



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 2nd Avenue South, North Myrtle Beach, SC

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNICATIONS
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.

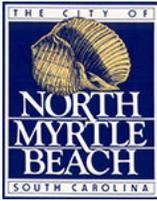
Alternative Motions

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

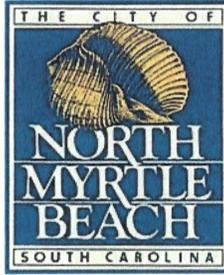


Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$0.00 on
FILE NUMBER:	SUB-25-63
Complete Submittal Date:	

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			
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>			
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: 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 $\pm 6,360$ square feet and the largest lot size is $\pm 12,668$ 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.

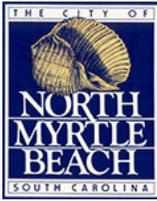
Alternative Motions

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

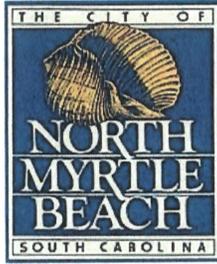


Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$0.00 on
FILE NUMBER:	SUB-25-72
Complete Submittal Date:	

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

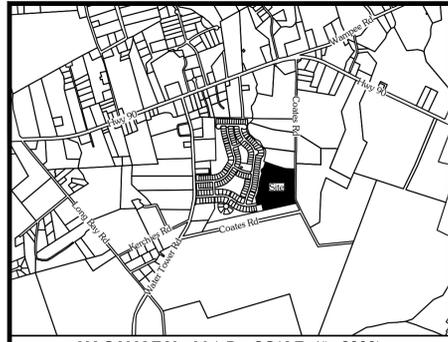
Signature

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.



~ VICINITY MAP SCALE: 1"=2000' ~

BONDED FINAL SUBDIVISION PLAT OF FORESTWOOD-f.k.a.-BELL TRACT PHASE-3 (55) LOTS INCLUSIVE OF PIN: 348-00-00-0042 / TMS: 129-00-07-010 NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA PREPARED FOR: PULTE HOME COMPANY, LLC



LEGEND

- Iron Pipe Set (IPS)
- Iron Pipe Found (IPF)
- Iron Rebar Found (IRF)
- (C/A) Common Area
- R/W Right of Way
- (T) Total
- Overhead Power
- ⊕ Power Pole (PP)

THIS INFORMATION PROVIDED AT THE REQUEST OF HORRY COUNTY AND SHOULD NOT BE RELIED UPON FOR LEGAL DETERMINATIONS

TOTAL - SUBDIVISION DATA		
TOTAL TRACT	18.26 acres	795,556 sf.
TOTAL RIGHT OF WAY	3.42 acres	149,044 sf.
TOTAL COMMON AREA	4.56 acres	198,832 sf.
TOTAL PRIVATE LOTS	10.28 acres	447,665 sf.
TOTAL LINEAR FEET OF PUBLIC STREETS	2,320.98	If
LONG MEADOW COURT	359.58	If
SILVER LEAF DRIVE	504.46	If
BRIGHT LEAF WAY	729.62	If
CANOPY COVE	228.32	If
TOTAL # OF LOTS	55	
SMALLEST LOT (#MULTIPLE)	6,390 sqft	
LARGEST LOT (#99)	12,668 sqft	

NOTES:

1. Tax Parcel: PIN: 348-00-00-0042
TMS: 129-00-07-010
2. Owner of Record: Pulte Home Company, LLC
4401 Leeds Ave STE 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 0605 K, dated Dec. 16th, 2021. 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 4877, Page 3459.
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. A Portion of this Property may be subject to Corps of Engineers Wetlands Jurisdiction. SAC-2022-00578
13. Date of Field Survey: July, 2025

City of North Myrtle Beach Restrictions:

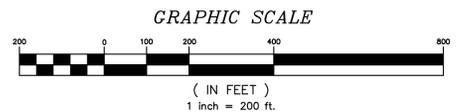
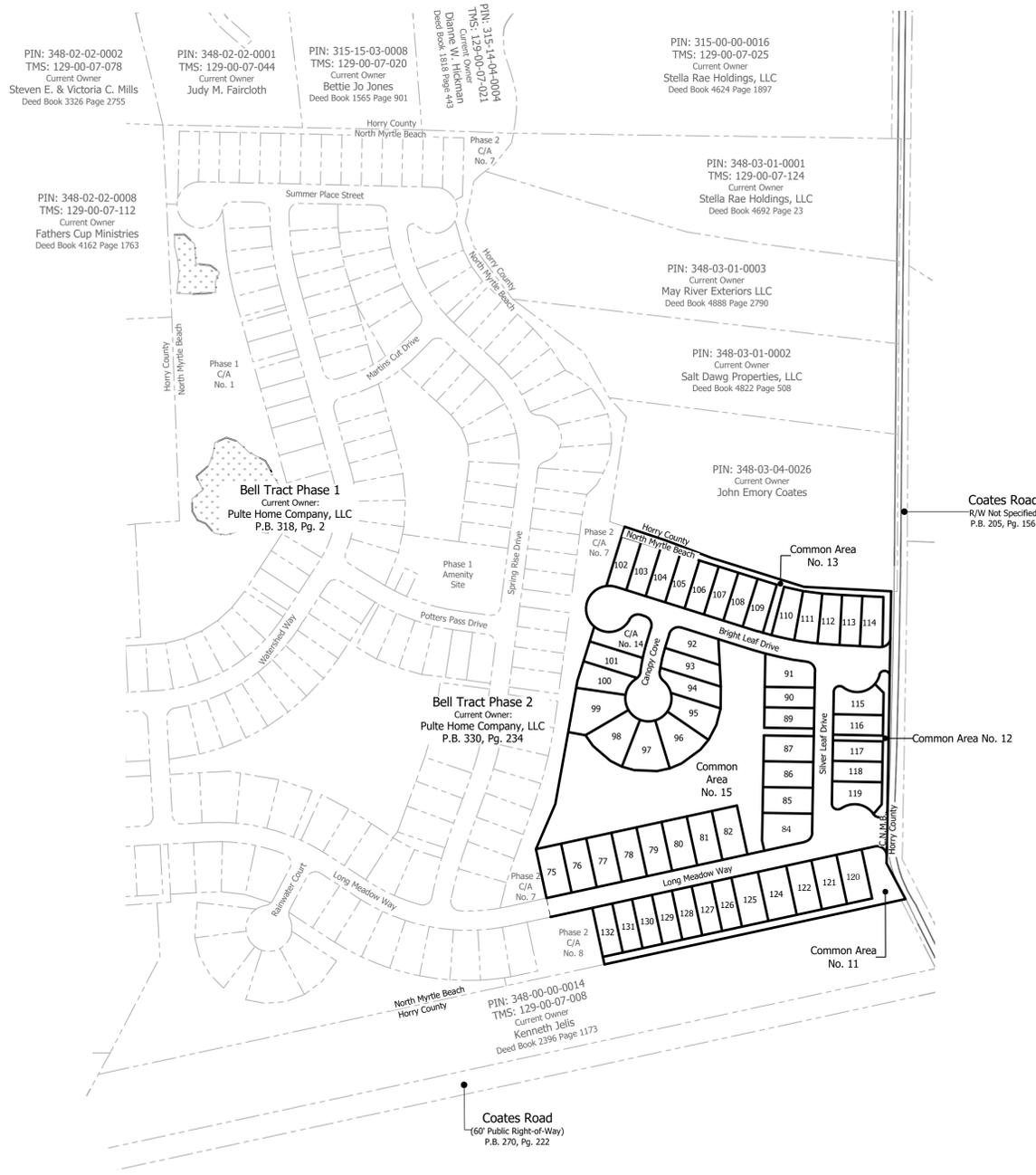
1. All public drainage, water and/or sewer utility easements shall be kept free and clear of all obstructions and mechanical equipment. Fences may run perpendicular across public easements, but not parallel within public easements. All private drainage easements shall be owned, maintained, and managed by the Home Owners/Property Owners Association.

The City of North Myrtle Beach shall not be responsible for ownership, maintenance or management of side or rear lot drainage swales.

REFERENCES:

1. Corrective Final Subdivision Plat of Bell Tract Phase 2 by Development Resource Group, LLC prepared for Pulte Home Company, LLC dated June 25th 2025 and recorded in The Horry County Register of Deeds in Plat Book 330, Page 234.
2. Final Subdivision Plat of Bell Tract Phase 2 by Development Resource Group, LLC prepared for Pulte Home Company, LLC dated March 27th 2025 and recorded in The Horry County Register of Deeds in Plat Book 329, Page 337.
3. Subdivision Plat of 40.75 acre parcel and 40.31 acre remainder by Development Resource Group, LLC prepared for Pulte Home Company, LLC dated April 25th 2023 and recorded in The Horry County Register of Deeds in Plat Book 314, Page 150.
4. Map of ±225.50 Total Acres prepared for Ocean Grove Resort, LLC. And Recorded in The Horry County Register of Deeds, South Carolina at Plat Book 270 Page 225
5. Boundary survey and recombination plat of McDuffy Tract by Thomas & Hutton Engineering Co. prepared for Long Bay Associates, Canal Development Corporation & Gibson-Wall Company dated March 25th 2005 and recorded in The Horry County Register of Deeds in Plat Book 205, Page 156.
6. Boundary Survey, Combination Survey, and Subdivision Map prepared for Estate of Lonzie & MaBelle Coates and recorded at The Horry County Register of Deeds, South Carolina in Plat Book 249 Page 327

SPACE RESERVED FOR PLANNING APPROVAL ONLY



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 plan of subdivision with my (our) free consent, establish minimum building lines and dedicate all streets, alleys, walks, parks and other sites to public or private uses as noted.

Print: _____ Signature: _____ Date: _____
Pulte Home Company
(Authorized Signatory)

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.

City of North Myrtle Beach Signature: _____ Date: _____

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 _____

CERTIFICATE OF APPROVAL FOR PUBLIC WATER AND SEWER SYSTEMS

We Grand Strand Water & Sewer Authority certify that the water supply and/or sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

Print: _____ Signature: _____ Date: _____
Grand strand Water & Sewer Authority

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



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



JOB No. 24127
DATE: 12-16-2025
DRAWN BY: J.G.H.
CHECKED BY: M.D.O.
SCALE: 1" = 200'
FILE: P:/24127/SURVEY

COVER SHEET
BONDED FINAL SUBDIVISION PLAT



DATE	REVISION

DWG NAME: P:\24127 - PULTE - BELL TRACT PHASE 3\SURVEY\CAD DRAWINGS\24127 BONDED FINAL PLAT.DWG

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.

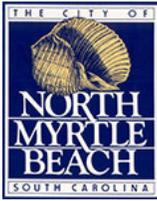
Alternative Motions

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

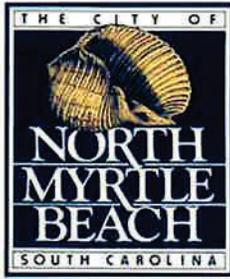


Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$0.00 on
FILE NUMBER:	SUB-25-77
Complete Submittal Date:	

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, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145). Applicant's E-signature: <u>Thomas McDowell</u></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.


Signature
Sr. VP & CFO
Title

Signature

Title

Signature

Signature

Title

Title

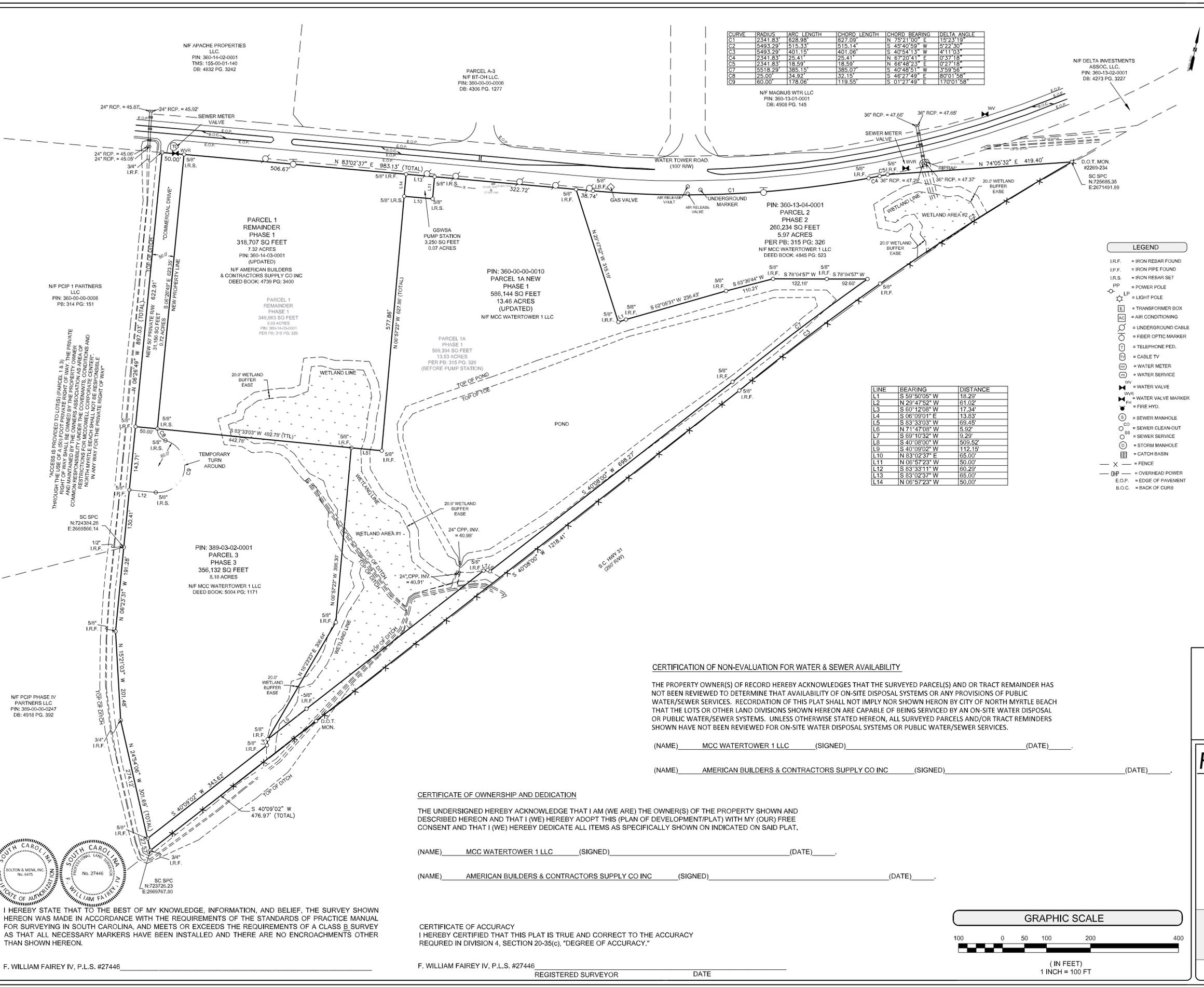
Signature

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

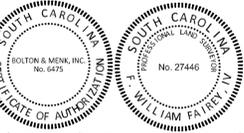
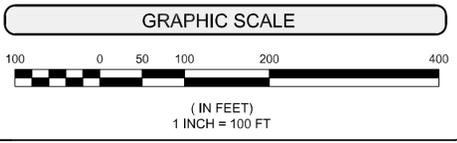
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN ON INDICATED ON SAID PLAT.

(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	20 feet
	Side	7.5 feet	7.5 feet	7.5 feet	7.5 feet ¹	20 feet
	Rear	10 feet	10 feet	10 feet	10 feet	30 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.						
¹ 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.

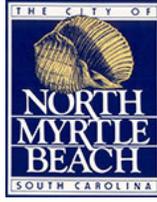
OR

- 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

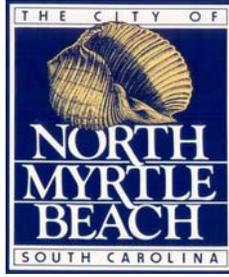
GENERAL INFORMATION

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

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.

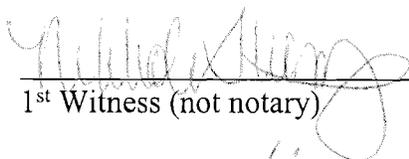
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

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

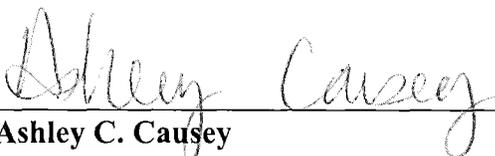
with every contingent remainder and right of reversion against our heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

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

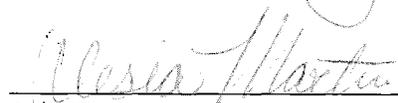
Signed, Sealed and Delivered in the Presence of



1st Witness (not notary)



Ashley C. Causey



2nd 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

**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):

LAST NAME

FIRST NAME

MIDDLE NAME

1. **CAUSEY**

ASHLEY

C.

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.

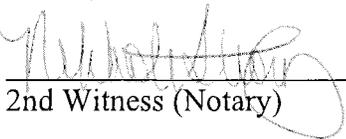
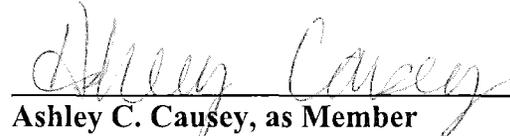
IN WITNESS WHEREOF our Hands and Seals this 17th day of October, 2024.

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.

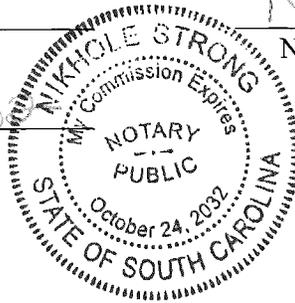
Alesia Martin
(Non-Notary Witness Signature)

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

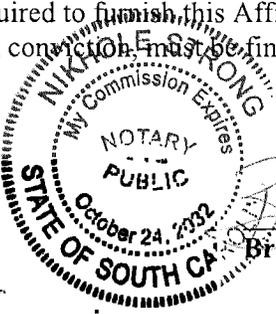
1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at in Little River Township, Part Lot 9 Tract G-1, on Buffkin Road, North Myrtle Beach, SC 29582, bearing Horry County TMS:144-02-01-018 / PIN: 350-16-03-0066, was transferred 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]
(Notary Public)

[Signature]
Brandon K. Causey, as Member

[Signature]
Ashley C. Causey, as Member

My Commission Expires: 10/24/32

**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):

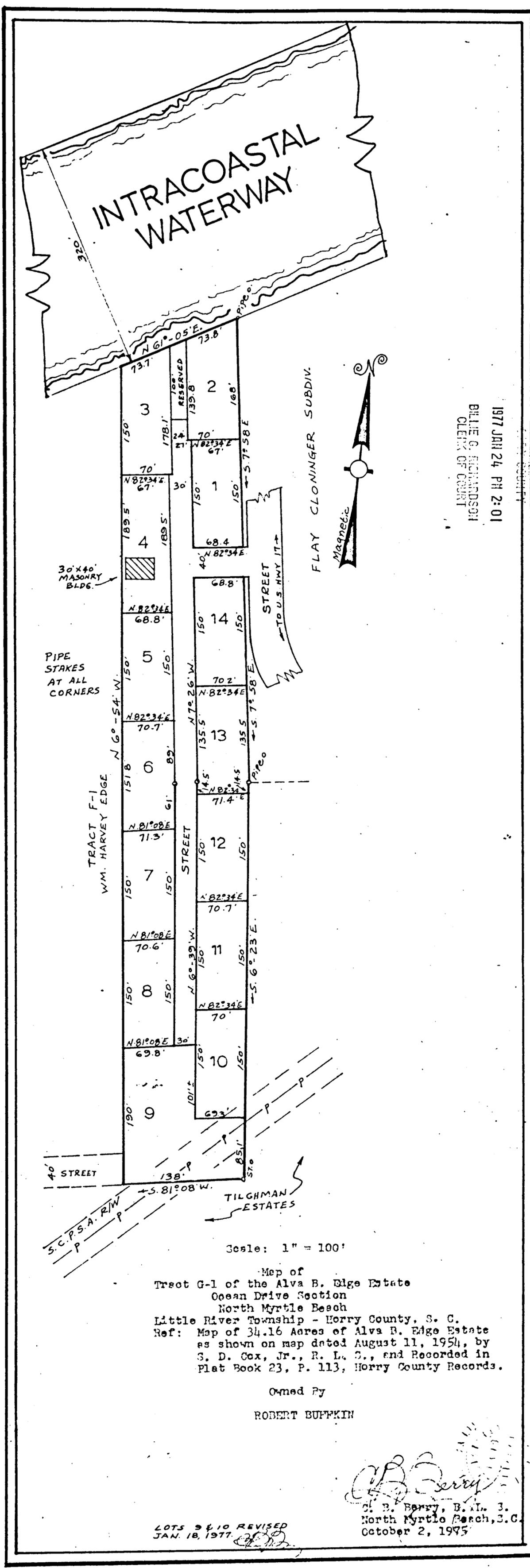
FULL BUSINESS NAME

1. CAUSEY HOLDINGS, LLC

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

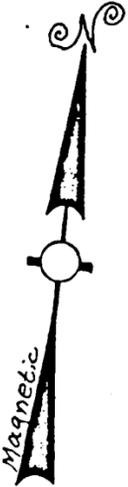
FULL BUSINESS NAME

1. E INVESTMENTS, LLC



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

FLAY CLONINGER SUBDIV.



30'x40' MASONRY BLDG.

PIPE STAKES AT ALL CORNERS

TRACT F-1 W.M. HARVEY EDGE

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.

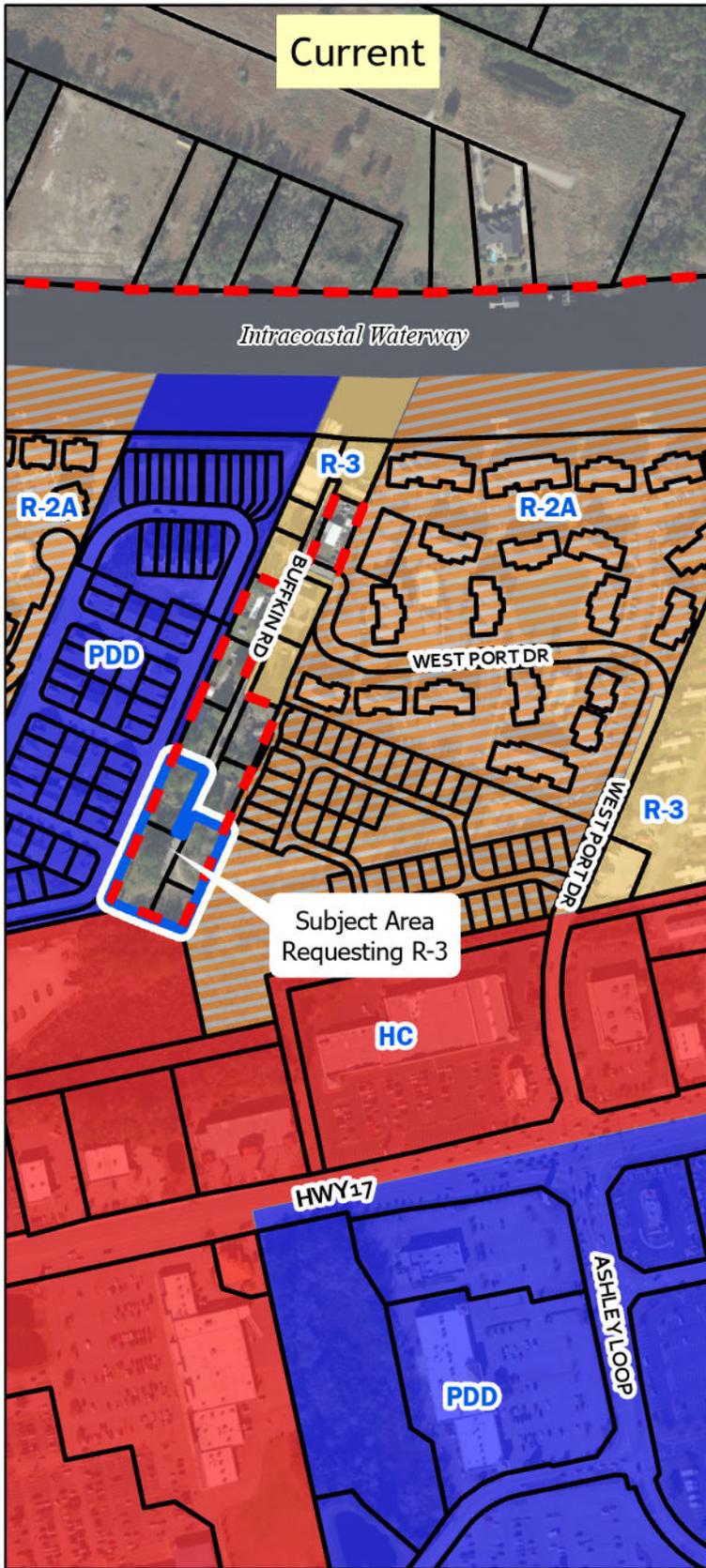
Owned By
 ROBERT BUFFKIN

[Signature]
 G. B. Berry, B. AL. 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

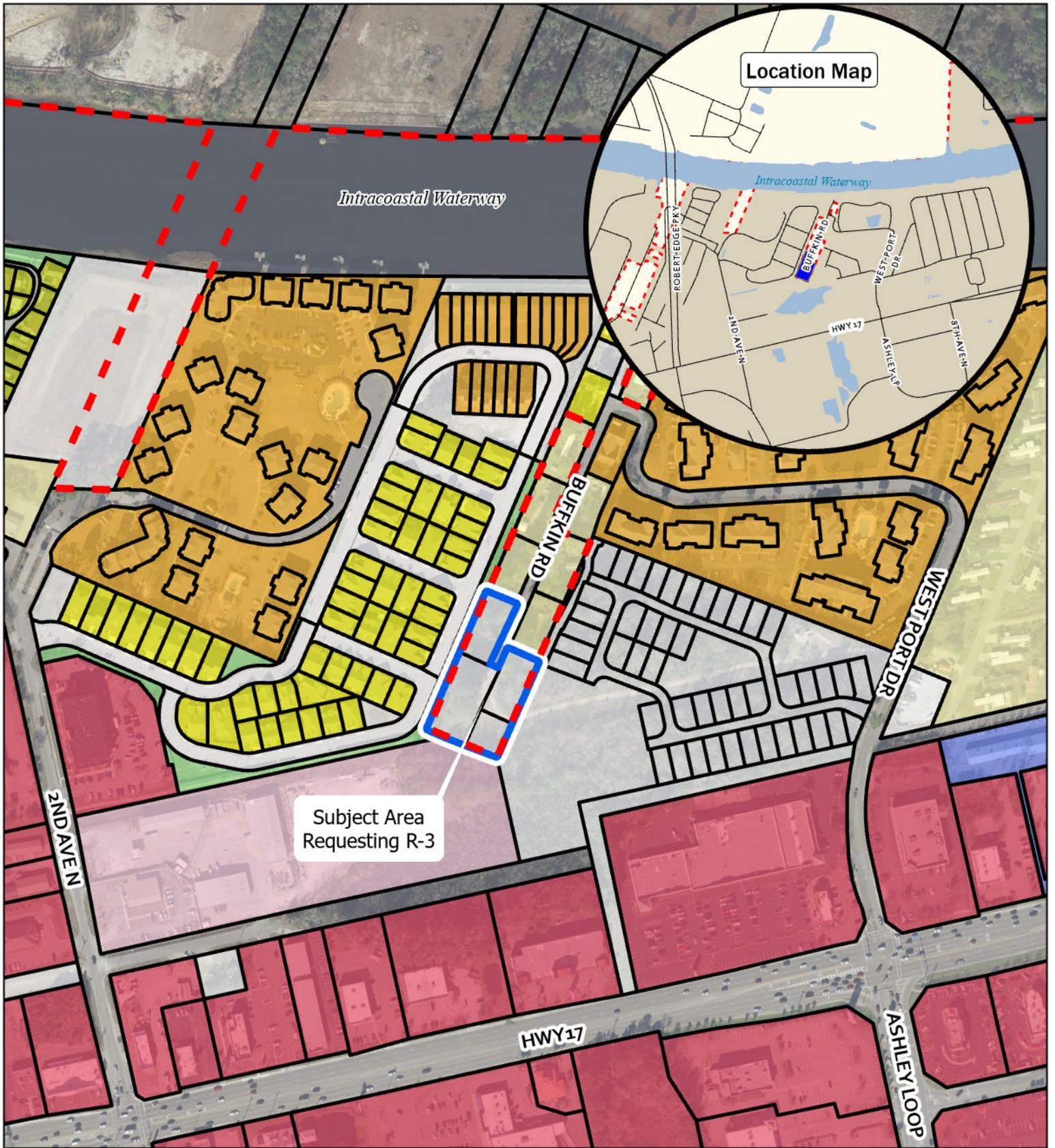
- North Myrtle Beach City Limit
- Subject Area

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

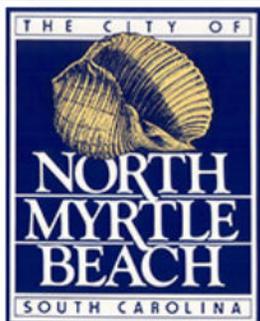
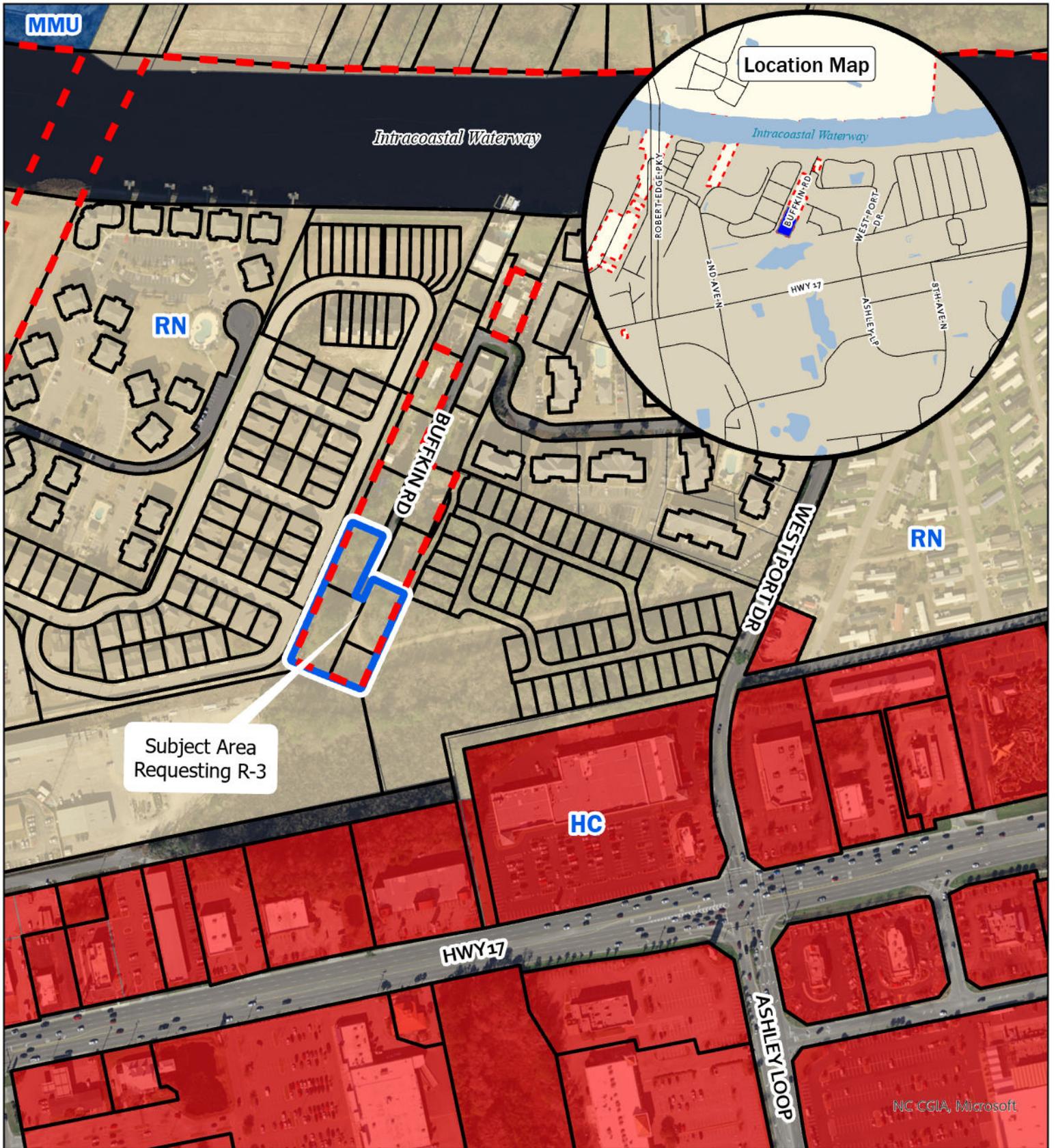
- Industrial / Warehouse
- Mobile Home
- Multi-Family
- Private Common Open Space

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



Existing Land Use

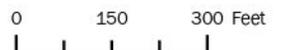
0 150 300 Feet



Legend

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

Future Land Use



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



WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

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



SCALE: 1" = 40'-0"

THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE
© Projects-188 Parks-Central Park Pickleball Production 01 Work Preliminary 01-23031-Size.dwg, Friday, April 19, 2024, Printed By: Celine Monteil

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

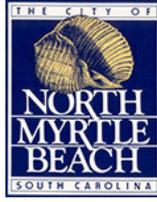
The Fire Marshal has no issue with the proposed amendment.

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).

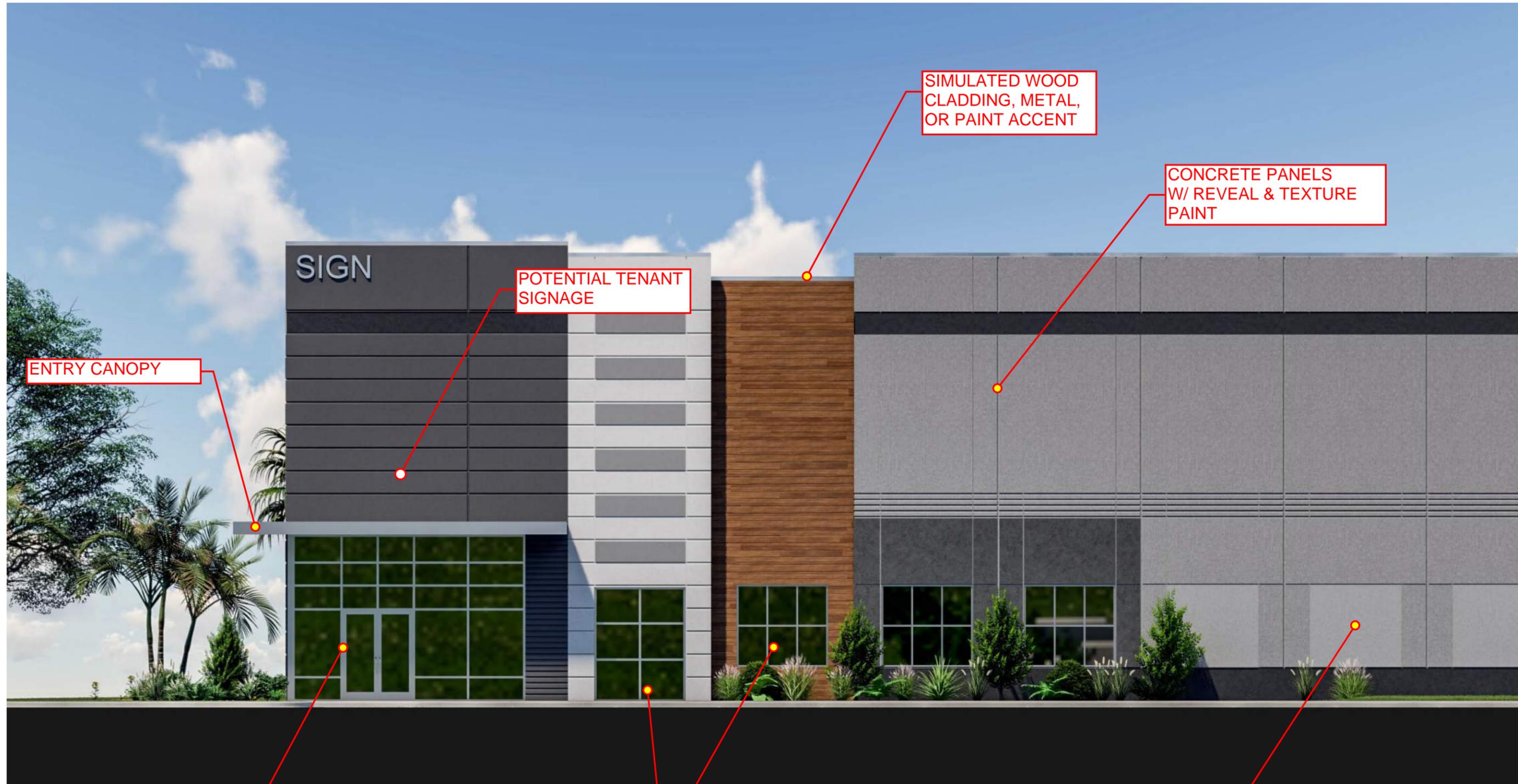


PDD Zoning Finance Account Code:	3.22
FEE PAID:	No Fee
FILE NUMBER:	Z-25-19
Complete Submittal Date:	December 2, 2025

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: December 2, 2025	Property PIN(S): 38900000243
Property Owner(s): PCIP 2 & 3 Partners LLC	Type of Zoning Map Amendment: Minor PDD Amendment
Address or Location: 3725 Water Tower Rd	Project Contact: Kristin Leggio
Contact Phone Number: Contact the Planning Division for Info	Contact Email Address: Contact the Planning Division for Info
PDD Name: NA	Total Area of Property: 24.42 Acres
<p>Proposed Amendment: 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

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

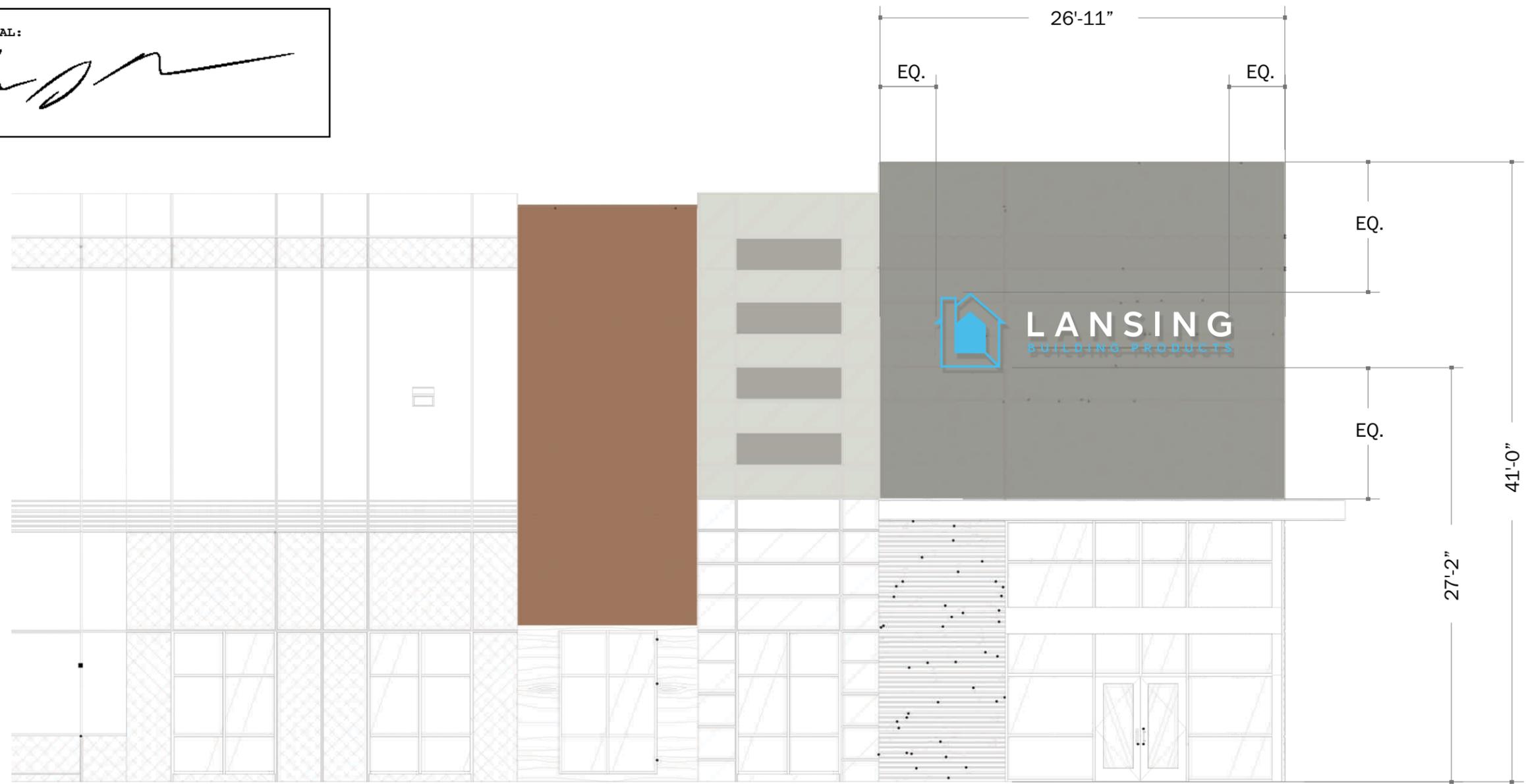


631 Herman Rd.
Jackson, NJ 08527
732-288-1004
info@trademarksignllc.com

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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Jackson, NJ 08527
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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

Sign Type: B

CONSTRUCTION:

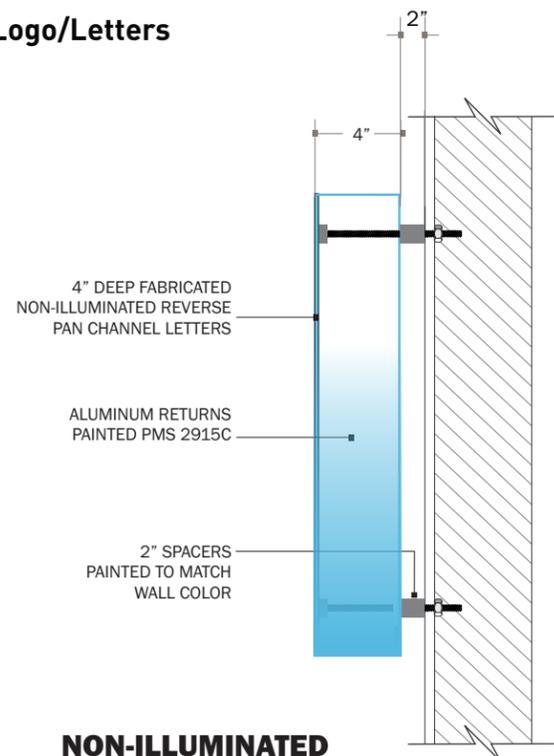
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STUD MOUNTED TO WALL WITH 4" RACEWAY PAINTED TO MATCH WALL

COLORS:

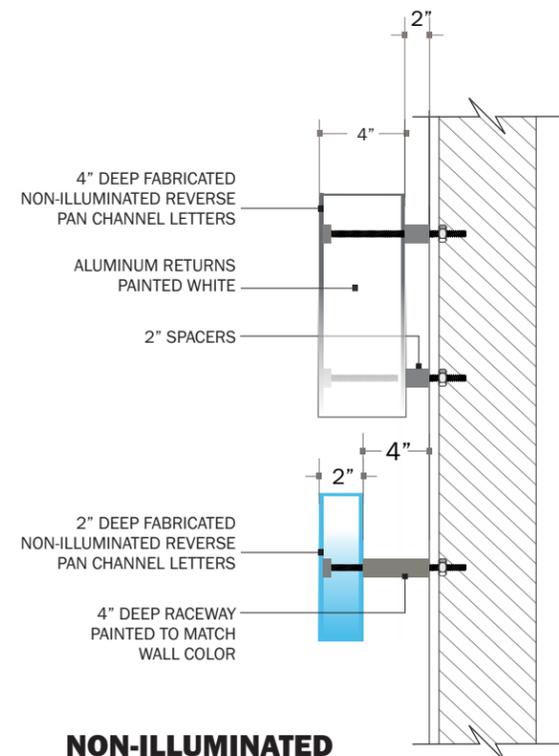
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A B Non-illuminated Reverse Channel Logo/Letters



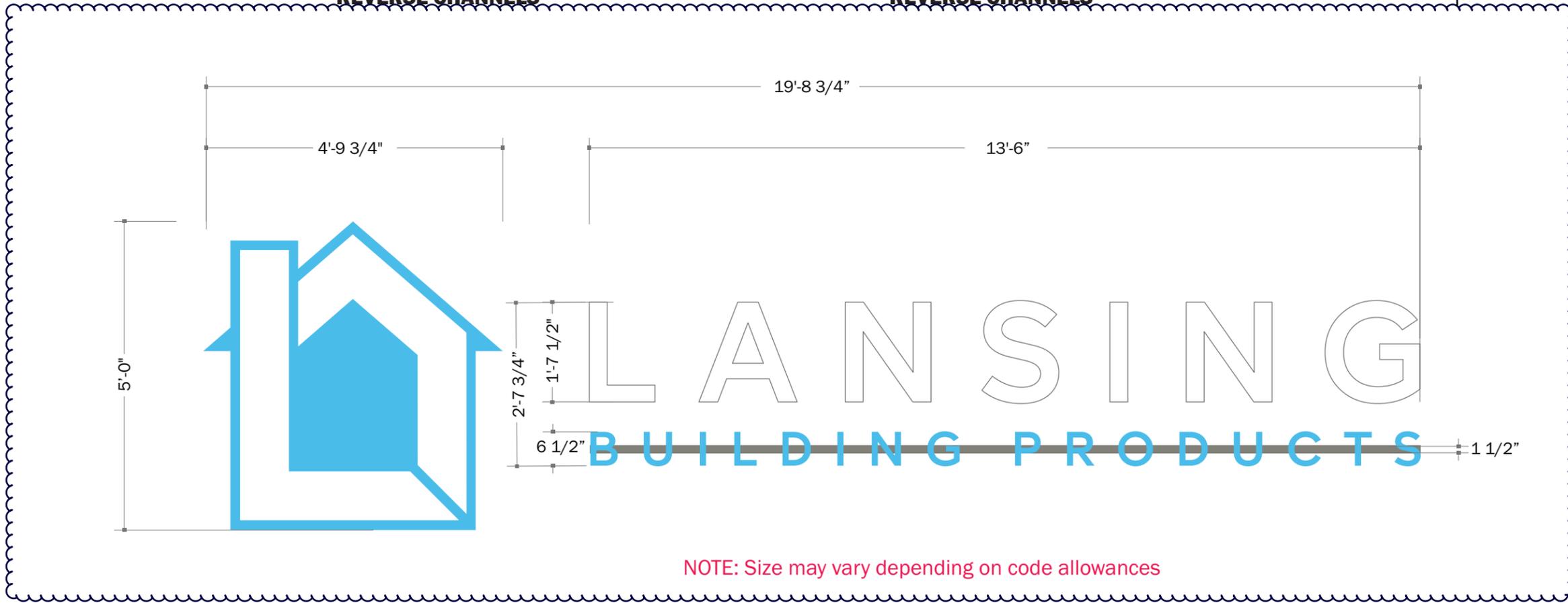
NON-ILLUMINATED REVERSE CHANNELS



NON-ILLUMINATED REVERSE CHANNELS

LL APPROVAL:

APPROVED BY LANDLORD FOR NORTH (FRONT) ELEVATION ONLY



NOTE: Size may vary depending on code allowances

CONSTRUCTION:

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.
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COLORS:

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- Painted To Matthews 202 White
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Conway, SC 29526

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

Sign Type: A & B

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