REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 4, 2024

Agenda Item: 7B	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: February 28, 2024
Subject: Amendment to the Parkway Group Planned Development District (PDD) revising pedestrian circulation in the Rosewood neighborhood of Waterside [Z-24-4]	Division: Planning and Development

Background:
The applicant, Robert "Shep" Guyton, agent for the owner, has requested an amendment to the Rosewood neighborhood of Waterside in the North Beach Plantation PDD revising the pedestrian circulation to better match the other phases of the Waterside development. The proposed plan and cross-section show removal of the connecting trail system in lieu of using the proposed single-sided sidewalk road section.

Planning Commission Action:
The Planning Commission conducted a public hearing on February 20, 2024, and voted unanimously to recommend approval of the request. There was no public comment.

Recommended Actions:
Approve or deny the proposed ordinance on first reading

Reviewed by Department Head	Reviewed by City Manager	Reviewed by City Attorney

Council Action:
Motion By_____ 2nd By_____ To_____

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH PROVIDING THAT THE CODE OF ORDINANCES, CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED BY REVISING THE PARKWAY GROUP PLANNED DEVELOPMENT DISTRICT (PDD) REVISING PEDESTRIAN CIRCULATION IN THE ROSEWOOD NEIGHBOHOOD OF WATERSIDE.

Section 1:
That the Parkway Group PDD be amended to include updated exhibits for pedestrian circulation in the Rosewood neighborhood of Waterside as depicted in Exhibit A attached and included in this ordinance.

If a conflict arises between the amendments listed in the ordinance and those listed in the PDD booklet, the PDD booklet shall take precedence. The proposed changes are reflected in the PDD booklet.

Section 2:
That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF_____, 2024.

_____
Mayor Marilyn Hatley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

REVIEWED:

_____
City Manager

FIRST READING: 3.4.2024
SECOND READING: _____

ORDINANCE: _____

ROSEWOOD SINGLE-FAMILY AT WATERSIDE

NORTH MYRTLE BEACH, SOUTH CAROLINA

CURRENT ZONING: PARKWAY GROUP PDD IN NORTH MYRTLE BEACH

DENSITY

TOTAL LOTS: 202 LOTS
- 41' X 120' LOTS: 108 LOTS (30' X 72' PAD)
- 51' X 120' LOTS: 94 LOTS (40' X 74' PAD)

TOTAL AREA: ±80.5 ACRES
RIGHT-OF-WAY AND LOTS: 37.1 ACRES 46.1%
OPEN SPACE: 43.4 ACRES 53.9%
(INCLUDES 22.7 ACRES OF WETLANDS)

ROW: 50' PRIVATE ROADS

MINIMUM LOT REQUIREMENTS:

	MIN. LOT SF	FRONT	SIDE	REAR	MAX. HEIGHT	TOTAL SITE IMPERV.	BUILDING SEPARATION
NEIGHBORHOOD 2 SINGLE FAMILY DETACHED	4,000	20'	5 / 7.5 (*)	10'	35'	64%	10'

(*) 7.5' ONLY ON "CORNER LOT" SIDE SETBACK AND 5' OPPOSITE SIDE SETBACK OF CORNER LOT; ALL OTHER INTERNAL LOTS SHALL BE 5' MINIMUM ON BOTH SIDE SETBACKS.

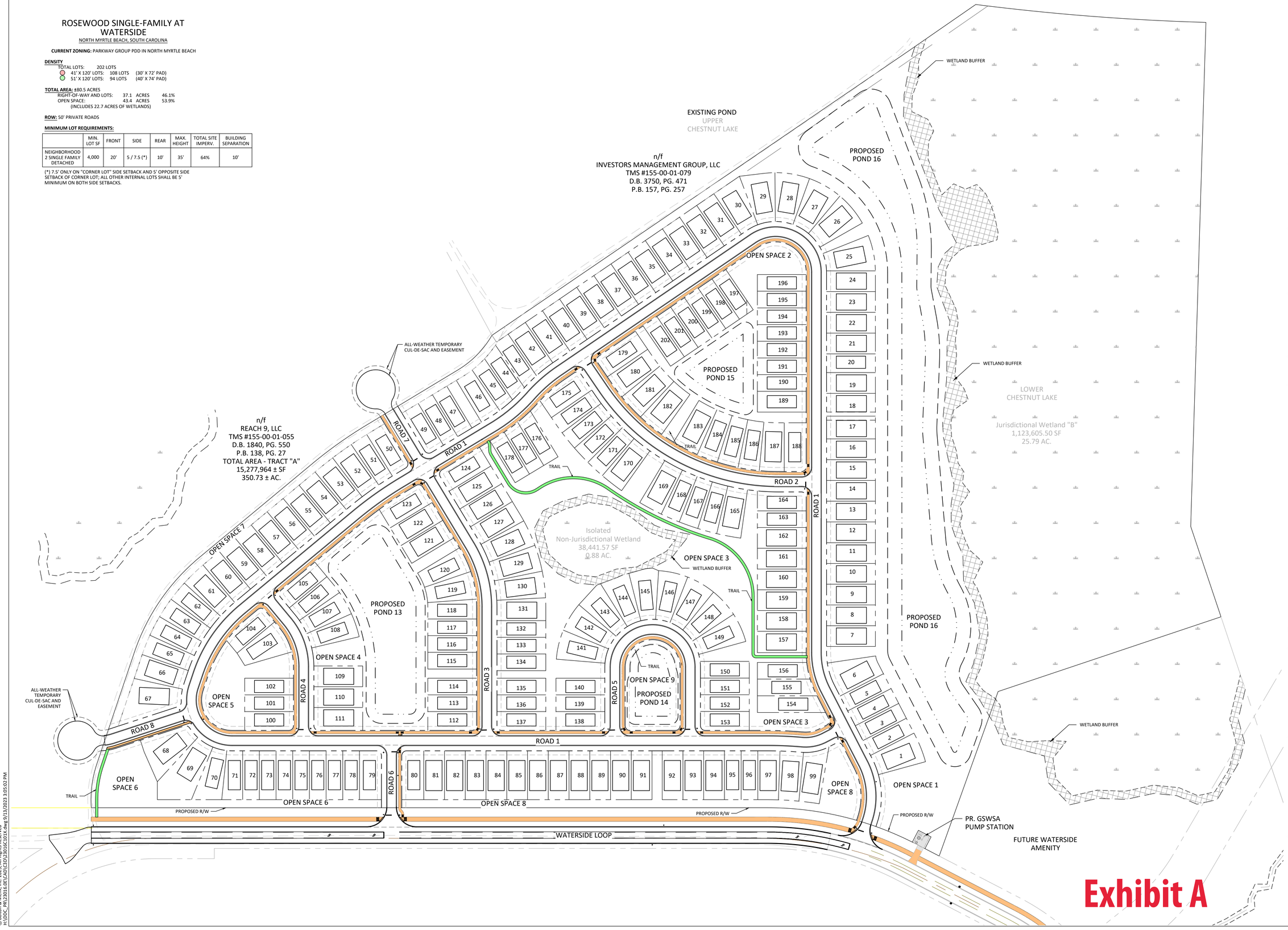

Exhibit A

DDC Engineers
BOLTON & MENK, INC.
www.ddcinc.com

1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA 29577
Phone: (843) 692-3200
Email: myrtlebeach@bolton-menk.com
www.bolton-menk.com

MERITAGE HOMES

505 BELLE HALL PARKING, SUITE 201
MOUNT PLEASANT, SC 29464

WATERSIDE NEIGHBORHOOD 1 (ROSEWOOD)

NORTH MYRTLE BEACH, SC

OVERALL SITE PLAN

PROJECT NO:
23016.0E

REVISIONS:

SOUTH CAROLINA
BOLTON & MENK SOUTHEAST, LLC.
No. 6475
CERTIFICATE OF AUTHORIZATION

DATE:	7-13-23
DESIGNED BY:	SW
DRAWN BY:	SW
CHECKED BY:	JTW / TED

C1.01

FILE NO.: 23016C101X.DWG

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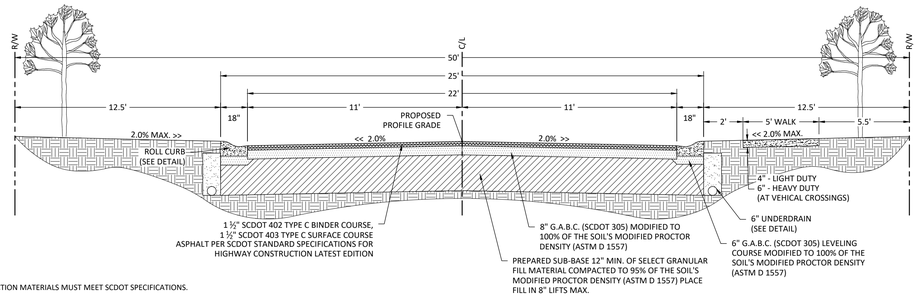

NOTES:

1. ALL ROADWAY CONSTRUCTION MATERIALS MUST MEET SCDOT SPECIFICATIONS.
2. CONTACT SURFACES OF CURBING, GUTTERS, EDGES OF EXISTING PAVEMENT, MANHOLES, CATCH BASINS, ETC., SHALL BE PAINTED WITH A THIN, UNIFORM COATING OF ASPHALT MATERIAL JUST BEFORE THE ASPHALT MIXTURE IS PLACED.
3. CORES, DENSITY, AND GRADATION WILL BE REQUIRED OF THE ASPHALT PRIOR TO CLOSEOUT.ALL TEST RESULTS MUST CONTAIN, BUT NOT LIMITED TO THE FOLLOWING:
   - (SOIL COMPACTION) - WITH PROCTOR AND SIEVE GRAIN SIZE ANALYSIS
   - (STONE BASE DENSITY) - WITH PROCTOR AND STONE GRADATION
   - (ASPHALT BINDER) - WITH OVEN WORKSHEET, ASPHALT CEMENT CONTENT AND GRADATION. FIELD CORE INFORMATION FOR DEPTH.
   - (ASPHALT SURFACE) - WITH OVEN WORKSHEET, ASPHALT CEMENT CONTENT AND GRADATION. FIELD CORE INFORMATION FOR DEPTH AND NUCLEAR OR CORE COMPACTION
   - (CONCRETE TESTING) - WITH SLUMP, TEMPERATURE, AIR AND COMPRESSIVE STRENGTH
4. IF ANY UNSUITABLE AREAS ARE ENCOUNTERED, CONTRACTOR CONTACT "GEOMETRICS CONSULTING" (843) 438-8253 FOR PROPER EVALUATION AND PROPER RECOMMENDATION TO REPLACED WITH GOOD GRANULAR SELECT FILL.
5. CONTRACTOR TO COORDINATE AND ENSURE THAT ALL TESTING AS DESCRIBED IN THE GEOTECHNICAL REPORT, BE PERFORMED AND FORWARD ALL RESULTS TO THE ENGINEER OF RECORD PRIOR TO PROOF ROLL BEING SCHEDULED WITH THE CITY OF NORTH MYRTLE BEACH.
6. PROOF-ROLLING SHALL BE PERFORMED WITH A LOADED TANDEM AXLE DUMP TRUCK. WEIGHT TICKET SHOWING THE CURRENT LOAD COMING FROM A SC CERTIFIED SCALE MASTER MUST BE PROVIDED AT BEGINNING OF PROOF ROLL INSPECTION. WEIGHT TICKET CANNOT HAVE BEEN ISSUED MORE THAN ONE HOUR PRIOR TO BEGINNING PROOF ROLL INSPECTION. GROSS VEHICLE WEIGHT SHALL BE NO LESS THAN 65,000-LBS. IN LIEU OF THIS REQUIREMENT CONTRACTOR MAY PROVIDE TANDEM DUMP TRUCK LOADED WITH GABC WITH ZERO FREEBOARD. LOAD MUST BE DUMPED ONSITE AT THE END OF THE PROOF ROLL FOR INSPECTION BY THE COUNTY INSPECTOR. ANY MATERIAL FOUND OTHER THAN GABC WILL RESULT IN AN INSPECTION FAILURE.
7. THE STATE APPROVED MIX DESIGN AND THE PLANT GRADATION REPORT ARE TO BE SUBMITTED TO THE COUNTY ENGINEERING DEPARTMENT FOR BOTH THE ASPHALT BINDER AND ASPHALT SURFACE MIX.

TYPICAL ROADWAY SECTION

SCALE: N.T.S.

DDC Engineers
BOLTON & MENK, INC.
www.ddcinc.com

1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA 29577
Phone: (843) 692-3200
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MERITAGE HOMES

505 BELLE HALL PARKING, SUITE 201
MOUNT PLEASANT, SC 29464

WATERSIDE NEIGHBORHOOD 1 (ROSEWOOD)

NORTH MYRTLE BEACH, SC

SITE DETAILS

PROJECT NO:
23016.0E

REVISIONS:

SOUTH CAROLINA
BOLTON & MENK
SOUTHEAST, LLC.
No. 6475
CERTIFICATE OF AUTHORIZATION

DATE:	7-13-23
DESIGNED BY:	SW
DRAWN BY:	SW
CHECKED BY:	JTW / TED

C8.04

FILE NO.: 22009EC803X.DWG

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6C. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-4: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising pedestrian circulation in the Rosewood neighborhood of Waterside.

Proposed Changes

The applicant, Robert "Shep" Guyton, agent for the owner, has requested an amendment to the Rosewood neighborhood of Waterside in the North Beach Plantation PDD revising the pedestrian circulation to better match the other phases of the Waterside development. The proposed plan and cross-section show removal of the connecting trail system in lieu of using the proposed single-sided sidewalk road section. The proposal is attached for review.

Staff Review

Planning & Development, Planning Division

The Planning Department has no issue with the proposed amendment.

Planning & Development, Zoning Division

The Zoning Administrator has no issue with the proposed amendment.

Public Works

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

Public Safety

The Fire Marshal has no issue with the proposed amendment.

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 March 4, 2024.

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 Rosewood neighborhood of Waterside in the Parkway Group PDD [Z-24-4] as submitted.

   OR

2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Rosewood neighborhood of Waterside in the Parkway Group PDD [Z-24-4] as submitted.

   OR

3) I move (an alternate motion).

PDD Zoning Finance Account Code:	**3.22**
FEE PAID:	$0.00 on
FILE NUMBER:	Z-24-4
Complete Submittal Date:	

Notice Published:	February 1, 2024
Planning Commission:	February 20, 2024
First Reading:	March 4, 2024
Second Reading:	March 18, 2024

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: January 25, 2024	**Property PIN(S): 38900000023**
Property Owner(s): Meritage Homes of The Carolinas, Inc.	**Type of Zoning Map Amendment: Major PDD Amendment**
Address or Location: Waterside Subdivision	**Project Contact: Robert Guyton**
Contact Phone Number: 8438392100	**Contact Email Address: rsguyton@guytonlawfirm.com**
PDD Name: Parkway Group PDD	**Total Area of Property: 80.49 Acres**
Proposed Amendment: Replacing prior master site plan and road section with a sidewalk section in lieu of walking trails	

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: Robert Guyton

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

LETTER OF AGENCY

To: City of North Myrtle Beach

Re: Horry County PIN No.: 389-00-00-0233

Property Location: Waterside, Phase 2, Neighborhood 1 (Rosewood).

Property Owners: Coterra Chestnut, LLC (Fee Simple Owner)

Meritage Homes of the Carolinas, Inc. (Equitable Owner)

In connection with the above referenced property, I hereby appoint the person shown below as my agent for purposes of filing such applications for zoning and zoning amendments, including site plans, rights-of-way, and for purposes of signing for recordation any combination plats and subdivision plats for the above referenced properties as may be required.

Authorized Agent: Robert S. Guyton of Robert S. Guyton, P.C. and DDC Engineers, Inc.

Agent's Address: Guyton: 4605 B Oleander Drive, Suite 202
Myrtle Beach, SC 29577

DDC: 1298 Professional Drive
Myrtle Beach, SC 29577

Agent's Telephone: Guyton: (843) 839-2100

DDC: (843) 692-3200

FEE SIMPLE OWNER:

COTERRA CHESTNUT, LLC

By: Coterra MB LLC, its Manager

By: _____
Donna M. Cote, its Manager

1213 Culbreth Drive
Wilmington, North Carolina 28405
Phone: (910) 239-1590
dcote@coterracompanies.com

EQUITABLE OWNER:

MERITAGE HOMES OF THE CAROLINAS, INC.

By: _____
Veronica Perez, its Div. President

4400 Leeds Avenue, Suite 250
North Charleston, SC 29405
Phone: (843) 984-0001
Veronica.Perez@meritagehomes.com

ROSEWOOD SINGLE-FAMILY @ WATERSIDE

NORTH MYRTLE BEACH, SOUTH CAROLINA

CURRENT ZONING: PDD IN NORTH MYRTLE BEACH

NOTE: PROPERTY MUST BE RE-SUBMITTED AND REZONED FOR ZONING COMPLIANCE IN NORTH MYRTLE BEACH.

DENSITY:
TOTAL LOTS : 202 LOTS
41'X120' - 103 LOTS
51'X120' - 99 LOTS

TOTAL AREA: 80.48 ACRES
RIGHT-OF-WAY AND LOTS: 35.60 ACRES - 44.23%
OPEN SPACE: 44.88 ACRES - 55.76%
(INCLUDES ±22.67 ACRES OF WETLANDS)

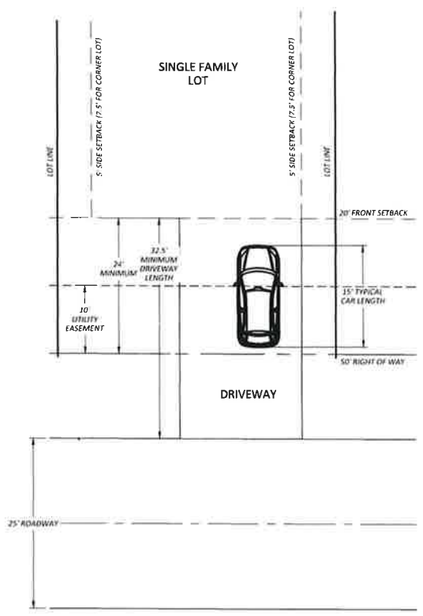
ROW: 50' PRIVATE ROADS

MINIMUM LOT REQUIREMENTS

	MIN. LOT SF	FRONT	SIDE	REAR	MAX. HEIGHT	TOTAL SITE IMPERV.	BUILDING SEPARATION
NEIGHBORHOOD 2 SINGLE FAMILY DETACHED	4,000	20'	5 / 7.5 (*)	10'	35'	64%	10'

(*) 7.5' ONLY ON "CORNER LOT" SIDE SETBACK AND 5' OPPOSITE SIDE SETBACK OF CORNER LOT; ALL OTHER INTERNAL LOTS SHALL BE 5' MINIMUM ON BOTH SIDE SETBACKS.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO REVISIONS. TOTAL LOT COUNTS ARE NOT GUARANTEED & MAY CHANGE BASED ON FINAL LOT SIZE & SITE ENGINEERING. WETLAND LOCATION & ACREAGE IS NOT GUARANTEED TO BE ACCURATE.



DRIVEWAY + SIDEWALK DIAGRAM
1" = 10'

Entitled Circulation from 05.01.23 Amendment

DDC Engineers
BOLTON & MENK, INC.
www.ddcinc.com
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA 29577
Phone: (843) 692-3200
Email: MyrtleBeach@bolton-menk.com
www.bolton-menk.com

SCALE
0' 50' 100'

NO.	DATE	REVISION DESCRIPTION	BY
1	03/28/2023	Revised Driveway & Sidewalk Diagram	CRC

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NEIGHBORHOOD 1 (SINGLE FAMILY ATTACHED) CONCEPT AND SITE PLAN

ROSEWOOD SINGLE-FAMILY @ WATERSIDE
HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR: MERITAGE HOMES

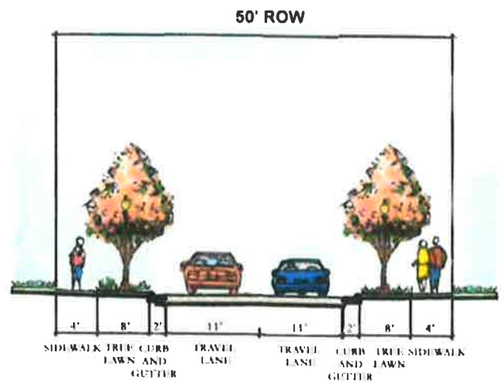
SCALE:	1" = 100'
DATE:	03/07/2023
DESIGNED BY:	
DRAWN BY:	CRC
APROV. BY:	
PROJECT NO.	21048

2

FILE NO.

Local Collector Street: 2-Lane

(2-Lane, Sidewalks, Landscaping)



Design Features

Roadway Width
26' including 2 travel lanes and curb and gutter

On-Street Parking
None

Tree Lawn
8'

Median
None

Pedestrian Facilities
4' sidewalks, both sides

Bicycle Facilities
None

Golf Cart Usage
May cross roadway
May share lane with other vehicles

Roadway Capacity

9,000 to 14,000 vehicles per day

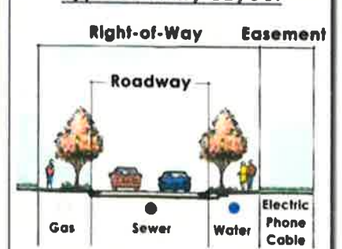
Notes

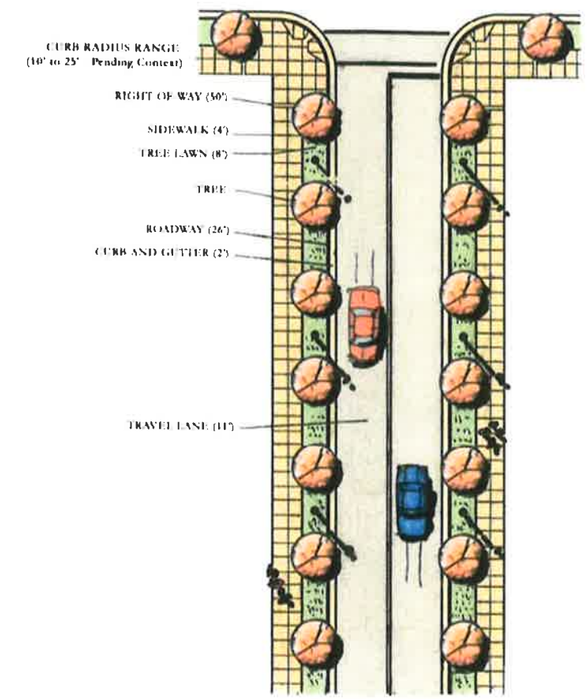
› An alternative to this cross section could include two 14' travel lanes with a 5' sidewalk on one side.

› The use of curb and gutter versus swale ditch will depend upon the street's proximity to development and the natural environment.

› The type (i.e. residential, commercial, rural, etc.) will depend on the adjacent land use served.

Typical Utility Layout





Plan
NOT TO SCALE

Entitled Cross-Section from 05.01.23 Amendment