

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: May 20, 2024

Agenda Item: 7B	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: May 15, 2024
Subject: Amendment to the Parkway Group Planned Development District (PDD) signage at the Abrazo [Z-24-13]	Division: Planning and Development

Proposed Changes:

The applicant and agent for the owner, Karen Wilson, has requested an amendment to the Parkway Group PDD proposing signage for Abrazo at Grande Dunes North located in the bungalows/cottages area of the Village at Waterway Hills section of the PDD.

Planning Commission Action:

The Planning Commission conducted a public hearing on May 7, 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
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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 THE SIGNAGE AT
THE ABRAZO.**

Section 1:

That the Parkway Group PDD be amended to include updated exhibits revising the signage at the Abrazo 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:

FIRST READING: 5.20.2024

SECOND READING: _____

City Manager

ORDINANCE: _____

2023-11-17 DRG, LLC
P:21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS DESIGN DRAWINGS SHEET DRAWINGS:21172-OVERALL & KEY PLAN.DWG



PARCEL PIN #(S) : 389-00-00-0002

TOTAL PARCEL BOUNDARY: 40.33± ACRES

COTTAGES AT WATERWAY HILLS

POND STORAGE AREA 4.4 ± ACRES

PRIMARY AMENITY AREA 1.15 ± ACRES

TOTAL OPEN SPACE 9.60 ± ACRES (24%)

UNIT TYPE	
MAIL KIOSK	2
AMENITY	1
MAINTENANCE	1
POOL CABANA	1
MULTIFAMILY BUILDINGS	179 (292 UNITS)
2BR TH UNITS	64
3BR TH UNITS	64
2BR RANCH UNITS	81
2BR SINGLE UNITS	12
3BR SINGLE UNITS	38
3BR DOUBLE UNITS	14
2BR DOUBLE UNITS	20

PARKS REQUIRED 591 PER PUD

PARKS PROVIDED 603+12ADA (615)

BUILDING SETBACKS TO BE SET BY PDD AMENDMENT

BUILDING SEPERATION 10'

PIN: 389-00-00-0003
TMS: 155-00-01-054
Current Owner
Apache Properties, LLC
Deed Book 1887 Page 597

Remainder
PIN: 389-00-00-0002
TMS: 155-00-01-053
Current Owner
Henry Road West, LLC
Deed Book 3467 Page 1562

Remainder
PIN: 389-00-00-0002
TMS: 155-00-01-053

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



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

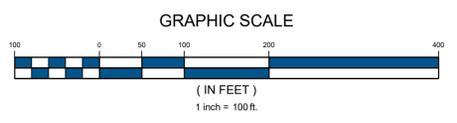
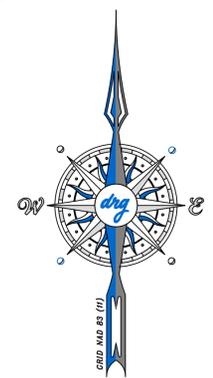


OVERALL & KEY PLAN
THE COTTAGES AT WWH

PREPARED FOR:
THIRD LAKE DEVELOPMENT
1600 EAST 8TH AVENUE, SUITE A132-C
TAMPA, FL 33605
MR. ROBERT HOGAN

PLANS FOR CONSTRUCTION

Exhibit A



JOB NO:	21.172
SCALE:	1" = 100'
DESIGNED BY:	CRB/PJC
CHECKED BY:	JCP
APPROVED BY:	JCP
DATE:	11-10-23
SHEET NUMBER:	

C3.0

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 6212 Quietude
- C2**  SW 7019 Gauntlet Gray
- C3**  SW 7042 Shoji White
- C4**  White
- C5**  QPC Driftwood
- V1**  3M Black 12* (Pantone Process Black C)

Construction Specifications

- A** aluminum fabricated cabinet with paint breaks, 2"x2" aluminum tubing accents, and powder coated face.
- B** 0.5" routed/painted acrylic flush-mounted to cabinet
- C** 1st surface applied H.P. vinyl

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Management Company
Third Lake Development

Property Name & Address
Abrazo at Grande Dunes North
8840 Henry Rd.
N. Myrtle Beach SC

Opportunity Number
61495

DeNyse Representative
Alex Eison

Designer
kc

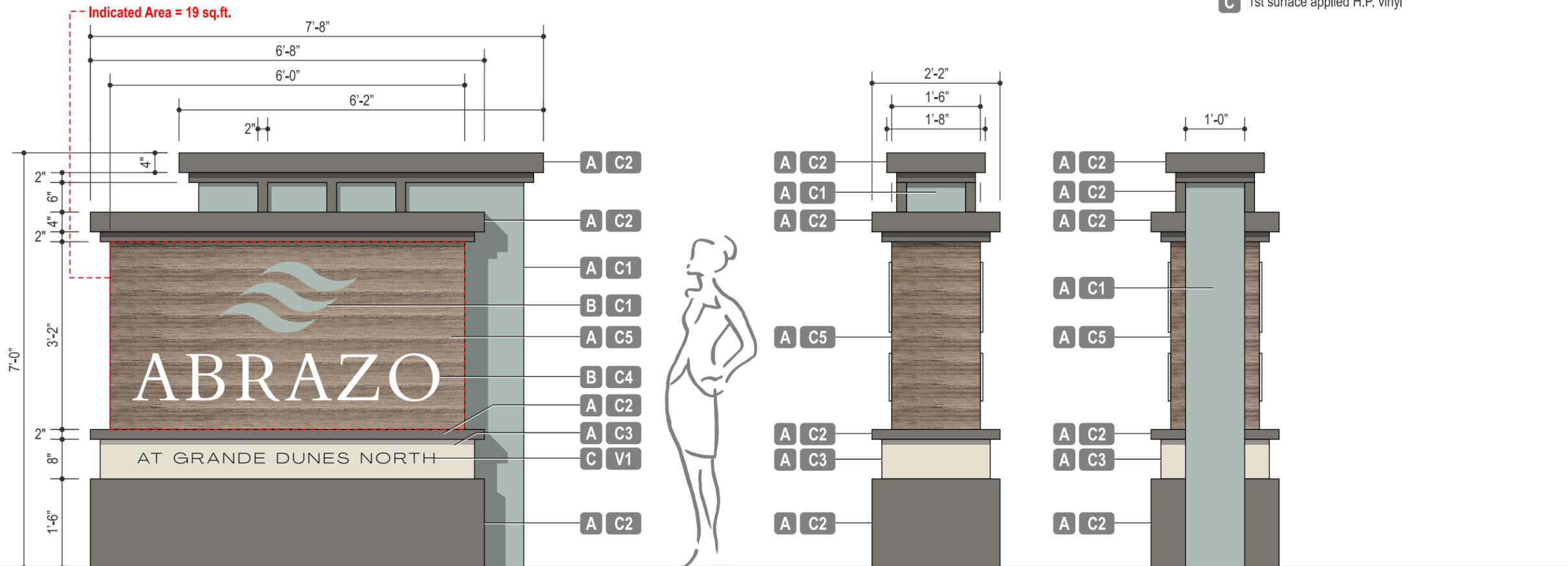
Date
03.13.2024

Revision Date

2	03.26.2024 kc
	04.10.2024 kc

Filepath
V:\Drawings and Graphics\Third Lake Development\Abrazo at Grande Dunes North\Preliminary\AGDN Main ID v3

- Concept
- Preliminary
- Production



front elevation
Main ID - 1 (double-faced)
Qty: 1
Site:

end view (street)

end view (property)

Scale
1/2" = 1'-0"



Customer Signature Required



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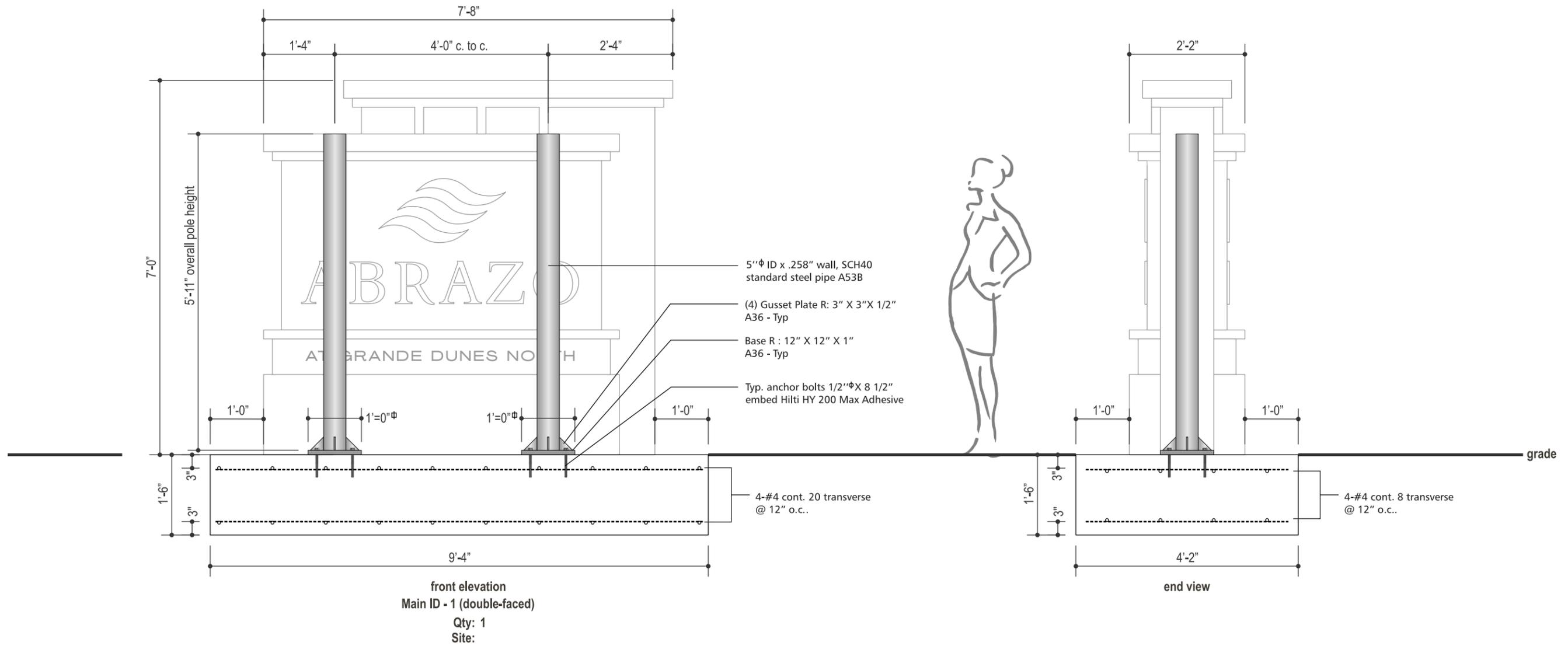
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V:\Drawings and Graphics\Third Lake Development\Abrazo at Grande Dunes North\Preliminary\AGDN Main ID v3

- Concept
- Preliminary
- Production



Customer Signature Required

6D. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-13: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the monument signage for Abrazo 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 Abrazo at Grande Dunes North located in the bungalows/cottages 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 sign is within an existing public drainage easement and over an existing storm drain. Move sign outside of the existing drainage easement.

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 20, 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-24-13] 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-24-13] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on April 15, 2024
FILE NUMBER:	Z-24-13
Complete Submittal Date:	April 15, 2024



Notice Published:	April 18, 2024
Planning Commission:	May 7, 2024
First Reading:	May 20, 2024
Second Reading:	June 17, 2024

City of North Myrtle Beach, SC

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

GENERAL INFORMATION

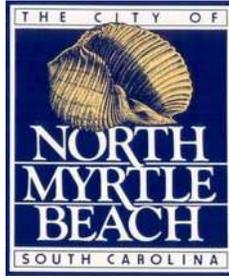
Date of Request: April 11, 2024	Property PIN(S): 38900000241
Property Owner(s): TLV RE SFR I NORTH MYRTLE BEACH OWNER LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: 8840 Henry Rd. N. Myrtle Beach SC 29568	Project Contact: Karen Wilson
Contact Phone Number: 770-575-2749	Contact Email Address: kwilson.wps@outlook.com
PDD Name: Parkway Village PDD	Total Area of Property: 40.17 Acres
Proposed Amendment: Add a monument sign for the single family development	

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: 04.11.24

Nature of Approval Requested: PDD Amendment

Property PIN(s): 38900000241

Property Address/Location: 8840 Henry Rd. N Myrtle Beach SC 29568

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.