

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: September 19, 2022

Agenda Item: 6B	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM	
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: September 12, 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	
<u>History and Background:</u> 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. <u>Proposed Changes:</u> 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. <u>Planning Commission Action:</u> 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. <u>Recommended Action:</u> Approve or deny the proposed ordinance on second 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: 9.19.2022

ORDINANCE: 22-38



MONUMENT & SIGN GUIDELINES

Color Strategy

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

PRIMARY

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

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

Post Black
CMYK: 74/52/71/90
RGB: 0/15/2
PMS: Black 3C
Paint: SW-6258 Tricorn Black

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

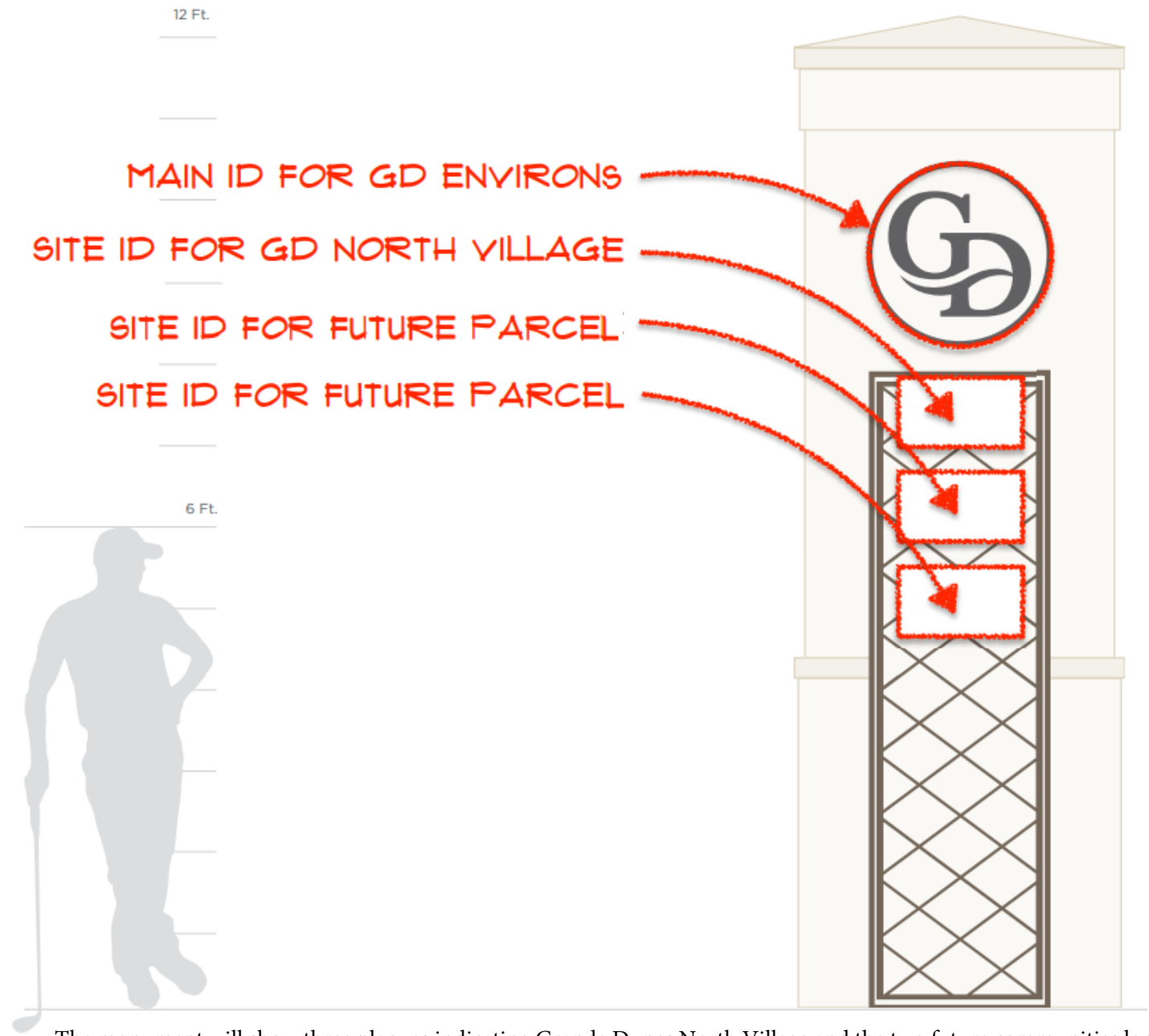
Medium

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

The monument will show three plaques indicating Grande Dunes North Village and the two future communities located on the adjacent parcels, specifically PIN # 38900000234 and # 38900000003.

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:

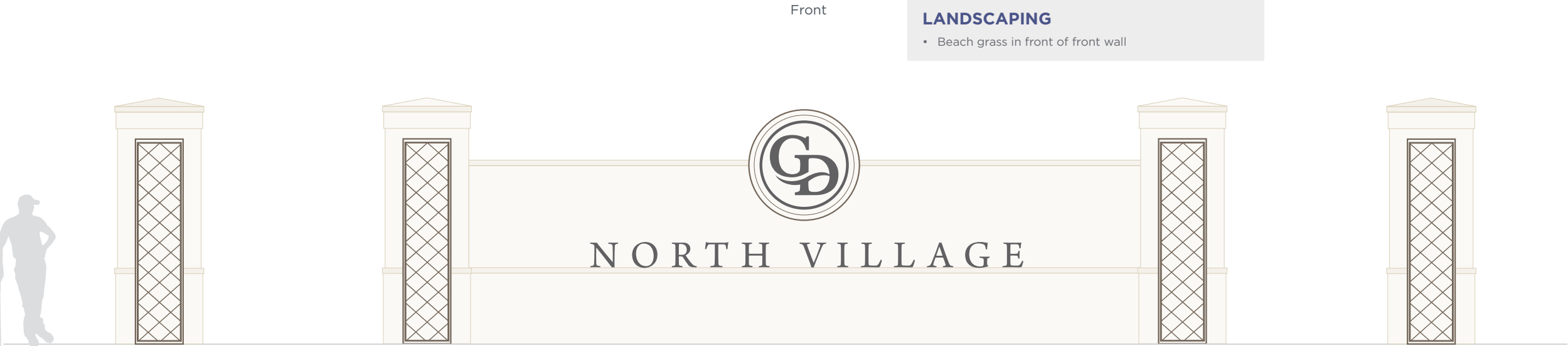
- Stucco: SW 7008 Alabaster
- Cap and Trim: SW 6155 Rice Grain

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

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

Front and Back



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

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

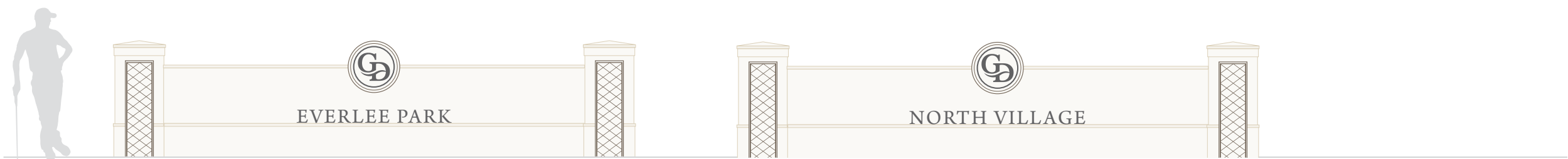
- Size: 2' x 3' 8"
- Material: TBD
- Color: TBD

LIGHTING

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

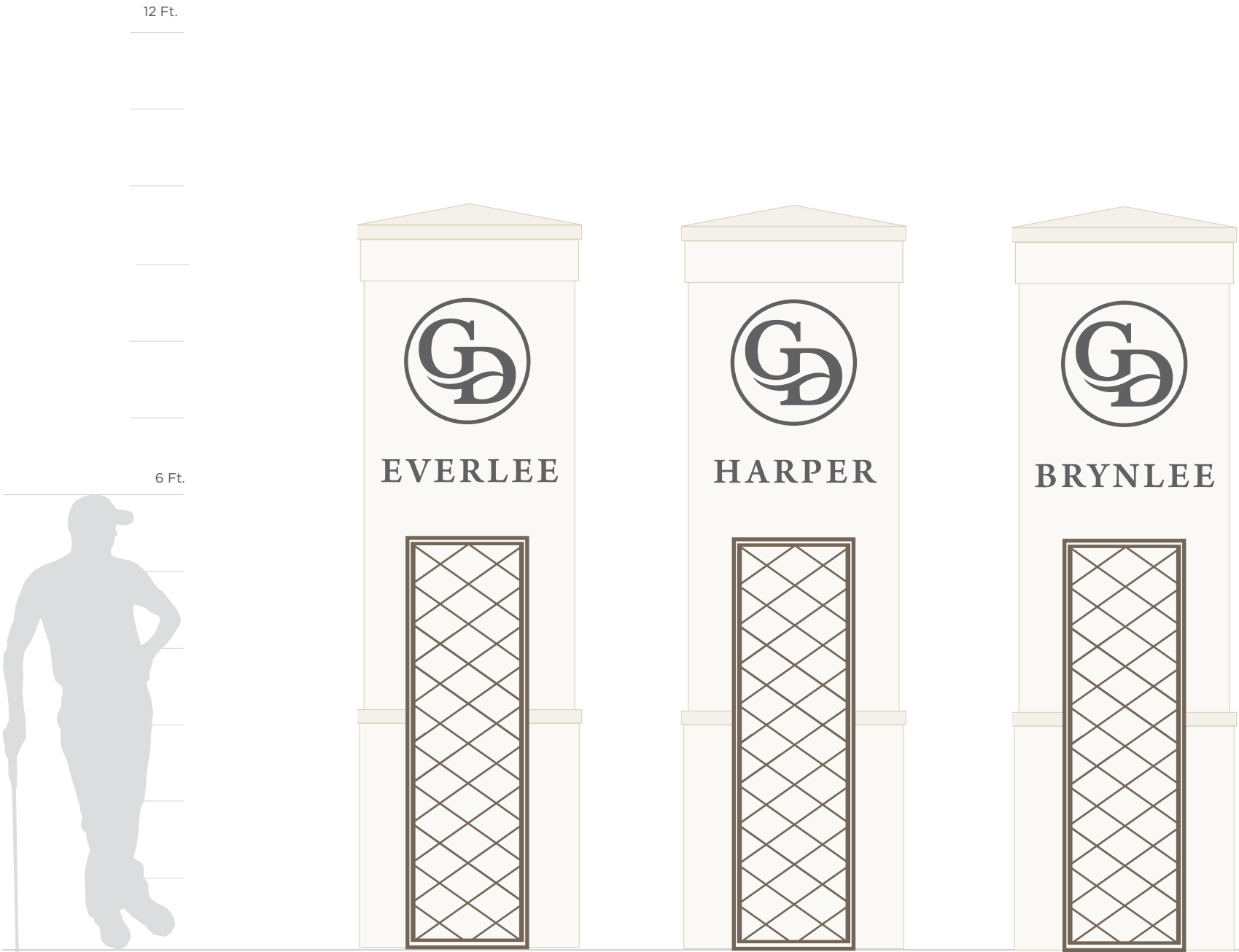
Front
Facing Everlee Park

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

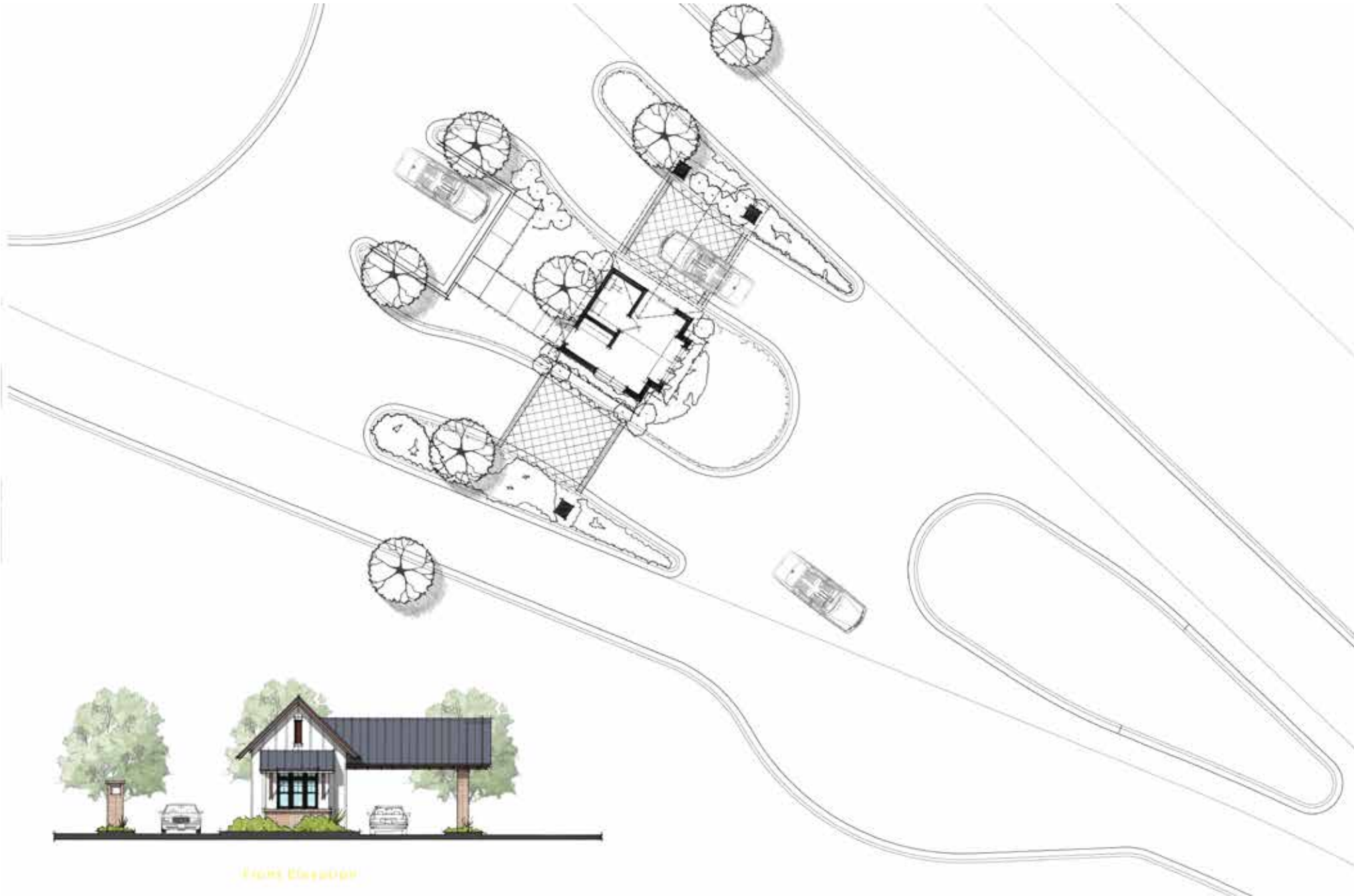
- 18" x 5' 6"
- Material: TBD
- Color: TBD

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



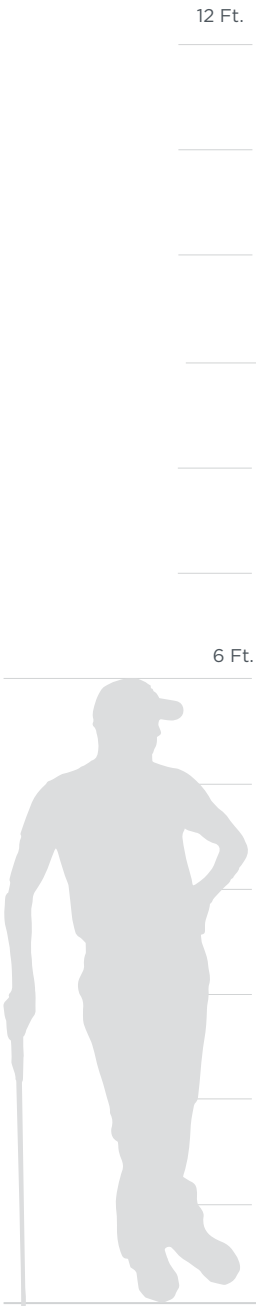
Images are proposed for illustrative purposes only.

Monumentation, Pillar and Gate House — Sitemap



Additional neighborhoods will feature pillars at appropriate entrance.

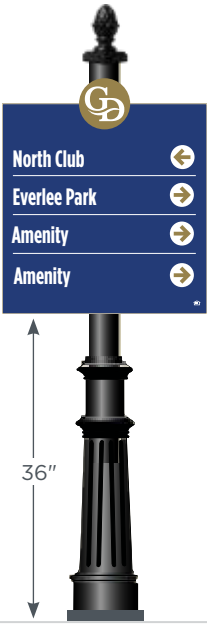
7 & 8 Permanent Directionals — On Site



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:

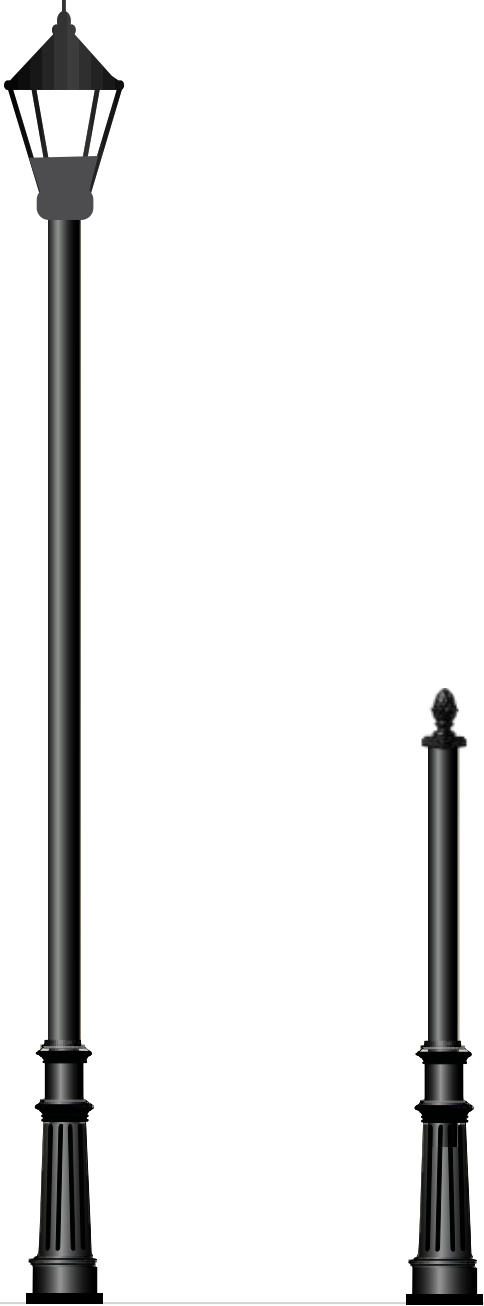
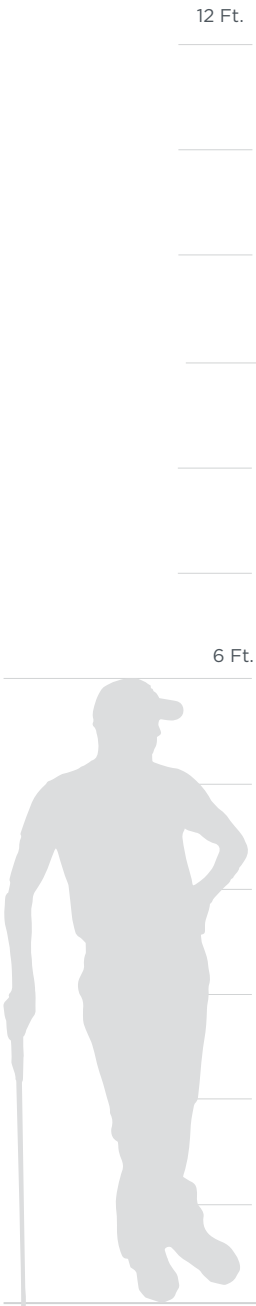
- Sherwin Williams: SW-6258 Tricorn Black

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



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

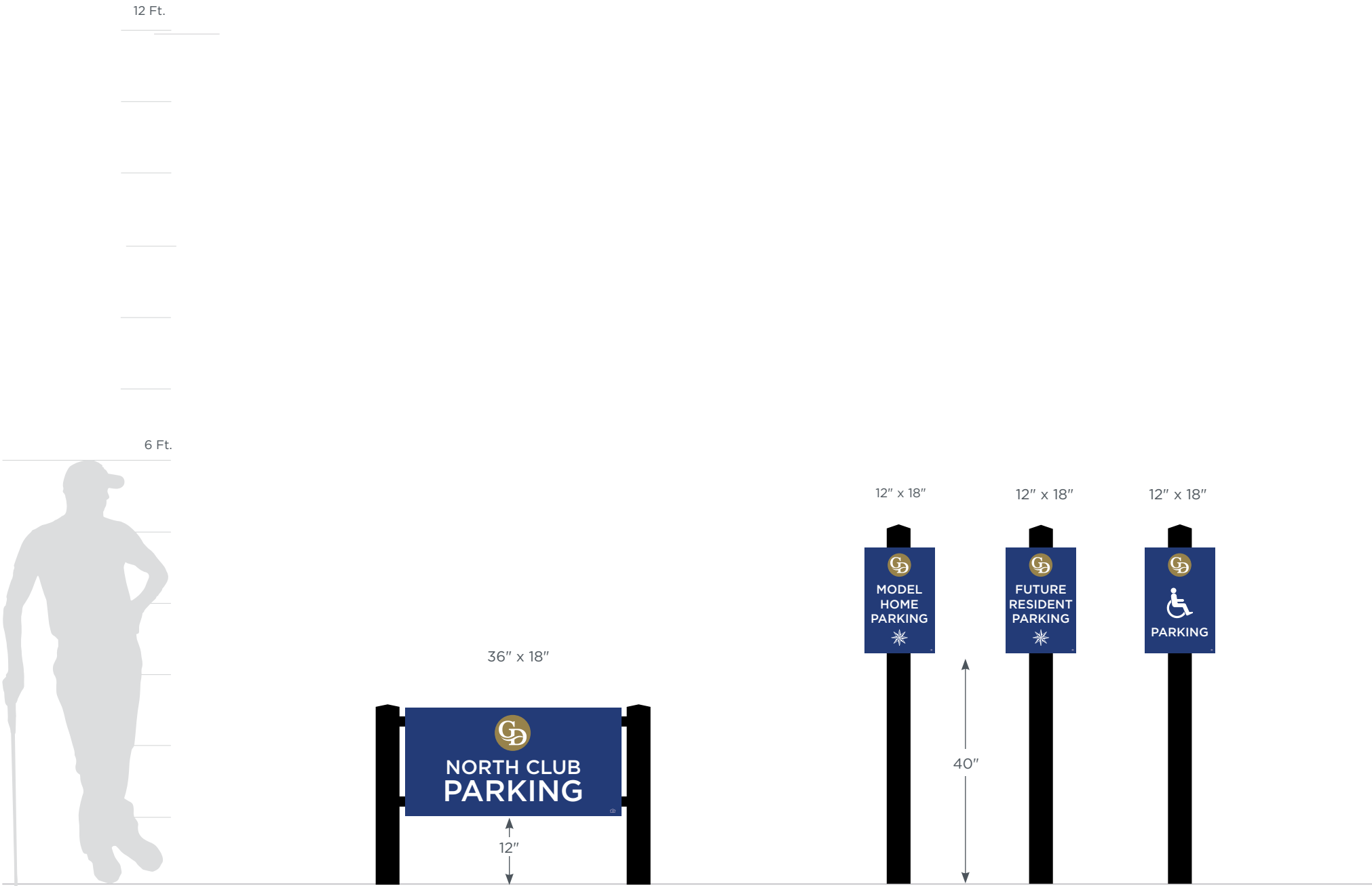
Usage:

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

LIGHT FIXTURE

- Decorative: Drayton
- M26-5 DR LED

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



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)



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

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:

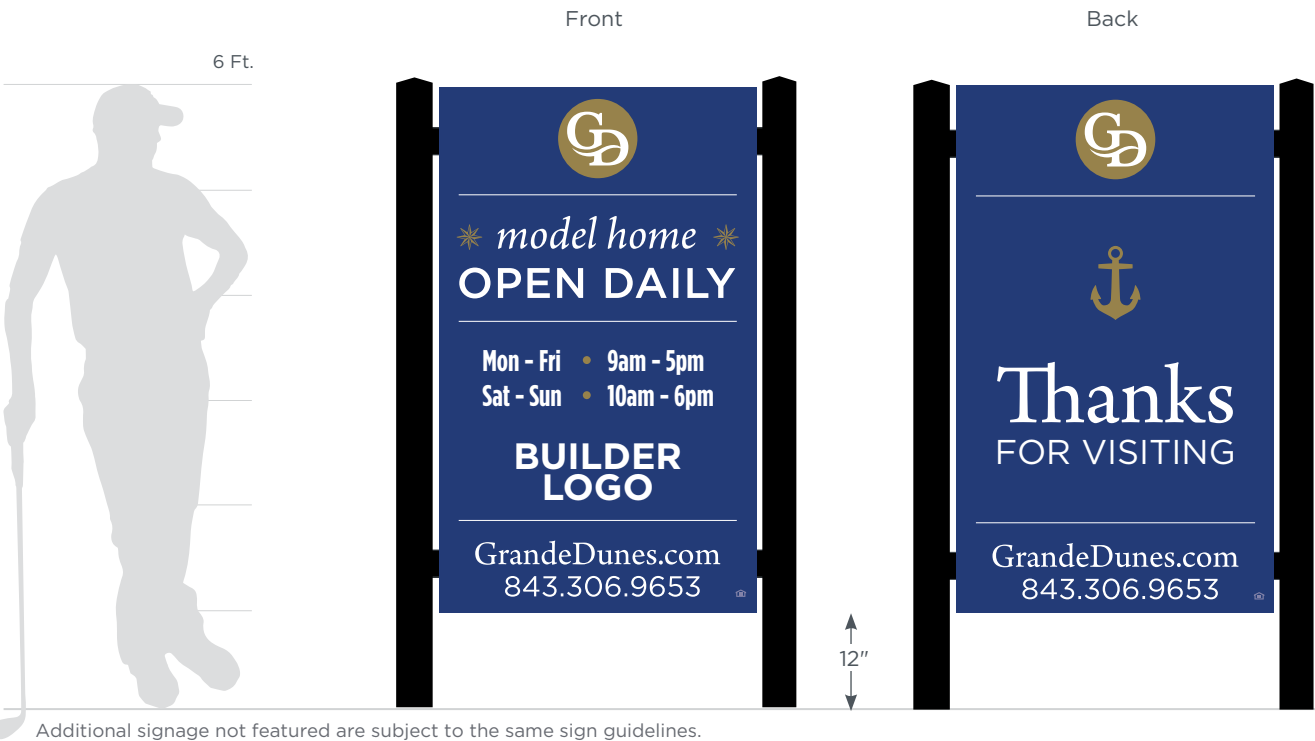
- 11' tall with 2' in ground with concrete footer

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

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

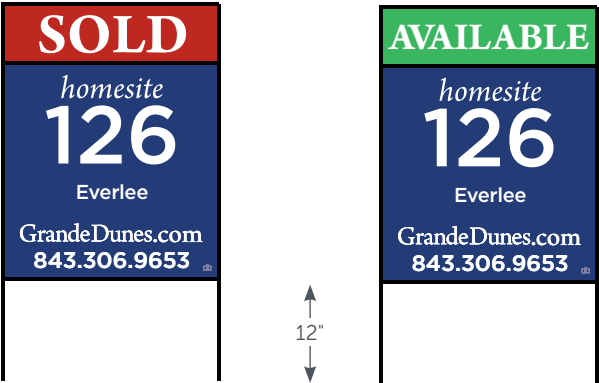
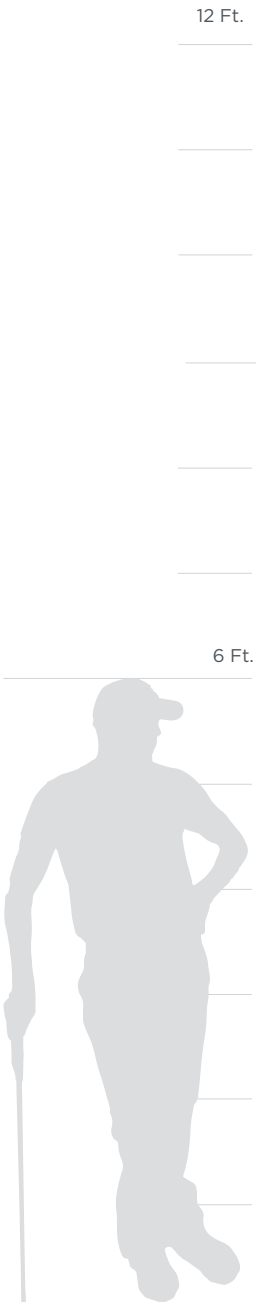
- Post Style:**
- 3" aluminum poles with super durable powder-coat finish with standard pointed cap
- Post Color:**
- Sherwin Williams: SW-6258 Tricorn Black
- Post Length:**
- 3' 4" length buried 1'
- Mounting:**
- 2 bolts attach sign to post
 - Bolts painted to match background color
 - Sign mounted 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



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

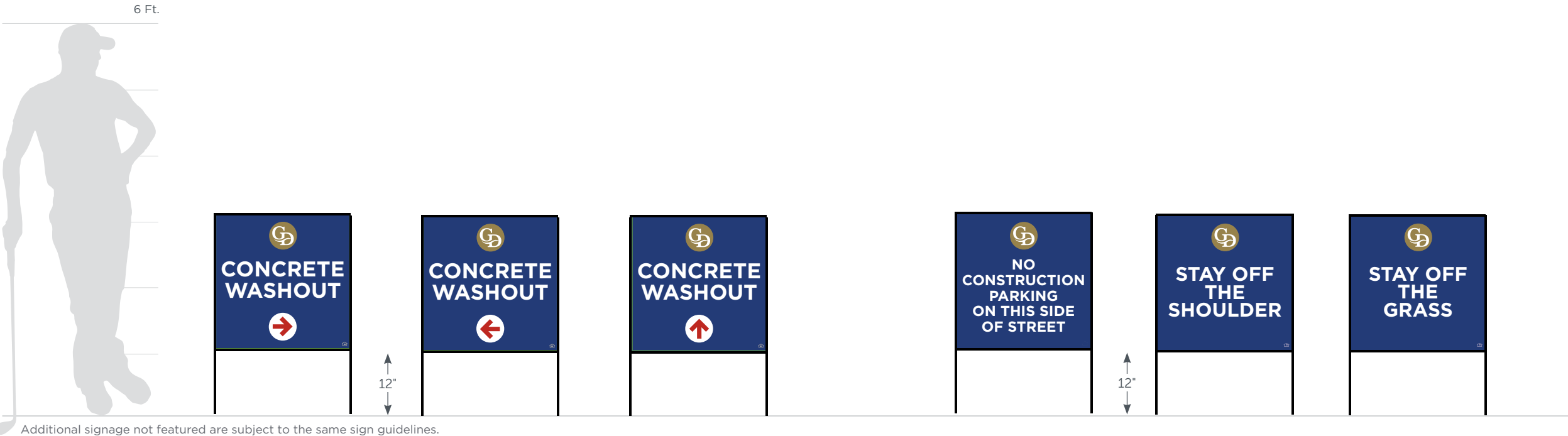
POST

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

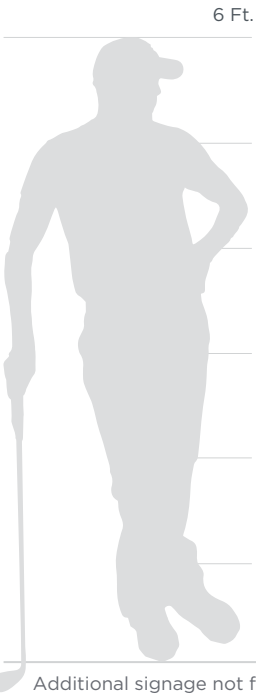
PERMIT BOX DECAL

Sign Size:

- 22" x 11"

Sign Material:

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



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@drpplc.com
PDD Name: Grande Dunes North Village	Total Area of Property: 229.13 Acres
Proposed Amendment: Grande Dunes North Signage and Monumentation	

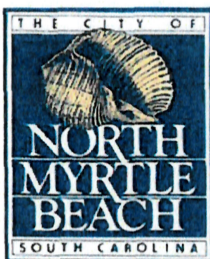
RECORDED COVENANT INFORMATION

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.

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



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

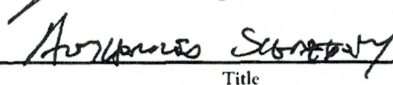
Property PIN and Tax Map Number, if applicable: 38900000007

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.

 4/16/21
Signature Date

Title