **Setbacks:** 20-foot front/rear, 5-foot side, and 7.5-foot side setbacks for corner lots
- **Access:** Five entry points off Bowline Boulevard
- **Amenities:** Pool, clubhouse, playground, pickleball courts, two community boat docks, and two mail kiosks with parking
- **Offsite Improvements:** The Developer will complete intersection upgrades at Old Crane Road and Bowline Boulevard
- **Architectural Style:** Homes will feature a coastal vernacular design, incorporating elements typical of traditional Lowcountry and waterfront architecture

Staff Review:

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

Planning Commission Action:

The Planning Commission held a public hearing on March 4, 2025, and voted unanimously to recommend approval of the proposal. There was no public comment.

Recommended Actions:

Approve or deny the proposed ordinance on second reading

Reviewed by Department Head

Reviewed by Interim
City Manager

Reviewed by City Attorney

Council Action:

Motion By _____ 2nd 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 PHASE TWO OF THE DEVELOPMENT.**

Section 1:

That the Bahama Island PDD be amended to revise Phase Two of the development, 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 _____, 2025.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED:

Interim City Manager

FIRST READING: 3.17.2025
SECOND READING: 4.7.2025

ORDINANCE: 25-11

BAHAMA ISLAND PLANNED DEVELOPMENT DISTRICT

LONG BAY VILLAGE

FIFTH AMENDMENT TO THE PDD

DEVELOPMENT REGULATIONS

February 3, 2025

Revised March 12, 2025

INTRODUCTION

The Long Bay Village, a single family neighborhood of approximately 137 detached homes (the “Project”) is a portion of a previously approved PDD, envisioned as a luxury residential community 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 incorporated in a separate Exhibit Supplement submitted with this narrative 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.

SECTION 1. PROJECT DEVELOPER

The amended site plan parcels, together 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”), and is anticipated to be developed by Pulte Home Company, LLC, a Michigan limited liability company (the “Developer”), and their successors and assigns. The Project is anticipated to be built in Three (3) separate phases of a single development, and marketed for sale as a luxury waterfront residential destination. The Boundary Survey for the above referenced parcels is incorporated in a separate Exhibit Supplement submitted with this narrative as Exhibit “B”.

SECTION 2. 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.

The Fourth Amendment to the Bahama Island Planned Development District, modified previously approved provisions as to certain off-site roadway improvements under the jurisdiction of Horry County, as well as the payment of certain fees in lieu of off-site roadway improvements as a result of inability of the Owners to secure approval of such off-site roadway improvements by Horry County.

This Fifth Amendment to the Bahama Island Planned Development District, includes an amendment to the Master Plan for the PDD to reflect the change of the Project from the previously approved RV Resort, to the single family detached neighborhood as set forth herein, and as reflected on the Master Plan is incorporated in a separate Exhibit Supplement submitted with this narrative as **Exhibit “C”** (the “**Master Plan**”).

SECTION 3. DIMENSIONAL STANDARDS

The following dimensional standards will apply to the Project:

SEE TABLE ON FOLLOWING PAGE

USES AND DEVELOPMENT REGULATIONS

Permitted Uses	Min. Site Area S.F.	Min. Front Ft.		Setbacks (Feet)		Max. Height*	Impervious Surface	Separation of Structures**
			Front	Side	Rear			
Single Family Detached Traditional	7,200	60'	20*	5****	20	35	80%	10
Single Family Detached "Piano Lot"	10,800	30'***	20*	5****	20	35	75%	10
Amenities	1,000		10	10	10	42	N/A	10

*Notwithstanding the minimum front setback of 20', the minimum distance between the front property line and the wall of any garage shall be not less than 24'.

**Minimum wall to wall separation for structures shall be Ten (10) feet.

***Piano Lots alternate minimum front feet with a minimum of 30' fronting on the road for one lot, with the adjacent lot having a minimum of 60' fronting on the road.

****Overhang or Eaves of single family detached homes may extend up to 12" into the above Side Setback.

SECTION 4. PUBLIC BENEFIT

ADDITIONAL FEES, OBLIGATIONS AND PUBLIC BENEFITS. The Developer, and its respective successors and assigns agree that the then current owner of the Property or any portion thereof, shall pay to the City, the enhancement fees, as set forth below (collectively the "***Enhancement Fees***"). Developer further agrees that the Enhancement Fees shall be subject to an annual increase, beginning on January 1, 2026, in an amount equal to the lesser of (i) the increase in the Consumer Price Index, published by the U.S. Bureau of Labor Statistics ("***CPI***") between the beginning and end of the most recent calendar year; or (ii) Two (2%) percent per annum, which increase is intended to ensure that the Enhancement Fees continue to reflect the City's on-going increases in the costs of services provided. Developer will provide the Enhancements Fees, together any additional public benefits, as follows:

(A) **Park Enhancement Fee.** As a public benefit, for the Property, the Developer or the then current owner, shall pay to the City, as to each Residential Unit within the Property, a park enhancement fee (the "***Park Enhancement Fee***") in an amount equal to \$400 for each Residential Unit, which Park Enhancement Fee will be paid at the time of application for a building permit for each such Residential Unit.

(B) **Beachfront Parking Enhancement Fee.** As a public benefit, for the Property, the Developer, or the then current owner, shall pay to the City, as to each Residential Unit within the Property, a beach parking fee (the "***Beachfront Parking Enhancement Fee***") in an amount equal to \$1,100 for each Residential Unit, which Beachfront Parking Enhancement Fee will be paid at the time of application for a building permit for each such Residential Unit.

(C) **Public Safety Enhancement Fee.** As a public benefit, for the Property, the Developer, or the then current owner, shall pay to the City, as to each Residential Unit within the Property, a public safety enhancement fee (the "***Public Safety Enhancement Fee***") in any amount

equal to \$3,600 for each Residential Unit within the Property, which Public Safety Enhancement Fee will be paid at the time of application for a building permit for each such Residential Unit.

(D) **Uses and Density.** As a public benefit, Development of the Property shall be determined in accordance with the Code of Ordinances, as the same may be amended from time to time pursuant to this Agreement, provided that the Property and the applicable approved Master Plan shall provide for not more than 137 total Residential Units, at a maximum height not to exceed 35 feet.

(E) **Off-Site Road Improvements.** As an obligation, the City and Developer acknowledge that Developer shall make certain off-site improvements to the intersection of Old Crane Road and Bowline Boulevard, which will include intersection improvements to widen the inbound and outbound lanes onto Old Crane Road, and Three (3) separate entrances to the Project from Bowline Boulevard. In addition, Developer shall improve that portion of C Versi Road lying within the corporate boundaries of the City, from Bowline Boulevard Northwestwardly to the boundary of the City limits. The improvements to Old Crane Road and Bowline Boulevard, respectively, shall be in accordance with the applicable standards of South Carolina Department of Highways, Horry County and the City, as such jurisdiction is applicable, and following such improvements and acceptance by the applicable governmental entity, Bowline Boulevard shall be deemed to have been completed in accordance with the terms of this Agreement. The proposed public roadway improvements are incorporated in a separate Exhibit Supplement submitted with this narrative as **Exhibit “D”** (the “**Roadway Improvement Exhibit**”). The Off-Site Road Improvements described above, shall be complete prior to the date on which Developer has applied for the Fortieth (40th) building permit for a Residential Unit within the Property. The costs of platting, dedicating, conveying and recording such public roadway, shall be the sole expense of Developer.

(F) **Road Standards and Traffic Impact.** As an obligation, all public roads within the Project shall be constructed to City specifications. The exact location, alignment, and name of any public road within the Project, shall be subject to review and approval by the City Planning Commission as part of the subdivision platting process. The Developer shall be responsible for maintaining all public roads until such roads are offered to, and accepted by, the City for public ownership and maintenance. Upon final inspection by the City, the Developer shall provide a warranty period for all public roads dedicated to the City within the Project, pursuant to the City’s Street Acceptance Policy in effect at the time of this Agreement.

Notwithstanding any provision herein to the contrary, this Agreement does not obligate the City to expend any funds of the City or borrow any sums in connection with improvements to the roads subject to this **Section 8.F.**

(G) **Development Activity, Clearing and Grading.** As an obligation, Development Activity, Clearing and Grading, as defined in Article II and Article II of the Code of Ordinances, shall conform to the following:

(i) It is the desire of the Developer and the City that the impacts of Development Activity within the Property to areas outside of the Property be minimized, therefore

initial clearing within the Property shall be limited to infrastructure for the Property, including roadways, water and sewer distribution and service lines, and storm drainage facilities in accordance with each phase.

(ii) Following the issuance of the initial permits associated with Clearing and Grading set forth in Section (i) above, subsequent permits may include any remaining portion of the infrastructure for the Property, including roadways, water and sewer distribution and service lines, and storm drainage facilities in the respective phase of the Property, shown on the preliminary plat.

(iii) Permits may be issued concurrently, as the Developer may have commenced, but not have completed the scope of one permit, prior to commencing additional phases of the Property for which an additional permit is required.

(iv) The above standards have been established so as to minimize the number of trips generated by construction vehicles, including and particularly high-capacity vehicles removing or delivering materials from or to the Property which are more disruptive to the existing communities surrounding the Property during Development Activities, including Clearing and Grading.

(H) **Prohibition Against Conservation Easements and Other Restrictions on the Property.** As a public benefit, Developer specifically covenants and agrees not to subject the Property to a conservation easement or other restrictive covenant, whereby any portion of the Property shown as single family homes or amenities on the approved Master Plan is restricted for future development of such portion of the Property, the same shall also constitute a Developer Default hereunder, provided that, for purposes of this Agreement any conveyance to the Owners Association shall not be deemed such an easement or restriction, and shall not constitute a Developer Default hereunder, and shall not be deemed a conservation easement or restrictive covenants prohibited by this provision. Notwithstanding the above restriction, the parties agree that, for purposes of this Agreement any conveyance by Developer of a portion of the Property which has been shown or depicted as common area, buffer, ponds, lakes, open spaces or the like to any Owners Association shall not be deemed such an easement or restriction, and shall not constitute a default by Developer, provided that such portion of the Property so conveyed, prior to the date of such conveyance to any Owners Association, has been clearly designated on a map or site plan submitted to the City, and approved by the City, as not being a portion of the Property to be developed for any residential or commercial use as a part of the development anticipated by this Agreement.

(I) **General Maintenance and Mowing.** As an obligation, Developer must maintain the Property consistent with the Code of Ordinances of the City, provided that, at a minimum, Developer will mow the undeveloped Property no less than Eight (8) times per year until the Project is fully developed. The mowing shall occur in the periods between March 1 and November 30 of each calendar year. In addition, until the Project is fully developed, the Developer shall remove any fallen trees on the Property, such tree removal to occur during the same periods set out for mowing above. The Developer shall be given a reasonable period of time to be determined by the City Manager or his designee, to mow the Property and remove fallen trees on

the Property in the event of a hurricane, rain event or other force majeure that prevents the Developer from complying with the mowing/maintenance schedule referenced above.

If the Developer fails to comply with the scheduled time frames for mowing and removal of fallen trees, as determined by the City Manager or his designee, then the City shall have the right to enter the Property for the purpose of mowing and removing any fallen trees, and the Developer shall reimburse the City for the costs of such mowing and/or tree removal in an amount equal to One Hundred (100%) percent of such the costs incurred by the City for mowing and/or tree removal. In the event Developer should fail to reimburse the City within Thirty (30) days of the date an invoice is delivery by the City to the Developer, the City may place a lien upon the Property, which lien shall be enforceable in the same manner as a property tax lien, which may only be satisfied by payment thereof, and the City may elect to withhold the issuance of any further building permits or certificates of occupancy for Residential Units within the Property until such time as the lien is paid in full.

(J) **Stormwater and Drainage.** As an obligation, Developer shall provide stormwater conveyance and retention facilities sufficient in capacity to accommodate the storm water generated from the Property, and provide the City with evidence of the necessary and required permanent and perpetual easements necessary to facilitate such drainage from the Property.

(K) **On-Site Amenity.** As an obligation, Developer recognizes that on-site amenities within the Project reduce the demand on the recreational services that must otherwise be provided by the City, and therefore Developer agrees that the on-site amenities for the Project will include (i) a swimming pool of not less than 2,500 square feet in size to accommodate the residents of the Project, together with not less than 3,500 square feet in pool deck, with a clubhouse and restrooms; and (ii) that such swimming pool, clubhouse and restrooms will be commenced on or before the date on which the 60th building permit for Residential Units within the Project is issued, and such swimming pool, clubhouse and restrooms will be completed and a certificate of occupancy issued prior to the date on which the 75th building permit for Residential Units within the Project is issued.

(L) **Jurisdictional and Non-Jurisdictional Waters.** As an obligation, Jurisdictional and Non-Jurisdictional Waters of the State of South Carolina and the United States within the Project which are not mitigated, filled or otherwise modified, shall be surrounded by a water quality buffer having an average width of not less than Twenty (20) feet. Developer will convey all Jurisdictional and Non-Jurisdictional Waters of the State of South Carolina and the United States located within the Project to the Owner's Association for maintenance and operation not later than the date on which the Project is complete.

(M) **Open Space Requirement.** As an obligation, Developer agrees that the Project shall incorporate not less than Twenty (20%) percent open space, which for purposes of this Agreement shall include protected wetlands, required buffers, ponds, lakes, amenity lots and parcels, open spaces, green space or other undeveloped acreage which is within the Project.

(N) **Approved Materials and Building Elements.** As an obligation, Developer further agrees that certain materials shall be prohibited for incorporation in the

Transient Units or other buildings constructed as part of the Project, and those prohibited materials and encouraged building elements are set forth on **Schedule “A”** attached hereto (the “***Approved Elements***”).

(O) **Drainage Canal Maintenance**. As an obligation, Developer agrees that the existing drainage canal located along the Western property line of the Property, and extending beyond the property line of the Property, shall be improved, stabilized, and maintained by Developer, or an Owners Association, including the reservation of necessary access, drainage, and maintenance easements, not less than Twenty Five (25) feet in width as measured from the top bank of the drainage canal, and continuing along such drainage canal, incorporated in a separate Exhibit Supplement submitted with this narrative as **Exhibit “G”**.

(P) **Reservation of Utility Easement and Drainage Easements**. As a public benefit, Developer agrees to reserve an easement for the benefit of the City, Thirty (30) feet in width (the “***City Utility Easement***”), running parallel and adjacent to the existing right-of-way reserved for the South Carolina Public Service Authority, in which the City intends to bore beneath the Atlantic Intracoastal Waterway for the installation of a water and/or sewer line as a continuous connection between the City utility system and that of Grand Strand Water & Sewer Authority. The City Utility Easement is shown on the Master Plan. In addition, the Developer shall reserve an easement for the benefit of the City, incorporated in a separate Exhibit Supplement submitted with this narrative as **Exhibit “D”**, for drainage from the improved Bowline Boulevard to the existing wetlands and to be improved storm water retention areas within the Property, sufficient to accommodate the storm drainage from Bowline Boulevard.

SECTION 5. RESIDENTIAL REGULATIONS

Geographic Description. The residential neighborhood regulations applicable to the Project shall be included in a set of restrictive covenants, either applicable to all residential neighborhoods as a master declaration, or applicable to each neighborhood individually, or both.

Public Purpose. The public purpose of the Residential Neighborhood Regulations is to establish and thereafter maintain for its residents, tenants and visitors a sense of community through the design of exterior spaces and buildings at a human scale with appropriate architectural transitions. The sense of community will be further enhanced by the utilization of generous vegetation in and around the residential portion of the Project.

Typical and encouraged elements and architectural styles of the Residential Units are reflected in the elevations incorporated in a separate Exhibit Supplement submitted with this narrative as **Exhibit “I”**.

SECTION 6: MAINTENANCE AND CONTROL

It will be the responsibility of the Developer to maintain or provide for the maintenance of the property within the PDD, including any private roadways, pathways and driveways. The Developer’s maintenance responsibilities and restrictions will cover the private rights-of-way, driveways, landscape areas, trees, parking areas, pathways, walkways, open space, common areas,

stormwater conveyance and retention facilities, buildings and other features of the development as appropriate under this Document, applicable City Zoning Regulations and Subdivision Regulations. Upon execution and recording of the declarations of conditions, covenants and restrictions, which must occur prior to the conveyance of any single family residential lot to a third party buyer, the foregoing responsibilities shall be assumed by Owner's Association. In addition to the standards set forth within the PDD, the CCRs will establish additional requirements for landscaping, particularly foundation landscaping and layering, signage and materials for single family residences.

SECTION 7: CONSTRUCTION SCHEDULE

Construction will begin following receipt of permits from the City of North Myrtle Beach and from other regulatory bodies. The nature of this Project, together with the current economic conditions, prevents the Developer from providing exact dates for commencement of future phases or exact completion dates. Although the timing of completion of any particular Phase of the PDD is subject to then current market demands, the Developer anticipates a period of approximately Twenty Four (24) months from approval of the PDD for design, permitting and installation of initial required infrastructure, and that approximately One-Half of the Project would be complete within Five (5) years of approval of the PDD, with an additional One-Half of the Project being completed in the subsequent Five (5) year period. Notwithstanding the fluid nature of development, and that various Phases of the PDD may be developed in non-numerical order.

SECTION 8. 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.

SCHEDULE “A”

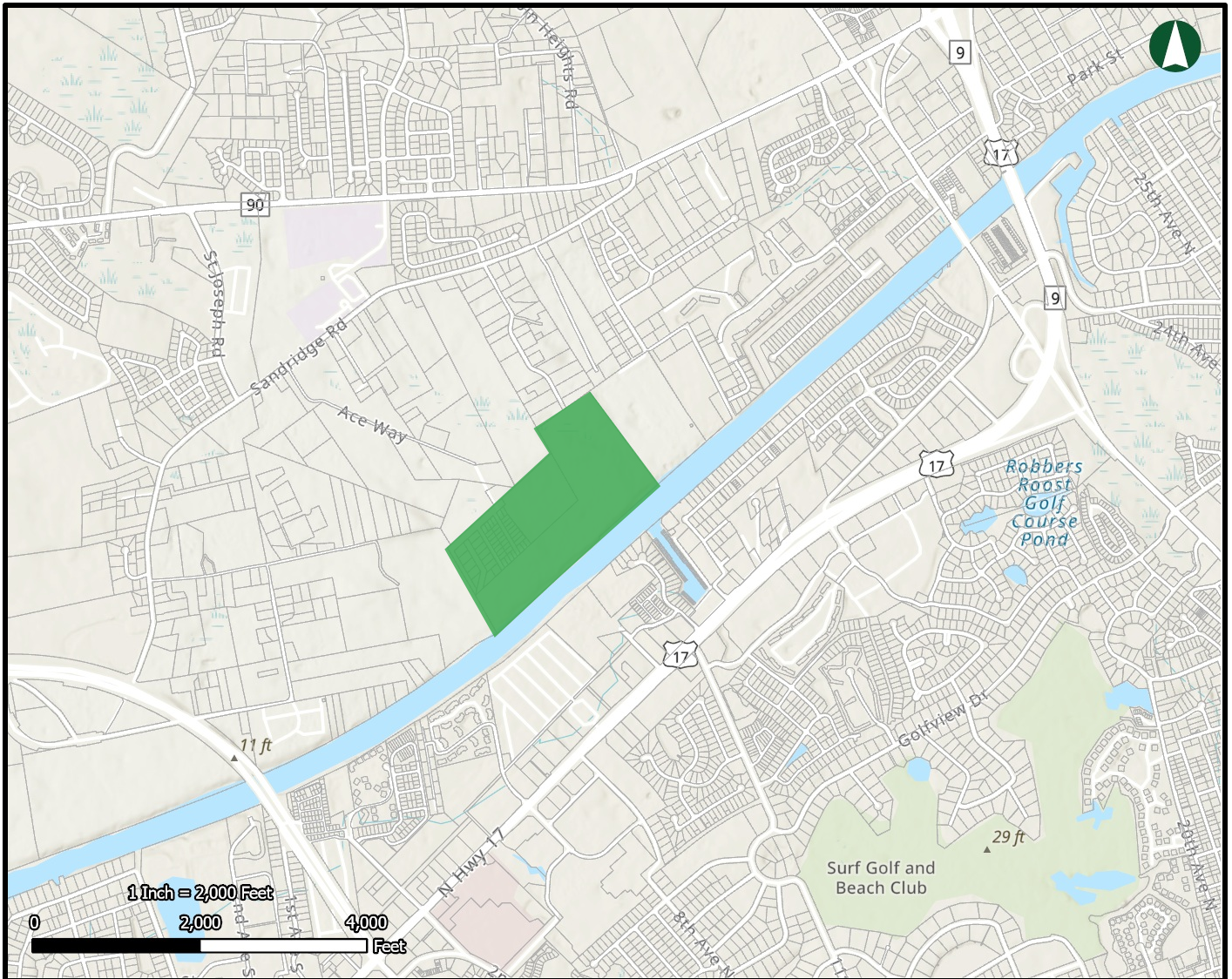
Approved Materials and Building Elements

1. For Residential Units Porches and patios are strongly encouraged.
2. All Residential Units shall be clad in wood siding, cementitious fiberboard, brick or tabby.
3. Vinyl siding, metal siding, concrete block, fiberglass, plastic, asphalt siding, logs and other siding materials not set forth in Section 2 above, shall be strictly prohibited.
4. Large expanses of blank walls on the front and rear elevations should be avoided.
5. Window sizing should be proportionate with the wall area where window is installed.

SEPARATE LISTING OF EXHIBITS APPEARS ON THE FOLLOWING PAGE

EXHIBITS ATTACHED AS A SEPARATE BINDER

<u>Exhibit</u>	<u>Brief Description</u>
“A”	Location Map
“B”	Boundary Survey
“C”	Master Plan
“D”	Off-Site Roadway Improvements
“E”	Intentionally Deleted
“F”	Intentionally Deleted
“G”	Drainage Canal Maintenance Exhibit
“H”	Tree Survey, Tree Survey & Site Plan,
“I”	Residential Unit Building Elevations



Vicinity Map



Development Resource Group, LLC

EXHIBIT A



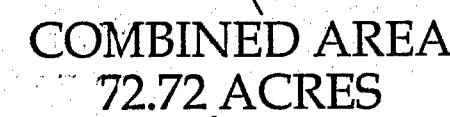
1. Tax Parcel: PIN: 350-00-00-0083
TMS: 130-00-08-058
Owner of Record: SW I21 90 HOLDCO II LLC
2071 Flatbush Ave. #22
Brooklyn, NY 11234
Last property transfer Deed Book 4551, Page 203.
Total Acreage Parcel (51.05)
2. Tax Parcel: PIN: 350-00-00-0086 / TMS: 130-00-08-074
Inclusive of Ocean Harbor Estates
Owner of Record: SW I21 90 HOLDCO III LLC
776 Winterecord Drive
Longs, SC 29568
Last property transfer Deed Book 4606, Page 2298.
Total Acreage Parcel (22.36)
3. This property appears to be located in Flood Zone "X", "X (other)", "AE (EL10)" According to FEMA Flood maps per F.I.R.M. 45051C 606 & 608 K, dated Dec. 16th, 2011. Any flood zone lines shown hereon are based on provided data. This plot is not the basis for flood zone determination or flood zone related issues.
4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
5. This survey is only valid if print of same has original signature and embossed seal of the surveyor.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other factors that an accurate and current title search may disclose.
7. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
8. This property is subject to all easements or restrictions of record.
9. 1/2" Iron Pipes Set at all corners unless noted otherwise.
10. All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83)(2011). All distances shown are Horizontal not grid distances.
11. Date of Field Survey: January, 2024
12. 66 ft. Proposed Future Roadway To Be Conveyed to The City of North Myrtle Beach as shown on Plat Entitled "Final Plat of a Reconveyance Survey" prepared for The City of North Myrtle Beach, Ship Ahos Marina & Canal Land & Timber, LLC by Courtney & Hayes Land Surveying, LLC dated June 29th, 2006 and Recorded at the Horry County Register of Deeds in P.B. 215 Pg. 100 & 100A. Right of Way has not been conveyed or improved at time of survey.

1. Plat by Pee Dee Land Surveying, LLC recorded at The Horry County Register of Deeds, South Carolina in Plat Book 277 Page 237.
2. Plat by Atlantic Land Surveying Co. recorded at The Horry County Register of Deeds, South Carolina in Plat Book 190 Page 61.
3. Plat by Courtney & Hayes Land Surveying, LLC recorded at The Horry County Register of Deeds, South Carolina in Plat Book 215 Page 100 & 100A.
4. Plat by Beasley Land Surveying, Inc. recorded at The Horry County Register of Deeds, South Carolina in Plat Book 199 Page 224.
5. Plat by Russ Courtney & Associates Land Surveying recorded at The Horry County Register of Deeds, South Carolina in Plat Book 207 Page 30.

The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I(we) hereby adopt this plat with my(our) free consent and that I(we) hereby dedicate all items as specifically shown or indicated on said plat.

Date _____

Date _____



 SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
ZONE AE Base flood elevation determined.

 (OTHER) FLOOD AREAS
ZONE X Areas with 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees form 1% annual chance flood.

 OTHER AREAS
ZONE X Areas determined to be outside 500-year floodplain.

Plat BK: 322 PG: 218
Doctype: 061, 06/03/2024 at 01:52:37 PM, 1 OF 2
Marlon D. Foxworth III, Horry County, SC Registrar of Deeds

	Sewer Manhole (SSMH)		Iron Pipe Found (IPF)
	Sewer Cleanout (SCO)		Iron Rebar Found (IRF)
	Water Meter (WM)		Iron Pipe Set (IPS)
	Fire Hydrant (FH)		Guy Anchore (GA)
	Water Valve (WV)		Asphalt
	Sewer Valve (SV)		Horry County Supplemental Area
	Gas Valve (GV)		
	Power Pole (PP)		Overhead Power
	Curb Inlet		Drainage Pipe
			Floodplain Boundary
			Edge of Pavement
			Property Line To Be Abandoned

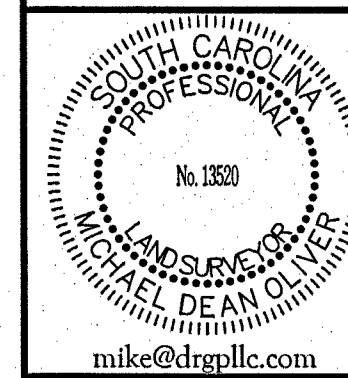
SPACE RESERVED FOR PLANNING APPROVAL ONLY

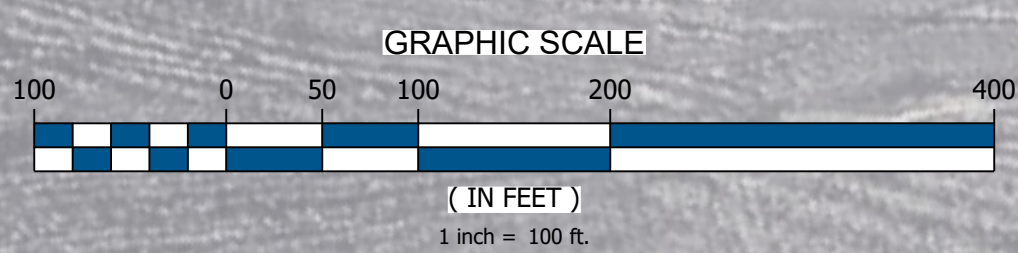
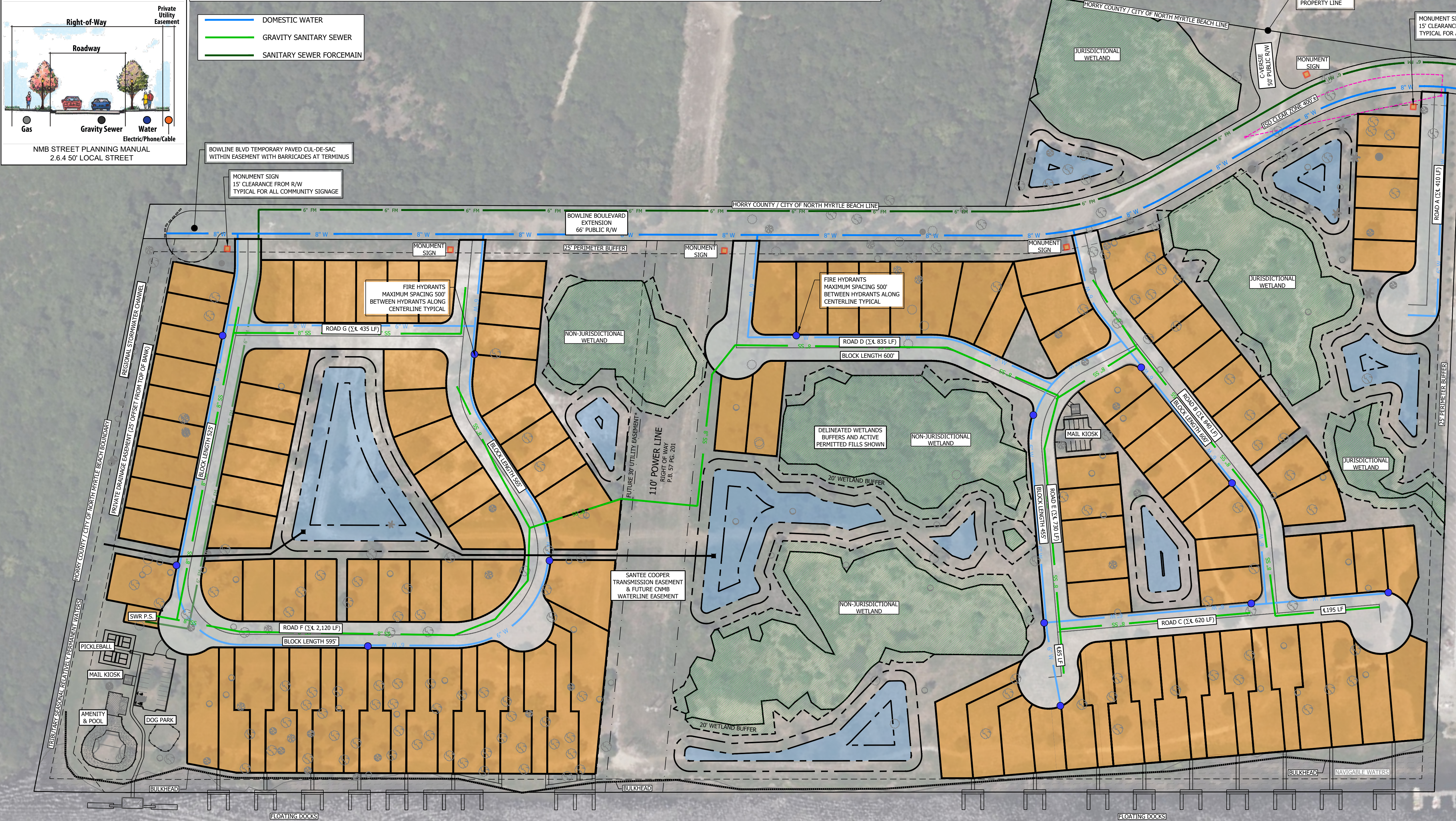
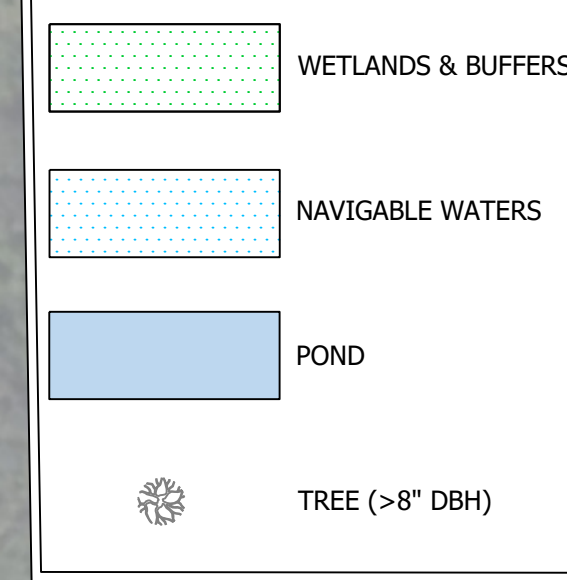
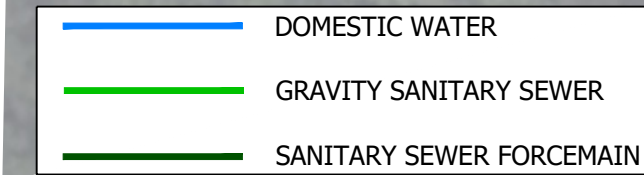
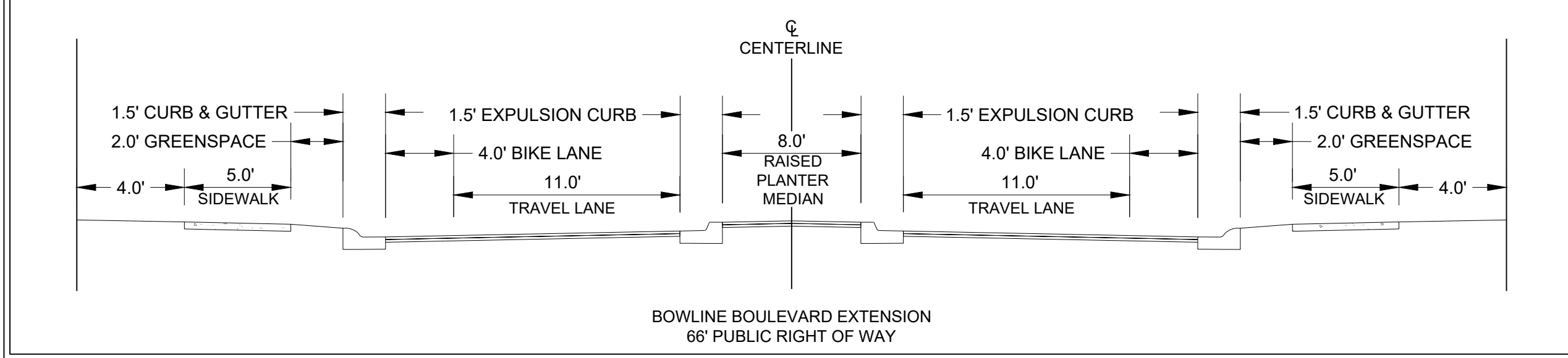
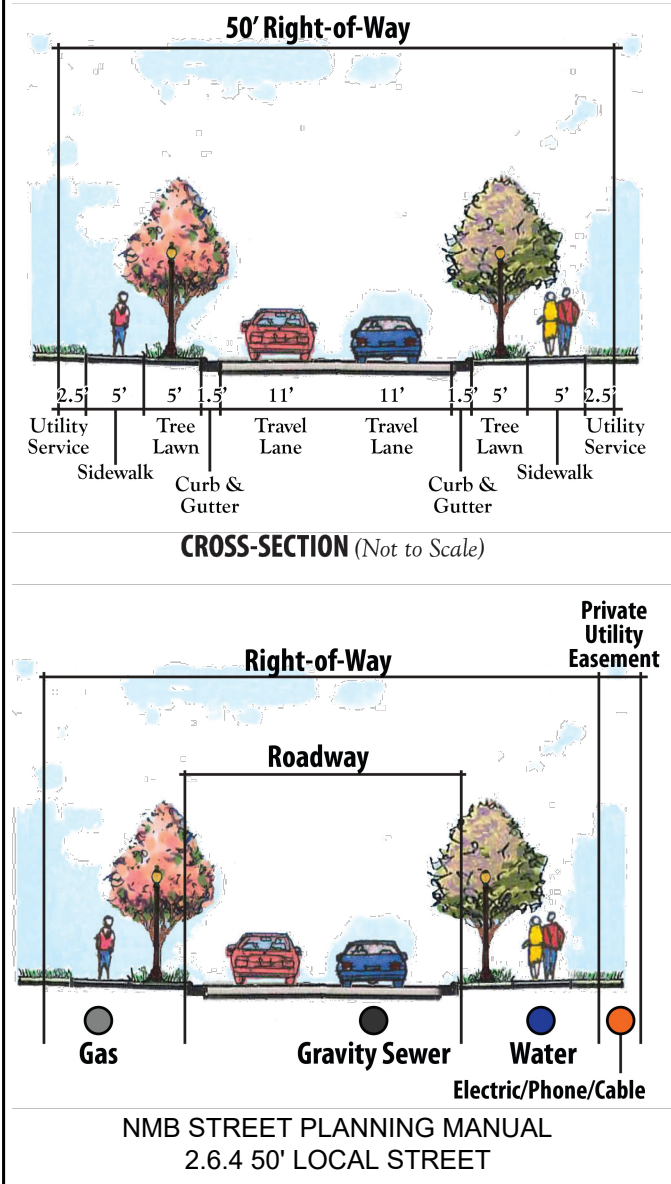
"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon, was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein;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

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



JOB No. 22.108
DATE: 04-04-2024
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: N.T.S.
FILE: P:/22.108/SURVEY

COMBINATION PLAT
COVER PAGE[illegible]EXHIBIT B
1 OF 2



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)

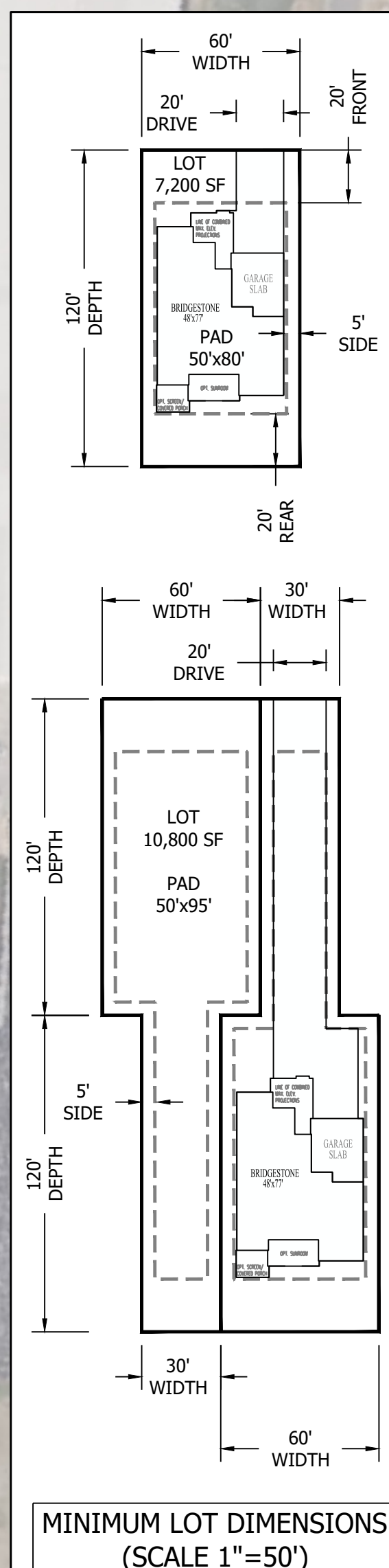
MASTER PLAN IS SCHEMATIC IN NATURE. MODIFICATIONS MAY BE REQUIRED IN ORDER TO MEET REQUIRED STANDARDS DURING FINAL DESIGN.

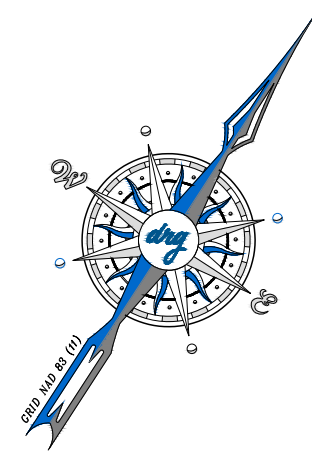
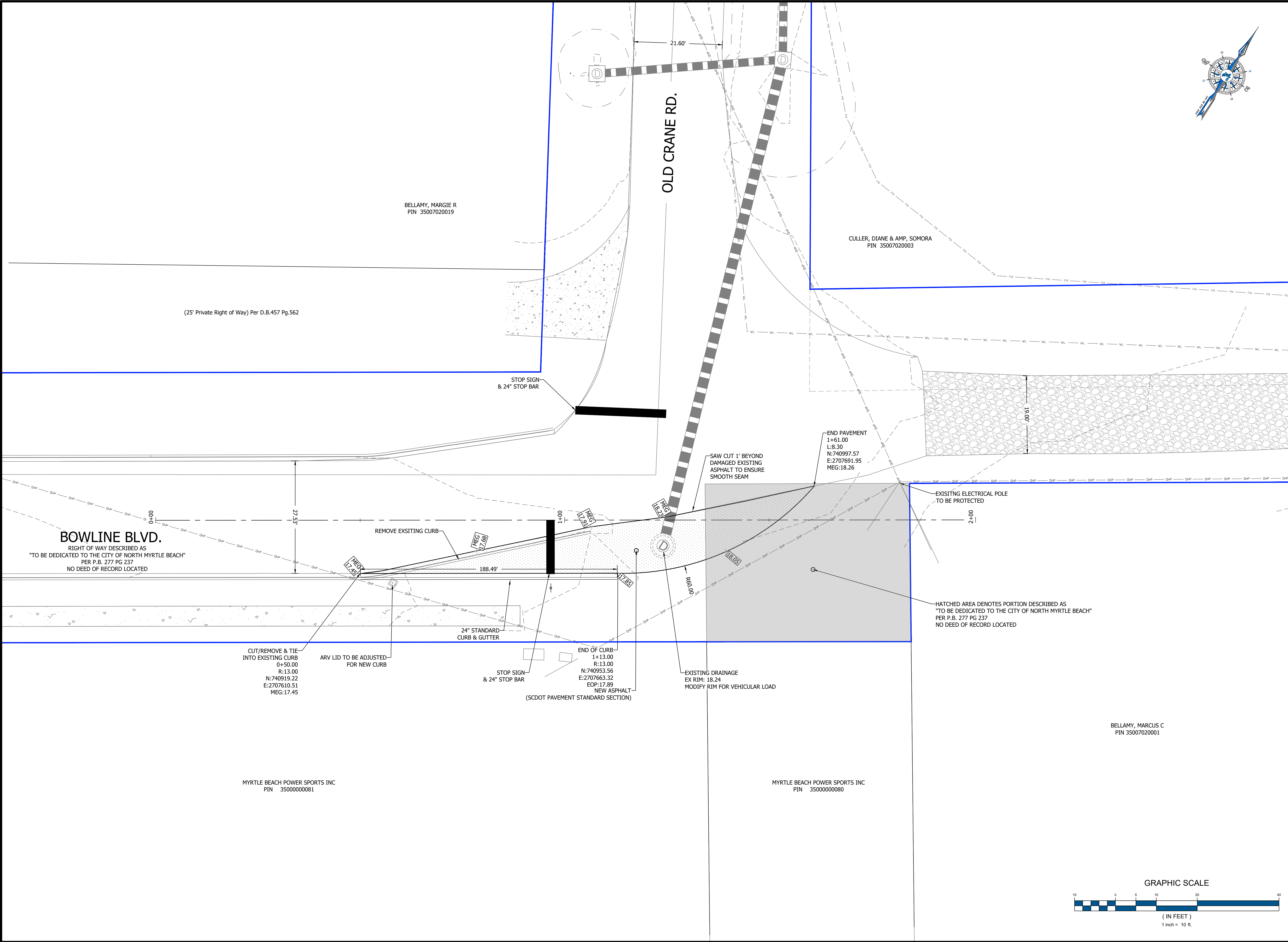
BAHAMA ISLAND PROJECT DATA

TOTAL AREA	73.0± ACRES
WETLANDS	9.1± ACRES
WETLAND BUFFERS	2.5± ACRES
NAVIGABLE WATERS	1.7± ACRES
TRANSMISSION EASEMENT	2.6± ACRES
REGIONAL SWR CHANNEL	1.5± ACRES
UPLANDS	55.6± ACRES
(EXCLUDING TRANSMISSION ESMT, WETLANDS, BUFFERS, WATERS)	
PUBLIC R/W (BOWLINE)	4.1 ± ACRES
PUBLIC R/W (INTERNAL)	7.8 ± ACRES
PONDS	6.9 ± ACRES (12% OF UPLAND)

TOTAL CENTERLINE LENGTH	5,990'
TOTAL DEAD END LENGTH	690 (12%)
BLOCK LENGTH MAX	600'
MINIMUM CENTERLINE RADIUS	100'
(AASHTO 'GREENBOOK' SEC 3-33, POSTED 20 MPG MAX R=86')	
PERIMETER PDD BUFFER	25'
TOTAL WETLAND IMPACTS	0.48± ACRES
(NWP SAC2023-00920, DHEC HQ1-15V6-KN243)	
FLOOD ZONE	AE10 (PORTIONS)
MIN PAD ELEVATION WITHIN AE10	13'
GEOTECH: REPORT BY TERRACON, DATED JULY 21, 2023	
STREET LIGHTING: PUBLIC ROADWAY LIGHTING PROVIDED BY SANTEE COOPER LEASE LIGHTING PROGRAM	
EXISTING TREES: EXISTING TREES DEPICTED ARE 8" AND GREATER (EXCLUDING PINES) SEE TREE SURVEY.	
STREET TREES SHALL BE PLANTED AT 50' INTERVALS WITHIN PUBLIC RIGHT OF WAY	
FIRE HYDRANTS: MAXIMUM SPACING 500' BETWEEN HYDRANTS ALONG CENTERLINE TYPICAL	

LOTS	92 LOTS
STANDARD	35 LOTS
A/CWV	127 LOTS
TOTAL	
SIZE MINIMUM	60' X 120' (7,200 S.F. 0.17 AC)
FRONTAGE MINIMUM	30'
DENSITY GROSS (73± AC)	1.7 LOTS/AC
DENSITY NET (55.6 ± AC)	2.3 LOTS/AC
DOCKS (20'x35')	37
BUILDING SETBACKS (PDD)	
FRONT	20'
SIDE	5'
CORNER SIDE	7.5'
REAR	20'







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

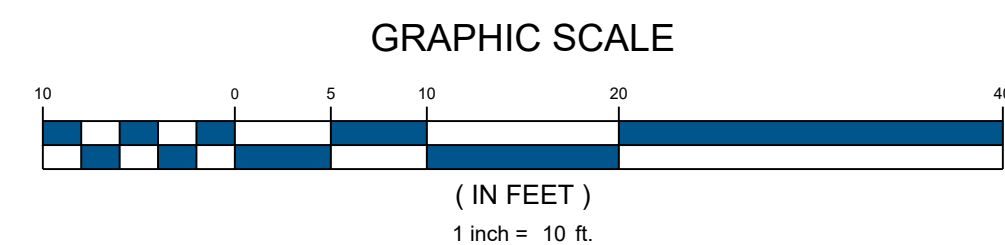
ROADWAY IMPROVEMENT

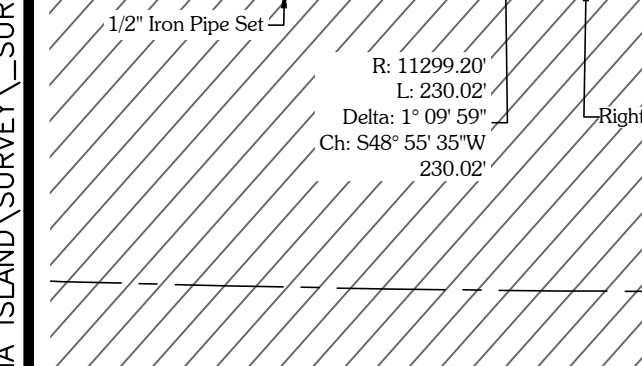
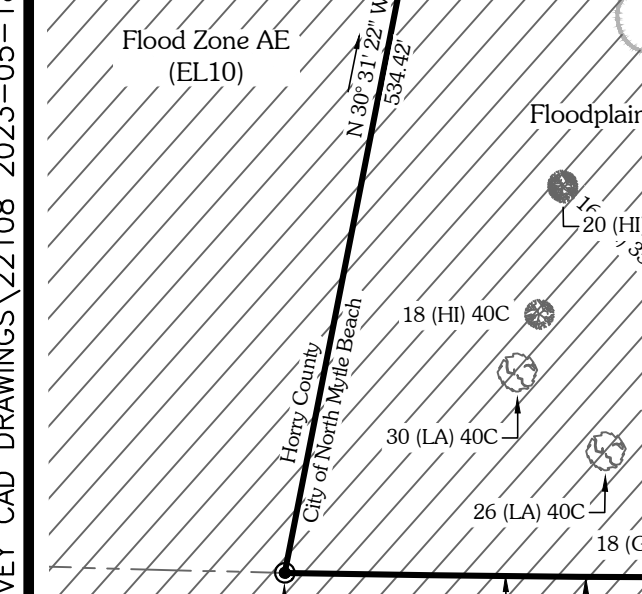
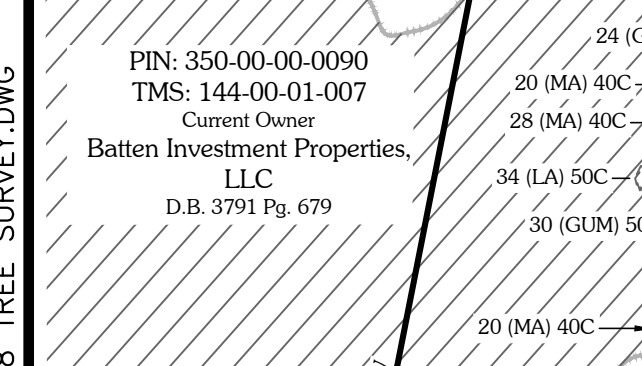
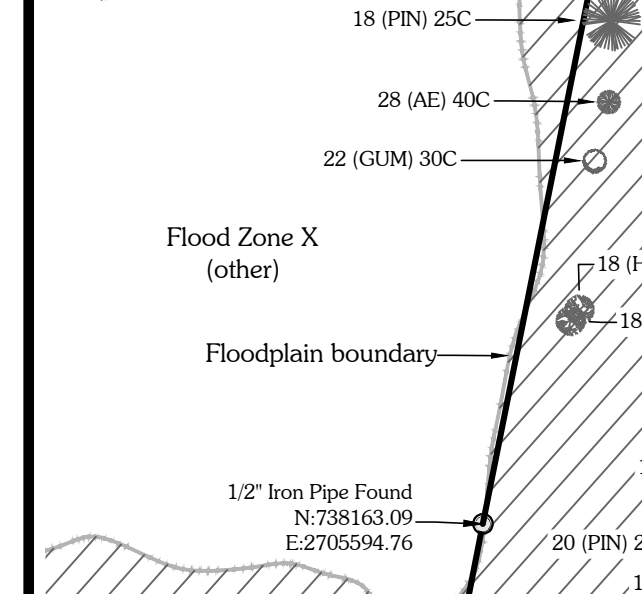
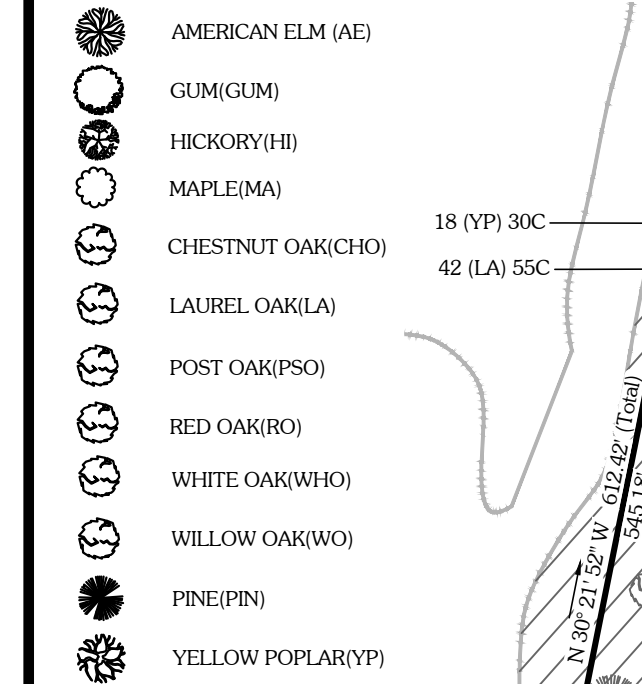
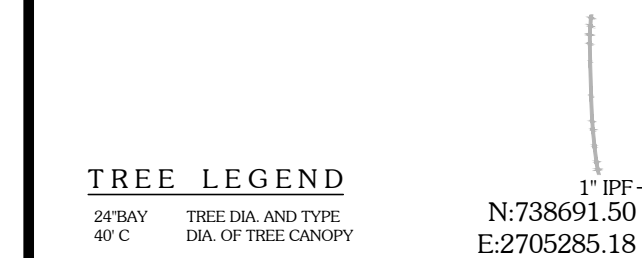
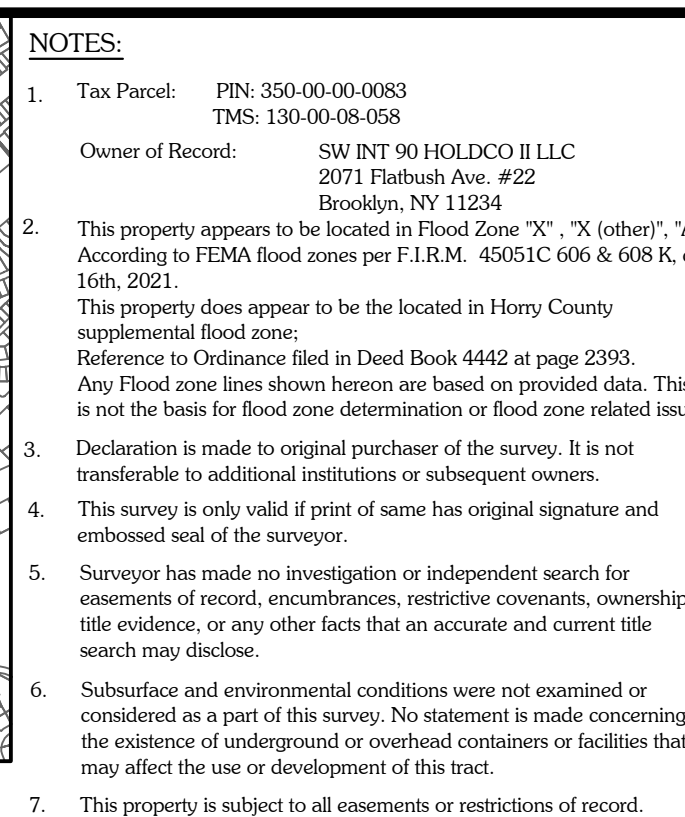
BAHAMA ISLAND PD

JOB NO:	25.104
SCALE:	1" = 10'
DESIGNED BY:	PTH
CHECKED BY:	
DATE:	02/26/2025

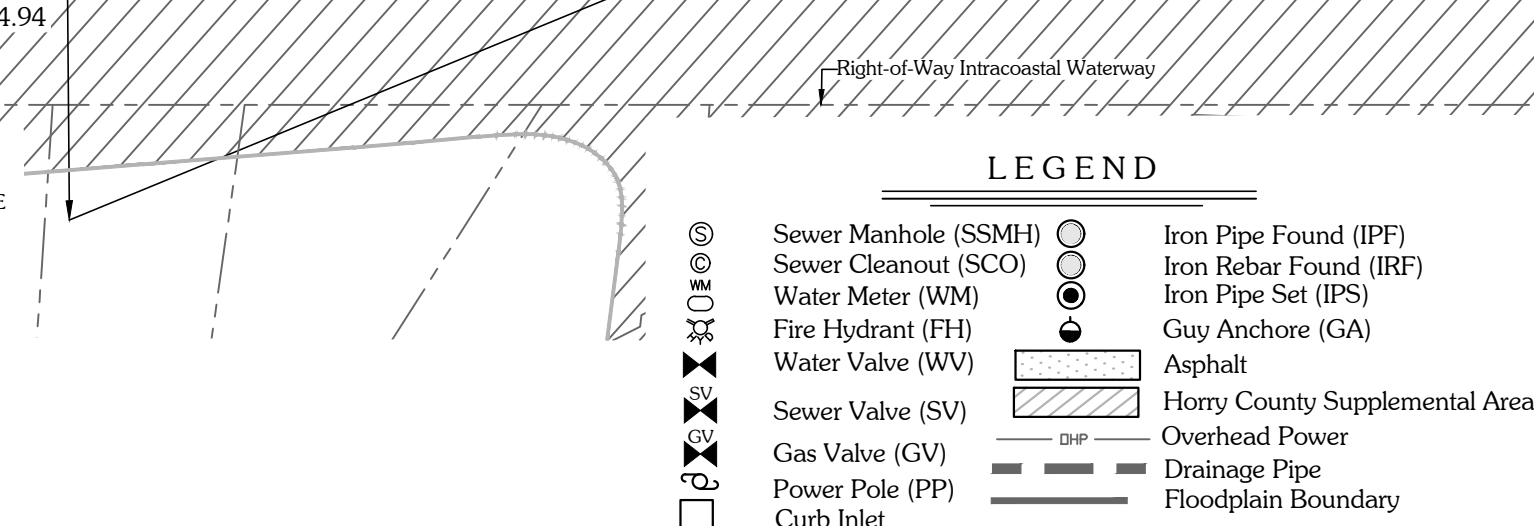
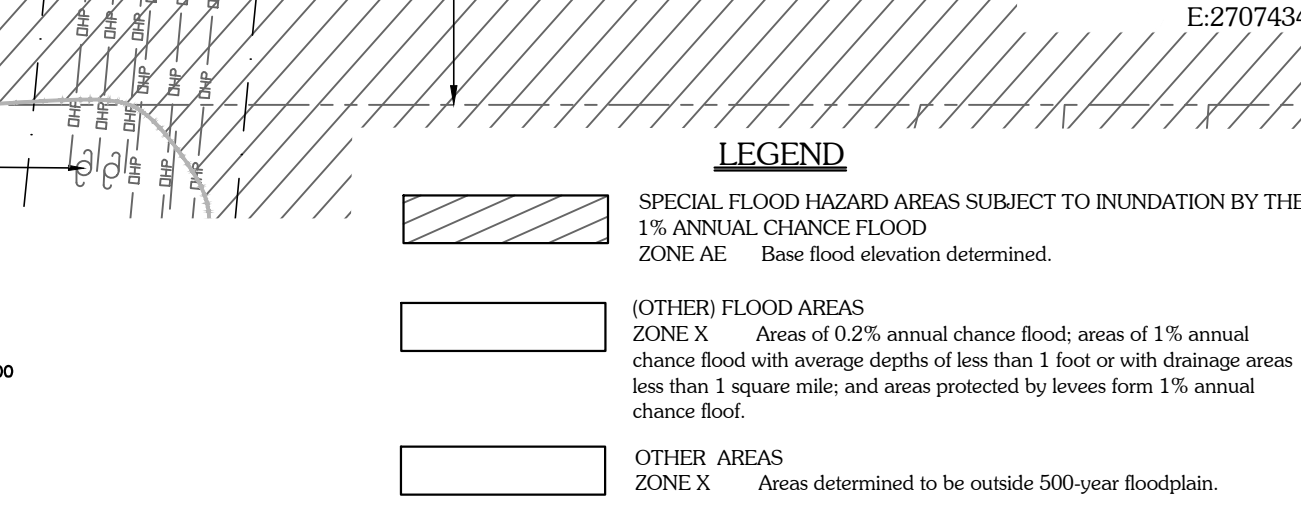
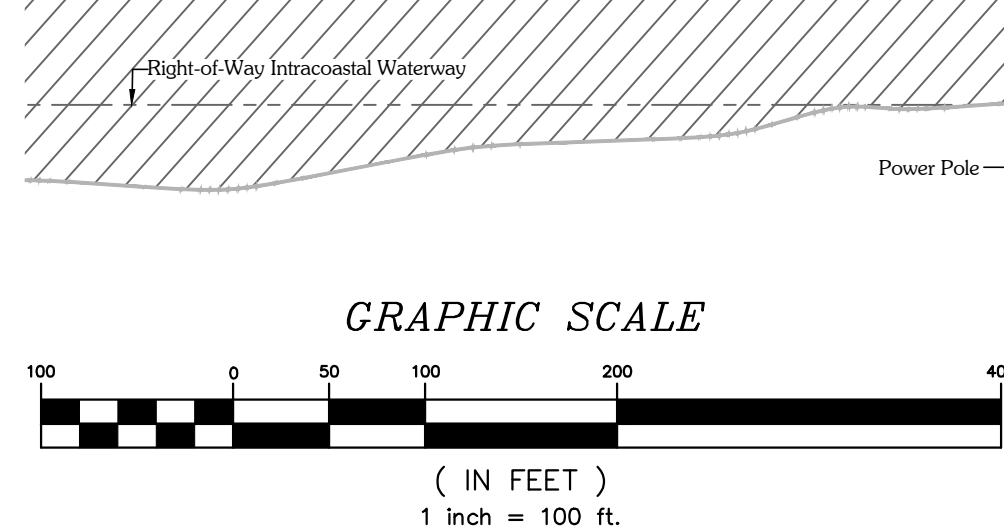
ROADWAY IMPROVEMENT

EXHIBIT D



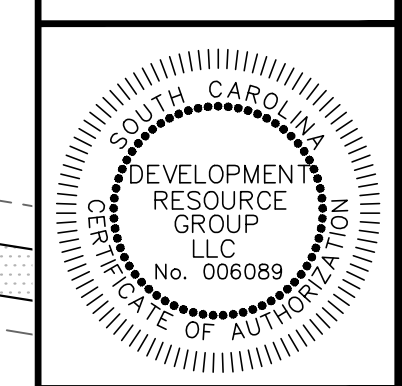


LINE TABLE			CURVE TABLE				
LINE #	DIRECTION	LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD
L1	N48° 22' 25"E	15.85	C1	287.04	550.00	29° 54' 06"	N 33° 25' 22" E 283.79
L2	N18° 28' 19"E	213.75	C2	39.27	25.00	90° 00' 00"	N 26° 31' 41" W 35.36
L3	N71° 31' 41" W	0.39	C3	85.67	120.00	40° 37' 10"	S 51° 13' 05" E 83.30
L4	N30° 54' 30" W	44.62	C4	48.03	70.00	40° 37' 10"	S 51° 13' 05" E 48.59
L5	N30° 54' 30" W	46.31	C5	38.11	25.00	87° 21' 05"	N 64° 47' 47" E 34.53
L6	N71° 31' 41" W	1.51	C6	323.04	516.00	35° 52' 10"	S 39° 03' 19" W 317.79
L7	S18° 28' 19" W	274.49	C7	317.03	450.00	40° 21' 55"	S 36° 49' 11" W 310.51
L8	N48° 22' 25"E	614.51	C8	321.48	616.00	29° 54' 06"	N 33° 25' 22" E 317.84
L9	S48° 36' 27" W	1,053.52					



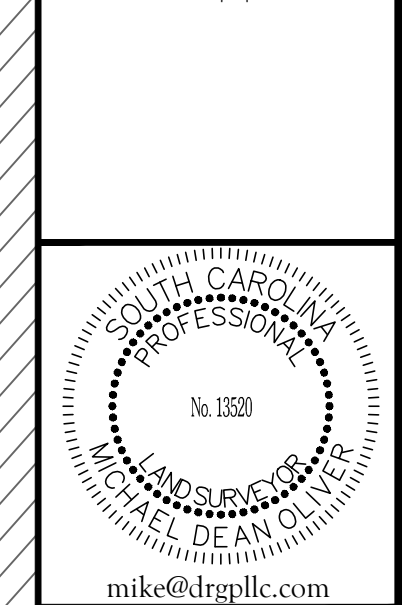
"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein;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

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



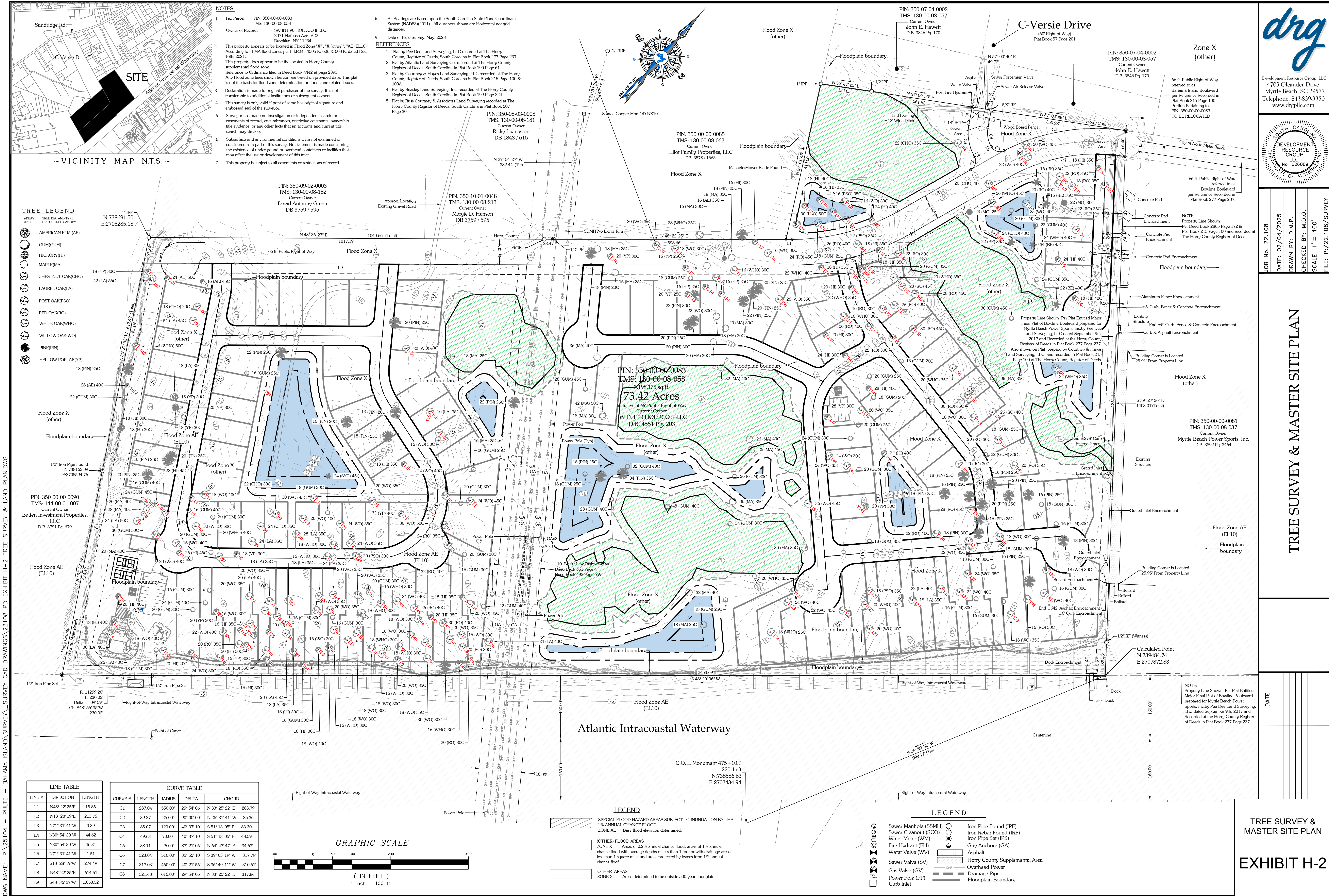
JOB No. 22.108
DATE: 05/18/2023
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1"= 100'
FILE: P:/22.108/SURVEY

TREE SURVEY OF
73.42 ACRES
NORTH MYRTLE BEACH, Horry County, South Carolina
PREPARED FOR:
SW INT 90 HOLDCO II LLC

[illegible]

TREE SURVEY

EXHIBIT H-1



Bahama Island – Drive Under Plans

Carter II







Chesapeake II





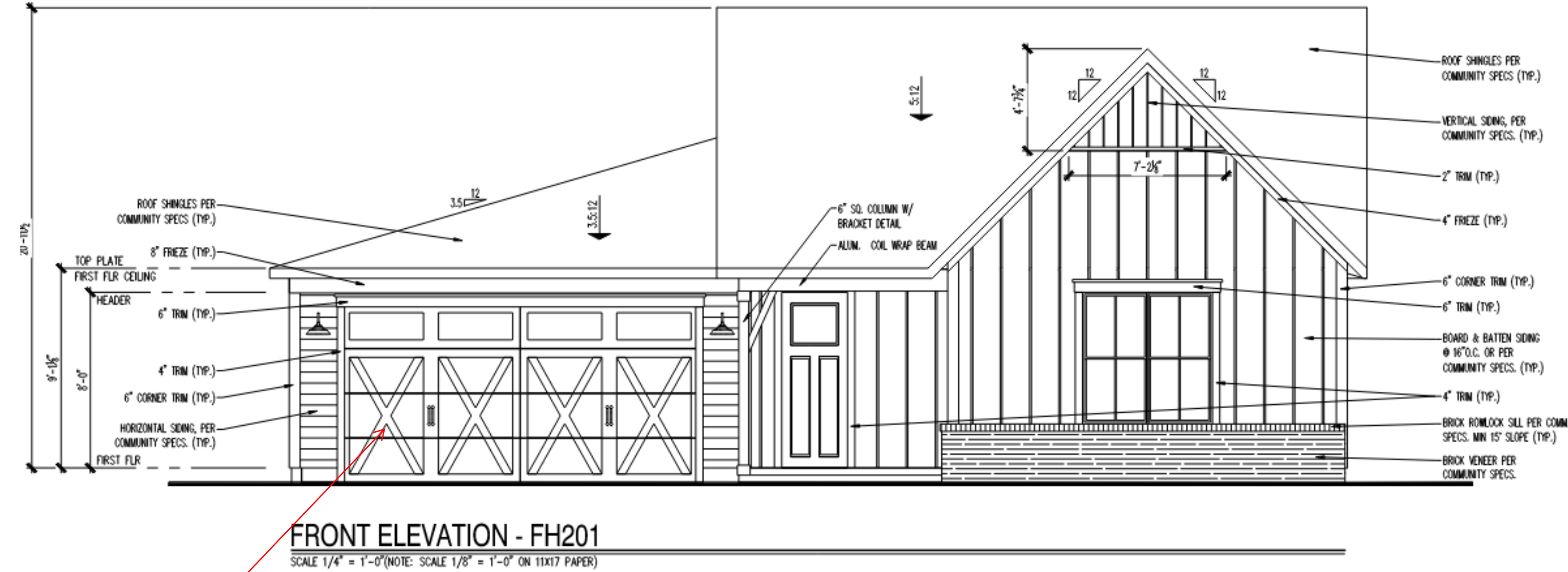
Chickadee



Mallard



Plan Name	 NPC	 Core (Yes/No)	 Sq.Ft.	 Width	 Depth	 Max Width	 Max Depth	 Story	 Garage	 #Beds	 #Bath	 Master Up/Down	 HVAC Closet
Coopsworth	3116.200	Yes	2,208	48	65	48	81	1	2	3	2	Down	Yes



All garage doors will be converted to 7'-0" tall and match the style in the sketch versions



FARMHOUSE - A



FARMHOUSE - B



FARMHOUSE - C

Plan Name		NPC	Core (Yes/No)	Sq.Ft.	Width	Depth	Max Width	Max Depth	Story	Garage	#Beds	#Bath	Master Up/Down	HVAC Closet
Cotswold		3117.200	Yes	2,566	48	45	48	61	2	2	3	2.5	Up	Yes



FRONT ELEVATION - FH201

SCALE 1/4" = 1'-0" (NOTE: SCALE 1/8" = 1'-0" ON 11X17 PAPER)

All garage doors will be converted to 7'-0" tall and match the style in the sketch versions



FARMHOUSE - A



FARMHOUSE - B



FARMHOUSE - C

Plan Name		NPC 	Core (Yes/No) 	Sq.Ft. 	Width 	Depth 	Max Width 	Max Depth 	Story 	Garage 	#Beds 	#Bath 	Master Up/Down 	HVAC Closet 
Dorset		3119.200	Yes	3,010	48	47	48	63	2	2	4	2.5	Up	Yes



FARMHOUSE - A

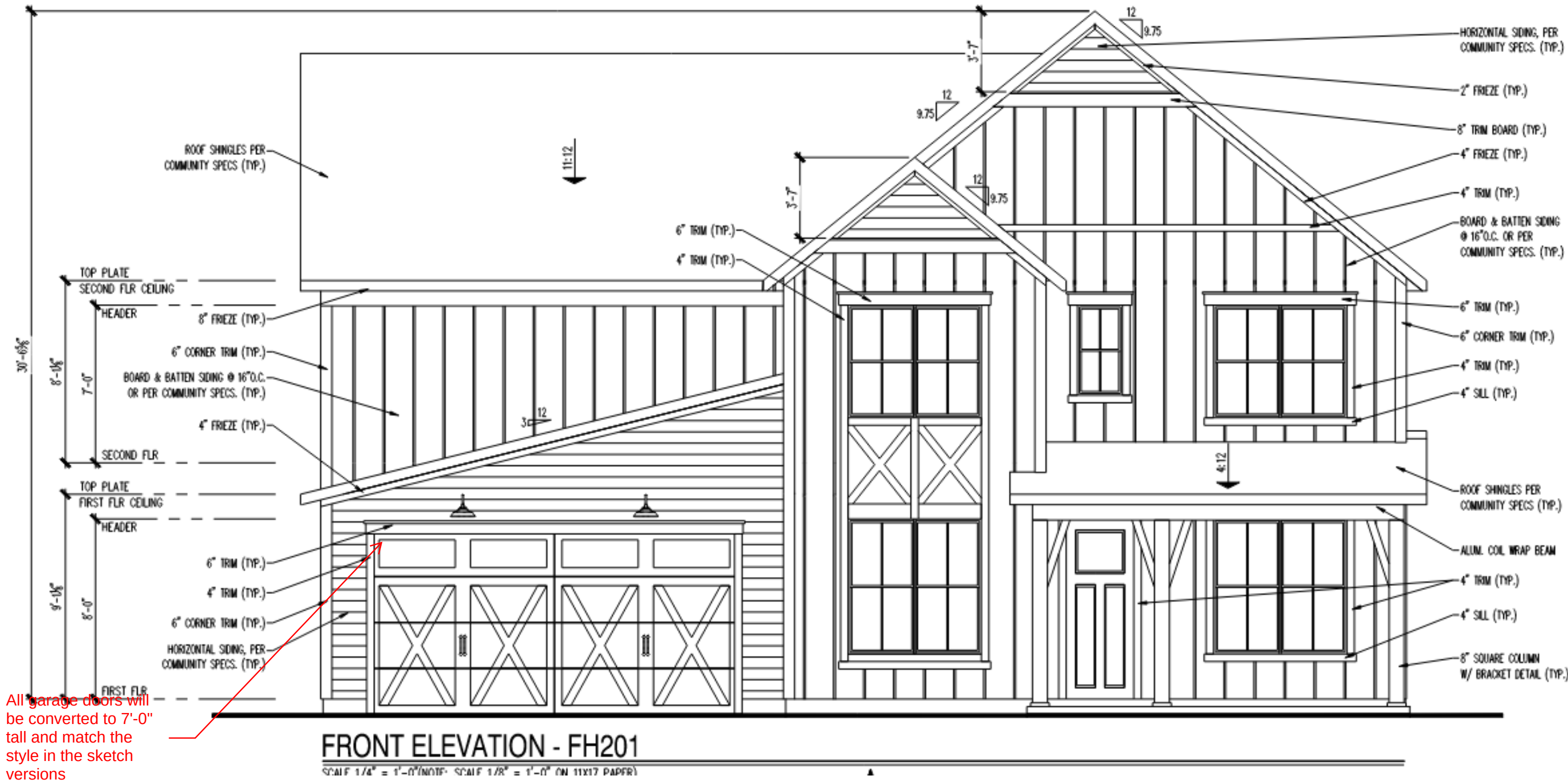


FARMHOUSE - B



FARMHOUSE - C

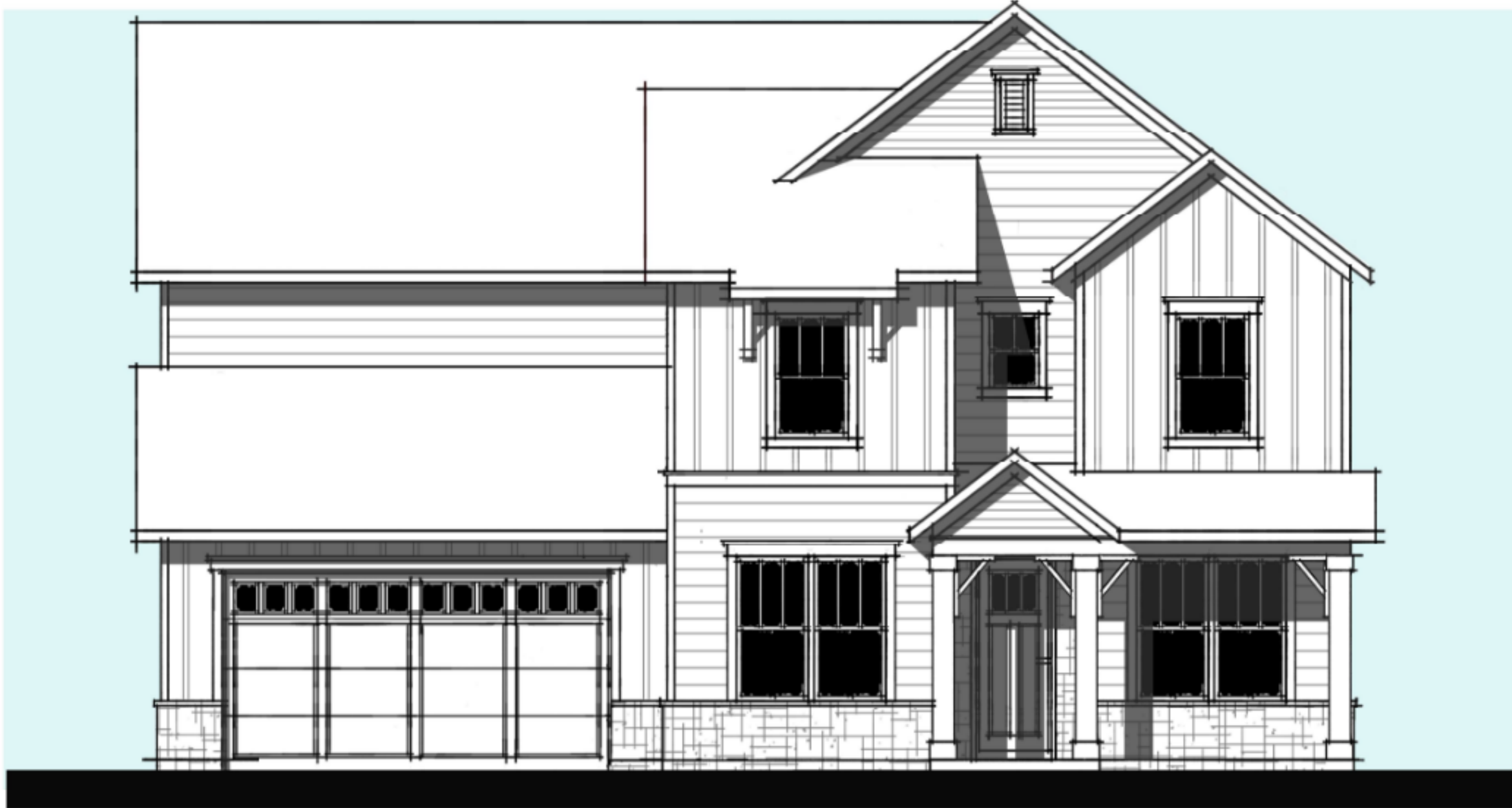
Plan Name	 NPC	 Core (Yes/No)	 Sq.Ft.	 Width	 Depth	 Max Width	 Max Depth	 Story	 Garage	 #Beds	 #Bath	 Master Up/Down	 HVAC Closet
Herdwick	3120.200	Yes	3,224	48	51	48	67	2	2	4	2.5	Up	Yes



FARMHOUSE - A

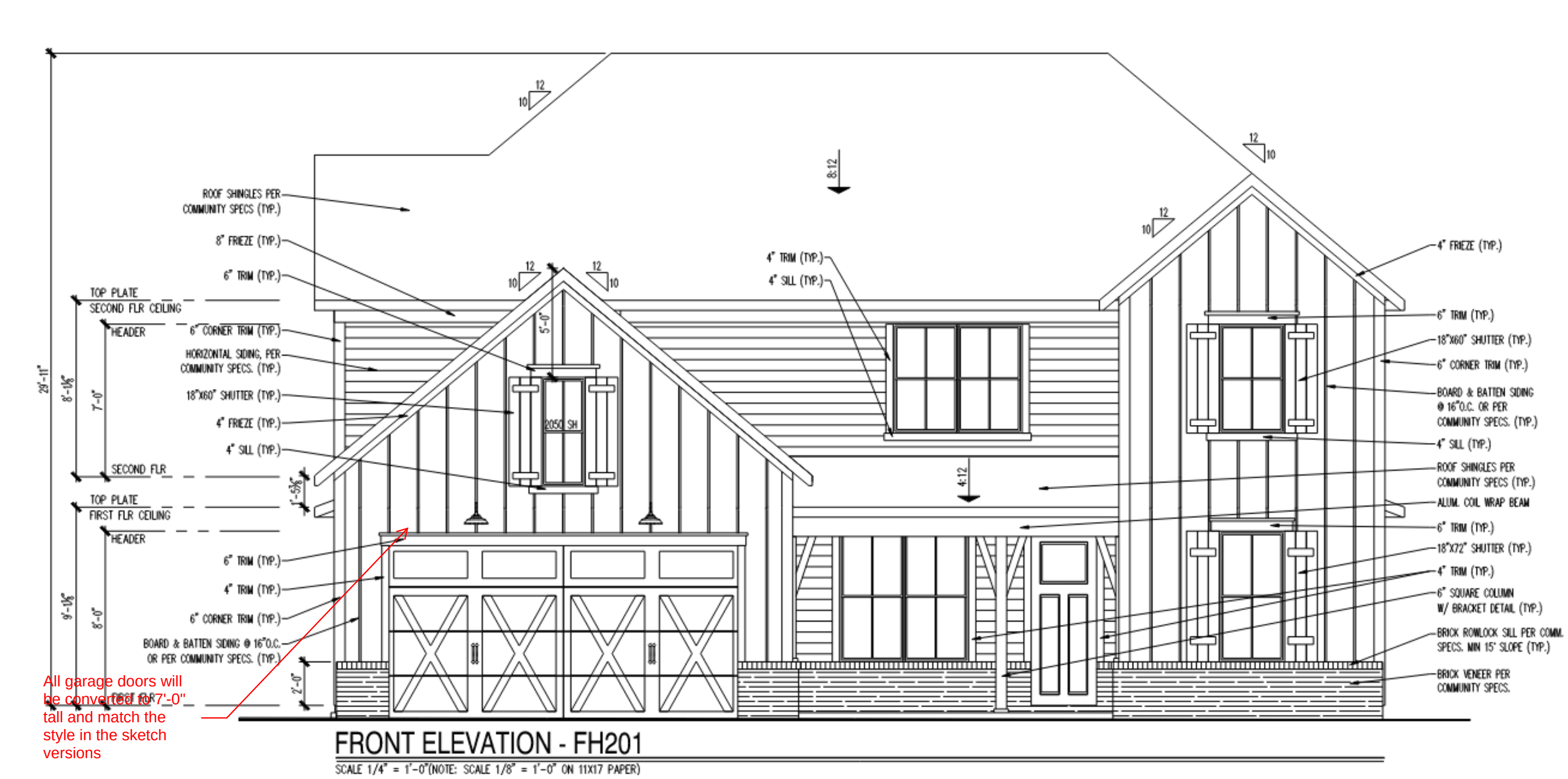


FARMHOUSE - B



FARMHOUSE - C

Plan Name	 NPC	 Core (Yes/No)	 Sq.Ft.	 Width	 Depth	 Max Width	 Max Depth	 Story	 Garage	 #Beds	 #Bath	 Master Up/Down	 HVAC Closet
Shetland	3122.200	Yes	3,747	48	65	48	75	2	2	4	3.5	Down	Yes



All garage doors will be converted to 7'-0" tall and match the style in the sketch versions



FARMHOUSE - A

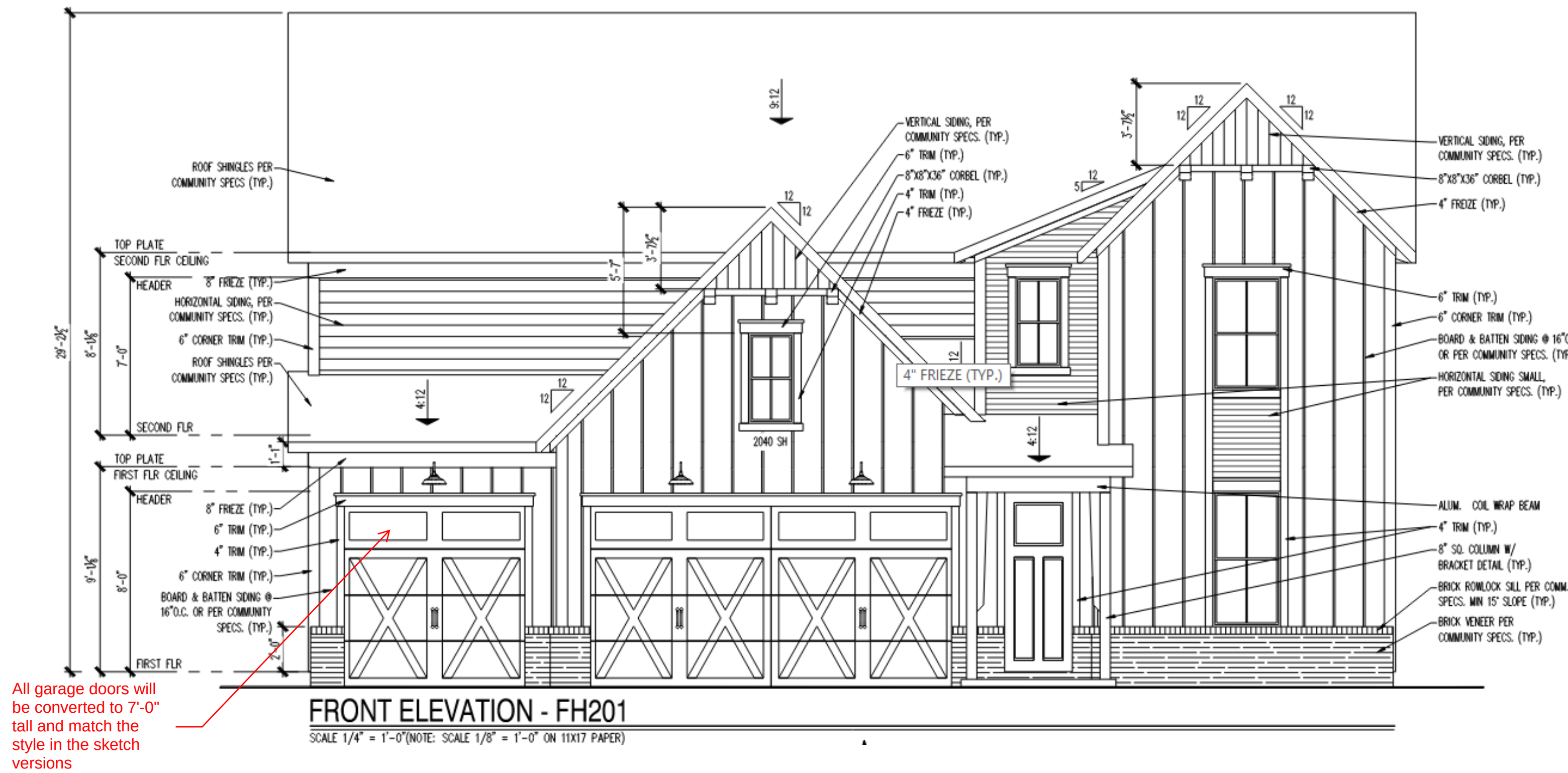


FARMHOUSE - B



FARMHOUSE - C

Plan Name	 NPC	 Core (Yes/No)	 Sq.Ft.	 Width	 Depth	 Max Width	 Max Depth	 Story	 Garage	 #Beds	 #Bath	 Master Up/Down	 HVAC Closet
Wiltshire	3123.200	Yes	3,973	48	65	48	81	2	3	4	3.5	Up	Yes



FARMHOUSE - A



FARMHOUSE - B



FARMHOUSE - C



Elevation FH101



Elevation FH102



Elevation CO101



Elevation CO102



Elevation FH101



Elevation FH102



Elevation CO101



Elevation CO102

6A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-2: City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) converting phase two to a single-family neighborhood.

Background

The Planning Commission recommended approval of the original Phase Two entitlement for Bahama Island at its January 10, 2023, meeting, and the development passed second reading at City Council on March 6, 2023. The initial plan included an RV resort with 361 spaces, a 6,000-square-foot amenity center, a waterfront boardwalk, recreational facilities, and a large dry dock with a boat ramp. Last year, an amendment was approved revising the required offsite improvements and making minor adjustments to internal access. This amendment passed second reading at City Council on October 7, 2024.

Proposed Changes

This new amendment converts the RV resort into a single-family residential neighborhood, Long Bay Village, consisting of 137 lots, including 35 waterfront lots with private docks along the Intracoastal Waterway. The neighborhood is designed around 9.1 acres of existing wetlands and a 110-foot-wide Santee Cooper power line right-of-way, which will remain undeveloped.

Key design elements include:

- **Lot size:** Minimum 7,200 square feet; Waterway “Piano” Lots 10,800 square feet
- **Setbacks:** 20-foot front/rear, 5-foot side, and 7.5-foot side setbacks for corner lots
- **Access:** Three entry points off Bowline Boulevard.
- **Emergency access:** Gate at C-Versie Road, served by a 22-foot-wide all-weather drive
- **Amenities:** Pool, clubhouse, playground, pickleball courts, two community boat docks, and two mail kiosks with parking
- **Offsite Improvements:** The developer will complete intersection upgrades at Old Crane Road and Bowline Boulevard
- **Architectural Style:** Homes will feature a coastal vernacular design, incorporating elements typical of traditional Lowcountry and waterfront architecture

Staff Review

Planning & Development, Planning Division

The planning department is reviewing the proposed amendment and will provide comments at the workshop.

Planning & Development, Zoning Division

The Zoning Administrator has no issue with the proposed amendment.

Public Works

The Public Works Department is reviewing the proposed amendment and will provide comments at the workshop.

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 the City Council at their next meeting scheduled for February 17, 2025.

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-25-2] 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-25-2] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$0.00 on
FILE NUMBER:	Z-25-2
Complete Submittal Date:	



Notice Published:	February 13, 2025
Planning Commission:	March 4, 2025
First Reading:	March 17, 2025
Second Reading:	April 7, 2025

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: February 11, 2025	Property PIN(S): 35000000083
Property Owner(s): SW INT 90 HOLDCO II LLC, SW INT 90 HOLDCO III LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: End of Bowline Blvd	Project Contact: Robert Guyton
Contact Phone Number: Contact the Planning Division for Info	Contact Email Address: Contact the Planning Division for Info
PDD Name: Bahama Island Ph 2	Total Area of Property: 73.42 Acres
Proposed Amendment: Conversion of entitled RV Park to Single-Family	
RECORDED COVENANT INFORMATION	
I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145). <i>Applicant's E-signature: <u>Robert Guyton</u></i>	
This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.	

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

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: _____