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**2023-36 (1<sup>ST</sup> READING): TO CREATE A PLANNED UNIT DEVELOPMENT KNOWN AS SEASIDE FARMS PLANNED UNIT DEVELOPMENT**

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**Applicant/Purpose:** Robert S. Guyton (agent) / to create the Seaside Farms PUD.

**Brief:**

- The Seaside Farms PUD request is in conjunction with Ordinance 2023-37 (annexation request for a corner parcel at of Robert M. Grissom Pkwy and Pine Island Road).
- The current site is a vacant piece of land that does not have any habitable structures on it at this time.
- The project consists of 5 multifamily buildings, 1 multifamily or short-term rental building, and a commercial outparcel.
- Public improvements include:
  - area stormwater improvements;
  - a 10' multipurpose path along Pine Island Rd between Grissom Pkwy & Hwy 15;
  - Improvements to Pine Island Rd to accommodate turning movements.
- Planning Commission unanimously (7/0) recommends approval (8/1/23).

**Issues:**

- The PUD will be developed in seven phases:
  - 6 phases within the residential portion of the Project shall consist of one (1) residential building in each phase, provided that such buildings may be constructed in any order, and more than one phase of the Project may be constructed at the same time.
  - Phase 7 of the construction is the commercial area within the PUD.
- All phases of the Project are expected to be completed by the 7<sup>th</sup> anniversary of the approval of this PUD.
- As with all PUDs, it is important to weigh the impact and scope of the public improvements against the asks of the developer.

**Notification:** Ad in newspaper, agenda published and posted, one phone call off the sign requesting information, caller was happy with the project.

**Alternatives:** Amend or deny the ordinance.

**Financial Impact:** Bringing the property into the City will allow for additional tax revenue, business license revenue and development.

**Manager's Recommendation:**

- I recommend 1<sup>st</sup> reading (8.22.23).

**Attachment(s):**

- Ordinance, staff report

CITY OF MYRTLE BEACH )  
STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

**AN ORDINANCE TO CREATE A  
PLANNED UNIT DEVELOPMENT  
KNOW AS SEASIDE FARMS  
PLANNED UNIT DEVELOPMENT**

It is hereby ordained that the Seaside Farms Planned Unit Development (hereinafter the "Subject Property") is created pursuant to the terms and conditions of this ordinance. The development authorized and approved by this ordinance shall be located on that parcel of land identified with Horry County PIN as 425-00-00-0313 as shown on the Compiled Survey prepared by G3 Engineering & Surveying dated March 17, 2023, attached hereto and incorporated herein by referenced as APPENDIX "A".

The existing site conditions with regards to the Subject Property are shown on APPENDIX "B" attached hereto, which depicts a site that is cleared, with little remaining vegetation. There are no vertical improvements to the Subject Property at this time. In addition, the site elevations are relatively flat, as shown on the current topography map attached hereto as APPENDIX G".

The development authorized by this ordinance shall be generally as represented by that Proposed Overall Master PUD Site Plan drawn by G3 Engineering & Surveying, and is attached hereto and incorporated herein by referenced as APPENDIX "C".

These appendices to this Ordinance shall generally represent the development authorized by this Ordinance, with the understanding that the Zoning Administrator or the Community Appearance Board may amend the plans to some degree. Pursuant to the Code of Ordinances of the City of Myrtle Beach, Appendix A, Zoning, Section 19.03.H as shown on Appendix "H" attached hereto, the plans referenced in this Ordinance are representative of the manner in which the Subject Property shall be developed and any such development shall be in strict compliance with the approved final plans for development and revisions thereto approved by City Staff.

#### Section 1 – Purpose of Planned Unit Development

The PUD fits within the context of the existing surrounding development. The site is currently vacant with some tree cover along the perimeter of the Subject Property, but generally being a cleared and undeveloped site. The approximately 17.84 acre Subject Property is currently outside of the corporate limits of the City of Myrtle Beach, and is zoned HC under the ordinances of Horry County. Upon annexation and approval of the PUD, the Subject Property will be developed as a Multi-Family Residential complex, primarily for occupancy as a primary residence, with One (1) building being reserved for short term rentals as an alternative use, together with a commercial area acting as both a transition and a buffer from the highly traveled Robert M. Grissom Parkway, and offering typical neighborhood commercial uses. Parking area, amenities, open spaces and other conveniences for self-contained living within the PUD, are anticipated for the PUD, and each of the elements of such project are indicated on the Site Plan. The project includes restricted access to insure the safety and well-being of the residents, together with both vehicular and pedestrian connections to Robert M. Grissom Parkway and Pine Island Road, as well as improvements to City stormwater drainage network, landscaping, decorative fencing, and internal security cameras. The developer will install storm water improvements for the benefit of the general area surrounding the Subject Property, install multi-purpose paths safely connecting residents of the Project to Robert M. Grissom Parkway together with off-site improvements to the

surrounding roadways. Maintenance for all improvements within the project, including the Open Spaces and drainage, will be the responsibility of owner, its successors, and assigns, as will the exterior landscaping on private property and both safety and decorative fencing.

## Section 2 – Location of the Planned Unit Development

The Subject Property is accessed primarily via Grissom Parkway and Pine Island Road. The Subject Property is bounded to the North by Robert M. Grissom Parkway, to the West by a large drainage canal and undeveloped property, to the East by Pine Island Road, and to the South by existing attached single family townhomes. A Map of Existing Zoning for the surrounding properties is attached hereto and incorporated herein by reference as APPENDIX "D".

## Section 3 – Permitted Uses

Permitted uses in Buildings 2-6 are multi-family residential units. Building 1 may be used for either of (i) multi-family residential units, or, as an alternative, (ii) transient units for short term lease, provided that the two uses will not be combined within Building 1. Within the commercial outparcel, multifamily residential and the following non-residential uses shall be allowed:

### 3.1

Accounting office, advertising agency,
Administrative service establishments of a business character which supply general needs of an intangible nature to the public including establishments performing management duties in the conduct of government, business, utilities, or industry
Advisory service establishments engaged in providing monetary and specialized professional knowledge to the community, including offices of paralegals, lobbyists, and designers.
Architects office
Arts and crafts studio
Automated teller machines, free standing
Bakeries, retail
Banks
Barbershops, beauty salons, and cosmetologists
Blueprinting services
Booksellers / book stores
Brokers
Business consultants, offices of

Chiropractic care establishments
Clothing stores
Commercial center
Confectionaries
Convenience store
Copy shops and business service centers
Cosmetology establishments
Credit office
Customer service/reception centers for interval ownership operations
Drapery shops, custom
Dressmaker
Dry cleaning establishments
Engineering office
Eyeglass sales
Facilities for active recreation not otherwise listed
Facilities for passive recreation
Financial office
Florists and flower shops
Galleries
Gift shops
Golf courses, miniature
Grocery and food stores
Hardware stores
Health care establishments engaged in the science and art of preventing, curing, recovering from, or alleviating injury or disease, and associated offices, including medical, surgical, psychiatric, osteopathic, and dental, but not primarily for recovery from substance abuse

Health clubs, gymnasiums, exercise and workout areas
Heavy durable goods sales not otherwise listed
Home decorating accessory shops sales
Home occupations
Horticultural nursery
Indoor Storage Facility
Jewelry sales and repair
Law office
Liquor package stores
Mailing/addressing services
Massage establishment, therapeutic
Museums
Music sales
News and magazine stands
Outdoor display and merchandise area
Pharmacies
Photography developing establishments
Photography studios
Pool halls/billiard parlors
Professional organizations, offices of
Prosthetic facilities
Real estate offices
Religious establishments providing for religious service and development
Restaurant, with drive-through service
Restaurant, without drive-through service
Restaurant with outdoor dining
Retail, big box

Retail establishments providing convenience items and services
Rock climbing walls
Rooftop gardens
Service establishments of a business character providing maintenance, installation, and repair for specialized service needs to individuals or other businesses, including sales and service operations, and stenographic and letter writing services
Shoe repair
Studios (art, dance, or music)
Studios (martial arts, athletic)
Tennis facilities, indoor or outdoor
Theater, indoor
Theater, outdoor
Travel agencies
Visitor accommodations not otherwise listed
Visitor information reception center

#### Section 4 – Accessory Uses

Accessory Uses allowed are uses customarily accessory to multi-family dwelling complexes including but not limited to the following:

- 4.1 Parking, provided such parking is designed and/or used for the storage of motor driven vehicles, owned and used by the occupants of the dwelling to which it is accessory, together with employee parking and guest parking. Accessory parking shall not be used for (i) a commercial vehicle licensed as a commercial vehicle by the State of South Carolina; or (ii) any vehicle of more than one ton in capacity except in the commercial portion of the PUD.
- 4.2 Mailbox clusters.
- 4.3 Outdoor recreation fields and leisure spaces which may include any combination of game lawns, basketball courts, volleyball courts, badminton courts, pickle ball courts, fire pits, picnic areas and picnic shelters, outdoor grills, and exercise equipment.
- 4.4 Laundry facilities.
- 4.5 Entertainment centers and fitness equipment.
- 4.6 Management/maintenance/custodial offices and storage.
- 4.7 Security and guest monitoring desks.

Accessory uses within the commercial outparcel shall include: parking and overnight parking for commercial vehicles, overnight mail deposit boxes, mailboxes, fuel dispensary centers,

1 transportation loading and unloading facilities, walk-in coolers and freezers and equipment  
2 storage enclosed.

3  
4 All such accessory uses shall be located on the same parcel as the permitted use that such  
5 accessory uses support.

## 6 7 Section 6 – Dimensional Requirements

8  
9 6.1 Minimum lot area: 10,000 square feet

10 6.2 Minimum lot width: None

11 6.3 Minimum lot depth: None

12 6.4 Maximum height: 65 feet

13 6.5 Minimum front yard setback: 25 feet

14 6.6 Minimum rear yard setback: 25 feet

15 6.7 Minimum side yard setback: 15 feet

16 6.8 Minimum pervious surface per lot: 20%

17 6.9 Minimum Building Separation: 20 feet.

## 18 Section 7 – Parking Standards

19  
20 The Subject Property will comply with the parking ordinances of the City in accordance with the  
21 requirements under the MU-M Zoning District as shown on APPENDIX "I" attached hereto, except  
22 to the extent such parking requirements may be modified by variance or special exception.

## 23 Section 8 – Landscaping/Buffering/Open Space Requirements

24  
25  
26 Landscaping will meet or exceed all landscape/buffering/open space requirements as described  
27 in Article 9 Landscaping and Tree Protection of the City of Myrtle Beach Zoning Ordinance and  
28 as consistent with the requirements of the MU-M Zoning District as shown on APPENDIX "J"  
29 attached hereto. Care will be taken to provide appropriate plant material to provide both visual  
30 interest and environmental sensitivity. Decorative fencing Six (6) feet in height will be provided  
31 along the perimeter of the Project abutting Pine Island Road and Robert M. Grissom Parkway.  
32 The remaining perimeter of the Project shall be enclosed with a black chain link fence, Six (6) feet  
33 in height. A minimum of 25% of the PUD will be devoted to active and passive open space, which  
34 may consist of lakes, parks, amenities, and buffers. The Open Space proposed for the Project is  
35 shown on APPENDIX "E" attached hereto.

## 36 Section 9 – Lighting Standards

37  
38  
39 The development will meet or exceed the lighting standards for the MU-M Zoning District by the  
40 City of Myrtle Beach as shown in the zoning ordinance, Article 12, Lighting and Glare as shown  
41 on APPENDIX "K" attached hereto.

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The development will meet or exceed the signage requirements for the MU-M Zoning District by the City of Myrtle Beach as found in the zoning ordinance, Article 8 Sign Regulations as shown on APPENDIX "L" attached hereto.

## Section 11 – Special Requirements

In order to assist the City of Myrtle Beach with its ongoing beautification efforts, and subject to the issuance of appropriate encroachment permits, the developer will install a Ten (10) foot wide multi-purpose path along the boundary of the Subject Property, where such boundary is abutting the Pine Island Road and Robert M. Grissom Parkway right-of-way, outside the boundary of the Project but within the respective right-of-way for each roadway, to provide safe access for pedestrians and bicycles to Robert M. Grissom Parkway. In addition, the developer will contribute to the City, an amount equal to the cost of extending the above referenced multi-purpose path from the Eastern boundary of the Subject Property at Pine Island Road, to Highway 15, said additional multi-purpose path to be installed by the City, at the time to be determined by the City; Install coated chain-link fencing along the perimeter of the Project, with decorative fencing along the property lines abutting Pine Island Road and Robert M. Grissom Parkway; plant street trees and shrubs along the property lines abutting Pine Island Road and Robert M. Grissom Parkway, consisting of existing varieties approved by City staff.

## Section 12 – Technical Design Criteria

The developer's technical design for new construction, grading, excavation, backfilling, surcharging, and all site improvements will follow the Code of Laws for the City of Myrtle Beach.

- 12.1 For new construction, soil erosion control measures for each Phase will be designed and installed per the requirements of the City and of DHEC.
- 12.2 All development shall comply with the requirements of the City's Stormwater Management Ordinance (Chapter 18, Stormwater Management as shown on APPENDIX "M" attached hereto) within the confines of the site plan referenced herein.
- 12.3 Water and sanitary sewer systems connected to the City lines will include design, sizing, and calculations for domestic water and wastewater pipes, water meters, manholes, and other water/sewer appurtenances required to serve and accommodate the development's needs. Any easements needed for either or both systems will be deeded to the City as required during the development of each Phase. All design sizing, and calculations will be subject to review and approval by the City Engineering Department.
- 12.4 For new construction, in order to maintain proper surface drainage, curb and gutter or rolled asphalt will be installed for all entrances, paved asphalt areas, and public or private street areas in the PUD per Public Works guidance.
- 12.5 All utilities shall be provided underground except for necessary boxes, transformers, tight fixtures and other appurtenances. All utility plans and construction methods shall comply with City requirements. Conceptual utility design is shown on APPENDIX "F" attached hereto.



1 12.6 All Phases shall be constructed in general adherence with the Plans that are a part of this  
2 Ordinance.

3  
4 12.7 Internal driveways will be paved with a minimum of 22 feet of asphalt pavement.  
5

### 6 Section 13 – Public Improvements 7

8 Public improvements will consist of the following:  
9

10 13.1 Installing storm drainage improvements the capacity of which shall include a portion of the  
11 existing storm water within the boundary of Pine Island Road and Robert M. Grissom  
12 Parkway, and improve the existing large drainage canal along with Western boundary of  
13 the Subject Property.  
14

15 13.2 Installation of a multi-purpose path Ten (10) feet in width, outside the perimeter fencing of  
16 the Project, providing safe access from the Project along both Pine Island Road and  
17 Robert M. Grissom Parkway, outside of the boundary of the Subject Property, within the  
18 respective right-of-way of Robert M. Grissom Parkway and Pine Island Road, subject to  
19 the issuance of any required encroachment permits.  
20

21 13.3 Installation of a multi-purpose path Ten (10) feet in width, from the boundary of the Subject  
22 Property along Pine Island Road, to Highway 15, provided that:

23 (a) The Developer shall not be responsible for any right-of-way acquisition costs  
24 necessary for installation of the path; and

25 (b) The Developer may, in lieu of installing the path, pay to the City an amount equal to  
26 the City Engineer's estimated design and construction cost to extend the above  
27 referenced Ten (10) foot multi-purpose path from the boundary of the Subject Property  
28 along Pine Island Road, to Highway 15.  
29

30 13.4 Developer shall install improvements within the right-of-way of Pine Island Road to  
31 accommodate turning movements in accordance with the requirements of the City  
32 Engineering Department and South Carolina Department of Transportation.  
33

34 Payments for public improvements are due upon issuance of building permits, except for public  
35 improvements to be installed by the developer, which public improvements shall be complete or  
36 bonded for completion (in accordance with the bonding requirements of the City) on or before the  
37 date on which the certificate of occupancy is issued for the Sixty (6<sup>th</sup>) residential building.  
38

### 39 Section 14 – Phasing Plan and Construction Schedule 40

41 The Subject Property will be developed in seven phases. Six phases within the residential portion  
42 of the Project shall consist of one (1) residential building in each phase, provided that such  
43 buildings may be constructed in any order, and more than one phase of the Project may be  
44 constructed at the same time. Phase 7 of the construction is the commercial area within the PUD,  
45 which is anticipated to be complete by the fifth anniversary of the approval of this PUD. All phases  
46 of the Project are expected to be completed by the seventh anniversary of the approval of this  
47 PUD. Any extension of this proposed development schedule must be approved by City Council,  
48 and must be supported by facts and circumstances warranting an extension. If at any time,  
49 construction falls more than 2 years behind the schedule filed with the plans and this Ordinance,  
50 the Planning Commission may recommend that the City Council, after notice and public hearing  
51 thereon, repeal this Ordinance. The developer shall be notified at least 90 days prior to any

1 revocation hearing. Upon repeal of this ordinance, the HC-2 Zoning District would be deemed  
2 applicable.

3  
4 Section 15 – Summary of variations between existing zoning districts and PUD provisions

5  
6 The primary difference between the requirements of the PUD and existing HC zoning within Horry  
7 County, is that the HC zoning district within Horry County is much more intense than the MU-M  
8 zoning district within the City. In addition the PUD reduces the number and intensity of uses for  
9 the remaining commercial portion of the PUD, and eliminates the majority of the allowed uses  
10 within the MU-M Zoning District which neighboring properties are likely to find offensive.  
11  
12  
13

14 Section 16 – Enactment Provision and Signature Lines

15  
16 Enactment Provision – This ordinance is effective upon second reading of City Council.  
17  
18  
19  
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21

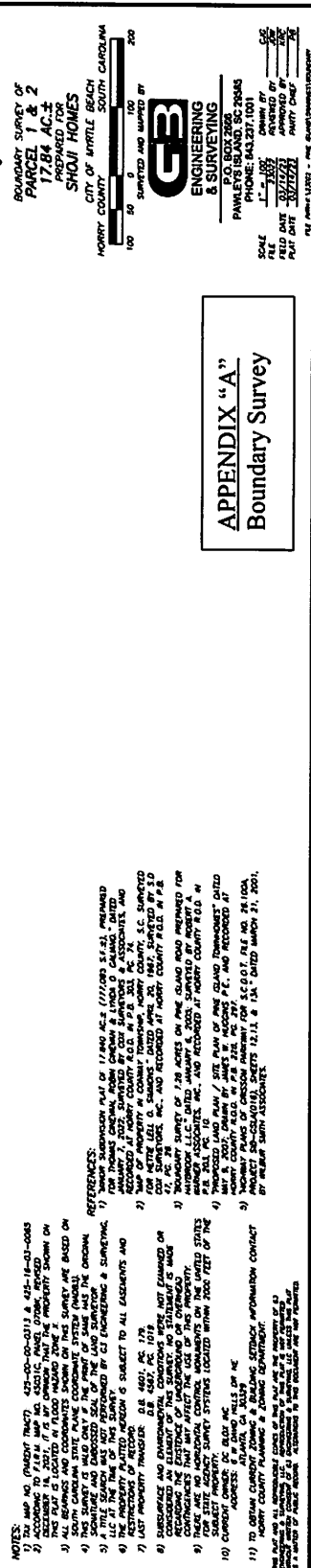
22 \_\_\_\_\_  
23 Brenda Bethune, Mayor

24 ATTEST:

25 \_\_\_\_\_  
26 Jennifer Adkins, City Clerk

27  
28 1<sup>st</sup> Reading: 8-22-2023

29 2<sup>nd</sup> Reading:  
30





SITE DATA	
MUNICIPALITY	CITY OF MYRTLE BEACH
TOTAL AC.	12.88 AC.
FLOOD ZONE	FLOOD ZONE X
INSTALLED	0.00 AC.
PROPERTY OWNER	DC II, GR INC.
PROPERTY OWNER ADDRESS	8 WOODHILLS DR NE ATLANTA, GA 30329
EXISTING ZONING	HC (HOURS)
PROPOSED ZONING	PUE (PUBLIC WAREHOUSE)
PROPOSED USE	MULTIFAMILY / COMMERCIAL
MULTIFAMILY	
TOTAL AC.	10.88 AC.
TOTAL UNITS	336 MULTIFAMILY UNITS
PARKING REQUIREMENTS	1 BEDROOM UNIT = 1 PARKING SPACE REQUIRED
	1 2+ BEDROOM UNIT = 1 PARKING SPACE REQUIRED
	1 QUARTY SPOUT EVERY 10 REQUIRED SPACES

[illegible]

**& SURVEYING**  
P.O. BOX 2000  
PAWLEY'S ISLAND, SC 29565  
PHONE: 843.237.1001  
[www.GJEngineering.org](http://www.GJEngineering.org)

**PINE ISLAND MULTIFAMILY**  
HOBBS COUNTY, WHITTE BEACH, SOUTH CAROLINA  
DECEMBER 3, 2008

SHOJI HOMES  
AERIAL OVERLAY (EXISTING CONDITION)



SCALE 1" = 10'

0 10 20 30

DESIGNED: MAN

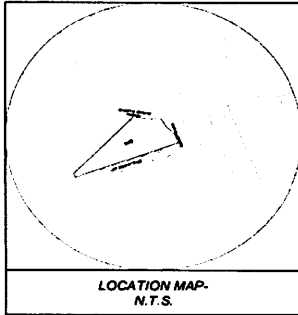
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APPROVED:

PROJECT NO:

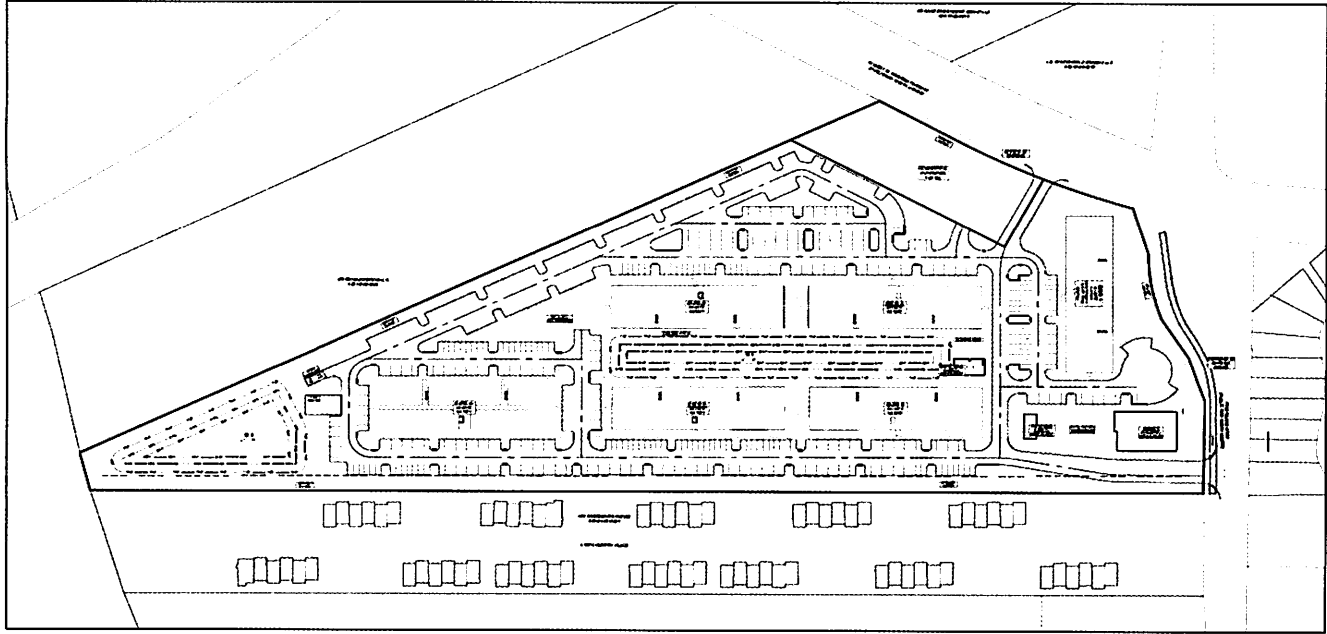
DATE: 05/17/2020

# SHEET AERIAL



SITE DATA	
MUNICIPALITY	CITY OF MYRTLE BEACH
TOTAL AC	17.81 AC
FLOOD ZONE	FLOOD ZONE E
NET LANDS	9.81 AC
PROPERTY OWNER	DC BUCK INC
PROPERTY OWNER ADDRESS	8 W GRAND HILLS DR NE ATLANTA, GA 30329
EXISTING ZONING	NC (COWPS)
PROPOSED ZONING	PLD (PLD) OF MYRTLE BEACH
PROPOSED USE	MULTIFAMILY / COMMERCIAL
MULTIFAMILY	
TOTAL AC	18.80 AC
TOTAL UNITS	351 MULTIFAMILY UNITS
PARKING REQUIREMENTS	1 BEDROOM UNIT = 1 PARKING SPOT REQUIRED
	2 BEDROOM UNIT = 1.5 PARKING SPOT REQUIRED
	3 BEDROOM UNIT = 2 PARKING SPOT REQUIRED
	1 GUEST SPOT EVERY 10 UNITS REQUIRED SPACES
IMPervious AREA	4.91 AC (75% LOT ST)

# APPENDIX "C" Master Site Plan



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**GB**  
ENGINEERING  
& SURVEYING  
INC.  
1000 N. W. 10TH AVE., SUITE 200  
MIAMI, FL 33136  
PHONE 305.571.1000  
www.gb-engineering.com

SEASIDE FARMS PUD  
HIGHT COUNTY, NORTH CAROLINA  
SHOJI HOMES  
OVERALL MASTER PLAN

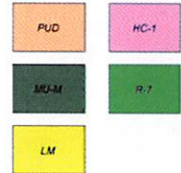
**SITE**



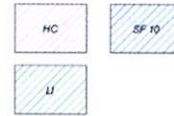


SITE DATA	
MUNICIPALITY	CITY OF MYRTLE BEACH
TOTAL A.C.	0.84 AC
FLOOD ZONE	FLOOD ZONE 1
WETLANDS	0.05 AC
PROPERTY OWNER	DO BLOR INC.
PROPERTY OWNER ADDRESS	6 W OROUD HILLS DR NE ATLANTA, GA 30328
EXISTING ZONING	HC (HURRY)
PROPOSED ZONING	PUD (CITY OF MYRTLE BEACH)
PROPOSED USE	MULTIFAMILY COMMERCIAL
	MULTIFAMILY
TOTAL A.C.	0.84 AC
TOTAL UNITS	304 MULTIFAMILY UNITS
	1 BEDROOM UNIT = 1 PARKING SPOT REQUIRED
	2 BEDROOM UNIT = 2 PARKING SPOT REQUIRED
	3 BEDROOM UNIT = 3 PARKING SPOT REQUIRED
PARKING REQUIREMENTS	1 GUEST SPOT EVERY 10 REQUIRED SPACES

#### CITY OF MYRTLE BEACH ZONING

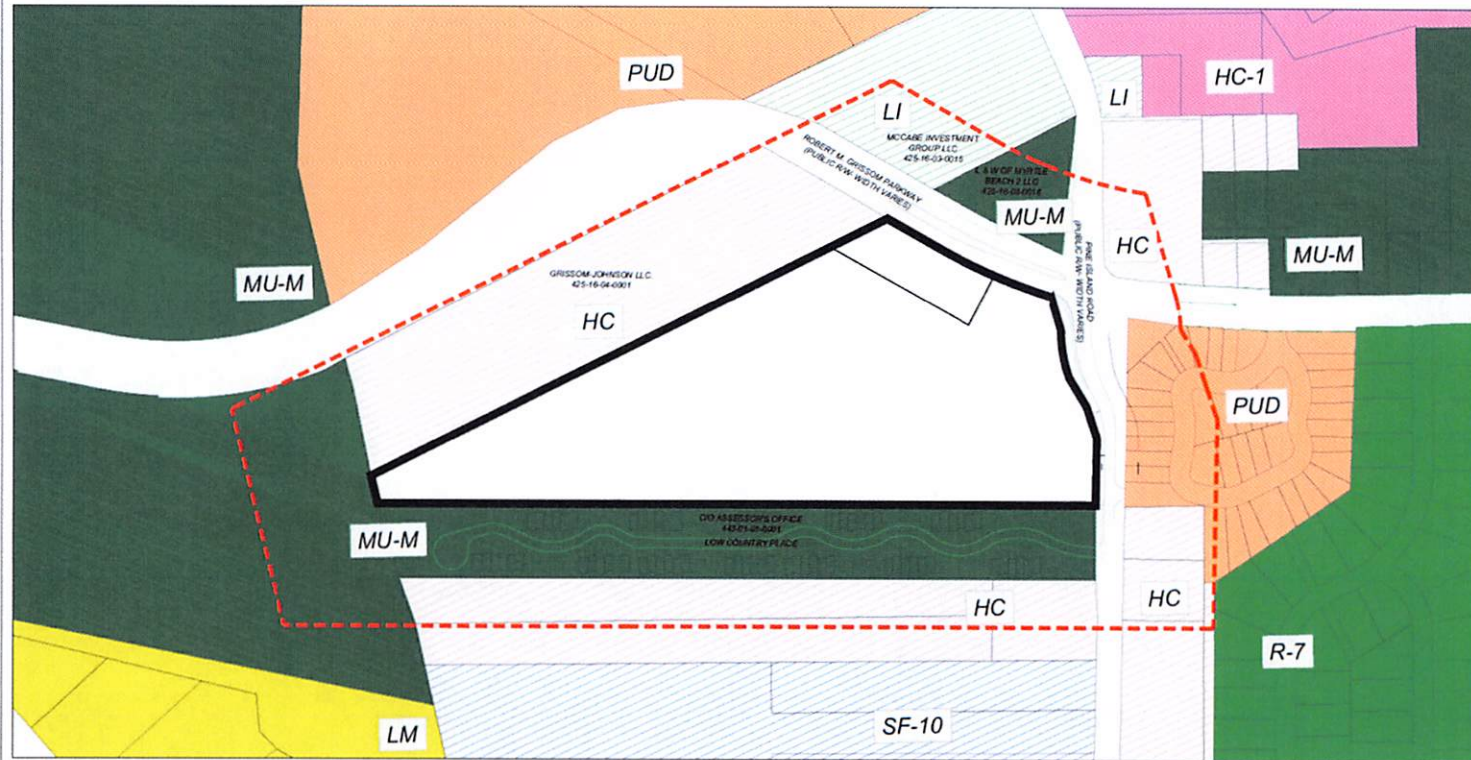


#### HORRY COUNTY ZONING



### APPENDIX "D"

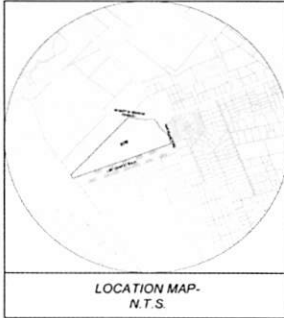
#### Zoning Map of Surrounding Properties



**CE**  
ENGINEERING  
P.O. BOX 1000  
MYRTLE BEACH, SC 29578  
www.ce-engineering.org

PINE ISLAND MULTIFAMILY  
HURRY COUNTY MYRTLE BEACH, SOUTH CAROLINA  
PREPARED FOR  
**SHOJI HOMES**  
ADJACENT ZONING

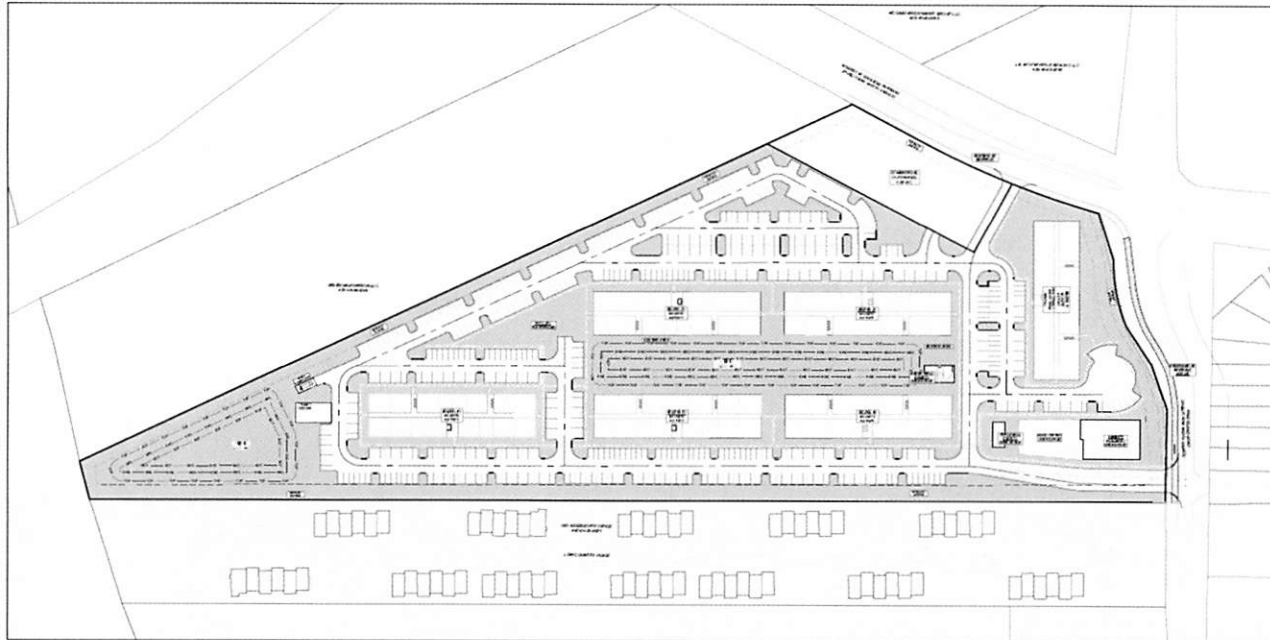
**ZONING**



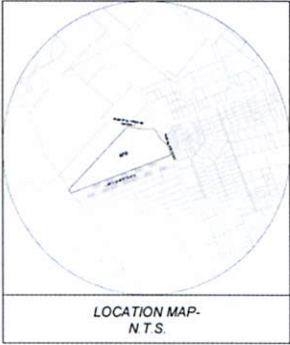
SITE DATA	
MUNICIPALITY	CITY OF WYOMING BEAVER
TOTAL AC.	17.84 AC.
FLOOD ZONE	FLOOD ZONE 2
ADJ. LANDS	2.89 AC.
PROPERTY OWNER	GOULD INC.
PROPERTY OWNER ADDRESS	6 W. UNIVERSITY DR. ATLANTA, GA 30309
EXISTING ZONING	HC (HOURS)
PROPOSED ZONING	PUD (EIGHT OF NINE) SPECIAL
PROPOSED USE	MULTIFAMILY COMMERCIAL
MULTIFAMILY	
TOTAL AC.	16.80 AC.
TOTAL UNITS	1564 MULTI-FAMILY UNITS
1 BEDROOM UNIT = 1 PARKING SPOT REQUIRED	
2 BEDROOM UNIT = 2 PARKING SPOTS REQUIRED	
3 BEDROOM UNIT = 3 PARKING SPOTS REQUIRED	
1 GUEST SUITE SUITE = 2 PARKING SPOTS REQUIRED	
1 GUEST SUITE SUITE = 1 PARKING SPOT REQUIRED	
MINIMUM PAVEMENT AREA	4.60 AC. (101,114 S.F.)

## APPENDIX “E”

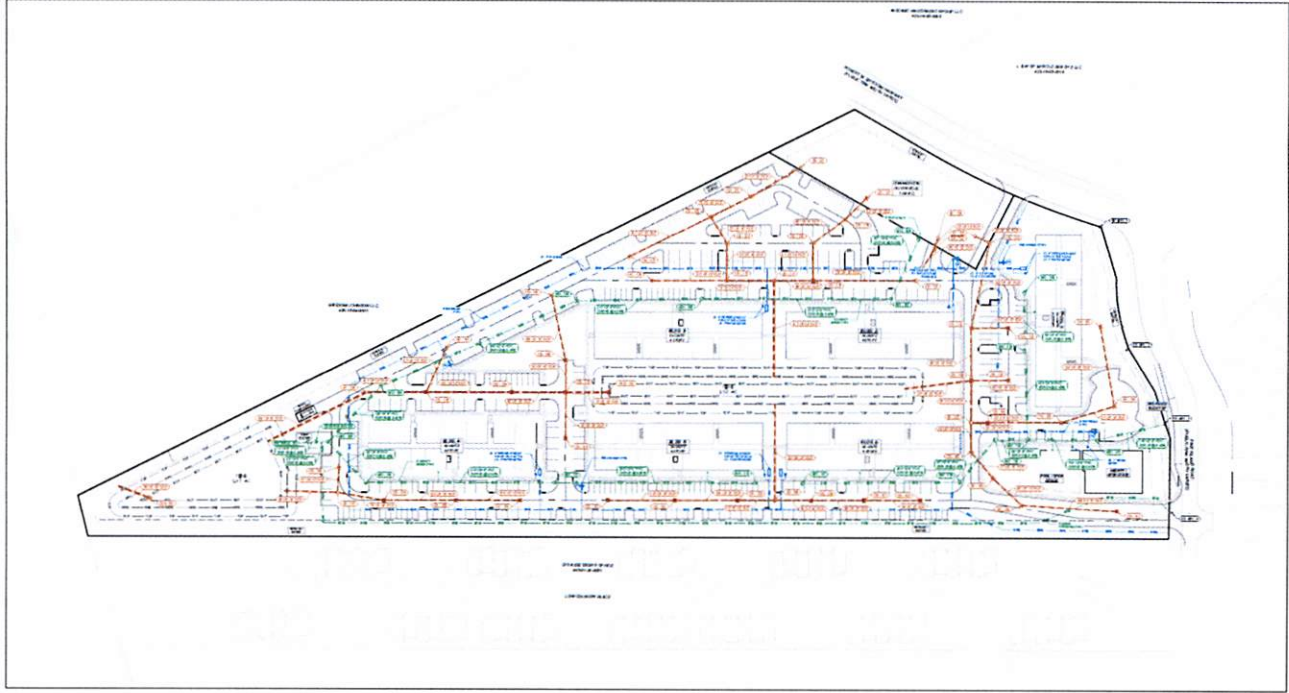
### Open Space

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SITE DATA	
MUNICIPALITY	CITY OF MYRTLE BEACH
TOTAL AC	17.86 AC
FLOOD ZONE	FLOOD ZONE X
WETLANDS	0.00 AC
PROPERTY OWNER	DC BLOCK INC
PROPERTY OWNER ADDRESS	6 WOLF HILLS DR NE ATLANTA, GA 30329
EXISTING ZONING	HC (HORY)
PROPOSED ZONING	PUD (CITY OF MYRTLE BEACH)
PROPOSED USE	MULTIFAMILY / COMMERCIAL
MULTIFAMILY	
TOTAL AC	16.86 AC
TOTAL UNITS	336 MULTIFAMILY UNITS
PARKING REQUIREMENTS	
1 BEDROOM UNIT = 1 PARKING SPOT REQUIRED	
2 BEDROOM UNIT = 1.5 PARKING SPOT REQUIRED	
3 BEDROOM UNIT = 2 PARKING SPOT REQUIRED	
1 GUEST SPOT EVERY 10 REQUIRED SPACES	



APPENDIX "F"  
Conceptual Utilities

DATE	11/11/2014
BY	CB
REVISION	
NO	
DESCRIPTION	

**CB ENGINEERING**  
P.O. BOX 2948  
PINEVILLE, NC 28134  
www.cbengineering.org

PINE ISLAND MULTIFAMILY  
HOBBS COUNTY, MYRTLE BEACH, SOUTH CAROLINA

PREPARED FOR  
**SHOJI HOMES**

CONCEPTUAL UTILITY MASTER PLAN

SCALE 1" = 10'

LEGEND

- Water
- Sewer
- Gas
- Electric
- Other

DATE: 11/11/2014

SHEET **UTIL**





LOCALITY MAP  
(NOT TO SCALE)

LEGEND

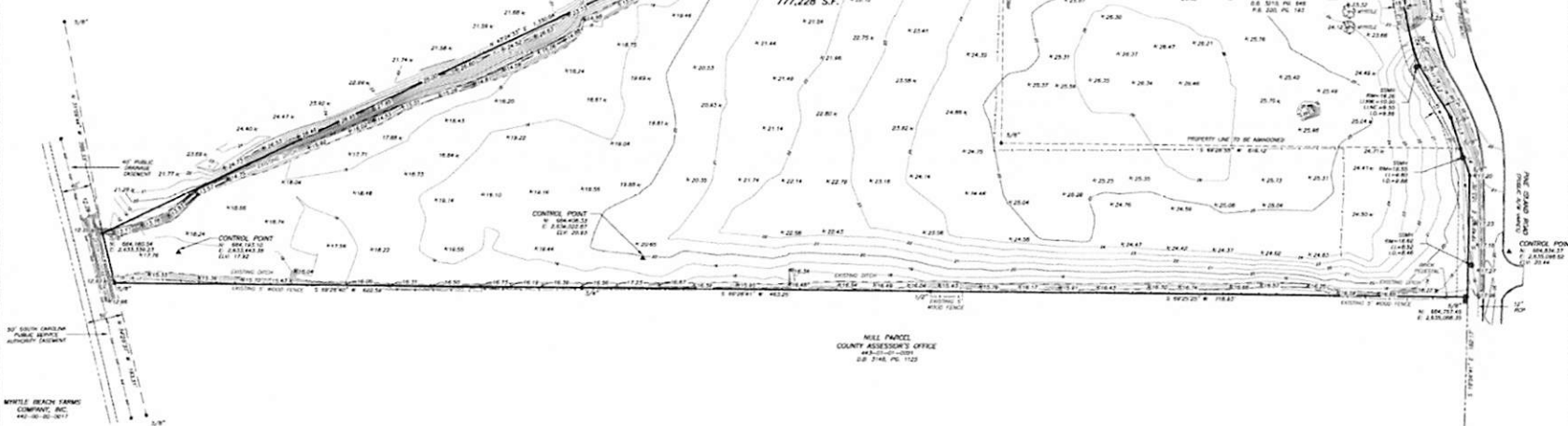
- 1/4" PIPE FOUND
- 1/2" PIPE FOUND
- 3/4" PIPE FOUND
- 1" PIPE FOUND
- 1 1/2" PIPE FOUND
- 2" PIPE FOUND
- 3" PIPE FOUND
- 4" PIPE FOUND
- 6" PIPE FOUND
- 8" PIPE FOUND
- 10" PIPE FOUND
- 12" PIPE FOUND
- 14" PIPE FOUND
- 16" PIPE FOUND
- 18" PIPE FOUND
- 20" PIPE FOUND
- 22" PIPE FOUND
- 24" PIPE FOUND
- 26" PIPE FOUND
- 28" PIPE FOUND
- 30" PIPE FOUND
- 32" PIPE FOUND
- 34" PIPE FOUND
- 36" PIPE FOUND
- 38" PIPE FOUND
- 40" PIPE FOUND
- 42" PIPE FOUND
- 44" PIPE FOUND
- 46" PIPE FOUND
- 48" PIPE FOUND
- 50" PIPE FOUND
- 52" PIPE FOUND
- 54" PIPE FOUND
- 56" PIPE FOUND
- 58" PIPE FOUND
- 60" PIPE FOUND
- 62" PIPE FOUND
- 64" PIPE FOUND
- 66" PIPE FOUND
- 68" PIPE FOUND
- 70" PIPE FOUND
- 72" PIPE FOUND
- 74" PIPE FOUND
- 76" PIPE FOUND
- 78" PIPE FOUND
- 80" PIPE FOUND
- 82" PIPE FOUND
- 84" PIPE FOUND
- 86" PIPE FOUND
- 88" PIPE FOUND
- 90" PIPE FOUND
- 92" PIPE FOUND
- 94" PIPE FOUND
- 96" PIPE FOUND
- 98" PIPE FOUND
- 100" PIPE FOUND

REFERENCES

- 1) MAP OF THE STATE OF SOUTH CAROLINA, COUNTY OF Horry, showing the location of the property and the location of the property relative to the surrounding roads and landmarks.
- 2) MAP OF THE STATE OF SOUTH CAROLINA, COUNTY OF Horry, showing the location of the property and the location of the property relative to the surrounding roads and landmarks.
- 3) MAP OF THE STATE OF SOUTH CAROLINA, COUNTY OF Horry, showing the location of the property and the location of the property relative to the surrounding roads and landmarks.
- 4) MAP OF THE STATE OF SOUTH CAROLINA, COUNTY OF Horry, showing the location of the property and the location of the property relative to the surrounding roads and landmarks.
- 5) MAP OF THE STATE OF SOUTH CAROLINA, COUNTY OF Horry, showing the location of the property and the location of the property relative to the surrounding roads and landmarks.
- 6) MAP OF THE STATE OF SOUTH CAROLINA, COUNTY OF Horry, showing the location of the property and the location of the property relative to the surrounding roads and landmarks.
- 7) MAP OF THE STATE OF SOUTH CAROLINA, COUNTY OF Horry, showing the location of the property and the location of the property relative to the surrounding roads and landmarks.
- 8) MAP OF THE STATE OF SOUTH CAROLINA, COUNTY OF Horry, showing the location of the property and the location of the property relative to the surrounding roads and landmarks.
- 9) MAP OF THE STATE OF SOUTH CAROLINA, COUNTY OF Horry, showing the location of the property and the location of the property relative to the surrounding roads and landmarks.
- 10) MAP OF THE STATE OF SOUTH CAROLINA, COUNTY OF Horry, showing the location of the property and the location of the property relative to the surrounding roads and landmarks.

LINE	BEARING	DISTANCE
11	S 27°22'24" E	86.77
12	S 52°45'47" E	81.57
13	S 30°11'47" E	83.84
14	S 28°23'14" E	88.82
15	N 34°33'57" E	68.02
16	S 81°31'57" E	147.37

CURVE	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	143.11	133.16	S 84°10'17" E	108°10'24"
C2	121.03	111.57	S 87°10'54" E	100°51'58"
C3	142.81	134.47	S 88°46'47" E	100°24'28"
C4	308.37	118.82	S 31°10'37" E	102°12'28"



- NOTES:
- 1) THE MAP AND SURVEY INSTRUMENTS USED WERE CALIBRATED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING BOARD.
  - 2) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING BOARD.
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  - 10) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING BOARD.

APPENDIX "G"  
Topography

TOPOGRAPHIC & TREE SURVEY  
OF  
PARCELS 1 & 2  
17.84 AC. ±  
FOR THE  
CITY OF MYRTLE BEACH  
SOUTH CAROLINA

**GB**  
ENGINEERING & SURVEYING  
P.O. BOX 1000  
MYRTLE BEACH, SC 29577  
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