

Paloma Phase 2

(F.K.A Gragg Tract)

PLANNED DISTRICT ADDITION

PREPARED FOR:

RSPD Columbus, LLC

Columbus County, North Carolina



Prepared by:
Development Resource Group
of the Carolinas, PLLC

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Project Introduction

The Planned Development (PD) known as the "Gragg Tract" was approved by Columbus County Commissioners in 2024. The approved PD includes multiple residential and commercial uses spread over 2,400+ acres. This submittal proposes to compliment this existing PD by creating Paloma Phase 2 (FKA Gragg Tract). See Exhibit 1 for parcel identification numbers and acreage. The parcel included in this planned development is Parcel ID # 86656 (+/- 2350 Acres).

The existing conditions of the site are outlined in Exhibits 1-5 of this document, and the full development plan proposed for this project is set forth in Exhibits 6-11 of this document. This entire written narrative, including all exhibits herein, constitutes the full Planed District document.

Conformance with Columbus County Comprehensive Plan

Upon review of the Columbus County Comprehensive Plan prepared by Holland Consulting Planners, and adopted by Columbus County Board of Commissioners on January 3, 2012 we believe that we are in conformance with the overall master plan for Columbus County. We believe we meet the following housing policies listed in Section VI.B:

P.2 – This project provides provisions for adjacent dissimilar land uses as well as environmental concerns.

P.3 – This project can be served utilizing existing Columbus County infrastructure.

P.4 – This project condenses into 7 connection points to a secondary road.

P.5 – This project is anticipated to contain housing at multiple price points which will be attractive to Columbus County Residents.

P.6 – This project expands housing inventory.

P.9 – The parcel has municipal water and sewer connections aligning with this policy.

Existing Conditions (Exhibits 1 - 5)

The subject property is currently owned by a singular entity. The applicant is not the owner of the properties being submitted herein, but has a letter of agency for the parcels.

This application seeks approval of the PD as a conditional use under the current zoning based on the current approved development guidelines under the Columbus County Zoning Ordinance.

Development Plan (Exhibit 6A and 6B)

The project is intended to be developed in general accordance with the submitted Development Plan (Exhibit 6A and 6B). The location of roads, ponds, parking areas and other elements shown on this Development Plan are conceptual in nature and are subject to change at the discretion of the developer, provided however, that these minor changes to the PD will be submitted to the County Staff for review and, if necessary, approval, before implementation. Major changes to the plan in accordance with Columbus County PD Ordinance shall not be effective until such changes are approved by the appropriate parties and processes.

Spine Road Commercial Overlay

As the proposed spine road will be the main thoroughfare for residents of Paloma Phase 2 it is anticipated that this corridor may be a viable commercial corridor. As such an “overlay” of commercial uses along this spine road would benefit internal traffic capture and community services. The overlay outlined in this section should stretch for 500’ on each side of the spine road corridor and any parcels within this overlay may be used for commercial purposes regardless of the underlying use within the PD.

Parcels within this overlay should, where feasible, provide for cross access to adjacent residential streets and commercial parcels. Driveways along the spine road will be subject to the review of NCDOT where applicable, and should follow design guidelines set forth by NCDOT where access is provided from private roads.

Phasing (Exhibit 6A and 6B)

Paloma Phase 2 will be constructed in multiple phases. The number of phases and phase boundaries are subject to change at the discretion of the developer. Development Uses will be limited to one (1) type within each phase. Adjacent dissimilar Development Uses will be separated by a minimum 20’ landscaped buffer. The remaining future phases will be constructed as lot inventory is required. The estimated time for the completion of this project is projected to be approximately 20 years or more. Please note that the phases shown within this exhibit are schematic in nature, these phases may be re-configured, additional phases may be added, or phases may be removed as a minor amendment to this PD.

Site Design and Development Standards

It is anticipated that all residential structures included in this development will be constructed on site with traditional construction methods (stick-built). Architectural guidelines shall be at the discretion of the developer and may vary through the project. Developer retains the right to amend Architectural guidelines at any time. Developer shall record community Covenants and Restrictions.

Stormwater Management (Exhibit 8)

Stormwater runoff from this property will be drained through stormwater detention ponds located on the property. The ponds will be sized and constructed to meet the requirements

set forth in the NCDENR "Stormwater Best Management Practices Manual". All ponds and associated private maintenance easements shall be owned and maintained, in perpetuity, by the HOA/POA. All drainage systems in the rights-of-way shall be maintained by the HOA/POA. All other drainage systems will be maintained, in perpetuity, by POA/HOA. All drainage easements and rights-of-way will be designated either "Public" or "Private" on the Final Subdivision Plat.

Utility Services (Exhibit 9)

Water, sewer, and power utilities shall be provided in general accordance with the layout shown in Exhibit 9. Water mainline extension from Columbus County will be required to serve the project, and a sewer mainline extension from Grand Strand Water and Sewer will also be required. Paloma Phase 2 also proposes to provide mainline water and sewer extensions to adjacent rights of way and properties for the benefit of the public utility. The developer is responsible for these extensions in accordance with each supplier's standard practices. Each extension shall be completed, or bonded prior to the issuance of any structure building permits for the project.

Fire Coverage

Based upon existing delivery pressures and water models it is anticipated that the proposed water supply system is capable of providing fire flow for the parcel. Each water system construction permit shall be individually analyzed for delivery pressures in accordance with Columbus County Fire District requirements.

Fire coverage and water delivery pressures may be supplemented or augmented by the placement of dry hydrants on each pond. Such instances shall be coordinated with and approved by Columbus County Fire Marshall.

Proposed Streets & Parking

Primary access to the Paloma Phase 2 PD is via a "Spine Road" connection running from Old Dothan road and circulating within the site and a secondary connection to Dothan Road. Commercial and industrial parcels adjacent to existing rights of way may have independent connections to these rights of ways. These connection points will be coordinated and approved by NCDOT prior to construction. These access points are subject to move at the Developer's discretion and are subject to NCDOT's input and review.

The private streets within the development shall be owned and maintained by the HOA/POA. Provisions and funding methods for which will be established in the HOA/POA governing documents. Streets shall be constructed using NCDOT standards for subdivision roads as a basis of design, but design may vary from these standards. Roads are subject to a 1-year warranty period by the developer/contractor after being dedicated to the HOA/POA.

The minimum number of parking spaces (including driveway and garage spaces) for Pinebrook shall be provided in accordance with the following schedule.

Single Family Residential:	0.75 Space per Bedroom
Multi-Family Residential:	2.0 Spaces per Unit
Sales Models/Amenity Center:	2.0 Spaces per 1,000 SF
Commercial/Municipal/Industrial:	Per current Columbus County Ordinance

Paloma Phase 2 reserves the right to maintain landscaping, irrigation and parking within private road rights-of-ways. Paloma Phase 2 HOA/POA reserves the right to maintain landscaping and irrigation within public road rights-of-way. Any damage resulting from work done in the public rights-of-way shall be repaired and the right-of-way shall be returned to the minimum standards required by ordinance or the approved site plan.

Ownership of Common Areas & Utilities

Common Areas

The developer of Paloma Phase 2, will file restrictive covenants on the property that will establish guidelines for Common Area ownership and maintenance. The Common Areas, which include, but are not limited to, open fields, sidewalks, ponds, easements, open space, amenities, etc., will be owned by the HOA/POA as established in the Covenants and Restrictions. This ownership will include the maintenance of facilities, landscaping within road rights-of-way and private drainage easements on the property. Fees will be assessed from all property owners to provide funding for the operation and maintenance of these areas.

Utilities

Columbus County Water Department will own and operate the water facilities necessary for this project. Grand Strand Water and Sewer Authority will own and operate the sewer facilities necessary for this project. Focus Broadband will own and operate the telephone, internet and cable service. Electrical power facilities will be owned and operated by Brunswick Electric Membership Corporation (BEMC). Utility Easements will be shown on the Final Subdivision Plat in accordance with the Subdivision Ordinance for Columbus County.

Lot Criteria Development Summary

- 1) Single-Family Detached

Min. Lot Size:	5,000sf
Max. Lot Coverage:	85%
Min. Lot Width:	42'
(Min. Lot Width to be measured at the Right-Of-Way)	
(Min. Lot Width at a Cul-de-sac: 25' at the Right-Of-Way)	
Front Yard Setback:	20'
Side Yard Setback:	5'
Corner Side Yard Setback:	10'

- | | |
|------------------------------|-----------------|
| Rear Yard Setback: | 10' |
| Max. Structure Height: | 35' from grade. |
| Minimum Building Separation: | 10' |
- 2) Single Family Attached Duplex (Zero Lot Line)
- | | |
|---|-----------------|
| Min. Lot Size: | 4,000sf |
| Max. Lot Coverage: | 85% |
| Min. Lot Width: | 43' |
| (Min. Lot Width to be measured at the Right-Of-Way) | |
| (Min. Lot Width at a Cul-de-sac: 25' at the Right-Of-Way) | |
| Front Yard Setback: | 20' |
| Side Yard Setback: | 5' |
| Corner Side Yard Setback: | 10' |
| Rear Yard Setback: | 10' |
| Max. Structure Height: | 35' from grade. |
| Minimum Building Separation: | 10' |
- 3) Single Family Attached Townhouse (Zero Lot Line) (3+ Units)
- | | |
|--|-----------------|
| Min. Lot Size: | 1,000sf |
| Max. Lot Coverage: | 85% |
| Min. Lot Width: | 15' |
| (Min. Lot Width to be measured at Bldg. Line/Front Yard Setback) | |
| Front Yard Setback: | 20' |
| Side Yard Setback: | 5' |
| Corner Side Yard Setback: | 10' |
| Rear Yard Setback: | 10' |
| Max. Structure Height: | 35' from grade. |
| Minimum Building Separation: | 20' |
- 4) Ancillary (Amenity Center/Sales Models)
- | | |
|--|-----------------|
| Min. Lot Size: | 5,000sf |
| Max. Lot Coverage: | 85% |
| Min. Lot Width: | 42' |
| (Min. Lot Width to be measured at Bldg. Line/Front Yard Setback) | |
| Front Yard Setback: | 20' |
| Side Yard Setback: | 5' |
| Corner Side Yard Setback: | 10' |
| Rear Yard Setback: | 10' |
| Max. Structure Height: | 35' from grade. |
| Minimum Building Separation: | 10' |
- 5) Commercial/Municipal

Min. Lot Size:	20,000sf
Max. Lot Coverage:	85%
Min. Lot Width:	75'
(Min. Lot Width to be measured at Bldg. Line/Front Yard Setback)	
Front Yard Setback:	40'
Side Yard Setback:	15'
Corner Side Yard Setback:	20'
Rear Yard Setback:	25'
Max. Structure Height:	35' from grade.
Minimum Building Separation:	20'

6) Industrial

Min. Lot Size:	40,000sf
Max. Lot Coverage:	85%
Min. Lot Width:	100'
(Min. Lot Width to be measured at Bldg. Line/Front Yard Setback)	
Front Yard Setback:	75'
Side Yard Setback:	50'
Corner Side Yard Setback:	60'
Rear Yard Setback:	50'
Max. Structure Height:	100' from grade.
Minimum Building Separation:	20'

Open Space Analysis (Exhibit 10A&10B)

Columbus County PD Ordinance dictates that the development must provide for Permanent Common Open Space in accordance with Section 3.e.

Recreational Open Space Calculation:

$$A = D \times 2.45 \times 0.01$$

The totals are as follows:

Total Dwelling Units = 10,660

Total Recreational Open Space Required = 260 Acres

Common Open Space Calculation:

$$A = D \times 2.45 \times 0.01 / 2$$

The totals area as follows:

Total Dwelling Units = 10,660

Total Common Open Space Required = 130 Acres

Permanent Common Open Space may be comprised of open space easements, stormwater ponds, buffers, wetlands, recreational areas. Paloma Phase 2 will designate permanent common open space in its Development Plan sufficient to exceed the minimum required. Open space will be maintained by the HOA/POA and will be accessible to all HOA/POA owners as passive open space. Open Space requirement and calculation is only applicable to residential portions of Paloma Phase 2. Recreational and Common Open Space depicted within this PD may change during detailed design. However final platted open space will meet the intent of this PD and Columbus County Ordinance. PD open space must be platted by phase with sufficient open space provided by phase. Phase lines may vary as the project progresses and are not arbitrarily set by this PD.

Buffers & Tree Preservation (Exhibit 10A)

An average width 25' vegetated buffer has been provided between the adjacent roadways and the proposed residential development. An average width 15' vegetated buffer has been provided along the perimeter of the project and along the internal spine road. This buffer may be naturally vegetated or augmented with supplemental plantings where deemed necessary. Where wetlands abut the property line, no augmentation is anticipated. These buffers are intended to provide for reduction of noise and air pollution as well as provide a visual buffer. At the discretion of the developer, these buffers may be improved with supplemental plantings.

Amenity Center, Sales Models & Construction Trailer

Amenity Center(s) at Paloma Phase 2 will be at the discretion of the developer of each phase. Amenity Center(s) site(s) may consist of a building with auxiliary structures, pool, parking, sports courts, mail kiosks, etc. The developer will turn over the Amenity Center site to the HOA/POA for residents of the respective phase of development. The HOA/POA will have the right to modify and/or enhance the building, parking, and other elements. At this time no community wide amenity is planned, the developer of each phase may elect to construct amenities as they see fit.

Sales Models will be prominently located near the primary entrances of the development and or phase. From the start of each phase, Sales Models along with parking will be developed on site to provide offices for sales agents and show rooms for selection of interior coverings and fixtures. Sales models may be constructed as groups of 2 – 5 homes serviced by one parking lot. The parking lot may extend across two lots.

Construction Trailer(s) and parking may be installed at a location determined by the developer and permitted by the County for use by the contractors during project/phase construction until the project/phase is complete. The construction trailer may be temporarily tied into public water and sewer systems.

Single-Family Uses

Per the development plan (Exhibit 6A and 6B) portions of Paloma Phase 2 are intended to be single family residential areas. Proposed uses within these areas include:

Single Family Detached
Single Family Attached Duplex
Single Family Attached Townhomes
Ancillary Uses (Amenity Centers/Sales Models)

Multifamily Uses

Per the development plan (Exhibit 6A and 6B) portions of Paloma Phase 2 are intended to be multi family residential areas. Proposed uses within these areas include:

Multifamily Attached Townhouse
Multifamily Apartments
Ancillary Uses (Amenity Centers/Sales Models)

Commercial/Municipal Parcels

Per the development plan (Exhibit 6A and 6B) portions of Paloma Phase 2 are intended to be commercial areas and municipal areas. These areas shall be subject to the current Columbus County Development ordinance at time of development. Paloma Phase 2 shall establish a 15' vegetated buffer along the non-road frontage perimeter of these parcels, road frontage buffers shall not be required. Proposed uses within the commercial areas are as follows:

Outdoor Storage	Educational Uses
Indoor Storage	Restaurant and Food Services
Mini-Storage	Animal Services
Retail	Vehicle Service
Trade Shops	Hair and Nail Salons
Commercial Centers	Fire Stations
Professional Offices	EMS Stations
Medical Uses	Water and Sewer Infrastructure

Industrial Parcels

Per the development plan (Exhibit 6A and 6B) portions of Paloma Phase 2 are intended to be industrial use areas. Proposed uses within these areas include:

Manufacturing	Transportation Facilities
Shipping/Receiving	Outdoor Storage
Warehousing	Concrete/Asphalt Batch Plants*
Tradeshops	

*Includes material handling, 24-Hour asphalt/concrete batching operations, material stockpiles, equipment maintenance, and other uses customarily associated with the production of asphalt and concrete materials.

Flex Space Parcels

Flex space parcels are identified (Exhibit 6A and 6B) as parcels in a unique geographical position to be attractive to multiple future uses. These parcels may be developed with any of the uses identified as Single-Family, multifamily, commercial/municipal, spine road, or industrial in this PD. Upon time of development these parcels will adhere to the dimensional standards outlined in this PD for the particular use.

Development Performance Security

In order to facilitate the recording of final plats and obtaining building permits, the developer of the project/phase may offer one of the following as guarantee that required improvements will be completed in the project/phase:

- 1) Surety bond, with a corporation licensed to do business in the state.

The amount of guarantee instrument shall be equal to the estimated cost of improvements plus 25 percent of that amount. Only the above is acceptable as guarantee of improvements and no others.

With the bonded and recorded final plat, the Developer may apply and attain individual building permits to begin construction of homes or amenities within the subject project/phase, subject to provisions of the applicable building codes.

The required improvements will be complete prior to application for final certificate of occupancy and conveying of the property to individual owners.

Signage & Monumentation

Paloma Phase 2 will be allowed entrance signs at each entrance, each phase entrance, as well as temporary signage as appropriate. Commercial signage shall adhere to Columbus County Signage ordinance at time of construction.

Each amenity site within the subdivision shall be permitted one monument sign no greater than eight (8) feet in height and no greater than fifty (50) square feet in area.

Temporary signage withing the tract limits will be as follows:

"AGENT ON DUTY" sign—sign surface not to exceed two (2) feet in width by three (3) feet in height in size. Sign must be a "sandwich board" type sign which can easily be removed when the sales office or model home is not open for business.

Identification signs—not to exceed forty-two (42) inches × twenty (20) inches—One (1) for each model—may reference model home type, "specialized" parking, etc.

Temporary advertising sign per each community entrance—sign surface not to exceed forty (40) square feet in size and ten (10) feet in height. Sign must be removed prior to closing of final single-family residence.

Advertising flags, banners & fluttering ribbons permitted throughout the property. These advertisements may be located along any and all entrances to the community and may also be used internal to the community for the approach to the amenity or sales model.

Individual Lot "For Sale" signs smaller than 48"x48" shall be allowed outside of the right of way while a property is actively being advertised as for sale.

Individual Lot "Sold" signs smaller than 48"x48" shall be allowed outside of the right of way for no more than 14 calendar days after a completed property transaction.

Temporary signs shall not be erected in such a manner as to create a vision clearance issue for any adjacent property and/or for motorists on adjacent roadways.

Signs on individual lots identifying lot numbers shall be considered ancillary and permissible.

Wayfinding signs shall be considered ancillary and permissible.

[Voluntary Agricultural District \(Exhibit 11\)](#)

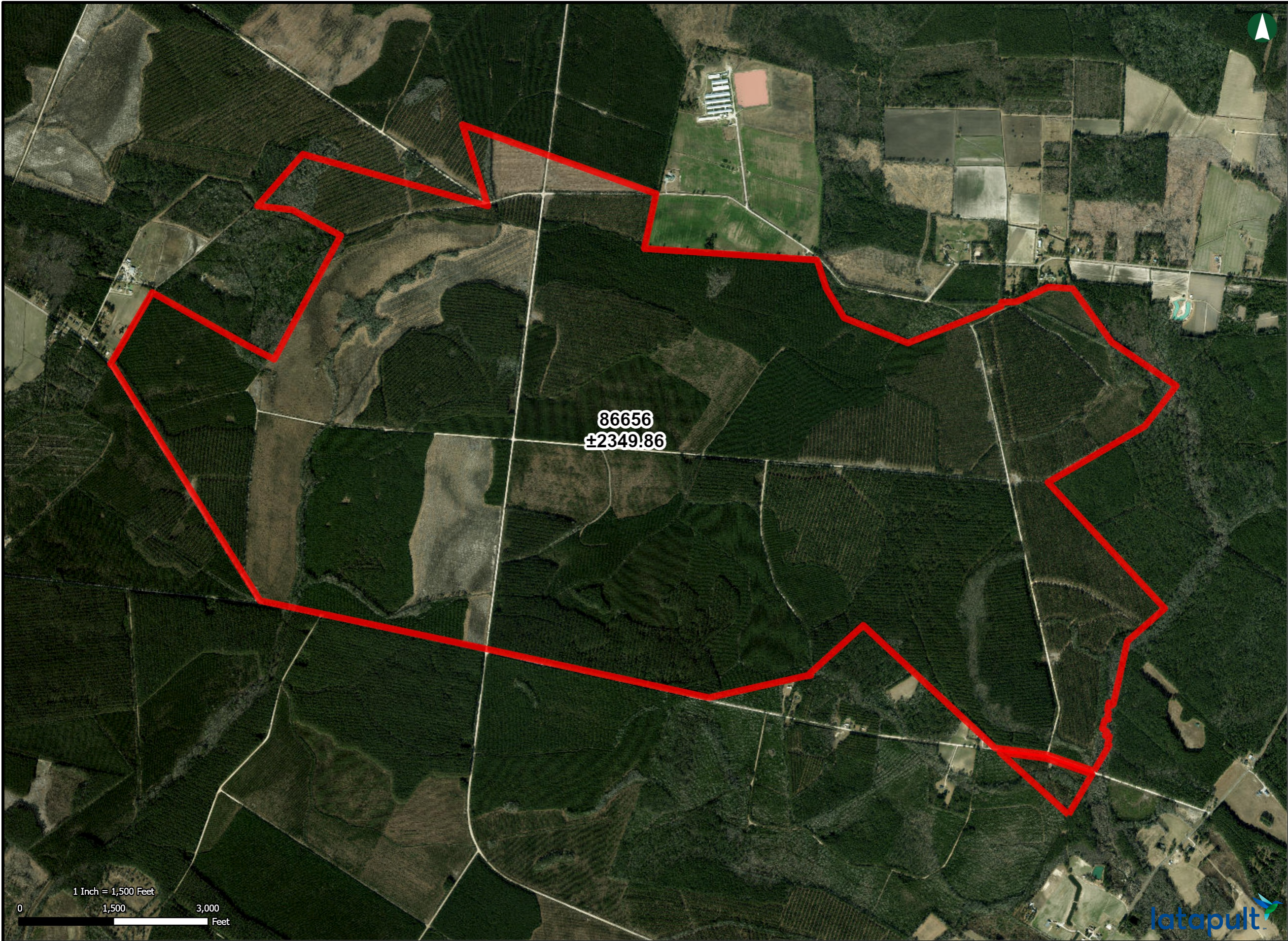
Paloma Phase 2 parcels are within one-half mile of a Voluntary Agricultural District as defined by Columbus County Ordinance. Pursuant to Article XIII, all subsequent property transfers within this one-half mile radius of a Voluntary Agricultural District shall notify future property owners of the proximity to said district. The Voluntary Agricultural District one-half mile radius is also designated on the preliminary development plans included within this PD.

[Agricultural, and Hunting Operation Disclosure \(Attachment A\)](#)

Agricultural operations, and Hunting Operations are a key piece of the local and regional economy and culture. They are instrumental in ensuring the security of product and food supply chains, as well as a way of life. It is the intent of this PD to co-exist in harmony with existing and future operations.

Paloma Phase 2 is within close proximity of several agricultural operations which include but are not limited to: cattle farming, timber operations, swine farms, row crop production, and other

agricultural activities. As such the disclosure statement shown in Attachment A shall be included in every property transaction for any current or future parcels included within this project. This disclosure shall be agreed to by any new property owner including single family homes, multifamily parcels, commercial properties, and amenity centers/areas.

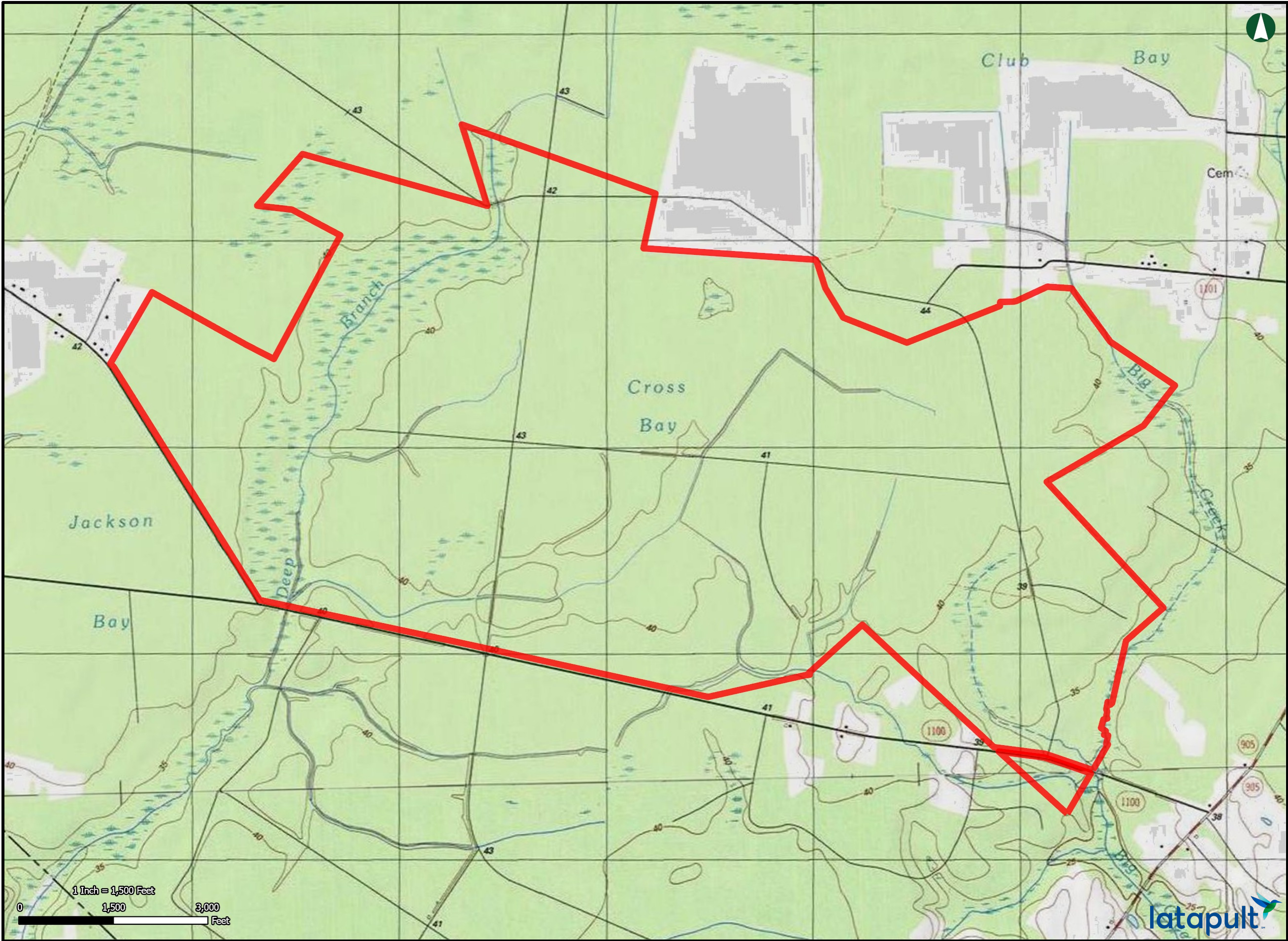


Development Resource Group, LLC

PALOMA PHASE 2

EXHIBIT 1: TMS NUMBERS AND ACREAGE
07/21/2025

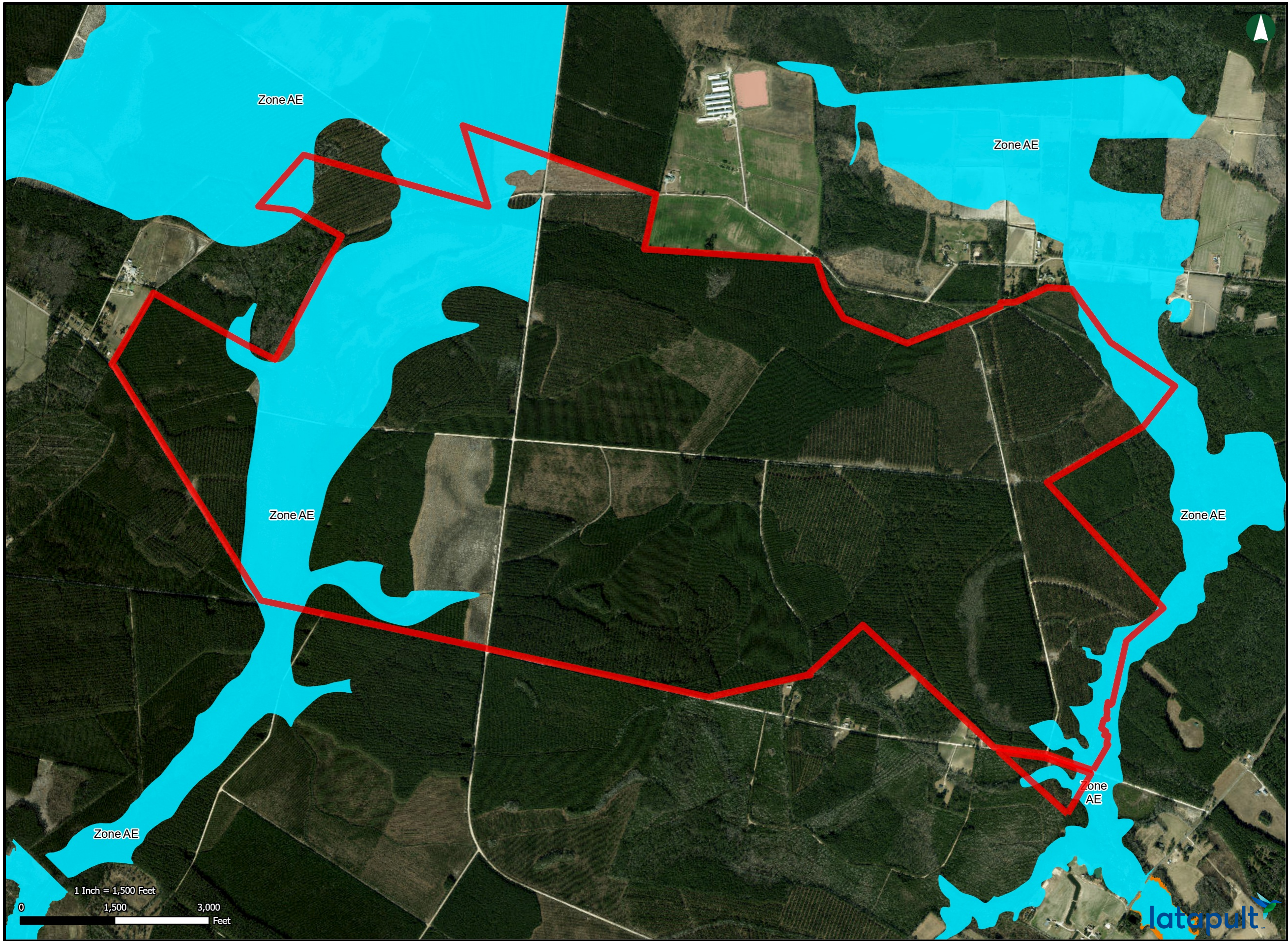




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PALOMA PHASE 2

EXHIBIT 2: USGS
07/21/2025



Development Resource Group, LLC

PALOMA PHASE 2

EXHIBIT 3: FEMA

07/21/2025

 1% Annual Chance Flood Hazard





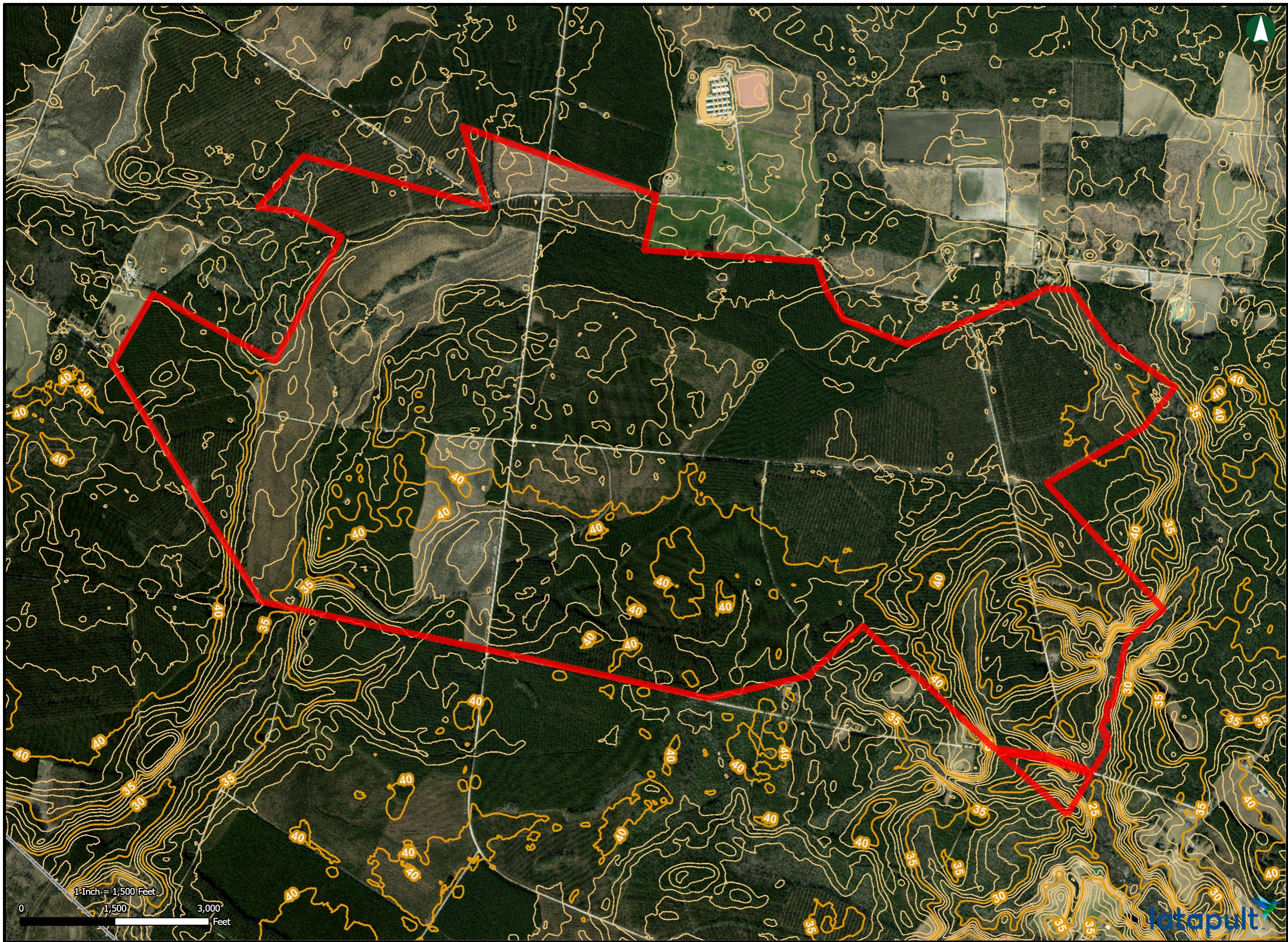
Development Resource Group, LLC

PALOMA PHASE 2

EXHIBIT 4: SOILS
07/21/2025

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not Classified

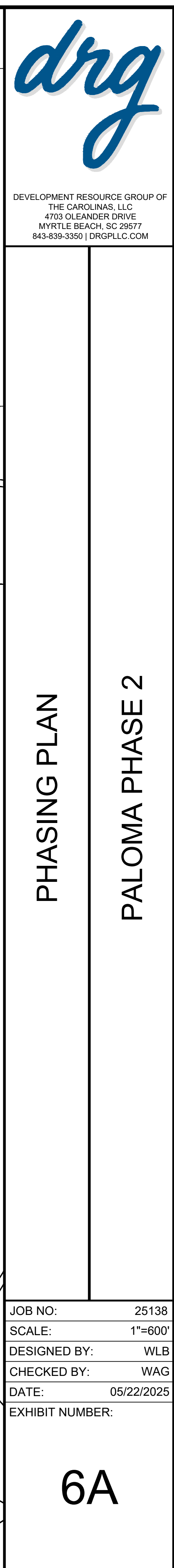




Development Resource Group, LLC

PALOMA PHASE 2

EXHIBIT 5: LIDAR
07/21/2025



2025-08-12 DRG,LLC ©

P:\25138 - RS PARKER - GRAGG TRACT ENTITLEMENTS PHASE 2\DESIGN\DRAWINGS\EXHIBITS\25138 EXHIBIT 6B PHASING INSET.DWG

- PHASE 1
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 172.6 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 870 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 2
- USES:
 - COMMERCIAL
 - 37.5 ACRES
 - MINIMUM LOT SIZE: 21,800 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 10'
 - REAR SETBACK: 15'

- PHASE 3
- USES:
 - COMMERCIAL
 - 44.2 ACRES
 - MINIMUM LOT SIZE: 21,800 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 10'
 - REAR SETBACK: 15'

- PHASE 4
- USES:
 - MULTI-FAMILY ATTACHED
 - 49.7 ACRES
 - 10.0 UNITS/ACRE MAX DENSITY
 - 510 MULTI FAMILY UNITS
 - MINIMUM LOT SIZE: 1,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'

- PHASE 5
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 129.5 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 650 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 6
- USES:
 - COMMERCIAL
 - 22.8 ACRES
 - MINIMUM LOT SIZE: 21,800 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 10'
 - REAR SETBACK: 15'

- PHASE 7
- USES:
 - COMMERCIAL
 - 26.4 ACRES
 - MINIMUM LOT SIZE: 21,800 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 10'
 - REAR SETBACK: 15'

- PHASE 8
- USES:
 - MULTI-FAMILY ATTACHED
 - 59.8 ACRES
 - 10.0 UNITS/ACRE MAX DENSITY
 - 610 MULTI FAMILY UNITS
 - MINIMUM LOT SIZE: 1,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'

- PHASE 9
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 11.7 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 65 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 10
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 149.7 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 760 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 11
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 89.7 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 460 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 12
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 66.1 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 340 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 13
- USES:
 - LIGHT INDUSTRIAL
 - 78.8 ACRES
 - FRONT SETBACK: 50'
 - SIDE SETBACK: 50'
 - REAR SETBACK: 50'

- PHASE 14
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 173.0 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 875 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 15
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 89.6 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 460 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 16
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 126.2 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 640 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 17
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 66.5 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 350 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 18
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 73.4 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 380 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 19
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 109.8 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 560 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 20
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 120.9 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 620 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 21
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 84.1 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 430 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 22
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 120.6 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 610 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 23
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 185.7 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 950 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 24
- USES:
 - SINGLE-FAMILY ANCILLARY
 - 102.4 ACRES
 - 5 UNITS/ACRE MAX DENSITY
 - 520 MAX. SINGLE FAMILY UNITS
 - MINIMUM LOT SIZE: 5,000 SF
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 5'
 - REAR SETBACK: 10'

- PHASE 25
- USES:
 - LIGHT INDUSTRIAL
 - 102.3 ACRES
 - FRONT SETBACK: 50'
 - SIDE SETBACK: 50'
 - REAR SETBACK: 50'

- PHASE 26
- USES:
 - FLEX SPACE
 - 30.4 ACRES

- PHASE 27
- USES:
 - FLEX SPACE
 - 12.9 ACRES

- PHASE 28
- USES:
 - FLEX SPACE
 - 13.6 ACRES

TOTALS:

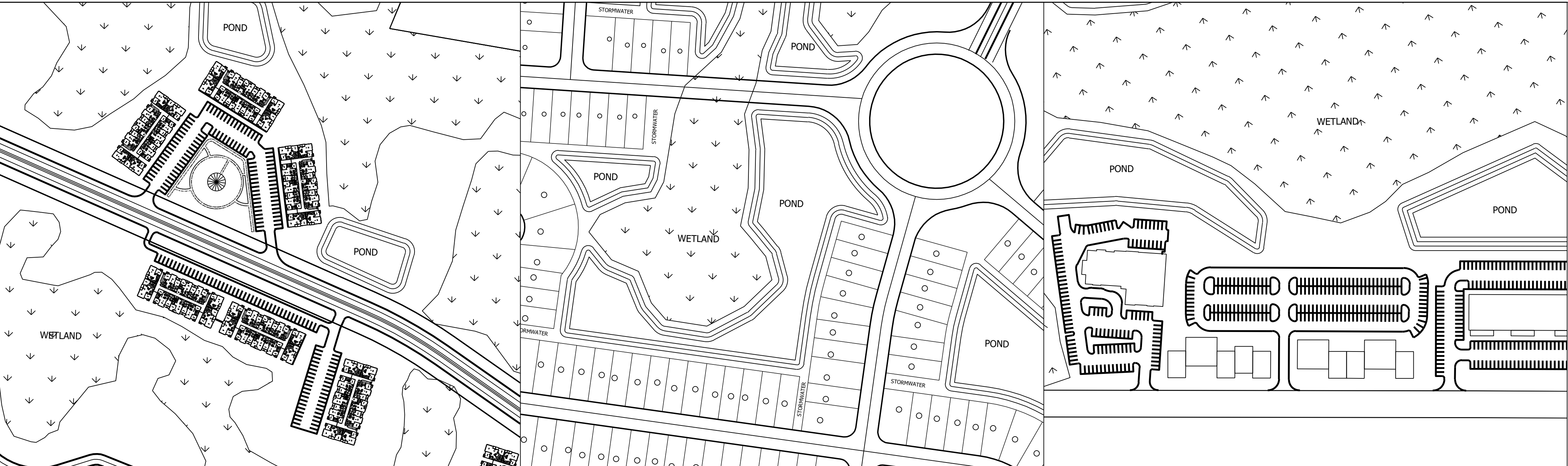
- 10,660 UNITS MAXIMUM
 - 1,120 MULTI-FAMILY
 - 9,540 SINGLE FAMILY
- 5 UNITS/ACRE TOTAL SINGLE-FAMILY DENSITY
- 10 UNITS/ACRE TOTAL MULTI-FAMILY DENSITY
- 260 ACRES REQUIRED RECREATIONAL OPEN SPACE
- 130 ACRES REQUIRED COMMON OPEN SPACE

NOTES:

PHASES AND DENSITIES SHOWN HERE ARE CONCEPTUAL IN NATURE. TOTAL NUMBER OF PHASES, PHASE LIMITS, AND DENSITIES MAY VARY IN FINAL CONSTRUCTION DRAWINGS. HOWEVER, IN NO EVENT, SHALL THE TOTAL UNIT COUNT OR DENSITY EXCEED THE AMOUNTS PROVIDED IN THE TOTALS ON THIS SHEET.

THIS DATA REPRESENTS THE MAXIMUM NUMBER OF UNITS, MAXIMUM DENSITY, AND MINIMUM AMOUNT OF OPEN SPACE OVERALL FOR THIS PROJECT.

MOVING PHASE LINES SHALL NOT BE USED AS A MECHANISM TO PERMIT USES IN A LOCATION OTHER THAN WHERE INITIALLY APPROVED WITHIN THIS CONDITIONAL ZONING DISTRICT.

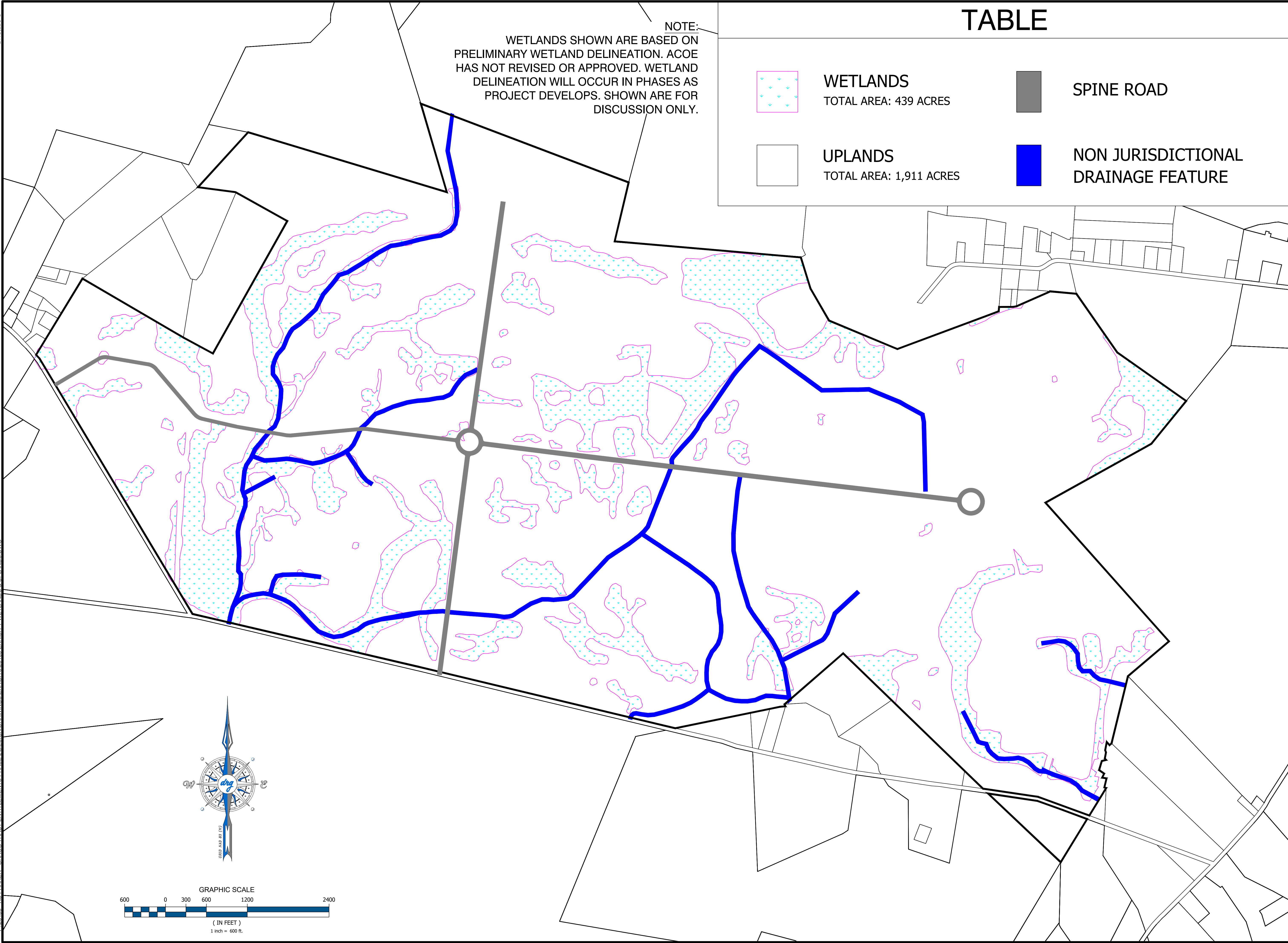


MULTI-FAMILY

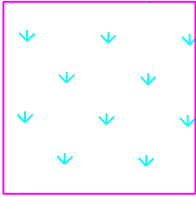
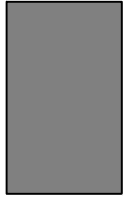
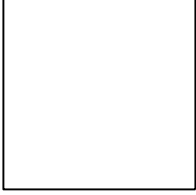
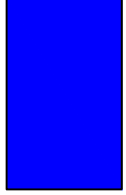
SINGLE FAMILY

COMMERCIAL

P:\25138 - RS PARKER - GRAGG TRACT ENTITLEMENTS PHASE 2\DESIGN\DRAWINGS\EXHIBITS\25138 EXHIBIT 7\WETLANDS & UPLANDS.DWG 2025-08-12 DRG,LLC ©



NOTE:
WETLANDS SHOWN ARE BASED ON
PRELIMINARY WETLAND DELINEATION. ACOE
HAS NOT REVISED OR APPROVED. WETLAND
DELINEATION WILL OCCUR IN PHASES AS
PROJECT DEVELOPS. SHOWN ARE FOR
DISCUSSION ONLY.

TABLE			
	WETLANDS TOTAL AREA: 439 ACRES		SPINE ROAD
	UPLANDS TOTAL AREA: 1,911 ACRES		NON JURISDICTIONAL DRAINAGE FEATURE

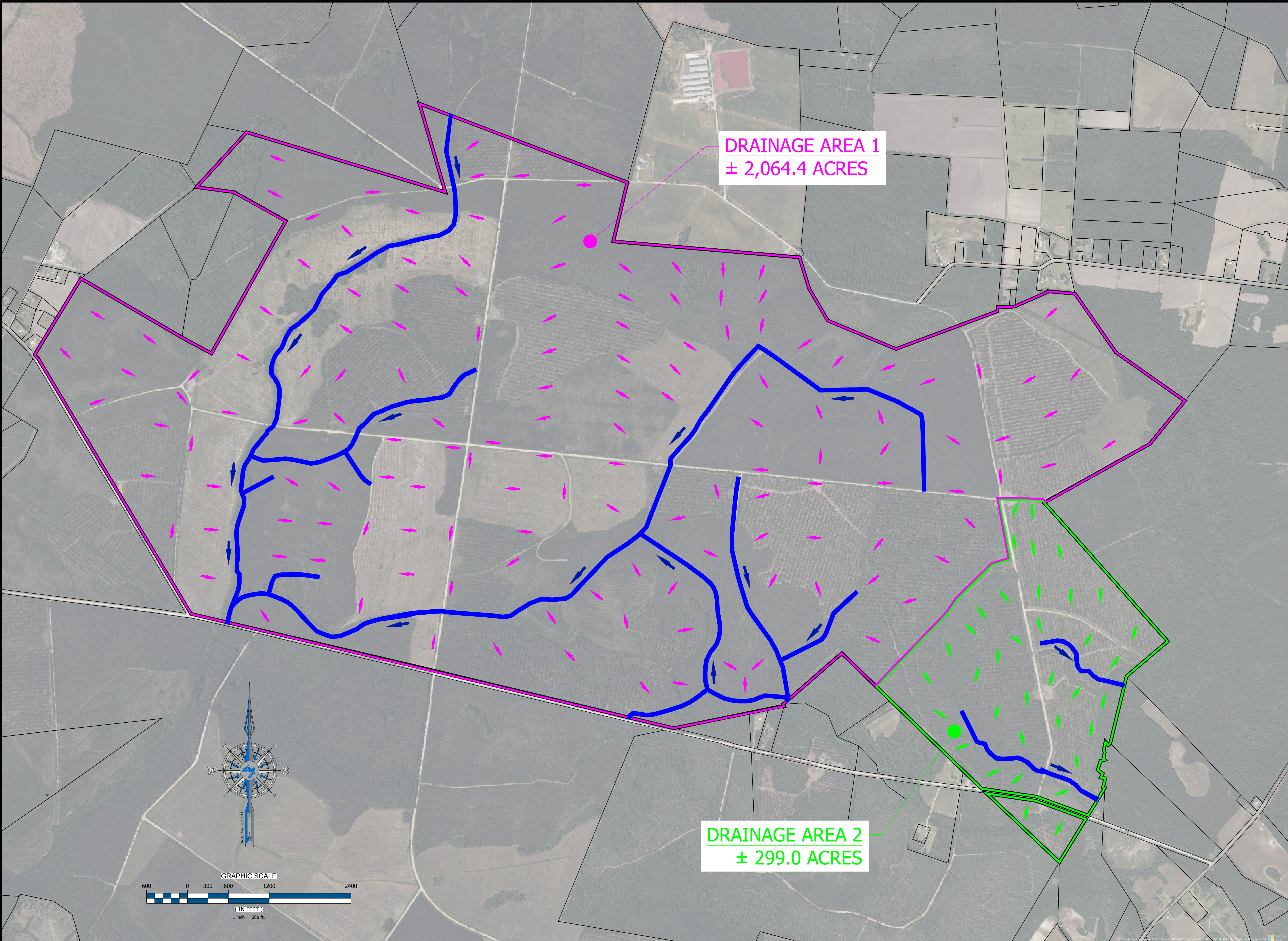


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THE CAROLINAS, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

WETLANDS AND UPLANDS	
PALOMA PHASE 2	
JOB NO:	25138
SCALE:	1"=600'
DESIGNED BY:	WLB
CHECKED BY:	WAG
DATE:	05/22/2025
EXHIBIT NUMBER:	7

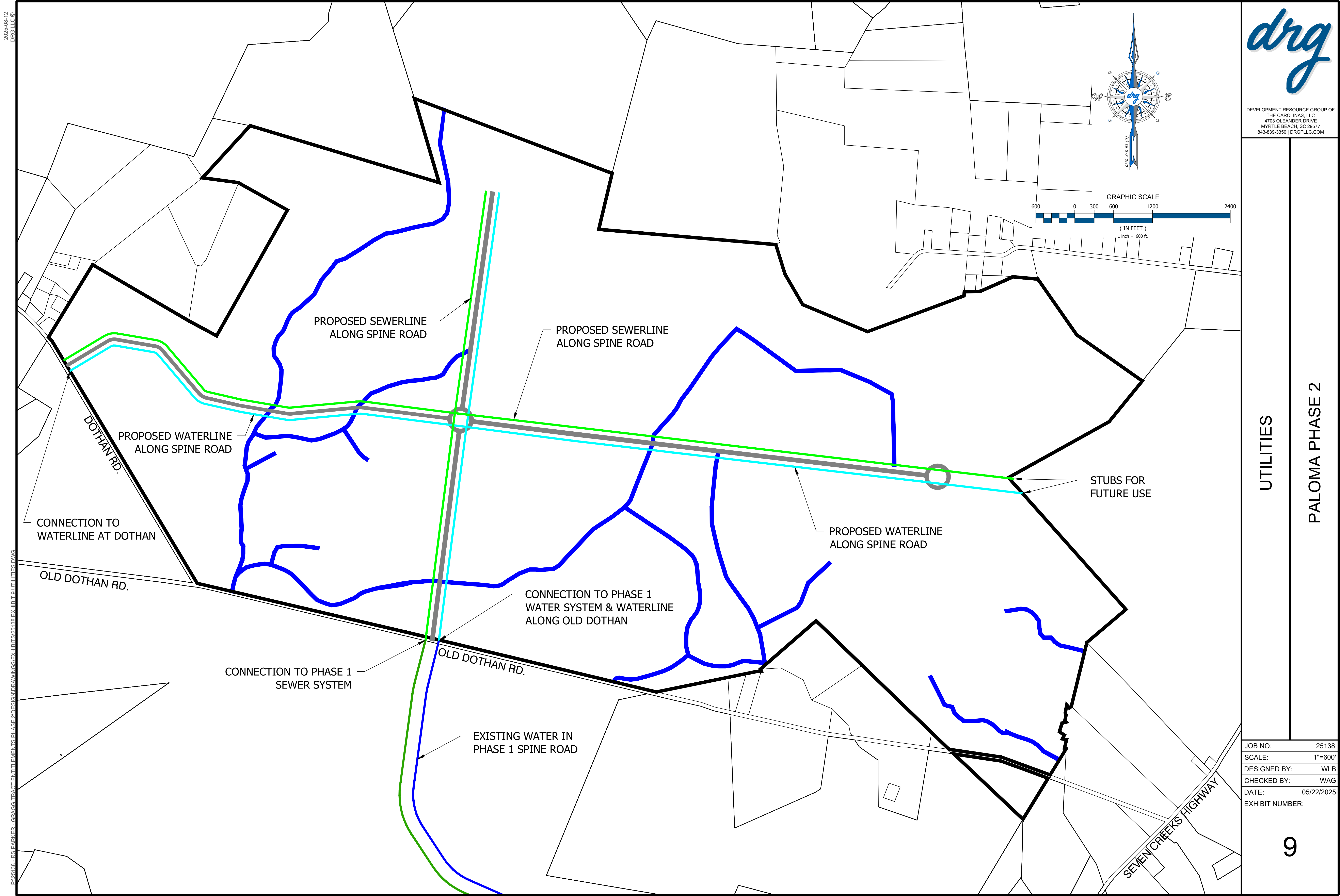
2025-08-12
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P/25138 - RS PARKER - GRAGG TRACT ENTITLEMENTS PHASE 2/DRAWINGSEXHIBITS/25138 EXHIBIT 8 STORMWATER DWG



DRAINAGE AREA 1
± 2,064.4 ACRES

DRAINAGE AREA 2
± 299.0 ACRES



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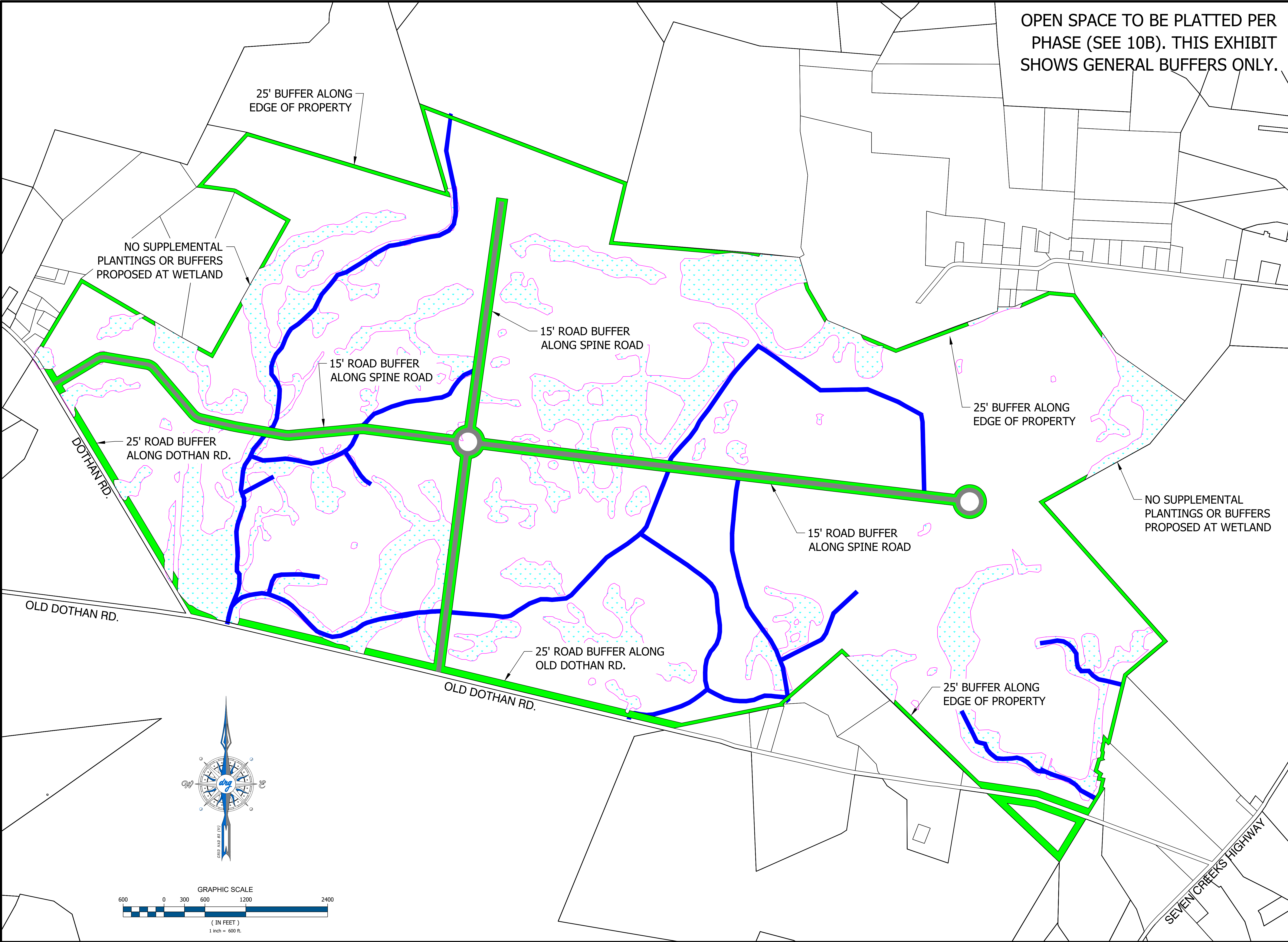
UTILITIES

PALOMA PHASE 2

JOB NO:	25138
SCALE:	1"=600'
DESIGNED BY:	WLB
CHECKED BY:	WAG
DATE:	05/22/2025

EXHIBIT NUMBER:

9



OPEN SPACE TO BE PLATTED PER
PHASE (SEE 10B). THIS EXHIBIT
SHOWS GENERAL BUFFERS ONLY.

drg

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OPEN SPACE PLAN

PALOMA PHASE 2

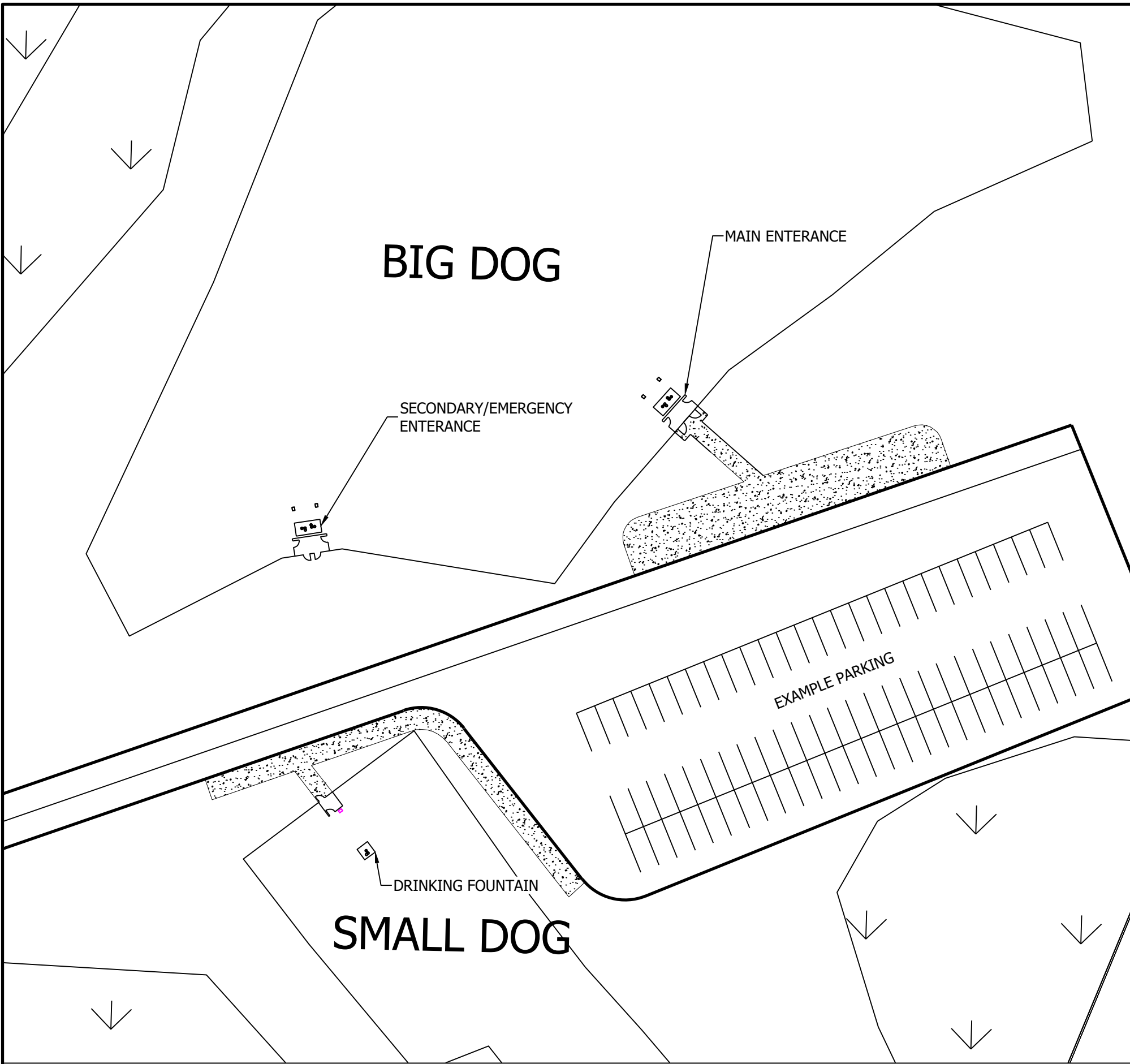
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SCALE:	1"=600'
DESIGNED BY:	WLB
CHECKED BY:	WAG
DATE:	05/22/2025

EXHIBIT NUMBER:

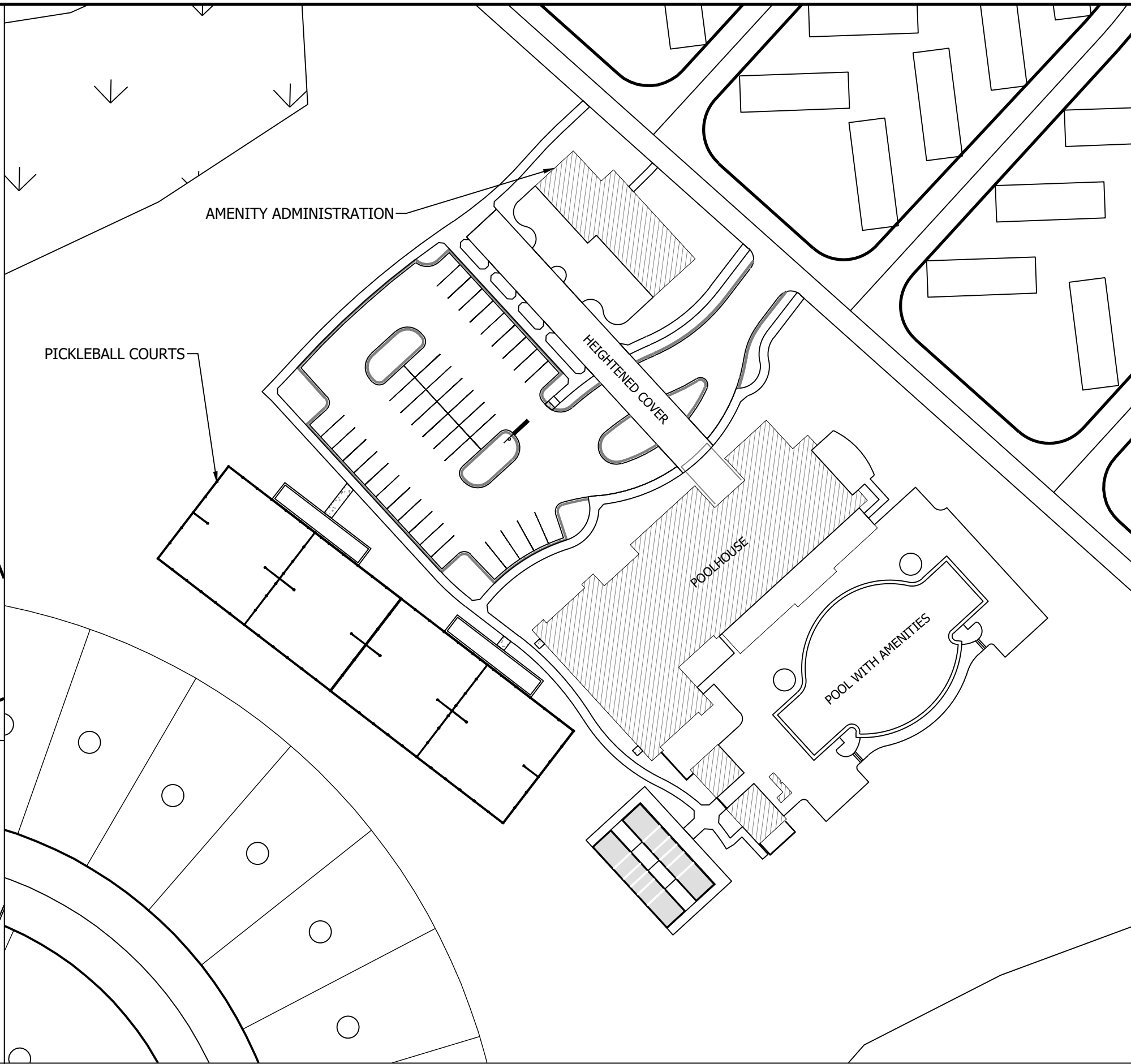
10A

2025-08-12 DRG,LLC ©

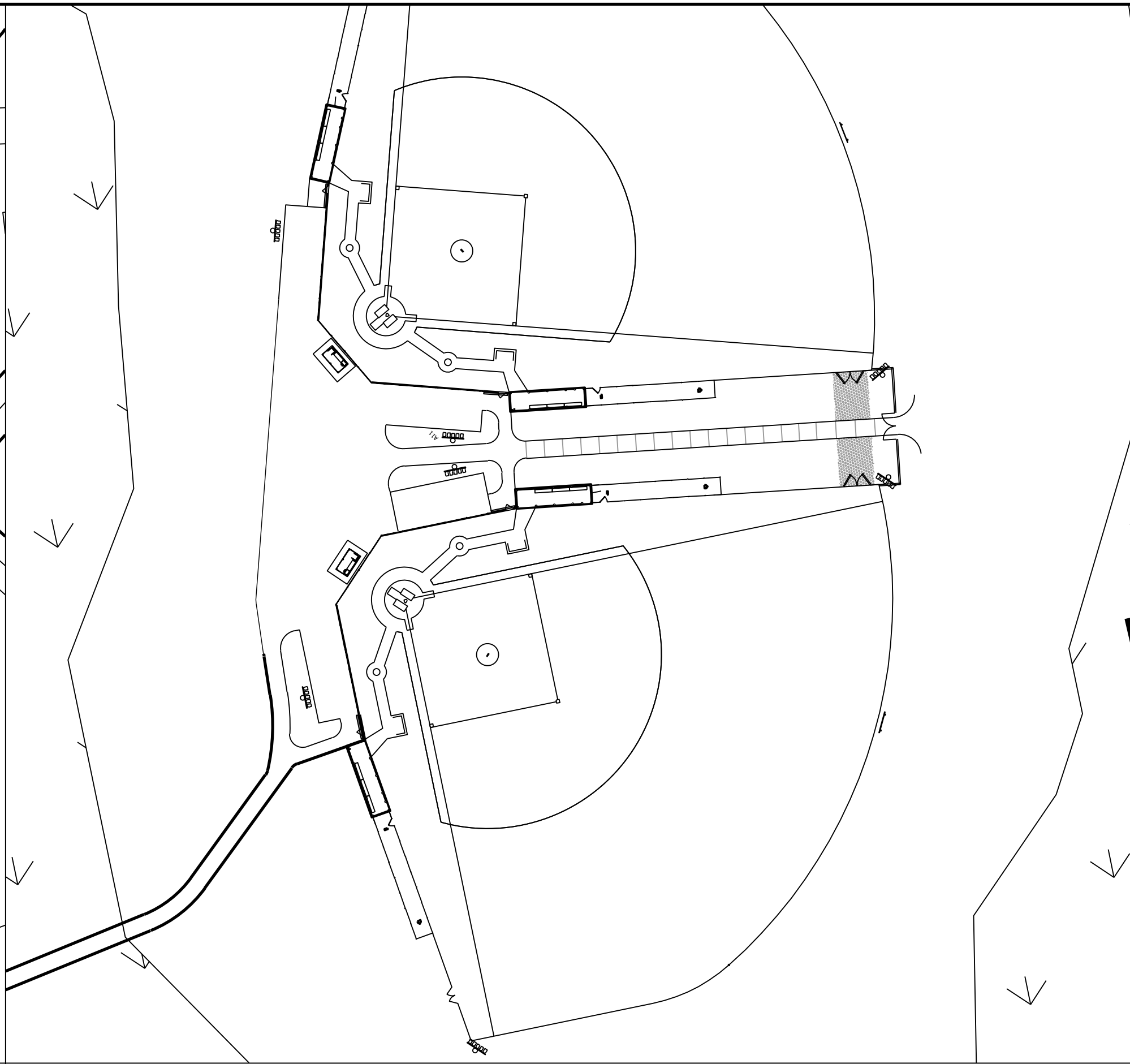
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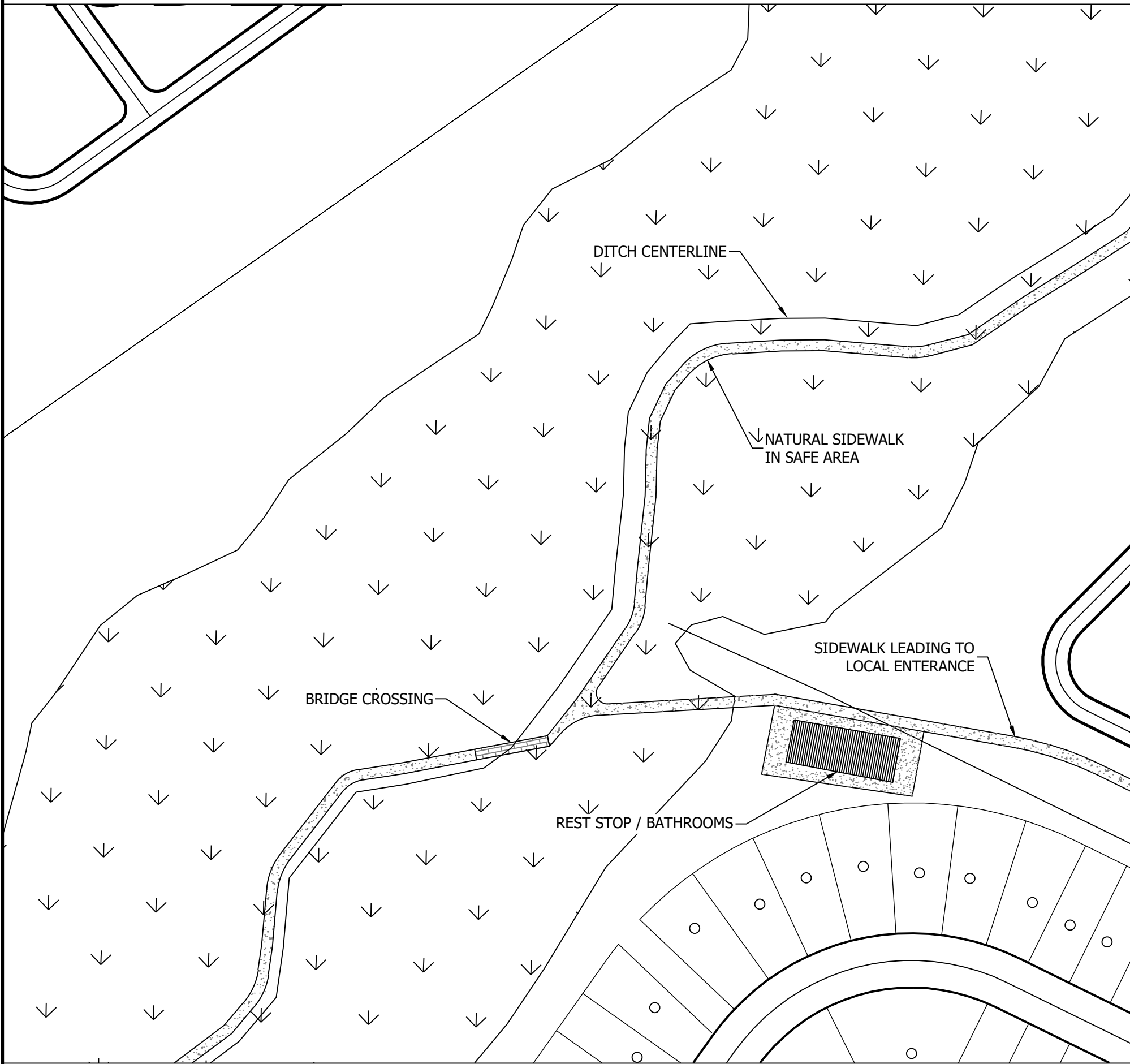
LOCAL DOG PARK



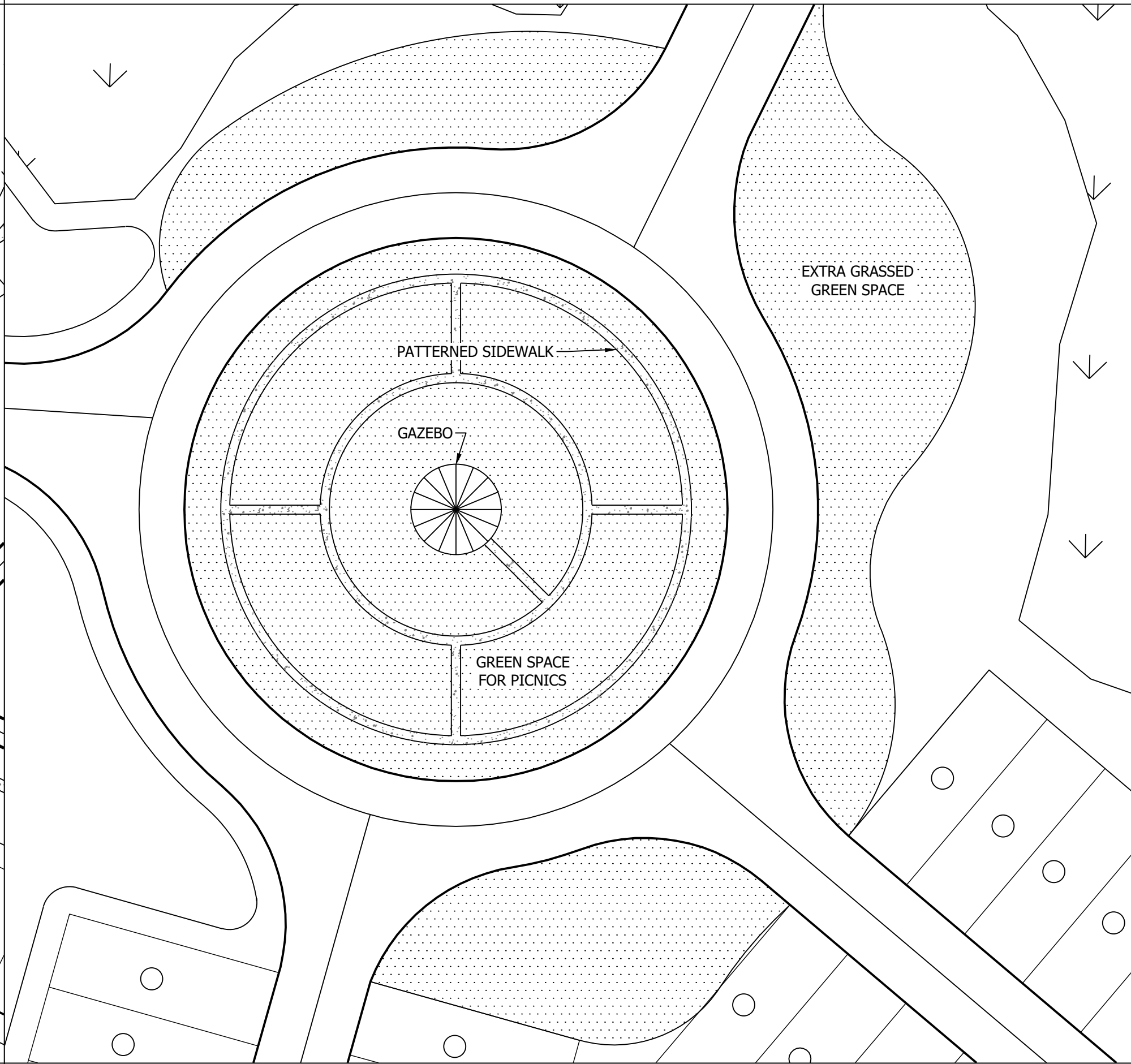
AMENITY AREA FOR SINGLE FAMILY



SPORTS FIELDS



LOCAL NATURE WALK



OPEN GREENS

OPEN SPACE INFORMATION

TOTAL RESIDENTIAL AREA : ±1,991 AC
MAXIMUM TOTAL UNITS (D): ±10,660

RECREATIONAL OPEN SPACE REQUIREMENT EQUATION

$A1 = D * 2.45 * 0.01$

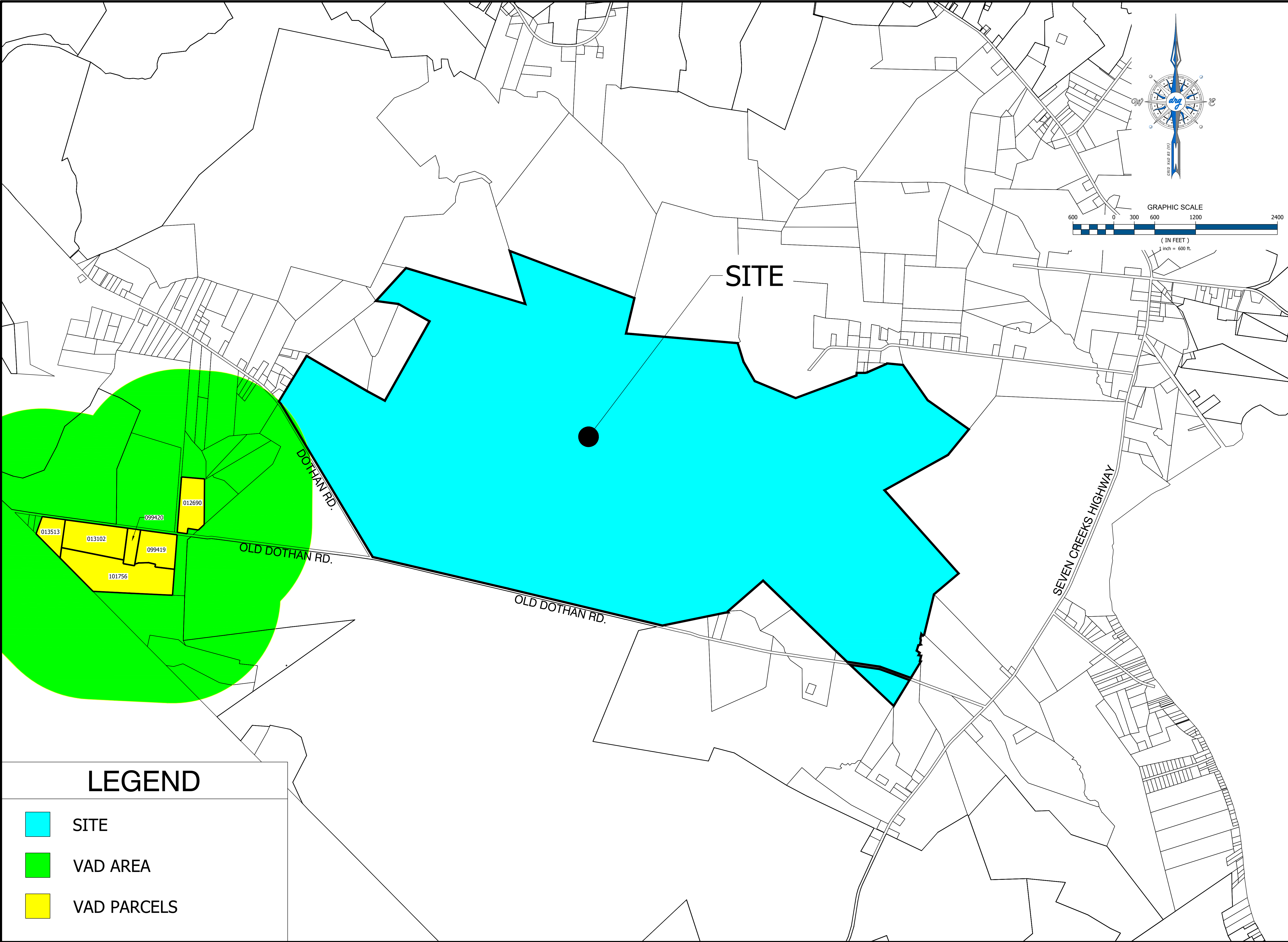
COMMON OPEN SPACE REQUIREMENT CALCULATION

$A2 = D * 2.45 * 0.01 / 2$

TOTAL RECREATIONAL OPEN SPACE REQUIRED: ±260 AC
TOTAL COMMON OPEN OPEN SPACE REQUIRED: ±130 AC

NOTE: OPEN SPACE CONFIGURATION SHOWN HERE IS CONCEPTUAL IN NATURE. FINAL OPEN SPACE CONFIGURATION, QUANTITY, AND TYPE MAY VARY FROM CURRENT DEPICTION.

P:\25138 - RS PARKER - GRAGG TRACT ENTITLEMENTS PHASE 2\DESIGN\DRAWINGS\EXHIBITS\25138 EXHIBIT 11 VOLUNTARY AGRICULTURAL DISTRICT.DWG 2025-08-12 DRG,LLC ©

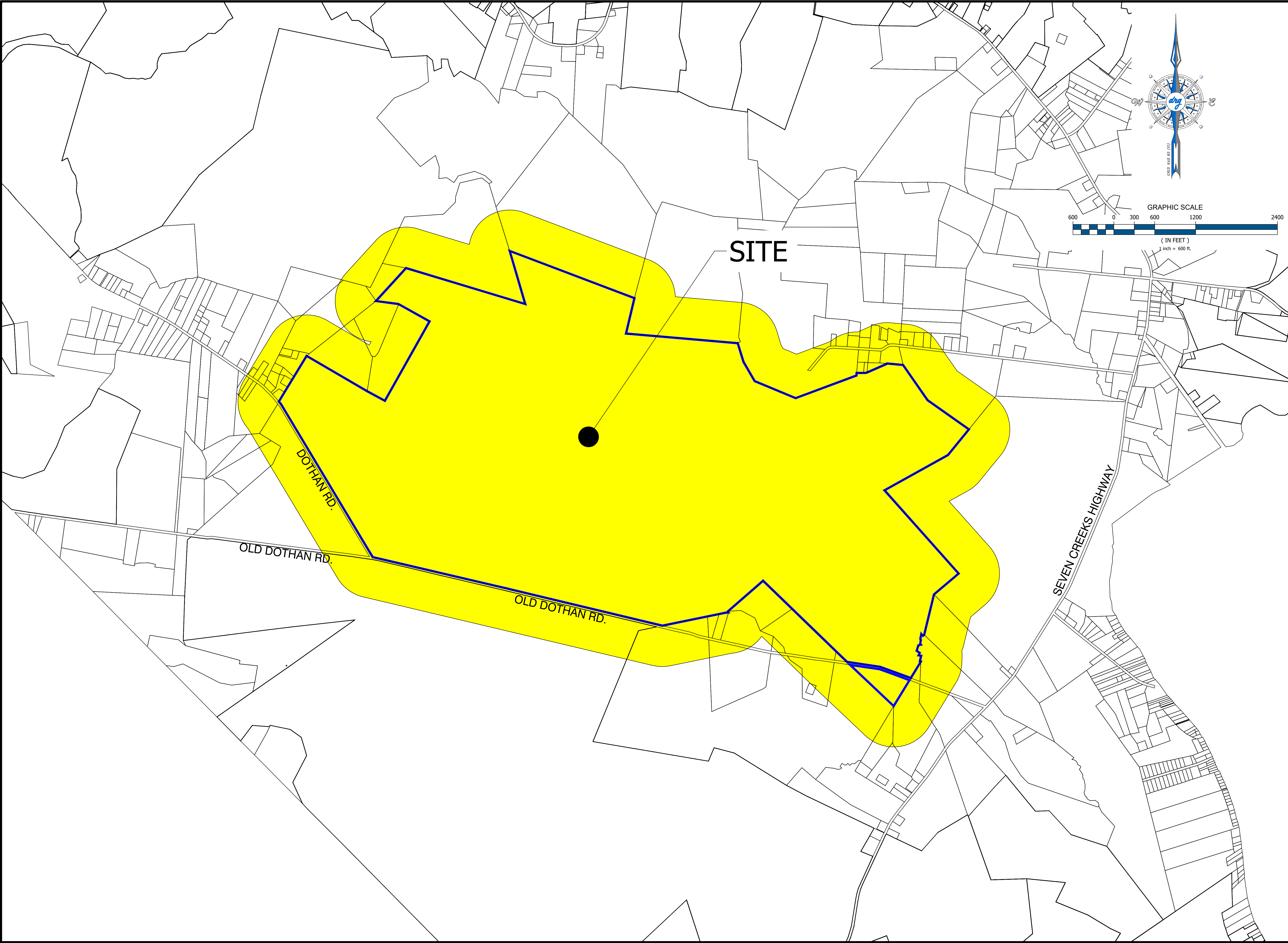




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VOLUNTARY AGRICULTURAL DISTRICT	
PALOMA PHASE 2	
JOB NO:	25138
SCALE:	1"=1000'
DESIGNED BY:	WLB
CHECKED BY:	WAG
DATE:	05/22/2025
EXHIBIT NUMBER:	11

2025-08-12
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P:\25138 - RS PARKER - GRAGG TRACT ENTITLEMENTS PHASE 2\DESIGN\DRAWINGS\EXHIBITS\25138 EXHIBIT 12 1000 FOOT EXHIBIT.DWG





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THOUSAND FOOT EXHIBIT	
PALOMA PHASE 2	
JOB NO:	25138
SCALE:	1"=1000'
DESIGNED BY:	WLB
CHECKED BY:	WAG
DATE:	06/10/2025
EXHIBIT NUMBER:	

12

ACKNOWLEDGEMENT OF DISCLOSURE OF AGRICULTURAL OPERATION
IN CLOSE PROXIMITY TO PROPERTY ADDRESS

Property Address: _____

The undersigned Purchaser(s) acknowledge the following:

- (i) the Property Address is located in close proximity to an agricultural operation which may include, without limitation, a facility for production for commercial purposes of crops, livestock, poultry, pork, livestock products, poultry products or pork products ("Agricultural Operation");
- (ii) the use and enjoyment of the Property Address may be impaired by inconveniences or discomforts arising from the Agricultural Operation, including but not limited to noise, odors and the operation of machinery of any kind at any time;
- (iii) Purchaser(s) acknowledge the Agricultural Operation may be subject to change in nature and purpose;
- (iv) Purchaser(s) have been encouraged to make any investigations of the impact of the Agricultural Operation on the Property Address before signing any contract or agreement to purchase the Property Address and have made any investigations they consider necessary; and
- (v) Purchaser(s) have received a copy of this acknowledgment of disclosure, have carefully examined it before signing, understand this is not a representation or warranty by any owner of the Property Address ("Owner") or Owner's agent, and it is not a substitution for any investigations Purchaser(s) may wish to make.

Purchaser(s)

_____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____