



PLANNING COMMISSION MEETING AGENDA

Tuesday, April 5, 2022 – 5:00 P.M.

Morning Workshop 9:15 A.M.

1018 Second Avenue South - North Myrtle Beach, SC

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNICATIONS:
 - A. **JOINT MOBILE WORKSHOP:** April 13 at 1:30 PM, Meet in Council Chambers
 - B. **DISCUSSION OF PLANNING COMMISSION CONCERNS**
4. APPROVAL OF MEETING MINUTES: March 22
5. OLD BUSINESS
6. NEW BUSINESS
 - A. **ELECTION OF OFFICERS**
 - B. **PRELIMINARY SUBDIVISION PLAT SUB-22-3:** A major preliminary plat of subdivision creating 123 single-family residential lots, common area, and public rights-of-way in Phase 4 of the Chestnut Greens subdivision.
 - C. **PRELIMINARY SUBDIVISION PLAT SUB-22-7:** A major preliminary plat of subdivision creating 144 single-family residential lots, common area, and public rights-of-way in Phase 2 of the Chestnut Greens subdivision.
 - D. **FINAL SUBDIVISION PLAT SUB-22-4:** A major final bonded plat of subdivision creating two single-family residential lots and extension of public utilities at 805 Hillside Drive.
7. ADJOURNMENT

Respectfully submitted,

Aaron C. Rucker, AICP
Principal Planner

Notice to the Public of Rights under Title VI

- The City of North Myrtle Beach operates its programs and services without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act. Any person who believes he or she has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with the City of North Myrtle Beach. Complaints must be filed within 180 days of the alleged discriminatory act.
- If information is needed in another language, contact (843)280-5555.
- ~Si se necesita *información en otro idioma llame al (843)280-5555.*

ANYONE WHO REQUIRES AN AUXILIARY AID OR SERVICE FOR EFFECTIVE COMMUNICATION OR PARTICIPATION SHOULD CONTACT 843-280-5555 AS SOON AS POSSIBLE, BUT NO LATER THAN 48 HOURS BEFORE THE SCHEDULED EVENT.

CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
PLANNING COMMISSION MEETING
Tuesday, February 22, 2022
5:00 PM

MINUTES

Harvey Eisner, Chairman
Silvio Cutuli
Tom Edwards
Ruth Ann Ellis
Joe Gosiewski Jr
Ed Horton
Callie Jean Wise

City Staff:
Jim Wood, Director
Aaron Rucker, Principal Planner
Suzanne Pritchard, Senior Planner
Chris Noury, City Attorney
Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:00 PM.
2. **ROLL CALL:** The City Clerk called the roll.
3. **COMMUNICATIONS:** None
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the February 22, 2022 meeting, as presented, was made by Commissioner Cutuli and seconded by Commissioner Horton. Chairman Eisner called for the vote. The motion passed 7-0.

5. **OLD BUSINESS:**

A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-2: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Palmetto Coast Industrial Park through changes to the governing documents, including narrative, plans, and elevations. Ms. Pritchard stated this was item had been postponed at the February 8, 2022 meeting. The amendment proposed 514,500 square feet of industrial area, along with parking spaces and tractor trailer parking spaces. Mr. Rucker stated there was a typographical error on Section 9. He explained to be consistent with the Development Agreement, there would be two equal payments of \$52,500 with the same trigger. Chairman Eisner stated this item was discussed in detail at the workshop. Director Wood clarified there would be a signaled crossway for pedestrian crossing. Mr. Rucker stated the city would be receiving approximately 2 acres of land for the park in exchange for the payment of \$211 per residential unit. Ms. Wise asked if this was for the entire PDD. Mr. Guyton, attorney for the applicant, clarified it was only for the Henry Road tract. Mr. Gosiewski inquired if there would be diesel or pollution storage on the property. Mr. Guyton stated the current plan did not reflect a fuel farm of any kind and it would have to come back to the Commission as an amendment to the master plan. Mr. Gosiewski asked if there was a semi or heavy equipment repair facility on the premises. Mr. Guyton stated there was not.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Major Planned Development District Amendment Z-22-2, as submitted, and was seconded by Commissioner Wise. The motion to approve passed 7-0.

B. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-2 AND REVISIONS TO THE PARKWAY GROUP PDD: The North Myrtle Beach Planning

Commission will host the first of two public hearings regarding the proposed Separate and Independent Amendment to the Master Development Agreement associated with the major amendment to the Parkway Group PDD. The proposal creates an independent agreement for the Palmetto Coast Industrial Park. Mr. Rucker explained the fees and public benefits of the Development Agreement. The second public hearing will be at the next City Council meeting, April 4, 2022.

Having no public comment, Chairman Eisner closed the public hearing.

6. NEW BUSINESS:

- A. ANNEXATION & ZONING DESIGNATION Z-22-4:** City staff received a petition to annex lands on Riverside Drive totaling ±0.46 acres and identified by PIN 311-16-04-0018. The lot is currently unincorporated and zoned Manufactured/Mobile Single-Family Residential (MSF 10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently. Ms. Pritchard stated this item was discussed at the workshop and was consistent with the Comprehensive Plan.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Annexation and Zoning Designation Z-22-4, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 7-0.

- B. ZONING ORDINANCE TEXT AND MAP AMENDMENT ZTX-22-2:** City staff has initiated an amendment to the zoning ordinance text to revise the exempt public service uses to include public off-street parking lots with or without public bathrooms and/or bathing facilities. Ms. Pritchard stated this was discussed at the morning workshop.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Ellis motioned to approve the Zoning Ordinance Text and Map Amendment ZTX-22-2, as submitted, and was seconded by Commissioner Gosiewski. The motion to approve passed 7-0.

- C. ZONING ORDINANCE TEXT AND MAP AMENDMENT ZTX-22-3:** City staff has initiated an amendment to the zoning ordinance text to revise the definition of Park and Sport Complex and Public Park and Recreation Facilities to include supported commercial and/or fee-based recreational activities approved by the City. Ms. Pritchard stated this was discussed at the morning workshop. This would allow the city more flexibility moving forward.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Wise motioned to approve the Zoning Ordinance Text and Map Amendment ZTX-22-3, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 7-0.

- D. FINAL SUBDIVISION PLAT SUB-21-68:** A major final plat of subdivision dedicating Grande Dunes North Village Boulevard in the Grande Dunes North section of the Parkway Group Planned Development District (PDD). Ms. Pritchard stated this would create the Grande Dunes North Village Right-of-Way, which 2.04 acres would be public and 7.28 acres would be private.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Wise motioned to approve the Final Subdivision Plat SUB-21-68, as submitted, and was seconded by Commissioner Cutuli. The motion to approve passed 7-0.

7. ADJOURNMENT:

Chairman Eisner called for a motion to adjourn the meeting. Commissioner Wise motioned to adjourn the meeting and was seconded by Commissioner Cutuli. The motion to adjourn passed 7-0. The meeting adjourned at 5:17 PM.

Respectfully submitted,

Allison K. Galbreath
City Clerk

NOTE: BE ADVISED THAT THESE MINUTES REPRESENT A SUMMARY OF THE PLANNING COMMISSION MEETING AND ARE NOT INTENDED TO REPRESENT A FULL TRANSCRIPT OF THE MEETING.

6B. PRELIMINARY SUBDIVISION PLAT SUB-22-3: A major preliminary plat of subdivision creating 123 single-family residential lots, common area, and public rights-of-way in Phase 4 of the Chestnut Greens subdivision.

Background

Planning Commission previously reviewed the Chestnut Greens PDD as a petition for annexation and zoning which was approved by City Council on October 19, 2020.

Existing Conditions

Accessed by Possum Trot Road, the total area of the subdivision is 48.37 acres. The subject property is one lot of record identified by PIN 357-00-00-0012. The property is zoned Planned Development District (PDD) and is located within the City’s jurisdiction. Currently, the parcel is unused as the site of a former golf course, while construction has already begun on the adjacent previous phase.

Proposed Conditions

The applicant, Mark Stoughton of DRG, agent for the owner, has proposed a major preliminary plat of subdivision creating 123 residential lots, six common area lots, and public rights-of-way. All residential lots are intended for the construction of single-family residences; the smallest lot is ±6,760 square feet and the largest lot is ±12,333 square feet. The subdivision density is 2.54 dwelling units per acre. All setbacks conform to the standards of the Chestnut Greens PDD. This plat creates the following fifty feet wide public rights-of-way: Grinnell Street, Crested Iris Way, Oxeye Street, and Lady Bird Way. All new roadways are designed to City standards, including requiring sidewalks and street trees according to the Land Development Regulations and PDD documents. The construction documents outlining the streets and infrastructure improvements have been reviewed and approved by City staff.

Staff Review

Planning & Development, Planning Division

The planning division has no issues with the proposed major preliminary plat.

Planning & Development, Zoning Division

The Zoning Administrator has no issues with the proposed major preliminary plat.

Public Works

The public works department has no issues with the proposed major preliminary plat.

Public Safety

The Fire Marshal has no issues with the proposed major preliminary plat.

Planning Commission Action

The Planning Commission may approve, approve with modifications and/or conditions, or disapprove the plat as submitted.

Alternative Motions

I move that the planning commission approve the major preliminary plat of subdivision [SUB-22-3] prepared for Chestnut Greens Phase 4 as submitted;

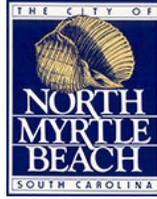
OR

I move that the planning commission deny the major preliminary plat of subdivision [SUB-22-3] prepared for Chestnut Greens Phase 4 as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
Chestnut Greens Phase IV



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$840.00 on March 29, 2022
FILE NUMBER:	SUB-22-3
Complete Submittal Date:	March 29, 2022

City of North Myrtle Beach, SC

Application for a Major Plat

GENERAL INFORMATION

Date of Request: January 13, 2022	Property PIN(S): 3570000012
Property Owner: EDGE S BELLE EST ETAL	Type of Subdivision: Major Preliminary Subdivision
Address or Location: Northeast section of Possum Trot Golf Course	Project Contact: MARK STOUGHTON
Contact Phone Number: 4846860002	Contact Email Address: evan.gosney@pultegroup.com

PROJECT INFORMATION

Zoning: PDD	Total Area: 48.37 Acres	Existing # of Lots: 1	Proposed # of Lots: 131
Total # of Residential/Commercial Lots: 124	Area of Largest Lot: 12,333 sq. ft.	Area of Smallest Lot: 6,760 sq. ft.	Linear Feet of New Streets: 5,701.8
Total # of Common/Open Space Lots: 6	Total Area of Common/Open Space Lots: 16.61	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

Are Wetlands Present on Site? Yes

Are Trees Greater than 16" Caliper Present on Site? Yes

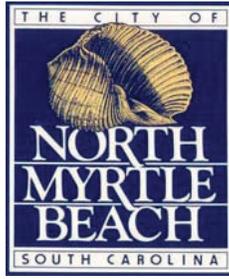
Is the applicant requesting that Planning Commission authorize the removal of any tree to permit the installation of infrastructure, including trees greater than 24" caliper?
No

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: MARK STOUGHTON

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

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



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 01/11/22

Nature of Approval Requested: Plat Approval

Property PIN(s): 357-00-00-0012

Property Address/Location: Chestnut Greens Subdivision, North Myrtle Beach, SC 29582

I, Sidney Dudley as Pulte Home Co LLC, hereby authorize Mark Stoughton

to act as my agent for for the purposes of the above referenced approval.

Signature

Registered Agent of Corporation

Title

Signature

Title

Signature

Title

Signature

Title

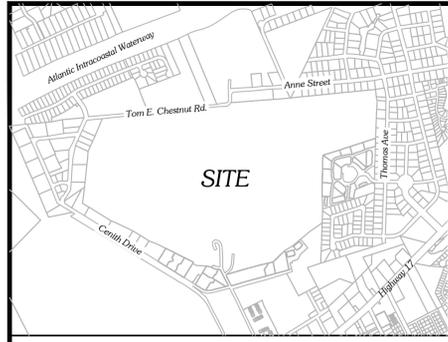
Signature

Title

Signature

Title

Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.



PRELIMINARY SUBDIVISION PLAT CHESTNUT GREENS

PHASE-4 (123) LOTS

NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR:
PULTE HOME COMPANY, LLC



Development Resource Group, LLC
1101 Johnson Avenue
Suite 300A
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com



JOB No. 21-146
DATE: 01/11/2022
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1" = 200'
FILE: P:/21146/SURVEY

~ VICINITY MAP N.T.S. ~

NOTES:

1. Tax Parcel: PIN: 357-00-00-0012
2. Owner of Record: Pulte Home Company, LLC
4401 Leeds Ave #400
North Charleston, SC 29405
3. This property appears to be located in Flood Zone X According to FEMA flood zones per F.I.R.M. 45051C 604 K, dated Dec. 16th, 2021. This property does not appear to be 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. Last property transfer Deed Book ____, Page ____.
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. Not All Improvements shown at time of survey.
13. Date of Field Survey: April, 2020

ADDITIONAL NOTES:

1. All drainage easements are to be kept free and clear of all obstructions and mechanical equipment. Fences can run perpendicular through the drainage easement, but not parallel.
2. All private drainage easements are to be owned and maintained by the Home Owners or Property Owners Association.
3. (If applicable) Home Owners Association or lot owners shall be responsible for maintenance of the back of lot & side lot drainage swales. The City of North Myrtle Beach shall not be responsible for the maintenance of the back of lot & side lot drainage swales.
4. Existing Zoning: PDD
5. Per Driveway and Curbcut Requirements, Section 23-61 of the City of NMB, No entrance or exit drive shall be located within fifty (50) feet of a street corner or intersection extended lines.

REFERENCES:

1. Map of Lots Mapped in The Belle Edge Lands Crescent Beach Owned by, Alton B. Edge ETAL, Recorded in Plat Book 48 Page 15.
2. Map of Belle Park a Subdivision in the Town of Ocean Drive, Little River Township, Horry County Owned By E. Ervin Dargan & S.D. Cox Jr., Recorded in Plat Book 44 Page 17.
3. Plat Book 59 Plat Page 3, Plat Book 72 Plat Page 256
Plat Book 56 Plat Page 10, Plat Book 91 Plat Page 46
3. Subdivision Plat of 171.24 Acres prepared for Pulte Home Company, LLC by Development Resource Group dated Dec. 8th, 2020 and recorded at the Horry County Register of Deeds in Plat Book 297 Page 7.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify 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, establish minimum building lines and dedicated all streets, alleys, walks, parks and other site to public or private uses as noted.

Pulte Home Company, LLC
Authorized Representative _____
Signed _____ Date _____

CERTIFICATE OF APPROVAL FOR PUBLIC WATER SUPPLY AND SEWER DISPOSAL SYSTEM:

I hereby certify that a public water supply and sewer disposal system, meeting the full requirements of the city's subdivision regulations, has been installed or that a guarantee of the installation of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

Name _____ Signed _____
City of North Myrtle Beach

Certificate of approval of streets and storm drainage system:

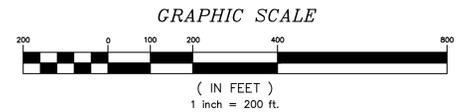
I hereby certify that the streets and storm drainage system, meeting the full requirements of the city's subdivision regulations, have been installed or that a guarantee of the installations of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

City Engineer _____ Date _____



TOTAL - SUBDIVISION DATA	
TOTAL TRACT	48.37 acres 2,106,897.00 sf
TOTAL RIGHT OF WAY	6.41 acres 279,220.00 sf
TOTAL COMMON AREA	16.67 acres 726,145.00 sf
TOTAL PRIVATE LOTS	25.29 acres 1,101,632.00 sf
GRINNELL STREET	316.31
CRESTED IRIS WAY	3,650.66
OXEYE STREET	883.70
LADY BIRD WAY	851.13
TOTAL LINEAR FEET OF PUBLIC STREETS	5,701.80 lf
TOTAL # OF LOTS	123
SMALLEST LOT (#MULTIPLE)	6,760 sqft
LARGEST LOT (#431)	12,333 sqft

LEGEND			
○	IRON REBAR FOUND	⊗	FIRE HYDRANT
●	IRON PIPE SET	⊠	WATER VALVE
○	IRON PIPE FOUND		
—○—	FENCE WOODEN		
—○—	FENCE CHAIN LINK		
—○—	OVERHEAD POWER		



It is hereby certified that this plat is true and correct to the accuracy required in division 4, section 20-35(c), degree of accuracy "1:10,000".

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

COVER
PRELIMINARY SUBDIVISION PLAT
CHESTNUT GREENS PHASE 4

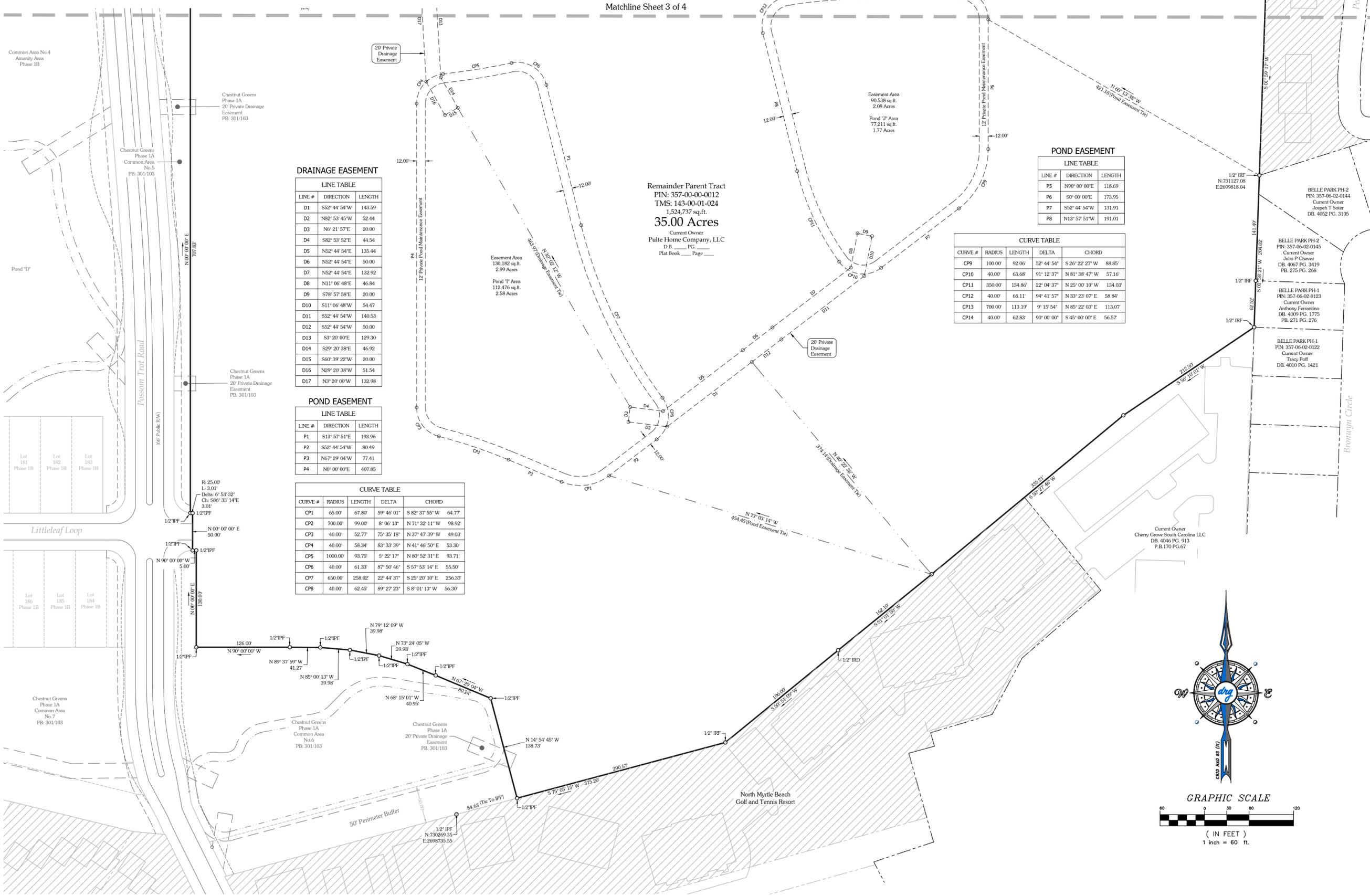


mike@drepllc.com

REVISION	DATE

DWG. NAME: P:\21146 - PULTE - CHESTNUT GREENS PH. 4\ SURVEY\ SURVEY CAD DRAWINGS\21146 2022-01-10 PRELIMINARY SUBDIVISION PHASE 4.DWG

DWG NAME: P:\21146 - PULTE - CHESTNUT GREENS PH 4 SURVEY SURVEY CAD DRAWINGS\21146 2022-01-10 PRELIMINARY SUBDIVISION PHASE 4.DWG



Matchline Sheet 3 of 4

Remainder Parent Tract
 PIN: 357-00-00-0012
 TMS: 143-00-01-024
35.00 Acres
 Current Owner
 Pulte Home Company, LLC
 D.B. PG. _____
 Plat Book _____ Page _____

DRAINAGE EASEMENT

LINE #	DIRECTION	LENGTH
D1	S52° 44' 54" W	143.59
D2	N82° 53' 45" W	52.44
D3	N6° 21' 57" E	20.00
D4	S82° 53' 52" E	44.54
D5	N52° 44' 54" E	135.44
D6	N52° 44' 54" E	50.00
D7	N52° 44' 54" E	132.92
D8	N11° 06' 48" E	46.84
D9	S78° 57' 58" E	20.00
D10	S11° 06' 48" W	54.47
D11	S52° 44' 54" W	140.53
D12	S52° 44' 54" W	50.00
D13	S3° 20' 00" E	129.30
D14	S29° 20' 38" E	46.92
D15	S60° 39' 22" W	20.00
D16	N29° 20' 38" W	51.54
D17	N3° 20' 00" W	132.98

POND EASEMENT

LINE #	DIRECTION	LENGTH
P1	S13° 57' 51" E	193.96
P2	S52° 44' 54" W	80.49
P3	N67° 29' 04" W	77.41
P4	N0° 00' 00" E	407.85

CURVE TABLE

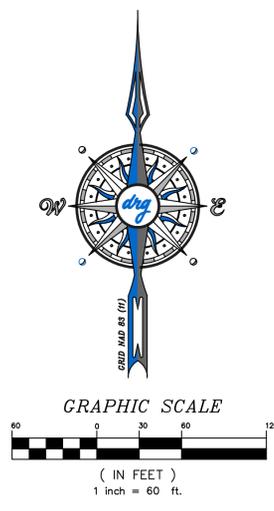
CURVE #	RADIUS	LENGTH	DELTA	CHORD
CP1	65.00	67.80	59° 46' 01"	S 82° 37' 55" W 64.77
CP2	700.00	99.00	8° 06' 13"	N 71° 32' 11" W 98.92
CP3	40.00	52.77	75° 35' 18"	N 37° 47' 39" W 49.03
CP4	40.00	58.34	83° 33' 39"	N 41° 46' 50" E 53.30
CP5	1000.00	93.75	5° 22' 17"	N 80° 52' 31" E 93.71
CP6	40.00	61.33	87° 50' 46"	S 57° 53' 14" E 55.50
CP7	650.00	258.02	22° 44' 37"	S 25° 20' 10" E 256.33
CP8	40.00	62.45	89° 27' 23"	S 8° 01' 13" W 56.30

POND EASEMENT

LINE #	DIRECTION	LENGTH
P5	N90° 00' 00" E	118.69
P6	S0° 00' 00" E	173.95
P7	S52° 44' 54" W	131.91
P8	N13° 57' 51" W	191.01

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD
CP9	100.00	92.06	52° 44' 54"	S 26° 22' 27" W 88.85
CP10	40.00	63.68	91° 12' 37"	N 81° 38' 47" W 57.16
CP11	350.00	134.86	22° 04' 37"	N 25° 00' 10" W 134.03
CP12	40.00	66.11	94° 41' 57"	N 33° 23' 07" E 58.84
CP13	700.00	113.19	9° 15' 54"	N 85° 22' 03" E 113.07
CP14	40.00	62.83	90° 00' 00"	S 45° 00' 00" E 56.57



drq
 Development Resource Group, LLC
 1101 Johnson Avenue
 Suite 300A
 Myrtle Beach, SC 29577
 Telephone: 843-839-3350
 www.drqpllc.com



JOB No. 21-146
 DATE: 01/11/2022
 DRAWN BY: D.M.P.
 CHECKED BY: M.D.O.
 SCALE: 1" = 60'
 FILE: P:/21-146/SURVEY

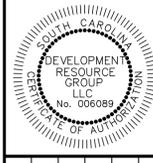
PRELIMINARY SUBDIVISION PLAT
CHESTNUT GREENS
 PHASE-4 (123) LOTS
 NORTH MYRTLE BEACH, Horry County, SOUTH CAROLINA
 PREPARED FOR:
PULTE HOME COMPANY, LLC



REVISION	DATE



Development Resource Group, LLC
1101 Johnson Avenue
Suite 300A
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgplc.com



DEVELOPMENT RESOURCE GROUP, LLC
No. 006089
STATE OF SOUTH CAROLINA

JOB No. 21-146
DATE: 01/11/2022
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1" = 60'
FILE: P:/21-146/SURVEY

PRELIMINARY SUBDIVISION PLAT
CHESTNUT GREENS

PHASE-4 (123) LOTS
NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR:
PULTE HOME COMPANY, LLC

BELLE PARK
PIN: 357-04-04-0012
Current Owner
Joe & Elizabeth
Humphreys
DB: 2162 PG. 1254
PB. 44 PG. 17

BELLE PARK
PIN: 357-04-04-0013
Current Owner
Ray D. Haddock, Jr.
DB: 3673 PG. 1004
PB. 44 PG. 17

BELLE PARK
PIN: 357-04-04-0014
Current Owner
Joe Rodano
DB: 4168 PG. 464
PB. 44 PG. 17

BELLE PARK
PIN: 357-04-04-0015
Current Owner
Bill W. Hubert
DB: 3539 PG. 1221
PB. 44 PG. 17

BELLE PARK
PIN: 357-04-04-0016
Current Owner
Cheryl Wendel
DB: 3353 PG. 1722
PB. 44 PG. 17

DATE

REVISION

SHEET 4 OF 4



PIN: 357-03-04-0005
Current Owner
Martin Barrier Jr.
DB: 3497 PG. 2320
P.B. 271 PG. 299

PIN: 357-03-04-0001
Current Owner
Martin Barrier Jr.
DB: 3497 PG. 2320

PIN: 357-03-03-0032
Current Owner
Martin Barrier

PIN: 357-03-03-0030
Current Owner
Sterling & Kim Alexander
DB: 1795 / 1204

PIN: 357-03-03-0029
Current Owner
Grant Jenkins
DB: 4153 / 488

PIN: 357-03-03-0028
Current Owner
Rayborn Jenkins
DB: 4108 / 2872

PIN: 357-03-03-0027
Current Owner
James Passerello
DB: 4119 / 3129

PIN: 357-03-03-0026
Current Owner
Corinne Coulburn
DB: 3514 / 1894

PIN: 357-03-03-0025
Current Owner
Susan Hallman
DB: 3891 / 576

PIN: 357-03-03-0024
Current Owner
Steven Brown
DB: 3560 / 3375

PIN: 357-03-03-0023
Current Owner
William & Tracy Cole
DB: 2127 / 686

PIN: 357-03-03-0022
Current Owner
Martha Pennington
DB: 3133 / 102

PIN: 357-03-03-0021
Current Owner
Robert Lewis
DB: 3133 / 102

PIN: 357-04-04-0008
Current Owner
Steve Hicks
DB: 3962 / 903

PIN: 357-04-04-0009
Current Owner
Ross Knorr
DB: 3830 / 1212

PIN: 357-04-04-0010
Current Owner
Ricky K Martin Eal
Humphreys
DB: 4084 PG. 2944

PIN: 357-04-04-0011
Current Owner
Joe & Elizabeth
Humphreys
DB: 2162 PG. 1254
PB. 44 PG. 17

BELLE PARK
PIN: 357-04-04-0012
Current Owner
Joe & Elizabeth
Humphreys
DB: 2162 PG. 1254
PB. 44 PG. 17

BELLE PARK
PIN: 357-04-04-0013
Current Owner
Ray D Haddock, Jr.
DB: 3673 PG. 1004
PB. 44 PG. 17

BELLE PARK
PIN: 357-04-04-0014
Current Owner
Joe Rodano
DB: 4168 PG. 464
PB. 44 PG. 17

BELLE PARK
PIN: 357-04-04-0015
Current Owner
Bill W. Hubert
DB: 3539 PG. 1221
PB. 44 PG. 17

BELLE PARK
PIN: 357-04-04-0016
Current Owner
Cheryl Wendel
DB: 3353 PG. 1722
PB. 44 PG. 17

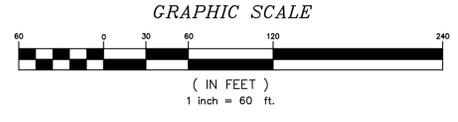
CURVE #	RADIUS	LENGTH	DELTA	CHORD
(C48)	275.00	33.27	6° 55' 56"	S 42° 44' 36" W 33.25
(C49)	275.00	60.62	12° 37' 50"	S 52° 31' 29" W 60.50
(C50)	275.00	60.62	12° 37' 50"	S 65° 09' 19" W 60.50
(C51)	275.00	60.62	12° 37' 50"	S 77° 47' 09" W 60.50
(C52)	275.00	3.33	0° 41' 40"	S 84° 26' 54" W 3.33
(C53)	125.00	52.64	24° 07' 41"	N 83° 08' 26" W 52.25
(C54)	125.00	55.45	25° 25' 05"	N 58° 22' 03" W 55.00
(C55)	125.00	55.45	25° 25' 05"	N 32° 56' 58" W 55.00
(C56)	125.00	50.69	23° 13' 59"	N 8° 37' 26" W 50.34
(C57)	175.00	33.77	11° 03' 25"	N 8° 31' 17" E 33.72
(C58)	175.00	58.02	18° 59' 40"	N 23° 32' 50" E 57.75
(C59)	175.00	58.02	18° 59' 40"	N 42° 32' 30" E 57.75
(C60)	175.00	58.02	18° 59' 40"	N 61° 32' 10" E 57.75
(C61)	175.00	4.58	1° 30' 01"	N 71° 47' 00" E 4.58
(C62)	675.00	25.85	2° 11' 38"	N 73° 37' 50" E 25.84
(C63)	675.00	63.67	5° 24' 15"	N 77° 25' 46" E 63.64
(C64)	675.00	63.67	5° 24' 15"	N 82° 50' 01" E 63.64
(C65)	675.00	52.59	4° 27' 51"	N 87° 46' 04" E 52.58
(C66)	25.00	39.27	90° 00' 00"	S 45° 00' 00" W 35.36
(C67)	2475.00	5.33	0° 07' 24"	N 0° 03' 42" W 5.33
(C68)	2475.00	69.07	1° 35' 56"	N 0° 55' 23" W 69.07
(C69)	2475.00	69.07	1° 35' 56"	N 2° 31' 19" W 69.07
(C70)	2475.00	69.07	1° 35' 56"	N 4° 07' 15" W 69.07
(C71)	2475.00	12.27	0° 17' 02"	N 5° 03' 45" W 12.27

CURVE #	RADIUS	LENGTH	DELTA	CHORD
(C72)	25.00	39.27	90° 00' 00"	N 50° 12' 16" W 35.36
(C73)	225.00	50.12	12° 45' 48"	S 78° 24' 50" W 50.02
(C74)	225.00	128.63	32° 45' 18"	S 55° 39' 17" W 126.88
(C75)	25.00	39.27	90° 00' 00"	S 39° 47' 44" W 35.36
(C76)	75.00	18.83	14° 22' 56"	N 88° 00' 48" W 18.78
(C77)	75.00	109.71	83° 48' 54"	N 38° 54' 53" W 100.19
(C78)	125.00	97.62	44° 44' 46"	N 25° 21' 57" E 95.16
(C79)	125.00	54.09	24° 47' 41"	N 60° 08' 10" E 53.67
(C80)	625.00	61.47	5° 38' 05"	N 75° 21' 04" E 61.44
(C81)	625.00	80.15	7° 20' 52"	N 81° 50' 32" E 80.10
(C82)	625.00	27.12	2° 29' 09"	N 86° 45' 33" E 27.11
(C83)	625.00	21.80	1° 59' 53"	N 89° 00' 03" E 21.79
(C84)	25.00	39.05	89° 30' 13"	S 45° 14' 54" E 35.20
(C85)	2525.00	52.48	1° 11' 27"	N 1° 05' 31" W 52.48
(C86)	2525.00	67.34	1° 31' 41"	N 2° 27' 05" W 67.33
(C87)	2525.00	67.34	1° 31' 41"	N 4° 07' 15" W 67.33
(C88)	2525.00	14.52	0° 19' 46"	N 4° 54' 29" W 14.52
(C89)	2525.00	5.80	0° 07' 54"	N 5° 08' 19" W 5.80

LINE #	DIRECTION	LENGTH
D53	N30° 19' 02" E	68.00
D54	S59° 40' 58" E	20.00
D55	S30° 19' 03" W	55.08
D56	S5° 11' 54" E	63.88
D57	N85° 05' 25" E	130.00
D58	S5° 12' 16" E	14.62
D59	S61° 06' 58" E	40.50
D60	S28° 53' 02" W	20.00
D61	N61° 06' 58" W	42.78
D62	S85° 05' 25" W	137.01
D63	N4° 29' 02" E	3.64
D64	N37° 40' 22" E	51.95
D65	N52° 19' 38" W	20.00
D66	S72° 30' 56" W	59.36
D67	N84° 14' 18" E	210.90
D68	N5° 22' 39" W	19.50
D69	S84° 37' 21" E	680.75
D70	N87° 06' 14" W	158.44
D71	N60° 00' 20" W	153.77

LINE #	DIRECTION	LENGTH
D72	N24° 26' 06" W	161.36
D73	N65° 33' 54" E	20.00
D74	S24° 26' 06" E	154.95
D75	S60° 00' 20" E	142.54
D76	S87° 06' 14" E	152.17
D77	N84° 37' 21" E	680.75
D78	N84° 51' 25" E	704.11
D79	N76° 06' 29" E	351.12

LINE #	DIRECTION	LENGTH
(L8)	N82° 50' 01" E	19.58
(L9)	N90° 00' 00" E	54.71
(L10)	N90° 00' 00" E	66.00
(L14)	N18° 53' 00" E	22.35
(L15)	S39° 16' 38" W	45.05



DWG NAME: P:\21146 - PULTE - CHESTNUT GREENS PH. 4 SURVEY - SURVEY CAD DRAWINGS\21146 2022-01-10 PRELIMINARY SUBDIVISION PHASE 4.DWG

6C. PRELIMINARY SUBDIVISION PLAT SUB-22-7: A major preliminary plat of subdivision creating 144 single-family residential lots, common area, and public rights-of-way in Phase 2 of the Chestnut Greens subdivision.

Background

Planning Commission previously reviewed the Chestnut Greens PDD as a petition for annexation and zoning which was approved by City Council on October 19, 2020.

Existing Conditions

Accessed by Possum Trot Road, the total area of the subdivision is 35.0 acres. The subject property is one lot of record identified by PIN 357-00-00-0012. The property is zoned Planned Development District (PDD) and is located within the City’s jurisdiction. Currently, the parcel is unused as the site of a former golf course, while construction has already begun on the adjacent previous phase.

Proposed Conditions

The applicant, Mark Stoughton of DRG, agent for the owner, has proposed a major preliminary plat of subdivision creating 144 residential lots, three common area lots, and public rights-of-way. All residential lots are intended for the construction of single-family residences; the smallest lot is ±5,460 square feet and the largest lot is ±10,599 square feet. The subdivision density is 4.11 dwelling units per acre. All setbacks conform to the standards of the Chestnut Greens PDD. This plat creates the following fifty feet wide public rights-of-way: Crested Iris Way, Beeblossom Drive, Lady Bird Way, and Grinnell St. All new roadways are designed to City standards, including requiring sidewalks and street trees according to the Land Development Regulations and PDD documents. The construction documents outlining the streets and infrastructure improvements have been reviewed and approved by City staff.

Staff Review

Planning & Development, Planning Division

The planning division has no issues with the proposed major preliminary plat.

Planning & Development, Zoning Division

The Zoning Administrator has no issues with the proposed major preliminary plat.

Public Works

The public works department has no issues with the proposed major preliminary plat.

Public Safety

The Fire Marshal has no issues with the proposed major preliminary plat.

Planning Commission Action

The Planning Commission may approve, approve with modifications and/or conditions, or disapprove the plat as submitted.

Alternative Motions

I move that the planning commission approve the major preliminary plat of subdivision [SUB-22-7] prepared for Chestnut Greens Phase 2 as submitted;

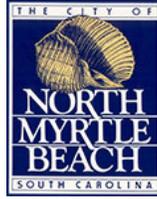
OR

I move that the planning commission deny the major preliminary plat of subdivision [SUB-22-7] prepared for Chestnut Greens Phase 2 as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
Chestnut Greens Phase II



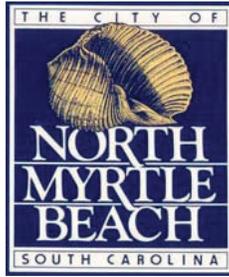
Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$840.00 on March 29, 2022
FILE NUMBER:	SUB-22-7
Complete Submittal Date:	March 29, 2022

City of North Myrtle Beach, SC

Application for a Major Plat

GENERAL INFORMATION			
Date of Request: January 27, 2022		Property PIN(S): 3570000012	
Property Owner: EDGE S BELLE EST ETAL		Type of Subdivision: Major Preliminary Subdivision	
Address or Location: Southeastern section of existing Possum Trot Golf Course		Project Contact: MARK STOUGHTON	
Contact Phone Number: 843-839-3350		Contact Email Address: mark@drgplla.com	
PROJECT INFORMATION			
Zoning: PDD	Total Area: 1,524,600 Square Feet	Existing # of Lots: 1	Proposed # of Lots: 150
Total # of Residential/Commercial Lots: 144	Area of Largest Lot: 10,559 sq. ft.	Area of Smallest Lot: 5,460 sq. ft.	Linear Feet of New Streets: 4,410.41
Total # of Common/Open Space Lots: 6	Total Area of Common/Open Space Lots: 387,684	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0
Proposed Street Names:			
Are Wetlands Present on Site? No			
Are Trees Greater than 16" Caliper Present on Site? Yes		Is the applicant requesting that Planning Commission authorize the removal of any tree to permit the installation of infrastructure, including trees greater than 24" caliper? No	
RECORDED COVENANT INFORMATION			
I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145). <i>Applicant's E-signature: MARK STOUGHTON</i>			
This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.			

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



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 01/11/22

Nature of Approval Requested: Plat Approval

Property PIN(s): 357-00-00-0012

Property Address/Location: Chestnut Greens Subdivision, North Myrtle Beach, SC 29582

I, Sidney Dudley as Pulte Home Co LLC, hereby authorize Mark Stoughton

to act as my agent for for the purposes of the above referenced approval.

Signature

Registered Agent of Corporation

Title

Signature

Title

Signature

Title

Signature

Title

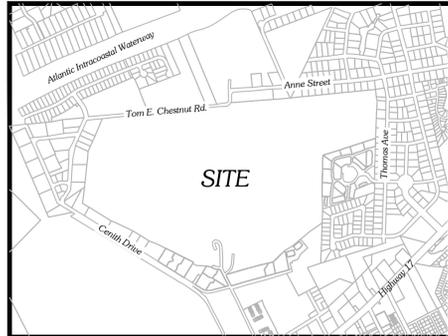
Signature

Title

Signature

Title

Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.



PRELIMINARY SUBDIVISION PLAT CHESTNUT GREENS

PHASE-2 (144) LOTS

NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR:
PULTE HOME COMPANY, LLC



drg
Development Resource Group, LLC
1101 Johnson Avenue
Suite 300A
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com



JOB No. 21-171
DATE: 01/25/2022
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1" = 200'
FILE: P:/21171/SURVEY

~ VICINITY MAP N.T.S. ~

NOTES:

- Tax Parcel: PIN: 357-00-00-0012
- Owner of Record: Pulte Home Company, LLC
4401 Leeds Ave #400
North Charleston, SC 29405
- This property appears to be located in Flood Zone X. According to FEMA flood zones per F.I.R.M. 45051C 604 K, dated Dec. 16th, 2021. This property does not appear to be 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.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- This survey is only valid if print of same has original signature and embossed seal of the surveyor.
- 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.
- 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.
- This property is subject to all easements or restrictions of record.
- Last property transfer Deed Book ____, Page ____.
- 1/2" Iron Pipes Set at all corners unless noted otherwise.
- All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83)(2011). All distances shown are Horizontal not grid distances.
- Not All Improvements shown at time of survey.
- Date of Field Survey: April, 2020

ADDITIONAL NOTES:

- All drainage easements are to be kept free and clear of all obstructions and mechanical equipment. Fences can run perpendicular through the drainage easement, but not parallel.
- All private drainage easements are to be owned and maintained by the Home Owners or Property Owners Association.
- (If applicable) Home Owners Association or lot owners shall be responsible for maintenance of the back of lot & side lot drainage swales. The City of North Myrtle Beach shall not be responsible for the maintenance of the back of lot & side lot drainage swales.
- Existing Zoning: PDD
- Per Driveway and Curbcut Requirements, Section 23-61 of the City of NMB, No entrance or exit drive shall be located within fifty (50) feet of a street corner or intersection extended lines.

REFERENCES:

- Map of Lots Mapped in The Belle Edge Lands Crescent Beach Owned by, Alton B. Edge ETAL, Recorded in Plat Book 48 Page 15.
- Map of Belle Park a Subdivision in the Town of Ocean Drive, Little River Township, Horry County Owned By E. Ervin Dargan & S.D. Cox Jr., Recorded in Plat Book 44 Page 17.
- Plat Book 59 Plat Page 3, Plat Book 72 Plat Page 256
Plat Book 56 Plat Page 10, Plat Book 91 Plat Page 46
- Subdivision Plat of 171.24 Acres prepared for Pulte Home Company, LLC by Development Resource Group dated Dec. 8th, 2020 and recorded at the Horry County Register of Deeds in Plat Book 297 Page 7.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify 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, establish minimum building lines and dedicated all streets, alleys, walks, parks and other site to public or private uses as noted.

Pulte Home Company, LLC
Authorized Representative
Signed _____ Date _____

CERTIFICATE OF APPROVAL FOR PUBLIC WATER SUPPLY AND SEWER DISPOSAL SYSTEM:

I hereby certify that a public water supply and sewer disposal system, meeting the full requirements of the city's subdivision regulations, has been installed or that a guarantee of the installation of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

Name _____ Signed _____
City of North Myrtle Beach

Certificate of approval of streets and storm drainage system:

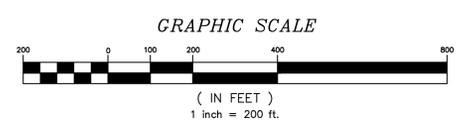
I hereby certify that the streets and storm drainage system, meeting the full requirements of the city's subdivision regulations, have been installed or that a guarantee of the installations of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

City Engineer _____ Date _____



TOTAL - SUBDIVISION DATA	
TOTAL TRACT	35.00 acres 1,524,600.00 sf
TOTAL RIGHT OF WAY	4.97 acres 216,493.00 sf
TOTAL COMMON AREA	8.79 acres 382,892.00 sf
TOTAL PRIVATE LOTS	21.24 acres 925,214.00 sf
GRINELL STREET	908.57
CRESTED IRIS WAY	708.01
BEEBLOSSOM DRIVE	769.70
LADY BIRD WAY	2,024.13
TOTAL LINEAR FEET OF PUBLIC STREETS	4,410.41 lf
TOTAL # OF LOTS	144
SMALLEST LOT (#MULTIPLE)	5,460 sqft
LARGEST LOT (#560)	10,559 sqft

LEGEND			
○	IRON REBAR FOUND	⊗	FIRE HYDRANT
●	IRON PIPE SET	⊠	WATER VALVE
○	IRON PIPE FOUND		
—○—	FENCE WOODEN		
—○—	FENCE CHAIN LINK		
—○—	OVERHEAD POWER		
---	L.T.B.D. LINE TO BE DELETED		



It is hereby certified that this plat is true and correct to the accuracy required in division 4, section 20-35(c), degree of accuracy "1:10,000".

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

COVER
PRELIMINARY SUBDIVISION PLAT
CHESTNUT GREENS PHASE 2



REVISION	DATE

DWG NAME: P:\21171 - PULTE - CHESTNUT GREENS PHASE 2\SURVEY\CAD DRAWINGS\21171_2022-01-24_PRELIMINARY SUBDIVISION PHASE 2.DWG

6D. FINAL SUBDIVISION PLAT SUB-22-4: A major final bonded plat of subdivision creating two single-family residential lots and extension of public utilities at 805 Hillside Drive.

Background

Planning Commission approved the preliminary plat of subdivision on October 19, 2021.

Existing Conditions

Accessed by Hillside Drive, the total area of the subdivision is 0.30 acres. The subject property is one lot of record identified by PIN 356-09-01-0328. The property is zoned Resort Residential (R-4) and is located within the City’s jurisdiction. Currently, the parcel is unused and vacant.

Proposed Conditions

The applicant, G3 Engineering, agent for the owner, has proposed a bonded major final plat of subdivision creating two residential lots and extension of utilities. The smallest lot is ±6,106 square feet; the largest lot is 7,032 square feet. The subdivision density is 6.67 dwelling units per acre, and the setbacks conform to the standards of the R-4 district. The proposed major final plat is substantially consistent with the previously approved preliminary plat.

In lieu of completing the required improvements detailed in the associated major preliminary plat of subdivision [SUB-21-62], the owner will provide the City with a financial guarantee for the construction and installation of these improvements pursuant to § 20-36(2) of the City’s land development regulations. The Department of Public Works is reviewing the amount of the financial guarantee, and the City Attorney has approved the form of the financial guarantee. The applicant will provide a financial guarantee for \$ 76,596.25 to the City in the form of a letter of credit upon plat approval by planning commission. This financial guarantee would be exercised by the City to complete any outstanding required improvements if not completed by the developer.

Staff Review

Planning Division

The planning division is reviewing proposed major final plat of subdivision.

Zoning Division

The zoning division is reviewing proposed major final plat of subdivision.

Public Works

The Director of Public Works is reviewing proposed major final plat of subdivision.

Public Safety

The Fire Marshal is reviewing the proposed major final plat of subdivision.

Planning Commission Action

The Planning Commission may approve, approve with modifications and/or conditions; or disapprove the plat, as submitted.

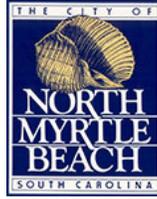
Alternative Motions

I move that the planning commission approve the major bonded final plat of subdivision [SUB-22-4] prepared for the 805 Hillside subdivision as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
Hillside Lot 8A



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$270.00 on March 29, 2022
FILE NUMBER:	SUB-22-4
Complete Submittal Date:	

City of North Myrtle Beach, SC

Application for a Major Plat

GENERAL INFORMATION

Date of Request: January 18, 2022	Property PIN(S): 359-09-01-0328
Property Owner: Chris Manning Builders, LLC	Type of Subdivision: Major Final Subdivision
Address or Location: lot 8A block H - Ingram Beach	Project Contact: G3 Engineering
Contact Phone Number: 843-742-7738	Contact Email Address: mkramer@g3engineering.org

PROJECT INFORMATION

Zoning: R-4	Total Area: 0.3 Acres	Existing # of Lots: 1	Proposed # of Lots: 2
Total # of Residential/Commercial Lots: 2	Area of Largest Lot: 7,032 sq. ft.	Area of Smallest Lot: 6,106 sq. ft.	Linear Feet of New Streets:
Total # of Common/Open Space Lots: 0	Total Area of Common/Open Space Lots:	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

Are Wetlands Present on Site? No

Are Trees Greater than 16" Caliper Present on Site? No

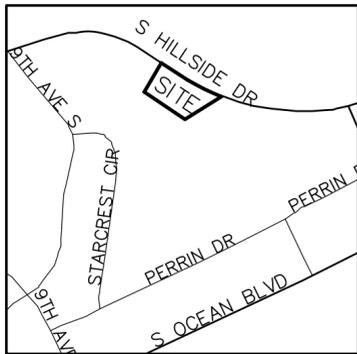
Is the applicant requesting that Planning Commission authorize the removal of any tree to permit the installation of infrastructure, including trees greater than 24" caliper?
No

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: G3 Engineering

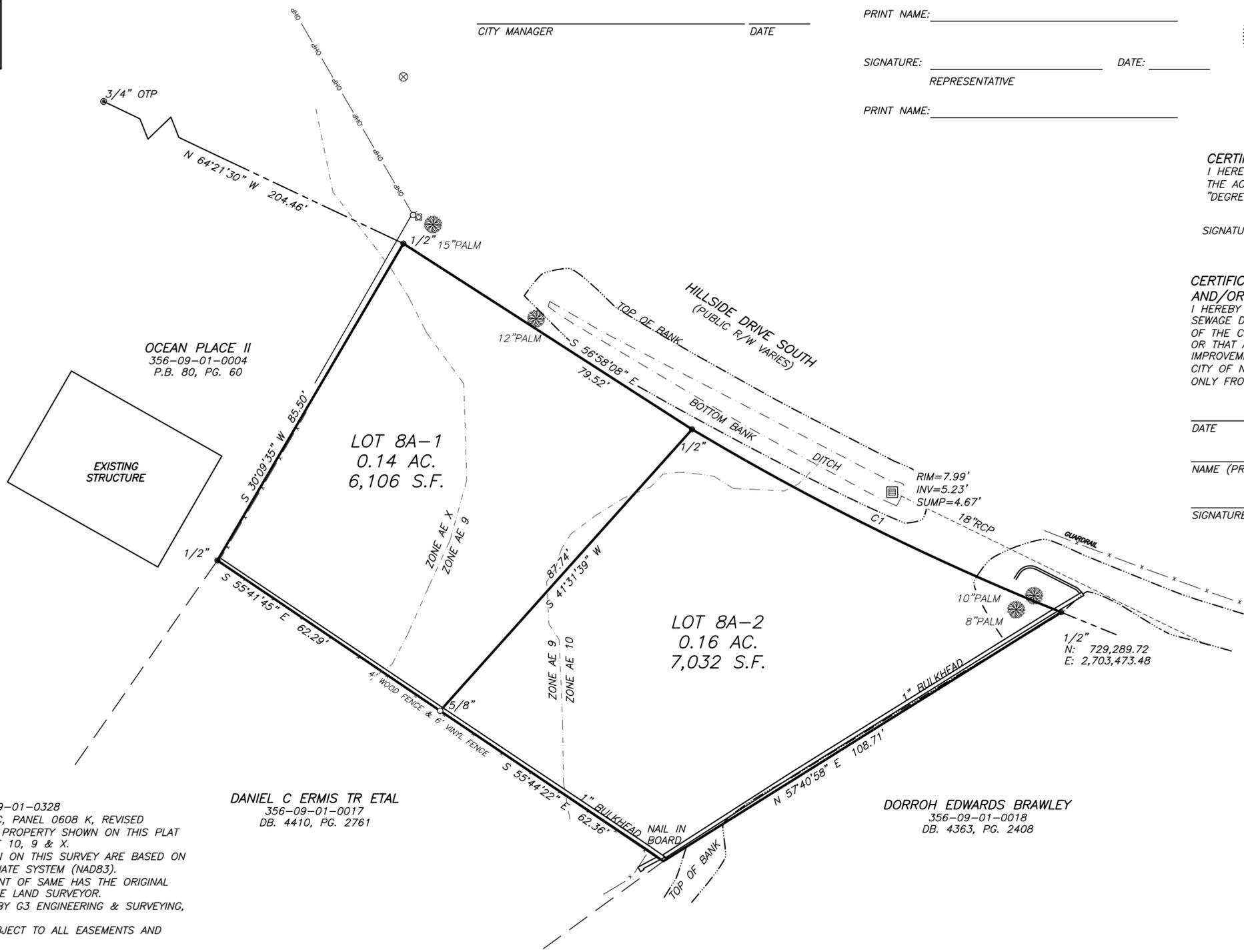
This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. 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.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- IRON PIPE (FOUND)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- ⊠ ELECTRIC BOX
- ⊙ CABLE BOX
- ⊠ TELEPHONE BOX
- ⊙ STORM DRAINAGE MANHOLE
- CLEAN OUT



NOTES:

- 1) TAX MAP NO. (PARENT TRACT): 356-09-01-0328
- 2) ACCORDING TO F.I.R.M. MAP NO. 45051C, PANEL 0608 K, REVISED 12/16/21, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE AE 10, 9 & X.
- 3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
- 4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- 5) A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
- 6) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) DEED REFERENCE: D.B. 4426, PG. 406.
- 8) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
- 9) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
- 10) CURRENT OWNER: CHRIS MANNING BUILDERS
ADDRESS: P.O. BOX 2430
NORTH MYRTLE BEACH SC 29598
- 11) CURRENT ZONING: R-4 & BUILDING SETBACKS:
FRONT: 15' REAR: 15' SIDE: 5'
- 12) CONTOUR INTERVAL: 1.0 FT
- 13) ALL ELEVATIONS SHOWN REFER TO VERTICAL DATUM NAVD88.

REFERENCE:

- 1) "PARCEL SPLIT SURVEY OF PIN# 356-09-01-0328 CONTAINING 0.33 ACRES TOTAL LOCATED IN THE CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA, HORRY COUNTY" SURVEYED FOR ELIZABETH M PARKER DATED APRIL 02, 2021; SURVEYED BY PALMETTO CORP. LAND SURVEYING DIVISION, INC AND RECORDED IN HORRY COUNTY R.O.D. OFFICE IN P.B. 259, PG. 297.

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE SYSTEM: I DO HEREBY CERTIFY THAT STREETS AND STORM DRAINAGE SYSTEM, MEETING THE FULL REQUIREMENTS OF THE CITY'S SUBDIVISION REGULATIONS, HAVE BEEN INSTALLED OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER ACCEPTABLE TO THE CITY OF NORTH MYRTLE BEACH HAS BEEN RECEIVED. (SIGNATURE ONLY FROM CITY ENGINEER)

CITY ENGINEER _____ DATE _____
CITY MANAGER _____ DATE _____

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 (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

SIGNATURE: _____ DATE: _____
REPRESENTATIVE
PRINT NAME: _____
SIGNATURE: _____ DATE: _____
REPRESENTATIVE
PRINT NAME: _____

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE ACCURACY REQUIRED IN DIVISION 4, SECTION 20-35(c), "DEGREE OF ACCURACY")

SIGNATURE: _____ DATE: _____

CERTIFICATE OF AVAILABILITY FOR PUBLIC WATER AND/OR SEWER SYSTEM:

I HEREBY CERTIFY THAT A PUBLIC WATER SUPPLY AND A SEWAGE DISPOSAL SYSTEM, MEETING THE FULL REQUIREMENTS OF THE CITY'S SUBDIVISION REGULATIONS, HAS BEEN INSTALLED OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER ACCEPTABLE TO THE CITY OF NORTH MYRTLE BEACH HAS BEEN RECEIVED. (SIGNATURE ONLY FROM CITY ENGINEER)

_____, 20____
DATE
NAME (PRINT) CITY OF NORTH MYRTLE BEACH
SIGNATURE

DANIEL C ERMIS TR ETAL
356-09-01-0017
DB. 4410, PG. 2761

DORROH EDWARDS BRAWLEY
356-09-01-0018
DB. 4363, PG. 2408

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	605.87'	95.43'	95.33'	S 63°24'25" E	009° 01' 27"

SUBDIVISION PLAT
OF
LOT 8A-1 & LOT 8A-2
PREPARED FOR
CHRIS MANNING BUILDERS LLC
NORTH MYRTLE BEACH
HORRY COUNTY SOUTH CAROLINA



P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE 1" = 20'
FILE S-21059
FIELD DATE 07/14/21
PLAT DATE 02/8/22
DRAWN BY BLZ
REVIEWED BY MAK
APPROVED BY KRC
PARTY CHIEF RP