



PLANNING COMMISSION MEETING AGENDA
Tuesday, February 8, 2022 – 5:00 P.M.
Morning Workshop 9:15 A.M.
1018 Second Avenue South - North Myrtle Beach, SC

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNICATIONS
4. APPROVAL OF MEETING MINUTES: January 4
5. OLD BUSINESS
6. NEW BUSINESS
 - A. **ANNEXATION & ZONING DESIGNATION Z-22-1:** City staff received a petition to annex lands on Riverside Drive totaling ±0.49 acres and identified by PIN 311-16-04-0011. The lot is currently unincorporated and zoned Manufactured/Mobile Single-Family Residential (MSF 10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently.
 - B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-2:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Palmetto Coast Industrial Park through changes to the governing documents, including narrative, plans, and elevations.
 - C. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-2 AND REVISIONS TO THE PARKWAY GROUP PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Separate and Independent Amendment to the Master Development Agreement associated with the major amendment to the Parkway Group PDD. The proposal creates an independent agreement for the Palmetto Coast Industrial Park.
 - D. **STREET PLANNING MANUAL UPDATE SPM-22-1:** City staff has revised the Street Planning Manual to require radio-activated switches instead of siren-activated switches at the request of the Fire Marshal.
 - E. **FINAL SUBDIVISION PLAT SUB-22-1:** A major final plat of subdivision creating eight single-family lots, open space, and rights-of-way in the Briarcliffe Commons subdivision.

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.

7. ADJOURNMENT

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A.C. Rucker". The signature is written in a cursive, flowing style.

Aaron C. Rucker, AICP
Principal Planner

Notice to the Public of Rights under Title VI

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

CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
PLANNING COMMISSION MEETING
Tuesday, January 4, 2022
5:00 PM

MINUTES

Harvey Eisner, Chairman
Jessica Bell
Silvio Cutuli, Absent
Tom Edwards
Ruth Anne Ellis
Ed Horton
Callie Jean Wise, Absent

City Staff:
Aaron Rucker, Principal Planner
Suzanne Pritchard, Senior Planner
Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:00 PM.
2. **ROLL CALL:** The City Clerk called the roll.
3. **COMMUNICATIONS:** Ms. Pritchard stated there would be a City Council workshop on Wednesday, January 12, 2022 regarding the proposed rezoning near 17th Avenue South.
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the December 21, 2021 meeting, as presented, was made by Commissioner Horton and seconded by Commissioner Edwards. Chairman Eisner called for the vote. The motion passed 5-0.
5. **OLD BUSINESS:** None
6. **NEW BUSINESS:**
 - A. **REZONING REQUEST Z-21-36:** The Planning & Development Department received an application requesting a rezoning of one (1) lot containing ±8.9 acres and identified by PIN 350-16-02-0001 located off Westport Drive from Highway Commercial (HC) and Mobile/Manufactured Home Residential (R-3) to Mid-Rise multifamily residential (R-2A). Ms. Pritchard stated this was recommended in the Comprehensive Plan and the staff did not have other comments on the rezoning. Chairman Eisner stated this was discussed during the morning workshop and there was a concern with the entrance and exiting of the area, but would look more closely into it when a plan was presented.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Horton motioned to approve the Rezoning Request Z-21-36, as submitted, and was seconded by Commissioner Ellis. The motion to approve passed 5-0.

- B. **ANNEXATION & ZONING DESIGNATION Z-21-37:** City staff received a petition to annex lands on Champions Boulevard totaling ±1.58 acres and identified by PIN 359-09-04-0002. The lot is currently unincorporated and zoned Commercial Forest/Agriculture (CFA) by Horry County. The petition also reflected the requested City of North Myrtle Beach zoning district of General Commercial (GC) and was heard concurrently. Ms. Pritchard stated this was initiated by staff and would be the future home of a fire station and the Emergency Operations Center. The changing conditions of the area was an important rationale for the General Commercial zoning designation. Chairman Eisner stated this was discussed in the morning workshop along with the possibilities of the new fire station.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Ellis motioned to approve the Annexation & Zoning Designation Z-21-37, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 5-0.

7. ADJOURNMENT:

Chairman Eisner called for a motion to adjourn the meeting. Commissioner Horton motioned to adjourn the meeting and was seconded by Commissioner Ellis. The meeting adjourned at 5:06 PM.

Respectfully submitted,

Allison K. Galbreath
City Clerk

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

6A. ANNEXATION & ZONING DESIGNATION Z-22-1: City staff received a petition to annex lands on Riverside Drive totaling ±0.49 acres and identified by PIN 311-16-04-0011. The lot is currently unincorporated and zoned Manufactured/Mobile Single-Family Residential (MSF 10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently.

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 MSF 10 Residential (MSF 10) under Horry County jurisdiction. Located on Riverside Drive, the parcel has a single-family dwelling located on it. Surrounding parcels within City limits are zoned R-1 and Planned Development District (PDD); adjacent unincorporated county parcels are zoned MSF 10.

Proposed R-1 Zoning:

| | | Single-family Dwelling | Churches | Other Permitted Uses |
|----------------------------------|-------|---|----------|----------------------|
| Minimum Site Area | | 10,000 SF | 1 Acres | 10,000 SF |
| Minimum Lot Width | | 80 feet | NA | NA |
| Minimum Yards: | Front | 25 feet | 25 feet | 25 feet |
| | Side | 10 feet ¹ | 25 feet | 10 feet |
| | Rear | 20 feet | 25 feet | 25 feet |
| Maximum Impervious Surface Ratio | | 40% | 60% | 40% |
| Maximum Height of Structures | | 35 feet (15 feet for Accessory Buildings) | 45 feet | 45 feet |

Notes: ¹ A five-foot side yard setback shall be required for substandard lots of record.

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 Suburban as a land use class for the subject area. The principal permitted uses noted in the compliance index include primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots. The recommended primary zoning district is R-1; R-1A and R-1B are the secondary zoning district alternatives.

The proposed zoning designation, R-1 (Single-Family Residential Low-Density), is a 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 Suburban future land use classification as follows: The purpose of this classification is to define, protect, and provide low density, single-family detached housing areas where designated, and to prohibit any development that would compromise existing residential characteristics. In addition, these areas are intended to provide for in-fill and expansion of existing neighborhoods and subdivisions. Standards and densities for these areas are designated to reflect existing conditions. This area is also intended to allow incorporation of property west of the waterway at densities typical of inland development. Primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots, excluding large mobile home parks, are compatible uses here. This category allows up to five dwelling units per acre (du/acre).

The proposed R-1 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-1 zoning district is, "To preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any uses which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential infilling and expansion of existing neighborhoods and subdivisions. Development land uses permitted in each are designed to reflect existing conditions and enhance the prospects of 'lie development.'"

The uses permitted in the R-1 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 as a result of such change, and the consequence of such change:

Current public rights-of-way serve this area via the existing, county-maintained Riverside Drive.

- 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:

Water and sewer are available to the parcel.

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 City Council at their next meeting scheduled for February 22, 2022. Should the Planning Commission desire to forward a positive recommendation to 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-22-1] as submitted.

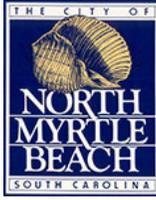
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-22-1] as submitted.

OR

- 3) I move (an alternate motion).

| | |
|--------------------------|-----------------|
| FILE NUMBER: | Z-22-1 |
| Complete Submittal Date: | January 4, 2022 |



| | |
|----------------------|-------------------|
| Notice Published: | January 20, 2022 |
| Planning Commission: | February 8, 2022 |
| First Reading: | February 21, 2022 |
| Second Reading: | March 7, 2022 |

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

GENERAL INFORMATION

| | |
|--|---|
| Date of Request: January 3, 2022 | Property PIN(S): 311-16-04-0011 |
| Property Owner(s): Steven and Ruth Campbell | Type of Zoning Map Amendment: Petition for Annexation and Zoning |
| Address or Location: 4747 Riverside Dr | Project Contact: Steven and Ruth Campbell |
| Contact Phone Number: 717-951-2866 | Contact Email Address: Camp.bell@comcast.net |
| Current County Zoning: MSF 10 | Proposed Zoning: R-1 |
| Total Area of Property: 0.49 Acres | Approximate Population of Area to be Annexed: |

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: Steven and Ruth Campbell

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.

3116040011

Prepared By and Return to:
Murray Law Offices, PA
3775 Sea Mountain Hwy
Little River, SC 29566
Phone: (843)399-9000
File No.: 21-LR 1824MAL

(Please do not write above this line – Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Christeen Ann Hopkins**, Grantor(s), in the State aforesaid, for and in consideration of the sum of **Ninety-Five Thousand And No/100 Dollars (\$95,000.00)**, hereunto me paid by **Ruth E. Campbell and Steven A. Campbell**, Grantee(s), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the said **Ruth E. Campbell and Steven A. Campbell, as joint tenants with right of survivorship and not as tenants in common**, their 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, all that certain piece, parcel or lot of land, situate in Little River Township, Horry County, South Carolina, being shown and designated as **Lot Eight A (8A) in Riverside Campground** on a map prepared by Harry F. Bruton & Associates. A copy of said map is recorded in Plat Book 214 at Page 174 in the Office of the Register of Deeds for Horry County, South Carolina, reference to said map is craved as forming a part of this description.

THIS BEING the identical property conveyed to Christeen Ann Hopkins from Federal National Mortgage Association Organized and Existing Under the Laws of the United States of America a/k/a Fannie Mae by Deed dated December 26, 2013 and recorded on December 30, 2013 in Deed Book 3707, Page 294, Office of the Register of Deeds of Horry County, South Carolina.

TMS: 131-17-01-001 and PIN# 311-16-04-0011

Property Address: 4747 Riverside Drive, North Myrtle Beach, SC 29582

Grantee(s) Address: 763 Deaver Road, Quarryville, PA 17566

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the property.

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 and **Ruth E. Campbell and Steven A. Campbell, as joint tenants with right of survivorship and not as tenants in common**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind herself and her heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **Ruth E. Campbell and Steven A. Campbell, as joint tenants with right of survivorship and not as tenants in common**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against the Grantors and the Grantor's heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

(Signature Page to Follow)

IN WITNESS WHEREOF our Hands and Seals this 4th day of November, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
1st Witness

Christeen Ann Hopkins
Christeen Ann Hopkins

[Signature]
2nd Witness

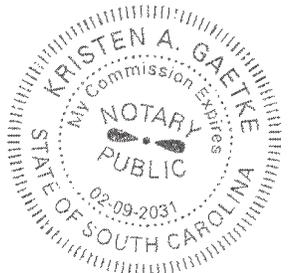
STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw the within Grantor sign, seal, and as his/her/their act and deed, deliver the within Warranty Deed; 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.

SWORN to before me this
this 4th day of November, 2021

[Signature]
1st Witness

Notary Public for South Carolina
Notary Public Printed Name: Kristen A Gaetke
My Commission Expires: 01/09/2031



AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PERSONALLY, appeared before me the undersigned, who being duly sworn, deposes and states:

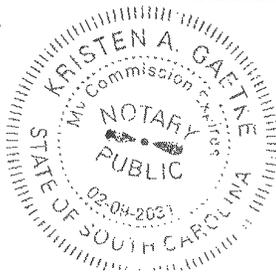
1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 4747 Riverside Drive, North Myrtle Beach, SC 29582 bearing Horry County Tax Map Number 131-17-01-001 and PIN# 311-16-04-0011, and was transferred by Christeen Ann Hopkins to Ruth E. Campbell and Steven A. Campbell on November 4, 2021.
3. Check one 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. exempt from the deed recording fee because (see information section of affidavit): _____
(If exempt, please skip items 4-7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - a. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$95,000.00.
 - 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 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: | \$ | 95,000.00 |
| b. Place the amount listed in item 5 above here: (If no amount is listed, place zero here.) | \$ | 0.00 |
| c. Subtract Line 6(b) from Line 6(a) and place result here: | \$ | 95,000.00 |
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$351.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Sellers
9. I understand that a 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 no more than one year, or both.

SWORN to before me this 4th of November, 2021.

[Signature]
Notary Public for State of South Carolina
My Commission Expires 02/09/2023.
(Seal)

Christeen Ann Hopkins
Christeen Ann Hopkins



**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: Murray Law Offices Little River

ADDRESS:

3775 SEA MOUNTAIN HWY
LITTLE RIVER, SC 29566-7861

TELEPHONE: (843) 399-9000

FAX: (843) 399-9000

E-MAIL ADDRESS: sherrispeer@murraylaw.info

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 95000.00

BRIEF PROPERTY DESCRIPTION: Lot Eight A (8A) in Riverside Campground

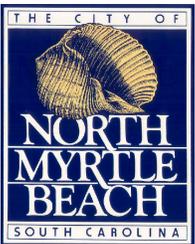
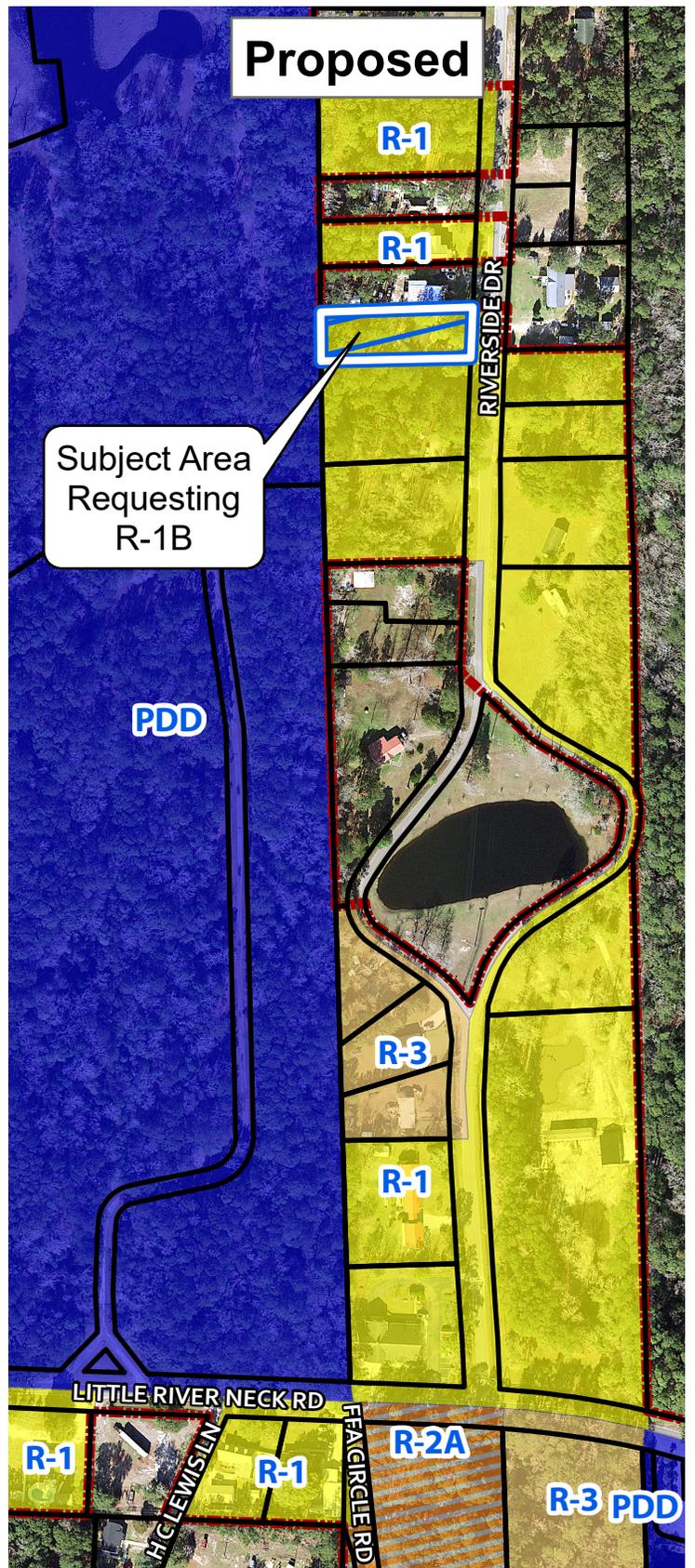
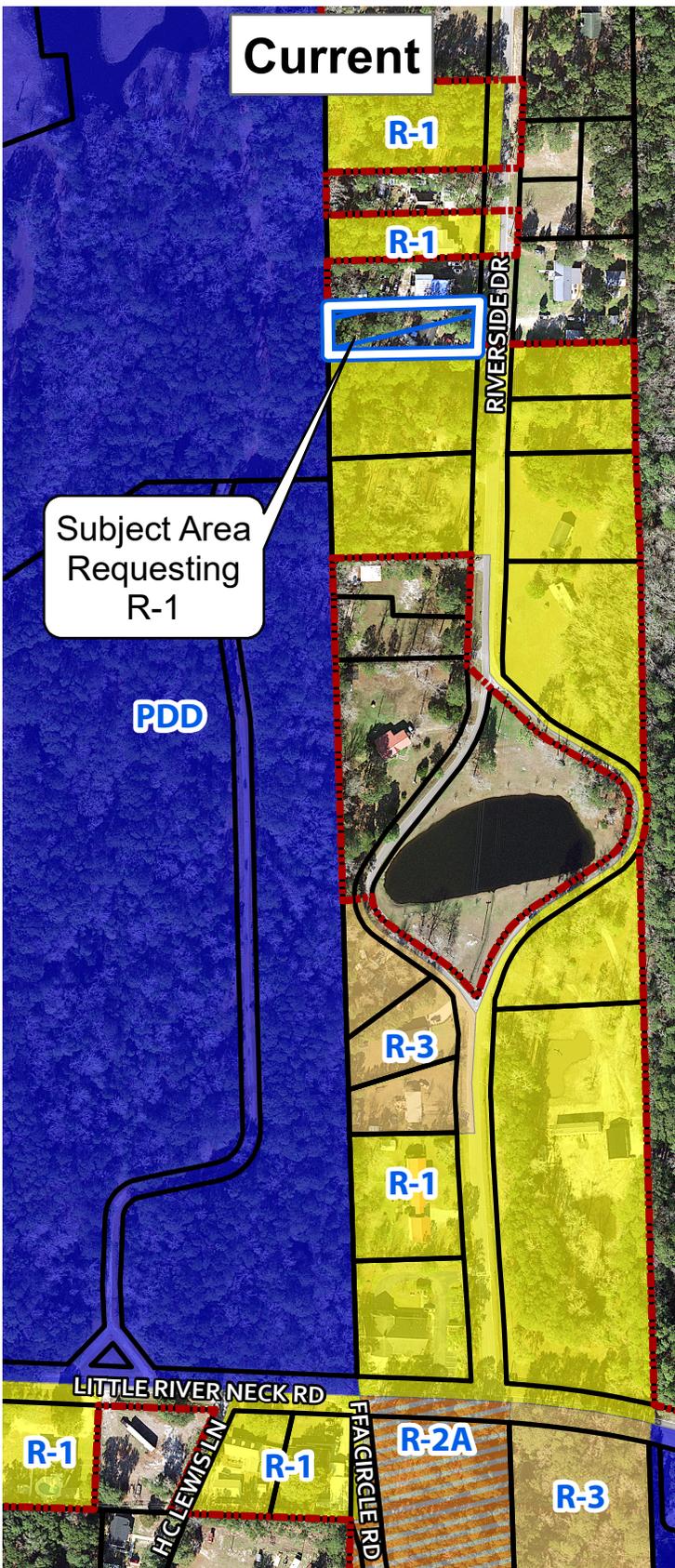
TAX MAP NUMBER (TMS #) 131-17-01-001;PIN# 311-16-04-0011 / PIN NUMBER: ,

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

| | <u>LAST NAME</u> | <u>FIRST NAME</u> | <u>MIDDLE NAME</u> |
|----|------------------|-------------------|--------------------|
| 1. | <u>HOPKINS</u> | <u>CHRISTEEN</u> | <u>ANN</u> |

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

| | <u>LAST NAME</u> | <u>FIRST NAME</u> | <u>MIDDLE NAME</u> |
|----|------------------|-------------------|--------------------|
| 1. | <u>CAMPBELL</u> | <u>RUTH</u> | <u>E.</u> |
| 2. | <u>CAMPBELL</u> | <u>STEVEN</u> | <u>A.</u> |



Legend

-  Subject_Area
-  North Myrtle City Limits
- ZONING**
-  R-1
-  R-3
-  PDD
-  R-2A



Exhibit A: Zoning Map (Z-22-1)



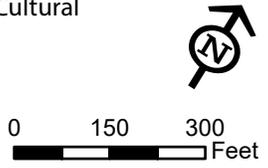
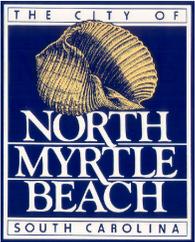
Date: 1/26/2022
 Author: Dawn E. Snider



Subject Area Requesting R-1

Legend

-  Subject Area
-  North Myrtle City Limits
-  Common Open Space
-  Public, Social, Cultural
-  Golf Course
-  Single-Family
-  Mobile Home
-  Vacant



Existing Land Use Map (Z-22-1)

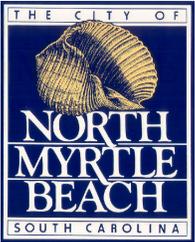


Subject Area Requesting R-1

Legend

- Subject_Area
- North Myrtle City Limits
- CC - Conservation Community
- RPC - Resource, Protection, Conservation
- SP - Service / Production
- RS - Residential Suburban

Recommended Future Land Use Categories



Future Land Use Map (Z-21-35)

6B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-2: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Palmetto Coast Industrial Park through changes to the governing documents, including narrative, plans, and elevations.

History and Background

Near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway, the Parkway Group PDD was originally entitled in 2008. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. The section to the northwest of Highway 31 was largely undetailed at the master plan level but governed by the approved PDD narrative and pattern book. To date, little progress has been made on actual construction of the PDD, but portions of the Grande Dunes North and the Waterside subdivision infrastructure are underway.

Proposed Changes

The applicant, Mark Stoughton of DRG, agent for the developer, has requested an amendment to the Parkway Group PDD revising a portion of the Henry Road West section into the Palmetto Coast Industrial Park. The originally entitled PDD showed this entire 131.46-acre area of the PDD as “Mixed-Use 3” and allowed 316,070 square feet of commercial and industrial uses with an additional 300 dwelling units. There was no definition to the form or configuration of these elements at the plan level.

The current PDD proposal contains three industrial warehouse buildings totaling 514,500 square feet with 564 standard/accessible parking spaces and 60 tractor trailer parking spaces. Two driveways allow access to the site from Water Tower Road. Stormwater ponds and wetlands constitute the rear of the property, away from Water Tower Road. Architecturally, the proposed elevations conform to the standards of the initial PDD pattern book approved in January of 2010. A much-anticipated extension of the East Coast Greenway fronts the property along its interface with Water Tower Road.

Staff Review

Planning & Development, Planning Division

The Planning Department is reviewing the proposed amendment and will provide comments at the workshop.

Planning & Development, Zoning Division

The Zoning Administrator is reviewing the proposed amendment and will provide comments at the workshop.

Public Works

The Director of Public Works is reviewing the proposed amendment and will provide comments at the workshop.

Public Safety

The Fire Marshal is reviewing the proposed amendment and will provide comments at the workshop.

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 22, 2022.

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 major planned development district amendment to the Parkway Group PDD creating the Palmetto Coast Industrial Park [Z-22-2] as submitted.

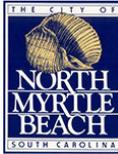
OR

- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Parkway Group PDD creating the Palmetto Coast Industrial Park [Z-22-2] as submitted.

OR

- 3) I move (an alternate motion).

| | |
|----------------------------------|------------------------------|
| PDD Zoning Finance Account Code: | 3.22 |
| FEE PAID: | \$500.00 on February 2, 2022 |
| FILE NUMBER: | Z-22-2 |
| Complete Submittal Date: | February 2, 2022 |



| | |
|----------------------|-------------------|
| Notice Published: | January 20, 2022 |
| Planning Commission: | February 8, 2022 |
| First Reading: | February 21, 2022 |
| Second Reading: | March 7, 2022 |

City of North Myrtle Beach, SC

Application for a Major Amendment to a Planned Development District (PDD)

GENERAL INFORMATION

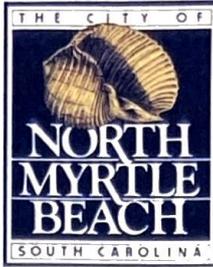
| | |
|---|--|
| Date of Request: January 13, 2022 | Property PIN(S): 38900000002 |
| Property Owner(s): HENRY ROAD WEST LLC | Type of Zoning Map Amendment: Major PDD Amendment |
| Address or Location: Southside Water Tower Road near intersection with Telephone Road | Project Contact: MARK STOUGHTON |
| Contact Phone Number: 919-637-9621 | Contact Email Address: cnorvell@edgewater-ventures.com |
| PDD Name: Parkway Group PUD | Total Area of Property: 69.3 Acres |
| Proposed Amendment: Our client is requesting a major amendment to the exisint Parkway Group PUD to allow for a section of PIN 389-00-00-0002 to allow for an industrial/warehouse-type use. | |

RECORDED COVENANT INFORMATION

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).

Applicant's E-signature: MARK STOUGHTON

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



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 01/11/22

Nature of Approval Requested: PDD Amendment

Property PIN(s): 389-00-00-0002

Property Address/Location: Southside of Water Tower Rd. near intersection with Telephone Rd.

I, Michael H. Massardo, hereby authorize Development Resource Group, LLC

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

Signature

Manager

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Signature

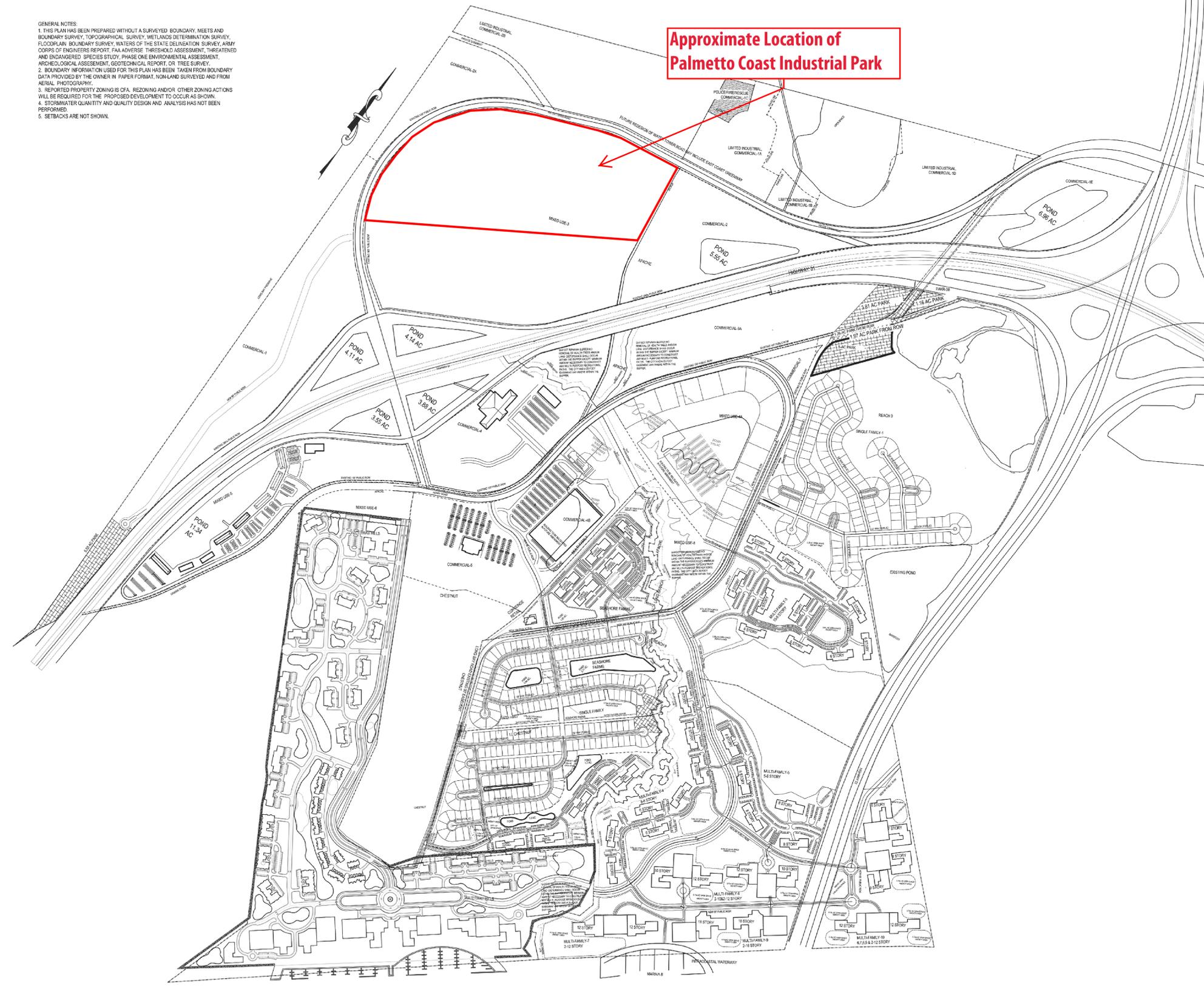
Title

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.

Initial PDD Master Plan

- GENERAL NOTES:
1. THIS PLAN HAS BEEN PREPARED WITHOUT A SURVEYED BOUNDARY, MEETS AND BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, WETLANDS DETERMINATION SURVEY, FLOODPLAIN BOUNDARY SURVEY, WATERS OF THE STATE DELINEATION SURVEY, ARMY CORPS OF ENGINEERS REPORT, FAA ADVERSE THRESHOLD ASSESSMENT, THREATENED AND ENDANGERED SPECIES STUDY, PHASE ONE ENVIRONMENTAL ASSESSMENT, ARCHEOLOGICAL ASSESSMENT, GEOTECHNICAL REPORT, OR TREE SURVEY.
 2. BOUNDARY INFORMATION USED FOR THIS PLAN HAS BEEN TAKEN FROM BOUNDARY DATA PROVIDED BY THE OWNER IN PAPER FORMAT, NON-LAND SURVEYED AND FROM AERIAL PHOTOGRAPHY.
 3. REPORTED PROPERTY ZONING IS OFA. REZONING AND/OR OTHER ZONING ACTIONS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT TO OCCUR AS SHOWN.
 4. STORMWATER QUANTITY AND QUALITY DESIGN AND ANALYSIS HAS NOT BEEN PERFORMED.
 5. SETBACKS ARE NOT SHOWN.

Approximate Location of Palmetto Coast Industrial Park



| L.L. CHESTNUT PROPOSED GROSS DENSITIES | | | | |
|--|------------------------------|-------------------------|---|-------------------------|
| PROPOSED USE | APPROXIMATE GROSS AREAS (AC) | PROPOSED DWELLING UNITS | ESTIMATE GROSS DENSITY (DWELLING UNITS) | ESTIMATE PARKING SPACES |
| SINGLE FAMILY | ± 37.61 | | | |
| PUBLIC ROAD | ± 1.17 | | | |
| CREEK BUFFER | ± .67 | 134 DU | 3.6 DU/AC | 268 |
| MULTI-FAMILY | ± 19.37 | | | |
| PUBLIC ROAD | ± 0.04 | 240 DU | 10 DU/AC | 480 |
| CREEK BUFFER | ± 3.23 | | | |
| PARK | ± 0.6 | N/A | N/A | N/A |
| TOTAL | ± 62.83 | 374 DU | 6.3 DU/AC | 748 |

PARKING SPACES BASED ON 2 SPACES PER UNIT

| SEASIDE FARMS PROPOSED GROSS DENSITIES | | | | |
|--|------------------------------|-------------------------|---|-------------------------|
| PROPOSED USE | APPROXIMATE GROSS AREAS (AC) | PROPOSED DWELLING UNITS | ESTIMATE GROSS DENSITY (DWELLING UNITS) | ESTIMATE PARKING SPACES |
| SINGLE FAMILY | ± 59.65 | 118 DU | 3.0 DU/AC | 236 |
| MULTI-FAMILY | ± 22.27 | 384 DU | 17.2 DU/AC | 768 |
| CONVENIENCE RETAIL/4,000 SQ FT | ± 1.96 | N/A | N/A | 47 |
| RIGHT-OF-WAY | ± 6.05 | N/A | N/A | N/A |
| CREEK BUFFER | ± 3.00 | N/A | N/A | N/A |
| PARK | ± 0.90 | N/A | N/A | N/A |
| TOTAL | ± 74.89 | 502 DU | 6.7 DU/AC | 1051 |

PARKING SPACES BASED ON 2 SPACES PER DWELLING UNIT
PARKING SPACES BASED ON 1 SPACES PER 300SF RETAIL

| REACH 9 PROPOSED GROSS DENSITIES | | | | |
|--------------------------------------|------------------------------|-------------------------|---|-------------------------|
| PROPOSED USE | APPROXIMATE GROSS AREAS (AC) | PROPOSED DWELLING UNITS | ESTIMATE GROSS DENSITY (DWELLING UNITS) | ESTIMATE PARKING SPACES |
| SINGLE FAMILY-1 | ± 137.55 | 150 DU | 1.1 DU/AC | 300 |
| MULTI-FAMILY-2 - 6 FLOORS 10 BLDG | ± 67.18 | 700 DU | 10.4 DU/AC | 1,400 |
| MULTI-FAMILY-4 - 6 FLOORS 8 BLDG | ± 31.40 | 560 DU | 17.8 DU/AC | 1,120 |
| MULTI-FAMILY-5 - 8 FLOORS 5 BLDG | ± 37.46 | 490 DU | 13.1 DU/AC | 980 |
| MULTI-FAMILY-6 - 2800 SQ FT BLDG | ± 22.63 | 360 DU | 15.9 DU/AC | 720 |
| MULTI-FAMILY-7 - 8 - 12 FLOORS | ± 14.45 | 484 DU | 33.5 DU/AC | 968 |
| MARINA-8 | ± 2.30 | N/A | N/A | 60 |
| MULTI-FAMILY-9 - 2810 FLOORS | ± 13.75 | 680 DU | 49.3 DU/AC | 1,360 |
| MULTI-FAMILY-6 BLDG 6.7, 8, 9, 12 ST | ± 33.45 | 1,026 DU | 31.6 DU/AC | 8,116 |
| PUBLIC ROADS | ± 17.17 | N/A | N/A | N/A |
| CREEK BUFFER | ± 6.91 | N/A | N/A | N/A |
| PARK | ± 3.0 | N/A | N/A | N/A |
| TOTAL | ± 388.05 | 5,000 DU | 12.9 DU/AC | 10,060 |

PARKING SPACES BASED ON 2 SPACES PER DWELLING UNIT
PLUS APPROX. 1.36 ACRES OF PARK FROM ABANDONED ROW OF LONG BAY ROAD

| HENRY ROAD WEST PROPOSED GROSS DENSITIES | | | | |
|--|------------------------------|------------------------------------|------------------|-------------------------|
| PROPOSED USE | APPROXIMATE GROSS AREAS (AC) | PROPOSED GROSS FLOOR SPACE (SQ FT) | FLOOR AREA RATIO | ESTIMATE PARKING SPACES |
| PARK | ± 5.5 | 970,571 SF | 0.39 FAR | 3,235 |
| COMMERCIAL-1A | ± 17.64 | 251,571 SF | 0.34 FAR | 859 |
| LIMITED INDUSTRIAL, COMMERCIAL-1B | ± 43.89 | 648,571 SF | 0.34 FAR | 2,162 |
| MIXED USE-2 | ± 131.45 | 316,070 SF | 0.06 FAR | 1,054 |
| COMMERCIAL-4 | ± 39.94 | 141,300 SF | 2.3 DU/AC | 320 |
| MIXED USE-5 | ± 42.51 | 35,047 SF | 0.06 FAR | 341 |
| TOTAL | ± 330.51 | 2,385,063 SF | 0.16 FAR | 7,951 |

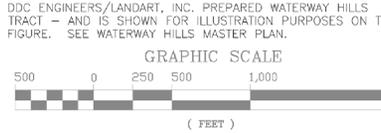
PARKING SPACES BASED ON 1 SPACES PER DWELLING UNIT
PLUS APPROX. 1.36 ACRES OF PARK FROM ABANDONED ROW OF LONG BAY ROAD

| APACHE PROPOSED GROSS DENSITIES | | | | |
|-----------------------------------|------------------------------|------------------------------------|------------------|-------------------------|
| PROPOSED USE | APPROXIMATE GROSS AREAS (AC) | PROPOSED GROSS FLOOR SPACE (SQ FT) | FLOOR AREA RATIO | ESTIMATE PARKING SPACES |
| PARK | ± 5.0 | | | |
| LIMITED INDUSTRIAL, COMMERCIAL-1A | ± 15.78 | 219,714 SF | 0.32 FAR | 732 |
| LIMITED INDUSTRIAL, COMMERCIAL-1B | ± 3.44 | 47,857 SF | 0.32 FAR | 160 |
| POLICE/FIRE/RESCUE | ± 3.42 | 47,857 SF | 0.32 FAR | 160 |
| LIMITED INDUSTRIAL, COMMERCIAL-1C | ± 28.09 | 63,651 SF | 0.05 FAR | 212 |
| COMMERCIAL-1E | ± 33.86 | 76,698 SF | 0.05 FAR | 256 |
| COMMERCIAL-2 | ± 36.17 | 81,977 SF | 0.05 FAR | 279 |
| COMMERCIAL-3A | ± 35.86 | 89,977 SF | 0.05 FAR | 300 |
| PARK-3B | | | | |
| MIXED USE-4A | ± 46.9 | 106,256 SF | 0.05 FAR | 354 |
| COMMERCIAL-4B | ± 32.22 | 270,000 SF | 0.19 FAR | 900 |
| COMMERCIAL-5 | ± 24.99 | 56,674 SF | 0.05 FAR | 189 |
| MIXED USE-6 | ± 7.61 | 17,233 SF | 0.05 FAR | 57 |
| COMMERCIAL-7 | ± 2.68 | 6,047 SF | 0.05 FAR | 20 |
| MIXED USE-8 | ± 13.41 | 118,909 SF | 0.05 FAR | 396 |
| OPEN SPACE | ± 28.55 | 930,000 SF | 0.2 FAR | 0 |
| TOTAL | ± 310.01 | 2,036,850 SF | 0.15 FAR | 4,009 |

PARKING SPACES BASED ON 1 SPACES PER 300SF RETAIL
PLUS APPROX. 1.97 ACRES OF PARK FROM ABANDONED ROW OF LONG BAY ROAD

| WATERWAY HILLST PROPOSED GROSS DENSITIES | | | |
|--|------------------------------|-------------------------|------------------------|
| PROPOSED USE | APPROXIMATE GROSS AREAS (AC) | PROPOSED DWELLING UNITS | COMMERCIAL SQUARE FEET |
| COMMERCIAL RETAIL TRACT | ± 6.57 AC | N/A | ±69,500 SQ FT |
| MULTI-FAMILY MF2-MF8 | ± 144.32 AC | 2,500 DU | ±50,000 SQ FT |
| MULTI-FAMILY MF2 | ± 29.06 AC | N/A | N/A |
| MULTI-FAMILY MF3 | ± 15.19 AC | N/A | N/A |
| MULTI-FAMILY MF4 | ± 14.43 AC | N/A | N/A |
| MULTI-FAMILY MF5 | ± 11.67 AC | N/A | N/A |
| MULTI-FAMILY MF6 | ± 17.11 AC | N/A | N/A |
| MULTI-FAMILY MF7 | ± 14.92 AC | N/A | N/A |
| MULTI-FAMILY MF8 | ± 42.04 AC | N/A | 50,000 SQ FT |
| GRAND PARK1 | ± 2.15 AC | N/A | N/A |
| PUBLIC PARK | ± 3.73 AC | N/A | N/A |
| WATERFRONT MARINA | ± 4.80 AC | 124 SLIPS | 20,000 SQ FT |
| PUBLIC RIGHT OF WAY(100') | ± 17.10 AC | N/A | N/A |
| UNASSIGNED OPEN SPACE | ± 2.13 AC | N/A | N/A |
| TOTAL | ± 180.8 AC | 2,500 DU ±13.8DU/AC | ±139,500 SQ FT |

DDC ENGINEERS/LANDART, INC. PREPARED WATERWAY HILLS TRACT - AND IS SHOWN FOR ILLUSTRATION PURPOSES ON THIS FIGURE. SEE WATERWAY HILLS MASTER PLAN.



The information represented on this site plan indicates general locations of proposed structures and drainage facilities, and existing wetland delineations. Further, this site plan includes compile base information from Civil Land Resources, DDC Engineers Inc. and Rpm Engineers proposed sand pit/pond locations. These locations are not to be construed as 'survey-accurate' nor can they be used for construction.

PARKWAY GROUP PLANNED UNIT DEVELOPMENT

MASTER SITE PLAN

DATE: 1-16-10

DRAWN BY: FHP

REVIEWED BY: FHP

APPROVED BY: FHP

JOB #: 12345

SCALE: 1" = 600'

NO.:

REVISION:

DATE:

SOUTH CAROLINA

NORTH MYRTLE BEACH

511 Robert M. Crissom Parkway
 MYRTLE BEACH, SC 29577
 TELEPHONE: (843)859-1490

LEXINGTON, SOUTH CAROLINA - MYRTLE BEACH, SOUTH CAROLINA

RICHMOND, VIRGINIA - CHARLESTON, WEST VIRGINIA - COLUMBUS, OHIO

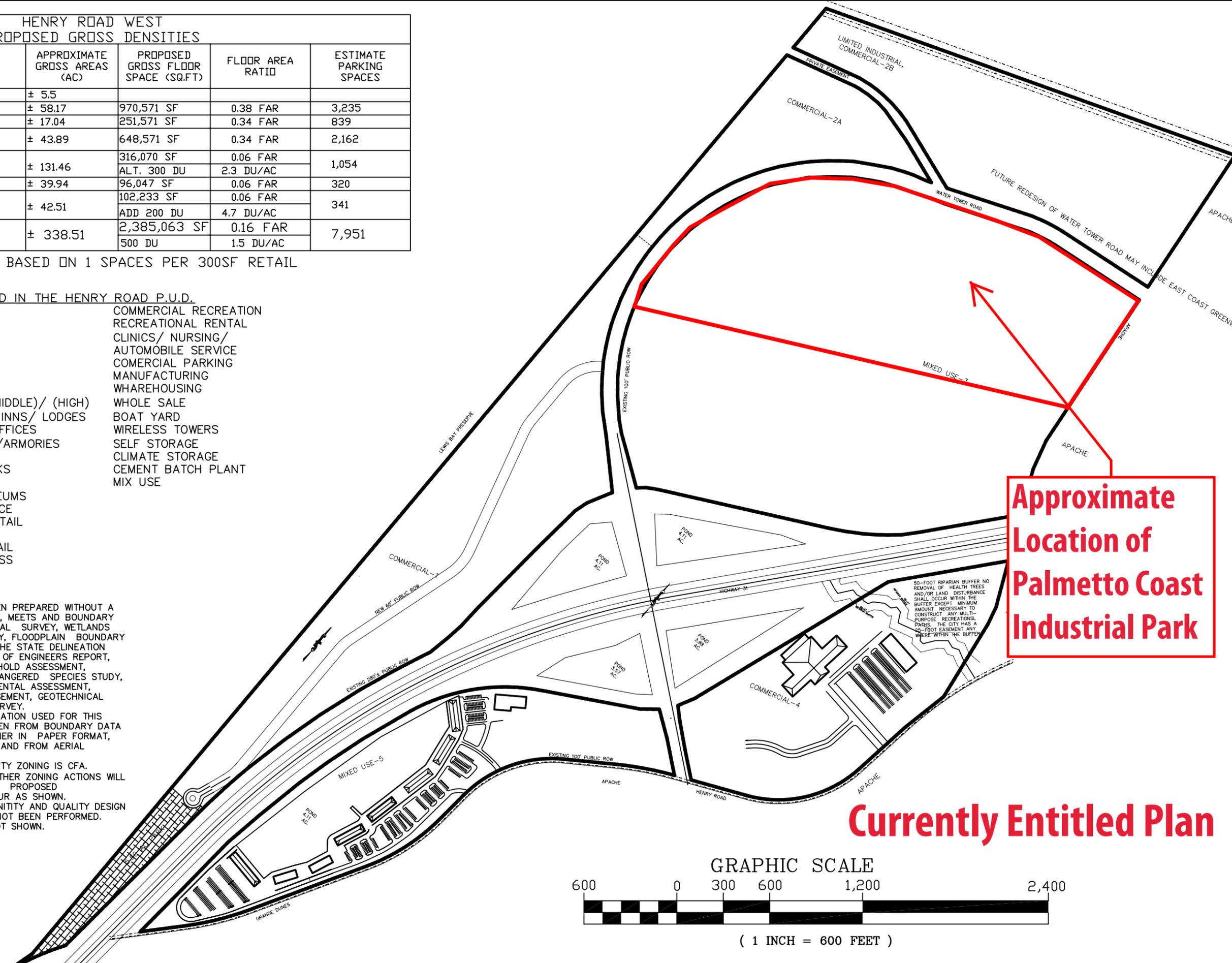
SHEET
1

| HENRY ROAD WEST PROPOSED GROSS DENSITIES | | | | |
|---|------------------------------|------------------------------------|-----------------------|-------------------------|
| PROPOSED USE | APPROXIMATE GROSS AREAS (AC) | PROPOSED GROSS FLOOR SPACE (SQ.FT) | FLOOR AREA RATIO | ESTIMATE PARKING SPACES |
| PARK | ± 5.5 | | | |
| COMMERCIAL-1 | ± 58.17 | 970,571 SF | 0.38 FAR | 3,235 |
| COMMERCIAL-2A | ± 17.04 | 251,571 SF | 0.34 FAR | 839 |
| LIMITED INDUSTRIAL, COMMERCIAL-2B | ± 43.89 | 648,571 SF | 0.34 FAR | 2,162 |
| MIXED USE-3 | ± 131.46 | 316,070 SF ALT. 300 DU | 0.06 FAR 2.3 DU/AC | 1,054 |
| COMMERCIAL-4 | ± 39.94 | 96,047 SF | 0.06 FAR | 320 |
| MIXED USE-5 | ± 42.51 | 102,233 SF ADD 200 DU | 0.06 FAR 4.7 DU/AC | 341 |
| TOTAL | ± 338.51 | 2,385,063 SF 500 DU | 0.16 FAR 1.5 DU/AC | 7,951 |

PARKING SPACES BASED ON 1 SPACES PER 300SF RETAIL

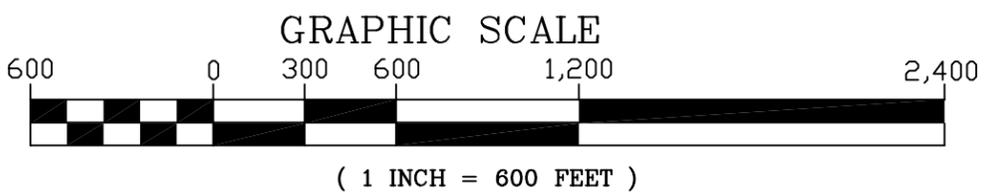
- USES PERMITTED IN THE HENRY ROAD P.U.D.
- | | |
|-------------------------------|-----------------------|
| SINGLE FAMILY | COMMERCIAL RECREATION |
| SEMI-DETACHED | RECREATIONAL RENTAL |
| DUPLEX | CLINICS/ NURSING/ |
| CONVALESCING | AUTOMOBILE SERVICE |
| MULTIPLEX | COMERCIAL PARKING |
| TOWNHOUSES | MANUFACTURING |
| MULTI-FAMILY | WHAREHOUSING |
| MULTI-FAMILY (MIDDLE)/ (HIGH) | WHOLE SALE |
| HOTEL/ MOTEL/ INNS/ LODGES | BOAT YARD |
| PROFESSIONAL OFFICES | WIRELESS TOWERS |
| CLUBS/ LODGES/ARMORIES | SELF STORAGE |
| CHILD CARE | CLIMATE STORAGE |
| COMMUNITY PARKS | CEMENT BATCH PLANT |
| PUBLIC UTILITIES | MIX USE |
| LIBRARIES/ MUSEUMS | |
| PERSONAL SERVICE | |
| CONVENIENCE RETAIL | |
| PRIMARY RETAIL | |
| SECONDARY RETAIL | |
| GENERAL BUSINESS | |
| FUNERAL HOMES | |

- GENERAL NOTES:
1. THIS PLAN HAS BEEN PREPARED WITHOUT A SURVEYED BOUNDARY, MEETS AND BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, WETLANDS DETERMINATION SURVEY, FLOODPLAIN BOUNDARY SURVEY, WATERS OF THE STATE DELINEATION SURVEY, ARMY CORPS OF ENGINEERS REPORT, FAA ADVERSE THRESHOLD ASSESSMENT, THREATENED AND ENDANGERED SPECIES STUDY, PHASE ONE ENVIRONMENTAL ASSESSMENT, ARCHEOLOGICAL ASSESEMENT, GEOTECHNICAL REPORT, OR TREE SURVEY.
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 3. REPORTED PROPERTY ZONING IS CFA. REZONING AND/OR OTHER ZONING ACTIONS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT TO OCCUR AS SHOWN.
 4. STORMWATER QUANTITY AND QUALITY DESIGN AND ANALYSIS HAS NOT BEEN PERFORMED.
 5. SETBACKS ARE NOT SHOWN.



**Approximate
Location of
Palmetto Coast
Industrial Park**

Currently Entitled Plan



| NO. | DESCRIPTION | DATE | REVISIONS | |
|-----|---------------------|---------|-----------|------|
| | | | BY | DATE |
| 1 | DENSITY/SF AMMUNITY | 7/7/08 | RM | |
| 2 | CITY COMMENTS | 8/22/08 | RM | |
| 3 | CITY COMMENTS | 10/1/08 | RM | |

| | | |
|---|-------------------------|--------------------|
| CIVIL & LAND RESOURCES, INC. P.O. BOX 70657 MYRTLE BEACH, SC 29572 P (843) 893-3640 F (843) 893-3641 | MASTER SITE PLAN | SEPTEMBER 17, 2007 |
| HENRY ROAD WEST P.U.D. PREPARED FOR HENRY ROAD WEST LLC. | SOUTH CAROLINA | |
| NORTH MYRTLE BEACH | SCALE: AS SHOWN | |

| | |
|---------|--------------------|
| PROJECT | REF. PB: |
| | REF. DB: |
| | TMS: 155-00-01-053 |
| | DRAWN BY: |
| | ENGR: |
| | REF. DWG: |

2-A



A written project description of

PALMETTO COAST INDUSTRIAL PARK

**COMMERCIAL/LIGHT INDUSTRIAL/DISTRIBUTION
COMPLEX**

**A PORTION OF THE PARKWAY GROUP
PLANNED DEVELOPMENT
DISTRICT (P.D.D.)**

January 14, 2022

PDD DOCUMENT TABLE OF CONTENTS

- Section 1: PURPOSE AND INTENT STATEMENT
- Section 2: LEGAL DESCRIPTION
- Section 3: PROJECT DEVELOPER AND TITLE
- Section 4: DEVELOPMENT DESCRIPTION
- Section 5: GENERAL DEVELOPMENT STANDARDS FOR THIS PORTION OF THE PDD
- Section 6: MAINTENANCE AND CONTROL
- Section 7: CONSTRUCTION SCHEDULE
- Section 8: OFF-SITE AND STREETScape IMPROVEMENTS
- Section 9: AMENDMENTS AND ENFORCEMENT

Exhibit “A”: Boundary Survey of the Property

Exhibit “B”: Location Map

PDD Documentation Provided in Separate Exhibit Supplement.

- (i) Conceptual Site Plan
- (ii) Schematic Utility Plan
- (iii) Schematic Drainage Plan
- (iv) Circulation and Sight Line Plans
- (v) Building Conceptual Elevations
- (vi) Building Materials Call Out Sheet
- (vii) Landscape Plan
- (viii) Landscape Materials List
- (ix) Traffic Memorandum

SECTION 1: PURPOSE AND INTENT STATEMENT

The purpose of a Planned Development District (PDD) is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of livable streets and utilities, to preserve the natural and scenic features of open areas, and to provide a flexible zoning management tool that meets the needs of integrated mixed-use developments in creative arrangements [*City of North Myrtle Beach Zoning Ordinance §23-29 (Amended October 20, 2009)*]

The Parkway Group P.U.D., now known as the “Parkway Group PDD” (the “**PDD**”) was adopted in October of 2008, and encompassed several large tracts of land, totaling approximately 1,363 acres, in the aggregate. Together these parcels combine frontage along the Atlantic Intracoastal Waterway and S.C. Highway 22, and are bisected by S.C. Highway 31, forming the Southernmost portion of the City of North Myrtle Beach. The original tracts have been subdivided and in some instances, conveyed to third parties, but remain subject to both the PDD, as amended, and that certain Master Development Agreement, by and among the City of North Myrtle Beach and the original owners of each of the parcels in the Parkway Group PDD, which Master Development Agreement is recorded in Deed Book 3382 at Page 3357, and First Amendment to Master Development Agreement recorded in Deed Book 4298 at Page 2823, in the public records of Horry County, South Carolina (collectively the “**Development Agreement**”), as amended.

Pursuant to the terms of the Development Agreement, property owners within the Parkway Group PDD, their successors and assigns, have agreed to provide certain reimbursements and public benefits to the City, which are set forth in the Development Agreement. Future amendments to the Parkway Group PDD and the Development Agreement may require additional or alternative public benefits, to be determined by the City and the applicant for such amendment, at the time of each amendment.

This particular portion of the Parkway Group PDD is a portion of the property owned by Henry Road West, LLC, an original party to the Parkway Group PDD and the corresponding Development Agreement. The site consists of approximately 69.31 acres, located west of S.C. Highway 31. The property is a portion of Horry County TMS/PIN No.: 155-00-01-053/389-00-00-0002.

It is the specific intent of this PDD Amendment document (“**PDD Amendment**”) to create and maintain an industrial park, focused on commercial, light industrial and distribution businesses, positioned so as to take advantage of the proximity of transportation corridors created by S. C. Highway 22 and S.C. Highway 31, while maintaining separation from the surrounding residential communities, accommodating small, medium and larger businesses (the “**Project**”).

All development within this Project will be regulated by the terms of the master site plan, approved ordinance, the City of North Myrtle Beach zoning ordinance, and other applicable codes and ordinances of the City of North Myrtle Beach. *The definitions applicable throughout this Document are set forth in Section 23-2 of the City of North Myrtle Beach Zoning Ordinance.*

SECTION 2: LEGAL DESCRIPTION

Those certain pieces, parcels or tract of land lying and situate in the City of North Myrtle Beach, Horry County, South Carolina, and being more particularly shown and depicted in Exhibit “A” attached hereto (hereafter the “Property”).

SECTION 3: PROJECT DEVELOPER AND TITLE

The Project title of this development is “**Palmetto Coast Industrial Park**”. The developer is Edgewater Industrial, LLC, and its related affiliates. The term “Developer” throughout this Document will include all subsidiaries and affiliates of Edgewater Industrial, LLC, and the term will also include any of its successors in interest or successors in title and/or assigns by virtue of assignment or other instrument.

SECTION 4: SITE PLAN

A separate Exhibit Supplement to this Document, submitted together with this Document, contains the PDD Documentation, including the Master Site Plan depicting the parcel, which has been surveyed, but not yet subdivided, and the improvements to be made for development of the Project (“Site Plan”). The Site Plan shall be binding on the Property and any major departure shall be authorized by amendment only. The controlling Site Plan shall negate any contradiction between the Site Plan and any other plan, and this PDD Amendment. This Project includes Two (2) parcels initially comprising the Project, with a Third separate parcel, which may comprise an expansion of the Project, but only upon approval of a revised Site Plan by the City of North Myrtle Beach incorporating the Third parcel. The Site Plan reflects the initial Building on Parcel 1, and Two (2) separate Buildings on Parcel 2.

SECTION 5: DEVELOPMENT DESCRIPTION

The Palmetto Coast Industrial Park is planned to include Three (3) separate buildings, Parcel 1 being designated as Phase 1, and consisting of a single building of approximately 157,500 square feet, with the front façade of this building, together with the required employee/customer paved parking spaces located on Water Tower Road, while circulation, loading facilities and trailer parking are located in the rear of this building. Parcel 2, being designated as Phase 2, and consisting of Two (2) separate buildings, each of approximately 178,500 square feet, with the front façade of Building 2, together with the required employee/customer paved parking spaces located on Water Tower Road. Building 3, together with the required employee/customer paved parking spaces located on the boundary of the Property opposite Water Tower Road, with the circulation, loading facilities and trailer parking are located between Building 2 and Building 3, in a service court, with the view of this service court shielded from view of the public roadways, together with other needs which would typically be found in a light industrial or distribution environment, including, but not limited to on-site commercial equipment storage. Proposed parking is a blend of the City requirement for both the light industrial district and distribution, with the Project providing One (1) parking space for each 912 square feet of interior occupancy area, which is consistent with design parking requirements for similar facilities operated by the Developer which accommodate operational demands as well as employees and customers.

In addition, development of the Project will address the requirements for “Firewise Communities” as to materials and conditions which are appropriate for the avoidance of fire hazards, which will include the avoidance of pine straw as a landscaping material, the use of fire resistant roofing materials and exterior wall materials, maintain exterior building surfaces to avoid vegetation or other “fuels”, incorporating landscaping materials that reduce the flammability of the site, and maintain adequate separations between the building and the property boundary, including the use of storm water retention as a fire buffer.

All on-site wetland which remain following development shall be surrounded with a minimum 20-foot wide water quality buffer, within which on building construction shall occur. These buffer areas and wetlands shall be maintained in common ownership, remaining natural except to the extent vegetation is mulched to maintain required sight triangle distances along Water Tower Road, provided that Developer may also elect to install a Ten (10) foot multi-purpose path within the boundary of such wetland buffer area.

The arterial roadway for the portion of the Parkway Group PDD is by way of Water Tower Road, providing access to and from South Carolina Highway 31 to the Project. A central private roadway provides access to the Project, and, upon completion, circulation is provided between Parcel 1 and Parcel 2 among the Three (3) buildings with turn radiuses appropriate for large trucks. The building elevations, materials and colors are functional and consistent with light industrial and distribution uses in the Developer’s other similar projects, which are generally located in metropolitan areas larger than the Grand Strand.

Table 1 below identifies the dimensional standards for the Project.

**TABLE 1
PROPOSED DIMENSIONAL STANDARDS CHART**

| Permitted Uses | Min. Site Area Acres | Setbacks (Feet) | | | Max. Height** | Impervious Surface | Separation of Structures**** |
|---------------------|----------------------|-----------------|------|------|---------------|--------------------|------------------------------|
| | | Front | Side | Rear | | | |
| *See Below | 18 | 25 | 15 | 15 | 50 | 60% | 20 |
| Auxiliary Buildings | 2*** | 10 | 10 | 10 | 36 | 60% | 20 |

*Approved Uses include Professional Offices, Clubs/Lodges/Armories, Public Utilities, Libraries/Museums, Professional Service, Convenience Retail, Primary Retail, Secondary Retail, General Business, Funeral Homes, Commercial Recreation, Hospitals/Clinics/Nursing, Automobile Service, Commercial Parking, Manufacturing, Warehousing, Distribution, Wholesale, Boat Yard, Wireless Towers, Self Storage, and Climate Storage and related offices ancillary to the primary use, fueling of trucks and other equipment, washing and repair work on vehicles, trailers and equipment used in the operation of the primary business, both inside and outside the Building.

**Maximum Height shall be measured from the first occupied floor elevation to the midpoint of the roof on the highest floor. Maximum height of parapets, stair and elevator hoist way extensions, and other rooftop architectural features shall be measured from the first occupied floor elevation, and shall not be included in the calculation of Maximum Height.

***Auxiliary Buildings may share the same site area with the primary Building, provided the minimum combined site area is 18 Acres.

****Auxiliary Buildings shall maintain a minimum 20' separation from the primary Building. Separation figures are minimums and are measured from wall to wall.

SECTION 6: GENERAL DEVELOPMENT STANDARDS THROUGHOUT THIS PORTION OF THE P.D.D.

- A. Densities. The overall density for the Project will not exceed 530,000 square feet of buildings.
- B. Permitted Uses.

Permitted Uses are as follows:

- (1) Primary Building: Professional Offices, Clubs/Lodges/Armories, Public Utilities, Libraries/Museums, Professional Service, Convenience Retail, Primary Retail, Secondary Retail, General Business, Funeral Homes, Commercial Recreation, Hospitals/Clinics/Nursing, Automobile Service, Commercial Parking, Manufacturing, Warehousing, Distribution, Wholesale, Boat Yard, Wireless Towers, Self Storage, and Climate Storage and related offices ancillary to the primary use, fueling of trucks and other equipment, washing and repair work on vehicles, trailers and equipment used in the operation of the primary business, both inside and outside the Building, provided that such uses outside the Building will be adequately screened by fencing or landscaping from street views.
- (2) Auxiliary Buildings. Auxiliary Buildings sharing the same site with the primary Building may be used for the same purposes.
- (3) Amenity and Recreational Areas. Commons areas, picnic shelters, walking paths, and open spaces.
- (4) Loading Docks and Transfer Facilities. Loading docks, transfer facilities, bridges and elevated walkways.
- (5) Change of One Permitted Use to Another Permitted Use. Should a designated use change after the final construction of a building, such designated use may be replaced with another permitted use. Notwithstanding such change of use, any exterior construction modifications of the building must be completed, as necessary, to bring it into compliance with the current development standards of this Document and the building code.

SECTION 7: MAINTENANCE AND CONTROL

It will be the responsibility of the Developer to maintain or provide for the maintenance of the property within the PDD, including any private roadways, pathways and driveways. The

Developer's maintenance responsibilities and restrictions will cover the private rights-of-way, driveways, landscape areas, trees, parking areas, pathways, walkways, open space, common areas, wetland buffers, wetlands, buildings and other features of the development as appropriate under this Document, applicable City Zoning Regulations and Subdivision Regulations.

SECTION 8: CONSTRUCTION SCHEDULE

Construction will begin following receipt of permits from the City of North Myrtle Beach and from other regulatory bodies. The nature of this Project, together with the current economic conditions, prevents the Developer from providing exact dates for commencement of future phases or exact completion dates.

SECTION 9: OFF-SITE AND STREETScape IMPROVEMENTS

Certain vehicular traffic improvements outside of the boundaries of the Project will be required, including changes to the divided median of Water Tower Road to control the points of ingress to and egress from the boundary of the Project and the Water Tower Road arterial roadway. Current conditions for Water Tower Road include a sloped drainage ditch and slope on each shoulder, at the time when the Water Tower Road profile is revised to include curb and gutter with underground storm drainage rather than open ditch drainage, the Project will install street trees along the boundary of the Project facing Water Tower Road, in accordance with the City Street Tree standards.

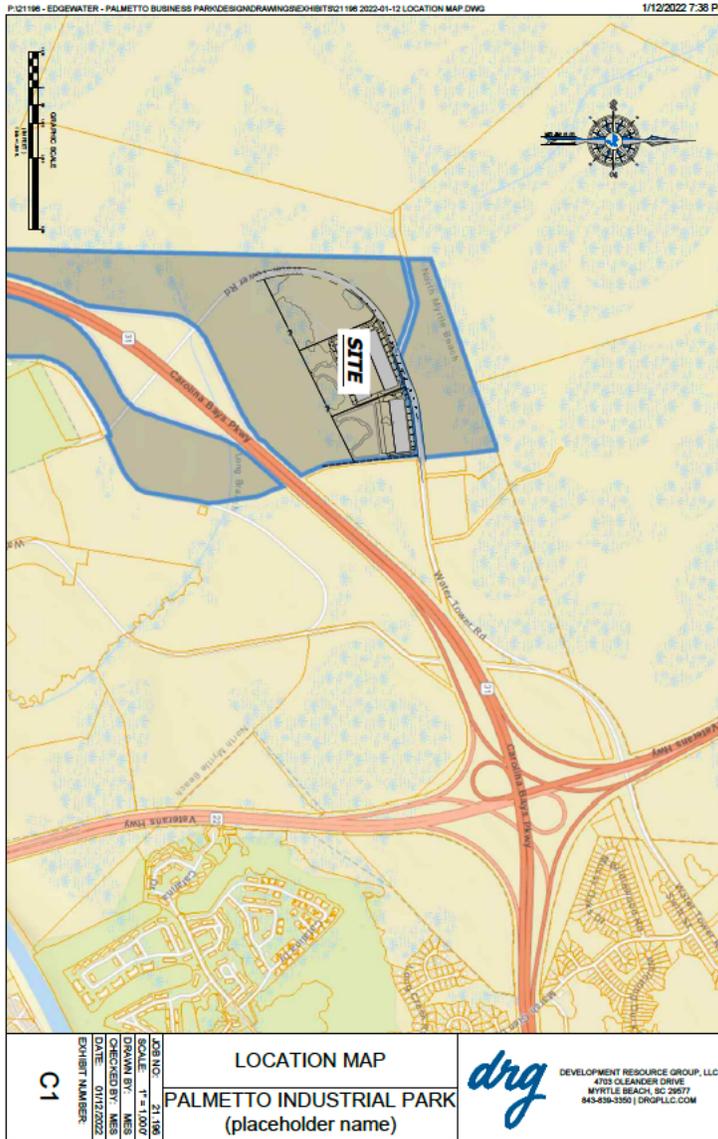
SECTION 10: AMENDMENTS AND ENFORCEMENT

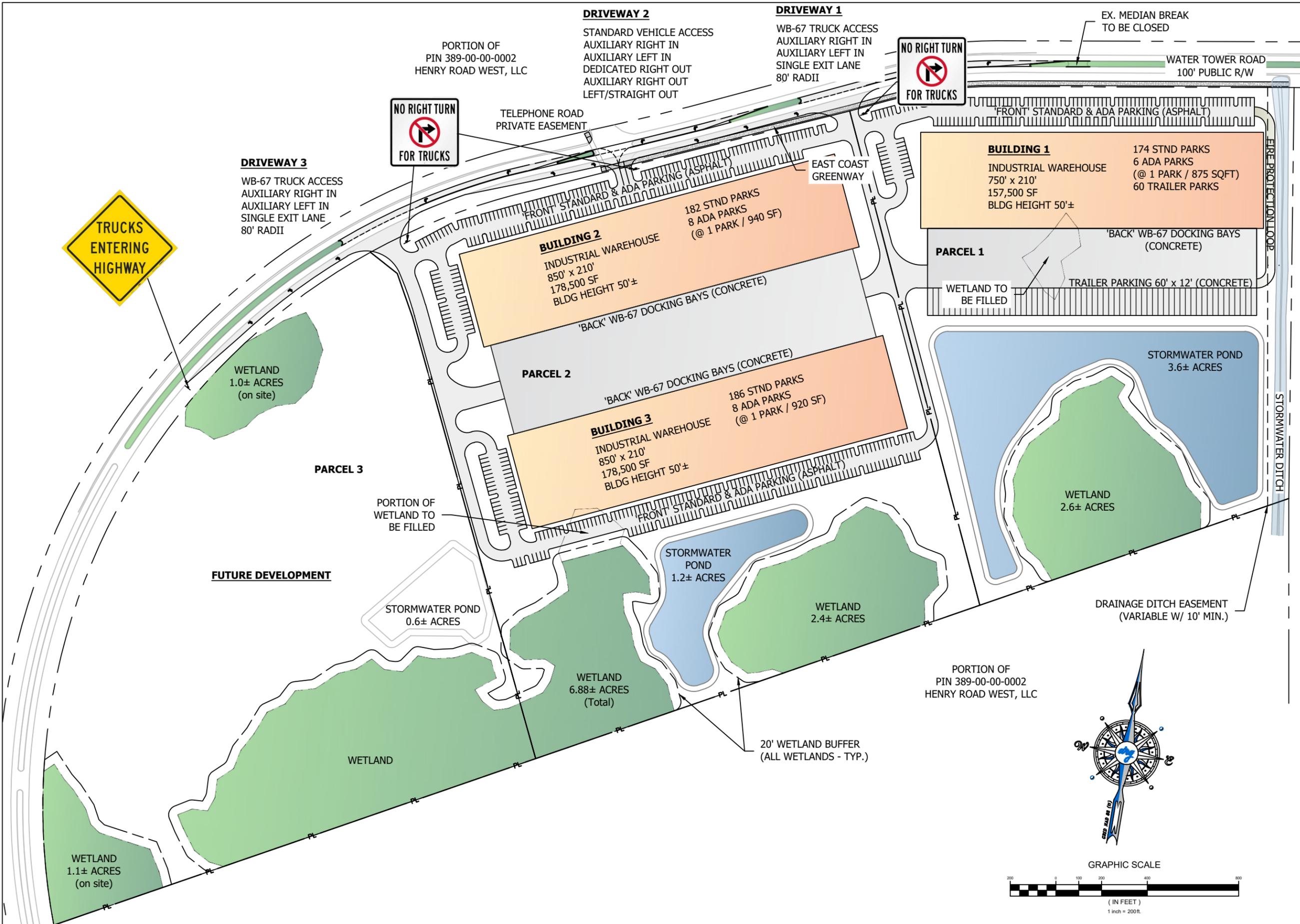
The Developer shall record the approved ordinance in the public records of Horry County and return two (2) time-stamped copies to the City of North Myrtle Beach.

Expansions and further amendments to this PDD shall not be permitted without review by the Zoning Administrator and approval as prescribed by the City of North Myrtle Beach Zoning Regulations.

EXHIBIT "B"

Location Map





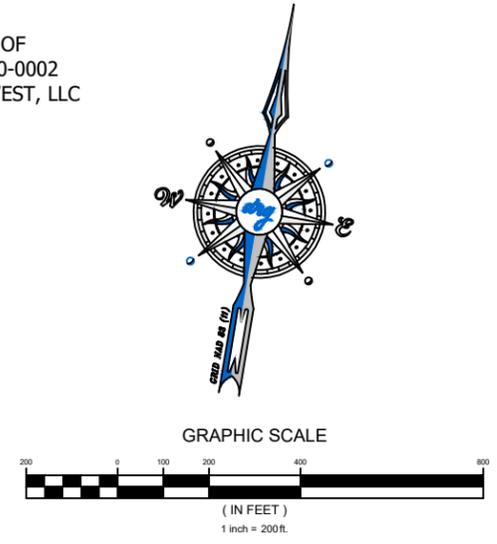
DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM



CONCEPTUAL SITE PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)

JOB NO: 21.196
SCALE: 1" = 200'
DRAWN BY: MES
CHECKED BY: MES
DATE: 02/02/2022
EXHIBIT NUMBER:

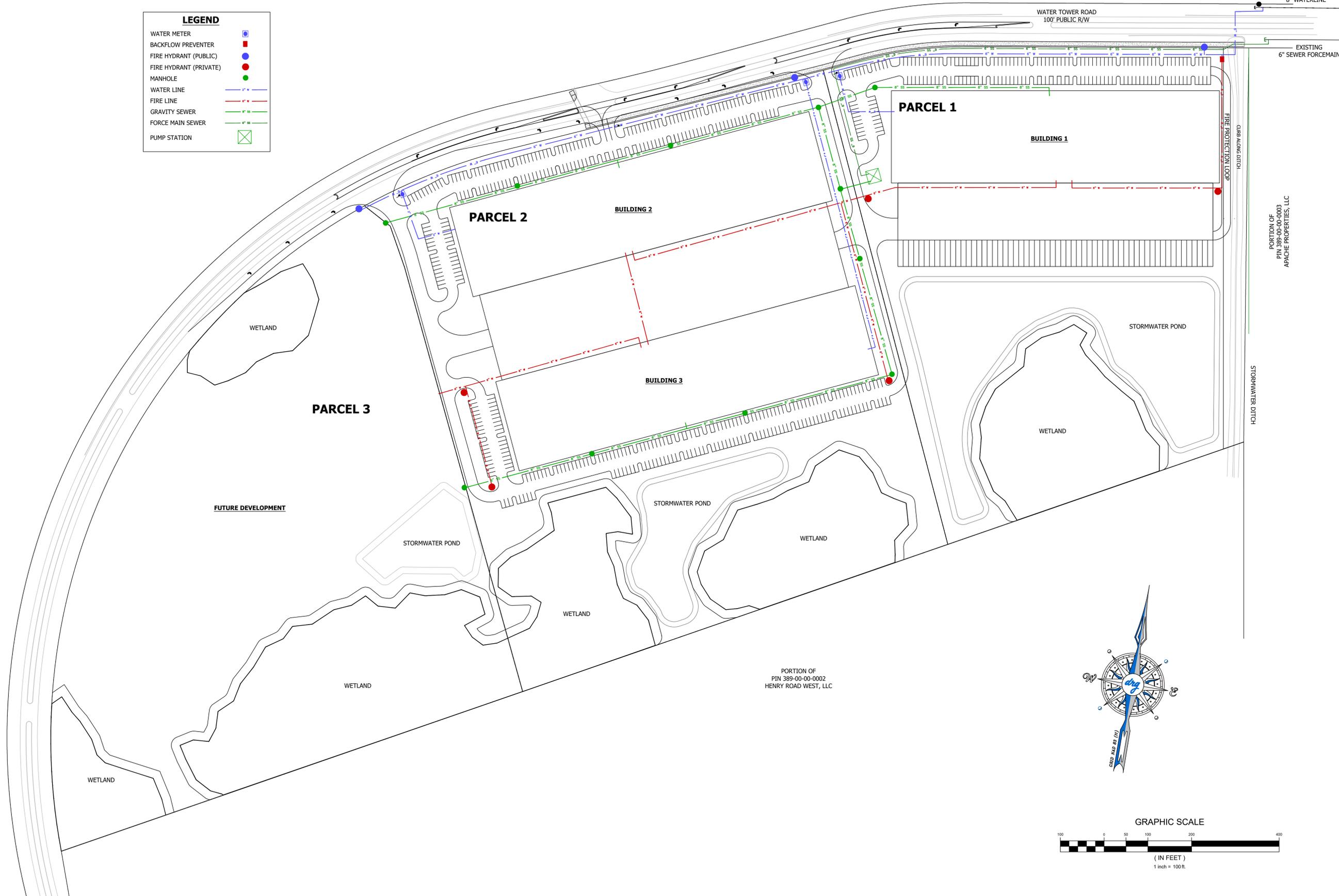
C1



PORTION OF
PIN 389-00-00-0002
HENRY ROAD WEST, LLC

LEGEND

- WATER METER
- BACKFLOW PREVENTER
- FIRE HYDRANT (PUBLIC)
- FIRE HYDRANT (PRIVATE)
- MANHOLE
- WATER LINE
- FIRE LINE
- GRAVITY SEWER
- FORCE MAIN SEWER
- PUMP STATION



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MYRTLE BEACH, SC 29577
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SCHEMATIC UTILITY PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)

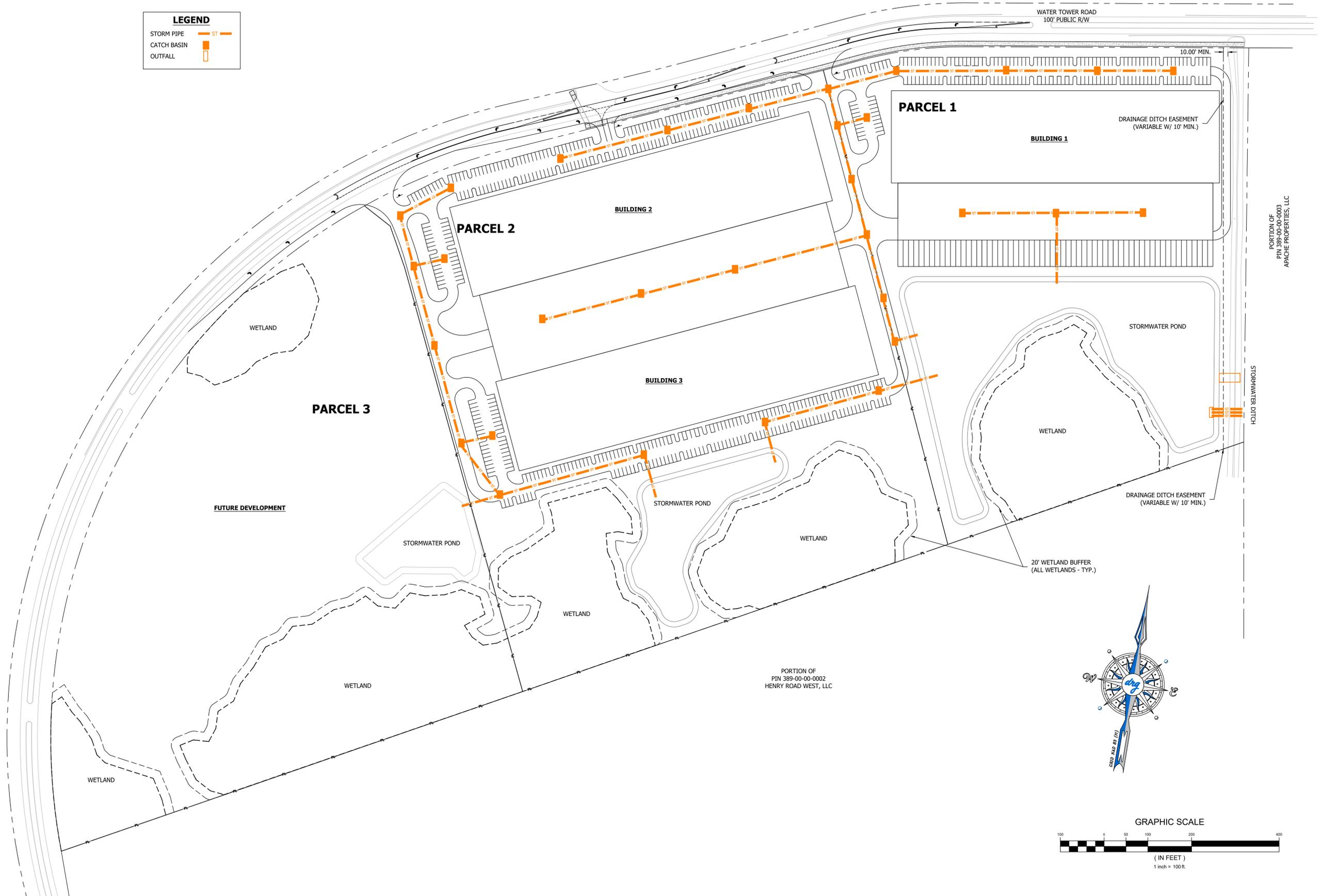
| | |
|-----------------|------------|
| JOB NO: | 21.196 |
| SCALE: | 1" = 100' |
| DRAWN BY: | PTH |
| CHECKED BY: | MES |
| DATE: | 02/01/2022 |
| EXHIBIT NUMBER: | |

C2

PORTION OF
PIN 389-00-00-0002
HENRY ROAD WEST, LLC

LEGEND

- STORM PIPE
- CATCH BASIN
- OUTFALL

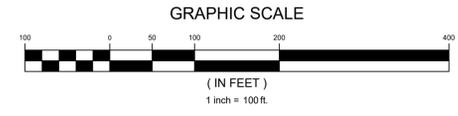


DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

PORTION OF
PIN 389-00-00-0003
APACHE PROPERTIES, LLC

SCHEMATIC DRAINAGE PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)

| | |
|-----------------|------------|
| JOB NO: | 21.196 |
| SCALE: | 1" = 100' |
| DRAWN BY: | PTH |
| CHECKED BY: | MES |
| DATE: | 02/01/2022 |
| EXHIBIT NUMBER: | |

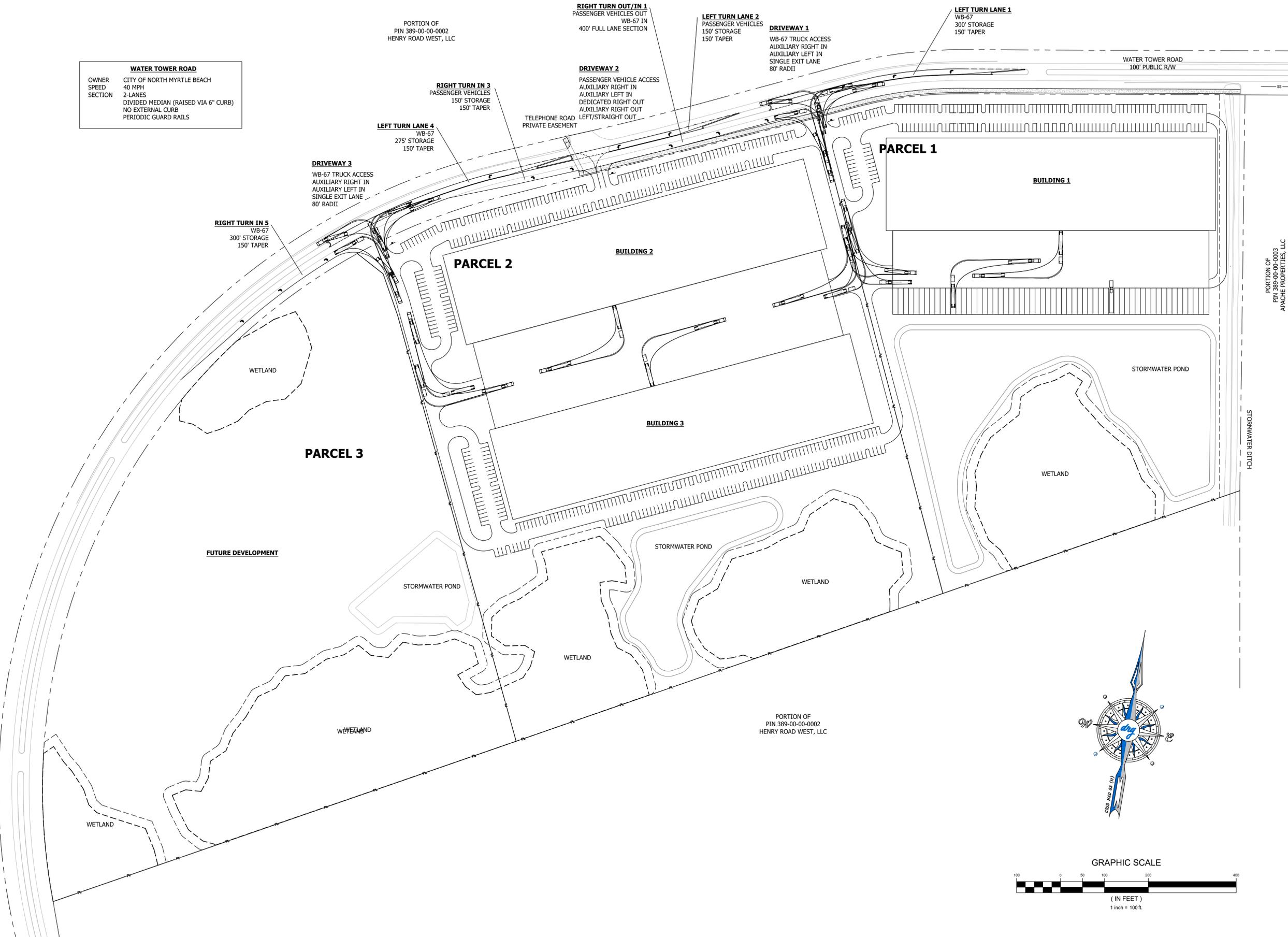


C3



DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

WATER TOWER ROAD
OWNER: CITY OF NORTH MYRTLE BEACH
SPEED: 40 MPH
SECTION: 2-LANES
DIVIDED MEDIAN (RAISED VIA 6" CURB)
NO EXTERNAL CURB
PERIODIC GUARD RAILS

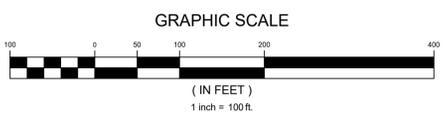


PORTION OF
PIN 389-00-00-0003
APACHE PROPERTIES, LLC

PORTION OF
PIN 389-00-00-0002
HENRY ROAD WEST, LLC

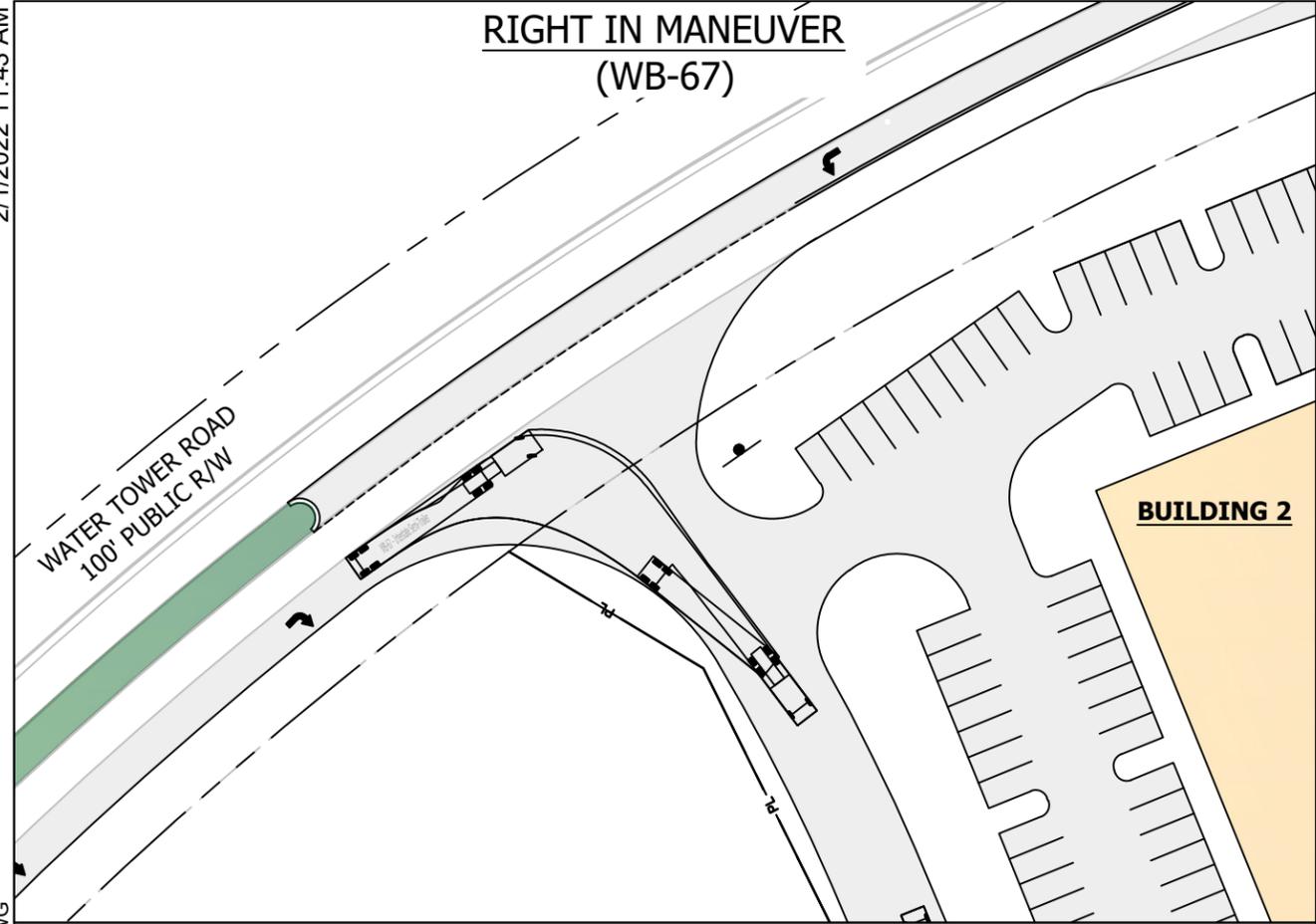
SCHEMATIC CIRCULATION PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)

| | |
|-----------------|------------|
| JOB NO: | 21.196 |
| SCALE: | 1" = 100' |
| DRAWN BY: | PTH |
| CHECKED BY: | MES |
| DATE: | 02/01/2022 |
| EXHIBIT NUMBER: | |

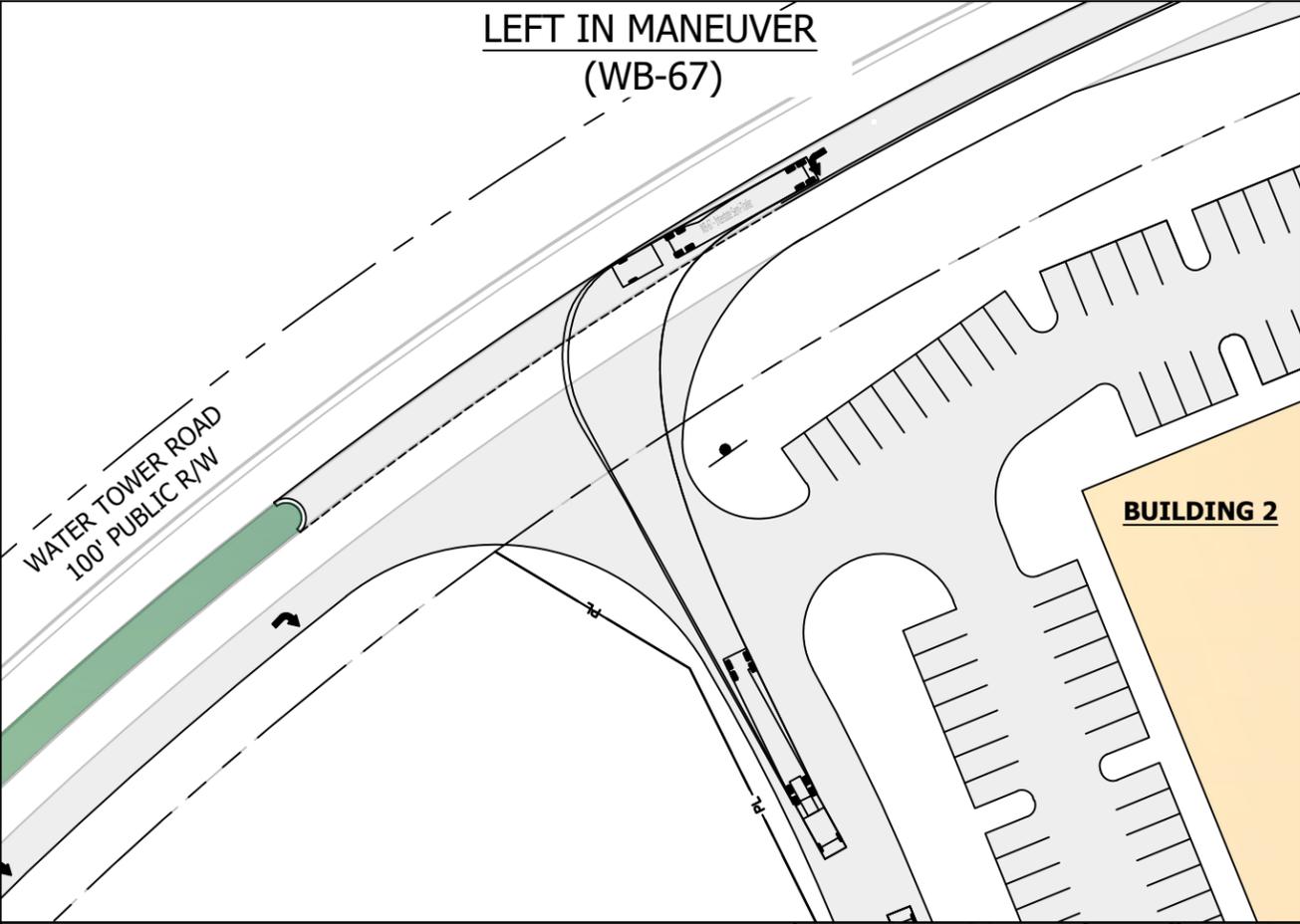


C4

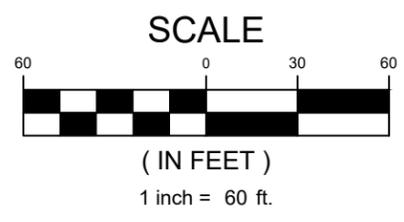
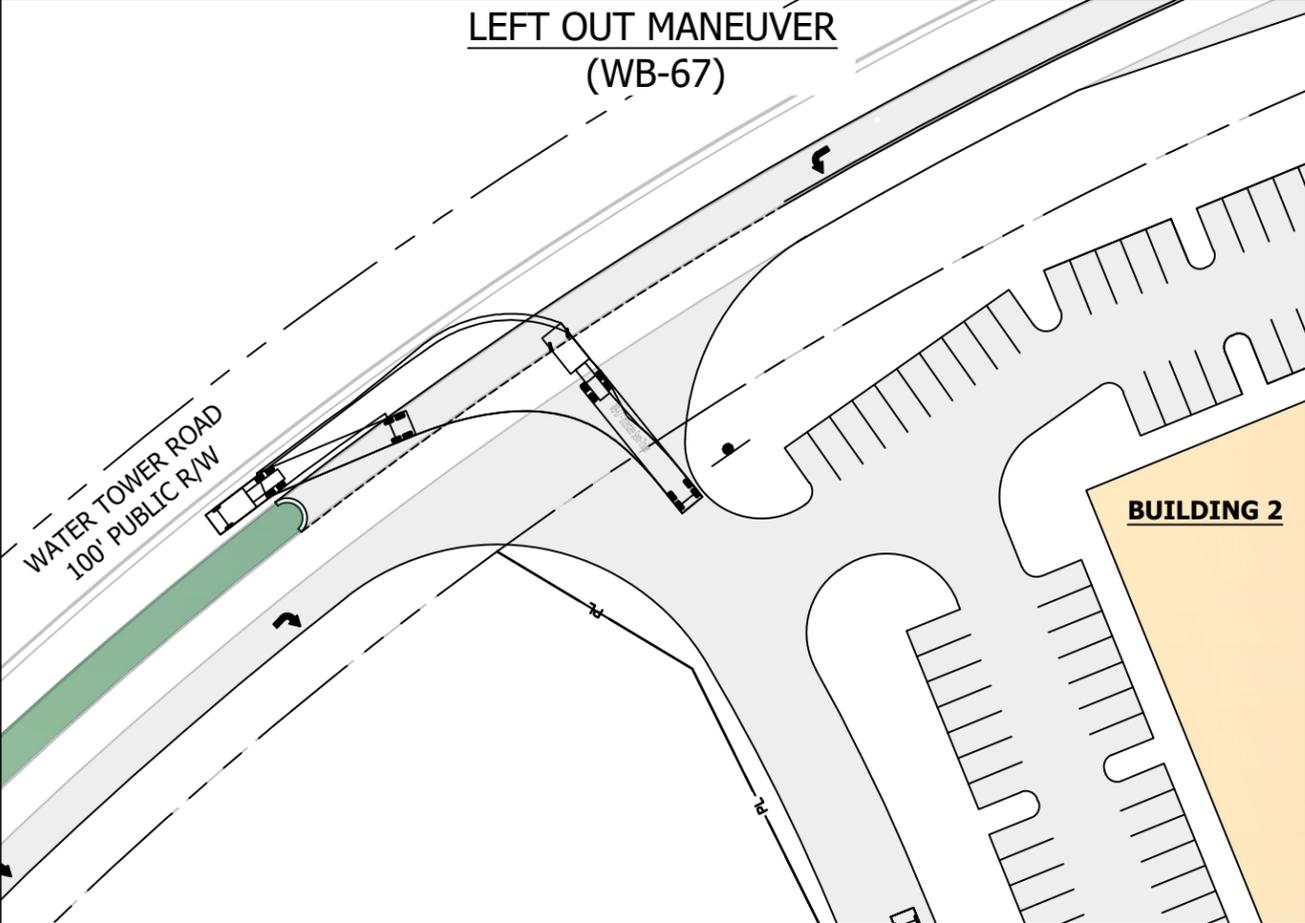
**RIGHT IN MANEUVER
(WB-67)**



**LEFT IN MANEUVER
(WB-67)**



**LEFT OUT MANEUVER
(WB-67)**



DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
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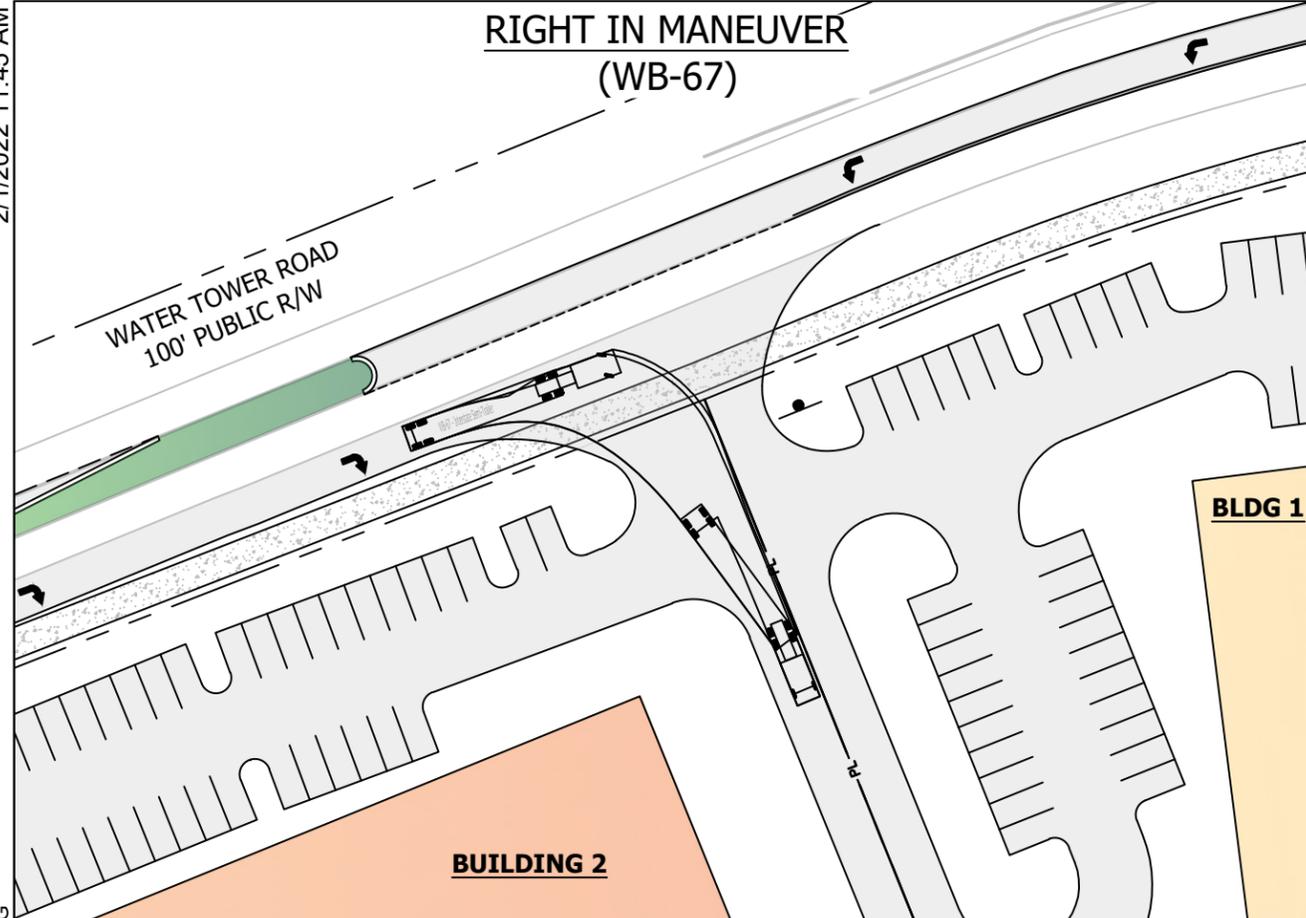
**WB-67 MANEUVER EXHIBIT
(DRIVEWAY 1)**

PALMETTO INDUSTRIAL PARK
(placeholder name)

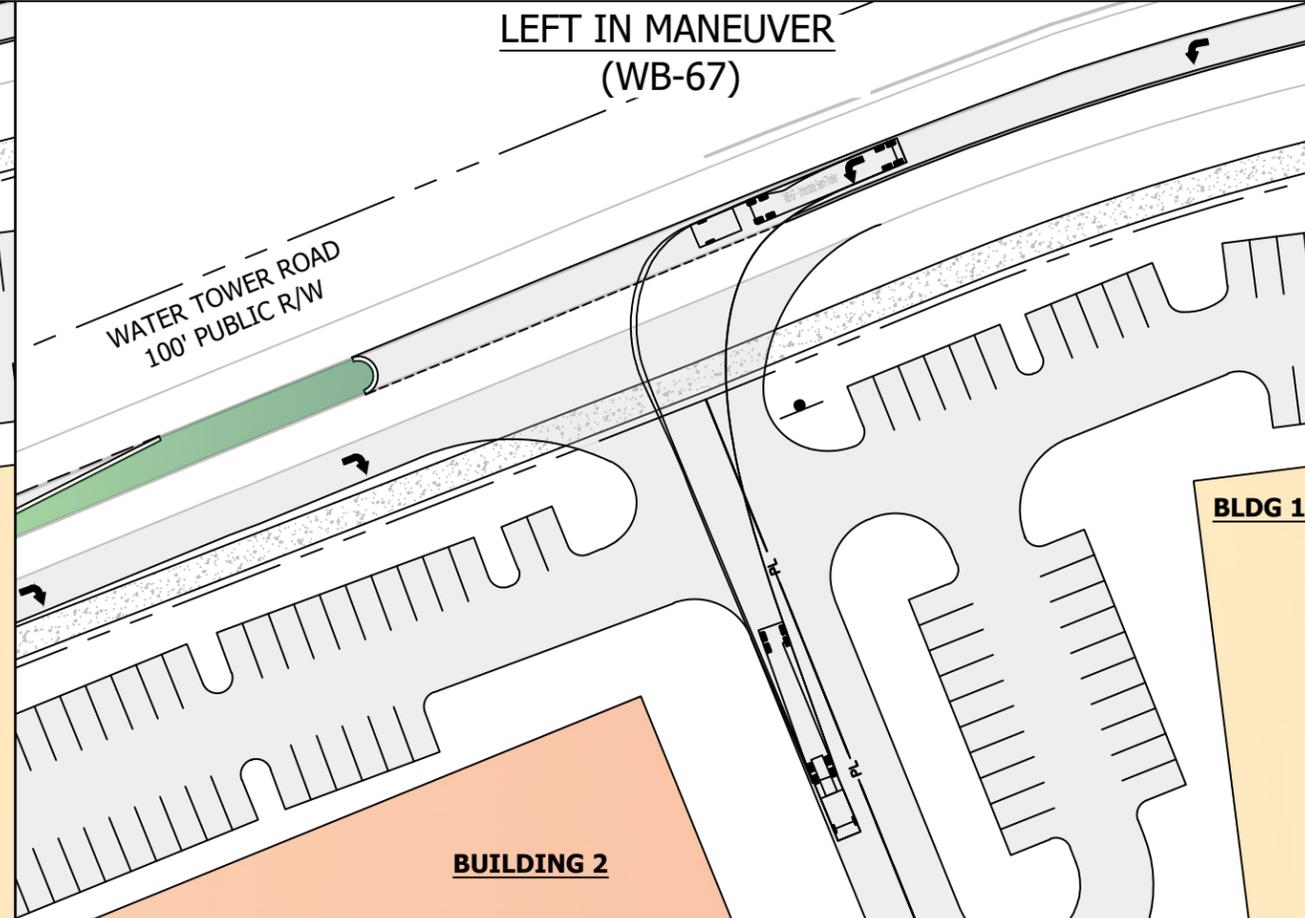
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|-----------------|------------|
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| SCALE: | 1" = 60' |
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| CHECKED BY: | MES |
| DATE: | 02/01/2022 |
| EXHIBIT NUMBER: | |

M-1

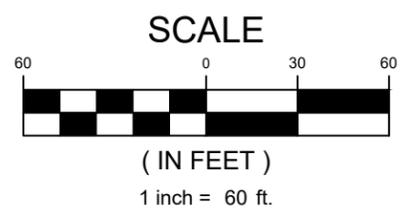
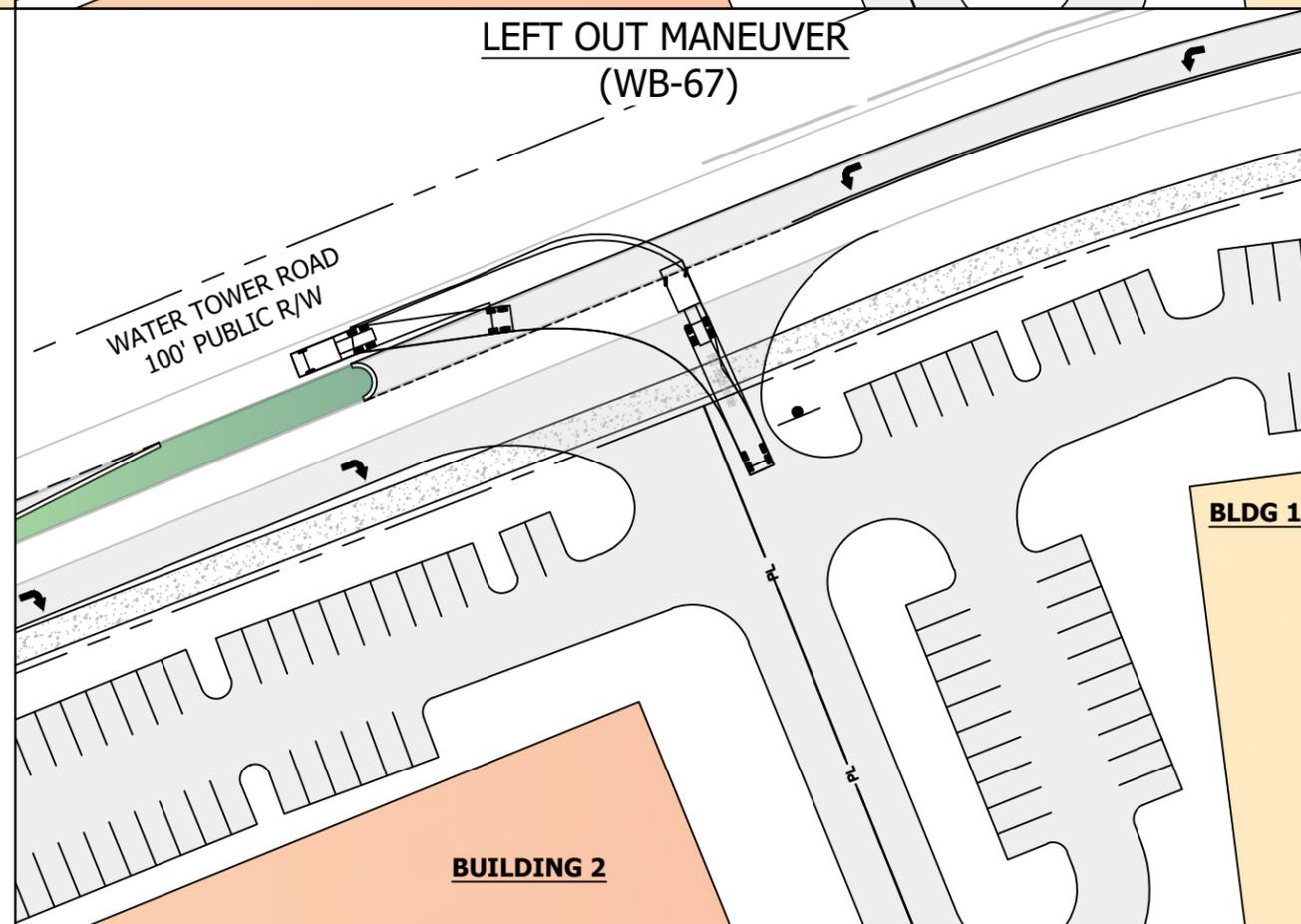
**RIGHT IN MANEUVER
(WB-67)**



**LEFT IN MANEUVER
(WB-67)**



**LEFT OUT MANEUVER
(WB-67)**



DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM



**WB-67 MANEUVER EXHIBIT
(DRIVEWAY 3)**

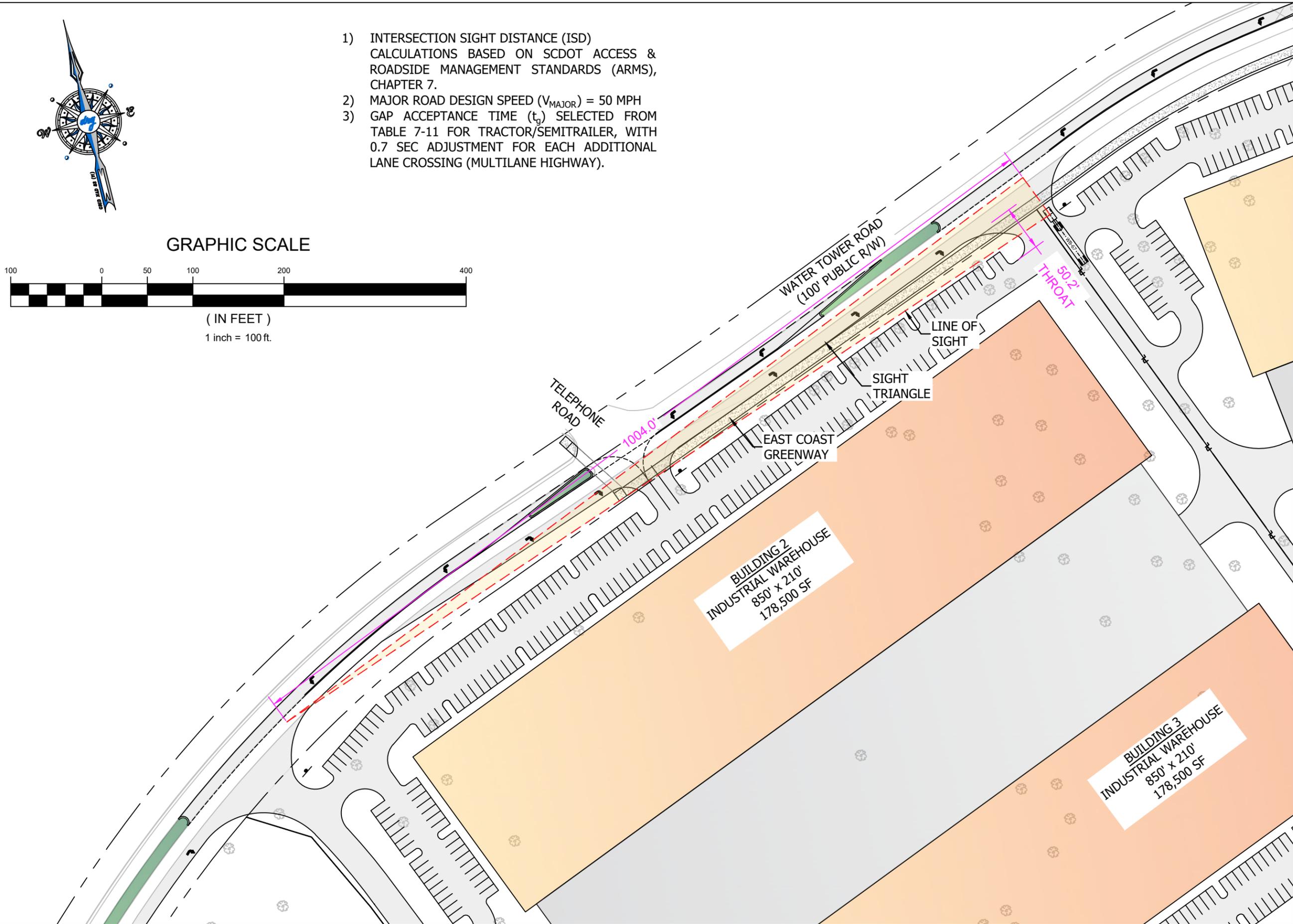
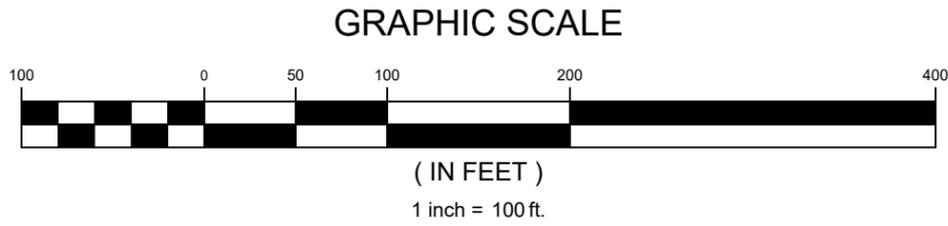
PALMETTO INDUSTRIAL PARK
(placeholder name)

| | |
|-----------------|------------|
| JOB NO: | 21.196 |
| SCALE: | 1" = 60' |
| DRAWN BY: | MES |
| CHECKED BY: | MES |
| DATE: | 02/01/2022 |
| EXHIBIT NUMBER: | |

M-1



- 1) INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS BASED ON SCDOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS), CHAPTER 7.
- 2) MAJOR ROAD DESIGN SPEED (V_{MAJOR}) = 50 MPH
- 3) GAP ACCEPTANCE TIME (t_g) SELECTED FROM TABLE 7-11 FOR TRACTOR/SEMITRAILER, WITH 0.7 SEC ADJUSTMENT FOR EACH ADDITIONAL LANE CROSSING (MULTILANE HIGHWAY).



DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM



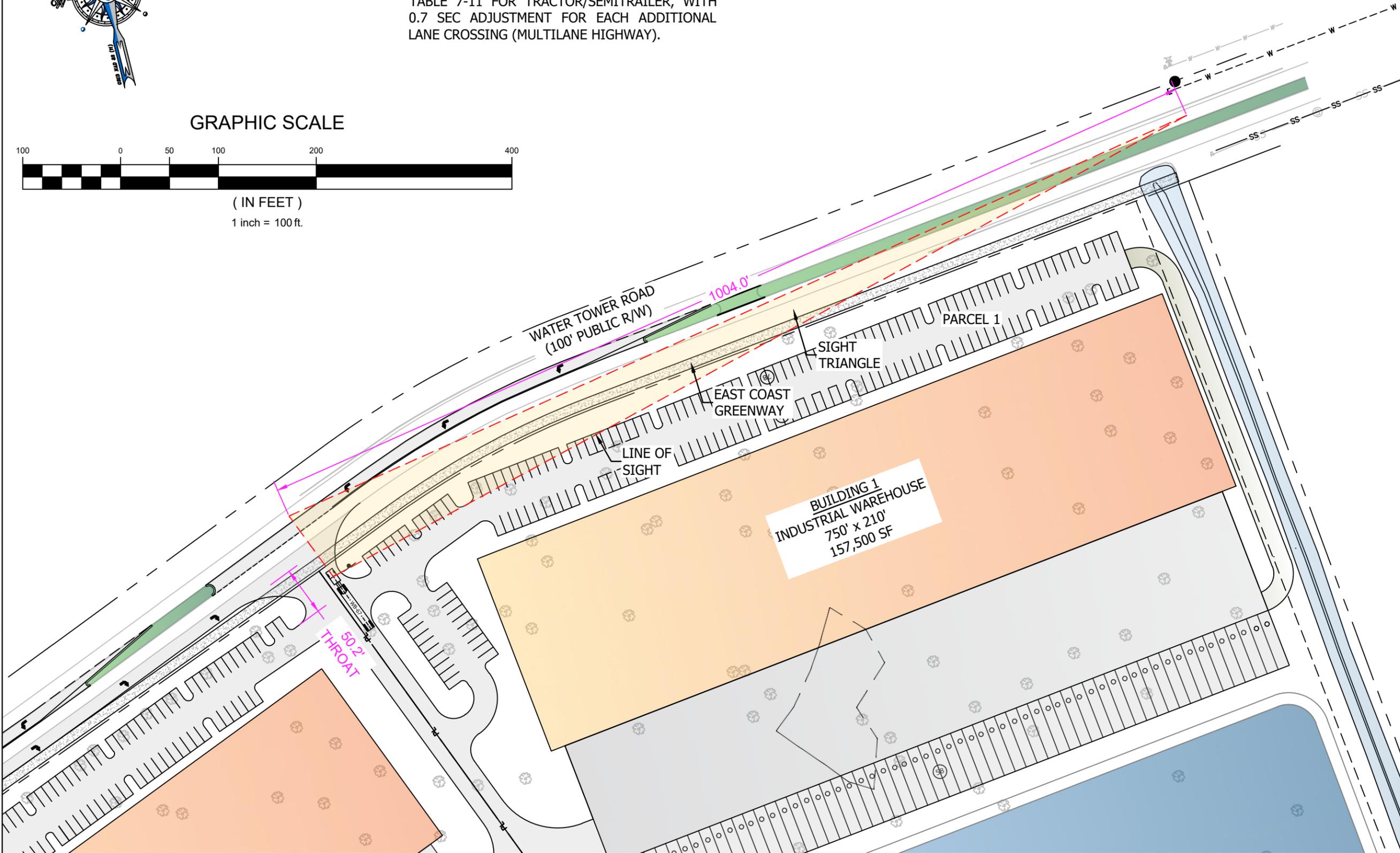
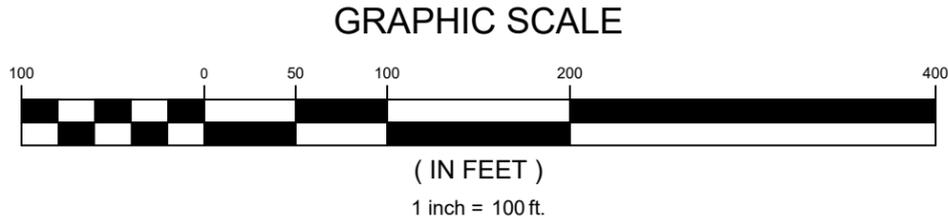
**DRIVEWAY 1 EXHIBIT
(LEFT TRIANGLE)
PALMETTO INDUSTRIAL PARK
(placeholder name)**

| | |
|-----------------|------------|
| JOB NO: | 21.196 |
| SCALE: | 1" = 100' |
| DRAWN BY: | MES |
| CHECKED BY: | MES |
| DATE: | 02/02/2022 |
| EXHIBIT NUMBER: | |

DW-1-L



- 1) INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS BASED ON SCDOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS), CHAPTER 7.
- 2) MAJOR ROAD DESIGN SPEED (V_{MAJOR}) = 50 MPH
- 3) GAP ACCEPTANCE TIME (t_g) SELECTED FROM TABLE 7-11 FOR TRACTOR/SEMITRAILER, WITH 0.7 SEC ADJUSTMENT FOR EACH ADDITIONAL LANE CROSSING (MULTILANE HIGHWAY).



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



**DRIVEWAY 1 EXHIBIT
(RIGHT TRIANGLE)**
PALMETTO INDUSTRIAL PARK
(placeholder name)

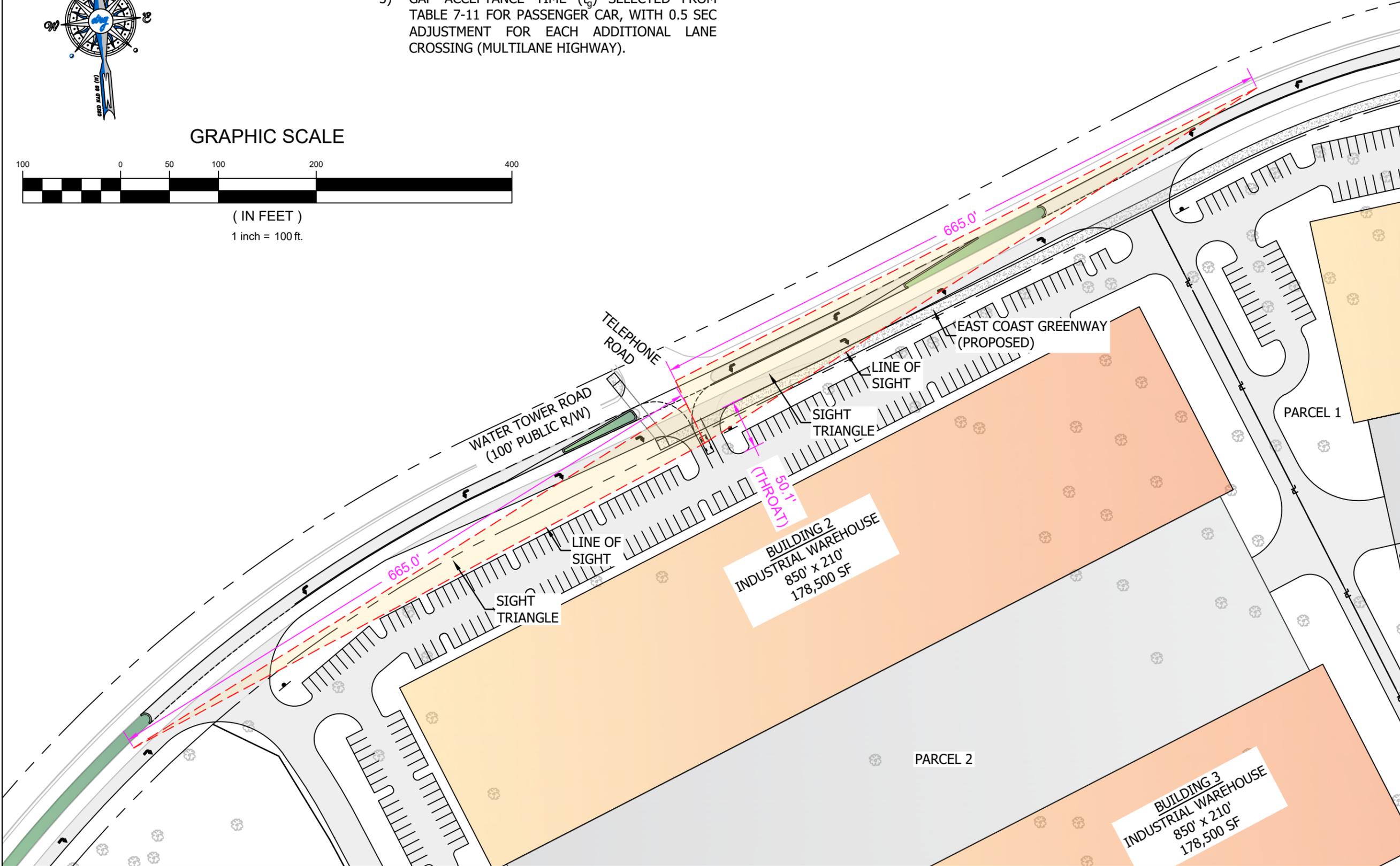
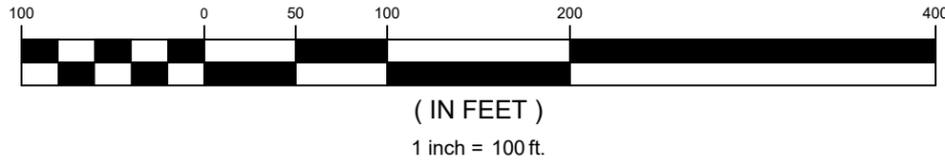
| | |
|-----------------|------------|
| JOB NO: | 21.196 |
| SCALE: | 1" = 100' |
| DRAWN BY: | MES |
| CHECKED BY: | MES |
| DATE: | 02/02/2022 |
| EXHIBIT NUMBER: | |

DW-1-R



- 1) INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS BASED ON SCDOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS), CHAPTER 7.
- 2) MAJOR ROAD DESIGN SPEED (V_{MAJOR}) = 50 MPH
- 3) GAP ACCEPTANCE TIME (t_g) SELECTED FROM TABLE 7-11 FOR PASSENGER CAR, WITH 0.5 SEC ADJUSTMENT FOR EACH ADDITIONAL LANE CROSSING (MULTILANE HIGHWAY).

GRAPHIC SCALE



DEVELOPMENT RESOURCE GROUP, LLC
 4703 OLEANDER DRIVE
 MYRTLE BEACH, SC 29577
 843-839-3350 | DRGPLLC.COM



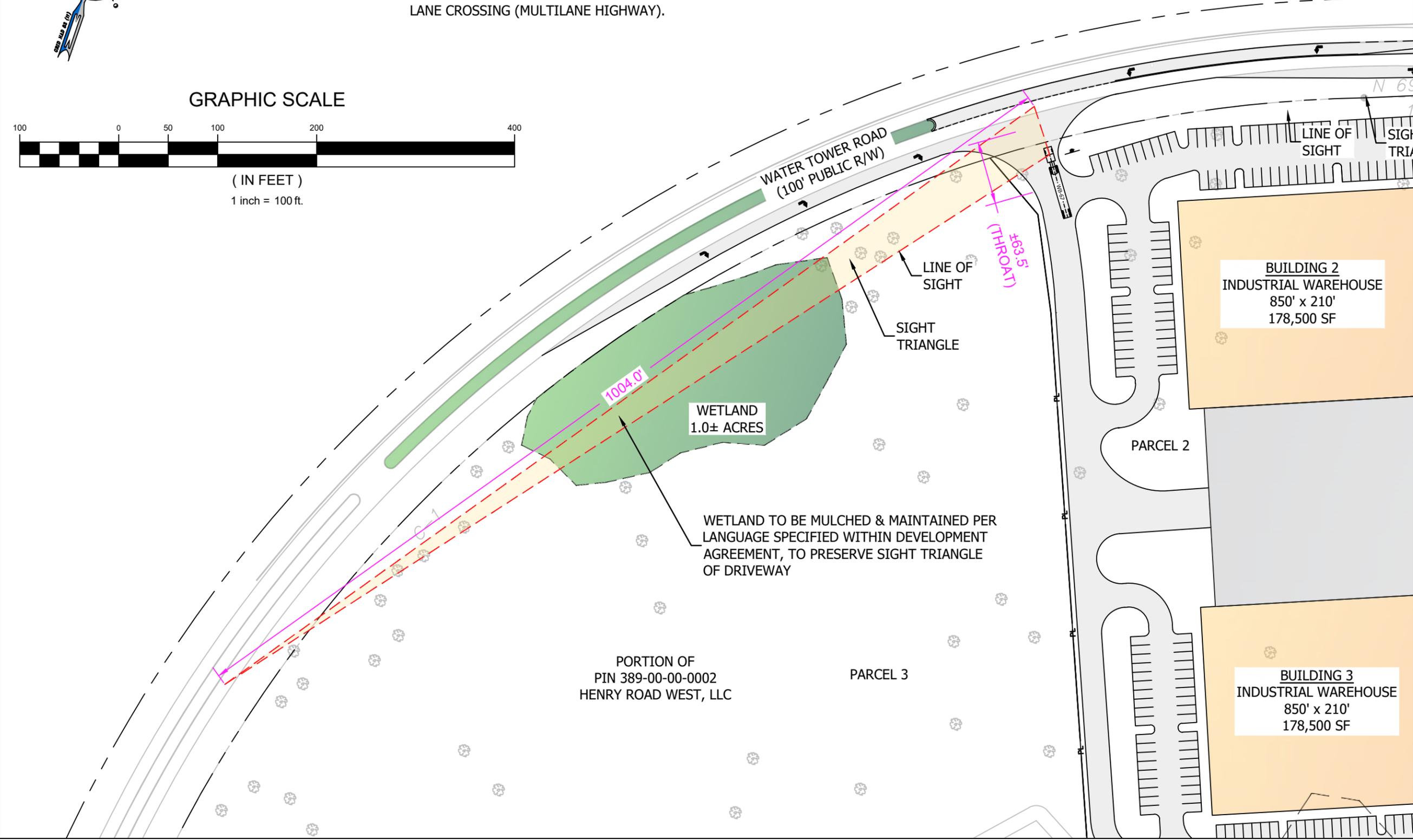
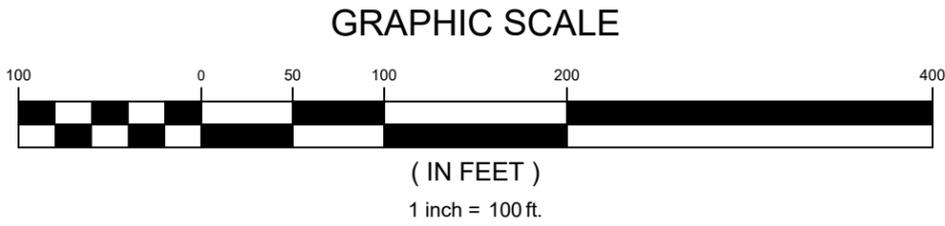
**DRIVEWAY 2 EXHIBIT
 (LEFT & RIGHT TRIANGLE)
 PALMETTO INDUSTRIAL PARK
 (placeholder name)**

| | |
|-----------------|------------|
| JOB NO: | 21.196 |
| SCALE: | 1" = 100' |
| DRAWN BY: | MES |
| CHECKED BY: | MES |
| DATE: | 02/02/2022 |
| EXHIBIT NUMBER: | |

DW-2



- 1) INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS BASED ON SCDOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS), CHAPTER 7.
- 2) MAJOR ROAD DESIGN SPEED (V_{MAJOR}) = 50 MPH
- 3) GAP ACCEPTANCE TIME (t_g) SELECTED FROM TABLE 7-11 FOR TRACTOR/SEMITRAILER, WITH 0.7 SEC ADJUSTMENT FOR EACH ADDITIONAL LANE CROSSING (MULTILANE HIGHWAY).



DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM



**DRIVEWAY 3 EXHIBIT
(LEFT TRIANGLE)**

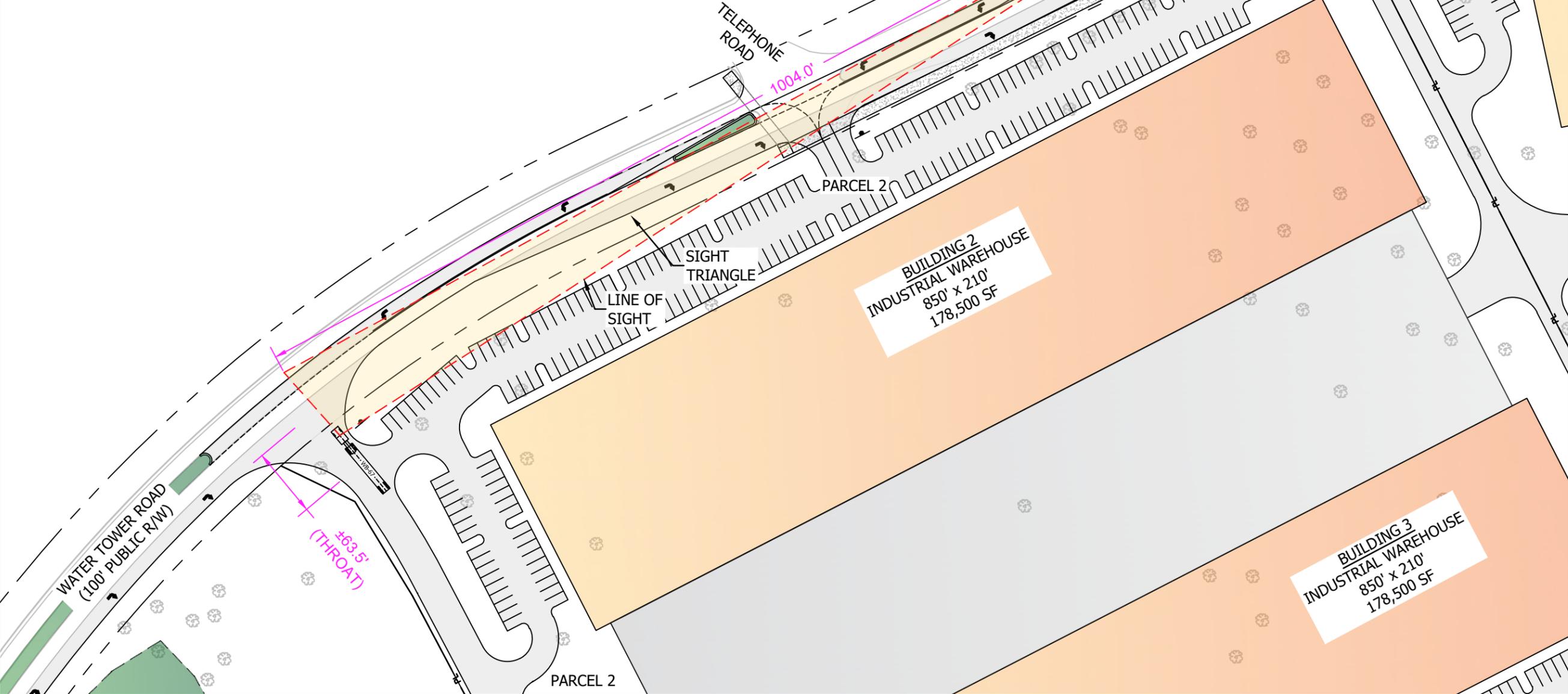
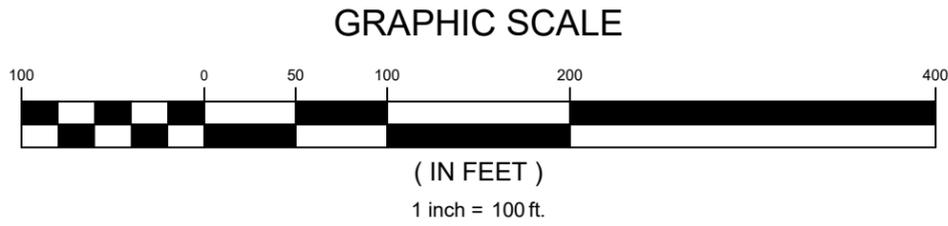
PALMETTO INDUSTRIAL PARK
(placeholder name)

| | |
|-----------------|------------|
| JOB NO: | 21.196 |
| SCALE: | 1" = 100' |
| DRAWN BY: | MES |
| CHECKED BY: | MES |
| DATE: | 02/02/2022 |
| EXHIBIT NUMBER: | |

DW-3-L



- 1) INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS BASED ON SCDOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS), CHAPTER 7.
- 2) MAJOR ROAD DESIGN SPEED (V_{MAJOR}) = 50 MPH
- 3) GAP ACCEPTANCE TIME (t_g) SELECTED FROM TABLE 7-11 FOR TRACTOR/SEMITRAILER, WITH 0.7 SEC ADJUSTMENT FOR EACH ADDITIONAL LANE CROSSING (MULTILANE HIGHWAY).



DEVELOPMENT RESOURCE GROUP, LLC
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**DRIVEWAY 3 EXHIBIT
(RIGHT TRIANGLE)
PALMETTO INDUSTRIAL PARK
(placeholder name)**

JOB NO: 21.196
SCALE: 1" = 100'
DRAWN BY: MES
CHECKED BY: MES
DATE: 02/02/2022

EXHIBIT NUMBER:
DW-3-R



SIGN







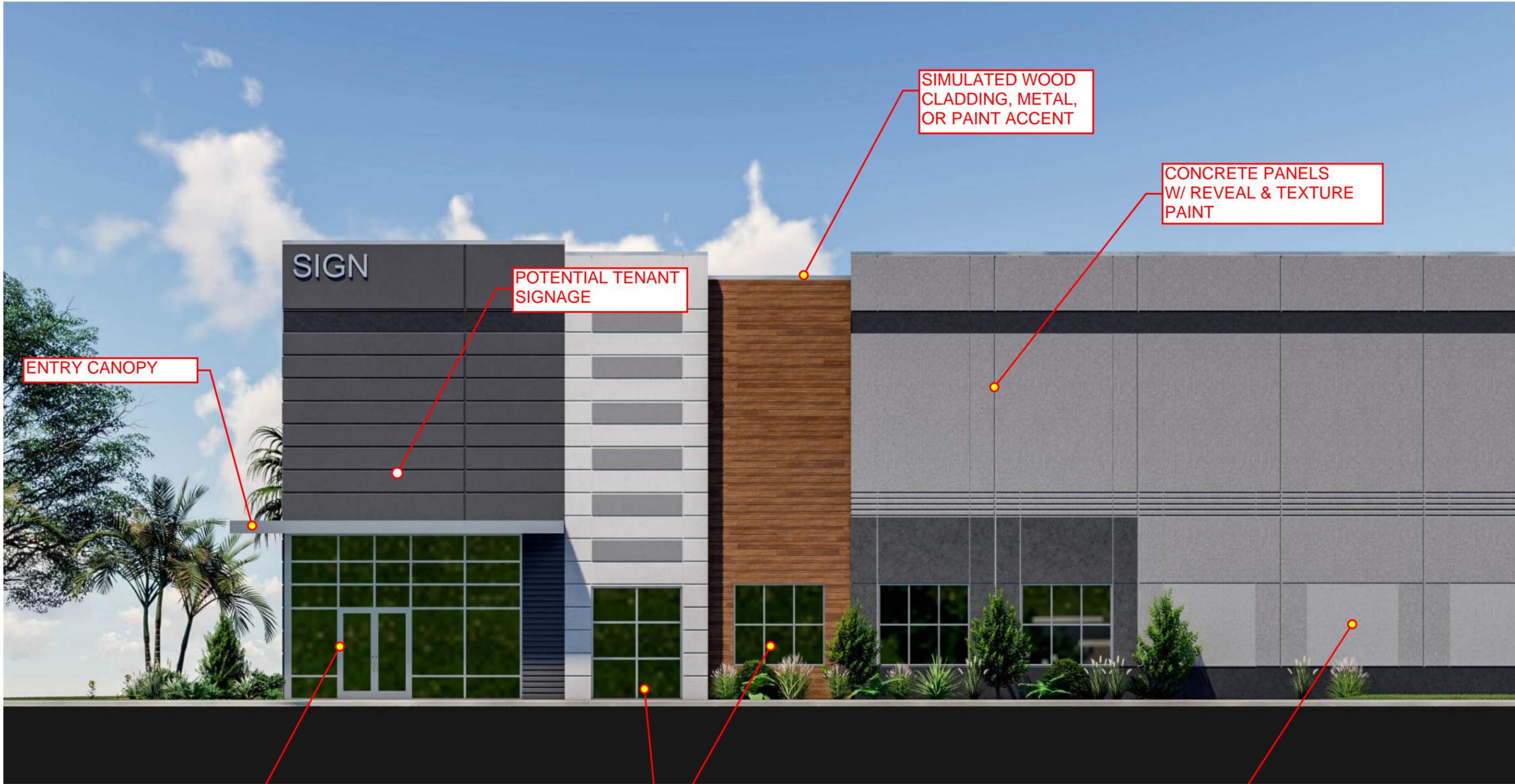








SIGN



ENTRY CANOPY

SIGN

POTENTIAL TENANT SIGNAGE

SIMULATED WOOD CLADDING, METAL, OR PAINT ACCENT

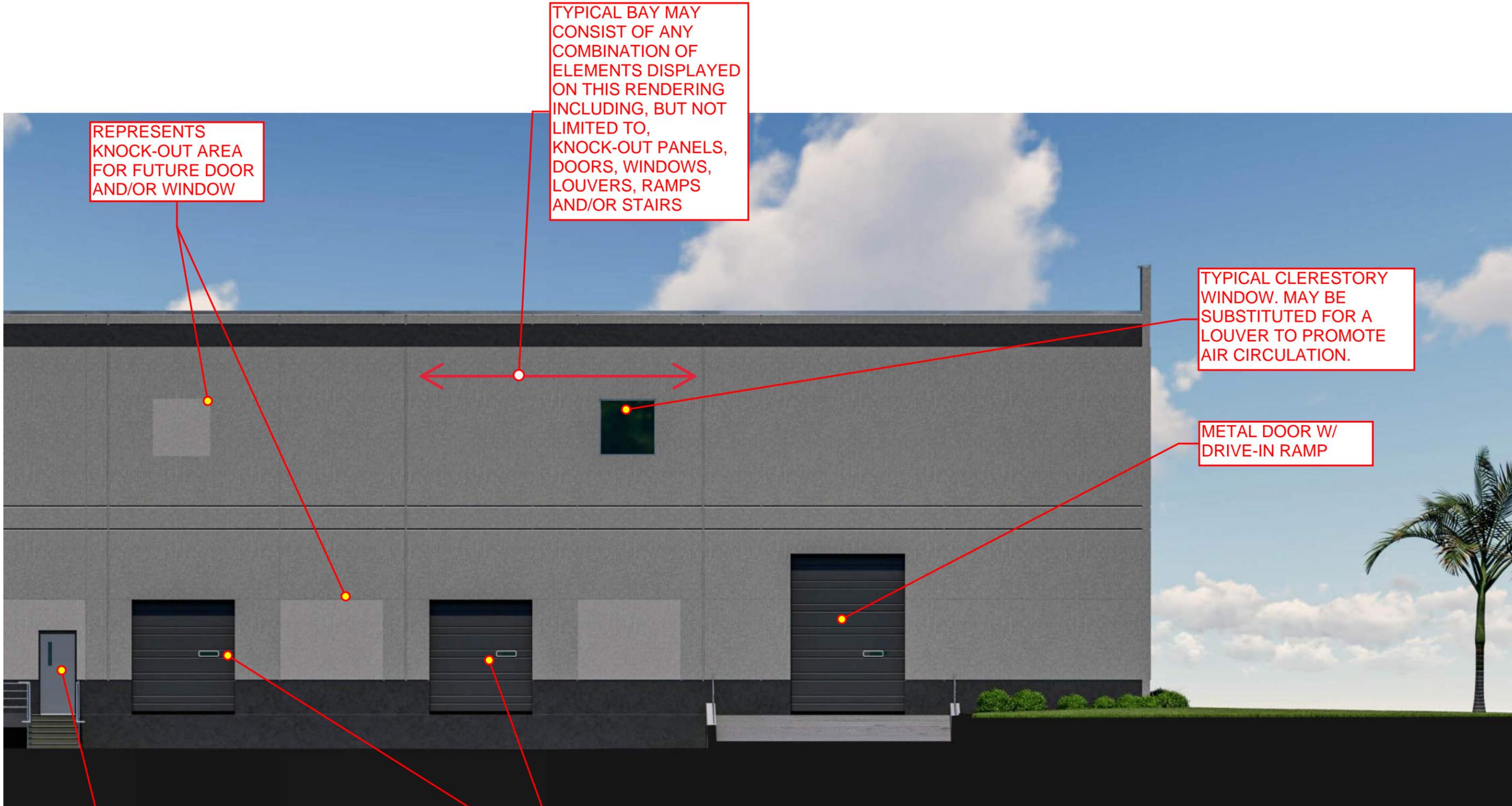
CONCRETE PANELS W/ REVEAL & TEXTURE PAINT

ALUMINUM & GLASS STOREFRONT ENTRY

TYPICAL WINDOW

REPRESENTS KNOCK-OUT AREA FOR FUTURE WINDOW

TYPICAL STREET FRONTAGE



REPRESENTS
KNOCK-OUT AREA
FOR FUTURE DOOR
AND/OR WINDOW

TYPICAL BAY MAY
CONSIST OF ANY
COMBINATION OF
ELEMENTS DISPLAYED
ON THIS RENDERING
INCLUDING, BUT NOT
LIMITED TO,
KNOCK-OUT PANELS,
DOORS, WINDOWS,
LOUVERS, RAMPS
AND/OR STAIRS

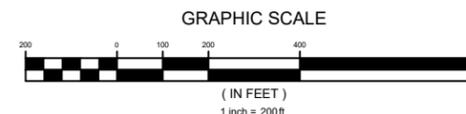
TYPICAL CLERESTORY
WINDOW. MAY BE
SUBSTITUTED FOR A
LOUVER TO PROMOTE
AIR CIRCULATION.

METAL DOOR W/
DRIVE-IN RAMP

TYPICAL
PERSONNEL DOOR
W/ METAL STAIR

STANDARD GRAY OR WHITE METAL DOCK DOOR WITH VIEW
LIGHT. DOCK DOORS LIKELY TO INCLUDE TENANT-SPECIFIC
EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SEALS, BUMPER,
LEVELERS, DOCK LOCKS, LIGHTS AND/OR CANOPIES

TYPICAL SERVICE ELEVATION (REAR)



PORTION OF
PIN 389-00-00-0002
HENRY ROAD WEST, LLC

STREET TREES
(50' SPACING - TYP.)

TELEPHONE ROAD
PRIVATE EASEMENT

WATER TOWER ROAD
100' PUBLIC R/W

STREET TREES
(50' SPACING - TYP.)

BUILDING 1

INDUSTRIAL WAREHOUSE
750' x 210'
157,500 SF
BLDG HEIGHT 50'±

174 STND PARKS
6 ADA PARKS
(@ 1 PARK / 875 SQFT)
60 TRAILER PARKS

PARCEL 1

'BACK' WB-67 DOCKING BAYS (CONCRETE)

TRAILER PARKING 60' x 12' (CONCRETE)

BUILDING 2

INDUSTRIAL WAREHOUSE
850' x 210'
178,500 SF
BLDG HEIGHT 50'±

182 STND PARKS
8 ADA PARKS
(@ 1 PARK / 940 SF)

PARCEL 2

BUILDING 3

INDUSTRIAL WAREHOUSE
850' x 210'
178,500 SF
BLDG HEIGHT 50'±

186 STND PARKS
8 ADA PARKS
(@ 1 PARK / 920 SF)

STORMWATER POND
3.6± ACRES

WETLAND
1.0± ACRES
(on site)

PARCEL 3

FUTURE DEVELOPMENT

STORMWATER POND
0.6± ACRES

WETLAND
2.6± ACRES

STORMWATER POND
1.2± ACRES

WETLAND
2.4± ACRES

WETLAND
6.88± ACRES
(Total)

PORTION OF
PIN 389-00-00-0002
HENRY ROAD WEST, LLC

WETLAND
1.1± ACRES
(on site)

*STREET TREES SHALL BE OF SPECIES CONSISTENT WITH
SCDOT "SUGGESTED STREET TREE & SIDEWALK PLANTINGS",
LATEST VERSION & BE PLANTED IN ACCORDANCE WITH SCDOT
"VEGETATION MANAGEMENT GUIDELINES", LATEST VERSION.

DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM



**CONCEPTUAL
LANDSCAPE PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)**

JOB NO: 21.196
SCALE: 1" = 200'
DRAWN BY: MES
CHECKED BY: MES
DATE: 02/01/2022
EXHIBIT NUMBER:

L1

6C. MASTER DEVELOPMENT AGREEMENT AMENDMENT: Separate and Independent Amendment to the Master Development Agreement associated with the Parkway Group Planned Development District.

The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Separate and Independent Amendment to the Master Development Agreement associated with the major amendment to the Parkway Group PDD [Z-22-2]. The Separate and Independent Amendment is associated with a proposal to create the Palmetto Coast Industrial Park in a portion of the Henry Road West tract and would only be applicable to the amended portion of the PDD.

The entire Parkway Group PDD property consists of approximately 1,362 acres, comprising multiple tracts of land, generally located on the southeastern corner of the intersection of Highway 31 and Highway 22 and extending to the Intracoastal Waterway bordering the Grande Dunes development in the City of Myrtle Beach. The specific property under review is known as a portion of Henry Road West and is vacant woodlands.

The City, Canal Land and Timber, LLC, and Myrtle Beach Power Sports, Inc, entered into a Master Development Agreement on January 9, 2009, recorded January 20, 2009, covering approximately 1,362 acres of private property.

The original Master Development Agreement was previously amended and recorded on March 24, 2020.

The proposed Separate and Independent Amendment to the Master Development Agreement is in response to a request to amend the PDD by proposing an industrial/warehouse type use with 514,500 sq. ft of building space on 69.3 of approximately 338 acres and provides for the following:

ITEMS of NOTE

1. Applies to a portion of PIN# 389-00-00-0002 (69.3 acres). All other terms, conditions, and provisions of the Master Development Agreement shall remain in full force and effect.
2. Duration of this agreement is effective for twenty years and ends January 8, 2029.

FEES and PUBLIC BENEFITS

1. Park Enhancement Fee contribution of \$300 per residential unit \$300 OR a lump sum in the amount of \$25,000 to be paid at the time of issuance of a building permit.
2. Beach Access Parkin Fee contribution of \$1,100 per residential unit OR a lump sum in the amount of \$25,000 to be paid at the time of issuance of a building permit.

The Planning Commission's role in Development Agreements is limited to HOSTING the first of two required public hearings. Planning Commission will take no action and will not vote on the Separate and Independent Amendment to the Master Development Agreement but may offer comments for City Council's consideration. After hosting the public hearing, a second public hearing, first reading of ordinance, will take place at the City Council meeting anticipated to occur on February 21, 2022.

which was the owner of record of the tract referred to in the Master Development Agreement as the “LL Chestnut Tract”; and

WHEREAS, the real property owned by Henry Road at the time of the Master Development Agreement and the First Master Amendment is herein referred to as the “**Henry Road Tract**”; and

WHEREAS, Henry Road has proposed an amendment to the Master Site Plan and the PDD for a portion of the real property owned by Henry Road, West of S.C. Highway 31, within the PDD, an unrecorded map of which is attached hereto as **Exhibit “A”** (the “**Amended Site Plan Parcel**”); and

WHEREAS, the Parties now desire to enter into a separate and independent amendment to the Development Agreement, in order to specify certain fees and obligations imposed by the City pursuant to the Development Agreement, as amended, which would only be applicable to the Amendment Site Plan Parcel portion of the PDD, in the manner set forth below.

NOW, THEREFORE, for and in consideration of the covenants and conditions herein, and the sum of Five and No/100 (\$5.00) Dollars, to each party by the other paid, the parties agree as follows:

1. **Continuing Encumbrance.** Despite any change in ownership and/or the configuration and boundaries of the various tracts subjected to the Development Agreement, as amended, and the Exhibits to the Development Agreement, previously subjected to the Development Agreement, as amended, by this Agreement, except as hereby expressly amended or supplemented, shall remain in full force and effect.
2. **Amendment to Section 2.13.** Section 2.13 of the Development Agreement, as amended, is further amended to delete any obligation for payment regarding the Traffic Circle, as defined in Section 2.13 with regards to the Amended Site Plan Parcel only, and to no other portion of the Henry Road Tract.
3. **Amendment to Section 4.6.** Section 4.6 of the Development Agreement, as amended, is amended as to the Amended Site Plan Parcel only, by the addition of the following two paragraphs at the end of the current Section 4.6 to be applied only to the Amended Site Plan Parcel, as follows:

“The City and Henry Road, in good faith as a corporate citizen of the City agree that Henry Road shall pay to the City, a fee providing funds to allow the City to expand it’s existing parks, which the City hereby imposes in the amount that is the greater of (i) \$300.00 per residential Unit within the Amended Site Plan Parcel, which is a portion of the Henry Road Tract, to be paid at the time of issuance of each building permit for a residential Unit located on the Amended Site Plan Parcel; or (ii) a lump sum in the amount of \$25,000.00, to be paid at the time of issuance of a building permit for building improvements which do not constitute one or more residential Units located on the Amended Site Plan Parcel (the “**Park Enhancement Fee**”). The imposition of the Park Enhancement Fee by this agreement between the City and Henry Road shall be valid, and shall control over the requirements of Section 4.6 of the Development Agreement.

The City and Henry Road, in good faith as a corporate citizen of the City, agree that Henry Road shall pay to the City, a fee providing funds necessary to allow the City to expand its existing and future beach access parking, which the City hereby imposes in the amount that is the greater of (i) of \$1,100.00 per residential Unit within the Amended Site Plan Parcel, which is a portion of the Henry Road Tract, to be paid at the time of issuance of each building permit for a residential Unit located on the Amended Site Plan Parcel; or (ii) a lump sum in the amount of \$25,000.00, to be paid at the time of issuance of a building permit for building improvements which do not constitute one or more residential Units located on the Amended Site Plan Parcel (the “***Beach Access Parking Fee***”). The imposition of the Beach Access Parking Fee by this agreement between the City and Henry Road, as to the Amended Site Plan Parcel, which is a portion of the Henry Road Tract, shall be valid, and shall control over the requirements of Section 4.6 of the Development Agreement, and constitute a portion of the public benefit negotiated by Henry Road and the City as a part of the PDD and any amendments thereto.”

3. **Wetland/Wetland Buffer Maintenance.** Henry Road acknowledges and agrees that the Amended Site Plan Parcel includes one or more jurisdictional wetlands which are located adjacent to Water Tower Road. Unless and until such wetlands are filled or otherwise mitigated to no longer remain classified as jurisdictional wetlands, Henry Road agrees that all on-site wetlands shall be surrounded with a minimum 20-foot wide water quality buffer within which no building shall occur. These buffer areas and the wetlands they surround shall be maintained in common ownership, shall remain natural except to the extent vegetation is mulched to maintain required sight triangle distances along Water Tower Road, provided, however, that Henry Road may elect to install a Ten (10) foot wide multi-purpose path within the boundary of such wetland buffer area.

4. **Independent Amendment.** This Separate and Independent Amendment to Master Development Agreement is intended to be applicable only to the Amended Site Plan Parcel, which is a portion of the Henry Road Tract, and shall not be deemed applicable to any other portion of the Land which is subject to the Development Agreement, as amended, or to any other Landowner within the PDD, who is not a successor or assign of Henry Road.

5. **No Further Amendment.** Except as specifically amended by this Separate and Independent Amendment to Master Development Agreement all of the terms and conditions of the Development Agreement as amended, shall remain in full force, unless and until amended in a writing signed by all of the parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement the date below their respective signatures.

[Individual signature pages follow for each of the Parties]

6D. STREET PLANNING MANUAL UPDATE SPM-22-1: City staff has revised the Street Planning Manual to require radio-activated switches instead of siren-activated switches at the request of the Fire Marshal.

Background:

Adopted by City Council, at its November 2, 2020, meeting, the Street Planning Manual was created as a stand-alone document containing all policy information related to City streets. All revisions to the Street Planning Manual must be approved by Planning Commission

Proposed:

Due to advancements in technology, the Fire Marshal requested that staff update the Private Gate Standards contained in § 3.1 to require Radio-Activated Sensors at private gates instead of the previously accepted Sire-Activated Sensor. A siren-activated sensor requires an emergency responder to deploy the “Yelp” siren for 3 seconds, triggering the gate to open. A radio-activated sensor requires the emergency responder to deploy their own radio transceiver to open the gate. Use of the radio-activated sensor is faster and less noisy in emergency situations.

Planning Commission Action:

The Planning Commission may approve or deny the proposal as submitted.

Alternative Motions

- 1) I move that the Planning Commission approve the street planning manual update [SPM-22-1] as submitted.

OR

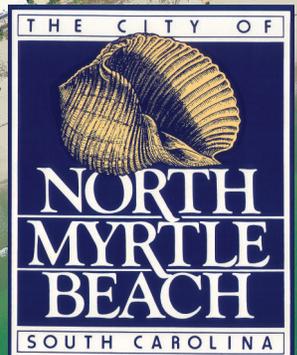
- 2) I move that the Planning Commission deny the street planning manual update [SPM-22-1] as submitted.

Current Document

CITY OF NORTH MYRTLE BEACH **STREET PLANNING MANUAL**

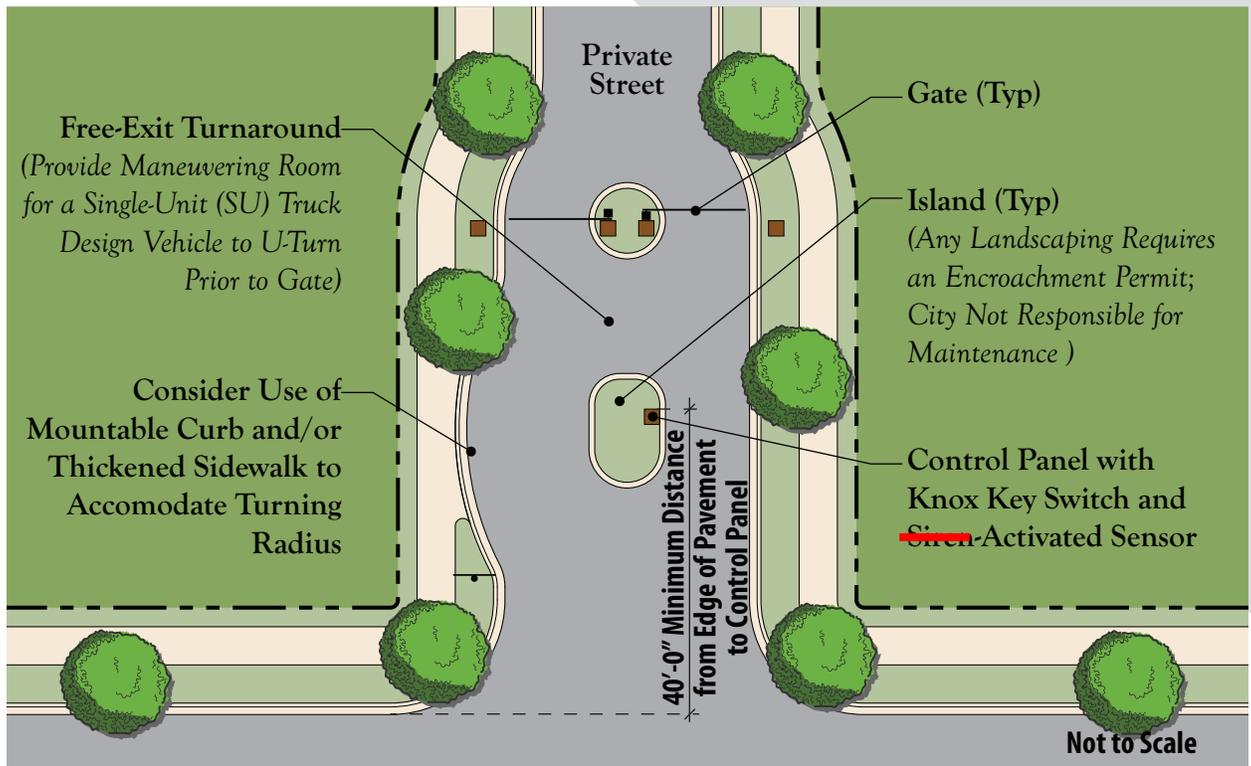
~~October 6, 2020~~

Maintained by the Planning & Development Department



CHAPTER 3. OTHER DESIGN STANDARDS

3.1 Private Gate Standards



3.2 Multi-purpose Path Standard

A multi-use path can be used when approved by the Planning Commission as an alternate pedestrian accommodation option. A maintenance schedule may be required, depending on the surfacing material used.



APPENDIX A. REVISIONS

As revisions are made to this document they will be listed here:

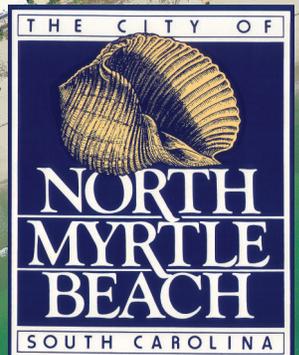
~~No revisions.~~

Proposed Document

CITY OF NORTH MYRTLE BEACH **STREET PLANNING MANUAL**

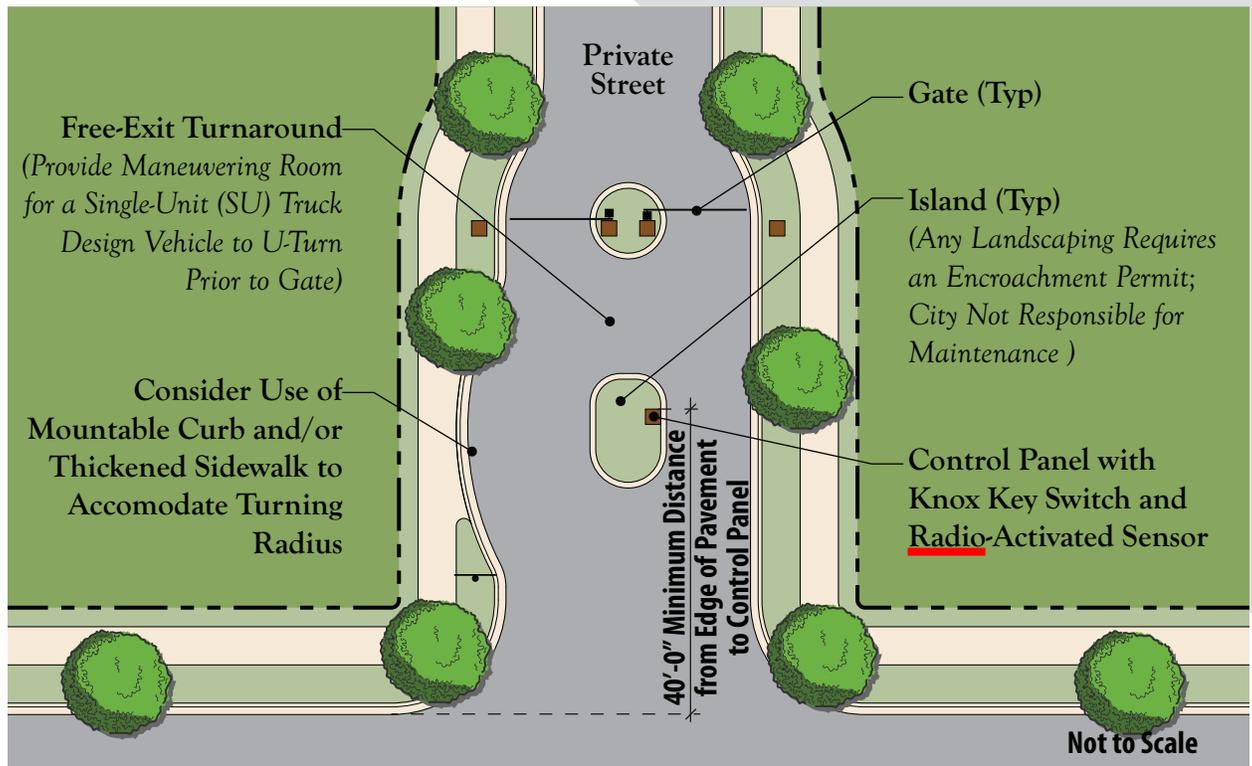
February 2, 2022

Maintained by the Planning & Development Department



CHAPTER 3. OTHER DESIGN STANDARDS

3.1 Private Gate Standards



3.2 Multi-purpose Path Standard

A multi-use path can be used when approved by the Planning Commission as an alternate pedestrian accommodation option. A maintenance schedule may be required, depending on the surfacing material used.



APPENDIX A. REVISIONS

As revisions are made to this document they will be listed here:

- 02/02/22: Revised **3.1 Private Gate Standards** to require a Radio-Activated Sensor instead of a Siren-Activated Sensor.

6E. FINAL SUBDIVISION PLAT SUB-22-1: A major final plat of subdivision creating eight single-family lots, open space, and rights-of-way in the Briarcliffe Commons subdivision.

Background

Planning Commission approved the preliminary plat of subdivision on November 17, 2020.

Existing Conditions

Accessed by Commons Boulevard, the total area of the subdivision is 1.96 acres. The subject property is one lot of record identified by PIN 390-05-02-0069. The property is zoned Mid-Rise Multifamily Residential (R-2A) and is located within the City’s jurisdiction. Currently, the parcel contains much of the infrastructure from the previously approved preliminary plat, but no vertical construction.

Proposed Conditions

The applicant, Sammy Gay of Venture Engineering, agent for the owner, has proposed a bonded major final plat of subdivision creating 8 residential lots, open space, and public rights-of-way. All residential lots are intended for the construction of single-family residences; the smallest lot is ±5,650 square feet, and the largest lot is 8,476 square feet. The subdivision density is 4.08 dwelling units per acre. All setbacks conform to the standards of the R-2A zoning district. This plat creates the Holland Court 50’ public right-of-way. All new roadways are designed to City standards, including requiring sidewalks and street trees according to the Street Planning Manual. 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-20-2], 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 has approved the form of the financial guarantee. The applicant will provide a financial guarantee for \$188,962.50 to the City in the form of a letter of credit upon plat approval by planning commission. This financial guarantee would be exercised by the City to complete any outstanding required improvements if not completed by the developer.

Staff Review

Planning Division

The planning division 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 Director of Public Works has no issue with the proposed major final plat of subdivision.

Public Safety

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

Planning Commission Action

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

Alternative Motions

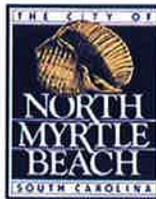
I move that the planning commission approve the major bonded final plat of subdivision [SUB-22-1] prepared for the Briarcliffe Commons subdivision as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:

Briarcliffe Commons



| | |
|-----------------------------------|------------------------------|
| Subdivision Finance Account Code: | 3.21 |
| FEE DUE/PAID: | \$340.00 on February 1, 2022 |
| FILE NUMBER: | SUB-22-1 |
| Complete Submittal Date: | February 1, 2022 |

City of North Myrtle Beach, SC

Application for a Major Plat**GENERAL INFORMATION**

| | |
|---|--|
| Date of Request: January 3, 2022 | Property PIN(S): 390-05-02-0069 |
| Property Owner: Brick Plant, LLC | Type of Subdivision: Major Final Subdivision |
| Address or Location: Near the intersection of Commons Blvd & Hwy 17 | Project Contact: Sammy Gay |
| Contact Phone Number: 8433475851 | Contact Email Address: sammygay@sccoast.net |

PROJECT INFORMATION

| | | | |
|---|---|-------------------------------------|-----------------------------------|
| Zoning: R-2A | Total Area: 1.96 Acres | Existing # of Lots: 1 | Proposed # of Lots: 9 |
| Total # of Residential/Commercial Lots: 8 | Area of Largest Lot: 10,674.8 sq. ft. | Area of Smallest Lot: 5,651 sq. ft. | Linear Feet of New Streets: 2,188 |
| Total # of Common/Open Space Lots: 1 | Total Area of Common/Open Space Lots: 4,225.4 | 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).

Applicant's E-signature: Sammy Gay

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

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

North Myrtle Beach
843-280-5558 or 843-280-5585

REC#: 01754669 2/01/2022 2:08 PM
OPER: CE TERM: 002
REF#: 1928 TF

TRAN: 3.2100 SUBDIVISION FEE
ARCHIE B HOWELL JR
BRIARCLIFF COMMONS 340.00CR
BUILDING PERMITS

TENDERED: 340.00 CHECK
APPLIED: 340.00-
CHANGE: 0.00

PAID
~~JAN 31 2022~~
PAID
FEB 01 2022



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 11/18/21

Nature of Approval Requested: Plat Approval

Property PIN(s): 390-05-020-069

Property Address/Location: Near the intersection of Hwy 17 and Commons Blvd

I, Archie Howell, hereby authorize Venture Engineering

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



Signature

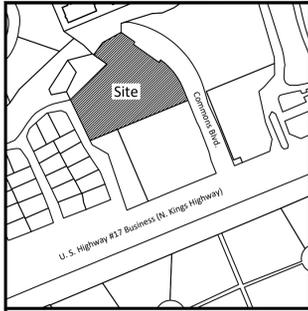
Owner

Title

Signature

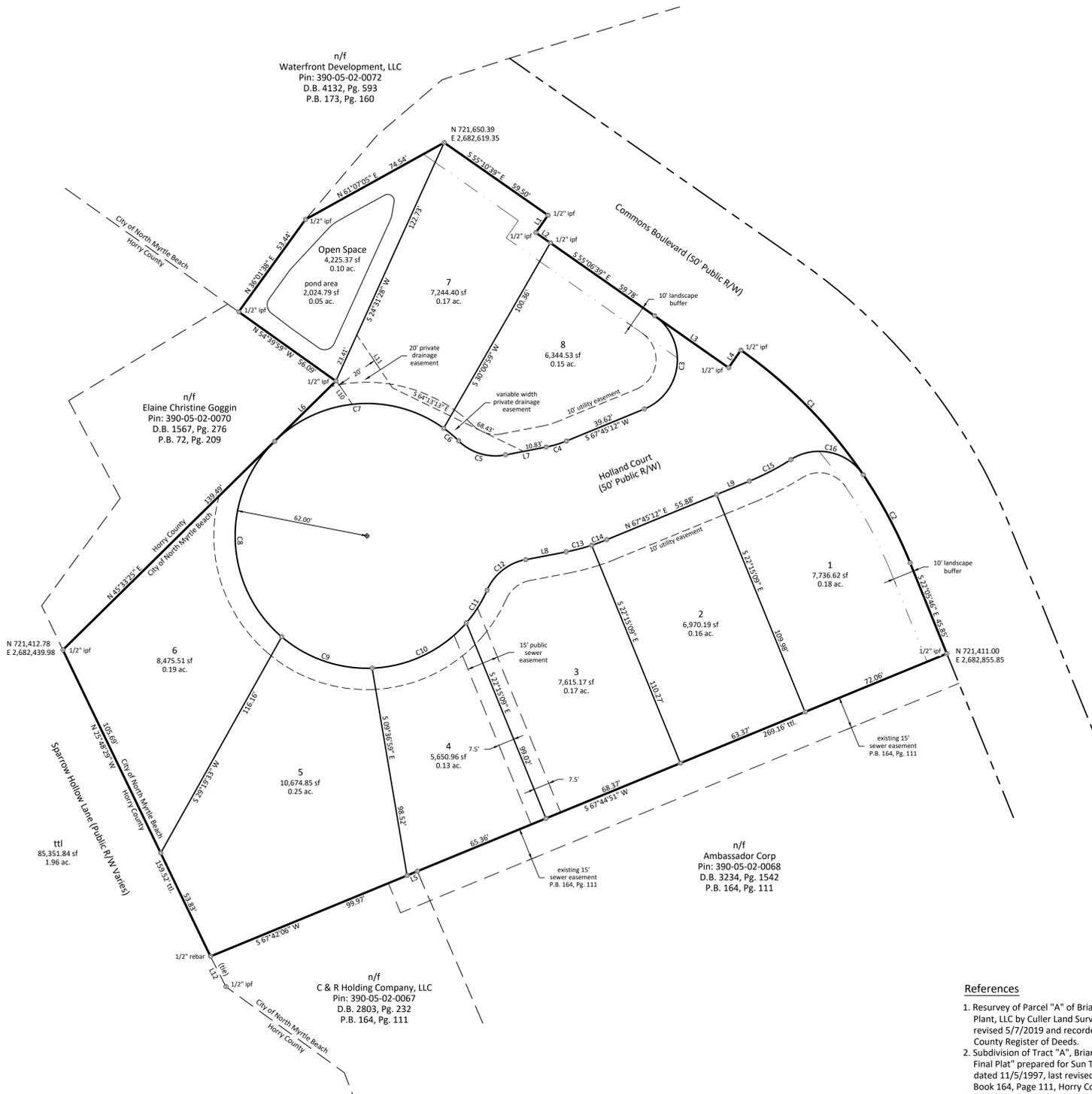
Title

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.



Current Owner of Record
 Brick Plant, LLC
 1560-A Burcale Road
 Myrtle Beach, SC 29579
 PIN: 390-05-02-0069
 D.B. 4208, Pg. 2632
 P.B. 286, Pg. 251

Vicinity Map 1" = 300'



Notes

- This document represents a boundary & subdivision plat of an existing parcel of record.
- This property is subject to all easements and restrictions of record.
- This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45051C0 567H dated 8/23/99. Flood zone lines shown hereon are scaled and approximate only.
- Existing Parcel ID Numbers and references for the adjoining properties are as shown (if applicable) on the face of this plat.
- No title search has been performed by this office.
- Parcel ID No. 390-05-02-0069
- Bearings shown are based on NAD 83 South Carolina State Plane coordinate system and all distances are horizontal ground distances, not grid distances.
- This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
- No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
- Common Areas, Open Spaces and private easements are to be owned and maintained by the Property Owners Association.
- Property Owner Association covenants and restrictions recorded n County Register of Deeds.
- Iron pins (5/8" rebar) set at all corners unless otherwise noted.
- As a condition of approval, all Property Owners Associations covenants and restrictions shall be recorded at the Horry County Register of Deeds as a component of the Final Plat of Subdivision as per Section 20-32 of the Land Development Regulations.
- A disclosure statement signed by the owner / subdivider outlining the maintenance responsibilities for private streets and other common areas [and open space] shall be recorded at the Horry County Register of Deeds as a component of the final plat. Such statements shall include language obligating the owners and their agents to furnish each initial lot purchaser with a copy of the recorded disclosure statement prior to purchase as per Section 20-32 of the Land Development Regulations.
- All improvements to rights-of-way shall meet the City of North Myrtle Beach complete street standards as per Section 20-32 of the Land Development Regulations.

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.

| | |
|-----------|-----------|
| Name | Name |
| Signature | Signature |
| Date | Date |

| Curve | Radius | Length | Tangent | Bearing | Chord | Delta |
|-------|---------|---------|---------|---------------|--------|------------|
| C1 | 225.00' | 82.47' | 41.70' | S 44°36'02" E | 82.01' | 21°00'02" |
| C2 | 225.00' | 46.91' | 23.54' | S 28°07'41" E | 46.82' | 11°56'41" |
| C3 | 25.00' | 53.61' | 45.91' | S 06°19'17" W | 43.91' | 122°51'51" |
| C4 | 50.00' | 9.95' | 4.99' | S 73°27'15" W | 9.93' | 11°24'05" |
| C5 | 25.00' | 23.96' | 12.99' | N 73°23'05" W | 23.06' | 54°55'14" |
| C6 | 62.00' | 9.11' | 4.56' | N 50°08'07" W | 9.10' | 8°25'18" |
| C7 | 62.00' | 86.67' | 52.11' | S 85°36'20" W | 79.79' | 80°05'48" |
| C8 | 62.00' | 103.08' | 67.97' | S 02°04'23" E | 91.61' | 95°15'36" |
| C9 | 62.00' | 46.09' | 24.17' | S 71°00'02" E | 45.04' | 42°35'42" |
| C10 | 62.00' | 50.48' | 25.73' | N 04°22'33" E | 49.10' | 46°39'08" |
| C11 | 62.00' | 18.20' | 9.16' | N 32°38'32" E | 18.13' | 16°48'55" |
| C12 | 25.00' | 23.96' | 12.99' | N 51°41'41" E | 23.06' | 54°55'14" |
| C13 | 100.00' | 12.41' | 6.21' | N 75°36'04" E | 12.40' | 7°06'28" |
| C14 | 100.00' | 7.49' | 3.75' | N 69°54'01" E | 7.48' | 4°17'38" |
| C15 | 125.00' | 22.00' | 11.03' | N 62°42'38" E | 21.98' | 10°05'09" |
| C16 | 25.00' | 38.50' | 24.24' | S 78°12'59" E | 34.81' | 88°13'55" |

| Line | Bearing | Distance |
|------|---------------|----------|
| L1 | S 34°50'57" W | 9.98' |
| L2 | S 55°06'39" E | 8.33' |
| L3 | S 55°06'39" E | 42.51' |
| L4 | N 34°52'02" E | 10.01' |
| L5 | S 67°42'06" W | 5.20' |
| L6 | N 45°33'23" E | 40.40' |
| L7 | S 79°09'18" W | 19.48' |
| L8 | N 79°09'18" E | 19.48' |
| L9 | N 67°45'12" E | 16.66' |
| L10 | S 34°09'53" E | 13.54' |
| L11 | S 34°09'53" E | 29.96' |
| L12 | S 26°59'45" E | 15.89' |



Certificate of Approval of Sewage Disposal System

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

| | |
|------|---------------|
| Date | City Engineer |
|------|---------------|

Certificate of Approval of Public Water Supply

I hereby certify that the public water supply, 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.

| | |
|------|---------------|
| Date | City Engineer |
|------|---------------|

Certificate of Approval of Streets and Storm Drainage System

I hereby certify that streets and a storm drainage 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.

| | |
|------|---------------|
| Date | City Engineer |
|------|---------------|

References

- Resurvey of Parcel "A" of Briarcliffe RV Resort prepared for Brick Plant, LLC by Culler Land Surveying III, Inc. dated 3/2/2018, last revised 5/7/2019 and recorded in Plat Book 286, Page 251, Horry County Register of Deeds.
- Subdivision of Tract "A", Briarcliffe RV Resort entitled "Bonded Final Plat" prepared for Sun Tech AD, LLC by DDC Engineers, Inc. dated 11/5/1997, last revised 7/20/1999 and recorded in Plat Book 164, Page 111, Horry County Register of Deeds.
- Record Drawing of Parcel & Building 13 and Parcel & Building 9 prepared for Briarcliffe Commons, LLC by Associated Land Surveyors dated 11/10/2000 and recorded in Plat Book 173, Page 160, Horry County Register of Deeds.
- Map of Section II, The Forest at Briarcliffe by Robert L. Bellamy & Associates dated 12/22/1981 and recorded in Plat Book 72, Page 209, Horry County Register of Deeds.

CRESCENT MOON

LAND SURVEYING

3099 Ino Dr.
 Loris, S.C. 29569
 Phone: (843) 716-6021

| | | |
|------------------|-----------------|------------|
| DRAWN BY: MEC | JOB# 51234 | REVISIONS: |
| APPROVED BY: BWS | DATE OF SURVEY: | |
| SURVEYED BY: BWS | 11/1/2021 | |

Bonded Final Plat
 of
Briarcliffe Commons
 Containing 1.96 Acres of Land
 City of North Myrtle Beach, Horry County, South Carolina
 prepared for
Brick Plant, LLC

GRAPHIC SCALE

(IN FEET)
 1 inch = 30 ft.

Certificate of Accuracy

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein 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.

Barry W. Suggs PLS# 25438 Date

It is hereby certified that this plat is true and correct to the accuracy required in Division IV, Section 20-35(c), "Degree of Accuracy"

Sheet 1 of 2

C:\plots\Briarcliffe.dwg, layout1, 11/2/2021 9:44:36 AM, ARC11 (expand D) (36.00 x 24.00 inches)