REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: February 20, 2023

Agenda Item: 7G	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: February 15, 2023
Subject: Amendment to the Bahama Island Planned Development District (PDD) regarding the Phase Two Recreation Vehicle Resort [Z-22-36]	Division: Planning & Development

Background:
Entitled in 2006, the Bahama Island PDD was originally conceived as a six-phase development with 1,374 multi-family units. Through a series of amendments beginning in 2016, phase one of the Bahama Island PDD became the NMB RV Resort and Drydock which is a beloved destination in our City.

Proposed Changes:
The applicant, Robert "Shep" Guyton, agent for the owner, has requested an amendment to the Bahama Island PDD revising the remaining phases of the development into the Long Bay RV Resort; this proposed amendment removes all the remaining multi-family from the PDD. This revised phase two also adds in adjacent, undeveloped property, creating a much larger footprint for the overall resort.

Accessed primarily by an extension of Bowline Boulevard, a 66'-wide, divided right-of-way, and secondarily by connection to C-Versie Road, Long Bay RV Resort has four entrances/exits to the project. The main entry contains a landscaped entry feature, welcome center, and porte-cochère. 361 recreational vehicle (RV) spaces are laid out in the resort oriented towards the waterway. These RV spaces can include both RV parking spaces and/or park models, but park models may not exceed 1/3 of the total number of spaces. Adjacent to the waterway, a 6,000 SF amenity center with lazy river, 7,000 SF pool, pool deck, playground, basketball court, horseshoes, firepits, bocce ball, volleyball, cornhole, shuffleboard, outdoor event space, pavilion, and retail areas are connected by a waterfront boardwalk with 51 docks. A large drydock facility with boat ramp mirrors the existing drydock just across the property line in phase one. Bathhouses are located throughout the resort for convenient access. Conceptual landscape plans, elevations, and material lists have been provided for review.

Planning Commission Action:
The planning commission conducted a public hearing on January 10 and voted unanimously to approve the request. There were no public comments. Planning commission issued comments to the applicants and many comments were addressed in the revised proposals. One primary benefit of a PDD is disclosure and vetting of architectural design elements. While it is sometimes difficult for an applicant to predict and describe every detail, those left unresolved will result in the need for future amendments to the PDD. Staff believes further information should be forthcoming either before second reading, or in future amendments, for the following items:

1. Incomplete building information is provided for some buildings on-site. In some cases, black and white annotated elevations have been provided, and in some cases, 3-D renderings have been

provided. Full information needs to be specified for each building type including plans, colored architectural elevations with annotated material information, and renderings, if available. This applies to the following buildings: Amenity building, amenity bar, bath house, and 4-story boat barn. (Note: There does appear to be sufficient information regarding the welcome center.) Any building not fully described will require a future PDD amendment prior to site plan approval or building permit.

2. Incomplete signage information is provided. Color information needs to be provided for the entry sign shown on sheet L-2.0. Additionally, the exhibit supplement on page 10 of the PDD narrative lists, "13. Representative Signage Photographs," but no such section has been provided. However, this exhibit is not listed in the table of contents, so it may have just been overlooked. (If the latter is the case, we recommend removal of the second list in entirety.)

3. There is no information provided about several buildings shown on the master plan or discussed in the narrative: ±3,500 SF Pavilion, ±4,500 SF Retail/Rentals, ±3,750 SF Maintenance Area, or the typical park model. These buildings will require future amendments prior to site plan approval or building permit.

4. The color palette used across the whole site needs to be included in the PDD document.

Recommended Actions:

1. Approve or deny the proposed ordinance on 1st reading, then postpone second reading until all the above comments are satisfactorily addressed, or;
2. Approve or deny the proposed ordinance on 1st reading, with the applicant understanding that no permits shall be issued for any of the buildings or plan elements listed above without a subsequent amendment to the PDD.

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 BAHAMA ISLAND PLANNED DEVELOPMENT DISTRICT (PDD) REGARDING THE PHASE TWO RECREATIONAL VEHICLE RESORT.

Section 1:

That the Bahama Island PDD be amended to include updated plans, elevations, and narrative for the phase two recreational vehicle resort 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_____, 2023.

ATTEST: _____
Mayor Marilyn Hatley

_____
City Clerk

APPROVED AS TO FORM:

_____ FIRST READING: _____
City Attorney SECOND READING: _____

REVIEWED:

_____ ORDINANCE: _____
City Manager

Exhibit A

BAHAMA ISLAND PLANNED DEVELOPMENT DISTRICT AMENDMENT

LONG BAY RV RESORT



CITY OF NORTH MYRTLE BEACH
FEBRUARY 14, 2023

BAHAMA ISLAND PLANNED DEVELOPMENT DISTRICT AMENDMENT
(Long Bay RV Resort)

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BAHAMA ISLAND PLANNED DEVELOPMENT DISTRICT

LONG BAY RV RESORT

THIRD AMENDMENT TO THE PDD

DEVELOPMENT REGULATIONS

February 14, 2023

INTRODUCTION

The Long Bay RV Resort (the "***Project***") is envisioned as highly amenitized travel resort adjacent to the Atlantic Intracoastal Waterway (the "***AIWW***"), and within the Bahama Island Planned Development District, within the City of North Myrtle Beach, South Carolina (the "***City***"). A location map of the parcels comprising the Project is attached hereto as **Exhibit "A"**. The amended site plan parcel for this portion of the PDD is intended to include Three Hundred Eighty Nine (389) recreational vehicle spaces or park models, an administrative building, master amenity, both wet and dry boat storage, convenience retail and restaurants serving guests of the Project, on approximately 73.42 acres, comprised of Fifty (50) separate parcels, identified as Horry County TMS/PIN No.: 130-00-08-058/350-00-00-0083 (SW Int 90 Holdco II LLC); 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, the combination survey of which is included in an Exhibit Supplement submitted with this amendment, the parcel fronts on the AIWW, and is accessed by each of Bowline Boulevard and C Versie Drive, each a Public Right-of-Way. The parcel is bounded on the North by and existing RV Resort and Boat Storage facility, which is also within the PDD.

PROJECT DEVELOPER

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

MASTER SITE PLAN AMENDMENT

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

By First Amendment to Planned Development District Agreement recorded January 16, 2018 in the public records of Horry County, the PDD was divided into Five (5) separate Phases, referenced as Phase 1, Phase 2, Phase 3, Phase 4 and Phase 5. The Phase 1 master plan was amended to reduce density and to include the addition of a campground and RV sites, together with the existing dry dock facilities, accessory commercial offices, restaurants, boardwalks, nature trails and boat slips within the AIWW prism line. The remaining Phases 2 through 5 remained unchanged from the original PDD.

By that Second Amendment to Planned Development District Master Development Agreement, recorded February 13, 2020 in the public records of Horry County, the PDD as 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.

This Third Amendment to the Bahama Island Planned Development District, includes 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 this Third Amendment, such amended Master Plan being included in an Exhibit Supplement submitted with this Amendment and shall replace any prior plan for this portion of the PDD, and shall be deemed the controlling plan for this portion of the Master Plan for the PDD, together with this narrative, unless and until further amended.

PROJECT PHASING

The Project is anticipated to be developed in Two (2) separate Phases, the First Phase including the proposed RV Resort, administrative buildings and amenities, and the Second Phase including the proposed dry dock boat storage facility, each of such Phases may be developed in Two (2) or more separate sub-phases, all of which may be developed in any order and simultaneously, at the election of the Developer. The anticipated build-out schedule for the entire Project is Four (4) years from the issuance of development approvals for the Phase 1 portion of the Project.

The Project will include an extension of the existing Sixty Six (66') foot Public Right-of-Way known as Bowline Boulevard, as a divided median roadway, with a Twelve (12) foot travel line in each direction, One and One-Half (1.5') Feet on each side of the travel lane for curb and gutter, and an additional variable width on each side of the travel lane for utilities, sidewalks and other facilities servicing the residents of the Project as shown in the Exhibit Supplement submitted with this Third Amendment. The street design of the Public Right-of-Way is consistent with the Development Standards of the City.

DEVELOPMENT DESCRIPTION

The location of the Project is prominent as it fronts along the AIWW, although on the Western side of the AIWW. This section of the AIWW remains relatively undeveloped, and the Project abuts additional undeveloped parcels to the South.

Architecturally the Project borrows heavily from regional influences of South Carolina's Low Country, which is consistent with the PDD, while also incorporating materials that are suitable for and durable enough to withstand the demands of commercial activity and transient visitors to the Project. The Public Right-of-Way concept of the Project, is visually appealing, and serves the visitors to the Project while maintaining the ability for future extension of this Public Right-Of-Way to the South, and continuing parallel with the AIWW. Access into the RV Resort is by way of the Public Right-Of-Way, with the interior roadways remaining private.

A sidewalk will be located within the Public Right-of-Way on each side of the roadway, in order to separate vehicular and pedestrian traffic. The internal roadways are designed for very low speeds, and will not include sidewalks.

Street trees and street lighting will alternate along the Public Right-of-Way, with street trees occurring at 50' intervals, on opposite sides of the Public Right-of-Way. Street lighting will also alternate, the spacing of which shall be in accordance with the development regulations of the City.

The Public Right-of-Way will be dedicated to and owned and maintained by the City, following development and conveyance by the Developer. Public components of the Public Right-of-Way, including water and sewer distribution lines, will also be dedicated to the City, while private components, such as pavers, landscaping and other improvements which would not be maintained by the City, will be maintained by the Developer or a separate homeowner's association for the Project pursuant to a separate encroachment agreement with the City.

Guest parking will be provided near the Administrative building, to facilitate guest reservations and check-in. Additional diagonal parking will also be provided near the Administrative building to accommodate trailers, towed vehicles and other travel accessories which cannot be accommodated on an individual RV Space and/or Park Model.

INFRASTRUCTURE AND COMMON SPACES

Storm drainage will incorporate both underground and above ground drainage systems with an outfall into a proposed detention pond within the boundary of the Project, eventually out falling to the existing wetlands on-site, and ultimately to the AIWW. Electrical services, cable television, internet and telephone services will be installed underground. These facilities will be maintained by the Developer and the utility companies providing services, and will be available to serve guests of the Project. Water and Sewer facilities will be dedicated to Grand Strand Water and Sewer Authority ("***GSWSA***"). The Developer is reserving a future corridor for the installation of an water connection under and across the AIWW, between the City and GSWSA. Landscaping, lighting and pavers, whether within the Public Right-of-Way or within the common areas of the Project, will be maintained by the Developer, in keeping with design and maintenance standards established by the Developer, and together with any private roadways, parking areas, walkways, open spaces, common areas, buildings and other features of the Project.

The Developer, prior to conveyance of any portion of the Project, will provide for the maintenance and control of the Project, including any roadways, pathways, driveways, open spaces, common areas, parking areas and common walls by restrictive covenants recorded in the public records of Horry County, South Carolina and applicable to the Project. In addition, the Developer may establish rules and regulations from time to time, governing the guests residents occupying the improvements within the Project, which would be similar to rules and regulations established by other first class travel resorts.

RECREATIONAL AMENITIES

The Project is both located and designed to take advantage of the AIWW, and to provide a quality vacation experience for the guests of the Project. On-site amenities including swimming pool and pool deck, bath houses, retail and restaurants , together with access to the AIWW are designed to both occupy the Project guests, and to provide viable options to visiting the beaches within the City. The location and accessibility of the Project is designed to attract not only summer guests, but also locals desiring a weekend getaway experience in their local area. golf experience for the potential home purchaser.

DIMENSIONAL STANDARDS

The following dimensional standards will apply to the Project:

USES AND DEVELOPMENT REGULATIONS

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

*RV Spaces shall include both RV Parking Spaces and/or Park Models, provided the total of both RV Spaces and Park Models shall not exceed 361, Park Models may not exceed 1/3 of the combined total number of RV Spaces and Park Models.

BUILDING MATERIALS AND LANDSCAPE MATERIALS

The Developer has chosen both building materials and landscape materials intended to reinforce the South Carolina Lowcountry image of the Project, while being highly compatible with both pedestrian and vehicular traffic, as well as being sustainable in light of periodically intense use. The Building Materials List is included in an Exhibit Supplement submitted with this Amendment, together with the Building Elevations and a palette of acceptable colors, in the same Exhibit Supplement. The Landscape Materials List is also included in the Exhibit Supplement submitted with this Third Amendment.

DIRECTIONAL SIGNAGE AND LIGHTING

Directional signage will be consistent, in both its material, coloring and numbering schemes. The size, location and content will consistent with the signage ordinances of the City. Lighting will be consistent with the lighting ordinances of the City, and will be coupled with landscape lighting and signage lighting in order to provide a tropical vacation atmosphere.

In addition, the Project will include Two (2) freestanding Monument signs, one on the northernmost entry to the Project, and one on the southernmost entry to the Project, each having signage on the front facing Bahama Island Boulevard. Such monument signs shall be used only for the Project and not for other off-premises advertising. Each RV Space and Park Model shall be numbered for Emergency Services identification purposes, on the side facing the Public Right-of-Way.

PUBLIC BENEFIT

1. **Additional Obligations, Fees 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, 2024, 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 of the 361 proposed RV Spaces and/or Park Models within the Project, a park enhancement fee (the "***Park Enhancement Fee***") in an amount equal to $300 for each RV Space and/or Park Model, ¼ paid at the time of issuance of a grading permit for site work for the Project, ¼ paid at the time of issuance of the first building permit for the Project, ¼ paid at the time of issuance of the second building permit for the Project, and the final ¼ paid at the time of issuance of the third building permit for the Project.

(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 of the 361 proposed RV spaces within the Property, a beach parking fee (the "***Beachfront Parking Enhancement Fee***") in an amount equal to $1,100 for each RV Space and/or Park Model, also paid at the time of issuance of a grading permit for site work for the Project, ¼ paid at the time of issuance of the first building permit for the Project, ¼ paid at the time of issuance of the second building permit for the Project, and the final ¼ paid at the time of issuance of the third building permit for the Project.

(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 of 361 proposed RV spaces within the Property, a public safety enhancement fee (the "***Public Safety Enhancement Fee***") in any amount equal to $3,600 for each of the proposed 361 RV Spaces and/or Park Models within the Property, also ¼ paid at the time of issuance of a grading permit for site work for the Project, ¼ paid at the time of issuance of the first building permit for the Project, ¼ paid at the time of issuance of the second building permit for the Project, and the final ¼ paid at the time of issuance of the third building permit for the Project.

(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 361 total combined RV Spaces and Park Models, at a maximum height not to exceed 25 feet for all RV Spaces and Park Models. Park Models may not exceed 1/3 of the combined total number of RV Spaces and Park Models. Administrative buildings, dry dock boat storage and other buildings will exceed 25 feet, but will not exceed 80 feet, and shall be in addition to the above referenced density.

(E) **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.

(F) **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 RV Spaces, Park Models, Dry Dock Boat Storage 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.

(G) **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 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.

(H) **Maximum Rental Term**. As a public benefit, Developer or the then current owner of the Project agree that the maximum term of any rental agreement for RV Spaces or Park Models shall not exceed Eighty Nine (89) dyas, the express intent of this provision being to insure that the term of occupancy for any RV Space or Park Model does not exceed the statutory period under which accommodations taxes would be applicable.

(I) **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.

(J) **On-Site Amenity**. As a public benefit, 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 final approval for site work is issued for the Project.

(K) **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 of not less than Twenty (20) feet in width. 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.

(L) **Open Space Requirement**. As a public benefit, 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.

(M) **Approved Materials and Building Elements**. As a public benefit, Developer further agrees that certain materials shall be prohibited for incorporation in the Park Models, Amenities or other buildings constructed as part of the Project, and those prohibited materials and encouraged building elements are set forth on **Exhibit "G"** attached hereto (the

"***Approved Materials***").

(N) **Drainage Canal Maintenance**. As a requirement, 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 drainage maintenance easements along such drainage canal.

(O) **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 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, for drainage from the improvement Bowline Boulevard to the existing wetlands and to be improved storm water retention areas within the Proeprty, sufficient to accommodate the storm drainage from Bowline Boulevard.

AMENDMENT AND ENFORCEMENT

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

Exhibits: **SEE SEPARATE EXHIBIT SUPPLEMENT, WHICH INCLUDES THE FOLLOWING EXHIBITS:**

Exhibit "A" **Location Map**
Exhibit "B" **Vesting Deeds**

Exhibit Supplement:

1. **Combination Survey**
2. **Master Plan**
3. **Schematic Utility Plan**
4. **Schematic Drainage Plan**
5. **Conceptual Site Detail**
6. **Amenity Site Plan**
7. **Front Entry Site Plan**
8. **Typical Bath House Site Plan**
9. **Building Elevations**
10. **Site Improvement Elevations**

11. **Building Materials List**
12. **Landscape Materials List**
13. **Representative Signage Photographs**
14. **Typical Lighting Fixtures**

EXHIBIT "A"

Location Map

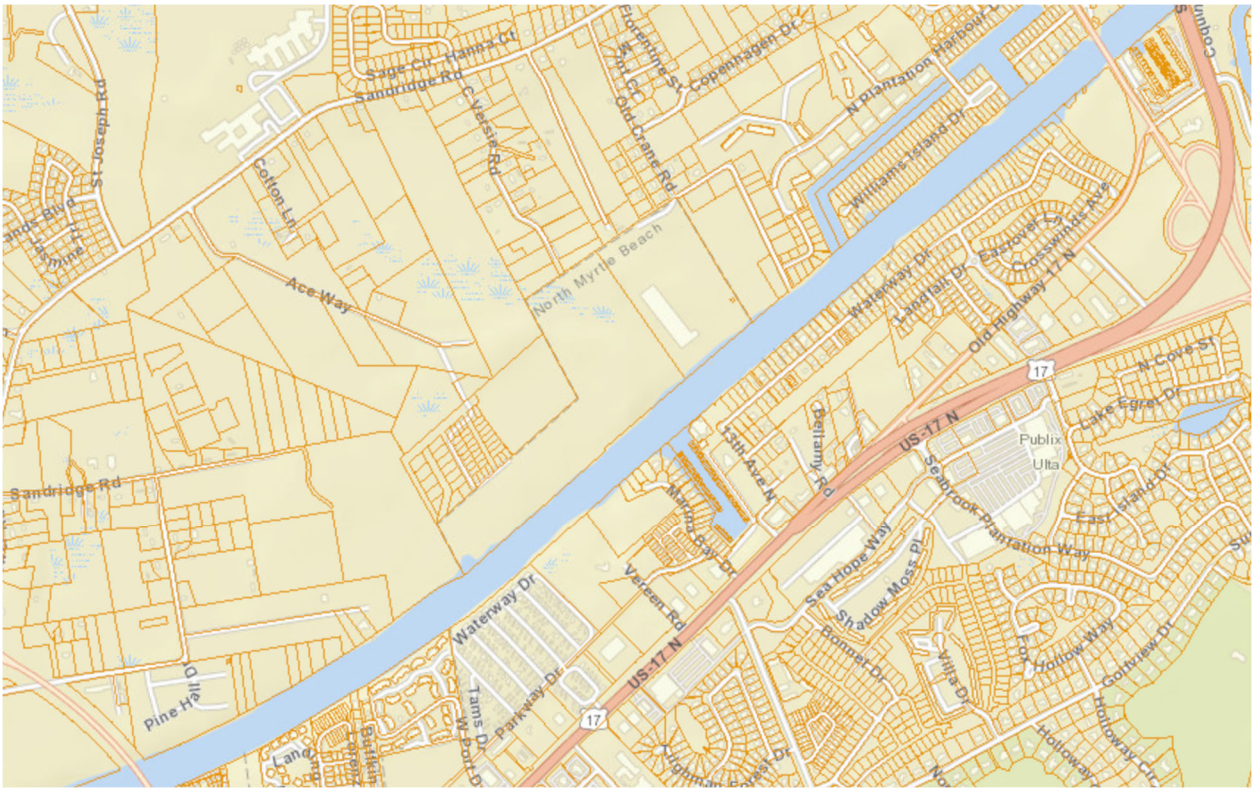


EXHIBIT "B"

Vesting Deeds

Deed BK: 4551 PG: 203 Doctype: 001 05/17/2022 at 07:56:38 AM, 1 OF 7 County Stamps: $8923.20 State Stamps: $21091.20 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds
3500000083,

Recording Requested By and
When Recorded Mail to:

Ormond Dunn Law Firm
301 Stoneridge Drive
Columbia, SC 29210
Attn: Ben Dunn

(Space above this line for Recorder's Use)

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ***CANAL LAND & TIMBER, LLC***, a North Carolina limited liability company ("GRANTOR"), in the State aforesaid, for and in consideration of the sum of Eight Million One Hundred Twelve Thousand Dollars ($8,112,000.00), to GRANTOR in hand paid at and before the sealing and delivery of these presents by ***SW INT 90 HOLDCO, LLC***, a South Carolina limited liability company, ***SW INT 90 HOLDCO II, LLC***, a South Carolina limited liability company, and ***MYRTLE BEACH ZDGROUP, LLC***, a South Carolina limited liability company ("GRANTEE"), in the State aforesaid (the receipt whereof is hereby acknowledged), subject to the reservations hereinafter stated, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said GRANTEE the following described property (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

GRANTEE'S ADDRESS: SW INT 90 Holdco, LLC and SW INT 90 Holdco II, LLC, 2071 Flatbush Avenue, Suite 22, Brooklyn, NY 11234, MYTRLE BEACH ZDGROUP, LLC, 2204 Havens Drive, North Myrtle Beach, SC 29582

This conveyance is also made subject to all obligations, restrictions, limitations, covenants and easements of record and governmental ordinances and regulations affecting the Property.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned, unto the said GRANTEE, its successors and assigns forever, subject to the reservations and restrictions set forth above.

And the GRANTOR hereby binds GRANTOR and GRANTOR'S successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE and GRANTEE'S successors and assigns against GRANTOR and GRANTOR'S successors and assigns, lawfully claiming, or to claim the same or any part thereof.

Deed BK: 4551 PG: 204 Doctype: 001 05/17/2022 at 07:56:38 AM, 2 OF 7 County Stamps: $8923.20 State Stamps: $21091.20 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

SIGNATURE PAGE FOR
LIMITED WARRANTY DEED
TO
SW INT 90 HOLDCO, LLC, a South Carolina limited liability company,
SW INT 90 HOLDCO, LLC, a South Carolina limited liability company, and
MYRTLE BEACH ZDGROUP, LLC, a South Carolina limited liability company

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed in Grantor's name, this 13th day of April, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS NO. 1

WITNESS NO. 2

CANAL LAND & TIMBER, LLC
By: Canal Wood, LLC, Sole Member

By: _____ (SEAL)
Matt McCall, Chief Financial Officer

STATE OF SOUTH CAROLINA)
) **ACKNOWLEDGMENT**
COUNTY OF HORRY)

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Matt McMall, Chief Financial Officer of Canal Wood, LLC, as Sole Member of Canal Land & Timber, LLC personally appeared before me this day and having satisfactorily proven to be the person whose name is subscribed above, acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this 13th day of April, 2022.

_____ (L.S.)
Notary Public for South Carolina
Print Name of Notary: Lora Leathco
My Commission Expires: 11/19/2031

Lora Leathco
Notary Public, State of South Carolina
My Commission Expires November 19, 2031

Deed BK: 4551 PG: 205 Doctype: 001 05/17/2022 at 07:56:38 AM, 3 OF 7 County Stamps: $8923.20 State Stamps: $21091.20 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

All AND SINGULAR, all that certain piece, parcel or tract of land lying, situate and being in Little River Township, State and County aforesaid, containing 9.14 acres, more or less, being more particularly described as follows:

Beginning at a point being the southwest corner of the original tract of which this 9.14 acres, more or less, is part of North 250.34 deg. 54 min. west 504.28 feet to a corner; said corner being Phyllis Anderson's southwest corner; thence north 52 deg. 48 min. 59 sec east with Anderson line 763.2 feet to a corner; thence south 25 deg. 34 min. 54 sec. east 226.48 feet to corner; thence south 5 deg. 34 min. 50 sec. east 58.7 feet to corner; north 52 deg. 48 min. 59 sec. east 81 feet to corner; thence south 25 deg. 34 min. 54 sec. east 246.89 feet to a corner at the edge of Intracoastal Waterway; thence south 54 deg. 11 min. 38 sec. west along the northwest edge of said Intracoastal Waterway 820.01 feet to point of beginning.

Bounded on the West by John S. Batten, 111, North by Phillis Anderson, East by W. D. and Agnes Boling and South by Intracoastal Waterway.

PARCEL 2

All and singular, all that certain piece, parcel or tract of land, located in Little River Township, Horry County, South Carolina, containing 19.00 acres, and shown as Tract B-1 on a map of 42.8 acres known as Willie Green Estate, prepared by S.D. Cox, Jr., RLS, dated January, 1954, with additions made thereon by S.D. Cox, Jr., RLS, March 1961, August 3, 1961, and February 17, 1962. Said Tract B-1 being more particularly described as follows:

Beginning at a point (St. O caved in) on the southwest corner of above-mentioned map, which adjoins land of Charlie Gore at the Intracoastal Waterway and running N 26 degrees W 554 feet to an iron stake, thence N 52 degrees 45' E 676 feet to iron N thence S 26 degrees E 192 feet to iron N thence S 86 degrees 30' E 267.5 feet to iron N thence N 26 degrees W 370 feet to iron N then N 52 degrees 45' E 714 feet to iron N thence S 24 degrees 35' 53 degrees 45' W 263 feet to point of beginning.

PARCEL 3

ALL that part, piece and lot of land located in Little River Township, Horry County, South Carolina being identified as "26.56 +/- Acres, TMS # 130-00-08-058, Deed Book V-4, Page 308" on a plat entitled "Map of 26-56 +/- acres of Land, Little River Township, Horry County, South Carolina, Surveyed for H. F. Bell et. al.", dated April 11, 2003, prepared by Joel F. Floyd, SC Reg. No. 9057, of Atlantic Land Surveying Co., recorded with the Register of Deeds for Horry County, South Carolina in Book 190 at Page 61 on June 3, 2003.

ALL AND SINGULAR, a non-exclusive easement over and upon that certain 60 foot wide road right of way as shown on the certain plat recorded in Deed Book 887 at Page 536 for the purposes of construction a roadway, and for ingress and egress, and for any other purposes set forth in that certain Grant of Mutual Easement recorded in Deed Book 887 at Page 532, all being contained in the Register of Deeds Office for Horry County.

Reference being made to said plat and Grant of Mutual Easement as forming a part of this description.

PARCEL 4

All AND SINGULAR, ALL that certain piece, parcel or tract of land situate, lying and being in Little River Township, County and State aforesaid, and more particularly described as follows: Contains four and seven-tenths (4.7) acres lying adjacent to and on the North side of the U.S. Intracoastal Waterway. Begins at a pip stake located 16.2 feet West of Government Monument Sta. 445 plus 00.30; thence with the property of the grantor herein North 27-50' West One Thousand, Five Hundred, Thirty Seven and five tenths (1,537.5') feet to a pipe stake In the Charlie Bellamy line; thence with the Charlie Bellamy line South 57-50' West One Hundred, Thirty Two and Four-Tenths fee (132.4') to a pipe stake at the fine of the "Will" Green estate; thence with the "Will" Green estate South 27-50' East One Thousand, Five Hundred and Sixty (1,560') feet to a pipe stake at the Intracoastal Waterway; thence with the Intracoastal Waterway North 48-20' East One Hundred and Thirty Six feet to the beginning.

Bounded on the East by lands of the within Granter O.J. Bell; on the North by Charlie Bellmay; on the West by the "Will" Green estate and on the South by the Intracoastal Waterway.

Derivation: This being the property conveyed to Canal Land & Timber, LLC by deed of BFG Partners, LLC and Southern Cotton Oil Co., Inc. dated February 22, 2005, and recorded February 23, 2005 in Book 2865, page 160, and by corrective deed dated July 27, 2005, and recorded August 3, 2005 in Book 2953, page 0554 in the Register of Deeds for Horry County, SC. Also, being the property conveyed to Canal Land & Timber, LLC by deed of L. Jerome Bell, H.F. Bell, Joseph E. Bell, Ralph C. Bell, Loy B. Ballam, Esther B. Boyd, Doris B. Gump, and Clarice B. Ritter dated February 22, 2005, and recorded February 23, 2005 in Book 2865, page 172 in the Office of the Register of Deeds for Horry County, SC. Also, being the property conveyed to Canal Land & Timber, LLC by deed of Loy Ree Bell Marlowe a/k/a Loy B. Ballam a/k/a Loy Ree Ballam dated February 22, 2005, and recorded February 23, 2005 in Book 2865, page 163 in the Office of the Register of Deeds for Horry County, South Carolina.

TMS No. 13000-08-058

Deed BK: 4551 PG: 207 Doctype: 001 05/17/2022 at 07:56:38 AM, 5 OF 7 County Stamps: $8923.20 State Stamps: $21091.20 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

SOUTH CAROLINA)
HORRY COUNTY)

AFFIDAVIT OF CONSIDERATION

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

I have read the information on the back of this affidavit and I understand such information.

1. The property being transferred is located at SW Int 90, North Myrtle Beach, SC in Horry County bearing Horry County Tax Map Number 13000-08-058 was transferred by Canal Land & Timber, LLC to SW INT 90 Holdco, LLC, SW INT 90 90 Holdco II, LLC, and Myrtle Beach ZDGroup, LLC on April 13th 2022.

3. Check one of the following: The deed is

(a) _X_ Subject to the deed recording fee as a transfer for consideration paid, or to be paid, in money or money's worth.
(b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ Exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ____ or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a) _X_ The fee is computed on the consideration paid, or to be paid, in money or money's worth in the amount of $7,800,000.00
(b) _____ The fee is computed on the fair market value of the realty which is
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is

5. Check Yes ____ or No _X_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is:

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	$8,112,000.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	$0
(c) Subtract Line 6(b) from Line 6(a) and place result here:	$8,112,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: $30,014.40

8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

CANAL LAND & TIMBER, LLC

Matt McCall
Its: Chief Financial Officer

SWORN to before me this 13th day of April, 2022

Lora Leathco (Seal)
Notary Public for South Carolina
Print Name: Lora Leathco
My Commission Expires: 11/19/2031

Lora Leathco
Notary Public, State of South Carolina
My Commission Expires November 19, 2031

Deed BK: 4551 PG: 208 Doctype: 001 05/17/2022 at 07:56:38 AM, 6 OF 7 County Stamps: $8923.20 State Stamps: $21091.20 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal or less than one hundred dollars;
(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
(3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
(7) that constitute a contract for the sale of timer to be cut;
(8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty in transferred to another corporation, a partnership, or trust;
(9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
(13) transferring realty subject to a mortgage to the mortgagee whether by deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
(14) Transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
(15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivision to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operated or to take functional control of electric transmission assets as defined the Federal Power Act.

Deed BK: 4551 PG: 209 Doctype: 001 05/17/2022 at 07:56:38 AM, 7 OF 7 County Stamps: $8923.20 State Stamps: $21091.20 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET

T0 BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING. HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY , SOUTH CAROLINA 29526

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Ormond Dunn

ADDRESS:
301 Stoneridge Drive
Columbia, SC 29210

TELEPHONE: (803) 933-9000 FAX: (803) 933-9000

E-MAIL ADDRESS: ben@ormonddunn.com

Related Document
(s):

PURCHASE PRICE / MORTGAGE AMOUNT: $ 8112000.00

BRIEF PROPERTY DESCRIPTION: SW Int 90 North Myrtle Beach, SC

TAX MAP NUMBER (TMS #) 13000-08-058 **/ PIN NUMBER:** ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

FULL BUSINESS NAME

1. CANAL LAND & TIMBER LLC

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. SW INT 90 HOLDCO LLC
2. SW INT 90 HOLDCO II LLC
3. MYRTLE BEACH ZDGROUP LLC

Deed BK: 4606 PG: 2298 Doctype: 001 10/25/2022 at 11:26:19 AM, 1 OF 8 County Stamps: $1980.00 State Stamps: $4680.00 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

Please Return To:
KING CUNNINGHAM, LLC
1000 2nd Ave. South, Suite 325
North Myrtle Beach, SC 29582

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

NO TITLE SEARCH PERFROMED BY PREPARING ATTORNEY

GENERAL WARRANTY DEED

THIS DEED is made the day hereinbelow stated, by and between **WENDELL P. PRINCE, II, a/k/a WENDELL PRINCE,** hereinafter called **GRANTOR,** which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, wherever the context so requires, or admits, of the one part, and **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,** whose address is 2071 Flatbush Avenue, #22, Brooklyn, NY 11234, hereinafter called **GRANTEE,** which expression shall include his, her or their heirs and assigns, and/or its successors and assigns, forever, wherever the context so requires or admits, of the other part; and in this agreement, the singular shall include the plural, and the plural shall include the singular, and one gender shall include all genders.

KNOW ALL MEN BY THESE PRESENTS, that **GRANTOR,** for and in consideration of the sum of **ONE MILLION EIGHT HUNDRED THOUSAND AND 00/100 ($1,800,000.00) Dollars,** paid to **GRANTOR,** by **GRANTEE,** in the State aforesaid, the receipt whereof is hereby acknowledged, subject to any matters and reservations set forth herein or on any exhibits attached hereto, has bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said **GRANTEE,** the following described property, located in Horry County, South Carolina, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Multiple PIN #s, see EXHIBIT "A" attached hereto

Deed BK: 4606 PG: 2299 Doctype: 001 10/25/2022 at 11:26:19 AM, 2 OF 8 County Stamps: $1980.00 State Stamps: $4680.00 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

TAX NOTICE ADDRESS:

2071 Flatbush Avenue, #22
Brooklyn, NY 11234

The within conveyance is also subject to all restrictions and easements of record and/or easements upon the ground.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto said **GRANTEE**.

AND the said **GRANTOR** does hereby bind itself, its heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said **GRANTEE**, as hereinabove provided, against itself and its heirs, successors and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

[signatures follow on next page]

Deed BK: 4606 PG: 2300 Doctype: 001 10/25/2022 at 11:26:19 AM, 3 OF 8 County Stamps: $1980.00 State Stamps: $4680.00 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

IN WITNESS WHEREOF, the **GRANTOR** has caused these presents to be signed and sealed this 20th day of October in the year 2022.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

(#1 witness sign here)

(Notary sign as #2 witness)

GRANTOR:

Wendell P. Prince II

WENDELL P. PRINCE, II, a/k/a WENDELL PRINCE

STATE OF South Carolina)
)
COUNTY OF Horry)

ACKNOWLEDGMENT

I, the undersigned notary, do hereby certify that the above subscribed GRANTOR, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 20th day of October, 2022.

Notary Public for the State of South Carolina

My Commission Expires: April 19, 2026

Kelly D. Smith

(Seal)

KELLY D. SMITH NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 04-19-2026

Deed BK: 4606 PG: 2301 Doctype: 001 10/25/2022 at 11:26:19 AM, 4 OF 8 County Stamps: $1980.00 State Stamps: $4680.00 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

EXHIBIT "A"

PARCEL ONE:

ALL AND SINGULAR, all that certain piece, parcel or lot of land, lying and being in Little River Township, State and County aforesaid, being more particularly designated as Lot A containing 0.578 acres; Lot B containing 0.612 acres and a Tract of 22.62 acres as shown on a plat of survey prepared by Jack F. Davis, RLS, for W.D. Boling and Gene Anderson, dated April 20, 1980, and recorded April; 22, 1981, in Plat Book 71 at Page 8 in the Office of the RMC, Horry County, reference to which is craved and incorporated herein by reference.

It being the intent of the Grantor herein to also convey to Grantee all of his right, title and interest in all roads and streets shown and designated on a plat prepared by Jack F. Davis, R.L.S., dated June 12, 1980, and recorded in Plat Book 71 at Page 36, Horry County Register of Deeds.

LESS AND EXCEPTING: Lot 4, Block B, having been conveyed to Wendell P. Prince II by Deed of A & A, Inc., recorded November 23, 2010, in Deed Book 3492 at Page 2642, Horry County Register of Deeds.

ALSO LESS AND EXCEPTING:

ALL AND SINGULAR, all that certain piece, parcel, or lot of land lying, situate, and being in Little River Township, County and State aforesaid, shown and designated as **Lots No. 1 - 5, Block A**, inclusive, **Lots No. 1 - 3, Block B**, inclusive, **Lots No. 5 – 8, Block B**, inclusive, **Lots No. 1 - 22, Block C**, inclusive, and **Lots No. 1 - 12, Block D**, inclusive, Ocean Harbor Estates, as shown on that certain map of survey done by Jack F. Davis, R.L.S ., dated June 12, 1980, and recorded in the Office of the Register of Mesne Conveyance, f/k/a the Office of the Clerk of Court, for Horry County in Plat Book 71 at Page 36, which is incorporated herein by reference and becomes part and parcel hereof.

This being a portion of the identical property conveyed to Grantor herein by Deed of Sonya Spivey, recorded on December 21, 2011, in Deed Book 3558 at Page 1374, in the Office of the Register of Deeds for Horry County, South Carolina, and also by way of the following Deeds of Distribution from the Estate of Phylis K. Anderson: Deed of Distribution recorded May 15, 2008, in Deed Book 3334 at Page 2605; Deed of Distribution recorded September 28, 2007, in Deed Book 3280 at Page 404; and Deed of Distribution recorded September 28, 2007, in Deed Book 3280 at Page 399, Horry County Register of Deeds.

PIN #: 35000000086 (12.4 acres, SW INT 90)
PIN #: 35010010013 (parcel designated as STREET, Ocean Harbor Estates)
PIN #: 35010010004 (parcel designated as CHANNEL, Ocean Harbor Estates)

Deed BK: 4606 PG: 2302 Doctype: 001 10/25/2022 at 11:26:19 AM, 5 OF 8 County Stamps: $1980.00 State Stamps: $4680.00 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

PARCEL TWO:

ALL AND SINGULAR, all that certain piece, parcel, or lot of land lying, situate, and being in Little River Township, County and State aforesaid, shown and designated as **Lots No. 1 - 5, Block A**, inclusive, **Lots No. 1 - 3, Block B**, inclusive, **Lots No. 5 – 8, Block B**, inclusive, **Lots No. 1 - 22, Block C**, inclusive, **Lots No. 1 - 12, Block D**, inclusive, Ocean Harbor Estates, as shown on that certain map of survey done by Jack F. Davis, R.L.S ., dated June 12, 1980, and recorded in the Office of the Register of Mesne Conveyance, f/k/a the Office of the Clerk of Court, for Horry County in Plat Book 71 at Page 36, which is incorporated herein by reference and becomes part and parcel hereof.

This being a portion of the identical property conveyed to Grantor herein by Deed of Sonya Spivey, recorded on December 21, 2011, in Deed Book 3558 at Page 1374, in the Office of the Register of Deeds for Horry County, South Carolina, and also by way of the following Deeds of Distribution from the Estate of Phylis K. Anderson: Deed of Distribution recorded May 15, 2008, in Deed Book 3334 at Page 2605; Deed of Distribution recorded September 28, 2007, in Deed Book 3280 at Page 404; and Deed of Distribution recorded September 28, 2007, in Deed Book 3280 at Page 399, Horry County Register of Deeds.

PIN #: 35010010003 (Lot 1, Block A, Ocean Harbor Estates)
PIN #: 35010010002 (Lot 2, Block A, Ocean Harbor Estates)
PIN #: 35010010001 (Lot 3, Block A, Ocean Harbor Estates)
PIN #: 35009020001 (Lot 4, Block A, Ocean Harbor Estates)
PIN #: 35009020002 (Lot 5, Block A, Ocean Harbor Estates)
PIN #: 35010010005 (Lot 1, Block B, Ocean Harbor Estates)
PIN #: 35010010006 (Lot 2, Block B, Ocean Harbor Estates)
PIN #: 35010010007 (Lot 3, Block B, Ocean Harbor Estates)
PIN #: 35010010009 (Lot 5, Block B, Ocean Harbor Estates)
PIN #: 35010010010 (Lot 6, Block B, Ocean Harbor Estates)
PIN #: 35010010011 (Lot 7, Block B, Ocean Harbor Estates)
PIN #: 35010010012 (Lot 8, Block B, Ocean Harbor Estates)
PIN #: 35010010023 (Lot 1, Block C, Ocean Harbor Estates)
PIN #: 35010010024 (Lot 2, Block C, Ocean Harbor Estates)
PIN #: 35010010022 (Lot 3, Block C, Ocean Harbor Estates)
PIN #: 35010010021 (Lot 4, Block C, Ocean Harbor Estates)
PIN #: 35010010020 (Lot 5, Block C, Ocean Harbor Estates)
PIN #: 35010010019 (Lot 6, Block C, Ocean Harbor Estates)
PIN #: 35010010018 (Lot 7, Block C, Ocean Harbor Estates)
PIN #: 35010010017 (Lot 8, Block C, Ocean Harbor Estates)
PIN #: 35010010016 (Lot 9, Block C, Ocean Harbor Estates)
PIN #: 35010010014 (Lot 10, Block C, Ocean Harbor Estates)
PIN #: 35010010015 (Lot 11, Block C, Ocean Harbor Estates)
PIN #: 35010010034 (Lot 12, Block C, Ocean Harbor Estates)
PIN #: 35010010035 (Lot 13, Block C, Ocean Harbor Estates)
PIN #: 35010010033 (Lot 14, Block C, Ocean Harbor Estates)
PIN #: 35010010032 (Lot 15, Block C, Ocean Harbor Estates)
PIN #: 35010010031 (Lot 16, Block C, Ocean Harbor Estates)
PIN #: 35010010030 (Lot 17, Block C, Ocean Harbor Estates)
PIN #: 35010010029 (Lot 18, Block C, Ocean Harbor Estates)
PIN #: 35010010028 (Lot 19, Block C, Ocean Harbor Estates)
PIN #: 35010010027 (Lot 20, Block C, Ocean Harbor Estates)

Deed BK: 4606 PG: 2303 Doctype: 001 10/25/2022 at 11:26:19 AM, 6 OF 8 County Stamps: $1980.00 State Stamps: $4680.00 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

PIN #: 35010010025 (Lot 21, Block C, Ocean Harbor Estates)
PIN #: 35010010026 (Lot 22, Block C, Ocean Harbor Estates)
PIN #: 35010010047 (Lot 1, Block D, Ocean Harbor Estates)
PIN #: 35010010046 (Lot 2, Block D, Ocean Harbor Estates)
PIN #: 35010010045 (Lot 3, Block D, Ocean Harbor Estates)
PIN #: 35010010044 (Lot 4, Block D, Ocean Harbor Estates)
PIN #: 35010010043 (Lot 5, Block D, Ocean Harbor Estates)
PIN #: 35010010042 (Lot 6, Block D, Ocean Harbor Estates)
PIN #: 35010010041 (Lot 7, Block D, Ocean Harbor Estates)
PIN #: 35010010040 (Lot 8, Block D, Ocean Harbor Estates)
PIN #: 35010010039 (Lot 9, Block D, Ocean Harbor Estates)
PIN #: 35010010038 (Lot 10, Block D, Ocean Harbor Estates)
PIN #: 35010010036 (Lot 11, Block D, Ocean Harbor Estates)
PIN #: 35010010037 (Lot 12, Block D, Ocean Harbor Estates)

PARCEL THREE:

ALL AND SINGULAR, all that certain piece, parcel, or lot of land lying, situate, and being in Little River Township, County and State aforesaid, shown and designated as **Lot No. 4, Block B**, Ocean Harbor Estates, as shown on that certain map of survey done by Jack F. Davis, R.L.S ., dated June 12, 1980, and recorded in the Office of the Register of Mesne Conveyance, f/k/a the Office of the Clerk of Court, for Horry County in Plat Book 71 at Page 36, which is incorporated herein by reference and becomes part and parcel hereof.

This being the identical property conveyed to Grantor herein by Deed of A & A, Inc., recorded on November 23, 2010, in Deed Book 3492 at Page 2642, in the Office of the Register of Deeds for Horry County, South Carolina.

PIN #: 35010010008 (Lot 4, Block B, Ocean Harbor Estates)

Deed BK: 4606 PG: 2304 Doctype: 001 10/25/2022 at 11:26:19 AM, 7 OF 8 County Stamps: $1980.00 State Stamps: $4680.00 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located in North Myrtle Beach, SC, bearing multiple Horry County PIN Numbers see EHIBIT "A", was transferred by WENDELL P. PRINCE, II, a/k/a WENDELL PRINCE to SW INT 90 HOLDCO III, LLC, and SW INT 90 HOLDCO IV, LLC, on 10/20/2022.

3. Check one of the following: The deed is
   (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   (b) ____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   (c) ____ exempt from the deed recording fee because (See Information section of affidavit): (If exempt, pleases skip items 4 - 7, and go to item 8 of this affidavit).

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
   (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $1,800,000.00
   (b) ____ The fee is computed on the fair market value of the realty which is ____
   (c) ____ The fee is computed on the fair market value of the realty as established for property tax purposes which is: ____

5. Check Yes ____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), and lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract between the lienholder and the buyer existing before the transfer) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: ____.

6. The deed recording fee is computed as follows:

(a)	Place the amount listed in item 4 above here:	$1,800,000.00
(b)	Place the amount listed in item 5 above here: (If no amount is listed, place zero here	$0
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	$1,800,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $6,660.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: GRANTOR.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this 20th day of October, 2022.

Kelly D. Smith
Notary Public for the State of: SC

My Commission Expires: April 19, 2026

Kelly D. Smith

Responsible Person Connected with the Transaction

Wendell P. Prince II

WENDELL P. PRINCE, II, a/k/a WENDELL PRINCE

KELLY D. SMITH NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMMISSION EXPIRES 04-19-2026

Deed BK: 4606 PG: 2305 Doctype: 001 10/25/2022 at 11:26:19 AM, 8 OF 8 County Stamps: $1980.00 State Stamps: $4680.00 ELECTRONICALLY RECORDED Marion D. Foxworth III, Horry County, SC Registrar of Deeds

HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET

T0 BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING. HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY , SOUTH CAROLINA 29526

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Ormond Dunn

ADDRESS:
301 Stoneridge Drive
Columbia, SC 29210

TELEPHONE: (803) 933-9000 FAX: (803) 933-9000

E-MAIL ADDRESS: ben@ormonddunn.com

Related Document
(s):

PURCHASE PRICE / MORTGAGE AMOUNT: $ 1800000.00

BRIEF PROPERTY DESCRIPTION: SW INT 90 LITTLE RIVER SC 29566

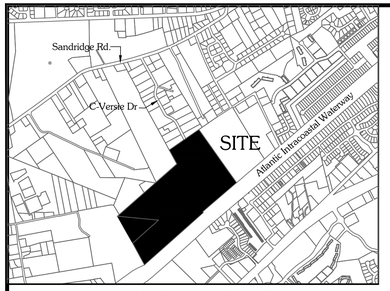
TAX MAP NUMBER (TMS #) 35000000086 **/ PIN NUMBER:** ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	LAST NAME	FIRST NAME	MIDDLE NAME
1.	PRINCE	WENDELL P PRINCE AKA	WENDELL

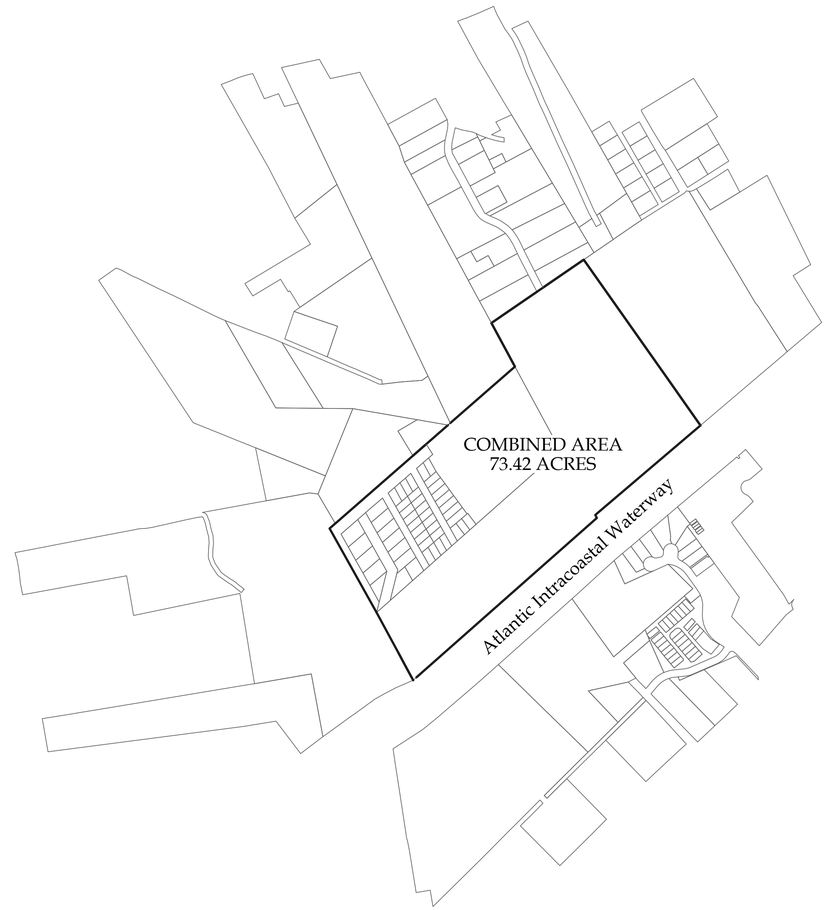
GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

	FULL BUSINESS NAME
1.	SW INT 90 HOLDCO III LLC
2.	SW INT 90 HOLDCO IV LLC



~VICINITY MAP N.T.S.~

COMBINATION PLAT OF
51.05 ACRES & 22.37 ACRES
NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR:
SW INT 90 HOLDCO II LLC





NOTES:

1. Tax Parcel: PIN: 350-00-00-0083
   TMS: 130-00-08-058
   Owner of Record: SW INT 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: Wendell P Prince II
   776 Wintercreeper Drive
   Longs, SC 29568
   Last property transfer Deed Book 3558, Page 1374.
   Total Acreage Parcel (22.37)

3. This property appears to be located in Flood Zone "X" , "X (other)", "AE (EL10)" According to FEMA flood zones per F.I.R.M. 45051C 606 & 608 K, dated Dec. 16th, 2021.
   This property does appear to be the located in Horry County supplemental flood zone;
   Reference to Ordinance filed in Deed Book 4442 at page 2393.
   Any Flood zone lines shown hereon are based on provided data. This plat 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 facts 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.
10. 1/2" Iron Pipes Set at all corners unless noted otherwise.
11. All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83)(2011). All distances shown are Horizontal not grid distances.
12. Date of Field Survey: March, 2022

REFERENCES:

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

SW INT 90 HOLDCO II LLC Signed Date
(Authorized Representative)

Wendell P Prince II Signed Date

SPACE RESERVED FOR PLANNING APPROVAL ONLY

LEGEND

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 of 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 floof.

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

Relocated
66' Public Right-of-Way

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N48° 22' 25"E	15.85
L2	N18° 28' 19"E	213.75
L3	N71° 31' 41"W	0.39
L4	N30° 54' 30"W	44.62
L5	N30° 54' 30"W	46.31
L6	N71° 31' 41"W	1.51
L7	S18° 28' 19"W	274.49
L8	N48° 22' 25"E	614.51
L9	S48° 36' 27"W	1,053.52

Relocated
66' Public Right-of-Way

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C2	39.27'	25.00'	90° 00' 00"	N 26° 31' 41" W 35.36'
C1	287.04'	550.00'	29° 54' 06"	N 33° 25' 22" E 283.79'
C8	321.48'	616.00'	29° 54' 06"	N 33° 25' 22" E 317.84'
C6	323.04'	516.00'	35° 52' 10"	S 39° 03' 19" W 317.79'
C5	38.11'	25.00'	87° 21' 05"	N 64° 47' 47" E 34.53'
C4	49.63'	70.00'	40° 37' 10"	S 51° 13' 05" E 48.59'
C7	317.03'	450.00'	40° 21' 55"	S 36° 49' 11" W 310.51'
C3	85.07'	120.00'	40° 37' 10"	S 51° 13' 05" E 83.30'

LEGEND

- Sewer Manhole (SSMH)
- Sewer Cleanout (SCO)
- Water Meter (WM)
- Fire Hydrant (FH)
- Water Valve (WV)
- Sewer Valve (SV)
- Gas Valve (GV)
- Power Pole (PP)
- Curb Inlet
- Iron Pipe Found (IPF)
- Iron Rebar Found (IRF)
- Iron Pipe Set (IPS)
- Guy Anchore (GA)
- Asphalt
- Horry County Supplemental Area
- OHP — Overhead Power
- Drainage Pipe
- Floodplain Boundary

It is hereby certified that this plat is true and correct to the accuracy required in Myrtle Beach Subdivision Regulations.

"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

drg
Development Resource Group, LLC
4703 Oleander Drive
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
DEVELOPMENT RESOURCE GROUP LLC No. 006089

JOB No. 22.108
DATE: 11-07-2022
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: N.T.S.
FILE: P:/22.108/SURVEY

COMBINATION PLAT
COVER PAGE

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR MICHAEL DEAN OLIVER No. 13520

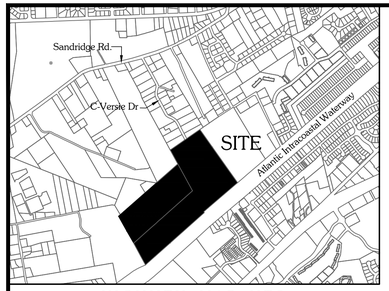
mike@drgpllc.com

DATE

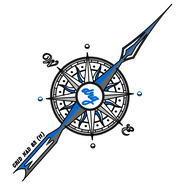
REVISION

SHEET 1 OF 2

DWG NAME: P:\22108 - ZD GROUP - BAHAMA ISLAND\SURVEY_SURVEY CAD DRAWINGS\22108 2022-11-03 COMBINATION PLAT.DWG



~VICINITY MAP N.T.S.~



PIN: 350-09-02-0003
TMS: 130-00-08-182
Current Owner
David Anthony Green

PIN: 350-08-03-0008
TMS: 130-00-08-181
Current Owner
Ricky Livingston

PIN: 350-00-00-0085
TMS: 130-00-08-067
Current Owner
Elliot Family Properties, LLC
D.B. 3558 Pg. 1901

PIN: 350-07-04-0002
TMS: 130-00-08-057
Current Owner
John E. Hewett
D.B. 3846 Pg. 170

C-Versie Drive
(50' Right-of-Way)
Plat Book 57 Page 201

PIN: 350-07-04-0002
TMS: 130-00-08-057
Current Owner
John E. Hewett
D.B. 3846 Pg. 170

Zone X (other)

1/2"IRF

N 26° 28' 25" W
300.42' (Tie)

Santee Cooper Mon OD-NX10

N 27° 54' 27" W
332.44' (Tie)

1" IPF
N 56° 47' 25" E
132.05

1/2"IPF

N 57° 09' 50" E
261.82'

N 57° 00' 40" E
49.72'

Asphalt
Water Valve
Post Fire Hydrant
Sewer Forcemain Valve
Sewer Air Release Valve
5/8"IRF

End Existing ±12' Wide Ditch
18" RCP
Wood Board Fence
Gravel Area
End of 66 ft. Public Right-of-Way referred to as Bahama Island Boulevard per Reference Recorded in Plat Book 215 Page 100.

N 57° 03' 48" E
350.98'

Horry County
1/2" IPS
City of North Myrtle Beach
Gravel Area
66.40'

66 ft. Public Right-of-Way referred to as Bahama Island Boulevard per Reference Recorded in Plat Book 215 Page 100. Portion Pertaining to PIN: 350-00-00-0083 TO BE RELOCATED

N 29° 01' 35" W
410.00'

Machete/Mower Blade Found

L1

Zone X

NOTE:
Property Line Shown Per Deed Book 2865 Page 172 & Plat Book 215 Page 100 and recorded at The Horry County Register of Deeds.

66 ft. Public Right-of-Way referred to as Bowline Boulevard per Reference Recorded in Plat Book 277 Page 237.

Concrete Pad
Concrete Pad Encroachment
Concrete Pad Encroachment
Concrete Pad Encroachment
0.40'
4.26'
2.93'
9.25'
4.51'
6.99'

Floodplain boundary

NEW RELOCATED
66 ft. Public Right-of-Way

1" IPF
N:738691.50
E:2705285.18

N 48° 36' 27" E
1017.19'

1040.66' (Total)

Approx. Location Existing Gravel Road

PIN: 350-09-02-0003
TMS: 130-00-08-182
Current Owner
David Anthony Green

Horry County

SDMH No Lid or Rim

23.47'

5/8"IRF

1/2"IPF

66.00'

N 48° 22' 25" E
598.66'

L9

L8

C1

C8

L2

L3

L4

L5

L6

L7

C2

C3

C4

C5

C6

C7

NEW RELOCATED
66 ft. Public Right-of-Way
177,676 sq.ft.
4.08 Acres

Zone X

Floodplain boundary

Zone X (other)

Floodplain boundary

Zone X (other)

Floodplain boundary

Zone X (other)

2/14/2023 8:18 AM

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

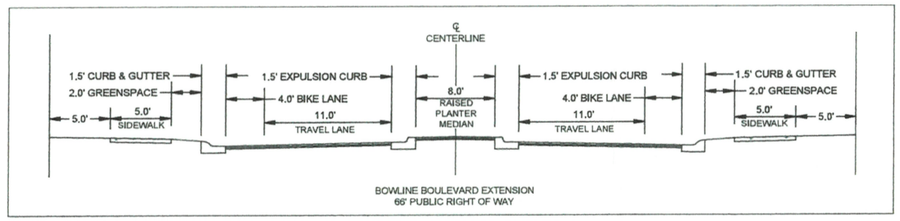
BAHAMA ISLAND

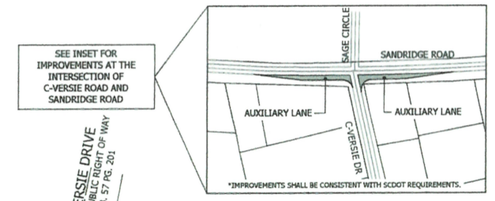
PROPOSED PROJECT BOUNDARY:	73.0± ACRES
WETLANDS	15.3 ± ACRES
PONDS	3.0 ± ACRES
NAVIGABLE WATERS	1.7 ± ACRES
PUBLIC RIGHT OF WAY	4.1 ± ACRES
AMENITY AREA (BUILDINGS & EXTERIOR ACTIVE SPACE)	5.0± ACRES
ADMINISTRATIVE AREA (OFFICE, MAINTENANCE & PARKING)	4.0± ACRES
COMMERCIAL AREA (RETAIL & DOCKS)	1.0±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

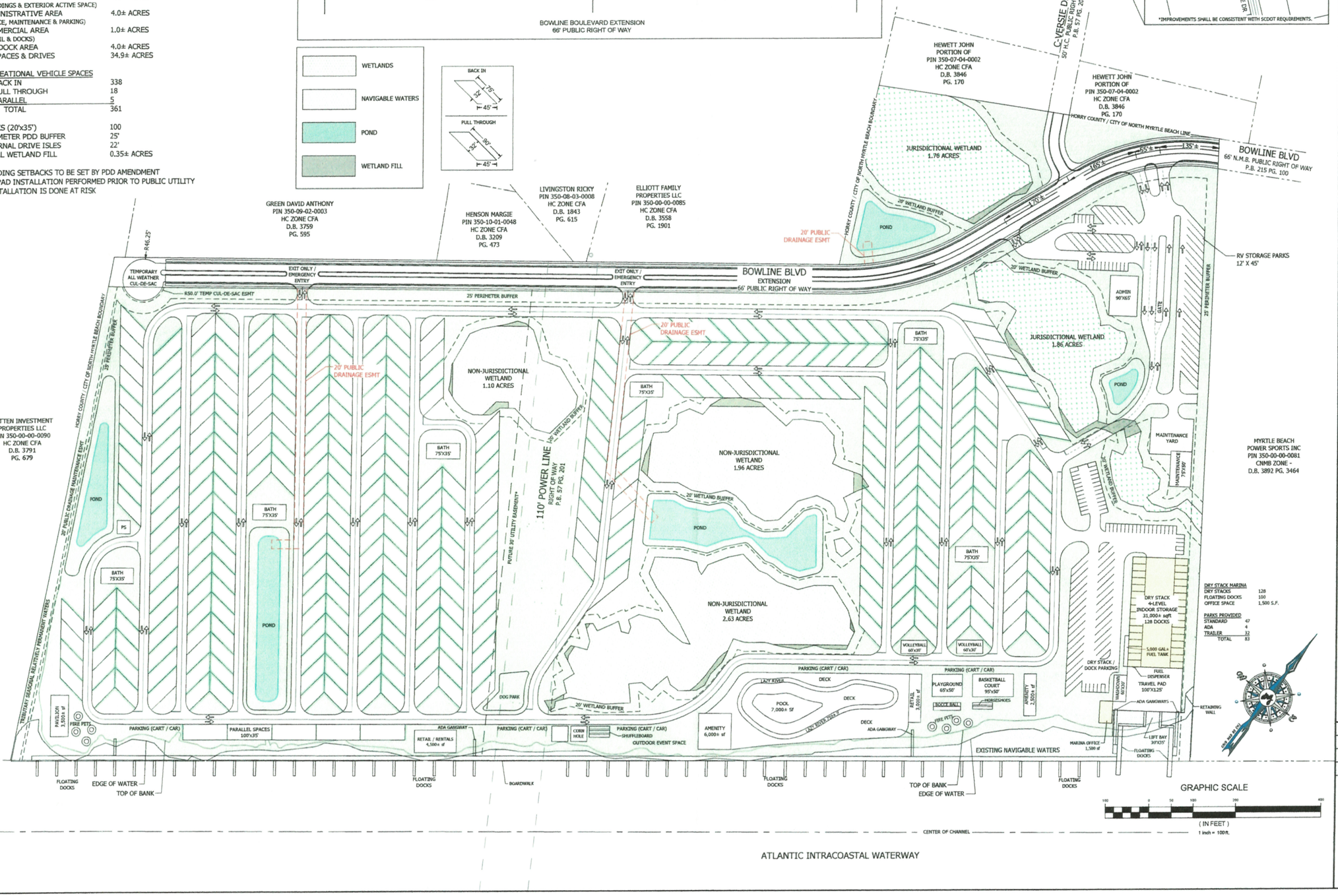
RECREATIONAL VEHICLE SPACES	
BACK IN	338
PULL THROUGH	18
PARALLEL	5
TOTAL	361

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

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







DRY STACK MARINA

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

PARKS PROVIDED

STANDARD	47
ADA	4
TRAILER	32
TOTAL	83

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

MASTER PLAN

BAHAMA ISLAND

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

1

P:\22108 - ZD GROUP - BAHAMA ISLAND\DESIGN\DRAWINGS\22108 BAHAMA RV LAND PLAN 2023-02-01.DWG

2/14/2023 8:13 AM

NOTE
RV PAD INSTALLATION PERFORMED PRIOR TO PUBLIC UTILITY INSTALLATION IS DONE AT RISK

HYDRANT
SEWER GRAVITY
SEWER FROCEMAIN
WATER

WETLANDS
NAVIGABLE WATERS
POND
WETLAND FILL

C-VERSIE DRIVE
50' H.C. PUBLIC RIGHT OF WAY
P.B. 57 PG. 201

EXISTING 3" FORCEMAIN
EXISTING 6" WATERLINE
3" SS
6" W

HEWETT JOHN
PORTION OF
PIN 350-07-04-0002
HC ZONE CFA
D.B. 3846
PG. 170

HORRY COUNTY / CITY OF NORTH MYRTLE BEACH LINE

JURISDICTIONAL WETLAND
1.76 ACRES

POND

BOWLINE BLVD
66' N.M.B. PUBLIC RIGHT OF WAY

EXISTING 4" FORCEMAIN
800± LF DOWN BOWLINE
@ OLD CRANE ROAD

EXISTING 6" WATERLINE

GND:27±

GREEN DAVID ANTHONY
PIN 350-09-02-0003
HC ZONE CFA
D.B. 3759
PG. 595

HENSON MARGIE
PIN 350-10-01-0048
HC ZONE CFA
D.B. 3209
PG. 473

LIVINGSTON RICKY
PIN 350-08-03-0008
HC ZONE CFA
D.B. 1843
PG. 615

ELLIOTT FAMILY
PROPERTIES LLC
PIN 350-00-00-0085
HC ZONE CFA
D.B. 3558
PG. 1901

BOWLINE BLVD
66' PUBLIC RIGHT OF WAY

GND:12±
GND:13±

HORRY COUNTY / CITY OF NORTH MYRTLE BEACH BOUNDARY

NON-JURISDICTIONAL
WETLAND
1.10 ACRES

BATH
75'X35'

ADMIN
90'X65'

JURISDICTIONAL WETLAND
1.86 ACRES

POND

MAINTENANCE YARD

MAINTENANCE
75'X35'

BATTEN INVESTMENT
PROPERTIES LLC
PIN 350-00-00-0090
HC ZONE CFA
D.B. 3791
PG. 679

HORRY COUNTY / CITY OF NORTH MYRTLE BEACH MAINTENANCE EDIT

20' PUBLIC DRAINAGE MAINTENANCE EDIT

POND

PUMP STATION

GND:8±

BATH
75'X35'

POND

110' POWER LINE
RIGHT OF WAY
P.B. 57 PG. 201

FUTURE 30' UTILITY EASEMENT

GND:10±

NON-JURISDICTIONAL
WETLAND
1.96 ACRES

POND

NON-JURISDICTIONAL
WETLAND
2.63 ACRES

MYRTLE BEACH
POWER SPORTS INC
PIN 350-00-00-0081
CNMB ZONE -
D.B. 3892 PG. 3464

DRY STACK
4-LEVEL
INDOOR STORAGE
31,000± sqft
128 DOCKS

5,000 GAL± FUEL TANK

FUEL DISPENSER

TRAVEL PAD
100'X125'

ADA GANGWAYS

RETAINING WALL

DRY STACK / DOCK PARKING

TRANSIENT SEASONAL RESTRICTED RESIDENT WATERS

GND:7±

PAVILION
3,500± sf

FIRE PITS

PARKING (CART / CAR)

PARALLEL SPACES
100'X35'

RETAIL / RENTALS
4,500± sf

CORN HOLE

CORN HOLE

SHUFFLEBOARD
OUTDOOR EVENT SPACE

GND:12±

AMENITY
6,000± sf

DOG PARK

LAZY RIVER

POOL
7,000± SF

LAZY RIVER EXIT

DECK

RETAIL
3,000± sf

PLAYGROUND
65'X50'

BASKETBALL COURT
95'X52'

BOCCE BALL

HORSESHOES

AMENITY
2,500± sf

VOLLEYBALL
60'X30'

VOLLEYBALL
60'X30'

PARKING (CART / CAR)

PARKING (CART / CAR)

FIRE PITS

PAVILION
1,500± sf

GND:13±

EXISTING NAVIGABLE WATERS

MARINA OFFICE
1,500 sf

FLOATING DOCKS

LIFT BAY
38'X15'

DOCK

DOCK

DOCK

DOCK

EDGE OF WATER

TOP OF BANK

BOARDWALK

CENTER OF CHANNEL

ATLANTIC INTRACOASTAL WATERWAY

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
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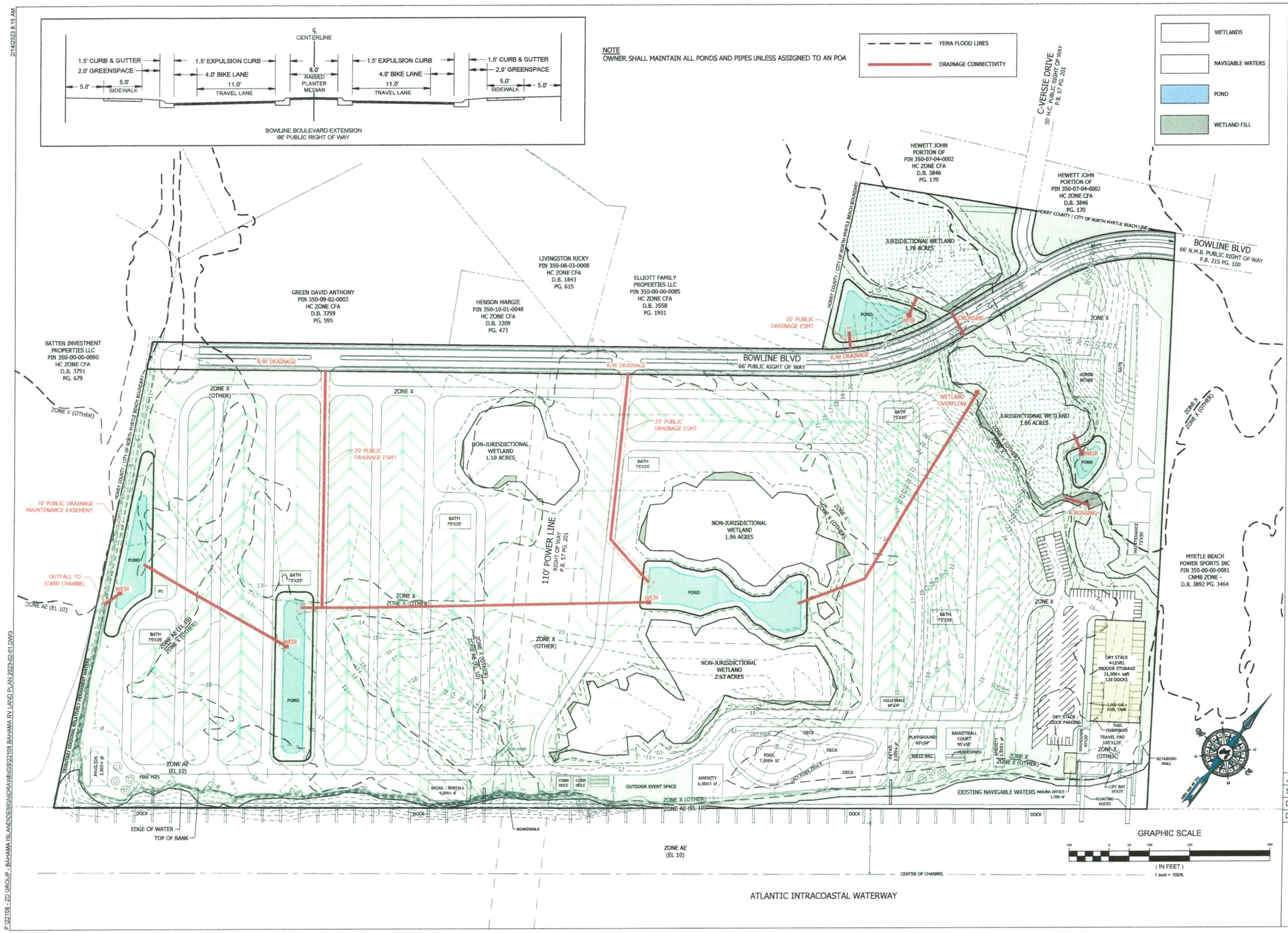
SCHEMATIC UTILITY PLAN

BAHAMA ISLAND RV LAND

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

2

P:\22108 - ZD GROUP - BAHAMA ISLAND\DESIGN\DRAWINGS\22108 BAHAMA RV LAND PLAN 2023-02-01.DWG



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SCHEMATIC DRAINAGE PLAN

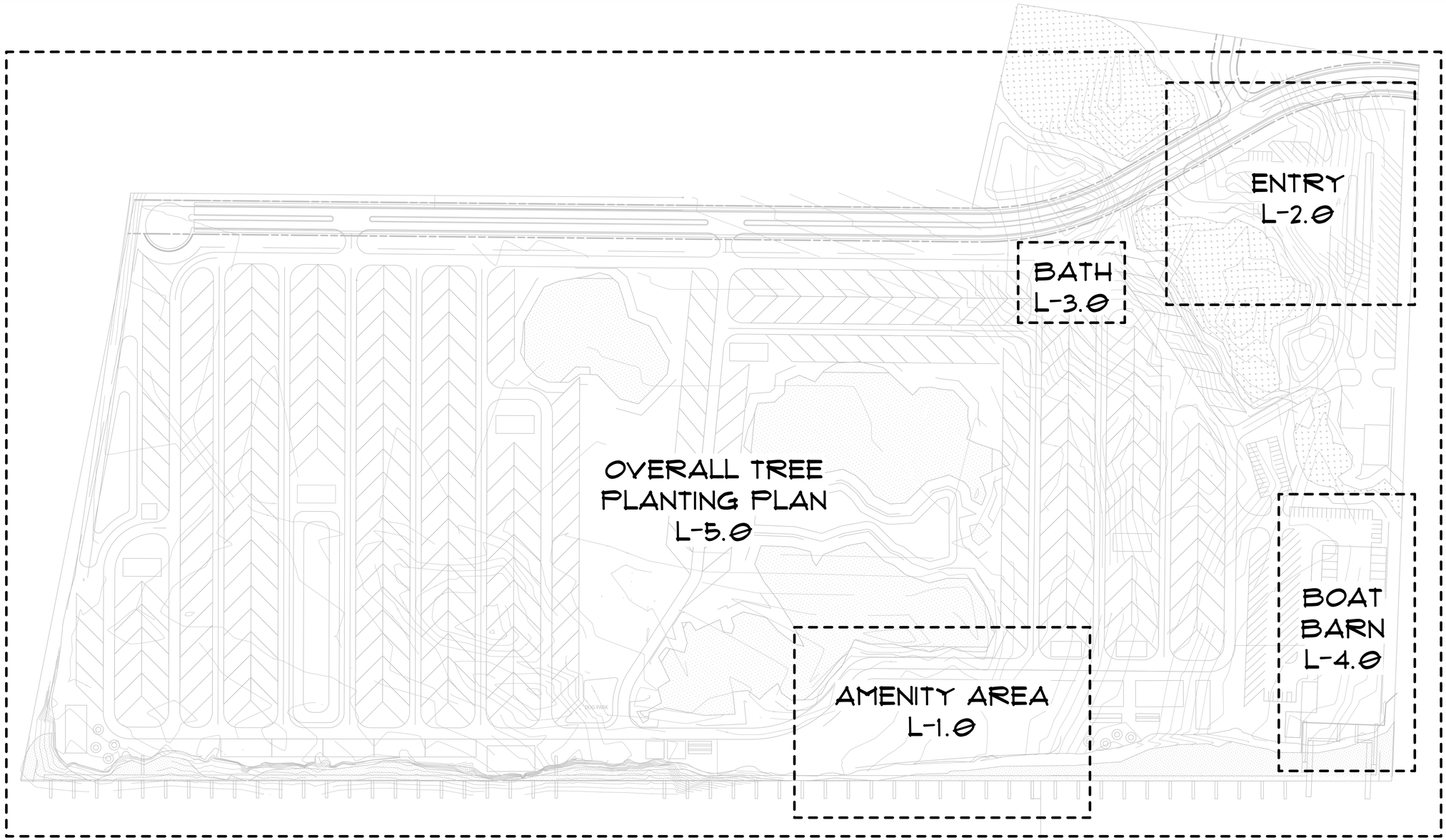
BAHAMA ISLAND RV LAND

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

3

2/14/2023 8:15 AM

P:\22108 - ZD GROUP - BAHAMA ISLAND\DESIGN\DRAWINGS\22108 BAHAMA RV LAND PLAN 2023-02-01.DWG



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North

0 50 100 150 200 300

Scale: 1" = 100'

Site Related Data:
Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC
Titled: 22108 Bahama RV Land Plan 2022-11-29.dwg Date: 11.29.22 Scale: 1"=100'
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PROJECT

Site Development Plans
Bahama Island RV Park
North Myrtle Beach • South Carolina
prepared for:
Development Resource Group, LLC

PROJECT NUMBER
22-057

RELEASE
Review

DATE
02/10/23

REVISIONS

SEALS

SHEET TITLE
Index Plan

SHEET NUMBER
Index



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North

0 10 20 30 40 60

Scale: 1" = 20'

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SEALS

State of South Carolina — Registered Landscape Architect — 550 — Gregory D. Duckworth

South Carolina — Environmental Concepts, LLC — No. 286 — Certificate of Authorization

SHEET TITLE
Amenity
Site Plan

SHEET NUMBER
L-1.0



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North

0 15 30 45 60 90

Scale: 1" = 30'

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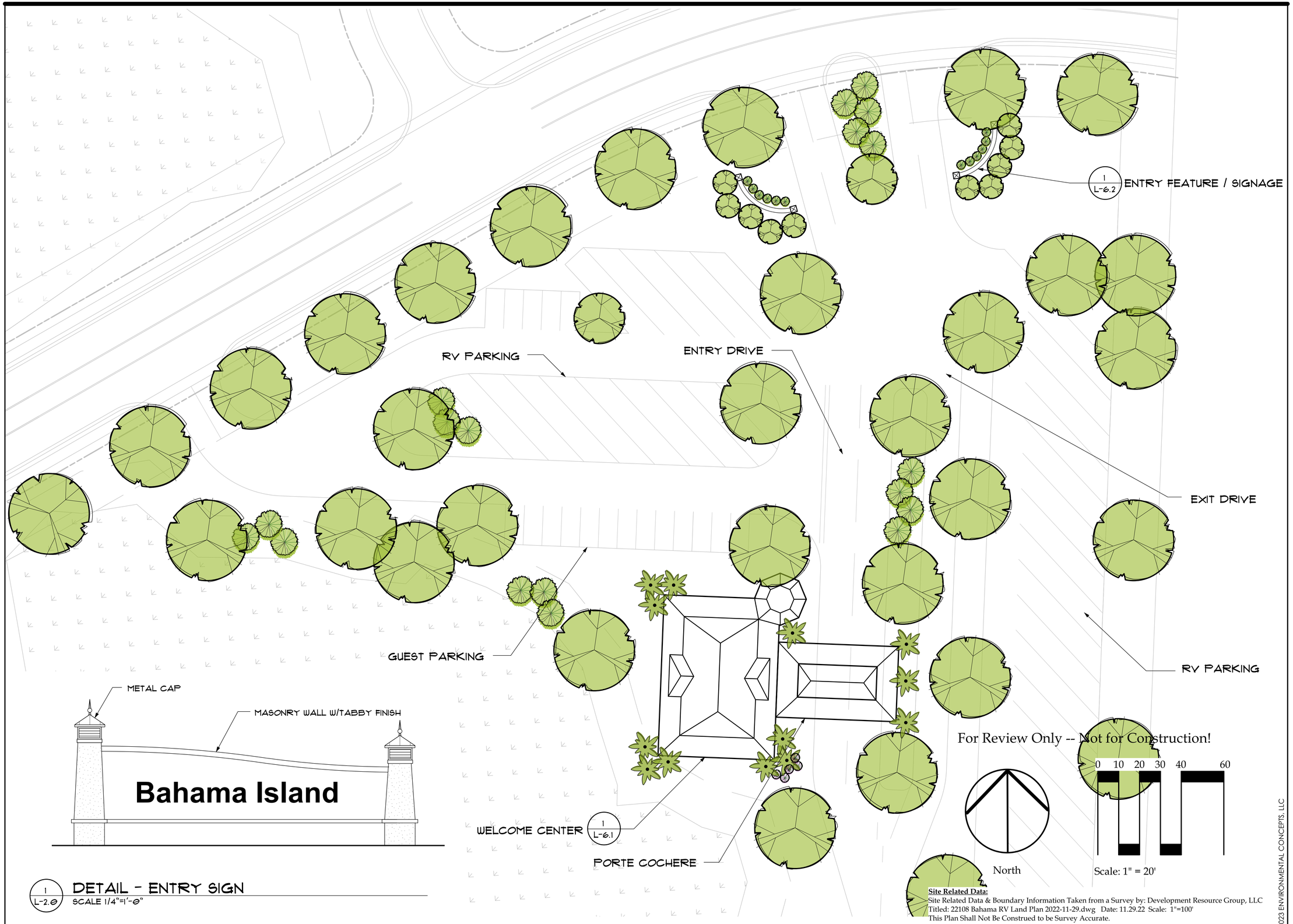
SEALS

State of South Carolina REGISTERED LANDSCAPE ARCHITECT 550 GREGORY D. DUCKWORTH

SOUTH CAROLINA ENVIRONMENTAL CONCEPTS, LLC No. 286 CERTIFICATE OF AUTHORIZATION

SHEET TITLE
Boat Barn
Site Plan

SHEET NUMBER
L-4.0



1
L-2.0
DETAIL - ENTRY SIGN
SCALE 1/4"=1'-0"

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North

0 10 20 30 40 60

Scale: 1" = 20'

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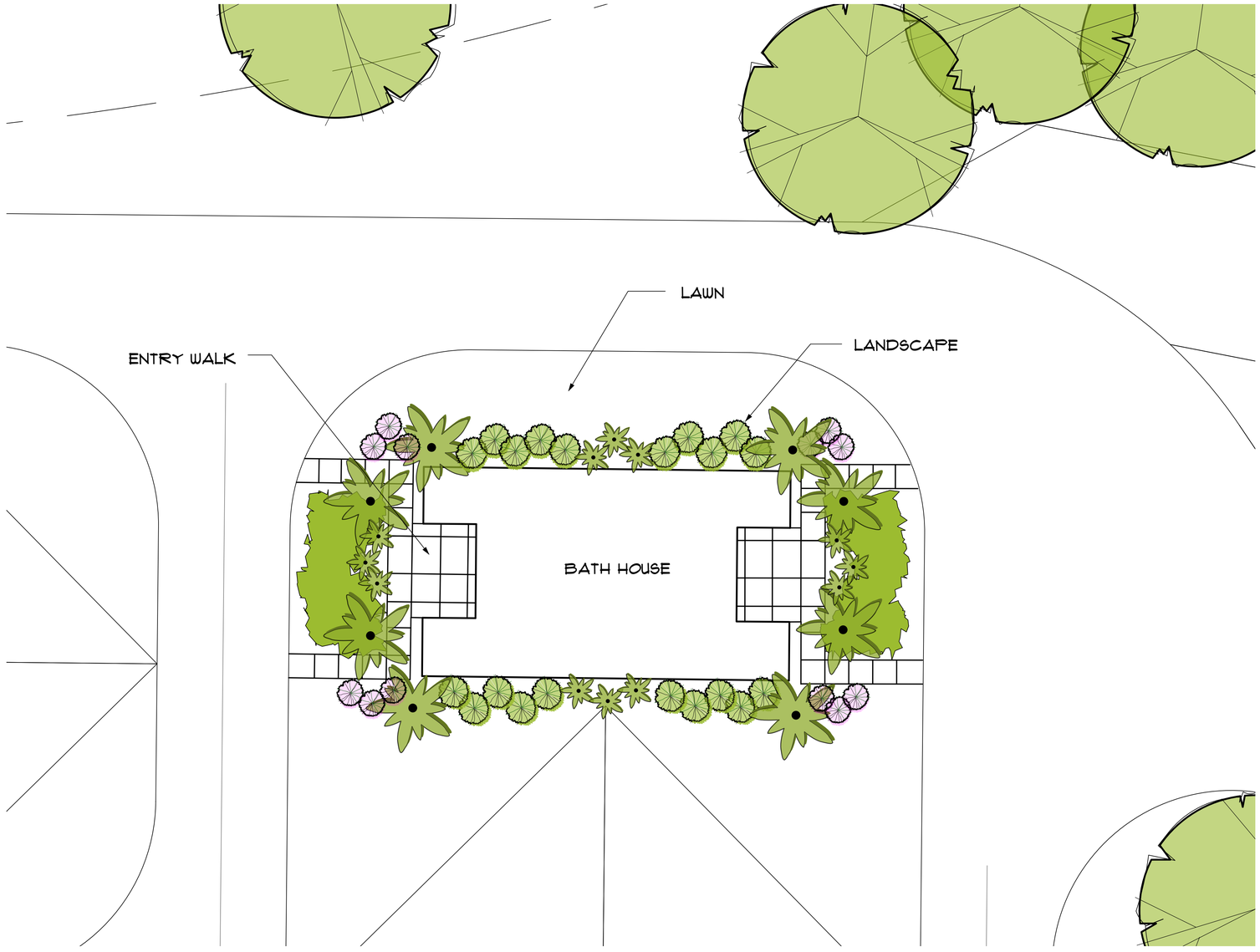
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SHEET TITLE
Front Entry
Site Plan

SHEET NUMBER
L-2.0



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North

0 5 10 15 20 30

Scale: 1" = 10'

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State of South Carolina · REGISTERED LANDSCAPE ARCHITECT · 550 · GREGORY D. DUCKWORTH

SOUTH CAROLINA · ENVIRONMENTAL CONCEPTS, LLC · No. 286 · CERTIFICATE OF AUTHORIZATION

SHEET TITLE
Bath House
Site Plan

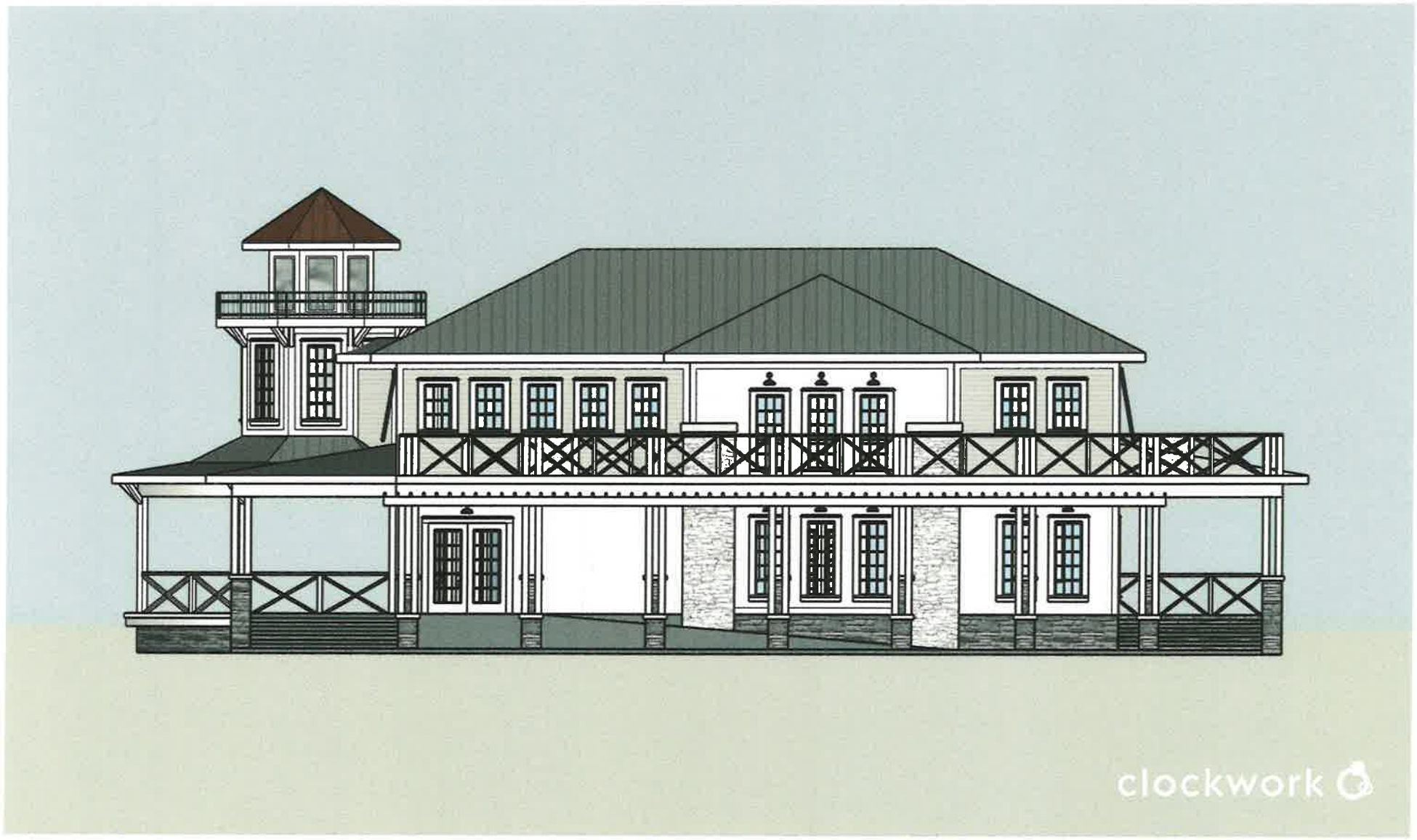
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L-3.0

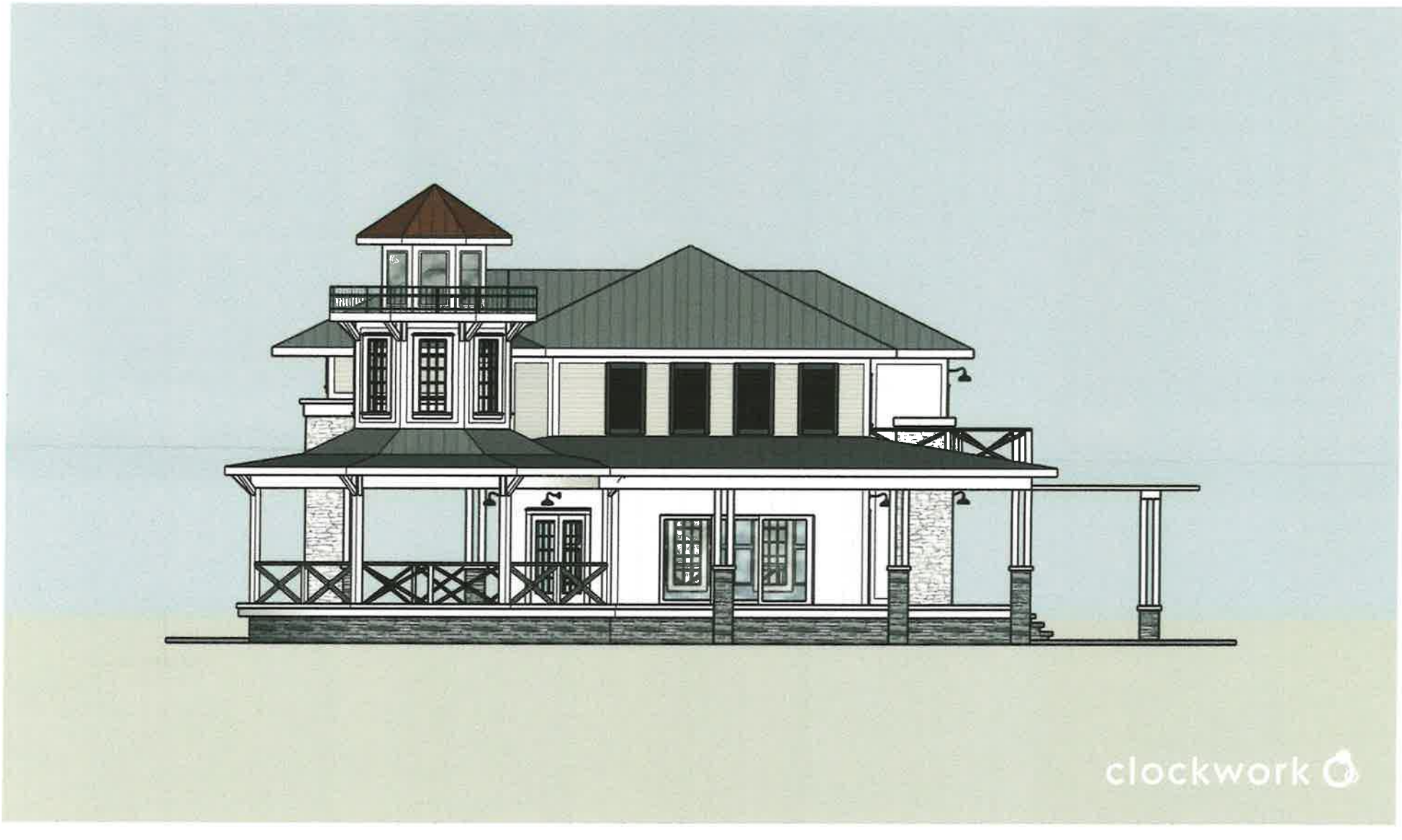


clockwork



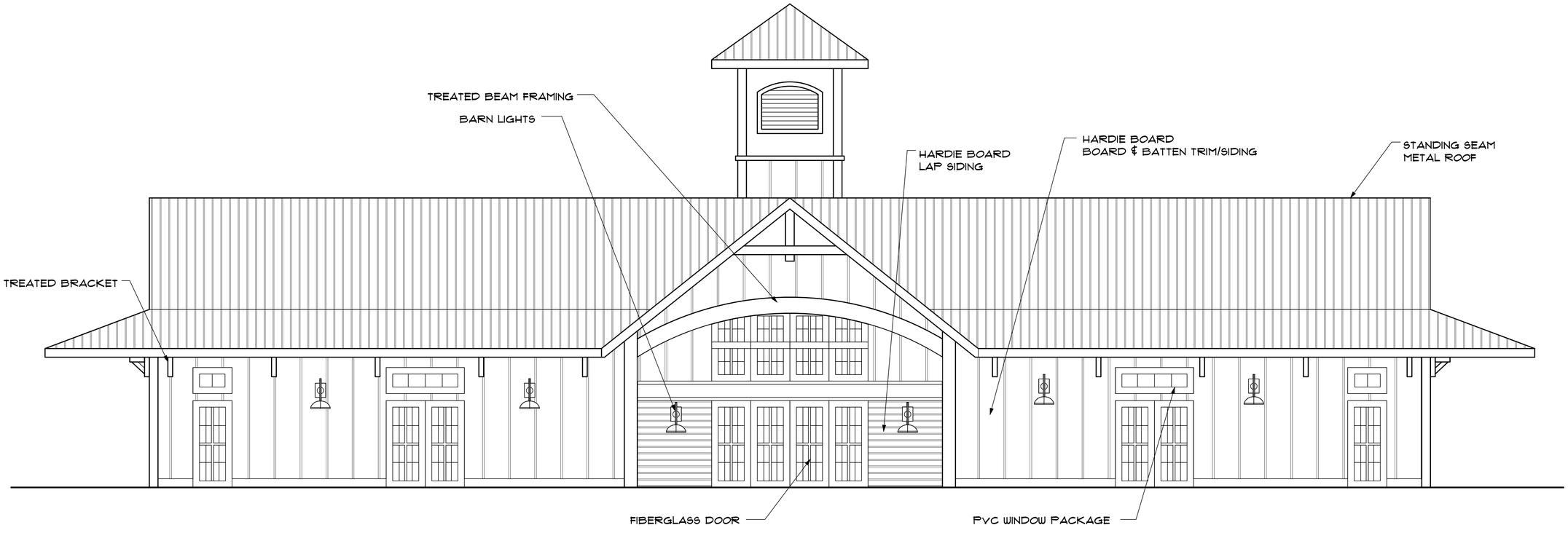
clockwork


clockwork


clockwork



PERSPECTIVE VIEW



1 L-6.0 ELEVATION - AMENITY BUILDING

SCALE :1/4"=1'-0"

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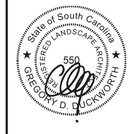
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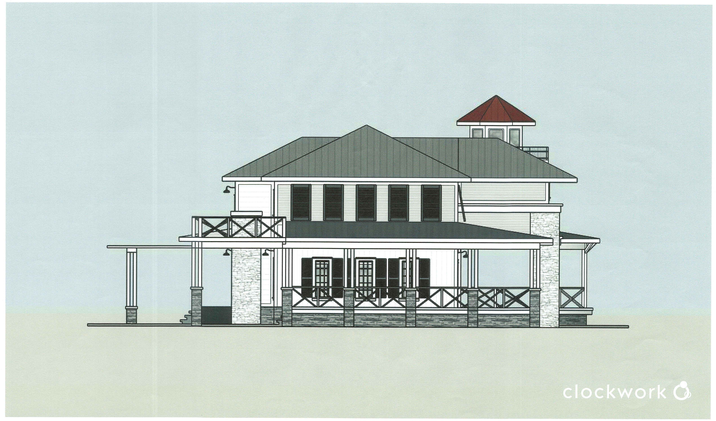
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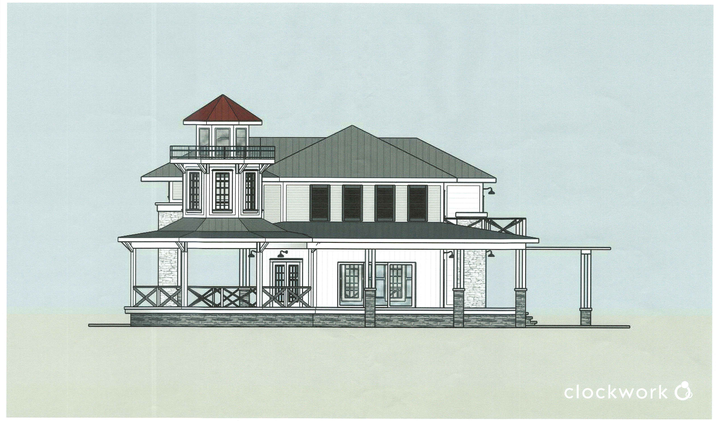


SHEET TITLE
Amenity Building Elevation

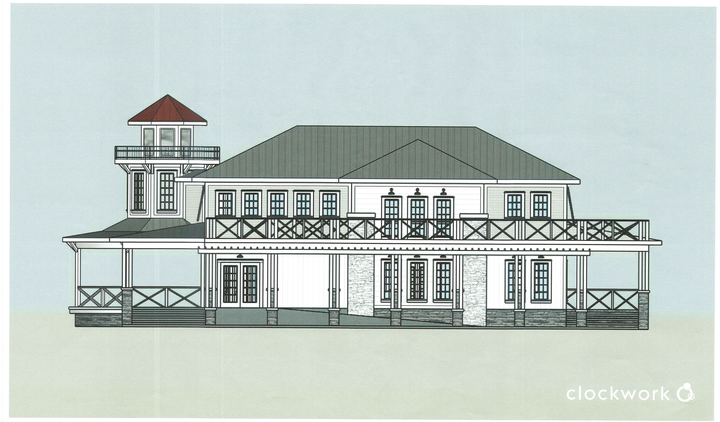
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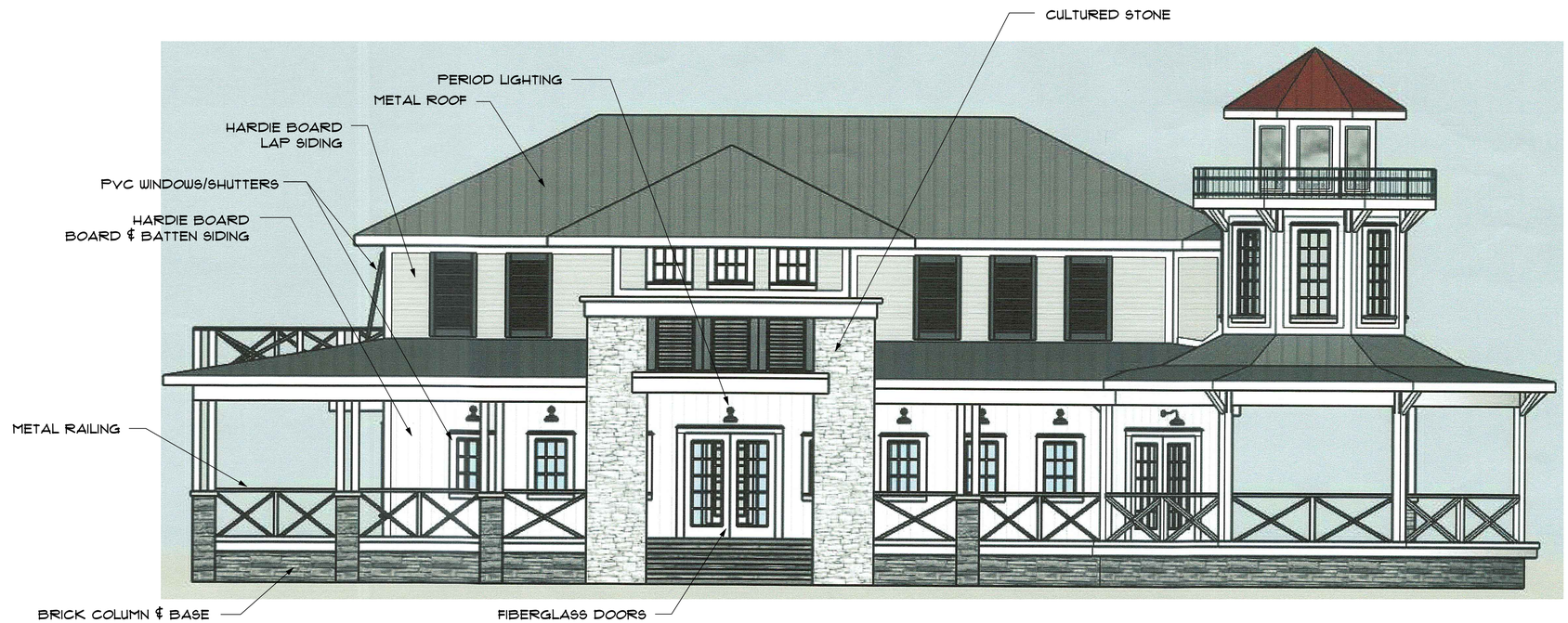
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

1
L-6.1

ELEVATIONS - WELCOME CENTER

SCALE :NTS

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State of South Carolina · REGISTERED LANDSCAPE ARCHITECT · 550 · GREGORY D. DUCKWORTH

SOUTH CAROLINA · ENVIRONMENTAL CONCEPTS, LLC · No. 286 · CERTIFICATE OF AUTHORIZATION

SHEET TITLE
Welcome Center Elevation

SHEET NUMBER
L-6.1

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1
L-6.2

PERSPECTIVE - AMENITY BAR

SCALE : NTS

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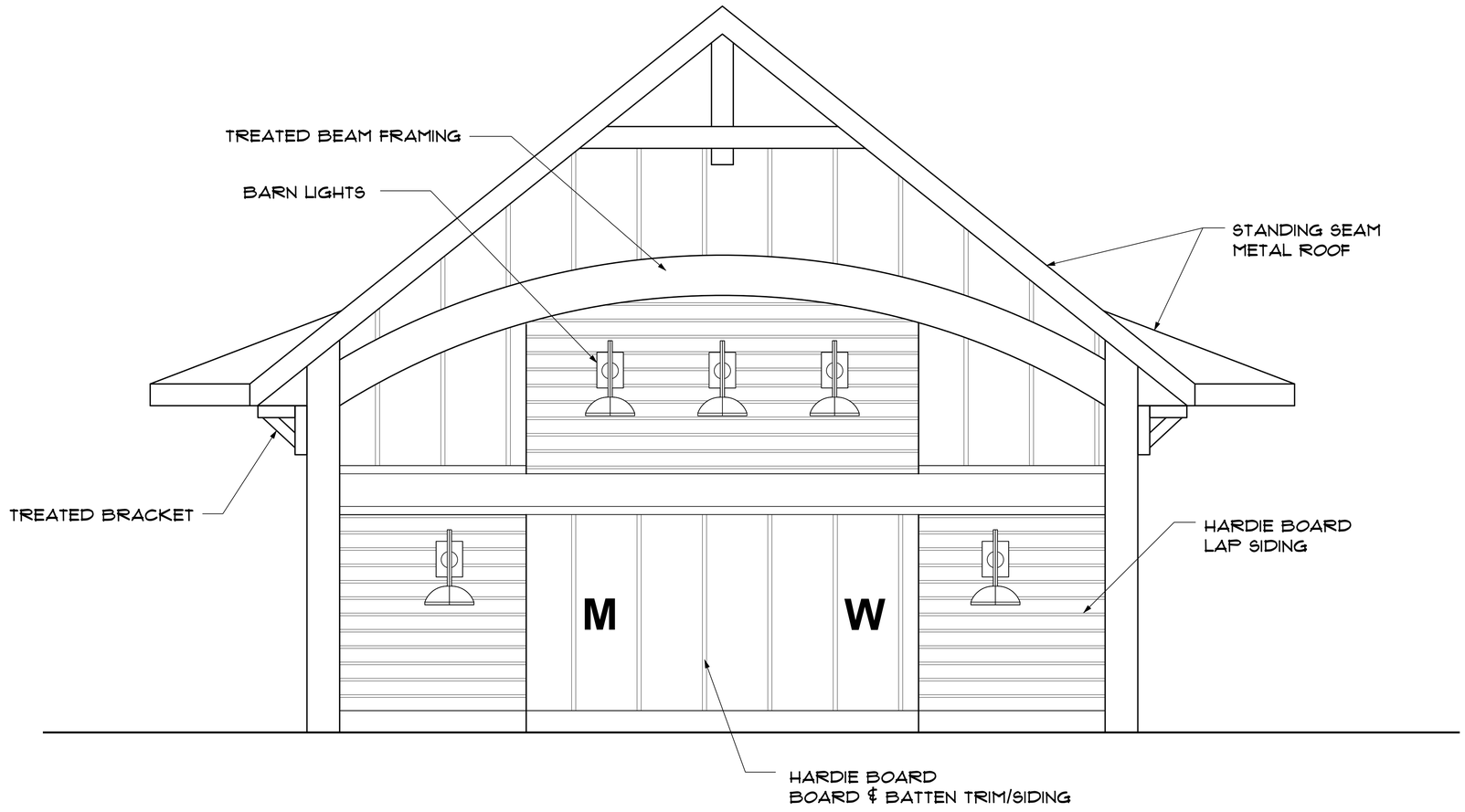
State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
GREGORY D. DUCKWORTH
588

SOUTH CAROLINA
ENVIRONMENTAL CONCEPTS, LLC
No. 286
CERTIFICATE OF AUTHORIZATION

SHEET TITLE
Amenity Bar
Elevation

SHEET NUMBER
L-6.2

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1 / L-6.3 ELEVATION - BATH HOUSE

SCALE 1/2"=1'-0"

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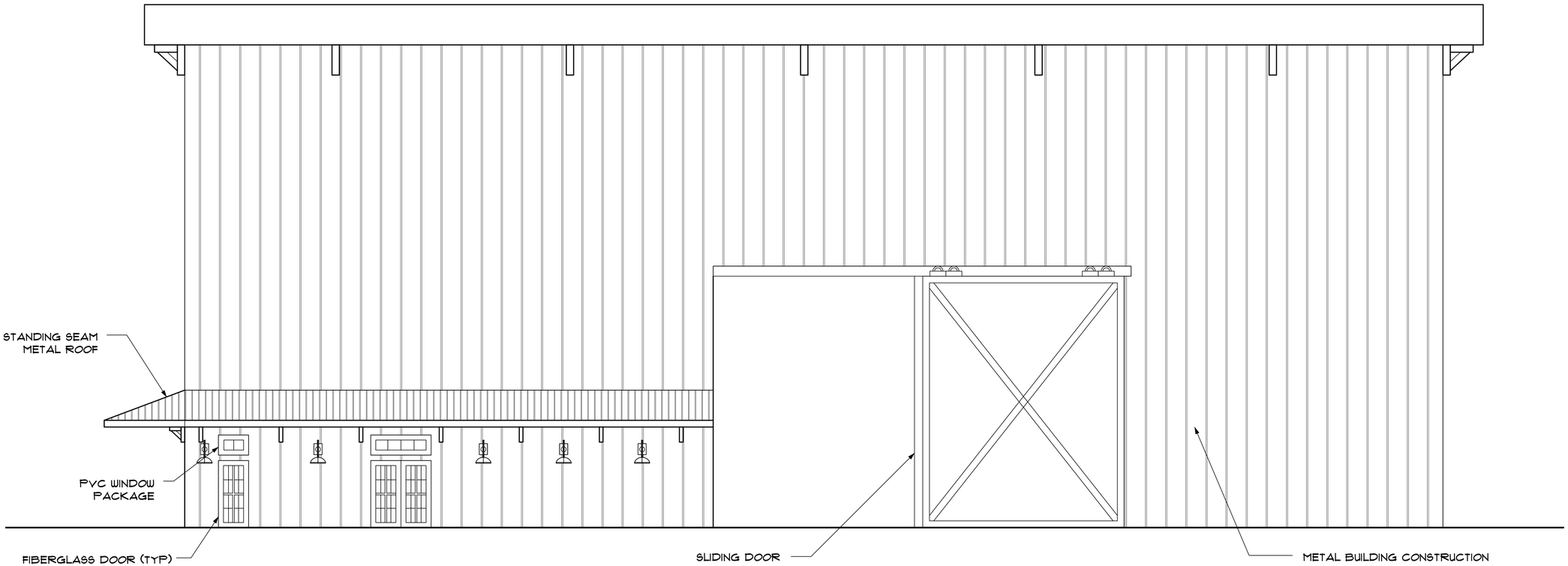
SEALS

State of South Carolina REGISTERED LANDSCAPE ARCHITECT 550 GREGORY D. DUCKWORTH

SOUTH CAROLINA ENVIRONMENTAL CONCEPTS, LLC No. 286 CERTIFICATE OF AUTHORIZATION

SHEET TITLE
Bath House
Elevation

SHEET NUMBER
L-6.3



1 / L-6.4 ELEVATION - BOAT BARN - 4 STORY

SCALE 3/16"=1'-0"

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SEALS



SHEET TITLE
Boat Barn
Elevation

SHEET NUMBER
L-6.4

























LONG BAY RV RESORT
BUILDING MATERIALS LIST

A. SIDING:

Park Models, Bath Houses, Administration Buildings and Retail/Restaurants:

1. Fiber cement lap siding
2. Fiber cement board and batten siding
3. Fiber cement shake siding

Dry Storage for Boats/RVs:

1. Pre-Engineered Metal Sided Building

B. EXTERIOR TRIM & OTHER:

Park Models, Bath Houses, Administration Buildings and Retail/Restaurants:

1. Fiber cement trim
2. Pressure treated wood columns
3. PVC Shutters
4. Pressure treated wood pickets

Dry Storage for Boats/RVs:

2. Fiber cement trim

C. ROOFING:

Park Models, Bath Houses, Administration Buildings and Retail/Restaurants:

1. Asphalt shingles
2. Metal roofing

Dry Storage for Boats/RVs:

3. Metal roofing

D. PATIOS, PORCHES, DECKS:

Park Models, Bath Houses, Administration Buildings and Retail/Restaurants:

1. Concrete slab
2. Salt treated concrete finish
3. Tile

4. Treated and composite decking
5. Masonry pavers

Dry Storage for Boats/RVs:

1. Concrete slab
2. Salt treated concrete finish
3. Treated and composite decking

E. WINDOWS & EXTERIOR DOORS:

1. Vinyl clad windows and doors
2. Metal windows and doors
3. Roll-up commercial doors
4. Fire rated metal doors

Landscape Materials List:

Additional non-invasive species readily available and adapted to the region are accepted.

1. Trees

<u>Large Trees</u>
Southern Live Oak
Wynstar Willow Oak
Laurel Oak
Shumard Oak
White Oak
Chestnut-leaved Oak
Overcup Oak
Chinese Elm
Chinese Chestnut
D.D. Blanchard Southern Magnolia
Savannah Holly
Sycamore
Bald Cypress

<u>Small Trees</u>
Catawba Crape Myrtle
Natchez Crape Myrtle
Tonto Crape Myrtle
Eastern Redbud
Sabal Palmetto
Nellie Stevens Holly
Pindo Palm
Loquat

2. Shrubs

<u>Large Shrubs</u>
Pittosporum
Formosa Azalea
Chindo Sweet Viburnum
Sandankwa Viburnum
Moonlit Lace Viburnum
Loropetalum
Japanese Camellia
Oleander

<u>Small Shrubs</u>
Encore Azalea Sp.
Gardenia
Dwarf Palmetto
Dwarf Yaupon Holly
European Fan Palm
Oakleaf Hydrangea
Nikko Blue Hydrangea
Glossy Abelia
Dwarf Pittosporum
Dwarf White Oleander
Black Knight Butterfly Bush
White Profusion Butterfly Bush
Yew Podocarpus

3. Ornamental Grasses

Gulf Muhly Grass
Sand Cordgrass
Fakahatchee Grass
Dwarf Fountain Grass

4. Ground Cover

Variegated Flax Lily
Japanese Plum Yew
Emerald Goddess Liriope
Asian Star Jasmine
Agapanthus
African Iris

5. Sod

Bermudagrass
Centipedegrass (use this)
St. Augustine
Zoysia

6. Perennials

After Midnight Coneflower
Autumn Joy Stonecrop
Becky Shasta Daisy
Bengal Tiger Canna
Goldsturm Black Eyed Susan
Morning Glory Hibiscus
Pardon Me Dwarf Daylily
Lantana Sp.

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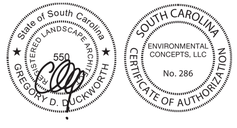
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SEALS



SHEET TITLE
Landscape Materials List

SHEET NUMBER
L-7.0

CAST LANDSCAPE® Old world craftsmanship. . .tomorrow's technology®

CAST LED Bullet Light (CBLED141) Product Information

CAST Classic Series LED Bullet Light - 3 Beam Spreads & 2 Light Levels in one fixture



Description:

This low voltage LED landscape light combines the rugged solid construction of the CAST Bullet with the industry's most advanced and feature-filled module. With just one finish (solid sand-cast bronze), two light levels, and 3 optical beam spreads, this one LED light replaces and surpasses the dozens of models form other manufacturers.

Features:

- Replaceable module thermally bonded to solid bronze body for optimal heat dissipation.
- Replaceable optics for 4H (included), 21H, and 12H (sold separately).
- Optics are UL listed component: made of high-temperature polycarbonate
- LEDSense™ technology controls forward current to compensate for conditions of extreme ambient heat.
- Accepts input voltages between 10V and 24V AC for maximum system design flexibility.
- Automatic recognition and compensation for varied magnetic and electronic transformer types.
- Dimmable with standard low-voltage phase dimmers
- Warm white color temperature (2,720K) and high color rendering index (80 CRI) that closely matches incandescent lighting.
- L70 of 60,500 hours.
- UL/CSA/RoHS recognized, FCC Class A Conducted and Radiated Emissions compliant.

Uses:

Provides a highly energy efficient LED light source that projects an evenly distributed beam with warm color temperature. Brightness and beam distribution are comparable to incandescent models of 50w and 35w. Fully rotatable extra-long shroud enables excellent glare control.

Dimensions & Weight:

Body and Shroud: 2.5" x 9" fully extended; Weight: 5 lb.

LED Lamp Specifications:

- LED Light source: Life (L70) 60,500 hrs., Color Temp. 2720ºK, CRI 80
- Input Voltage: 10 to 24 V AC orDC
- Power Low Setting: Amps .52, Watts 5.86, Power Factor .93. Volt Amps 6.3
- Power High Setting: Amps .82, Watts 9.25, Power Factor .94, Volt Amps 9.84
- Lumen Output Low Setting: 269
- Lumen Output High Setting: 328
- Center Beam Candela Low setting: 781
- Halogen Equivalent Watts: High 50W / Low 35W
- Center Beam Candela High setting: 946
- FCC Compliant for EMI Interference

Construction:

Body: Sand-cast solid bronze.
Stake: Solid Black Coated Eurometal
Socket: High-temperature MR-16 socket
Glass: Flat, tempered, hardened,crytal clear glas
Retaining Screw: Stainless steel
Internal Wiring: Tin-coated wire, crimpd and sealed connections, protected with fiberglass sleeving
Optional Optics: (T-8 Torx Screwdriver Needed)
C10139: 21º Medium Optic (Set of 3)
C10003: 12º Narrow Optic (Set of 3)

www.cast-lighting.com 800.914.CAST

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Revised April 2018

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CAST Craftsman Series Bronze Path Light (CCPL2B and CCPL2BL)

Now Available with Integrated LED or Drop-in LED!



Description:

These solid bronze path lights are compact with extreme durability. Now available with integrated LED lamps or bi-pin drop-in LED lamps.

Features:

Durability

- CAST solid sand-cast bronze for unmatched corrosion resistance
- Unbreakable bodies, hats, stems, and stake
- No coatings to peel, flake, chip, or fade
- No threads that weaken stems
- Marine-grade Tin-Coated No-Ox Wire for lifetime electrical conductivity.

Performance

- Premium-quality LEDs deliver consistent color temperature and accurate color rendering.
- Electronics protected from electrical spikes and surges.
- Electromagnetic radiation (EMI) filtered to prevent interference with wireless devices

Uses:

Suitable for lighting walkways, planting beds, and other areas.

Dimensions:

8.5" stake, 18" height body and stem

Specifications:

CCPL2B Integrated LED:

- LED components integrated into fixture bodies to draw heat away from the LEDs for maximum longevity and performance.
- Fully sealed and protected LED components.
- LED Light Source: 2 Cree LED, Life (L70): 62,000 Hrs.
- Color Temp: 2790ºK, CRI: 82
- Input Voltage: 10-24 Volts AC or DC
- Power: .4 Amps, 4.22 Watts, Power Factor .89, Volt Amps 4.74
- Lumen output-fixture: 114 lm
- Maximum Candelas: 46

CCPL2BL Drop-In LED:

- Lamp is field replaceable.
- LED Light Source: SLBP250L Drop-In Bi-Pin Lamp (included).
- Color Temp: 2750ºK, CRI: 80
- Voltage Range: 10-20 Volts AC or DC
- Power: 2.5 Watts, Volt Amps 3.0
- Lumen output-fixture: 114 lm

Construction:

Solid sand cast Bronze hat and stake; copper stem; 5' tin-coated #18-2 No-Ox® marine-grade wire.

Listing:

U.L 1838 Listed Low Voltage Luminaire for wet locations.



www.cast-lighting.com 800.914.CAST

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Revised January 2021

CAST LANDSCAPE® Old world craftsmanship. . .tomorrow's technology®

CAST Classic Deck Light (CDL1CB, CDL1LED1, CDL1LED1A) Product Information

CAST Solid Bronze Deck Light - Rugged, Ideal for Walls, Decks, and Docks



Description:

This compact and attractive solid bronze deck light is a durable, reliable, and energy-efficient fixture for wall and post mounting.

Features:

- Solid bronze hood and base
- Glare-free illumination
- Pre-wired with 25' tin-coated No-Ox® marine grade wire
- Spider Splice® ready

Uses:

Suitable for downlighting when mounted on retaining walls, structure surfaces, posts and pilings.

Amber version complies with Florida Fish and Wildlife Conservation Commission guidelines for beachside marine turtle habitats.

Dimensions:

3.75" diameter x 1.75" height

Construction:

Solid bronze hood and base; borosilicate lens; 25' tin-coated #18-2 No-Ox® marine-grade wire.

Specifications:

CDL1CB: High Temp. T-5 socket, Lamp: Includes 2.5W, 9-15 volt operating range, T5 LED Lamp (SL921T5200L).

Halogen Option: 12 Volt, 18W T5 xelogen - 18W max. (CWB921X).

CDL1LED1: Power: 10-24V, .27 Amps, 2.82W, .88 pf, 3.20VA; L70 hrs 60,500, CRI 81, Color Temp. 2,759, Fixture Lumens: 49

CDL1LED1A: Input Voltage: 8v-18v AC or DC; Input Power: 3.0 Watts; 0.8 pf; LED Light output: Amber: 70 lm Fixture output: Amber: 35 lm

FWC Cert# 2015-013



CDL1CB, CDL1LED1, CDL1LED1A

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Revised December 2019

CAST LANDSCAPE® Old world craftsmanship. . .tomorrow's technology®

CAST Solid Bronze Wall Wash Light (CWW1CB),(CWW1LED2) Product Information

CAST Solid Bronze Wall Wash Light - For Wide Beam Applications



Description:

This rugged solid bronze wall wash features a convex borosilicate lens. The CWW1CB can be converted to integrated LED using the CSWLED2 module

The LED Wall Wash (CWW1LED2) feautres an integrated, replaceable LED module

Features:

- Solid bronze shroud and body
- Solid bronze stake
- Pre-wired with 25' tin-coated No-Ox® marine grade wire
- High-temp socket with solid nickel contacts
- Spider Splice® ready

Uses:

Suitable for illuminating walls and other broad area applications

Construction:

Solid bronze shroud, body and stake; heavy-gauge copper stem; ceramic socket with solid nickel contacts; 25' tin-coated #16-2 No-Ox® marine-grade wire; silicone rubber gasket; borosilicate convex lens.

Dimensions:

Shroud, base and stem: 7" tall x 4.25" wide.

Specifications:

CWW1CB Lamp: Includes 2.5 W, 9-20 volt operating range, S8 LED Lamp (SL3156250L).

Halogen Option: 12V, 25W, S8 wedge-based - 35W max. (C3156K).

CWW1LED2: 2 Cree LED's, L70 Life 60,500 hrs. Color Temp: 2758ºK, CRI: 82 Input Voltage: 10 to 24V, AC or DC, Power Factor: .9, Volt Amps: 4.81, Fixture Lumens: 147.6, .4 Amps, 4.33 Watts

Listing:

UL 1838 Listed Low Voltage Luminaire for wet locations



CWW1CB, CWW1LED2

www.cast-lighting.com 800.914.CAST

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Revised December 2020

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Post Top (MPH)

Outdoor LED Post Top

IP66 IK08



OVERVIEW	
Lumen Output Range	35,000 - 78,000
Wattage Range	294 - 653
Efficacy Range (LPW)	96 - 135
CCT (K)	3000, 4000, 5000
Controls	Standalone, Wireless
Weight lbs (kg)	60 (27)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum optical housing, cage, and fitter. Fitter contains factory pre-wired drivers and optional controls.
- Complete die-cast aluminum construction for maximum quality and surface finish.
- 1-PC die-cast aluminum cage with wire passages allows for IP66 full luminaire rating to protect integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 60 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70
- Integral louver (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 7 for more details.
- Minimal uplight with less than 5% of the total lumen output going above 90°.

Electrical

- High-performance programmable driver features over-voltage, undervoltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L92 Calculated Life: >100K Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 72L and 78L packages are limited to 40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Internal power supplies and controls can be serviced via (2) integral fitter removable power trays.

Installation

- Designed to mount to 2-3/8"-3" OD x 3" to 4-1/2" tall tenon.
- Secures to tenon with 8 stainless steel set screws.
- 6' wire leads with strain relief zip-ties are provided in fitter for ease of wiring.

Warranty

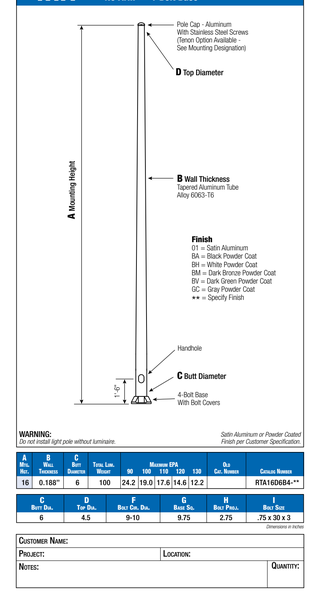
- LSI luminaires carry a 5-year limited warranty. Refer to website for details.

Listings

- Listed to UL 1598 and UL 8750.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

RTA Round Tapered Aluminum Pole No Arm — 4-Bolt Base

RTA16D6B4 - (CATALOG NUMBER / FINISH)



WARNING: *Do not install light pole without luminaire.*

Satin Aluminum or Powder Coated Finish per Customer Specification

A Mtg. Ht.	B Wall Thickness	C Butt Diameter	Total Low. Weight	Maximum EPA 90	100	110	120	130	Old Cat. Number	Catalog Number
16	0.188"	6	100	24.2	19.0	17.6	14.6	12.2		RTA16D6B4-**

C Butt Dia.	D Top Dia.	Base Circ. Dia.	F	G Base Sq.	H Bolt Proj.	I Bolt Size
6	4.5	9-10		9.75	2.75	.75 x 30 x 3

Dimensions in inches

Customer Name:

Project: Location:

Notes: Quantity:

Pole

The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated after base weld to produce a T6 temper.

Base Style

4-Bolt Cast Aluminum Base Flange of Alloy 356-T6 with Aluminum Bolt Covers (Alloy 356-F) and Stainless Steel Hex Head Attaching Screws.

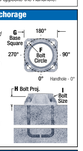


Handhole

Reinforced, 3" x 5" turned Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. A Grounding Provision incorporating a 3/8" diameter hole is provided opposite the Handhole.

Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.



Vibration Damper

When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

Mounting Designation

***Side Drill Mount** - For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.*



***Tenon Mount – Welded or Spun** For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (3", 4", etc.). Tenon style is factory option. Welded Tenon can be specified.*



EPA Notes: *Effective Projected Area (EPA) in square feet. EPAs calculated using wind velocity (mph) indicated in accordance with 2009 AASHTO LTS-5 using a 25 year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.*

hapco
26252 Hillman Highway
Abingdon, VA 24210
800.368.7171
www.hapco.com

POOL AREA LIGHT

	**Area** An LED replacement for the 150W - 1000W shoebox fixtures. The 70W fixture has mounting heights of 16' or 25'. The 210W and 275W fixtures have mounting heights of 25' and 34'. All are mounted on either fiberglass or aluminum, round, tapered poles. Recommended for commercial use.	70W LED T3 SM 210W LED T3 MED 210W LED T5 MED 275W LED T3 LRG 275W LED T5 LRG	7,829 23,250 24,673 30,491 32,391	65' x 105' 105' x 170' 155' x 155' 135' x 215' 200' x 200'

*USE STANDARD 25' ALUMINUM SATIN FINISH POLE

SANTEE COOPER PARKING LOT LIGHTING (TYP)
(SANTEE COOPER TO VERIFY $ COORDINATE LIGHTING PLAN PRIOR TO INSTALLATION)
(LIGHT FIXTURES SHALL BE FULL-CUTOFF AND MEET ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) CRITERIA. LIGHTING SHALL BE AIMED STRAIGHT DOWN)

SANTEE COOPER AREA LIGHT

Environmental Concepts, LLC
25 years of creativity and stewardship since 1992
landscape architecture • land planning
618 Chestnut Road
Suite 201
Myrtle Beach SC 29572
843 692-9999 Fax 843 692-9899
www.environmentalconceptsllc.com

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PROJECT

Site Development Plans
Bahama Island RV Park
North Myrtle Beach • South Carolina
prepared for:
Development Resource Group, LLC

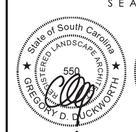
PROJECT NUMBER
22-057

RELEASE
Review

DATE
02/10/23

REVISIONS

SEALS

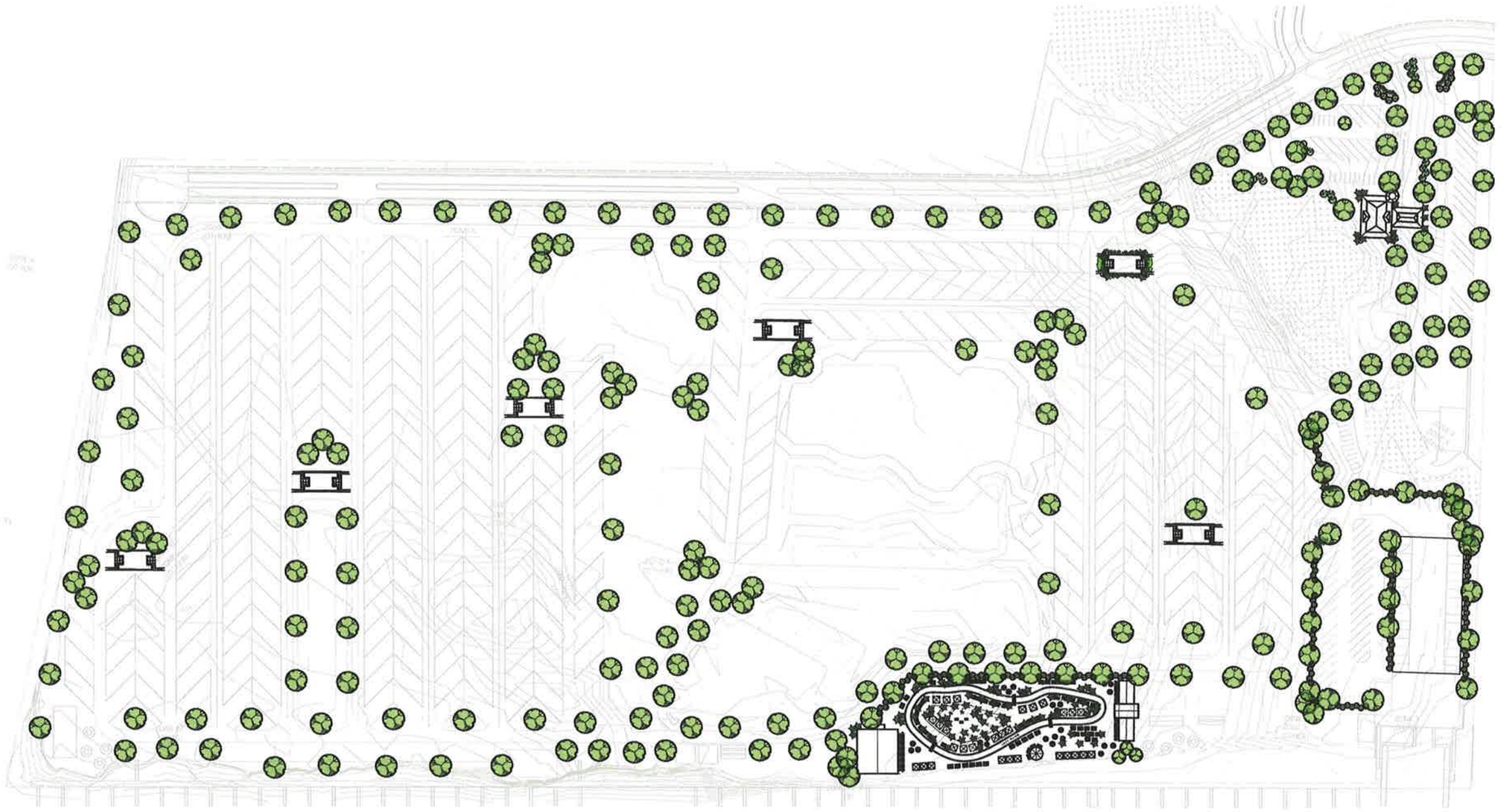




SHEET TITLE
Typical Lighting Fixtures

SHEET NUMBER
L-8.0

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For Review Only -- Not for Construction!

North

0 50 100 150 200 300

Scale: 1" = 100'

Site Related Data:
Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC
Titled: 22108 Bahama RV Land Plan 2022-11-29.dwg Date: 11.29.22 Scale: 1"=100'
This Plan Shall Not Be Construed to be Survey Accurate.

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Environmental Concepts, LLC
618 Chestnut Road
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Myrtle Beach SC 29572
843 692-9999 Fax 843 692-9899
www.environmentalconceptsllc.com

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PROJECT

Site Development Plans
Bahama Island RV Park
North Myrtle Beach • South Carolina
prepared for:
Development Resource Group, LLC

PROJECT NUMBER
22-057

RELEASE
Review

DATE
02/10/23

REVISIONS

SEALS

SHEET TITLE
Overall Tree Planting Plan

SHEET NUMBER
L-5.0

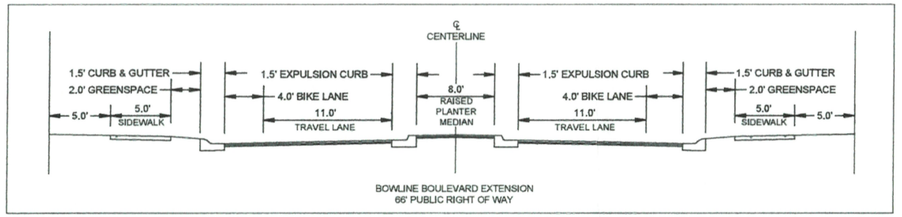
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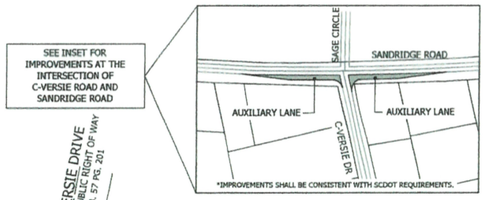
PARCEL PIN #'(S) : PIN 350-00-00-0083 (NMB), PIN 350-00-00-0086 (HC)
47 LOTS & RIGHT OF WAY (HC) OCEAN HARBOR ESTATES (PB71 PG.36)

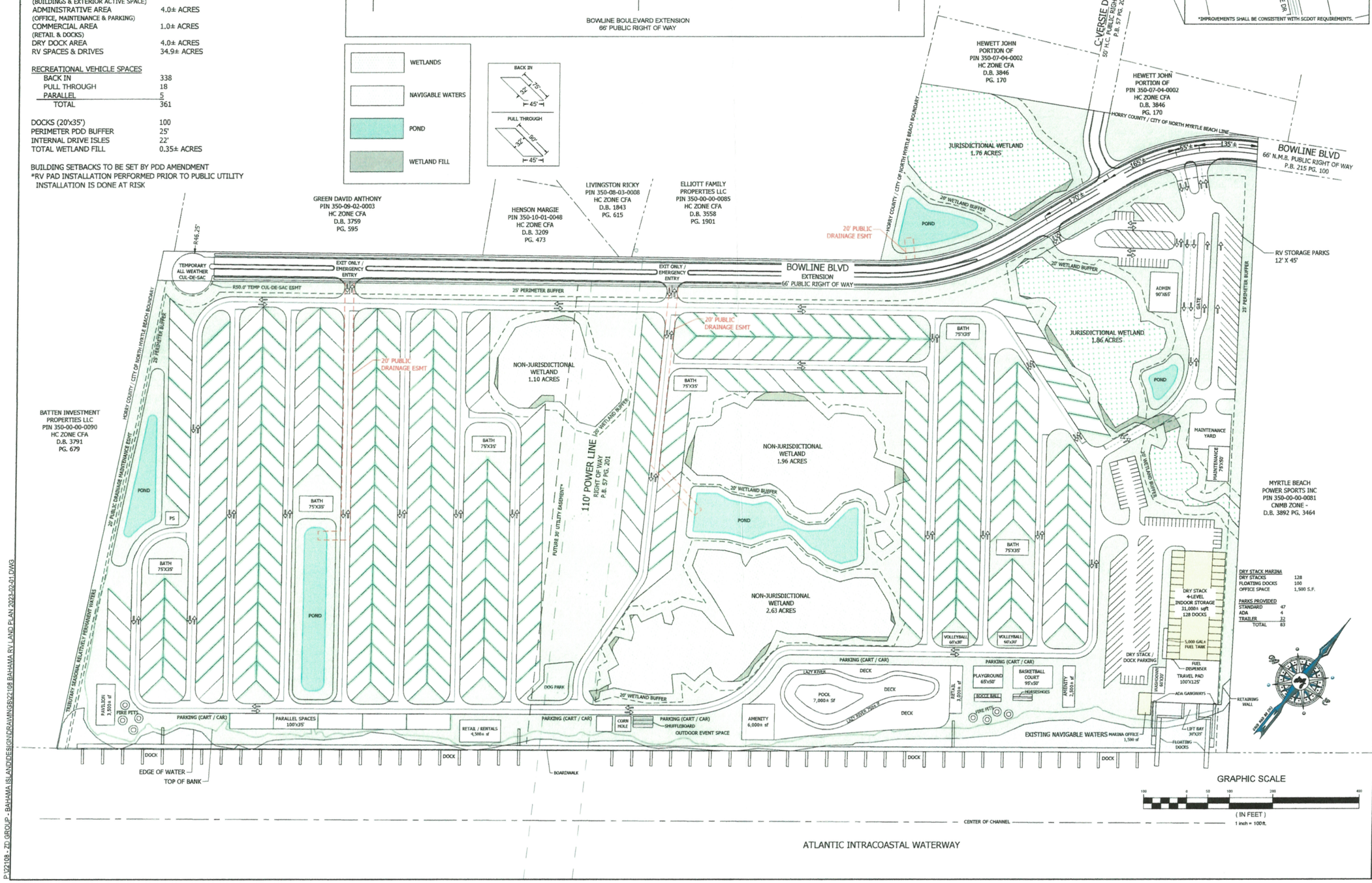
BAHAMA ISLAND

PROPOSED PROJECT BOUNDARY:	73.0± ACRES
WETLANDS	15.3 ± ACRES
PONDS	3.0 ± ACRES
NAVIGABLE WATERS	1.7 ± ACRES
PUBLIC RIGHT OF WAY	4.1 ± ACRES
AMENITY AREA (BUILDINGS & EXTERIOR ACTIVE SPACE)	5.0± ACRES
ADMINISTRATIVE AREA (OFFICE, MAINTENANCE & PARKING)	4.0± ACRES
COMMERCIAL AREA (RETAIL & DOCKS)	1.0± ACRES
DRY DOCK AREA	4.0± ACRES
RV SPACES & DRIVES	34.9± ACRES
RECREATIONAL VEHICLE SPACES	
BACK IN	338
PULL THROUGH	18
PARALLEL	5
TOTAL	361
DOCKS (20'x35')	100
PERIMETER PDD BUFFER	25'
INTERNAL DRIVE ISLES	22'
TOTAL WETLAND FILL	0.35± ACRES

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







GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

ROADWAY IMPROVEMENTS EXHIBIT

BAHAMA ISLAND

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

P:\22108 - ZD GROUP - BAHAMA ISLAND\DESIGN\DRAWINGS\22108 BAHAMA RV LAND PLAN 2023-02-01.DWG

6B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-36: City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) creating a recreational vehicle resort in phase two of the development through changes to the governing documents, including narrative, plans, and elevations.

Background
Entitled in 2006, the Bahama Island PDD was originally conceived as a six-phase development with 1,374 multi-family units. Planning commission last reviewed the Bahama Island PDD through a series of amendments to Phase 1 of the development creating the NMB RV Resort and Drydock beginning in 2016. Phase 1 was last amended in February of 2022 where Phase 1C was added to the development creating eight new campsites.

Proposed Changes
The applicant, Robert "Shep" Guyton, agent for the owner, has requested an amendment to the Bahama Island PDD revising the remaining phases of the development into the Long Bay RV Resort; this proposed amendment removes all the remaining multi-family from the PDD. This revised Phase 2 also adds in additional property creating a much larger footprint for the overall development.

Accessed by an extension of Bowline Boulevard, a 66' divided right-of-way, Long Bay RV Resort has 4 entrances/exits to the project. The main entry contains a landscaped entry feature, welcome center, and porte-cochère. 361 recreational vehicle (RV) spaces are laid out in the resort oriented towards the waterway. Adjacent to the waterway, a 6,000 SF amenity center with lazy river, 7,000 SF pool, pool deck, playground, basketball court, horseshoes, firepits, bocce ball, volleyball, cornhole, shuffleboard, outdoor event space, pavilion, and retail areas are connected by a waterfront boardwalk with 51 docks. A large drydock facility with boat ramp mirrors the existing drydock just across the property line in phase 1. Bathhouses are located throughout the resort for convenient access. Conceptual landscape plans, rendered elevations, and material lists have been provided for review. Representative signage, although included in the table of contents, has been left out of the proposal and will have to be considered in a future amendment.

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

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

Public Safety
The Fire Marshal reserves the right to comment on access widths, truck radii, and fire hydrant spacing at the construction level.

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 February 20, 2023.

Planning Commission Action

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

Alternative Motions

1) I move that the Planning Commission recommend approval of the major planned development district amendment to the Bahama Island PDD creating the Long Bay RV Resort [Z-22-36] as submitted.

   OR

2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Bahama Island PDD creating the Long Bay RV Resort [Z-22-36] as submitted.

   OR

3) I move (an alternate motion).

PDD Zoning Finance Account Code:	**3.22**
FEE PAID:	$500.00 on November 15, 2022
FILE NUMBER:	Z-22-36
Complete Submittal Date:	November 15, 2022

Notice Published:	December 22, 2022
Planning Commission:	January 10, 2023
First Reading:	February 20, 2023
Second Reading:	March 6, 2023

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: November 11, 2022	**Property PIN(S): 35000000083; 35000000086; 35009020001; 35009020002; 3501001001; 3501001002; 3501001003; 35010010004; 35010010005; 35010010006; 35010010007; 35010010008; 35010010009; 35010010010; 35010010011; 35010010012; 35010010014; 35010010015; 35010010016; 35010010017; 35010010018; 35010010019; 35010010020; 3501000021; 35010010022; 3501000023; 35010010024; 35010010025; 35010010026; 35010010027; 35010010028; 35010010029; 35010010030; 35010010031; 35010010032; 35010010033; 35010010034; 35010010035; 35010010013; 35010010036; 35010010037; 35010010038; 35010010039; 35010010040; 35010010041; 35010010042; 35010010043; 35010010044; 35010010045; 35010010046; 35010010047**
Property Owner(s): SW INT 90 Holdco, LLC, SW INT 90 Holdco II, LLC, Myrtle Beach ZDGroup, LLC, SW INT 90 Holdco III, LLC and SW INT 90 Holdco IV, LLC	**Type of Zoning Map Amendment: Major PDD Amendment**
Address or Location: Atlantic Intracoastal Waterway, Bahama Island Blvd. and C Versi Drive	**Project Contact: Robert Guyton**
Contact Phone Number: 8438392100	**Contact Email Address: rsguyton@guytonlawfirm.com**
PDD Name: Bahama Island	**Total Area of Property: 73.42 Acres**
Proposed Amendment: Annexation of additional property into the existing Bahama Island Planned Development District, together with an amendment of the largest portion of the existing PDD Property creating a single RV Travel Park	

RECORDED COVENANT INFORMATION

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

Applicant's E-signature: Robert Guyton

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

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

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: _____

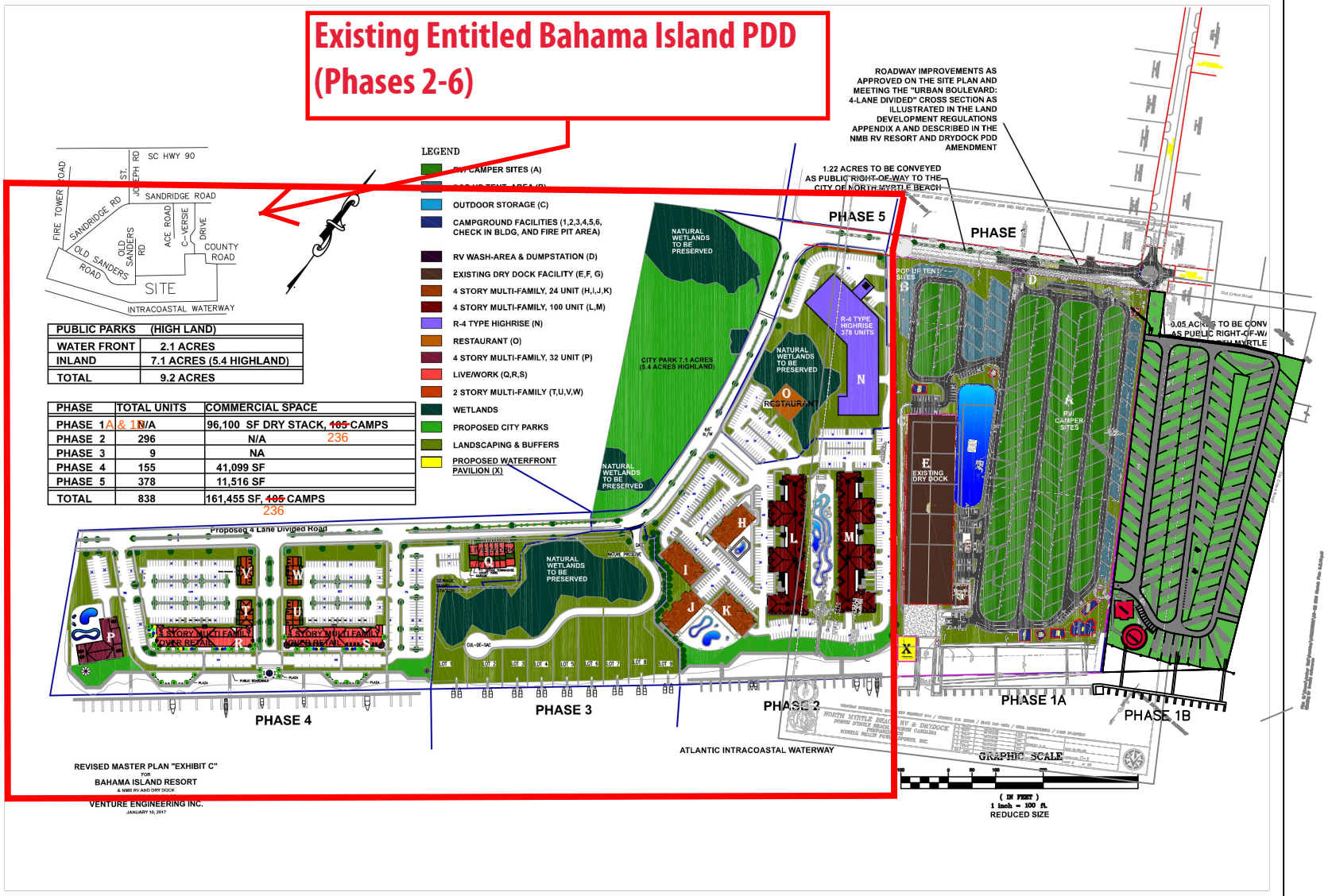
SW INT 90 HOLDCO III, LLC

By: _____
Title: _____
Address: _____
Phone: _____

SW INT 90 HOLDCO IV, LLC

By: _____
Title: _____
Address: _____
Phone: _____

Existing Entitled Bahama Island PDD (Phases 2-6)



PUBLIC PARKS	(HIGH LAND)
WATER FRONT	2.1 ACRES
INLAND	7.1 ACRES (5.4 HIGHLAND)
TOTAL	9.2 ACRES

PHASE	TOTAL UNITS	COMMERCIAL SPACE
PHASE 1A & 1B	N/A	96,100 SF DRY STACK, ~~105~~ 236 CAMPS
PHASE 2	296	N/A
PHASE 3	9	NA
PHASE 4	155	41,099 SF
PHASE 5	378	11,516 SF
TOTAL	838	161,455 SF, ~~105~~ 236 CAMPS

BAHAMA ISLAND PLANNED DEVELOPMENT DISTRICT AMENDMENT

LONG BAY RV RESORT



CITY OF NORTH MYRTLE BEACH
JANUARY 4, 2023