

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: May 20, 2024

Agenda Item: 6B	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: May 13, 2024
Subject: Amendment to the Parkway Group Planned Development District (PDD) revising signage for Arcadia at Grande Dunes North [Z-24-9]	Division: Planning and Development

Proposed Changes:

The applicant, Karen Wilson, agent for the owner, has requested an amendment to the Parkway Group PDD approving signage for Arcadia at Grande Dunes North located in the multi-family area of the Village at Waterway Hills section of the PDD.

Planning Commission Action:

The Planning Commission conducted a public hearing on April 2, 2024, and voted unanimously to recommend approval of the request. There was no public comment.

Recommended Actions:

Approve or deny the proposed ordinance on second reading

Reviewed by Department Head	Reviewed by City Manager	Reviewed by City Attorney
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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 SIGNAGE FOR
ARCADIA AT GRANDE DUNES NORTH.**

Section 1:

That the Parkway Group PDD be amended to include updated exhibits for the signage at Arcadia at Grande Dunes North 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.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED:

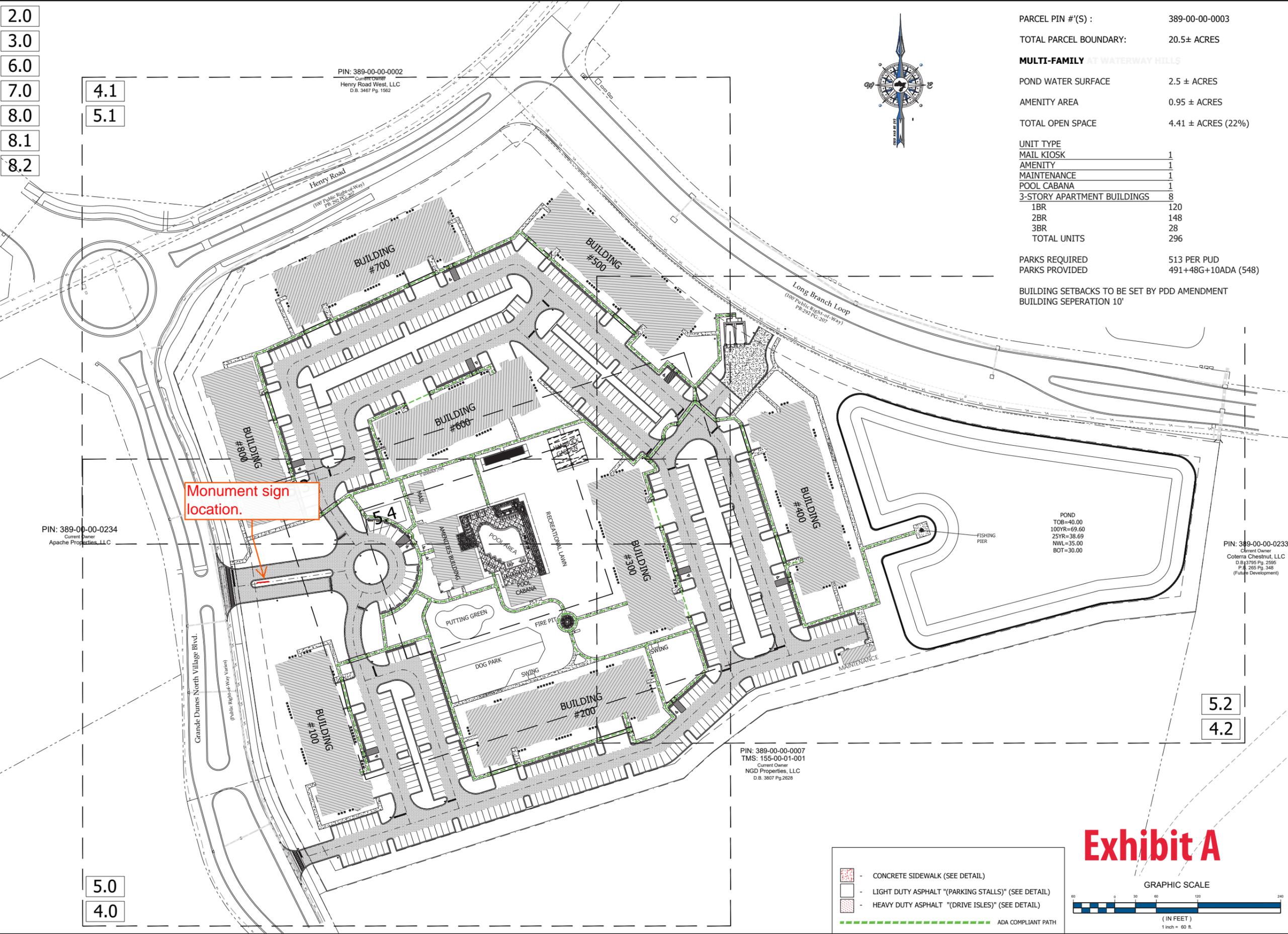
City Manager

FIRST READING: 5.6.2024

SECOND READING: 5.20.2024

ORDINANCE: 24-19

2023-08-18 DRG.LLC ©
 P:\21176 - THIRD LAKE - MULTIFAMILY\DESIGN\DRAWINGS\SHEET DRAWINGS\21176 OVERALL SITE PLANS.DWG



PARCEL PIN #(S) : 389-00-00-0003

TOTAL PARCEL BOUNDARY: 20.5± ACRES

MULTI-FAMILY AT WATERWAY HILLS

POND WATER SURFACE 2.5 ± ACRES

AMENITY AREA 0.95 ± ACRES

TOTAL OPEN SPACE 4.41 ± ACRES (22%)

UNIT TYPE	
MAIL KIOSK	1
AMENITY	1
MAINTENANCE	1
POOL CABANA	1
3-STORY APARTMENT BUILDINGS	8
1BR	120
2BR	148
3BR	28
TOTAL UNITS	296

PARKS REQUIRED 513 PER PUD

PARKS PROVIDED 491+48G+10ADA (548)

BUILDING SETBACKS TO BE SET BY PDD AMENDMENT

BUILDING SEPERATION 10'



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



OVERALL SITE PLAN
 ARCADIA AT GDN

PREPARED FOR:
 THIRD LAKE DEVELOPMENT
 1600 E. 8TH AVE, SUITE A132
 TAMPA, FL 33605
 GRANT BARNES

PLANS FOR CONSTRUCTION

JOB NO: 21176
 SCALE: 1" = 60'
 DESIGNED BY: C.BARRETT
 CHECKED BY: JCP
 APPROVED BY: JCP
 DATE: 08/18/2023

SHEET NUMBER:
C3.0

Monument sign location.

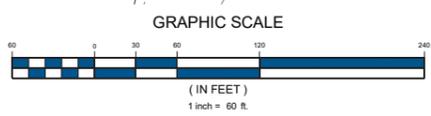
PIN: 389-00-00-0234
 Current Owner
 Apache Properties, LLC

PIN: 389-00-00-0233
 Current Owner
 Colerra Chestnut, LLC
 D.B. 1705 Pg. 255
 P.S. 265 Pg. 348
 (Future Development)

PIN: 389-00-00-0007
 TMS: 155-00-01-001
 Current Owner
 NGD Properties, LLC
 D.B. 3807 Pg.2628

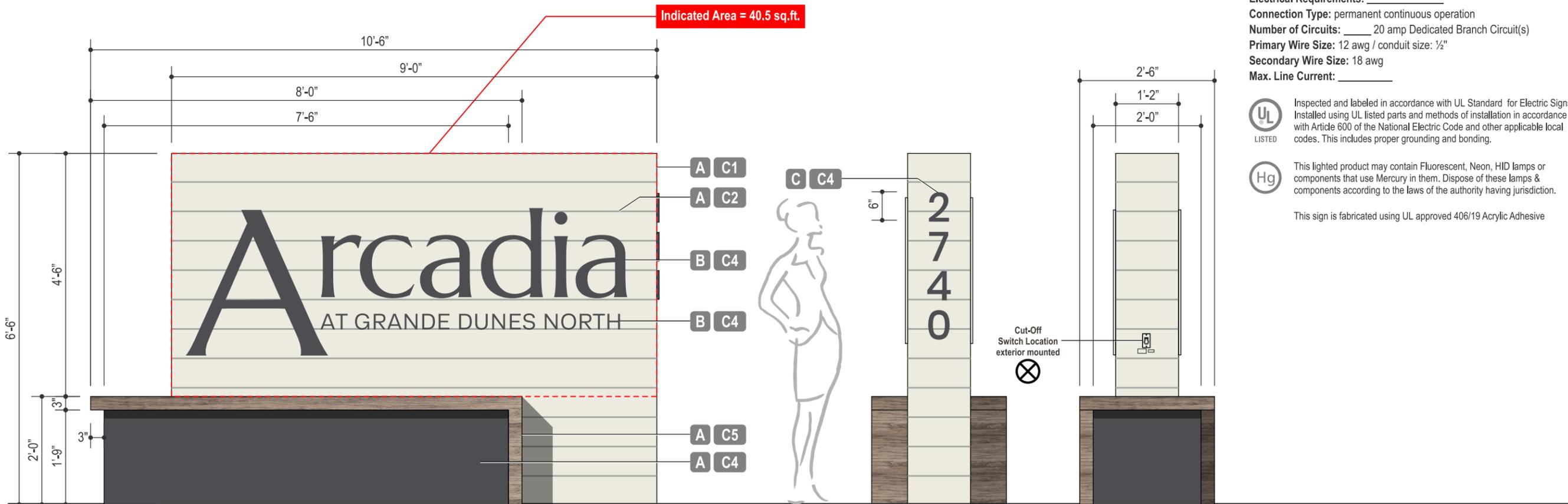
Exhibit A

- CONCRETE SIDEWALK (SEE DETAIL)
- LIGHT DUTY ASPHALT "PARKING STALLS" (SEE DETAIL)
- HEAVY DUTY ASPHALT "(DRIVE ISLES)" (SEE DETAIL)
- ADA COMPLIANT PATH





evening view - opposite elevation



front elevation
Main ID - 1 (double faced)

Qty: 1
Site: 1

end view (street)

end view (property)

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1** SW 7008 Alabaster
- C2** 7066 Gray Matters
- ~~**C3** 6212 Quietude~~
- C4** SW 9154 Perle Noir
- C5** QPC Driftwood
- L1** 7000K White LEDS

Construction Specifications

- A** aluminum fabricated cabinet with masked & painted details, faux wood trim, and internally illuminated with white LED
- B** 0.75" shoulder-cut push-thru clear acrylic with 1st surface opaque paint, clear edges for HALO effect, and 2nd surface diffuser vinyl
- C** 0.5" routed/painted acrylic flush-mounted

Electrical Notes

- Disconnect switch(s) UL & ID labels
- Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS

Suitable for Wet Location

Electrical Requirements: _____

Connection Type: permanent continuous operation

Number of Circuits: _____ 20 amp Dedicated Branch Circuit(s)

Primary Wire Size: 12 awg / conduit size: 1/2"

Secondary Wire Size: 18 awg

Max. Line Current: _____

Inspected and labeled in accordance with UL Standard for Electric Signs. Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

This sign is fabricated using UL approved 406/19 Acrylic Adhesive

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Management Company
Third Lake Development

Property Name & Address
Arcadia at Grande Dunes
2740 Grand Dunes North
Village Blvd
Myrtle Beach, SC 29579

Opportunity Number
60318

DeNyse Representative
Alex Eison

Designer
kc*

Date
01.23.2024

Revision Date

4	01.24.2024 kc
	01.30.2024 kc
	02.05.2024 kc
	02.14.2024 kc

Filepath
V:\Drawings and Graphics\Third Lake Development\Arcadia at Grande Dunes - Myrtle Beach, SC\Preliminary\AGD Main ID v2

- Concept
- Preliminary
- Production



Option A

Scale
1/2" = 1'-0"



Customer Signature Required

6A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-9: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the monument signage for Arcadia at Grande Dunes North.

Proposed Changes

The applicant, Karen Wilson, agent for the owner, has requested an amendment to the Parkway Group PDD approving signage for Arcadia at Grande Dunes North located in the multi-family area of the Village at Waterway Hills section of the PDD. The proposed sign 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 the City Council at their next meeting scheduled for May 6, 2024.

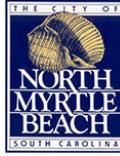
Planning Commission Action

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 Parkway Group PDD [Z-24-9] as submitted.
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Parkway Group PDD [Z-24-9] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on February 26, 2024
FILE NUMBER:	Z-24-9
Complete Submittal Date:	March 20, 2024



Notice Published:	March 14, 2024
Planning Commission:	April 2, 2024
First Reading:	May 6, 2024
Second Reading:	May 20, 2024

City of North Myrtle Beach, SC

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

GENERAL INFORMATION

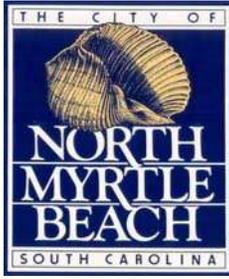
Date of Request: February 23, 2024	Property PIN(S): 38900000242
Property Owner(s): TLV RE MF V NORTH MYRTLE BEACH OWNER LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: 2740 Grand Dunes North Village Blvd 29579	Project Contact: Karen Wilson
Contact Phone Number: 770-575-2749	Contact Email Address: kwilson.wps@outlook.com
PDD Name: Parkway Village PDD	Total Area of Property: 21.12 Acres
Proposed Amendment: Add one illuminated monument sign for Arcadia @ Grand Dunes Apartments	

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: Karen Wilson

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



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 02/22/24

Nature of Approval Requested: PDD Amendment

Property PIN(s): 38900000242

Property Address/Location: 2740 Grand Duens N. Village Blvd. N. Myrtle Beach 29579

I, Moriah Kosch, hereby authorize Karen Wilson

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

Signature

Registered Agent of Corporation

Title

Signature

Director of Development

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.