



## **PLANNING COMMISSION MEETING AGENDA**

**Tuesday, January 6, 2026, 5:00 PM in Council Chambers**

**Morning Workshop at 9:15 AM in Planning & Development Conference Room**

**URL: <https://www.youtube.com/live/WRIS8MEw5Ew>**

**1018 2<sup>nd</sup> Avenue South, North Myrtle Beach, SC**

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNICATIONS: Election of Officers
4. APPROVAL OF MEETING MINUTES: December 2, 2025
5. CONSENT
  - A. **FINAL SUBDIVISION PLAT SUB-25-63:** A major final bonded plat of subdivision creating 31 residential lots, common area, and private rights-of-way in Phase 8B of Grande Dunes North.
  - B. **FINAL SUBDIVISION PLAT SUB-25-72:** A major final bonded plat of subdivision creating 55 residential lots, common area, and rights-of-way in phase three of the Bell Tract which is also known as Forestwood.
  - C. **FINAL SUBDIVISION PLAT SUB-25-77:** A major final bonded plat of subdivision creating 4 commercial lots and private right-of-way for the McDowell Corporate Center.
6. NEW BUSINESS
  - A. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-15:** City staff has initiated a text amendment defining inground swimming pools.
  - B. **ANNEXATION & ZONING DESIGNATION Z-25-21:** City staff received a petition to annex ±1.05 acres on Buffkin Road identified by PINs 350-16-03-0066, 350-16-03-0067, and 350-16-03-0068. The lots are currently unincorporated and zoned Manufactured/Single-Family 10 (MSF10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Mobile/Manufactured Home Residential (R-3) and will be heard concurrently.
  - C. **CAPITAL IMPROVEMENT PROJECT REVIEW CIP-25-1:** Pursuant to § 6-29-540 of the South Carolina Code of Laws, City staff presents a proposed pickleball facility on Possum Trot Road for Planning Commission review, including courts, parking, pedestrian connections, and related site improvements.
  - D. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-19:** City staff received an application for a minor amendment to the Parkway Group Planned Development District (PDD) for a building supply sign.

7. PUBLIC COMMENT

8. ADJOURNMENT

Respectfully submitted,



L. Suzanne Pritchard, PLA, AICP, CFM

*Assistant Director*, Planning & Development

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. **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.*

**5A. FINAL SUBDIVISION PLAT SUB-25-63:** A major final bonded plat of subdivision creating 31 residential lots, common area, and private rights-of-way in Phase 8B of Grande Dunes North.

**Background**

The Planning Commission approved the preliminary plat of subdivision for Grande Dunes North Phase 8B on July 18, 2023.

**Existing Conditions**

Accessed by Grande Dunes North Village Boulevard, the total area of the subdivision is ±5.97 acres. The subject property is one lot of record, identified by PIN 389-00-00-0007. The property is zoned Planned Development District (PDD) and is located within the City’s jurisdiction. Currently, the infrastructure is under construction.

**Proposed Conditions**

The applicant, Cameron Parker of DRG, agent for the owner, has proposed a bonded major final plat of subdivision creating 31 residential lots, two common area lots, and private rights-of-way. All residential lots are intended for the construction of single-family residences; the smallest lot is ±7,131 square feet; the largest lot is ±14,328 square feet. The density of the subdivision is 5.2 dwelling units per acre. This plat creates Aideen Drive, a 50’ private rights-of-way. All new roadways are designed to meet City standards, including requiring sidewalks and street trees according to the Land Development Regulations and approved planned development district documents. 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-23-28], 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 has approved the amount of the financial guarantee, and the City Attorney is reviewing the form of the financial guarantee. The applicant will provide a subdivision bond for \$422,251.25 to the City upon plat approval by the 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 has no issue with the proposed major final plat of subdivision.

*Zoning Division*

The zoning division has no issue with the proposed major final plat of subdivision.

*Public Works*

The public works department has no issue with the proposed major final plat of subdivision.

*Public Safety*

The Fire Marshal has no issue with 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.

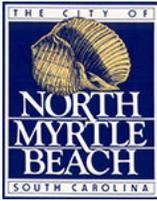
**Alternative Motions**

I move that the planning commission approve the major bonded final plat of subdivision [SUB-25-63] prepared for Phase 8B of Grande Dunes North.

OR

I move (an alternate motion).

**SUBDIVISION NAME:**  
Grande Dunes North Phase 8B

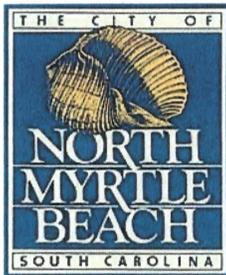


Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$0.00 on
FILE NUMBER:	SUB-25-63
Complete Submittal Date:	

**City of North Myrtle Beach, SC**

**Application for a Major Plat**

GENERAL INFORMATION			
Date of Request: October 24, 2025		Property PIN(S): 389-00-00-0007	
Property Owner: GDN Group, LLC		Type of Subdivision: Major Final Subdivision	
Address or Location: End of Grande Dunes North Blvd		Project Contact: Cameron Parker	
Contact Phone Number: Contact the Planning Division for Info		Contact Email Address: Contact the Planning Division for Info	
PROJECT INFORMATION			
Zoning:	Total Area: 5.97 Acres	Existing # of Lots: 1	Proposed # of Lots: 34
Total # of Residential/Commercial Lots: 31	Area of Largest Lot: 9,527 sq. ft.	Area of Smallest Lot: 6,672 sq. ft.	Linear Feet of New Streets:
Total # of Common/Open Space Lots: 2	Total Area of Common/Open Space Lots: 1.27	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			
<p>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: Cameron Parker</i></p>			
<p>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.</p>			



CITY OF NORTH MYRTLE BEACH  
**LETTER OF AGENCY**

Revision Date 05.24.19

Today's Date: 06/05/23

Nature of Approval Requested: Plat Approval

Property PIN(s): 38900000007

Property Address/Location: Grande Dunes North Village

I, GDN Group, LLC, hereby authorize J. Cameron Parker

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

  
\_\_\_\_\_  
Signature  
*Manager*  
\_\_\_\_\_  
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.



**5B. FINAL SUBDIVISION PLAT SUB-25-72:** A major final bonded plat of subdivision creating 55 residential lots, common area, and rights-of-way in phase three of the Bell Tract which is also known as Forestwood.

### **Background**

The Planning Commission recommended the annexation and zoning of this parcel to Mid-Rise Multifamily Residential (R-2A) on July 19, 2022; City Council approved the annexation and zoning petition on September 19, 2022. The Planning Commission approved the preliminary plat of subdivision for this phase on April 8, 2025.

### **Existing Conditions**

Accessed by Long Meadow Way in Phase Two of the development, the total area of the subdivision is 18.26 acres. The subject property is one lot of record identified by PIN 348-00-00-0042. The property is zoned R-2A and is located within the City’s jurisdiction. Currently, the infrastructure is under construction.

### **Proposed Conditions**

The applicant, Mark Stoughton of DRG, LLC, agent for the owner, has proposed a bonded major final plat of subdivision creating 55 residential lots, four common area lots, and public rights-of-way. All residential lots are intended for the construction of single-family residences; the smallest lot size is ±6,360 square feet and the largest lot size is ±12,668 square feet. The density of the subdivision is 3.01 dwelling units per acre. All setbacks conform to the standards of the R-2A district. This plat continues Long Meadow Way and creates Bright Leaf Drive, Canopy Cove, and Silver Leaf Drive, all 50-foot-wide public rights of way. All new roadways are designed to meet City standards, including requiring sidewalks and street trees according to the Land Development Regulations. 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-24-63], 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 has approved the amount of the financial guarantee, and the City Attorney is reviewing the form of the financial guarantee. The applicant will provide a subdivision bond for \$3,358,718.39 to the City upon plat approval by the 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 has no issue with the proposed major final plat of subdivision.

#### *Zoning Division*

The zoning division has no issue with the proposed major final plat of subdivision.

#### *Public Works*

The public works department has no issue with the proposed major final plat of subdivision.

#### *Public Safety*

The Fire Marshal has no issue with 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.

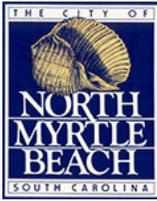
**Alternative Motions**

I move that the planning commission approve the major bonded final plat of subdivision [SUB-25-72] prepared for Phase Three of the Bell Tract (Forestwood) as submitted.

OR

I move (an alternate motion).

**SUBDIVISION NAME:**  
Bell Tract Phase 3 Final Plat

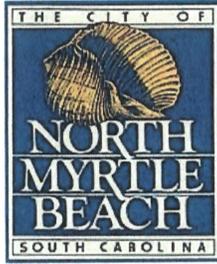


Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$0.00 on
FILE NUMBER:	SUB-25-72
Complete Submittal Date:	

**City of North Myrtle Beach, SC**

**Application for a Major Plat**

GENERAL INFORMATION			
Date of Request: November 24, 2025		Property PIN(S): 3480000042	
Property Owner: PULTE HOME CO LLC		Type of Subdivision: Major Final Subdivision	
Address or Location: Water Tower Road/Coates Road		Project Contact: MARK STOUGHTON	
Contact Phone Number: Contact the Planning Division for Info		Contact Email Address: Contact the Planning Division for Info	
PROJECT INFORMATION			
Zoning:	Total Area: 18.26 Acres	Existing # of Lots: 1	Proposed # of Lots: 59
Total # of Residential/Commercial Lots: 55	Area of Largest Lot: 12,668 sq. ft.	Area of Smallest Lot: 6,360 sq. ft.	Linear Feet of New Streets: 2,321
Total # of Common/Open Space Lots: 4	Total Area of Common/Open Space Lots: 198,832	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			
<p>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></p>			
<p>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.</p>			



CITY OF NORTH MYRTLE BEACH  
**LETTER OF AGENCY**

Revision Date 05.24.19

Today's Date: 01/25/23

Nature of Approval Requested: Plat Approval

Property PIN(s): 348-00-00-0015

Property Address/Location: Bell Tract Subdivision, North Myrtle Beach, SC 29568

I, Pulte Home Co LLC, hereby authorize Development Resource Group, LLC

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.





**5C. FINAL SUBDIVISION PLAT SUB-25-77:** A major final bonded plat of subdivision creating 4 commercial lots and private right-of-way for the McDowell Corporate Center.

**Background**

The City Council approved the annexation and zoning petition on May 1, 2023. The Planning Commission approved the preliminary plat of subdivision for this phase on February 20, 2024.

**Existing Conditions**

Accessed by Water Tower Road, the total area of the subdivision is 35.7 acres. The subject property is four lots of record identified by PINs 360-00-00-0010, 360-13-04-0001, 360-14-03-0001, and 389-03-02-0001. The property is zoned Planned Development District (PDD) and is located within the City’s jurisdiction.

**Proposed Conditions**

The applicant, Thomas McDowell of MCC Watertower, LLC, agent for the owner, has proposed a bonded major final plat of subdivision creating 4 lots and private right-of-way. The smallest lot size is ±5.97 acres and the largest lot size is ±13.53 acres. All setbacks conform to the standards of the Planned Development District. This plat creates Commercial Drive, a 50’ private right-of-way. All new roadways are designed to meet City standards, including requiring sidewalks and street trees according to the Land Development Regulations. 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-23-105], 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 has approved the amount of the financial guarantee, and the City Attorney is reviewing the form of the financial guarantee. The applicant will provide a subdivision bond for \$147,900.00 to the City upon plat approval by the 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 has no issue with the proposed major final plat of subdivision.

*Zoning Division*

The zoning division has no issue with the proposed major final plat of subdivision.

*Public Works*

The public works department has no issue with the proposed major final plat of subdivision.

*Public Safety*

The Fire Marshal has no issue with 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.

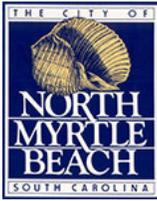
**Alternative Motions**

I move that the planning commission approves the major bonded final plat of subdivision [SUB-25-77] prepared for McDowell Corporate Center as submitted.

OR

I move (an alternate motion).

**SUBDIVISION NAME:**  
**McDowell Corporate Center**

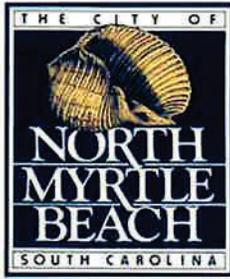


Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$0.00 on
FILE NUMBER:	SUB-25-77
Complete Submittal Date:	

**City of North Myrtle Beach, SC**

**Application for a Major Plat**

GENERAL INFORMATION			
Date of Request: December 4, 2025		Property PIN(S): 360-14-03-0001 360-00-00-0010 360-13-04-0001 389-03-02-0001	
Property Owner: MCC Watertower 1, American Building & Contractors Supply CO Inc		Type of Subdivision: Major Final Subdivision	
Address or Location: 8389 Water Tower Rd Across from UPS		Project Contact: Thomas McDowell	
Contact Phone Number: Contact the Planning Division for Info		Contact Email Address: Contact the Planning Division for Info	
PROJECT INFORMATION			
Zoning:	Total Area: 0 Square Feet	Existing # of Lots: 4	Proposed # of Lots: 4
Total # of Residential/Commercial Lots: 4	Area of Largest Lot: 587,119 sq. ft.	Area of Smallest Lot: 260,234 sq. ft.	Linear Feet of New Streets: 600
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? Yes			
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			
<p>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,</p> <p>or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).</p> <p><i>Applicant's E-signature: Thomas McDowell</i></p>			
<p>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.</p>			



CITY OF NORTH MYRTLE BEACH  
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 10/15/25

Nature of Approval Requested: Plat Approval

Property PIN(s): 36014030001, 36000000010, 36013040001, 38903020001

Property Address/Location: 8389 Water Tower Rd

I, JAMES ANDERSON, hereby authorize Ed McDowell/MCC Watertower 1 LLC

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

[Handwritten Signature]  
Signature  
Sr. VP & CFO  
Title

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

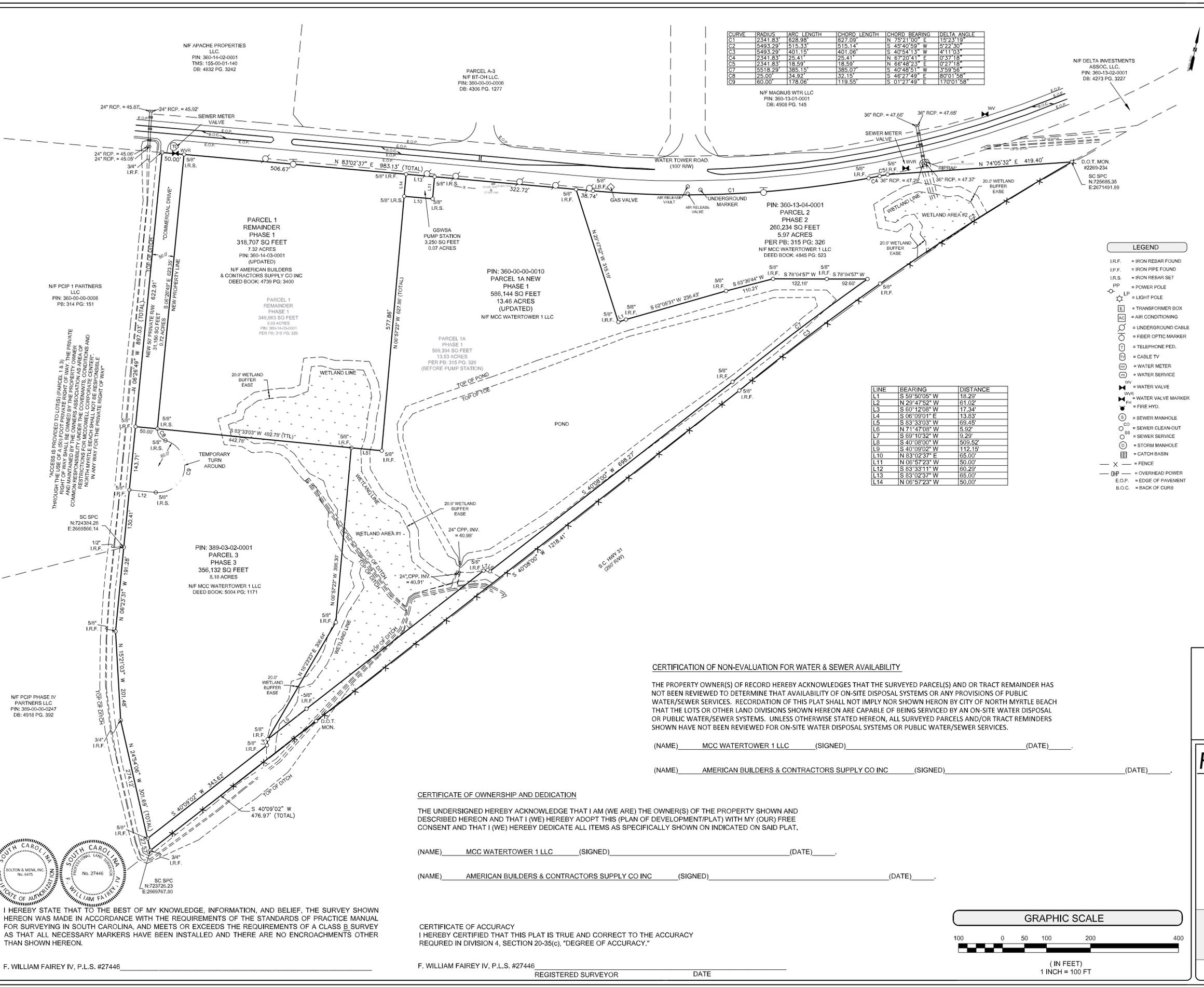
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
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.



**VICINITY MAP**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS SHOWN IN THE TITLE BLOCK AND THIS DOESN'T MAKE ANY CERTIFICATION TO ANY UNNAMED PARTIES WITHOUT A REVISION AND UPDATE TO THE CERTIFICATION WITH THE CLIENTS AUTHORIZATION. ADDITIONAL FEES.

**NOTES**

- DATE OF FIELD WORK: JUNE, 2022 & SEPTEMBER, 2025
- LOT APPEARS TO BE LOCATED IN FLOOD ZONE "X" AS SHOWN ON FLOOD MAP 45051C0591K, DATED DECEMBER 16, 2021 AND IS SUBJECT TO VERIFICATION.
- SUBJECT TO ANY TITLE REPORT DISCLOSURE-NOT SUPPLIED.
- PIN: 360-00-00-0010, PIN: 360-14-03-0001, PIN: 389-03-02-0001

**REFERENCES**

PLAT BOOK: 315	PAGE: 326
PLAT BOOK: 315	PAGE: 13
PLAT BOOK: 291	PAGE: 78
PLAT BOOK: 128	PAGE: 93
SC D.O.T. PROJECT: STP-GSLA (003)	
DEED: 4713	PAGE: 2523
DEED: 1887	PAGE: 597
DEED: 4739	PAGE: 3400
DEED: 5004	PAGE: 1171
DEED: 4845	PAGE: 523

"APPROVED JURISDICTIONAL DETERMINATION EXHIBIT" BY THE BRIGMAN COMPANY FEBRUARY 2, 2022

DATE OF ORIGINAL: AUGUST 18, 2022  
 REVISION: RECORDED PLAT BOOK 315 PG: 13 DATE: JULY 26, 2023  
 REVISION: RECORDED PLAT BOOK 315 PG: 326 DATE: AUGUST 28, 2023  
 REVISION: UPDATED SUBDIVISION PLAT DATE: OCTOBER 18, 2023  
 REVISION: UPDATED SUBDIVISION PLAT DATE: NOVEMBER 2, 2023

**CERTIFICATION OF NON-EVALUATION FOR WATER & SEWER AVAILABILITY**

THE PROPERTY OWNER(S) OF RECORD HEREBY ACKNOWLEDGES THAT THE SURVEYED PARCEL(S) AND OR TRACT REMAINDER HAS NOT BEEN REVIEWED TO DETERMINE THAT AVAILABILITY OF ON-SITE DISPOSAL SYSTEMS OR ANY PROVISIONS OF PUBLIC WATER/SEWER SERVICES. RECORDATION OF THIS PLAT SHALL NOT IMPLY NOR SHOWN HERON BY CITY OF NORTH MYRTLE BEACH THAT THE LOTS OR OTHER LAND DIVISIONS SHOWN HEREON ARE CAPABLE OF BEING SERVICED BY AN ON-SITE WATER DISPOSAL OR PUBLIC WATER/SEWER SYSTEMS. UNLESS OTHERWISE STATED HEREON, ALL SURVEYED PARCELS AND/OR TRACT REMINDERS SHOWN HAVE NOT BEEN REVIEWED FOR ON-SITE WATER DISPOSAL SYSTEMS OR PUBLIC WATER/SEWER SERVICES.

(NAME) MCC WATERTOWER 1 LLC (SIGNED) (DATE)

(NAME) AMERICAN BUILDERS & CONTRACTORS SUPPLY CO INC (SIGNED) (DATE)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

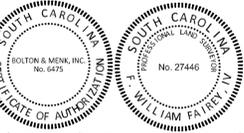
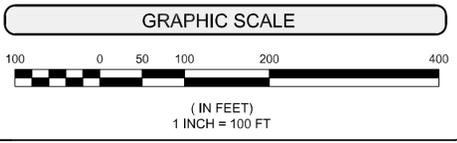
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN ON INDICATED ON SAID PLAT.

(NAME) MCC WATERTOWER 1 LLC (SIGNED) (DATE)

(NAME) AMERICAN BUILDERS & CONTRACTORS SUPPLY CO INC (SIGNED) (DATE)

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

F. WILLIAM FAIREY IV, P.L.S. #27446 REGISTERED SURVEYOR DATE



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 OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CLASS B SURVEY AS THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN HEREON.

F. WILLIAM FAIREY IV, P.L.S. #27446



**FINAL SUBDIVISION PLAT**

AND ADDED PRIVATE RIGHT OF WAY OF  
 PIN: 360-00-00-0010, PIN: 360-14-03-0001 &  
 PIN: 389-03-02-0001  
 LOCATED IN CITY OF NORTH MYRTLE BEACH  
 HORRY COUNTY, SOUTH CAROLINA  
 PREPARED FOR  
**MCC WATERTOWER 1 LLC**  
 OCTOBER 31, 2025

SURVEYED AND MAPPED BY  
 BOLTON & MENK, INC.  
 802 MAIN STREET, CONWAY SC 29526  
 OFFICE PHONE: 843-488-1040

**6A. ZONING ORDINANCE TEXT AMENDMENT ZTX-25-15:** City staff has initiated a text amendment defining inground swimming pools.

**Background:**

The zoning ordinance currently allows unenclosed and inground swimming pools to be located within five feet of property lines in most residential zoning districts. While the ordinance references inground swimming pools, it does not include a definition of that term. In recent applications, particularly in flood-prone areas, questions have arisen regarding what constitutes an inground pool versus an above-ground or partially raised pool as property owners have requested modest vertical pool edges to accommodate flood conditions.

**Proposed Changes:**

City staff has initiated a text amendment to define “inground swimming pool” within the zoning ordinance. The proposed definition clarifies that an inground pool is a permanent structure installed into excavated earth and constructed to function as an inground pool rather than a self-supporting above-ground vessel. The definition allows limited wall extension above finished grade, up to 30 inches inclusive of coping, to account for site and flood conditions, while clearly distinguishing inground pools from above-ground pools that are partially or fully buried. This amendment provides consistent guidance for staff and applicants while preserving the intent of existing setback standards.

The proposed amendment addresses **§ 23-2. - Definitions**, and would appear in the Ordinance as follows (new matter underlined):

Inground swimming pool: A permanent pool structure installed into excavated earth, constructed to function as an inground structure rather than a self-supporting, above-ground vessel. An inground pool is designed and built to retain surrounding soil and is intended to sit primarily below finished grade. Pool walls may extend above finished grade, but not more than 30 inches, inclusive of coping. Partially or fully buried above-ground pools are not considered inground swimming pools.

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 2, 2026.

**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 zoning ordinance text amendment [ZTX-25-15] as submitted.

OR

2) I move that the Planning Commission recommend denial of the zoning ordinance text amendment [ZTX-25-15] as submitted.

OR

- 3) I move (an alternate motion).

**6B. ANNEXATION & ZONING DESIGNATION Z-25-21:** City staff received a petition to annex ±1.05 acres on Buffkin Road identified by PINs 350-16-03-0066, 350-16-03-0067, and 350-16-03-0068. The lots are currently unincorporated and zoned Manufactured/Single-Family 10 (MSF10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Mobile/Manufactured Home Residential (R-3) and will be heard concurrently.

**Existing Conditions and Surrounding Land Uses:**

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned MSF10 under Horry County jurisdiction. Located on Buffkin Road, the parcels are vacant. Surrounding parcels within City limits are zoned Planned Development District (PDD), Highway Commercial (HC), and Mid-Rise Multifamily Residential (R-2A); surrounding Horry County parcels are zoned MSF10.

**Proposed R-3 Zoning Development Standards**

	Single-Family Detached Residence	Mobile Homes on Individual Lots	Duplexes	Semi-Detached Dwelling	Other Permitted Uses
Minimum Lot Area Per Project (square feet)	5,000 SF	5,000 SF	7,000 SF	7,000 SF	5,000 SF
Minimum Lot Area Per Dwelling Unit (square feet)	5,000 SF	5,000 SF	3,500 SF	3,500 SF	NA
Minimum Lot Width	50 feet	50 feet	55 feet	35 feet	NA
Minimum Yards	Front	25 feet	25 feet	20 feet	20 feet
	Side	7.5 feet	7.5 feet	7.5 feet	7.5 feet <sup>1</sup>
	Rear	10 feet	10 feet	10 feet	10 feet
Maximum Impervious Surface Ratio	50%	50%	60%	60%	60%
Maximum Height	35 feet for residential uses, 5 feet for accessory uses, and 45 feet for all other uses.				
Notes: A dwelling unit shall not contain more than five bedrooms or sleeping areas of not more than 300 square feet each.					
<sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line.					

**R-3 District Permitted Uses**

Dwellings (Single-Family detached, Semi-Detached, and duplex); Mobile/manufactured homes on individual lots; Mobile/manufactured home parks; Neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; Publicly owned recreational facilities; Churches or similar places of worship, including parish houses, parsonages, and childcare centers when accessory thereto; Recreational vehicle parks and campgrounds;

Accessory uses; Home occupations; Family day care homes; and Signs permitted by and in accord with all applicable provisions of Article III.

**Planning Commission Action:**

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

- a) The relationship of the request to the Comprehensive Plan:

*The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Neighborhood as the land use class for the subject area. The principal permitted uses noted in the compliance index include duplexes, townhomes, patio homes, multi-family up to six stories, as well as mixed-use development and neighborhood commercial uses. The recommended primary zoning district is Medium Density Residential (R-2), Mid-Rise Multifamily Residential (R-2A), and Mobile/Manufactured Home Residential (R-3); Single-Family Medium Density (R-2B) and Neighborhood Commercial (NC) are the secondary zoning district alternatives.*

The proposed zoning designation, R-3, is a primary recommended zoning district within the Compliance Index for the subject property.

- b) Whether the request violates or supports the Plan:

*Chapter 5, “The Way We Grow,” of the 2018 Comprehensive Plan identifies the Residential Neighborhood future land use classification as follows: This classification supports a mix of residential uses at medium densities, which includes mostly duplexes, townhouses, and patio homes, as well as, multi-family housing up to 6 stories. This designation could also allow in fill mixed-use development and neighborhood commercial uses. This category allows 5-10 du/acre.*

The proposed R-3 zoning is consistent with the Residential Suburban land use classification found in the 2018 Comprehensive Plan.

- c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

*The purpose of the R-3 zoning district is, “The purpose of this district is to provide for areas within the city where mobile/manufactured homes may be located in harmony with other single-and two-family dwellings—to provide for a full range of housing alternatives to meet buyer demands. Also, this district is designed to separate incompatible uses and eliminate the blighting effect of incompatibility.”*

The uses permitted in the R-3 district would be appropriate in the area.

- d) Whether adequate public-school facilities, roads and other public services exist or can be provided to serve the needs of the development likely to take place because of such change, and the consequence of such change:

*New access points subject to city of NMB encroachment permit application review/approval.*

- e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

*Public water and sewer is available.*

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or
- (d) To recognize changes in technology, the style of living, or manner of doing business.

This petition for annexation and zoning designation is presented to the Planning Commission for a recommendation that will be forwarded to the City Council at their next meeting tentatively scheduled for February 2, 2026. Should the Planning Commission desire to forward a positive recommendation to the City Council, one of the reasons should be included in the report.

**Staff Review:**

*Planning and Development, Planning Division*

The Planning Division has no issue with the proposed petition for annexation and zoning.

*Planning and Development, Zoning Division*

The Zoning Administrator has no issue with the proposed petition for annexation and zoning.

*Public Works*

The City Engineer has no issue with the proposed petition for annexation and zoning.

*Public Safety*

The Fire Marshall has no issue with the proposed petition for annexation and zoning.

**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 annexation and zoning petition [Z-25-21] as submitted.

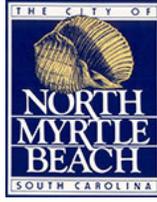
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-25-21] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-25-21
Complete Submittal Date:	December 10, 2025



Notice Published:	
Planning Commission:	January 6, 2026
First Reading:	February 2, 2026
Second Reading:	February 16, 2026

**City of North Myrtle Beach, SC**

**Petition for Annexation & Zoning**

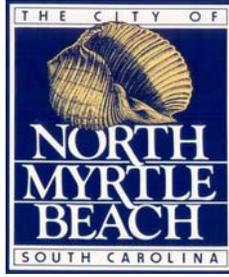
**GENERAL INFORMATION**

<b>Date of Request: December 9, 2025</b>	<b>Property PIN(S): 35016030067, 35016030066, 35016030068</b>
<b>Property Owner(s): E Investments LLC</b>	<b>Type of Zoning Map Amendment: Petition for Annexation and Zoning</b>
<b>Address or Location: 1505 Buffkin Road, North Myrtle Beach, SC 29582</b>	<b>Project Contact: Tyler Mann</b>
<b>Contact Phone Number: Contact the Planning Division for Info</b>	<b>Contact Email Address: Contact the Planning Division for Info</b>
<b>Current County Zoning: MSF10</b>	<b>Proposed Zoning: R-3</b>
<b>Total Area of Property: 1.05 Acres</b>	<b>Approximate Population of Area to be Annexed: 0</b>

**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: Tyler Mann*

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



**CITY OF NORTH MYRTLE BEACH**  
**LETTER OF AGENCY**

Revision Date 05.24.19

Today's Date: 12/09/25

Nature of Approval Requested: **Petition for Annexation and Zoning**

Property PIN(s): 35016030067, 35016030068, 35016030066

Property Address/Location: 1505 Buffkin Road, 1501 Buffkin Road

Ashley Causey Tyler Mann  
I, \_\_\_\_\_, hereby authorize \_\_\_\_\_

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

Signed by:  
  
DA6B7C7AF734467...

12/9/2025

Signature

Signature

Owner

Title

Title

Signature

Signature

Title

Title

Signature

Signature

Title

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.



**PARCEL #3:**

ALL AND SINGULAR, all that certain piece, parcel or tract of land situated, lying and being in North Myrtle Beach, Little River Township, Horry County, South Carolina and being bounded on the North by Lot #10 belonging now or formerly to Frances Gaskin; being bounded on the East and South by Tilghman Estates; and being bounded on the West by remaining portion of Lot #9 of the Robert Buffkin Map of the Alva B. Edge Estate, with said lands being more particularly described as follows:

BEGINNING at a point marking the Southwest corner of Lot #10 of a Map of Tract G-1 of the Alva B. Edge Estate; thence North 82 degrees 34 minutes East 69.3 feet to a point in the boundary of the Tilghman Estates, said point being the Southeast corner of Lot #10 of said division; thence South 6 degrees 23 minutes East 85.1 feet to a corner, said corner being the Southeast corner of Lot #9; thence with the Southern boundary of Lot #9 South 81 degrees 08 minutes West 69 feet to a new corner; thence North 6 degrees 39 minutes West 87.1 feet to a point, to-wit:

Said lot is the Eastern portion of Lot #9 shown on a map of Tract G-1 of the Alva B. Edge Estate surveyed for Robert Buffkin, by C.B. Berry, R.L.S., with said survey being dated October 2, 1975, and with Lots #9 and #10 of said survey having been revised on January 18, 1977.

This conveyance is subject to an Easement across the above-described property held by the South Carolina Public Service Authority and sewer easement held by the Town of North Myrtle Beach.

**TMS #: 144-02-01-035 (PARCEL THREE)**

THIS BEING the identical property conveyed to Ashley C. Causey by deed from Mark W. Cline dated October 27, 2009 and recorded on October 29, 2009 in Deed Book 3428 at Page 43, in the Office of the Register of Deeds of Horry County, South Carolina.

**Grantee Address: 4266 Mica Avenue, Unit A, Little River, SC 29566**

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

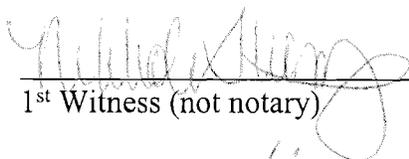
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

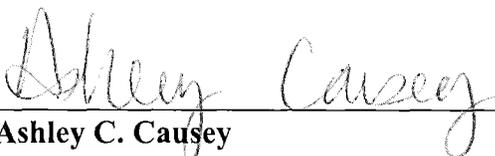
AND Grantor does hereby bind its heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, heirs and assigns, forever, in fee simple, together

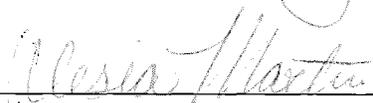
with every contingent remainder and right of reversion against our heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS their hands and seals this 17<sup>th</sup> day of October in the year 2024 of our Lord.

Signed, Sealed and Delivered in the Presence of

  
\_\_\_\_\_  
1<sup>st</sup> Witness (not notary)

  
\_\_\_\_\_  
Ashley C. Causey

  
\_\_\_\_\_  
2<sup>nd</sup> Witness (Notary)

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY )

**PROBATE**

**PERSONALLY** appeared before me Alesia Martin the undersigned witness  
(Print Non-Notary Witness Name)

And made oath that (s)he was present and saw **Ashley C. Causey**, the within Grantor(s) sign, seal, and as his/her/their act and deed, deliver the within foregoing instrument that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

Alesia Martin

Witness (Non- Notary)

**SWORN** to before me this 17th day of  
October, 2024.

Nikhole Strong  
Notary Public for South Carolina

My Commission Expires 10/24/32



de

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY ) AFFIDAVIT

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located in Little River Township, Lots 8, 10 & a portion of Lot 9 Tract G-1, on Buffkin Road, North Myrtle Beach, SC 29582, bearing Horry County TMS:144-02-01-017 / PIN: 350-16-03-0067 & TMS: 144-02-01-035 / PIN: 350-16-03-0068, was transferred by Ashley C. Causey to E Investments, LLC on October 17, 2024
3. Check on of the following: The Deed is
  - (a) \_\_\_\_\_ 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) X exempt from the Deed recording fee because: It is a Quitclaim Deed.  
(If exempt, please skip items 4-7, and go to item 8 of this Affidavit.)
4. Check on of the following if either item 3(a) or item 3(b) above has been checked
  - (a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00.
  - (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:	<u>0.00</u>
(b) Place the amount listed in item 5 above here:	<u>0.00</u>
(c) Subtract line 6(b) from Line 6(a) and place result here:	<u>0.00</u>
7. The Deed recording fee due is based on the amount listed on Line 6(c) above and the Deed recording fee due is \$ 15.00.
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 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

17th day of October, 2024.

[Signature]  
(Notary Public)

My Commission Expires: 10/24/32

[Signature]  
Ashley C. Causey

ASHLEY C. CAUSEY  
NOTARY PUBLIC  
STATE OF SOUTH CAROLINA  
October 24, 2032

**HORRY COUNTY REGISTER OF DEEDS  
TRANSMITTAL SHEET**

**TO 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: Mullins Law Firm, PA

ADDRESS:

PO BOX 585

N MYRTLE BCH, SC 29597-0585

TELEPHONE: (843) 272-8902

FAX: (843) 272-8902

E-MAIL ADDRESS: mullinslawfirm@aol.com

Related Document

(s):

**PURCHASE PRICE / MORTGAGE AMOUNT: \$ 5.00**

**BRIEF PROPERTY DESCRIPTION: Lot 8 and Lot 10 Tract G-1 on Buffkin Road**

**TAX MAP NUMBER (TMS #) 144-02-01-017 / PIN NUMBER: ,**

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

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1. <u>CAUSEY</u>	<u>ASHLEY</u>	<u>C.</u>

**GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):**

FULL BUSINESS NAME  
1. E INVESTMENTS, LLC

35016030066,

Prepared by and Return to:  
Mullins Law Firm, P.A.  
PO Box 585  
North Myrtle Beach, SC 29597  
TMS No: 144-02-01-018  
MLF File No: 2024-09307

STATE OF SOUTH CAROLINA

## WARRANTY DEED

COUNTY OF HORRY

KNOW ALL MEN BY THESE PRESENTS, that **CAUSEY HOLDINGS, LLC** in the State aforesaid, for and in consideration of the sum of **FIVE and 00/100 DOLLARS (\$5.00)**, unto us paid by **E INVESTMENTS, LLC**, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell, and release unto the said **E INVESTMENTS, LLC**, its heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

ALL AND SINGULAR that certain piece, parcel or lot of land, situate, lying and being in Ocean Drive Section, North Myrtle Beach, Little River Township, Horry County, South Carolina, being shown and designated as Lot 9 on a plat of Tract G-1 of the Alva B. Edge Estate, prepared by C. B. Berry, RLS for Robert Buffkin, dated October 2, 1975, which plat is recorded in the Office of the ROD for Horry County, in Plat Book 61 at Page 13, reference to which is craved as forming a part and parcel hereof. LESS AND EXCEPTING that portion of Lot 9 described as follows: Beginning at a point making the Southwest corner of Lot #10 of a Map of Tract G-1 of the Alva B. Edge Estate; thence North 82 deg. 34 min. East 69.3 feet to a point in the boundary of the Tilghman Estates, said point being the Southeast corner of Lot #10 of said division; thence South 6 deg. 23 min. East 85.1 feet to a corner, said corner being the Southeast corner of Lot #9; thence with the Southern boundary of Lot #9 South 81 deg. 08 min. West 69 feet to a new corner; thence North 6 deg. 39 min. West 87.1 feet to a point, to wit:

Said lot is the Eastern portion of Lot #9 shown on a map of Tract G-1 of the Alva B. Edge Estate surveyed for Robert Buffkin, by C. B. Berry, RLS, with said survey being dated October 2, 1975, and with Lots #9 and #10 of said surveying having been revised on January 18, 1977.

THIS BEING the identical property conveyed to Causey Holdings, LLC by deed from Crystal Montgomery, as Horry County Delinquent Tax Manager dated July 2, 2013 and recorded on July 2, 2013 in Deed Book 3668 at Page 179, in the Office of the Register of Deeds of Horry County, South Carolina.

TMS: 144-02-01-018 / PIN: 350-16-03-0066

**Grantee Address: 4266 Mica Avenue, Unit A, Little River, SC 29566**

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 **Sharon E INVESTMENTS, LLC**, its heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind its heirs and assigns and their heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **E INVESTMENTS, LLC**, its heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against our heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF our Hands and Seals this 17th day of October, 2024.

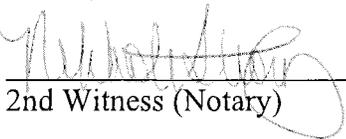
SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

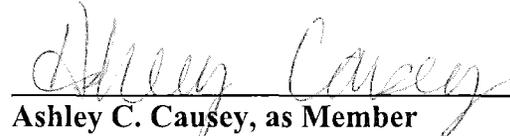


1st Witness (not notary)

**CAUSEY HOLDINGS, LLC**

  
Brandon K. Causey, as Member

  
2nd Witness (Notary)

  
Ashley C. Causey, as Member

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY )

**PROBATE**

**PERSONALLY** appeared before me Alesia Martin, the undersigned  
(Print Non-Notary Witness Name)

witness and made oath that (s)he was present and saw **Brandon K. Causey, as Member of Causey Holdings, LLC and Ashley C. Causey, as Member of Causey Holdings, LLC**, the within Grantor(s) sign, seal, and as his/her/their/its act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

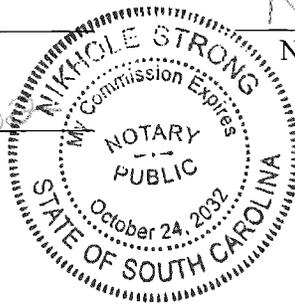
Alesia Martin  
(Non-Notary Witness Signature)

SWORN to before me this 17 day of October, 2024.

Nikhole Strong  
Notary Public for the Jurisdiction Aforesaid

Nikhole Strong  
Notary Public Printed Name or Seal

My Commission Expires: 10/24/30



File # 2024-09307

BC De

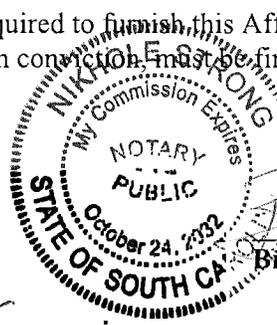
STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY ) AFFIDAVIT

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at in Little River Township, Part Lot 9 Tract G-1, on Buffkin Road, North Myrtle Beach, SC 29582, bearing Horry County TMS:144-02-01-018 / PIN: 350-16-03-0066, was transferred by Causey Holdings, LLC to E Investments, LLC, on October 17, 2024.
3. Check on 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:  
  
(If exempt, please skip items 4-7, and go to item 8 of this Affidavit.)
4. Check on of the following if either item 3(a) or item 3(b) above has been checked
  - (a)  X  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$5.00.
  - (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:	\$5.00
(b) Place the amount listed in item 5 above here:	_____
(c) Subtract line 6(b) from Line 6(a) and place result here:	\$5.00
7. The Deed recording fee due is based on the amount listed on Line 6(c) above and the Deed recording fee due is **\$15.00.**
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 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.

CAUSEY HOLDINGS, LLC



SWORN to before me this  
17 day of October

[Signature]  
Brandon K. Causey, as Member

[Signature]  
(Notary Public)  
My Commission Expires: 10/24/32

[Signature]  
Ashley C. Causey, as Member

**HORRY COUNTY REGISTER OF DEEDS  
TRANSMITTAL SHEET**

**TO 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: Mullins Law Firm, PA

ADDRESS:

PO BOX 585

N MYRTLE BCH, SC 29597-0585

TELEPHONE: (843) 272-8902

FAX: (843) 272-8902

E-MAIL ADDRESS: mullinslawfirm@aol.com

Related Document

(s):

**PURCHASE PRICE / MORTGAGE AMOUNT: \$ 5.00**

**BRIEF PROPERTY DESCRIPTION: pt of Lot 9 on plat of G-1 of the Alva B. Edge Estate on Buffkin Road**

**TAX MAP NUMBER (TMS #) 144-02-01-018 / PIN NUMBER: ,**

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

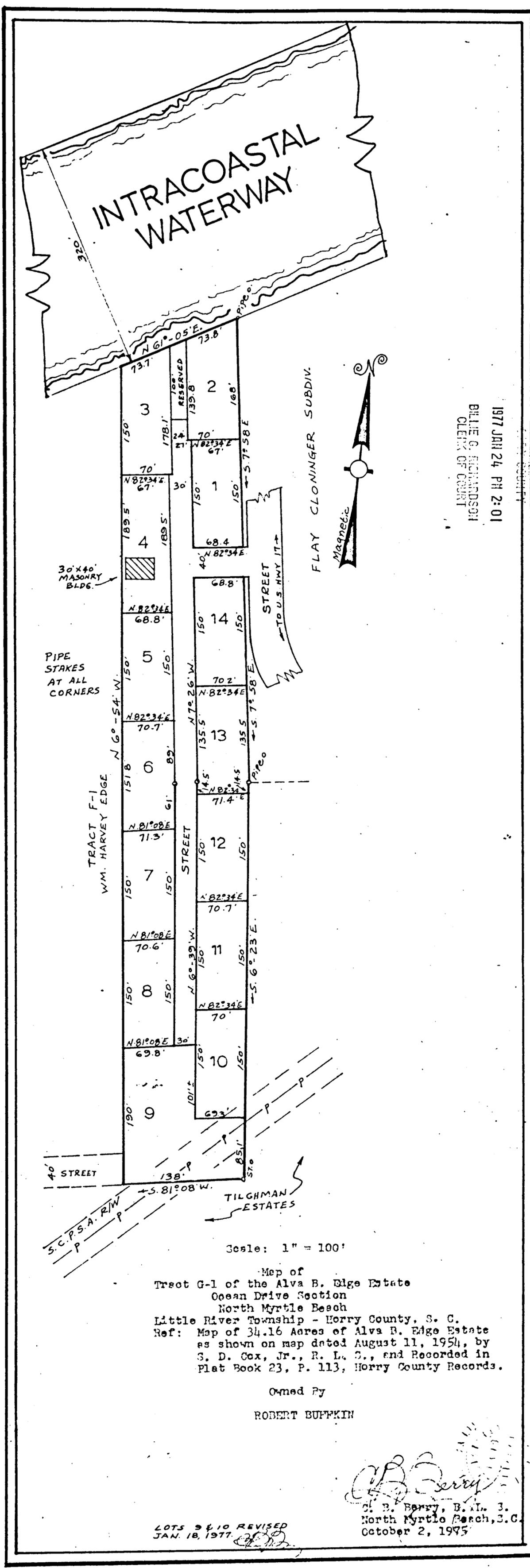
FULL BUSINESS NAME

1. CAUSEY HOLDINGS, LLC

**GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):**

FULL BUSINESS NAME

1. E INVESTMENTS, LLC



1977 JAN 24 PM 2:01  
 BILLIE G. RICHARDSON  
 CLERK OF COURT

Scale: 1" = 100'

Map of  
 Tract G-1 of the Alva B. Edge Estate  
 Ocean Drive Section  
 North Myrtle Beach  
 Little River Township - Horry County, S. C.  
 Ref: Map of 34.16 Acres of Alva B. Edge Estate  
 as shown on map dated August 11, 1954, by  
 S. D. Cox, Jr., R. L. C., and Recorded in  
 Plat Book 23, P. 113, Horry County Records.

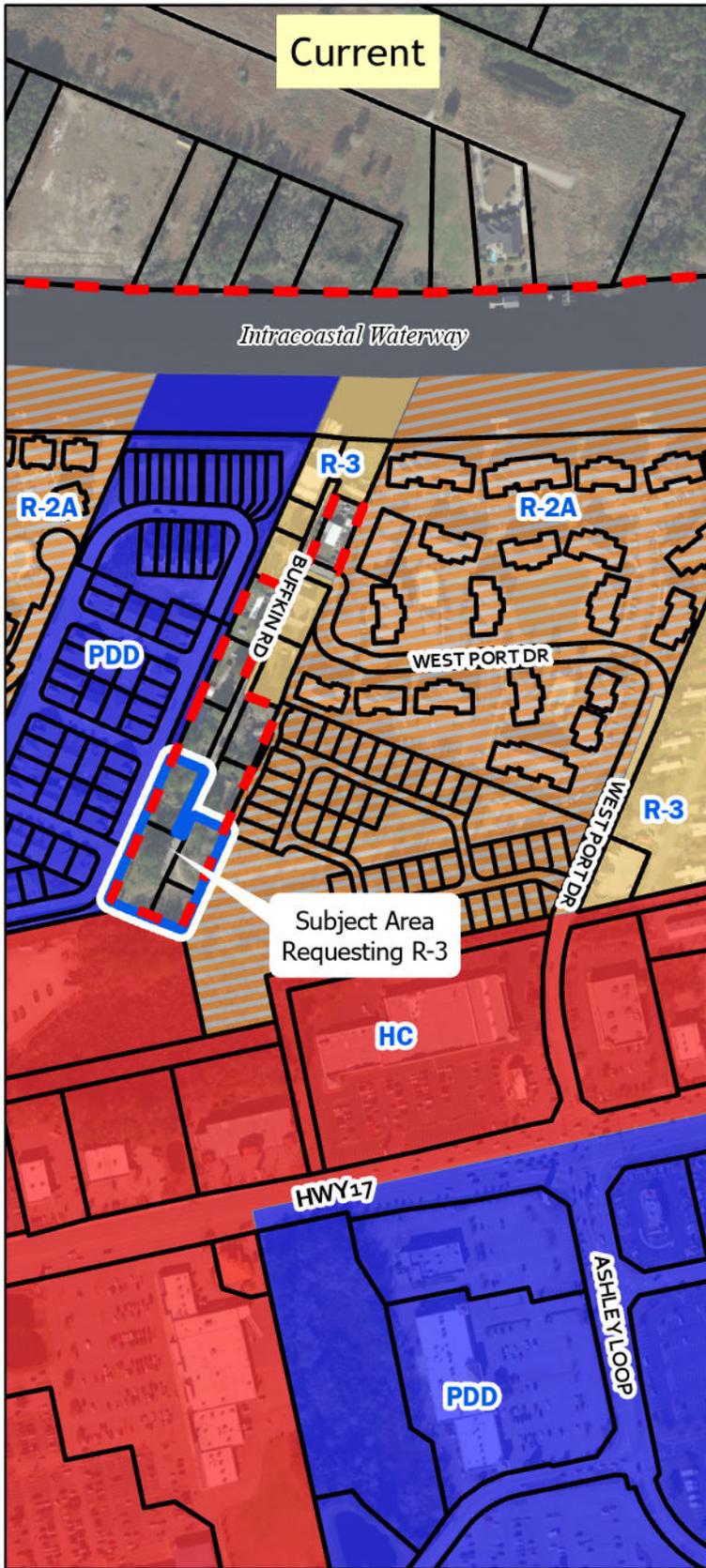
Owned By  
 ROBERT BUFFKIN

*C. B. Berry*  
 C. B. Berry, B. L. 3.  
 North Myrtle Beach, S. C.  
 October 2, 1975

LOTS 9 & 10 REVISED  
 JAN. 18, 1977

Current

Proposed



Subject Area Requesting R-3

Subject Area Requesting R-3



Legend

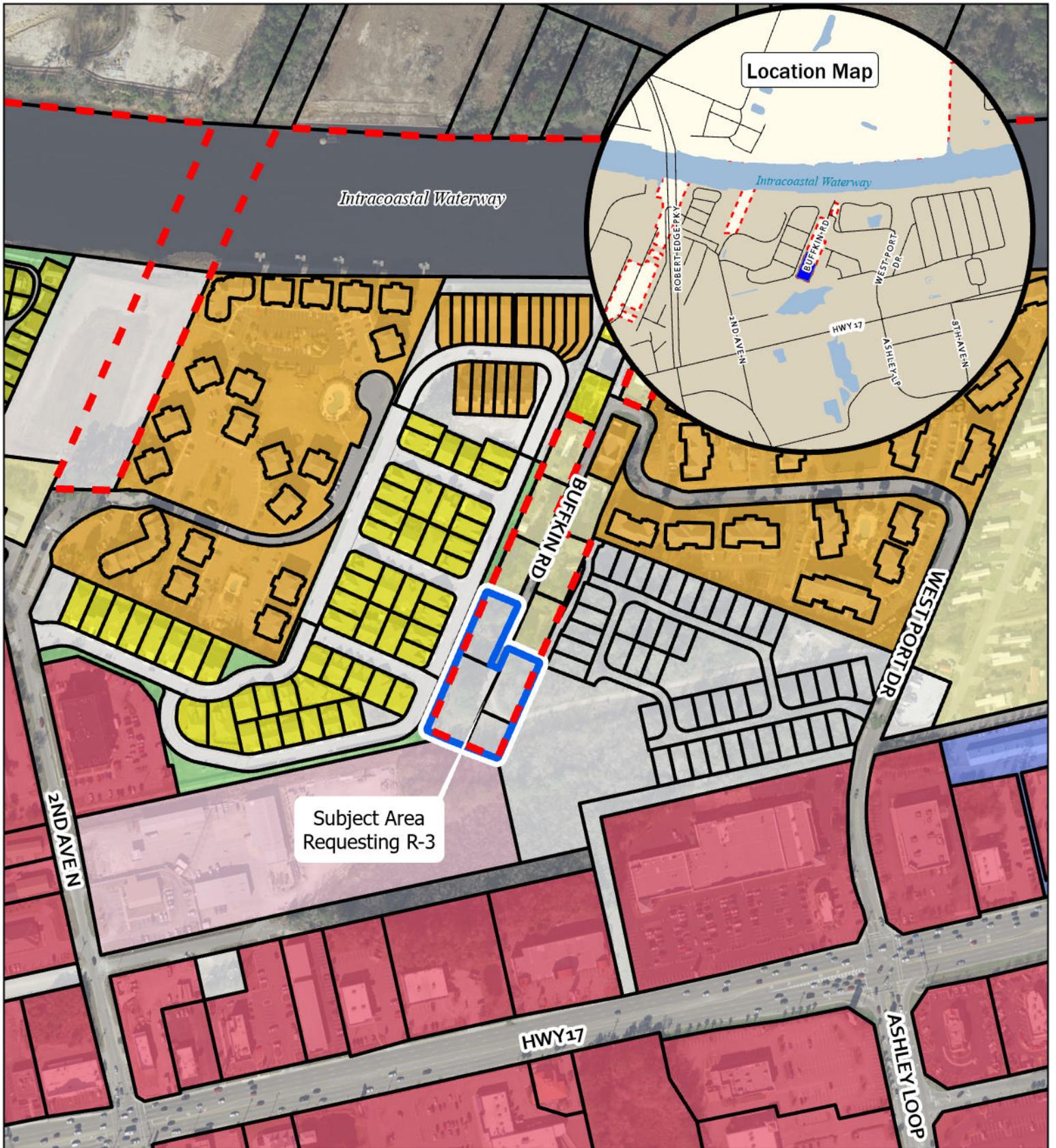
- North Myrtle Beach City Limit
- Subject Area

- Zoning District HC
- Zoning District PDD
- Zoning District R-2A
- Zoning District R-3



Exhibit A: Zoning Map Z-25-21





- North Myrtle Beach City Limit
- Subject Area

- Existing Land Use**
- Commercial
  - Common Open Space
  - Duplex

**Legend**

- Industrial / Warehouse
- Mobile Home
- Multi-Family
- Private Common Open Space

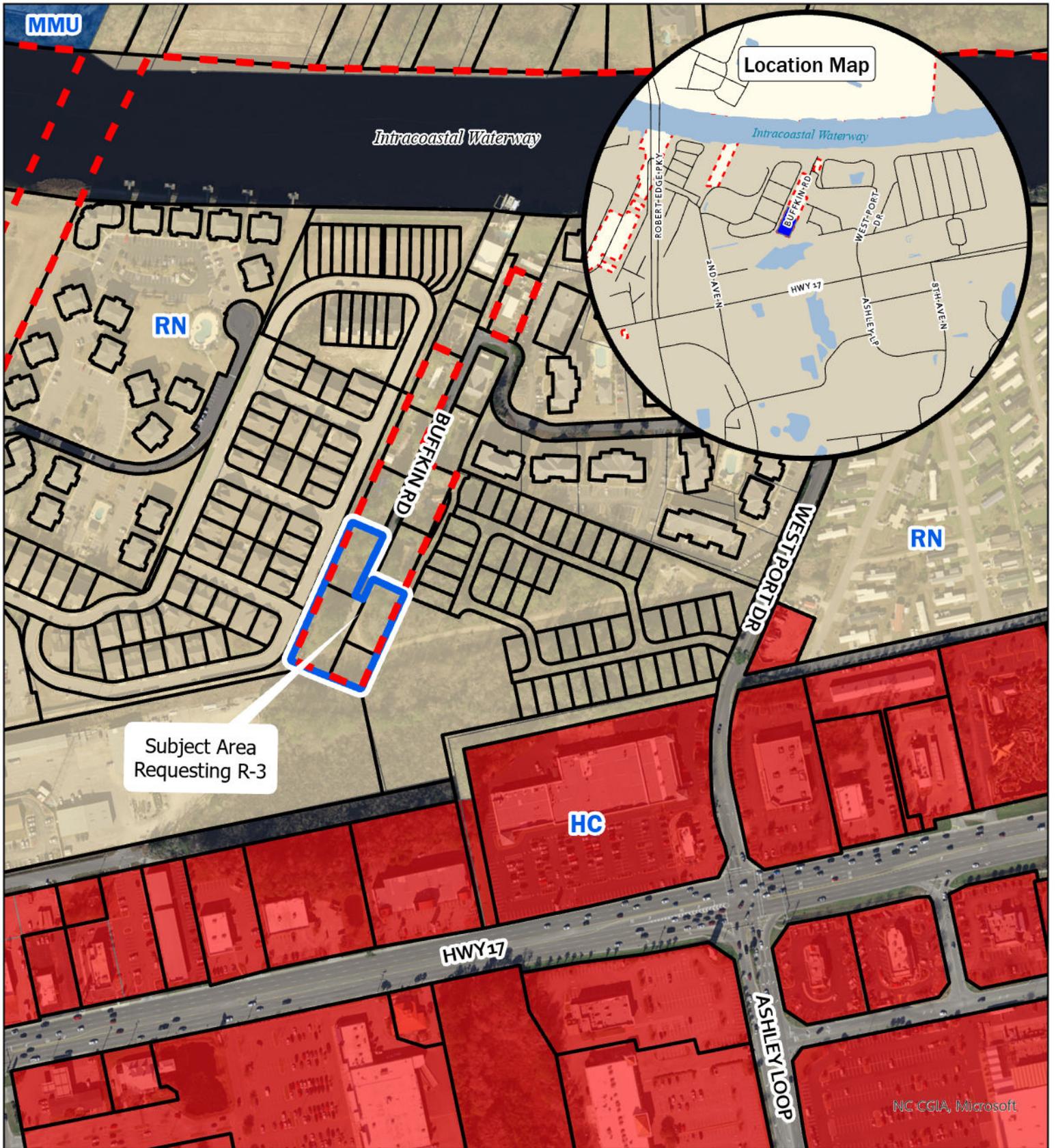
- Single-Family
- RV / Campground
- Town House
- Vacant



**Existing Land Use**

0 150 300 Feet

User: arelmadolar  
Path: \\nmbplan\PDGIS\2025\25-025 2-25-21\2-25-21.aprx



Subject Area Requesting R-3

Location Map



### Legend

- North Myrtle Beach City Limit
- Subject Area
- Future Land Use**
- HC
- MMU
- RN



### Future Land Use

0 150 300 Feet

**6C. CAPITAL IMPROVEMENT PROJECT REVIEW CIP-25-1:** Pursuant to § 6-29-540 of the South Carolina Code of Laws, City staff will present a proposed pickleball facility on Possum Trot Road for Planning Commission review, including courts, parking, pedestrian connections, and related site improvements.

**Background:**

Pursuant to South Carolina code § 6-29-540, when a community has adopted a comprehensive plan, any proposed public facility, such as a street, structure, or utility project, must be reviewed by the local planning commission to determine whether its location, character, and extent are consistent with that plan. This review ensures that capital improvements support the City’s long-range goals and are thoughtfully integrated into the broader development framework.

**Proposal:**

The City of North Myrtle Beach proposes development of a new pickleball facility on Possum Trot Road, located across from the J. Bryan Floyd Community Center. The project will repurpose the existing site currently occupied by underutilized baseball fields. The proposed new facility includes 14 pickleball courts, including a championship court, associated support facilities, and improved pedestrian and vehicular circulation.

The master plan incorporates a controlled access pickleball pavilion with restrooms, storage, and concessions, along with a central green, linear park features, and shaded social areas to support tournament play and community gatherings. Parking improvements are proposed to increase capacity and reduce traffic conflicts, including a new parking expansion with a drop-off area and designated golf cart spaces. Multi-use trails, pedestrian connections, and landscaped open space are integrated throughout the site to link the facility to the existing recreation complex while accommodating stormwater management. The project is intended to strengthen access to recreational amenities, improve site functionality, and support the City’s long-term parks and recreation goals.

**Staff Review**

*Planning & Development, Planning Division*

The planning division has no issues with the proposed capital improvement. The proposed pickleball facility is consistent with the City’s Comprehensive Plan, particularly Goal 2.3, which calls for a system of parks, trails, and open spaces that support a wide range of active and passive recreation. The project advances policies encouraging interconnected open spaces and improved pedestrian and trail connectivity (Policies 2.3.2 and 2.3.3) through integrated trails, pedestrian corridors, and links to the surrounding recreation complex. The facility also supports Policy 2.3.6 by expanding recreational opportunities for residents of all ages.

*Planning & Development, Zoning Division*

The Zoning Administrator has no issues with the proposed capital improvement.

*Public Works*

The Public Works Department has no issues with the proposed capital improvement.

*Public Safety*

The Fire Marshal has no issues with the proposed capital improvement.

**Planning Commission Action**

The Planning Commission may find the proposed capital improvement project to be consistent with the Comprehensive Plan, find the proposed project to be generally consistent with the Comprehensive Plan and issue comments for consideration, or find the proposed project to be inconsistent with the Comprehensive Plan and provide specific comments and concerns.

**Alternative Motions**

- 1) I move that the Planning Commission finds the proposed capital improvement project [CIP-26-1] to be consistent with the Comprehensive Plan as submitted.

OR

- 2) I move (an alternate motion).



**PLAN LEGEND**

- |   |   |   |  |
|---|---|---|--|
| <p><b>1 Pedestrian Corridor</b></p> <ul style="list-style-type: none"> <li>• Create Strong Access From Recreation Facility</li> </ul> <p><b>2 Relocated Access to Parking Area</b></p> <ul style="list-style-type: none"> <li>• Improve Traffic Conflict</li> <li>• Reconfigure Parking &amp; Entry Drives to Create Open Space For Playground Development</li> </ul> <p><b>3 Pickleball Pavilion</b></p> <ul style="list-style-type: none"> <li>• Restroom Accessible To Inside and Outside of Complex</li> <li>• Controlled Entry Point &amp; Office</li> <li>• Storage</li> <li>• Concessions Area</li> <li>• Trellis</li> </ul> | <p><b>4 Potential Future Covered Courts</b></p> <p><b>5 Linear Park</b></p> <ul style="list-style-type: none"> <li>• Tie to Overall Trail System</li> <li>• Stormwater Features/ Bioswale Area</li> <li>• Decorative Site Furnishings</li> </ul> <p><b>6 Championship Court</b></p> <p><b>7 Central Green</b></p> <ul style="list-style-type: none"> <li>• Open Space For Tournament (120'x80')</li> <li>• Tent Space For Events</li> <li>• Gathering Opportunity</li> <li>• Decorative Pavers</li> <li>• Potential Shade Sail</li> </ul> | <p><b>8 Multi-Use Trail and Perimeter Open Space</b></p> <ul style="list-style-type: none"> <li>• Utilize For Stormwater Collection</li> </ul> <p><b>9 Social Zones With Shade Structures</b></p> <p><b>10 Parking Lot Expansion With Drop -Off</b></p> <ul style="list-style-type: none"> <li>• 146 Spaces (57 Existing)</li> <li>• 3 Golf Cart Spaces</li> </ul> <p><b>11 Utilize Open Space to Collect Stormwater</b></p> <p><b>12 Connect Existing Parking Lot to New Parking Expansion</b></p> | <p><b>13 Existing Basketball</b></p> <p><b>14 Potential Controlled Access Point to Pickleball Complex</b></p> <p><b>15 New Pickleball Courts</b></p> <ul style="list-style-type: none"> <li>• 14 Courts</li> <li>• 1 Championship Court</li> </ul> |
|---|---|---|--|



**WOOD+PARTNERS**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING

**CENTRAL PARK PICKLEBALL CONCEPTUAL MASTER PLAN**  
North Myrtle Beach, SC  
April 22, 2024



SCALE: 1" = 40'-0"  
0' 20' 40' 80' 120' 200'

THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE  
© Projects-IBB Parks/Central Park Pickleball Production 01 Work Preliminary 01-23031-Size.dwg, Friday, April 19, 2024, Printed By: Celine Merrill

**6D. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-19:** City staff received an application for a minor amendment to the Parkway Group Planned Development District (PDD) for a building supply sign.

**History**

City Council approved a major amendment to the Parkway Group PDD on May 2, 2022, entitling phases one and two of the Palmetto Coast Industrial Park. That amendment included placeholder language for signage, with the intent that specific sign details would be addressed through subsequent amendment as needed.

**Proposed Changes**

The applicant requests a minor amendment to the Parkway Group PDD to replace placeholder sign provisions with site-specific sign details. The amendment clarifies sign location, size, and design and is consistent with the approved building architecture.

**Staff Review**

*Planning & Development, Planning Division*

The Planning Department has no issue with the proposed amendment.

*Planning & Development, Zoning Division*

The Zoning Administrator has no issue with the proposed amendment.

*Public Works*

The Public Works Department has no issue with the proposed amendment.

*Public Safety*

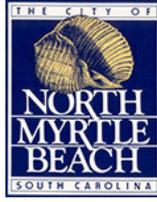
The Fire Marshal has no issue with the proposed amendment.

**Planning Commission Action**

The Planning Commission may approve, recommend modifications and/or conditions, or deny the proposal as submitted.

**Alternative Motions**

- 1) I move that the Planning Commission approves the minor planned development district amendment to the Parkway Group PDD [Z-25-19] as submitted.  
OR
- 2) I move that the Planning Commission denies the minor planned development district amendment to the Parkway Group PDD [Z-25-19] as submitted.  
OR
- 3) I move (an alternate motion).

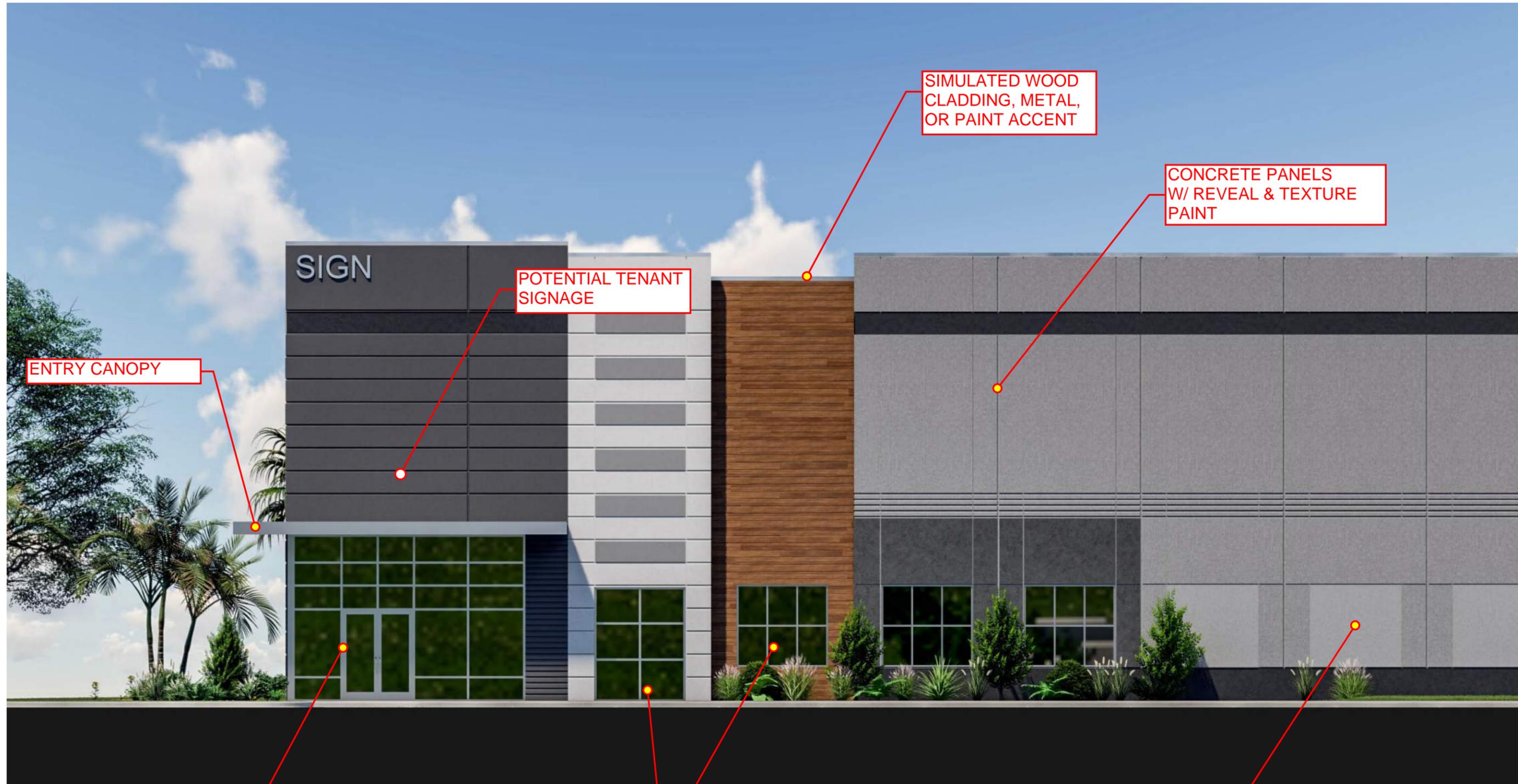


PDD Zoning Finance Account Code:	3.22
FEE PAID:	No Fee
FILE NUMBER:	Z-25-19
Complete Submittal Date:	December 2, 2025

**City of North Myrtle Beach, SC**

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

GENERAL INFORMATION	
<b>Date of Request:</b> December 2, 2025	<b>Property PIN(S):</b> 38900000243
<b>Property Owner(s):</b> PCIP 2 & 3 Partners LLC	<b>Type of Zoning Map Amendment:</b> Minor PDD Amendment
<b>Address or Location:</b> 3725 Water Tower Rd	<b>Project Contact:</b> Kristin Leggio
<b>Contact Phone Number:</b> Contact the Planning Division for Info	<b>Contact Email Address:</b> Contact the Planning Division for Info
<b>PDD Name:</b> NA	<b>Total Area of Property:</b> 24.42 Acres
<p><b>Proposed Amendment:</b> We are looking to obtain approval for the signage installation for our client "Lansing building supply" that is going in at 8725 Water Tower Rd. We have been advised this is in the PDD and a minor amendment is required. We are proposing an overall 5' tall x 19'-8 3/4" Long Sign design for the North Elevation of the building only.</p>	
RECORDED COVENANT INFORMATION	
<p>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: Kristin Leggio</i></p>	
<p>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.</p>	



ENTRY CANOPY

SIGN

POTENTIAL TENANT SIGNAGE

SIMULATED WOOD CLADDING, METAL, OR PAINT ACCENT

CONCRETE PANELS W/ REVEAL & TEXTURE PAINT

ALUMINUM & GLASS STOREFRONT ENTRY

TYPICAL WINDOW

REPRESENTS KNOCK-OUT AREA FOR FUTURE WINDOW

TYPICAL STREET FRONTAGE

**B North Elevation - Non-Illuminated Channel letters**

**Proposed Sign Exhibit**

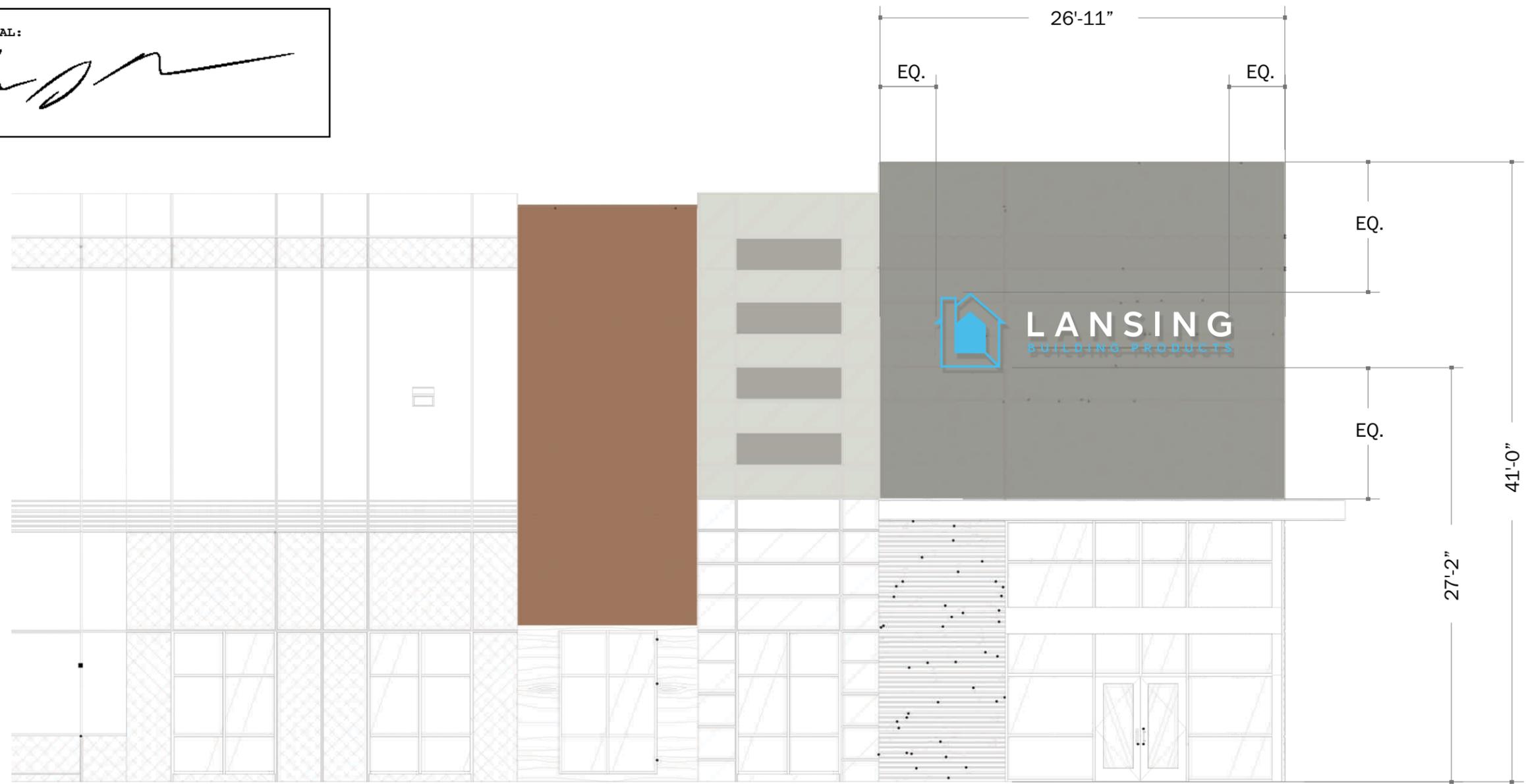


631 Herman Rd.  
Jackson, NJ 08527  
732-288-1004  
info@trademarksignllc.com

**Project/Site:**  
Lansing Building Products -  
Myrtle Beach, 8725 Water Tower Rd,  
Conway, SC 29526

**Number:**  
Client: Lansing Building Products - Myrtle Beach  
Project Manager: Camille Williams  
Design/Technical: Ed  
Date: 10-4-25

LL APPROVAL:



**B NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

**CONSTRUCTION:**

1. 4" DEEP FABRICATED NON-ILLUMINATED REVERSE CHANNEL LOGO "HOUSE" STUD MOUNTED TO WALL WITH 2" SPACERS.
2. 4" DEEP FABRICATED NON-ILLUMINATED REVERSE CHANNEL LETTERS "LANSING" STUD MOUNTED TO WALL WITH 2" SPACERS.
3. 2" DEEP FABRICATED NON-ILLUMINATED REVERSE CHANNEL LETTERS "BUILDING PRODUCTS" STUD MOUNTED TO WALL WITH 4" RACEWAY PAINTED TO MATCH WALL

**COLORS:**

- Spacer Color
- Painted To Matthews 202 White
- Painted To Match - PMS 2915C

**Sign Type: B**

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**B North Elevation - Non-Illuminated Channel letters**

LL APPROVAL:



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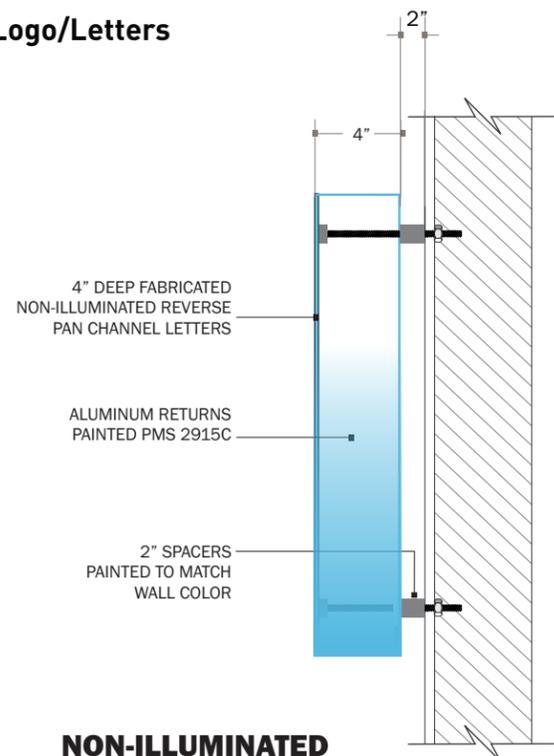
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STUD MOUNTED TO WALL WITH 4" RACEWAY PAINTED TO MATCH WALL

**COLORS:**

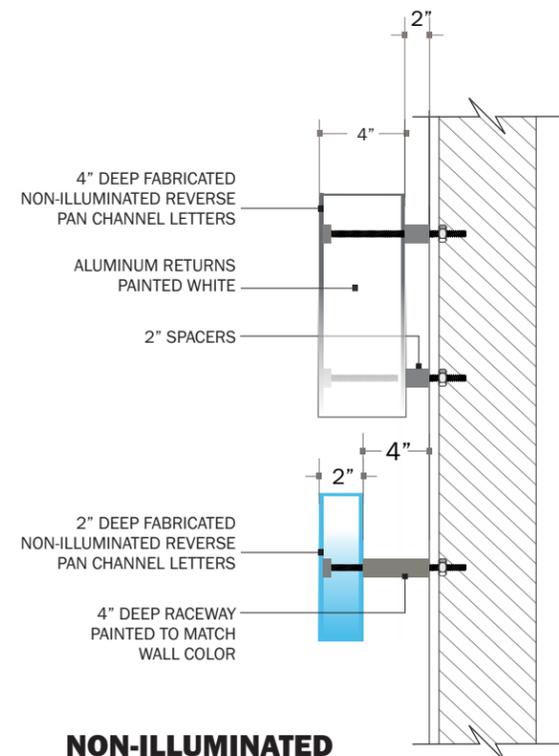
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**A B Non-illuminated Reverse Channel Logo/Letters**



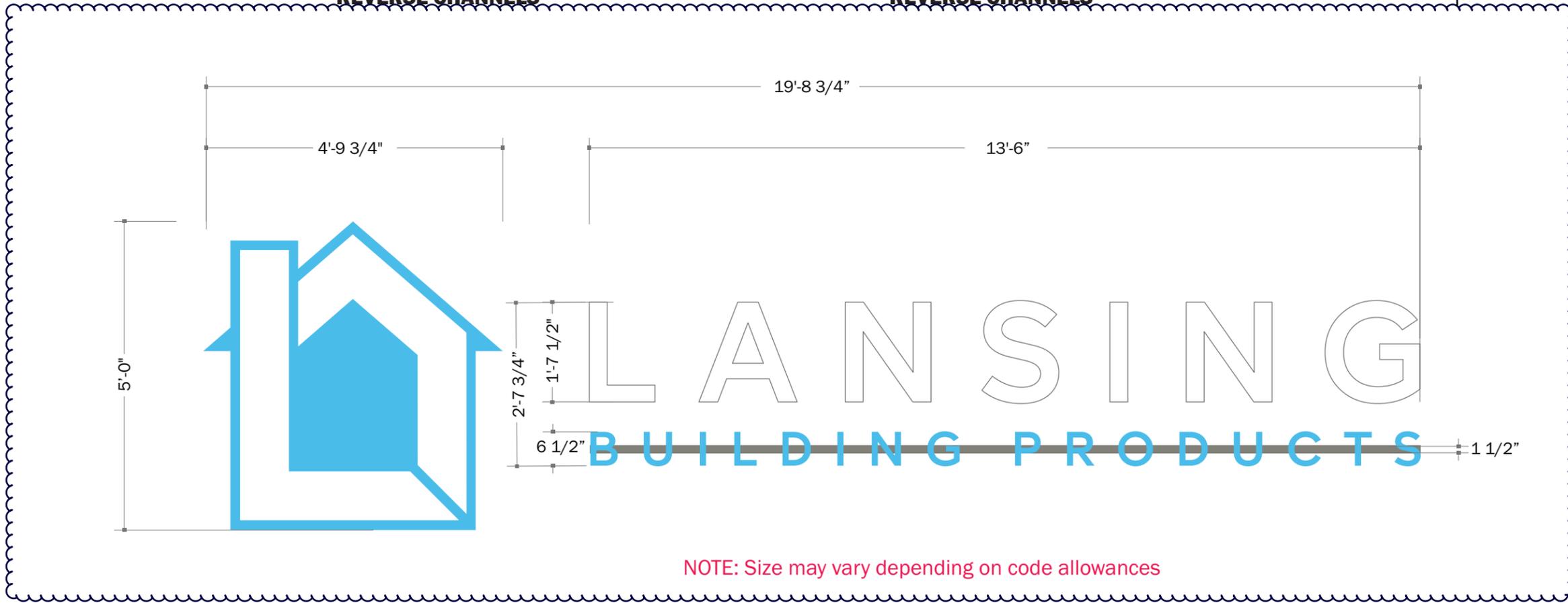
**NON-ILLUMINATED REVERSE CHANNELS**



**NON-ILLUMINATED REVERSE CHANNELS**

LL APPROVAL:

APPROVED BY LANDLORD FOR NORTH (FRONT) ELEVATION ONLY



NOTE: Size may vary depending on code allowances

**CONSTRUCTION:**

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**COLORS:**

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- Painted To Matthews 202 White
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Sign Type: A & B

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