

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: August 15, 2022

Agenda Item: 7B	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: August 10, 2022
Subject: Amendment to the Parkway Group Planned Development District (PDD) creating the Grande Dunes North sign package [Z-22-10]	Division: Planning and Development

History and Background:

Near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway, the Parkway Group PDD was originally entitled in 2008. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. The amendment creating the Grande Dunes North development within the Parkway Group PDD was approved by City Council on March 15, 2021.

Proposed Changes:

The applicant, Cameron Parker of DRG, agent for the developer, has requested an amendment to the Parkway Group PDD creating a sign package for the Grande Dunes North development. The attached proposal includes details on fonts, colors, materials, sign design, and plans showing proposed locations. The sign types illustrated in the proposal show the following types: Entrance pillars, monument signs at entrances, gate house, directional signs, street posts, parking signs, temporary neighborhood signs, temporary model signs, temporary lot signs, and temporary construction directional signs. Temporary off-site signage was removed from the proposal after the Planning Commission meeting due to concerns from the Public Works Department.

Planning Commission Action:

The Planning Commission conducted a public hearing on July 19, 2022 and voted unanimously to approve the request, contingent on the applicant removing the exhibits concerning temporary off-site signage. There were no public comments.

Recommended Action:

Approve or deny the proposed ordinance on first reading

Reviewed by Division Head	Reviewed by 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 PARKWAY GROUP PLANNED
DEVELOPMENT DISTRICT (PDD) CONCERNING THE
GRANDE DUNES NORTH SIGN PACKAGE.**

Section 1:

That the Parkway Group PDD be amended to include updated exhibits for the Grande Dunes North sign package as depicted in Exhibit A attached and included in this ordinance.

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 _____, 2022.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED:

City Manager

FIRST READING: 8.15.2022

SECOND READING: _____

ORDINANCE: _____



MONUMENT & SIGN GUIDELINES

EXHIBIT A

Color Strategy

The primary colors establish the luxury and elegance of the Grande Dunes brand.

PRIMARY

<p>Grande Dunes Gold CMYK: 13/23/67/38 RGB: 151/130/75 PMS: 871 Metallic, 4505 Paint: SW-6396 Different Gold Thread: Gold RA-9005 Cloth of Gold</p>	<p>Grande Dunes Blue CMYK: 100/89/24/10 RGB: 35/59/119 PMS: 281 Paint: SW-6510 Loyal Blue Thread: Blue RA-5739 Blue Ribbon</p>	<p>Post Black CMYK: 74/52/71/90 RGB: 0/15/2 PMS: Black 3C Paint: SW-6258 Tricorn Black</p>
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MONUMENT COLORS

Alabaster SW-7008		
Rice Grain SW-6155		
Black Bean SW-6066		

Typefaces

The typefaces chosen for Grande Dunes balance casual elegance with coastal relaxation and fun. **Arno Pro** is an old-style serif font, drawing inspiration from a variety of 15th and 16th century typefaces. It is a traditional serif that has the essence of exclusivity, luxury and the country club lifestyle. Inspired by architectural signage of the mid-twentieth century, **Gotham** brings a sensibility and strength to design, while maintaining an approachable feel.

ARNO PRO

REGULAR
 AaBbCcDdEeFfGgHhIiJjKkLlMmNn
 OoPpQqRrSsTtUuVvWwXxYyZz
 1234567890!@#%&^*()_+="':?><

ITALIC
 AaBbCcDdEeFfGgHhIiJjKkLlMmNn
 OoPpQqRrSsTtUuVvWwXxYyZz
 1234567890!@#%&^&#*()_+="':?><

OTHER WEIGHTS
 Light
Light Italic
 Semibold
Semibold Italic
 Bold
Bold Italic

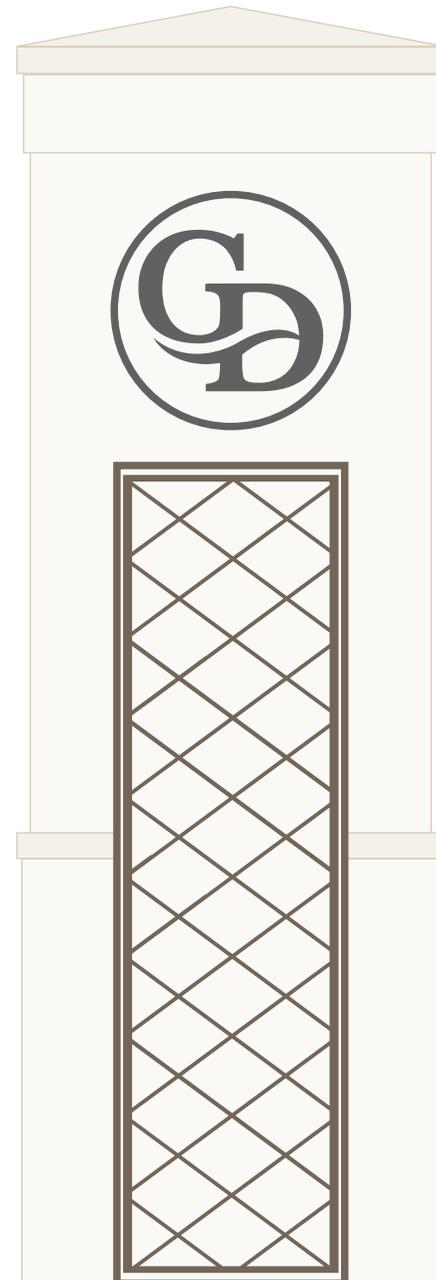
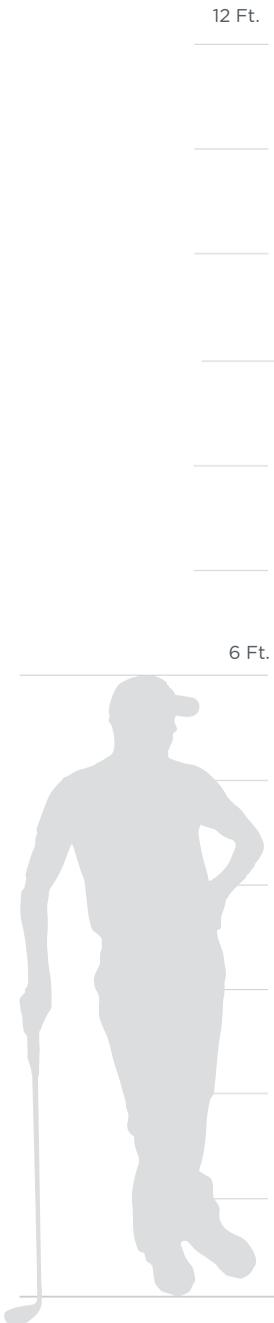
GOTHAM

BOOK
 AaBbCcDdEeFfGgHhIiJjKkLlMmNn
 OoPpQqRrSsTtUuVvWwXxYyZz
 1234567890!@#%&^*()_+="':?><

BOOK ITALIC
 AaBbCcDdEeFfGgHhIiJjKkLlMmNn
 OoPpQqRrSsTtUuVvWwXxYyZz
 1234567890!@#%&^*()_+="':?><

OTHER WEIGHTS
 Light
Light Italic
 Medium
Medium Italic
 Bold
Bold Italic

1. Entrance Monumentation — Pillars



PILLAR

Size:

- 4' x 12'
- Qty: 2 (see map page 9)

Material:

- Brick structure with stucco finish
- Standard cement pointed cap

Paint:

- Stucco: SW 7008 Alabaster
- Cap and Trim: SW 6155 Rice Grain

GD LOGO

- 2' 3" circle
- Aluminum channel
- Mounted to surface
- SW 6066 Black Bean

LATTICE PANEL

- 2' 6" x 8'
- Material: TBD
- Color: TBD

LIGHTING

- Illuminate from ground with mounted light fixtures to wash face of pillar

2. Entrance Monumentation — Center Island

MONUMENT

Size:

- 33' x 8'
- Back wall 5' - front wall 3'
- Qty: 1 (see map page 9)

Material:

- Brick structure with stucco finish

Paint:

- Stucco: SW 7008 Alabaster
- Trim: SW 6155 Rice Grain

GD LOGO

- 5' circle
- Aluminum channel
- Mounted to surface
- SW 6066 Black Bean

LETTERS

- Freestanding structural letters
- Size: 12" - 24"
- Mounted on top of wall
- SW 6066 Black Bean

LIGHTING

- Illuminate from ground with mounted light fixtures to wash face of monument

LANDSCAPING

- Beach grass in front of front wall

PILLAR

Size:

- 4' x 11'

Material:

- Brick structure with stucco finish
- Standard cement pointed cap

Paint:

- Stucco: SW 7008 Alabaster
- Cap and Trim: SW 6155 Rice Grain

LATTICE PANEL

- 2' 6" x 9'
- Material: TBD
- Color: TBD

LIGHTING

- Illuminate from ground with mounted light fixtures to wash face of pillar

Front



Images are proposed for illustrative purposes only. Exact letter size and spacing will appropriately fit on the monument structure.

3. North Club Monumentation — Club Entrance and Pond

Front and Back



Images are proposed for illustrative purposes only. Exact letter size and spacing will appropriately fit on the monument structure.

MONUMENT

Size:

- 15' x 8'
- Back wall 5' - front wall 3'
- Qty: 2 (see map page 9)

Material:

- Brick structure with stucco finish

Paint:

- Stucco: SW 7008 Alabaster
- Trim: SW 6155 Rice Grain

GD LOGO

- 4' 6" circle
- Aluminum channel
- Mounted to surface
- SW 6066 Black Bean

LETTERS

- Freestanding structural letters
- Size: 12" - 24"
- Mounted on top of wall
- SW 6066 Black Bean

LIGHTING

- Illuminate from ground with mounted light fixtures to wash face of monument

LANDSCAPING

- Beach grass in front of front wall

PILLAR

Size:

- 4' x 11'

Material:

- Brick structure with stucco finish
- Standard cement pointed cap

Paint:

- Stucco: SW 7008 Alabaster
- Cap and Trim: SW 6155 Rice Grain

LATTICE PANEL

- 2' 6" x 9'
- Material: TBD
- Color: TBD

LIGHTING

- Illuminate from ground with mounted light fixtures to wash face of pillar

4. Everlee Park/North Village Monumentation — Park Entrance

MONUMENT

Size:

- 16' x 4' 6"
- Qty: 1 (see map page 9)

Material:

- Brick structure with stucco finish

Paint:

- Stucco: SW 7008 Alabaster
- Trim: SW 6155 Rice Grain

GD LOGO

- 2' circle
- Aluminum channel
- Mounted to surface
- SW 6066 Black Bean

LETTERS

- Freestanding structural letters
- Size: 18" - 36"
- Mounted on top of wall
- SW 6066 Black Bean

LIGHTING

- Illuminate from ground with mounted light fixtures to wash face of monument

LANDSCAPING

- Beach grass in front of front and back walls

PILLAR

Size:

- 2' x 4' 6"

Material:

- Brick structure with stucco finish
- Standard cement pointed cap

Paint:

- Stucco: SW 7008 Alabaster
- Cap and Trim: SW 6155 Rice Grain

LATTICE PANEL

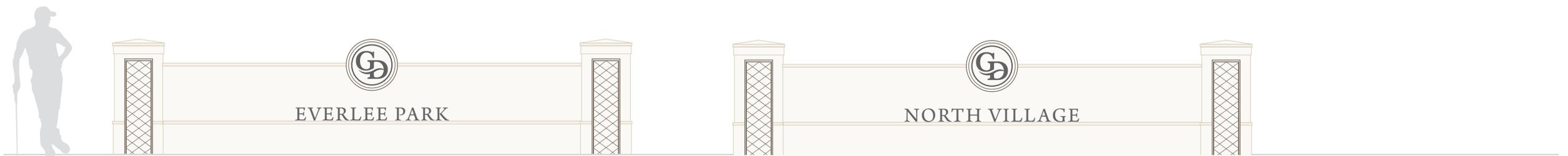
- Size: 2' x 3' 8"
- Material: TBD
- Color: TBD

LIGHTING

- Illuminate from ground with mounted light fixtures to wash face of pillar

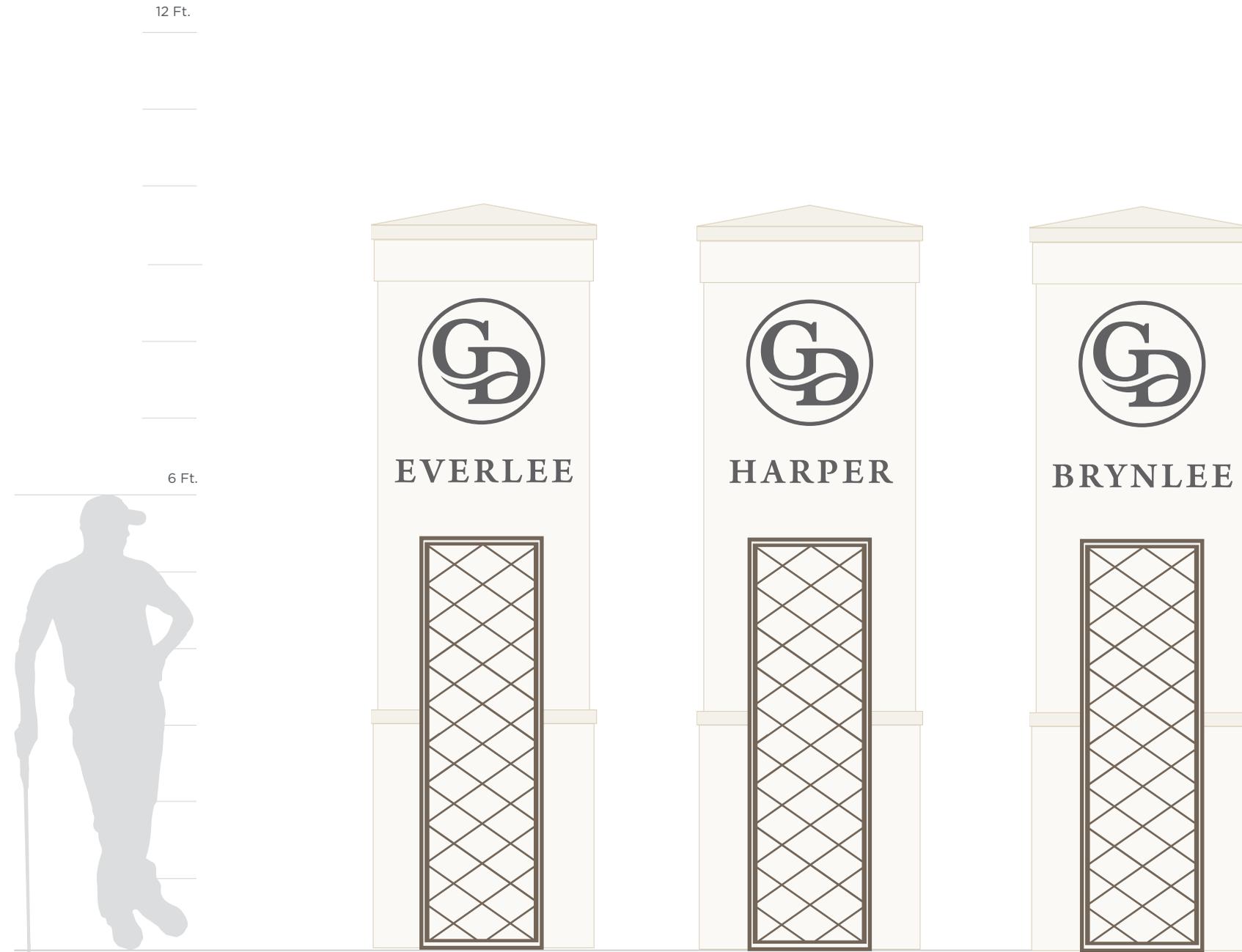
Front
Facing Everlee Park

Back
Facing Intracoastal Waterway



Images are proposed for illustrative purposes only. Exact letter size and spacing will appropriately fit on the monument structure.

5. Neighborhood Monumentation — Pillars



PILLAR

Size:

- 3' x 10'
- Qty: 1 per name (see map page 9)

Material:

- Brick structure with stucco finish
- Standard cement pointed cap

Paint:

- Stucco: SW 7008 Alabaster
- Cap and Trim: SW 6155 Rice Grain

GD LOGO

- 18" circle
- Aluminum channel
- Mounted to surface
- SW 6066 Black Bean

LETTERS

- Aluminum channel letters
- Size: 4" - 12"
- Mounted to surface
- SW 6066 Black Bean

LATTICE PANEL

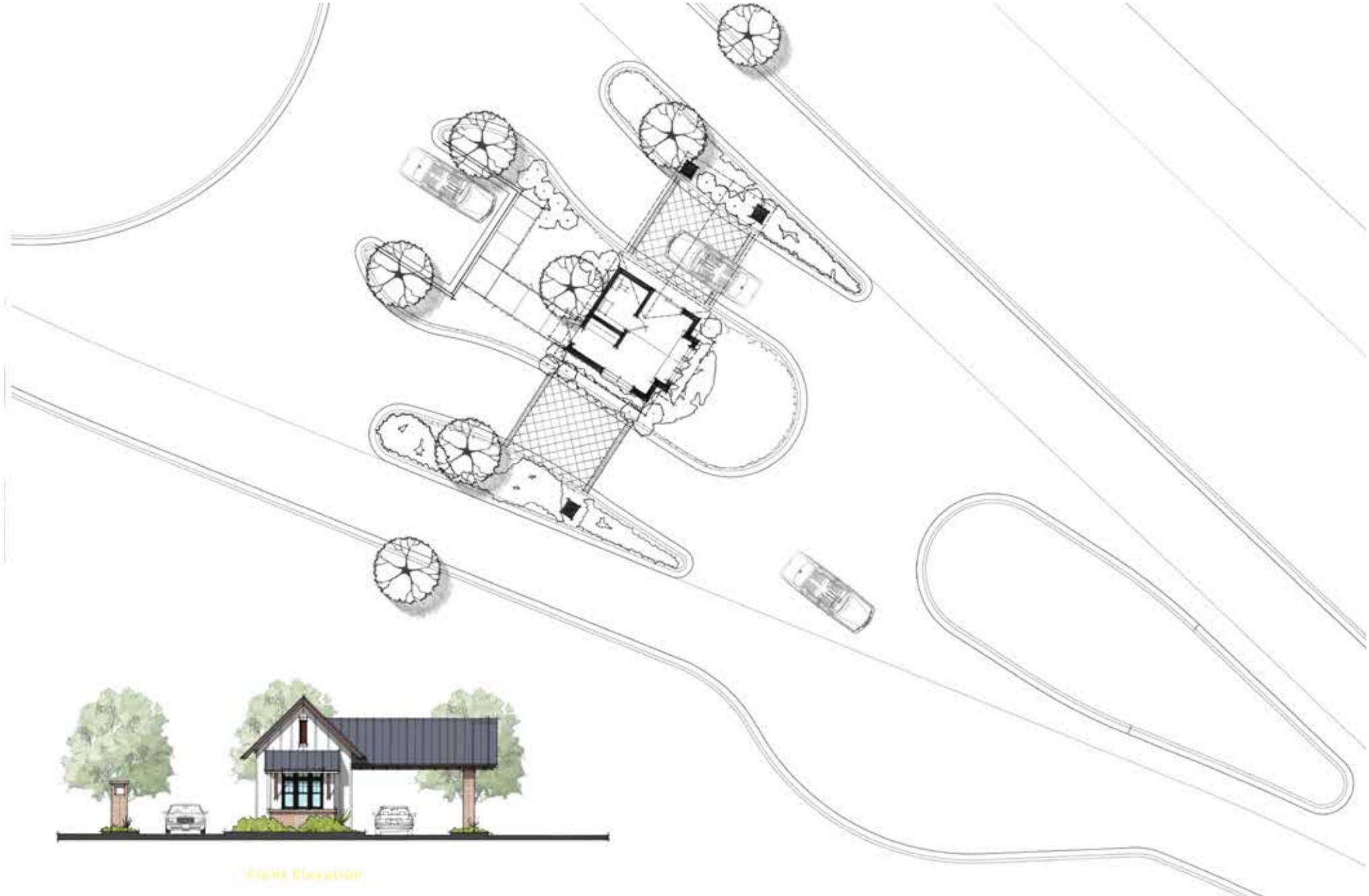
- 18" x 5' 6"
- Material: TBD
- Color: TBD

LIGHTING

- Illuminate from ground with mounted light fixtures to wash face of pillar

Images are proposed for illustrative purposes only. Exact letter size and spacing will appropriately fit on the monument structure. Additional neighborhoods will feature pillars that follow monument guidelines.

6. Gate House



Images are proposed for illustrative purposes only.

Monumentation, Pillar and Gate House — Sitemap



Additional neighborhoods will feature pillars at appropriate entrance. All monuments will be located outside of public right of way.

- 1. Entrance Pillars - See Easement Agreement
- 2. Monument and Pillars - See Easement Agreement

7 & 8 Permanent Directionals – On Site

12 Ft.

6 Ft.



7. Medium Directional 36" x 60"



8. Small Amenity Directional 24" x 29"



MEDIUM SIGN

Medium Sign Size:

- Size: 36' x 60"
- Qty: 7 (see map page 13)
- Circle logo is separate piece
- Circle size: 9"
- Bolts attach circle to sign
- Bolts painted to match background

Sign Material:

- 1/4" Double-faced polymetal (Di Bond 6 mil)
- Cut vinyl for lettering and arrows
- 2 Panels for double-sided sign

Sign Finishing:

- Add Process color match with UV laminate

ALUMINUM POST (PREFERRED)

Post Style:

- 4" aluminum posts
- 4" cast aluminum acorn finial mounted to post with Allen key
- 8' post with 2' buried in the ground
- Decorative Footer: Dornbos Sign and Safety
- Decorative Sign Post 400 Series

Post Color:

- Sherwin Williams: SW-6258 Tricorn Black

Mounting:

- Pair of 2-3/8" crossbars – sign mounted on crossbars with 2" gap
- Crossbars should be 6" from the top of the sign and top of the decorative footer
- Bolts attach sign to crossbars
- Bolts painted to match background
- Sign mounted 18" off ground

SMALL SIGN

Small Sign Size:

- Size: 24' x 29"
- Qty: 3 (see map page 13)
- Circle logo is separate piece
- Circle size: 6"
- Bolts attach circle to sign
- Bolts painted to match background

Sign Material:

- 1/4" Double-faced polymetal (Di Bond 6 mil)
- Cut vinyl for lettering and arrows
- 2 Panels for double-sided sign

Sign Finishing:

- Add Process color match with UV laminate

ALUMINUM POST (PREFERRED)

Post Style:

- 4" aluminum posts
- 4" cast aluminum acorn finial mounted to post with Allen key
- 7' 6" post with 2' buried in the ground
- Decorative Footer: Dornbos Sign and Safety
- Decorative Sign Post 400 Series

Post Color:

- Sherwin Williams: SW-6258 Tricorn Black

Mounting:

- Pair of 2-3/8" crossbars – sign mounted on crossbars with 2" gap
- Crossbars should be 6" from the top of the sign and top of the decorative footer
- Bolts attach sign to crossbars
- Bolts painted to match background
- Sign mounted 36" off ground

Additional signage not featured in this image are subject to the same sign guidelines and appropriate locations.

Permanent Street Posts — On Site



Images proposed are for illustrative purposes only, the exact street light, stop & speed limit signs will follow the written guidelines on this page.

ALUMINUM POST (PREFERRED)

Post Style:

- 4" aluminum posts
- 4" cast aluminum acorn finial mounted to post with Allen key
- 7' 6" post with 2' buried in the ground
- Decorative Footer: Dornbos Sign and Safety
- Decorative Sign Post 400 Series

Post Color:

- Sherwin Williams: SW-6258 Tricorn Black

Mounting:

- Pair of 2-3/8" crossbars – sign mounted on crossbars with 2" gap
- Crossbars should be 6" from the top of the sign and top of the decorative footer
- Bolts attach sign to crossbars
- Bolts painted to match background
- Sign mounted 36" off ground

Usage:

- Decorative post used for street lights, stop and speed limit signs

LIGHT FIXTURE

- Decorative: Drayton
- M26-5 DR LED

Permanent Parking | Various



Additional signage not featured in this image are subject to the same sign guidelines and appropriate locations.

AMENITY PARKING SIGN

Sign Size:

- 36" x 18"

Sign Material:

- 1/4" Double-faced polymetal (Di Bond 6 mil)

Sign Finishing:

- Add Process color match with UV laminate

ALUMINUM POST

Post Style:

- 4" aluminum poles with super durable powder-coat finish with standard pointed cap

Post Color:

- Sherwin Williams: SW-6258 Tricorn Black

Post Length:

- 4' 6" length buried 2' in ground with concrete footer

Mounting:

- Pair of 2-3/8" crossbars - sign mounted on crossbars with 2" gap
- Crossbars should be 2" from the top and bottom of sign
- Bolts attach sign to crossbars
- Bolts painted to match background color
- Sign mounted 12" off ground

PARKING SIGNS

Sign Size:

- 12" x 18"

Sign Material:

- 1/4" Double-faced polymetal (Di Bond 6 mil)

Sign Finishing:

- Add Process color match with UV laminate

ALUMINUM POST

Post Style:

- 4" aluminum poles with super durable powder-coat finish with standard pointed cap

Post Color:

- Sherwin Williams: SW-6258 Tricorn Black

Post Length:

- 7' length buried 2' in ground with concrete footer

Mounting:

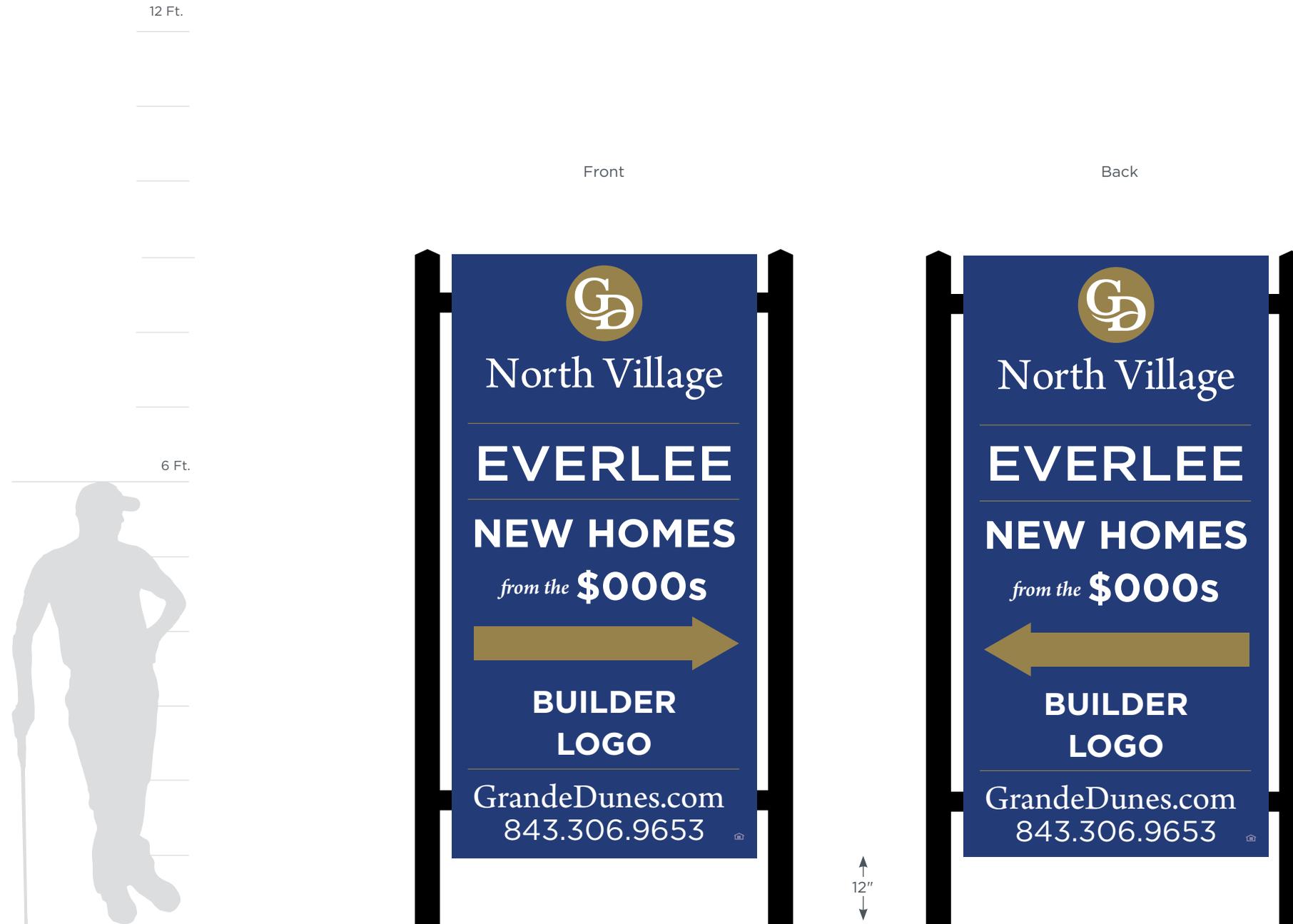
- 2 bolts attach sign to post
- Bolts painted to match background color
- Sign mounted 40" off ground

Permanent Medium & Small Directionals — Sitemap



Additional signage not featured in this image are subject to the same sign guidelines and appropriate locations.

Temporary Builder Neighborhood Sign — On Site — (Locations: TBD)



SIGN

Sign Size:

- 48" x 96"

Sign Material:

- 1/4" Double-faced polymetal (Di Bond 6 mil)
- 2 Panels for double-sided sign

Sign Finishing:

- Add Process color match with UV laminate

ALUMINUM POST (PREFERRED)

Post Style:

- 4" aluminum poles with super durable powder-coat finish with standard pointed cap

Post Color:

- Sherwin Williams: SW-6258 Tricorn Black

Post Length:

- 11' tall with 2' in ground with concrete footer

Mounting:

- Pair of 2 3/8" cross bars - sign mounted on cross bars with 2" gap
- Cross bars should be 6" from the top and bottom of the sign
- Bolts attach sign to crossbars
- Bolts painted to match background
- Sign mounted 12" off ground

Additional signage not featured are subject to the same sign guidelines.

Temporary Builder Model | 36" x 60"

Temporary Model ID & Private Residence | Various

BUILDER MODEL

Sign Size:

- 36" x 60"

Sign Material:

- 1/4" Double-faced polymetal (Di Bond 6 mil)
- 2 Panels for double-sided sign

Sign Finishing:

- Add Process color match with UV laminate

ALUMINUM POST

Post Style:

- 4" aluminum poles with super durable powder-coat finish with standard pointed cap

Post Color:

- Sherwin Williams: SW-6258 Tricorn Black

Post Length:

- 8' length buried 2' in ground with concrete footer

Mounting:

- Pair of 2-3/8" crossbars – sign mounted on crossbars with 2" gap
- Crossbars should be 6" from the top and bottom of sign
- Bolts attach sign to crossbars
- Bolts painted to match background color
- Sign mounted 12" off ground

MODEL ID SIGN

Sign Size:

- 18" x 12"

Sign Material:

- 1/4" Double-faced polymetal (Di Bond 6 mil)

Sign Finishing:

- Add Process color match with UV laminate

ALUMINUM POST

Post Style:

- 3" aluminum poles with super durable powder-coat finish with standard pointed cap

Post Color:

- Sherwin Williams: SW-6258 Tricorn Black

Post Length:

- 3' 4" length buried 1'

Mounting:

- 2 bolts attach sign to post
- Bolts painted to match background color
- Sign mounted 12" off ground

PRIVATE RESIDENCE SIGN

Sign Size:

- 12" x 6"

Sign Material:

- Corrugated plastic

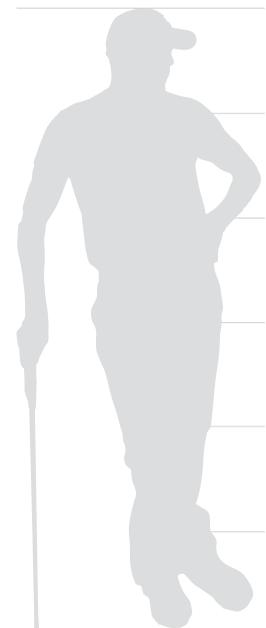
Mounting:

- Aluminum H frame inserted into corrugated plastic
- Sign mounted 3" off ground

Front

Back

6 Ft.



12"

18" x 12"



12"

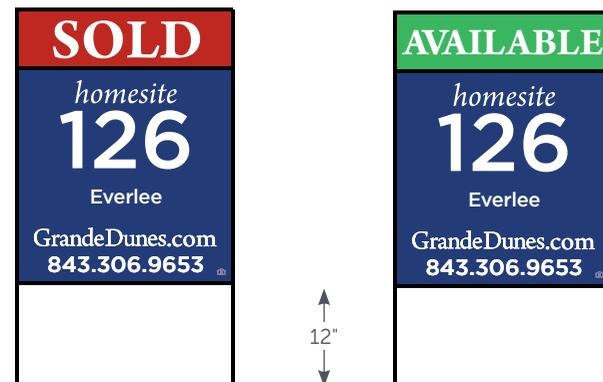
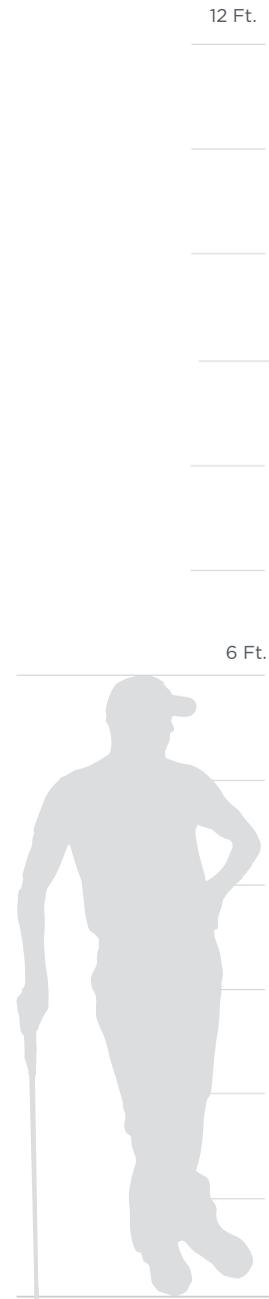
12" x 6"



3"

Additional signage not featured are subject to the same sign guidelines.

Temporary Lot Sign with H-Stand and Rider | 24" x 24"



Optional Riders



SOLD color:
Nautical Red - C=10 M=96 Y=100 K=15

AVAILABLE color:
Golf Grass - C=74 M=0 Y=86 K=0

SIGN

Sign Size:

- 24" x 24"

Sign Material:

- Corrugated plastic
- Vertical flutes

Sign Finishing:

- Laminated

POST

Post style:

- Steel H-Stand
- 3/4" black angle iron

Sign Mounting:

- Sign mounted 12" off ground

RIDER

Rider Size:

- 24" x 6"
- Corrugated plastic
- Vertical flutes
- Laminated

Additional signage not featured are subject to the same sign guidelines.

Temporary Concrete Washout with H-Stand | 24" x 24"

Temporary Construction Parking with H-Stand | 24" x 24"

SIGN

Sign Size:

- 24" x 24"

Sign Material:

- Corrugated plastic
- Vertical flutes

Sign Finishing:

- Laminated

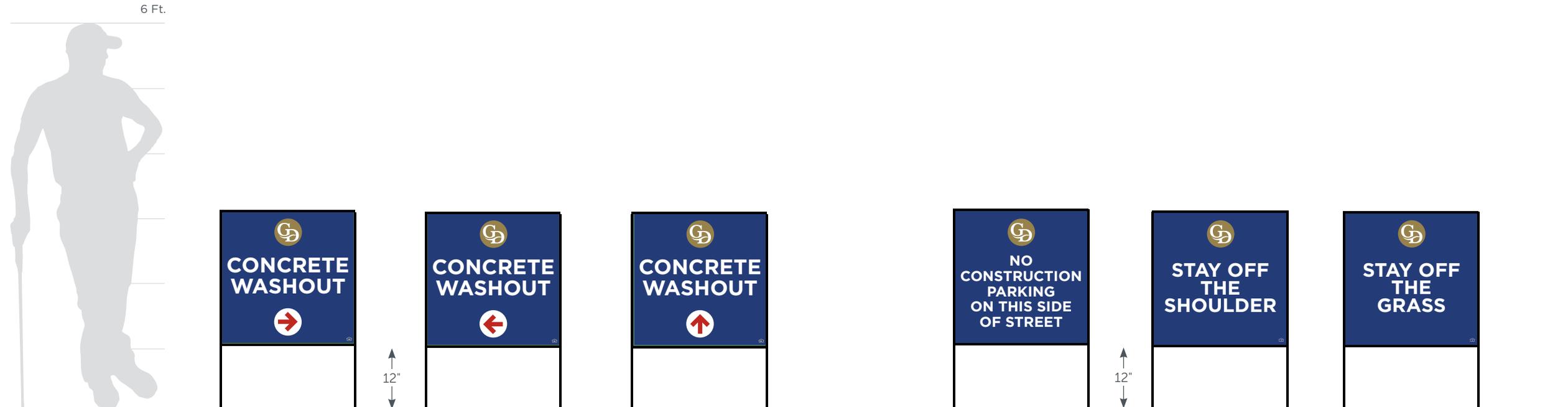
POST

Post style:

- Steel H-Stand
- 3/4" black angle iron

Sign Mounting:

- Sign mounted 12" off ground



Additional signage not featured are subject to the same sign guidelines.

Temporary Construction Rules | 48" x 60"

Temporary Port-A-John Coverup | 8' x 5'

Temporary Permit Box Decal | 22" x 11"

CONSTRUCTION RULES

Sign Size:

- 48" x 60"

Sign Material:

- Double-faced corrugated plastic
- Laminated

Sign Mounting:

- Attach to construction trailer OR two 4" x 4" wooden posts painted Sherwin Williams: SW-6258 Tricorn Black
- 8' posts buried 2'
- Sign mounted 12" off ground

PORT-A-JOHN COVERUP

- 8' privacy fence in wood or vinyl
 - 3 panels preferred
- Fence Color:**
- Sherwin Williams: SW 6510 "Loyal Blue"

Note: May be used to mount permit box

PERMIT BOX DECAL

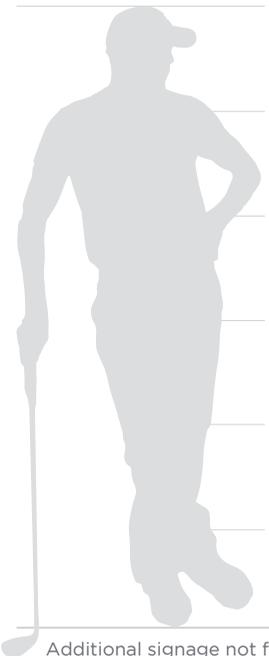
Sign Size:

- 22" x 11"

Sign Material:

- Vinyl sticker applied to center of permit box
- Process color match print with UV laminate

6 Ft.



12"



Additional signage not featured are subject to the same sign guidelines.

6A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-30: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Grande Dunes North sign package.

History and Background

Near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway, the Parkway Group PDD was originally entitled in 2008. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. The amendment creating the Grande Dunes North development within the Parkway Group PDD was approved by City Council on March 15, 2021.

Proposed Changes

The applicant, Cameron Parker of DRG, agent for the developer, has requested an amendment to the Parkway Group PDD creating a sign package for the Grande Dunes North development. The attached proposal includes details on fonts, colors, materials, sign design, and plans showing proposed locations. The sign types illustrated in the proposal show the following types: Entrance pillars, monument signs at entrances, gate house, directional signs, street posts, parking signs, temporary neighborhood signs, temporary model signs, temporary lot signs, temporary construction directional signs, and temporary wayfinding sign.

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 City Council at their next meeting scheduled for August 15, 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 Parkway Group PDD regarding the Grande Dunes North sign package [Z-22-10] as submitted.

OR

- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Parkway Group PDD regarding the Grande Dunes North sign package [Z-22-10] as submitted.

OR

- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on July 14, 2022
FILE NUMBER:	Z-22-10
Complete Submittal Date:	July 14, 2022



Notice Published:	June 30, 2022
Planning Commission:	July 19, 2022
First Reading:	August 16, 2022
Second Reading:	September 20, 2022

City of North Myrtle Beach, SC

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

GENERAL INFORMATION

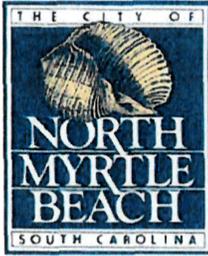
Date of Request: June 9, 2022	Property PIN(S): 38900000007
Property Owner(s): NGD PROPERTY II LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Grande Dunes North Village	Project Contact: Cameron Parker
Contact Phone Number: 8438393350	Contact Email Address: cam@drgpilc.com
PDD Name: Grande Dunes North Village	Total Area of Property: 229.13 Acres
Proposed Amendment: Grande Dunes North Signage and Monumentation	

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: Cameron Parker

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 12.20.16

Today's Date: 4-14-2021

Nature of Approval Requested: Development Related Activities

Property PIN and Tax Map Number, if applicable: 38900000007

Property Location: Grande Dunes North

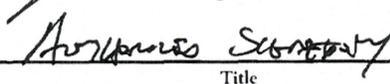
I, Jessie Baker, hereby authorize J. Cameron Parker

to act as agent for NGD Property II LLC for the purposes of the above referenced

approval.


Signature

4/16/21
Date


Title