

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: November 4, 2024

Agenda Item: 7E	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM	
Agenda Section: New Business: Ordinance. First Reading	Date: October 30, 2024	
Subject: Amendment to the Parkway Group Planned Development District (PDD) creating Phases Four and Five of the Palmetto Coast Industrial Park [Z-24-34]	Division: Planning and Development	
<u>Background:</u> City Council approved Phases One and Two of the Palmetto Coast Industrial Park in May of 2022 and Phase Three in August of 2022. <u>Proposed Changes:</u> 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 Phases Four and Five of the Palmetto Coast Industrial Park. The current PDD proposal contains an additional three industrial warehouse buildings of approximately 662,500 square feet with standard/accessible parking spaces and tractor trailer parking spaces and an outparcel site which will be developed at a future time through a major amendment. Two driveways allow access to the site from Water Tower Road. Stormwater ponds and wetlands constitute the balance of the property. Architecturally, the proposed elevations conform to the standards of the initial phases of the industrial park. Two land plans are presented for approval with phasing options shown. <u>Staff Review:</u> The Amendment has been reviewed by the Department of Public Works, Department of Public Safety, and the Department of Planning and Development; no concerns have been expressed. <u>Planning Commission Action:</u> The Planning Commission held a public hearing on October 22, 2024, and voted to recommend denial of the proposal due to concerns regarding aesthetics and traffic. There was no public comment. <u>Recommended Actions:</u> Approve or deny the proposed ordinance on first reading		
Reviewed by Department Head	Reviewed by Acting 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) CREATING PHASES FOUR
AND FIVE OF THE PALMETTO COAST INDUSTRIAL PARK.**

Section 1:

That the Parkway Group PDD be amended to include Phases Four and Five of the Palmetto Coast Industrial Park 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:

Acting City Manager

FIRST READING: 11.4.2024

SECOND READING: _____

ORDINANCE: _____

A written project description of

**PALMETTO INDUSTRIAL PARK
PHASE 4 & 5
A PORTION OF THE PARKWAY GROUP
PLANNED DEVELOPMENT
DISTRICT (P.D.D.)
September 27, 2024**

Exhibit A

PDD DOCUMENT TABLE OF CONTENTS

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Section 10:	FEES AND PUBLIC BENEFITS
Section 11:	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) Building Conceptual Elevations
- (v) Building Materials Call Out Sheet
- (vi) Landscape Materials List
- (vii) Trailer Screening Detail S.C. Highway 31
- (viii) Conceptual Monument Signage
- (ix) Conceptual Building Signage

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 62.39 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 Three (3) additional industrial buildings, suitable to accommodate small, medium and large industrial and distribution tenants, as an extension of the existing Palmetto Industrial Park, 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 Industrial Park Phase 4 & 5**”. 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 One (1) parcel comprising the Project, which is adjacent to the previously approved Three (3) Phases of the Palmetto Industrial Park, which project will include Three (3) separate additional Buildings.

SECTION 5: DEVELOPMENT DESCRIPTION

The Palmetto Industrial Park Phase 4 & 5 is planned to include Three (3) separate buildings, together with a separate outparcel of approximately 2.25 acre (the “**Future Development Outparcel**”). The Future Development Outparcel, would require a future amendment to the PDD and the Development Agreement, and is not being approved for development as a part of this Amendment. The total square footage of the Three (3) proposed buildings is approximately 662,500 square feet, with the front façade of Two (2) buildings being oriented to Water Tower Road, together with required employee/customer parking spaces located primarily between the Two (2) buildings. The third proposed building front façade would be oriented to S.C. Highway 31, together with the required employee/customer paved parking spaces located adjacent to a storm water retention pond closed to S.C. Highway 31, while circulation, loading facilities and trailer parking are located in the rear of this building. The view of this trailer parking for the third building would be 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 1,000 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.

The arterial roadway for the portion of the Parkway Group PDD is by way of Water Tower Road, providing access to and from S.C. Highway 31 to the Project. A Two (2) private roadway provide access to the Project from Water Tower Road, and, upon completion, circulation is provided within the Amended Site Plan Parcel, with turn radiuses appropriate for large trucks. The building elevations, materials and colors are functional and consistent with both light industrial and distribution uses in the Developer’s other similar projects as well as the previously approved Phases of Palmetto Industrial Park and the respective underlying tenants, who are not yet identified.

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	2.25	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 2.25 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 561,000 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) Loading Docks and Transfer Facilities. Loading docks, transfer facilities, bridges and elevated walkways.

(4) 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.

C. Parking Standards. While the buildings within the Amended Site Plan Parcel may be accessible to the general public, the primary business of each of the anticipated tenants will be industrial and distribution, which is a departure in the visitor volume anticipated for buildings within the City generally. As a result of the lower visitor count anticipated from the general public, the parking standards within the Amended Site Plan Parcel are specified as 1 space per 1,000 square feet of occupiable building square footage.

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.

Wetlands to be maintained in order to preserve the required sight triangle locations along Water Tower Road shall be subjected to a maintenance agreement by and between the owners of the Project and the owners of any other portion of the PDD which includes wetlands that would obscure sight triangles for the Project if not maintained.

A perimeter buffer of not less than Five (5) feet shall be maintained for the Project, provided, however that such buffer may include any jurisdictional wetlands, storm drainage basins, lakes or ponds located within the Project. To the extent the Project includes the subdivision of one or more buildings as a separate parcel, no internal perimeter buffer shall be required. For landscaped areas within the Project, not less than One (1) tree per Twenty Five (25) linear feet of landscaped area, and One (1) shrub per Ten (10) linear feet of landscaped area shall be installed, with a minimum of 15/100 inch caliper for each linear foot of perimeter landscaped area,

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, and the installation of turn lanes at the location of each of the access drive along Water Tower Road. 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: FEES AND PUBLIC BENEFITS

The fees and public benefits to be paid under the PDD Amendment, together with the Development Agreement Amendment, which may also be set forth in provisions above, are as follows:

(A) Developer shall widen the paved section of Water Tower Road, within the existing public right-of-way of Water Tower Road, to accommodate turning movements, concurrently with the site work improvements for the first building within the Amended Site Plan Parcel, such improvements being either (i) complete; or (ii) bonded in accordance with the City's typically roadway improvement bonding standards, at or prior to the issuance of a building permit for the second building within the Amended Site Plan Parcel.

(B) The City intends to improve Water Tower Road to comply with the Complete Streets portion of the City's land development regulations, provided however, that as of the date of this Amendment, the existing roadway section of Water Tower Road does not allow for installation of sidewalks or street trees, and therefore, in lieu of sidewalks and street trees being installed during the development of the Amended Site Plan Parcel, the owner of the Amended Site Plan Parcel, will contribute to the City, based upon an engineer's estimate approved by the City, an amount equal to _____ (\$ _____) Dollars, in two separate and equal installments, the first of such installments due and payable on or before the issuance of the building permit of the first building within the Amended Site Plan Parcel, and the second of such installments due and payable on or before the issuance of the certificate of occupancy for the first building within the Amendment Site Plan Parcel, to be used by the City for improvement of Water Tower Road.

(C) Developer shall install or cause to be installed, streetlights within the Project, together with street lights along the boundary of the Project with Water Tower Road, in accordance with the Code of Ordinances.

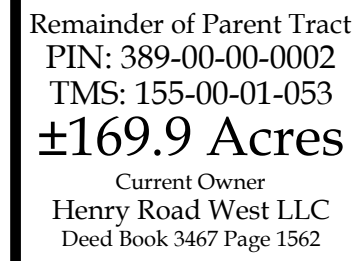
SECTION 11: AMENDMENTS AND ENFORCEMENT

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 “A”

Map of Property



1. Tax Parcel: PIN: 360-00-00-0002
TMS: 155-00-01-053

Owner of Record: Henry Road West LLC
2411 North Oak Street Suite 201
Myrtle Beach, SC 29577

Original Tract Acreage (±232.29 Per Horry County GIS)
Last property transfer Deed Book 3467, Page 1562.

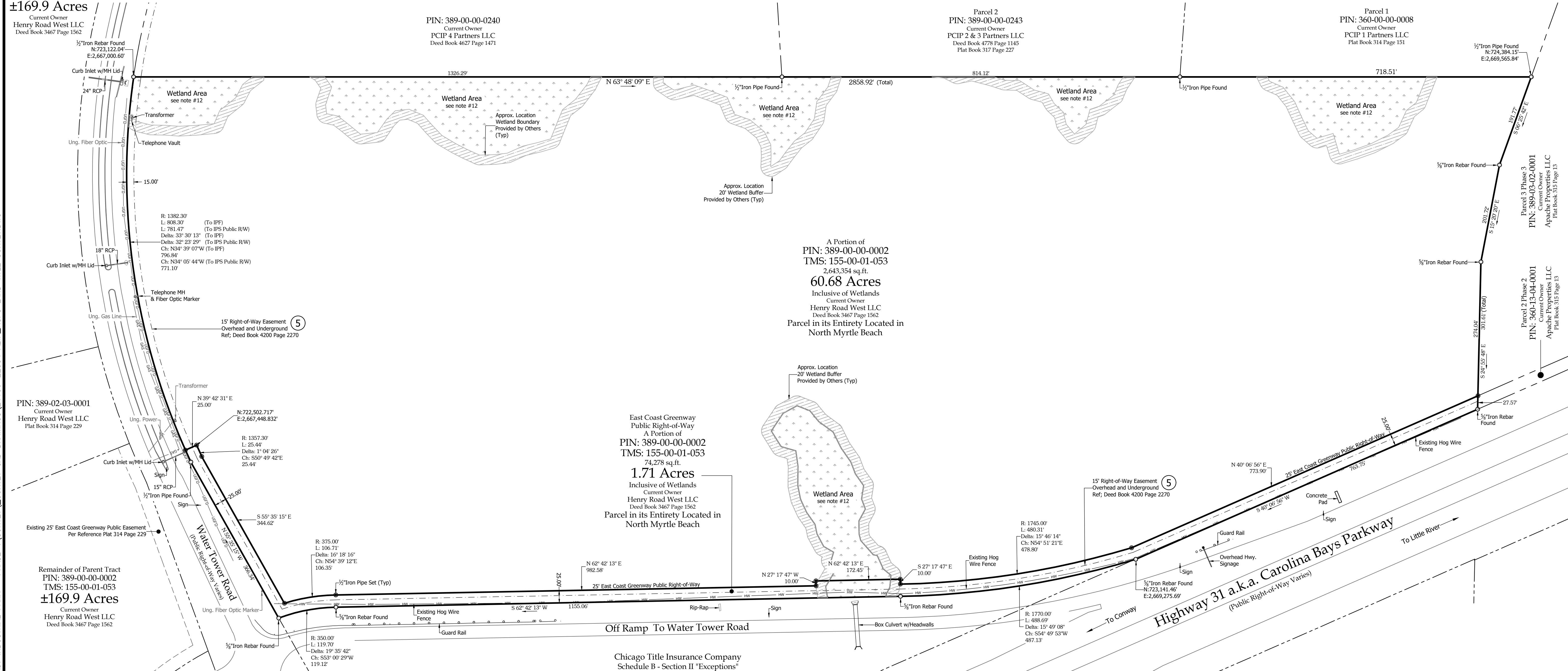
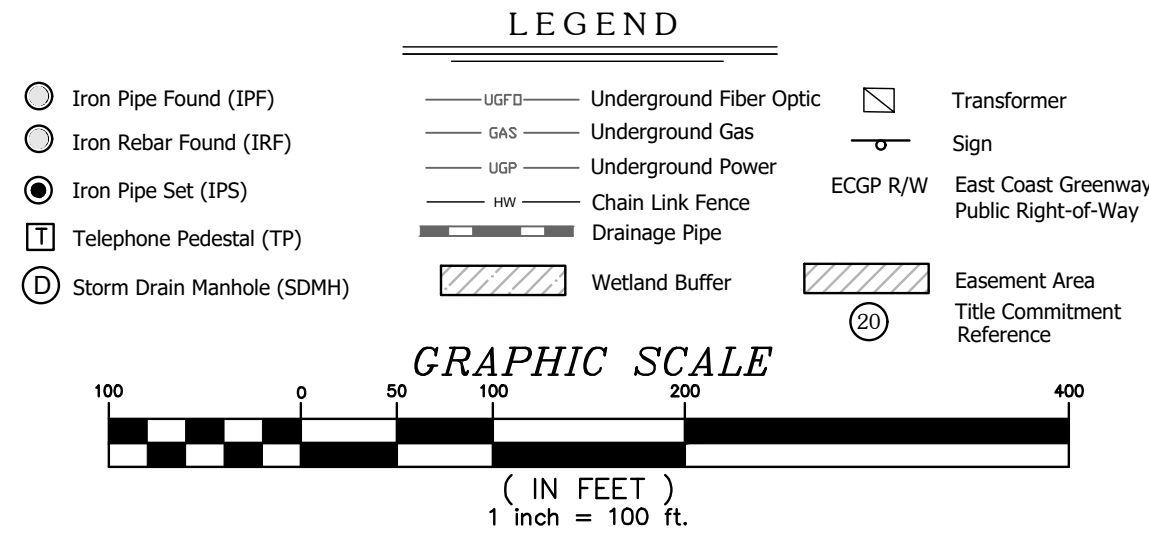
4. This survey is only valid if print of same has original signature and embossed seal of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

6. Subsurface and environment of the tract and portions thereof were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
7. This property is subject to all easements or restrictions of record.
8. 1/2" Iron Pipes Set at all corners unless noted otherwise.

9. All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83)(2011). All distances shown are Horizontal not grid distances.
10. Date of Field Survey: December, 2023
11. A Portion of this property may be subject to Corp. of Engineers Jurisdiction.

1. Plat 0000002, Subdivision Plat of New Parcel being a portion of PIN 389-00-0000 and PIN: 360-00-00-0007 prepared for Edgewater Environmental Resource Group dated December 14th, 2022 and recorded at the Henry County Register of Deeds in Plat Book 309 Page 133.
2. Minor Exempt Plat being a portion of TMS 155-00-01-054 prepared for McDowell Construction by Sparta Surveying dated July 21st, 2022 and recorded at the Henry County Register of Deeds in Plat Book 315 Page 13.
3. Subdivision Plat of 2.0 Acres prepared for Henry Road West LLC by Development Resource Group dated December 13th, 2022 and recorded at the Henry County Register of Deeds in Plat Book 314 Page 229.
4. Unrecorded Map Entitled, Wetland Delineation Survey of A Portion of Henry Road West Tract 2 prepared for Henry Road West, LLC by Cox Surveys & Associates dated September 17th, 2021.

TOGETHER With all real property interests appurtenant to the Fee parcel, including easements and right of ways, contained in the Master Development Agreement recorded on January 9, 2009 in Deed Book 3383 at Page 1662; as amended in that First Amended Agreement recorded on March 24, 2020 in Deed Book 4268 at Page 2823; as amended in that Second Amended Agreement recorded on March 24, 2020 in Deed Book 4298 at Page 2878; as amended; and impacted by that Partial Release of Municipal Lien (Parkway Group Planned Development District Master Development Agreement) recorded on May 7, 2020 in Book 4309 at Page 2472, and as further amended in that Separate and Independent Amendment to Master Development Agreement, recorded on May 31, 2022 in Book 4687 at Page 159; and as further amended in that Separate and Independent Amendment to Master Development Agreement, recorded on March 27, 2023, and recorded April 23, 2023 in the Office of the Register of Deeds for Horry County in Book 4687 at Page 159; and re-recorded on May 1, 2023 in Book 4673 at Page 3377; and as further amended in that Separate and Independent Amendment to the Master Development Agreement dated March 27, 2023, and recorded April 24, 2023 in the Office of the Register of Deeds for Horry County in Book 4687 at Page 159; and as further amended in that Separate and Independent Amendment to the Master Development Agreement dated March 27, 2023, and recorded April 24, 2023 in the Office of the Register of Deeds for Horry County in Book 4687 at Page 159; and as further amended in that Separate and Independent Amendment to the Master Development Agreement dated April 3, 2023, and recorded April 14, 2023 in the Office of the Register of Deeds for Horry County in Book 4686 at Page 159; and as further amended in that Separate and Independent Amendment to the Master Development Agreement dated May 18, 2023, and recorded June 28, 2023 in the Office of the Register of Deeds for Horry County in Book 4686 at Page 3202, Horry County Registry.



5. Easement(s) and/or Right(s) of Way to Horry Electric Cooperative, Inc. recorded in Book 4200, Page 2270, Horry County Registry.
(SHOWN)

6. Terms and Conditions of that Master Development Agreement recorded on January 9, 2009 in Book 3383 at Page 1662; as amended in that First Amendment to Master Development Agreement, recorded on March 24, 2020 in Book 4298 at Page 2823, aforesaid records; as further amended in that Separate and Independent Amendment to Master Development Agreement, recorded on March 24, 2020 in Book 4298 at Page 2823, aforesaid records; and as further amended in that First Municipal Lien (Parkway Group Planned Development District Master Development Agreement) recorded on May 7, 2020 in Book 4309 at Page 2472, and as further amended in that Separate and Independent Amendment to Master Development Agreement, recorded on May 31, 2022 in Book 4556, Page 1188, and as further amended in that Separate and Independent Amendment to the Master Development Agreement dated March 27, 2023, and recorded April 13, 2023 in the Office of the Register of Deeds for Henry County in Book 4667 at Page 158; and re-recorded on May 1, 2023 in Book 4667 at Page 158; and as further amended in that Separate and Independent Amendment to the Master Development Agreement dated March 27, 2023, and recorded April 17, 2023 in the Office of the Register of Deeds for Henry County in Book 4667 at Page 1670; and as further amended in that Separate and Independent Amendment to the Master Development Agreement dated March 27, 2023, and recorded April 14, 2023 in the Office of the Register of Deeds for Henry County in Book 4667 at Page 2182; and as further amended in that Separate and Independent Amendment to the Master Development Agreement dated April 3, 2023, and recorded April 14, 2023 in the Office of the Register of Deeds for Henry County in Book 4667 at Page 1662; and as further amended in that Separate and Independent Amendment to the Master Development Agreement dated May 18, 2023, and recorded June 28, 2023 in the Office of the Register of Deeds for Henry County in Book 4695 at Page 3202, Henry County Registry, (APPLIES-UNABLE TO DEPICT)-Not a Matter of Survey

8. Terms, provisions, options, right of first refusal, covenants, conditions, restrictions, easements charges, assessments, and liens provided for in instrument(s) filed for record in Horry County Registry in Book 2991, Page 764, and any related maps, plans, bylaws and other document(s) and amendment(s), that omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

(APPLIES-UNABLE TO DEPICT)-Not a Matter of Survey

9. That certain Grant of Communication Systems Right-of-way and Easement to AT&T Corp. recorded in Deed Book 3595, Page 2640, Horry County Registry.
(DOES NOT APPLY)-To Surveyed Parcel. Reference listed is along the southerly right of way of Carolina Bays Parkway (Highway 31)

11. Those certain reservations, conditions, restrictions and royalty rights as contained in that certain deed from International Paper Realty Corporation to William E. Copeland, Jr. and R. Steven Bass dated December 27, 1993 and recorded December 29, 1993 in Deed Book 1692, Page 12, and by Corrective Deed dated June 1, 1994 and recorded August 20, 1994 in Deed Book 1753, Page 282, Horry County Registry.
(UNABLE TO DEPICT)-Not a Matter of Survey

This is to certify that this plat or plat and the survey on which it is based was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 17 and 19 of Ta A thereof.

The field work was completed in December 2023.

Date of Plat or Map: 05/08/2024

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

Michael D. Oliver, P.L.S. No. 13520
DATE OF MAP: May 8th, 2024
mike@drgpllc.com

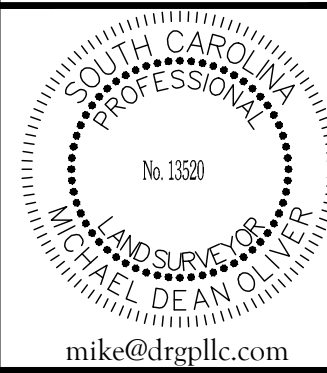
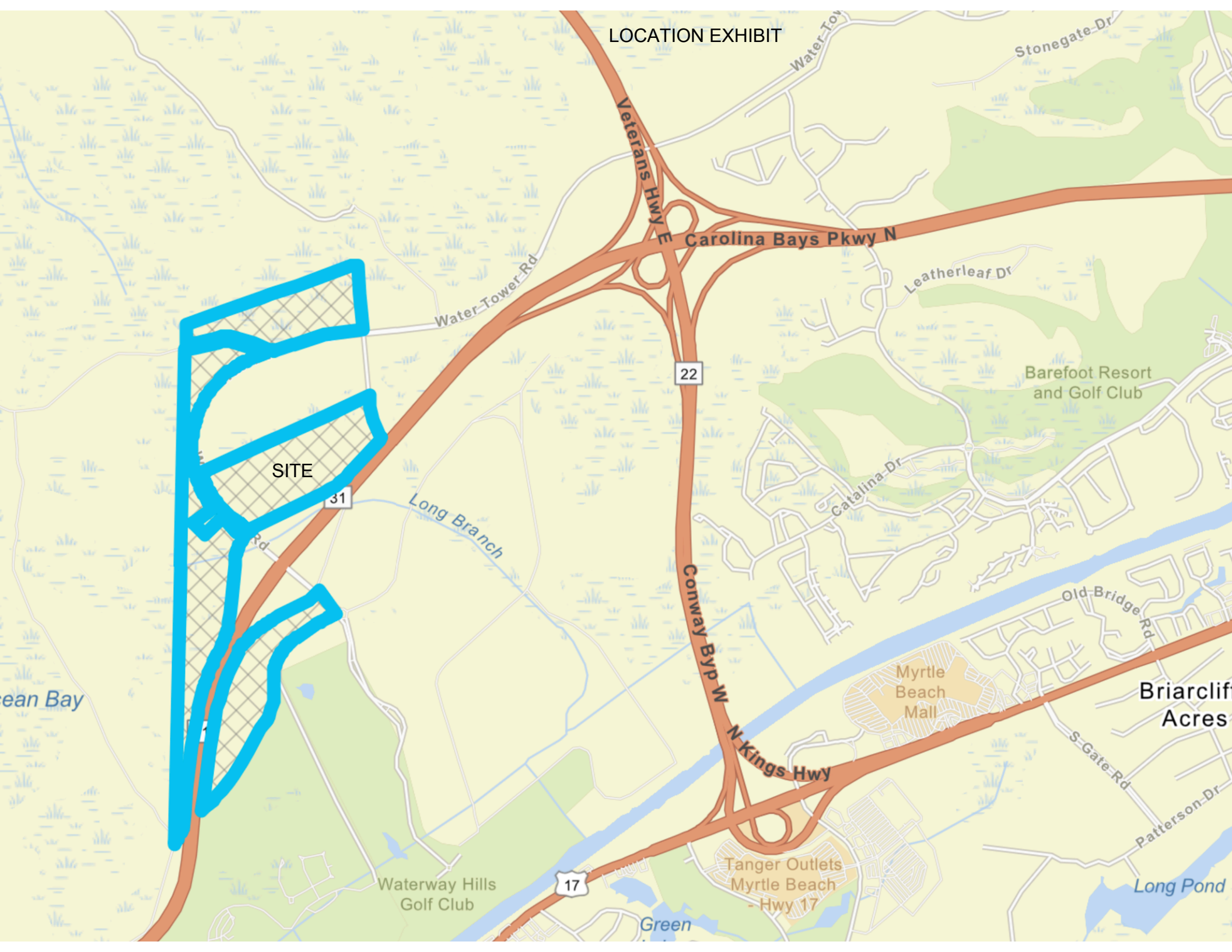
[illegible]

EXHIBIT “B”

Location Map

LOCATION EXHIBIT



SITE

22

31

17

ean Bay

Waterway Hills
Golf Club

Green

Tanger Outlets
Myrtle Beach
- Hwy 17

Myrtle
Beach
Mall

Long Pond

Briarcliff
Acres

Barefoot Resort
and Golf Club

Veterans Hwy E

Carolina Bays Pkwy N

Water Tower Rd

Long Branch

Conway Byp W

N Kings Hwy

Catalina Dr

Leatherleaf Dr

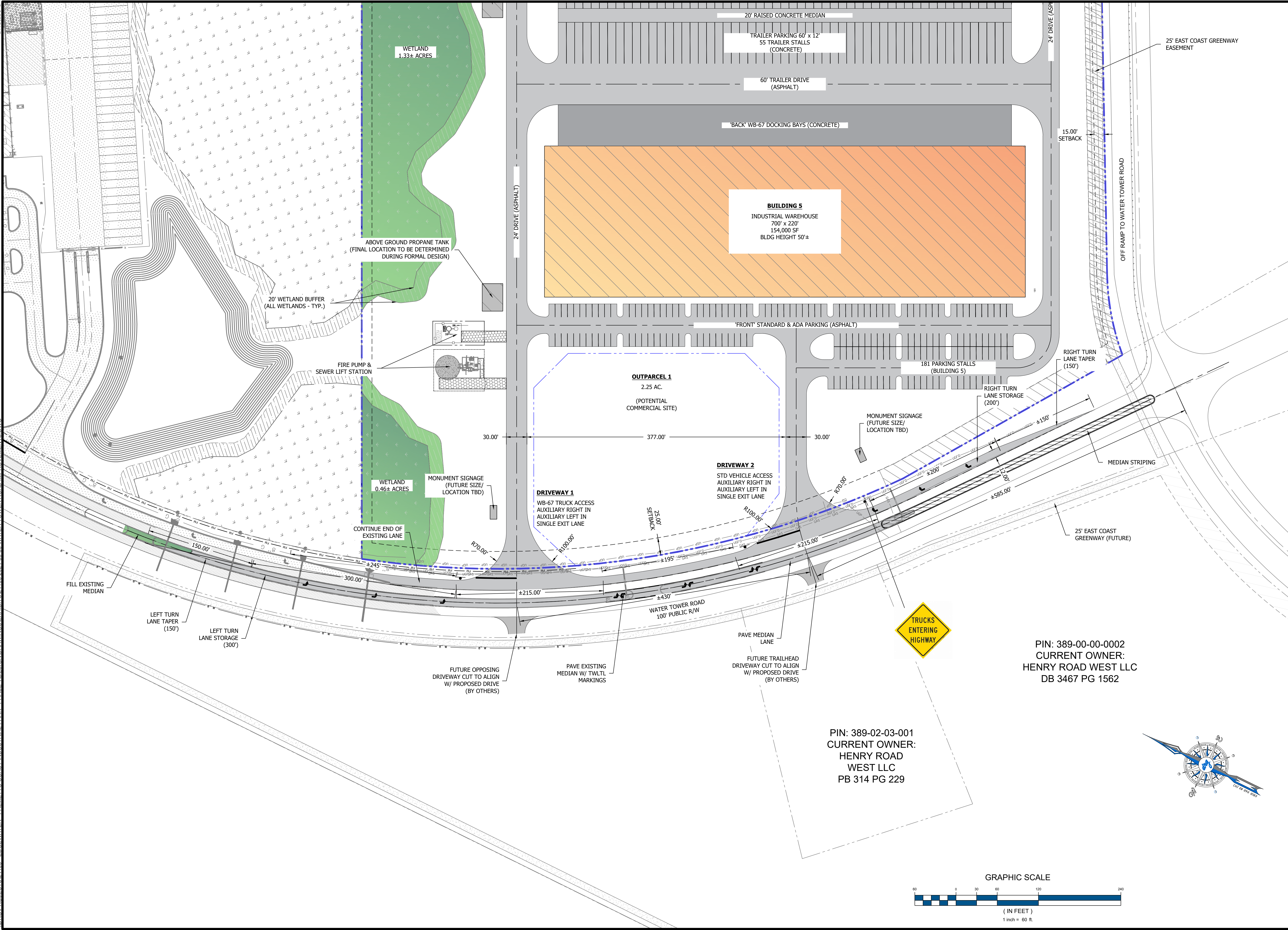
Stonegate Dr

Old Bridge Rd

S Gate Rd

Patterson Dr

2024-10-28 DRG, LLC ©
\\DRG\PROJECTS\24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4\DESIGN\DRAWINGS\EXHIBITS\24108-2024-10-28-30 WATER TOWER ROAD IMPROVEMENTS.DWG





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

WATER TOWER ROAD IMPROVEMENTS

PALMETTO COAST INDUSTRIAL PARK

PHASE 4 & 5 (BLDGS 5/6/7)

JOB NO: 24.106

SCALE: 1" = 60'

DRAWN BY: MES

CHECKED BY: MES

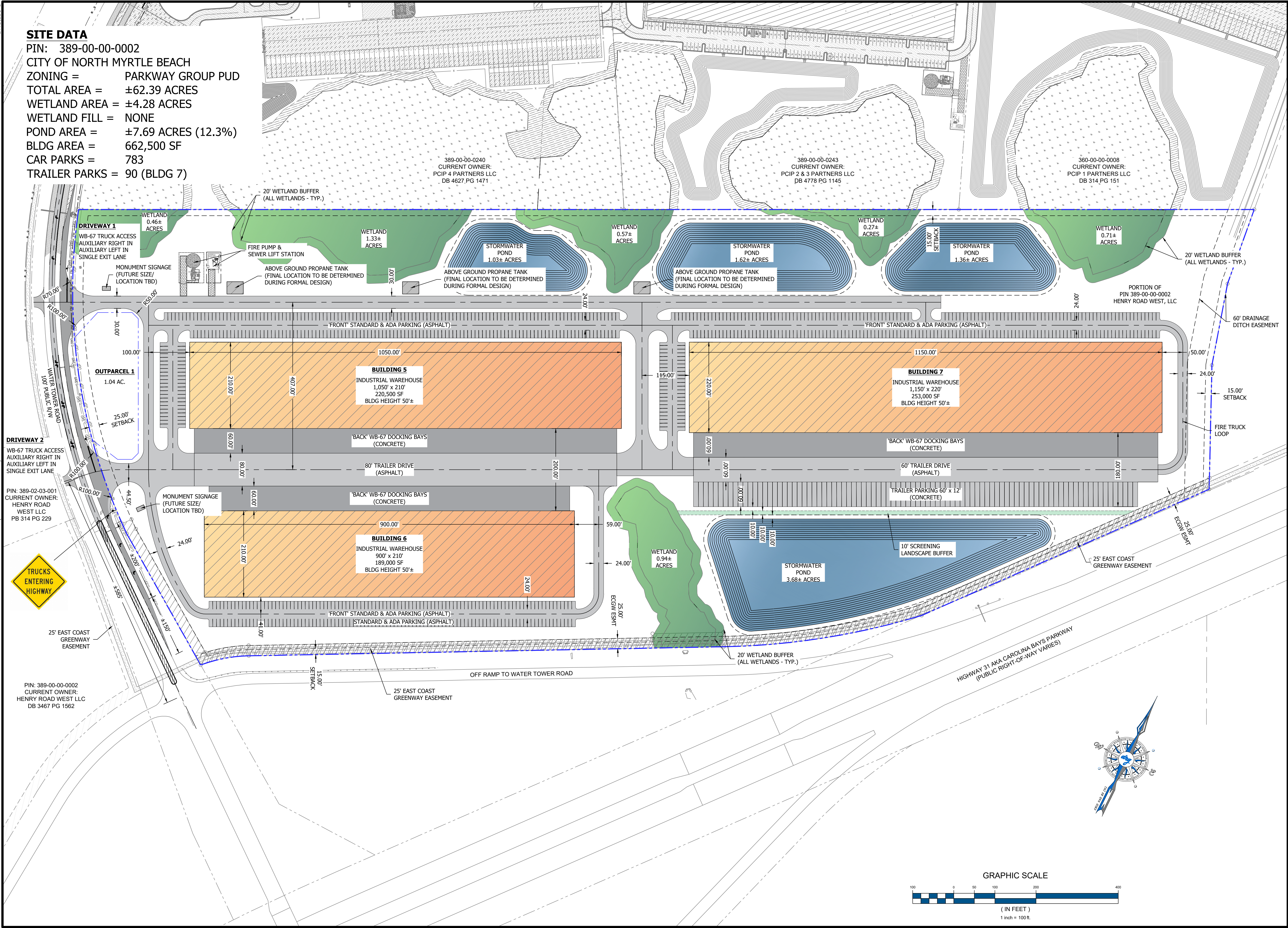
DATE: 10/16/2024

EXHIBIT NUMBER:

WTR-1

P:24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4 DESIGN DRAWINGS EXHIBITS 24108 2024-10-28 PCIP 2 SKETCH PLAN 1 (FULL SITE OPTION 1) COLOR DWG

SITE DATA
PIN: 389-00-00-0002
CITY OF NORTH MYRTLE BEACH
ZONING = PARKWAY GROUP PUD
TOTAL AREA = ±62.39 ACRES
WETLAND AREA = ±4.28 ACRES
WETLAND FILL = NONE
POND AREA = ±7.69 ACRES (12.3%)
BLDG AREA = 662,500 SF
CAR PARKS = 783
TRAILER PARKS = 90 (BLDG 7)

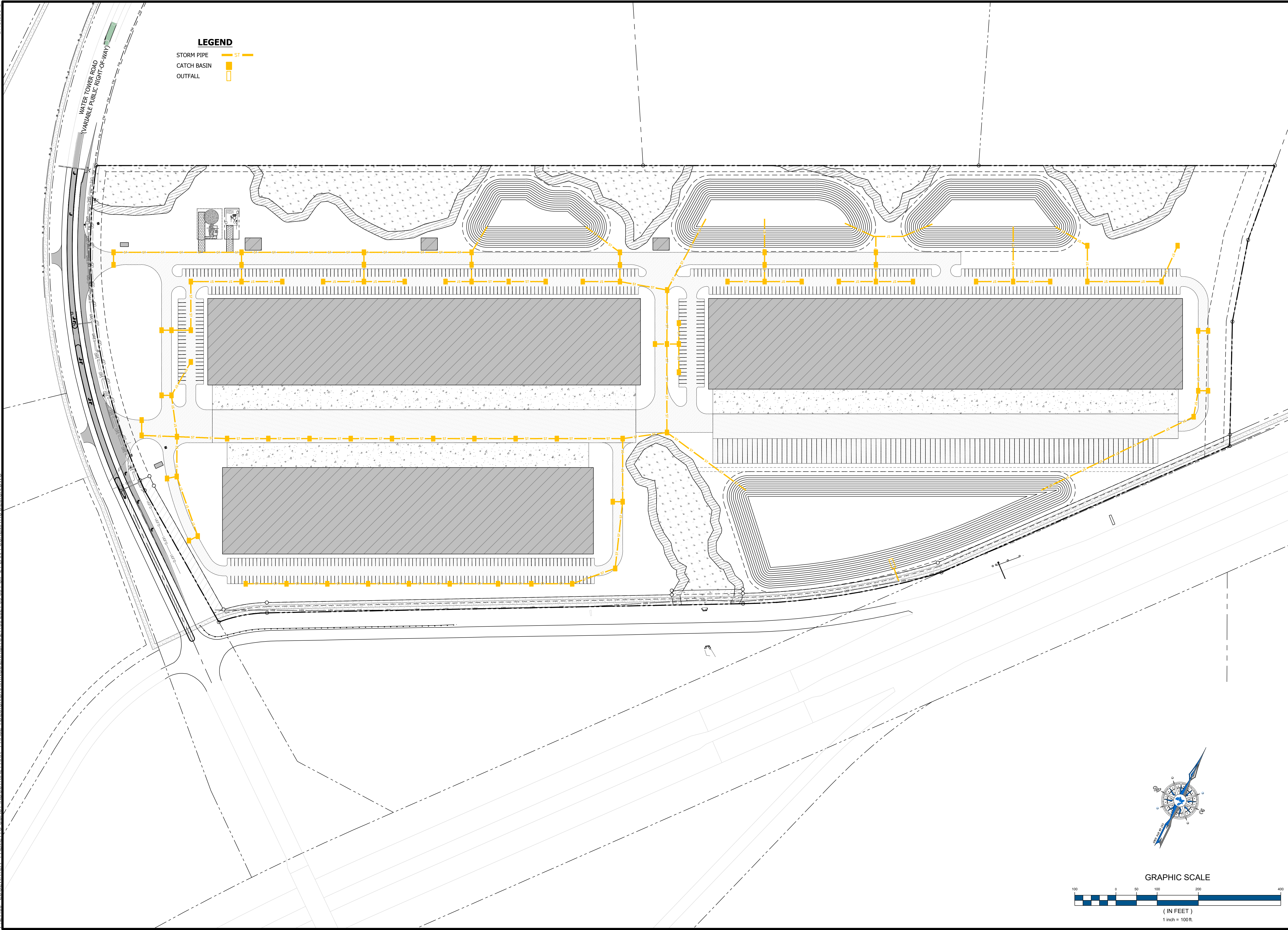


SCHEMATIC LAND PLAN 1
PALMETTO COAST INDUSTRIAL PARK
PHASE 4 & 5 (BLDGS 5/6/7)

JOB NO:	24.106
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

LP-1

P:\24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4\DESIGN\DRAWINGS\EXHIBITS\24108 2024-09-05 PCIP 2 PLAN 1 SCHEMATIC DESIGN.DWG 2024-10-16 DRG,LLC ©





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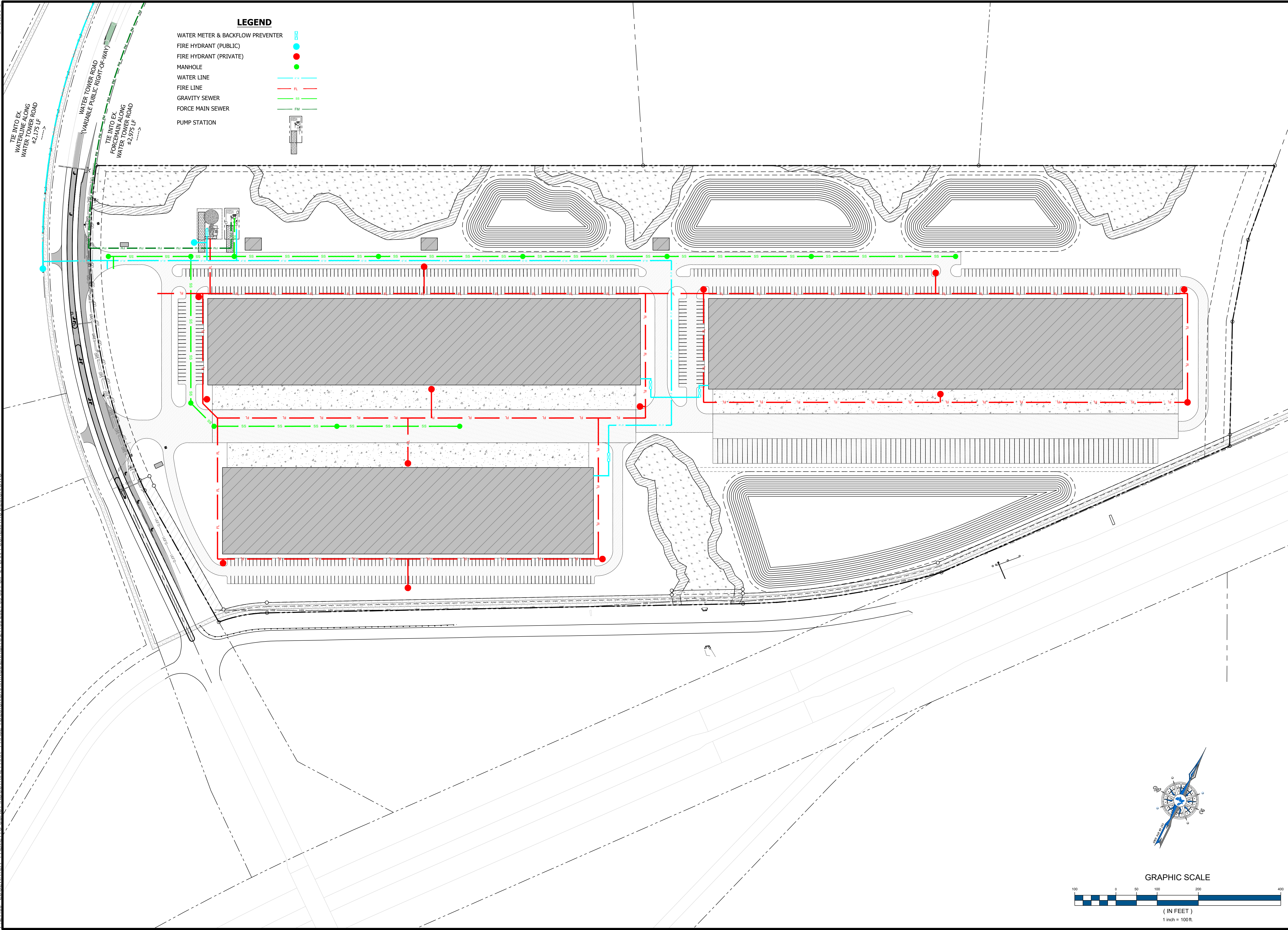
PALMETTO COAST INDUSTRIAL PARK - PHASE 4
LAND PLAN 1 SCHEMATIC DRAINAGE

EDGEWATER INDUSTRIAL ACQUISITIONS, LLC

JOB NO:	24106
SCALE:	1" = 100'
DRAWN BY:	PJC
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

D-1

P:\24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4\DESIGN\DRAWINGS\EXHIBITS\24108 2024-09-05 PCIP 2 PLAN 1 SCHEMATIC DESIGN.DWG 2024-10-16 DRG,LLC ©



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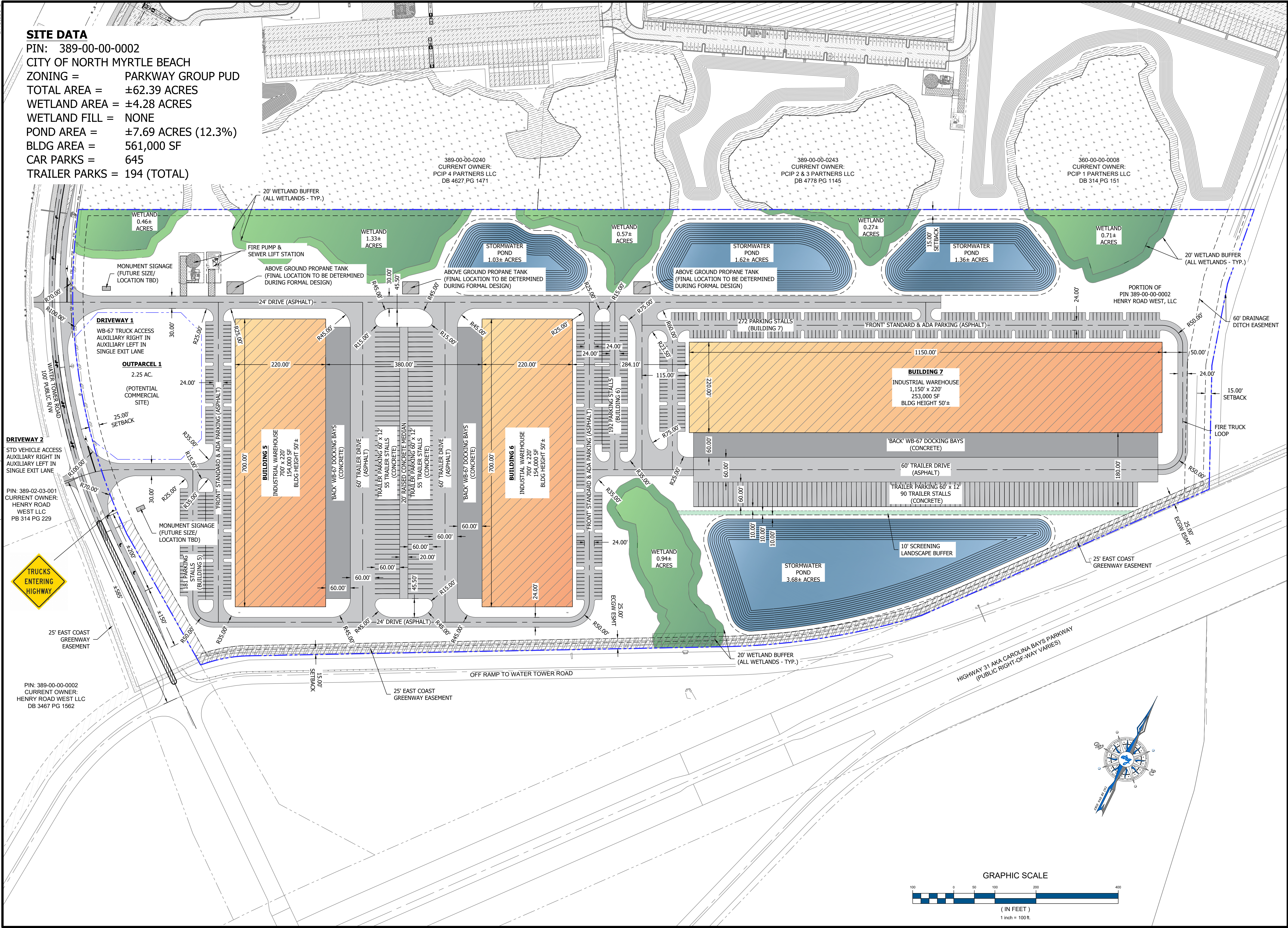
PALMETTO COAST INDUSTRIAL PARK - PHASE 4
LAND PLAN 1 SCHEMATIC UTILITIES

EDGEWATER INDUSTRIAL ACQUISITIONS, LLC

JOB NO:	24106
SCALE:	1" = 100'
DRAWN BY:	PJC
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	U-1

P:24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4 DESIGN DRAWINGS EXHIBIT 5/24108 2024-07-17 PCIP 2 SKETCH PLAN 2 (FULL SITE OPTION 2) DWG

SITE DATA
PIN: 389-00-00-0002
CITY OF NORTH MYRTLE BEACH
ZONING = PARKWAY GROUP PUD
TOTAL AREA = ±62.39 ACRES
WETLAND AREA = ±4.28 ACRES
WETLAND FILL = NONE
POND AREA = ±7.69 ACRES (12.3%)
BLDG AREA = 561,000 SF
CAR PARKS = 645
TRAILER PARKS = 194 (TOTAL)

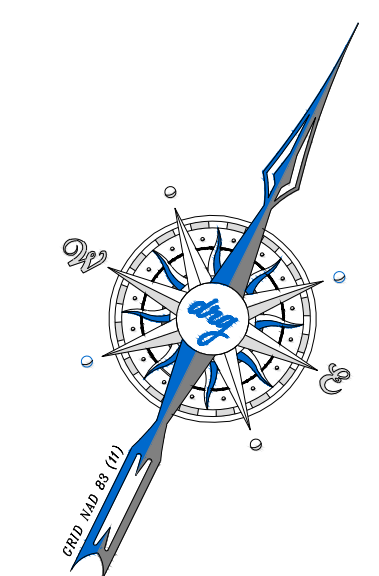
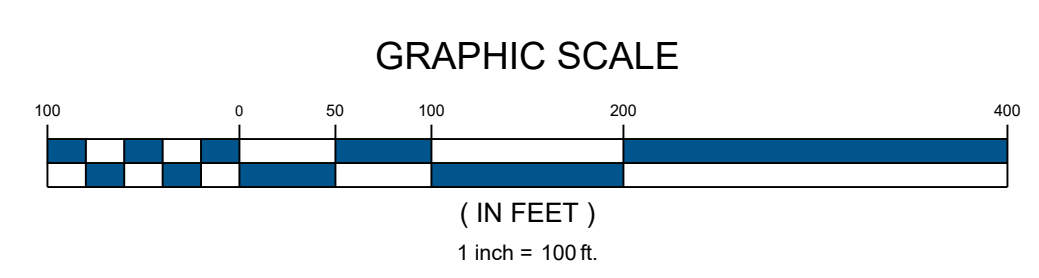


drg
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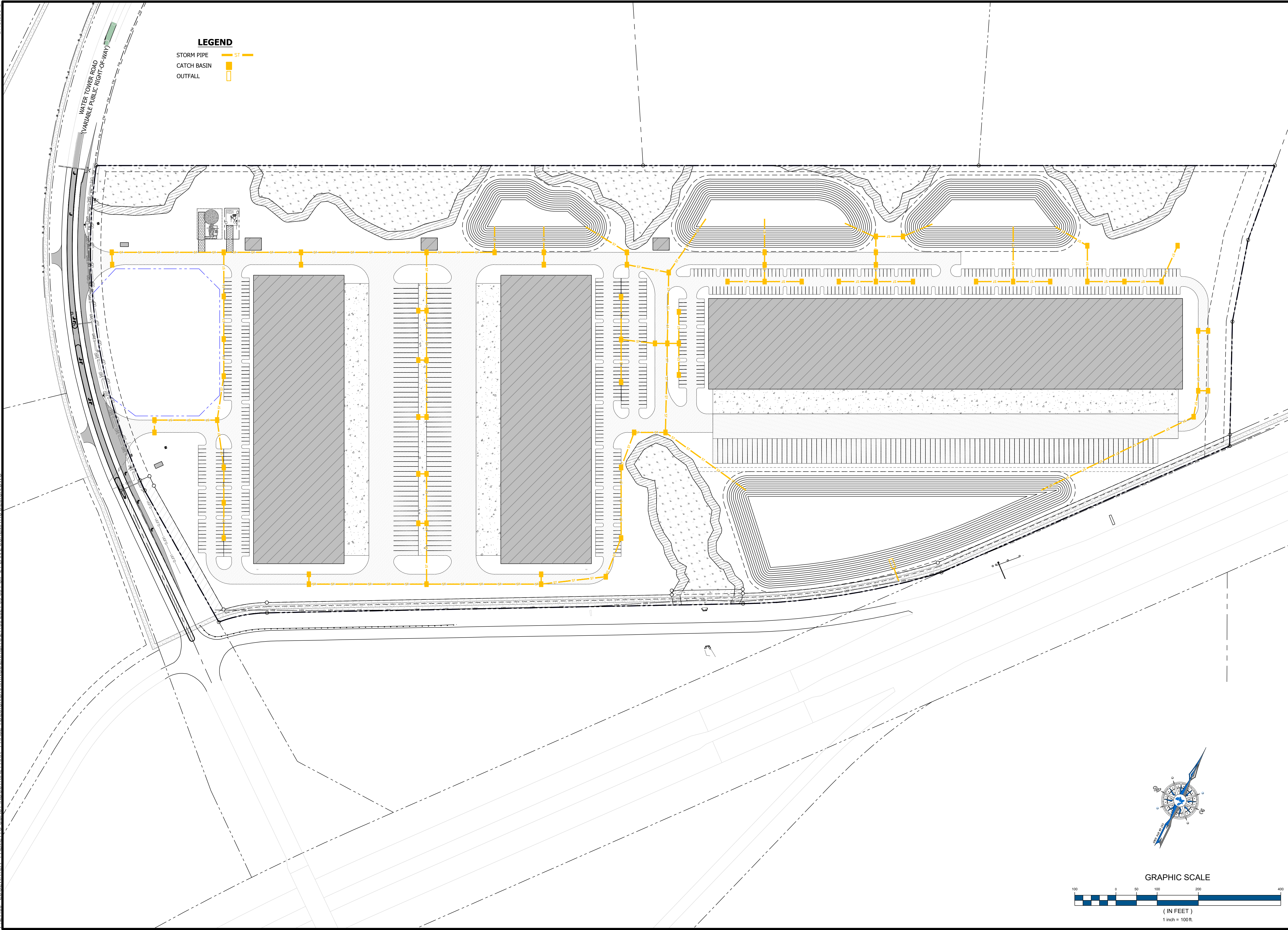
SCHEMATIC LAND PLAN 2
PALMETTO COAST INDUSTRIAL PARK
PHASE 4 & 5 (BLDGS 5/6/7)

JOB NO:	24.106
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

LP-2



P:\24\08 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4\DESIGN\DRAWINGS\EXHIBITS\24108 2024-09-05 PCIP 2 PLAN 2 SCHEMATIC DESIGN.DWG 2024-10-16 DRG.LLC ©





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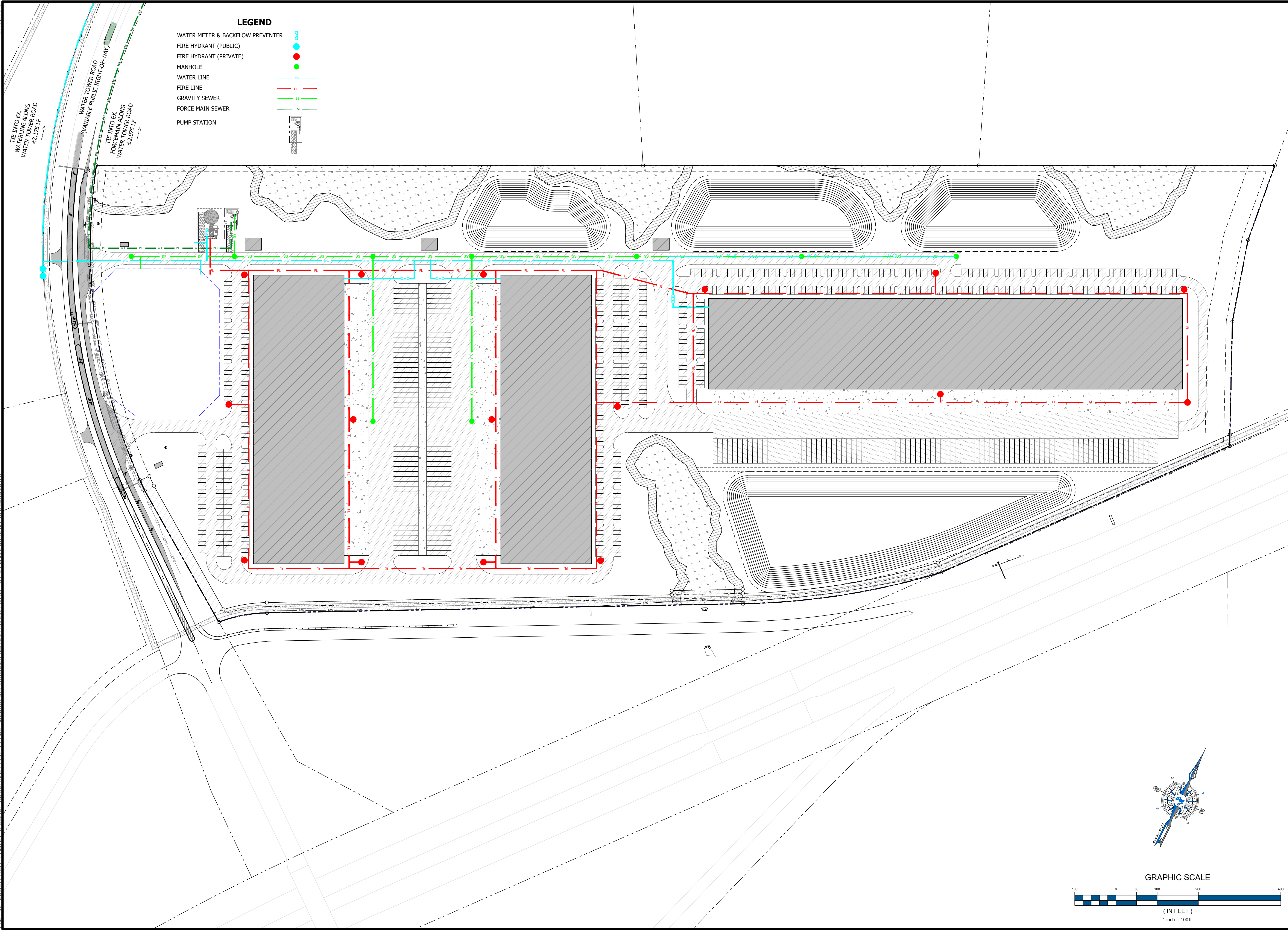
PALMETTO COAST INDUSTRIAL PARK - PHASE 4
LAND PLAN 2 SCHEMATIC DRAINAGE

EDGEWATER INDUSTRIAL ACQUISITIONS, LLC

JOB NO:	24106
SCALE:	1" = 100'
DRAWN BY:	PJC
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

D-2

P:\24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4\DESIGN\DRAWINGS\EXHIBITS\24108 2024-09-05 PCIP 2 PLAN 2 SCHEMATIC DESIGN.DWG 2024-10-16 DRG.LLC ©





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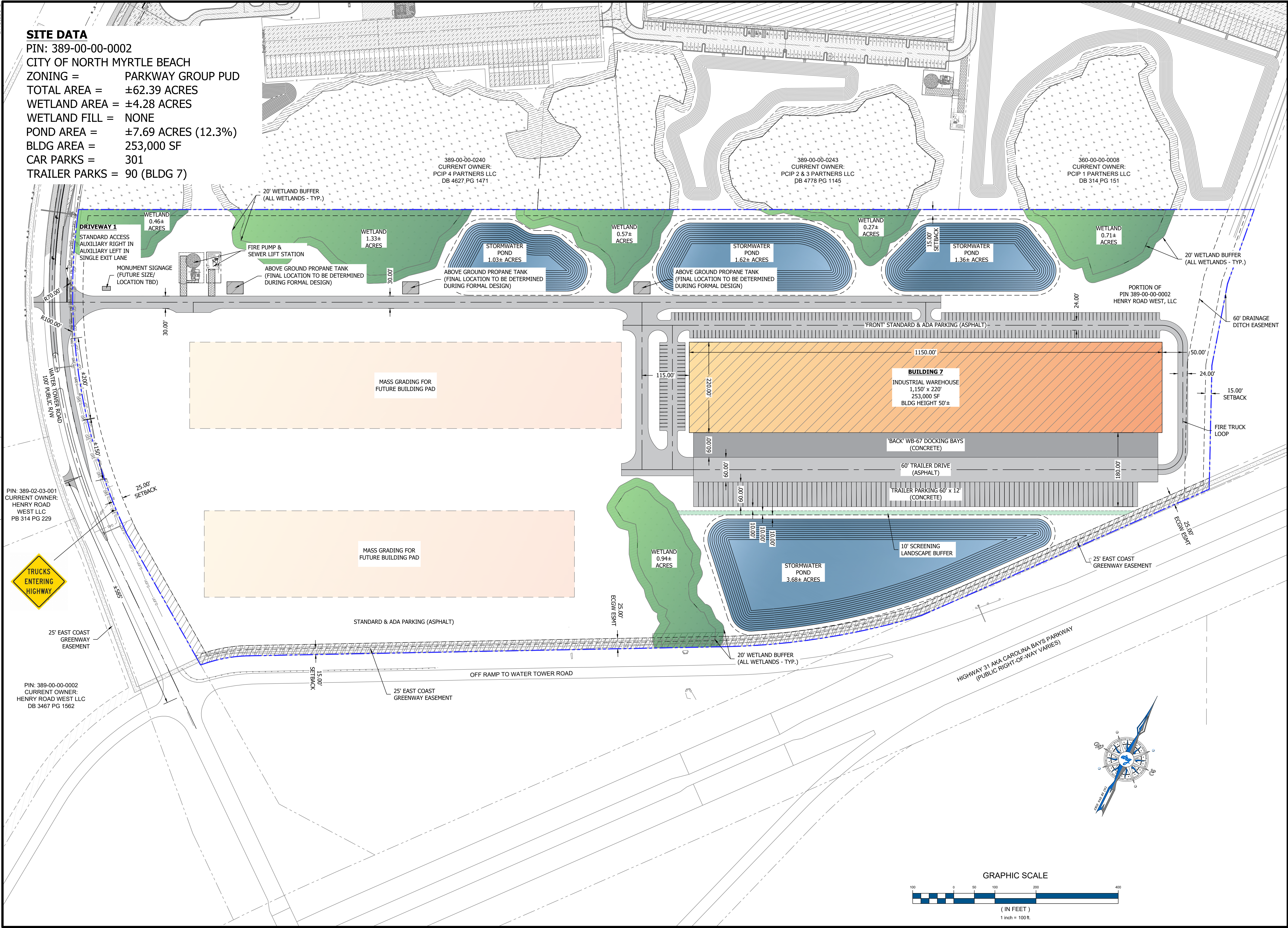
PALMETTO COAST INDUSTRIAL PARK - PHASE 4
LAND PLAN 2 SCHEMATIC UTILITIES

EDGEWATER INDUSTRIAL ACQUISITIONS, LLC

JOB NO:	24106
SCALE:	1" = 100'
DRAWN BY:	PJC
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	U-2

P:24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4 (DESIGN DRAWINGS EXHIBITS) 24108 2024-10-28 PCIP 2 SKETCH PLAN 3 (BLDG 7 AND MASS GRADING) COLOR.DWG

SITE DATA
PIN: 389-00-00-0002
CITY OF NORTH MYRTLE BEACH
ZONING = PARKWAY GROUP PUD
TOTAL AREA = ±62.39 ACRES
WETLAND AREA = ±4.28 ACRES
WETLAND FILL = NONE
POND AREA = ±7.69 ACRES (12.3%)
BLDG AREA = 253,000 SF
CAR PARKS = 301
TRAILER PARKS = 90 (BLDG 7)





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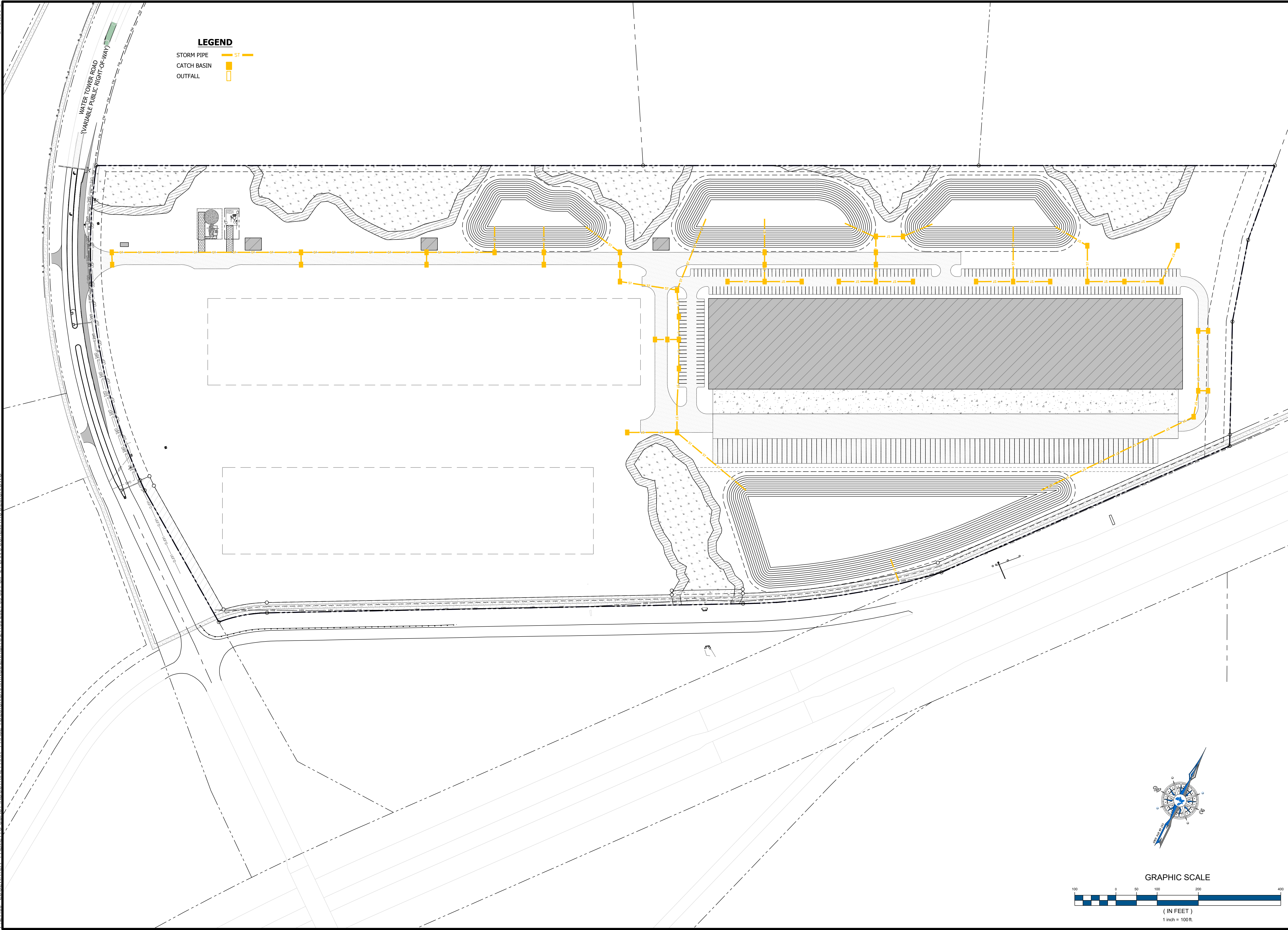
SCHEMATIC LAND PLAN 3

PALMETTO COAST INDUSTRIAL PARK
PHASE 4 (BLDG 7 ONLY & MASS GRADING)

JOB NO:	24.106
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

LP-3

P:\24\08 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4\DESIGN\DRAWINGS\EXHIBITS\24108 2024-09-05 PCIP 2 PLAN 3 SCHEMATIC DESIGN.DWG 2024-10-16 DRG.LLC ©



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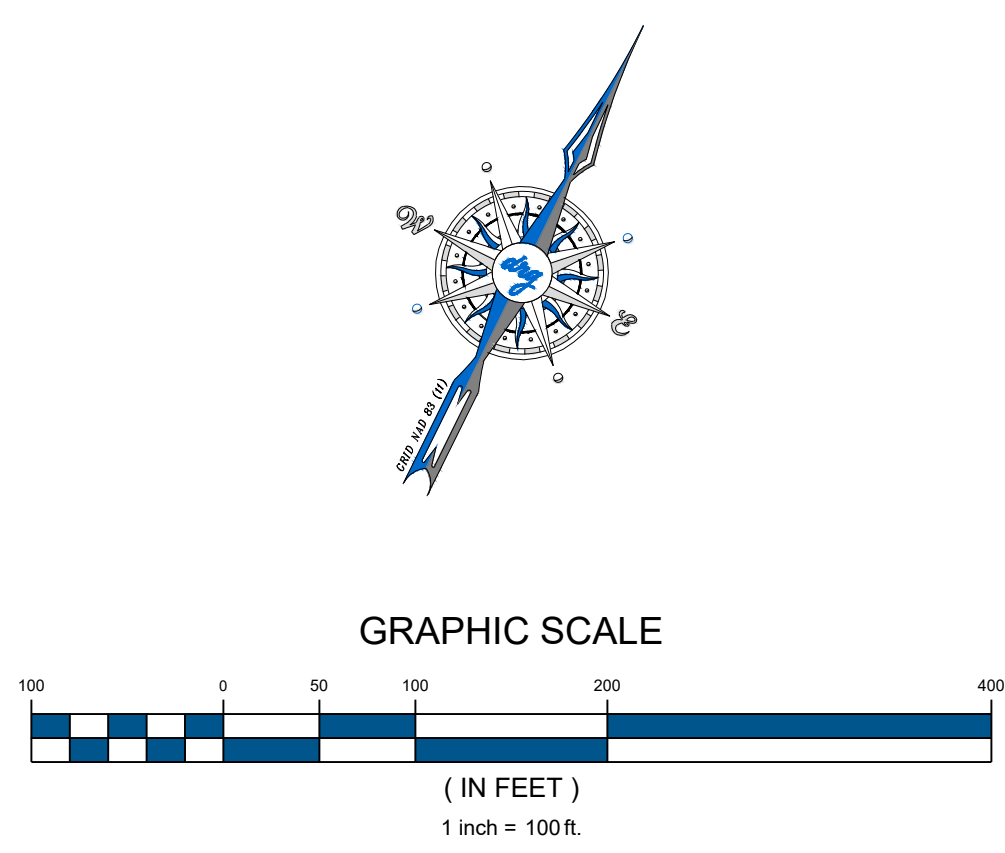
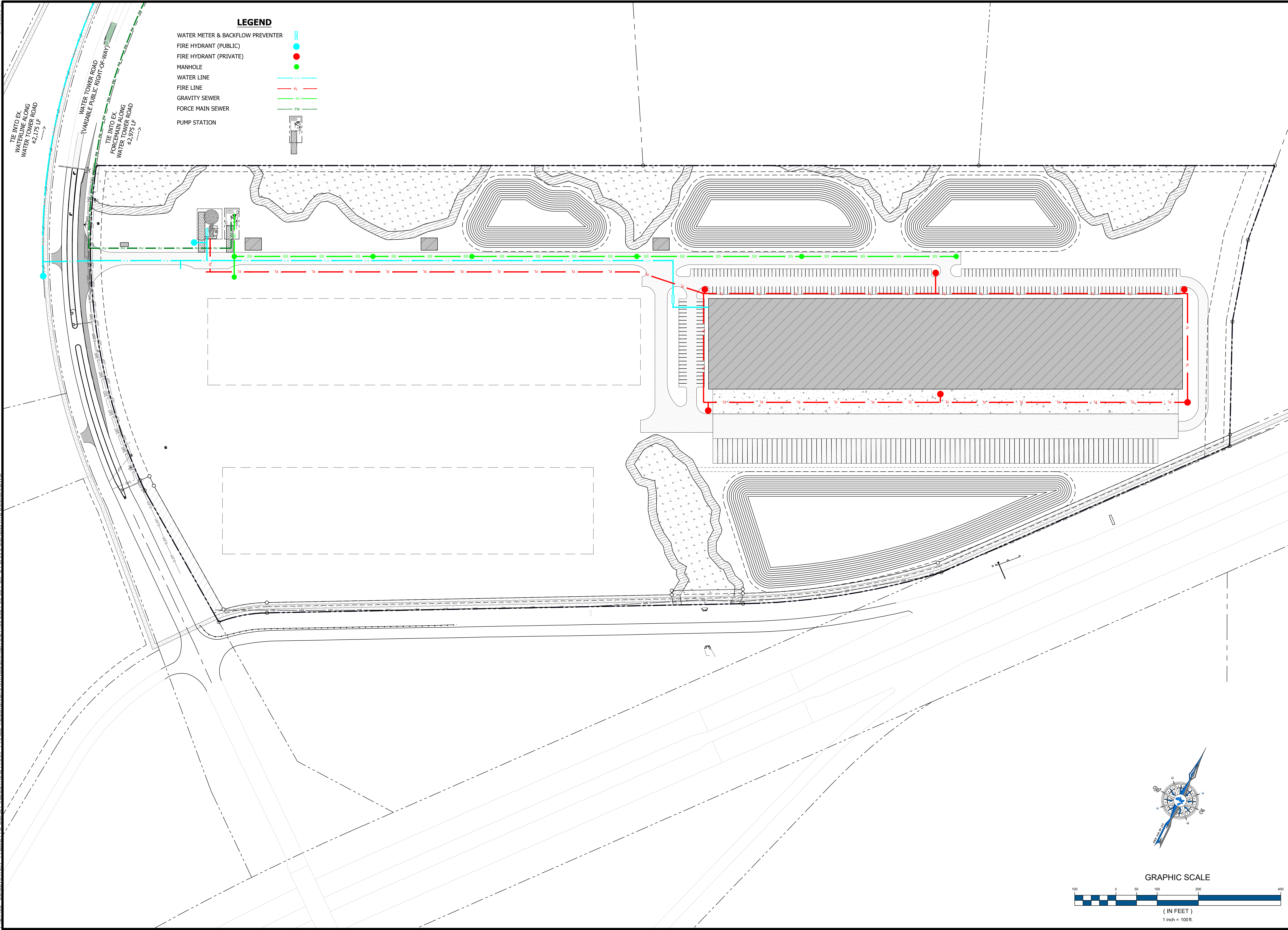
**PALMETTO COAST INDUSTRIAL PARK - PHASE 4
LAND PLAN 3 SCHEMATIC DRAINAGE**

EDGEWATER INDUSTRIAL ACQUISITIONS, LLC

JOB NO:	24106
SCALE:	1" = 100'
DRAWN BY:	PJC
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

D-3

P:\24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4\DESIGN\DRAWINGS\EXHIBITS\24108 2024-09-05 PCIP 2 PLAN 3 SCHEMATIC DESIGN.DWG 2024-10-16 DRG,LLC ©





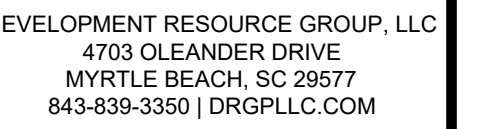
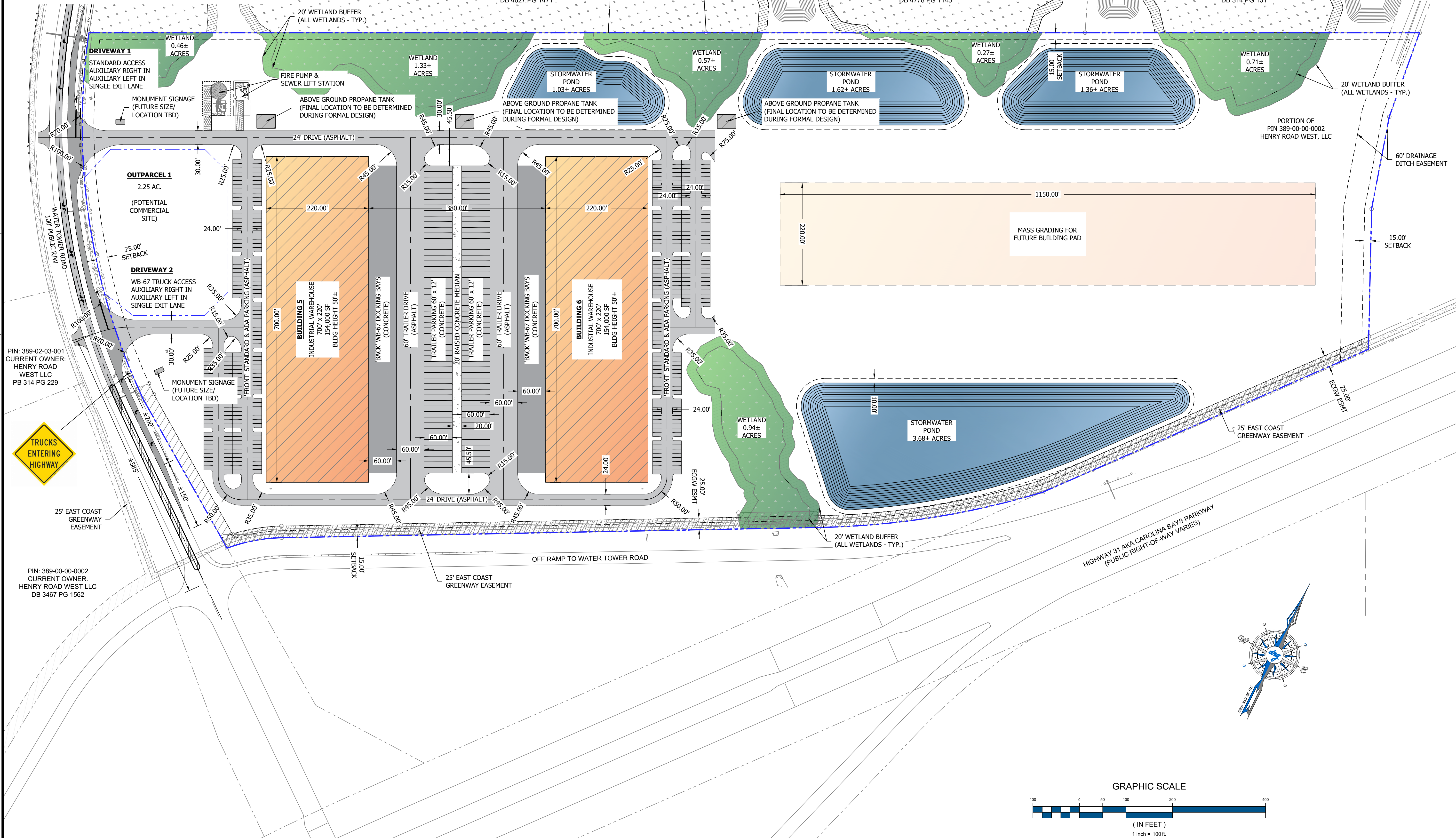
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PALMETTO COAST INDUSTRIAL PARK - PHASE 4
LAND PLAN 3 SCHEMATIC UTILITIES

EDGEWATER INDUSTRIAL ACQUISITIONS, LLC

JOB NO:	24106
SCALE:	1" = 100'
DRAWN BY:	PJC
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	U-3

PIN: 389-00-00-0002
CITY OF NORTH MYRTLE BEACH
ZONING = PARKWAY GROUP PUD
TOTAL AREA = ±62.39 ACRES
WETLAND AREA = ±4.28 ACRES
WETLAND FILL = NONE
POND AREA = ±7.69 ACRES (12.3%)
BLDG AREA = 308,000 SF
CAR PARKS = 375
TRAILER PARKS = 110 (BLDG 5/6)



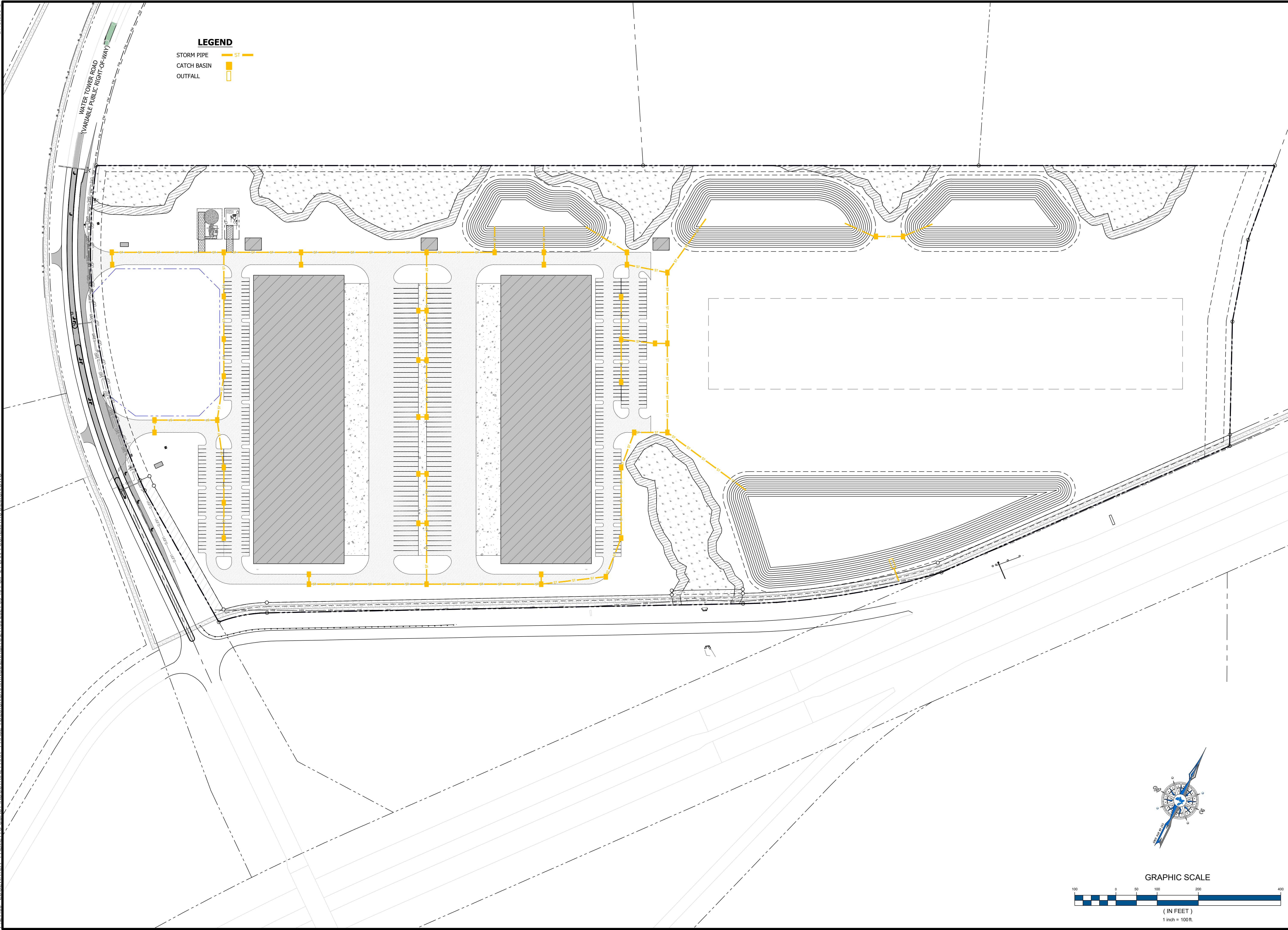
SCHEMATIC LAND PLAN 4

PALMETTO COAST INDUSTRIAL PARK
PHASE 4 & 5 (BLDGS 5/6/7)

JOB NO:	24.106
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

LP-4

P:\24\08 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4\DESIGN\DRAWINGS\EXHIBITS\24.08 2024-09-10 PCIP 2 PLAN 4 SCHEMATIC DESIGN.DWG 2024-10-16 DRG,LLC ©





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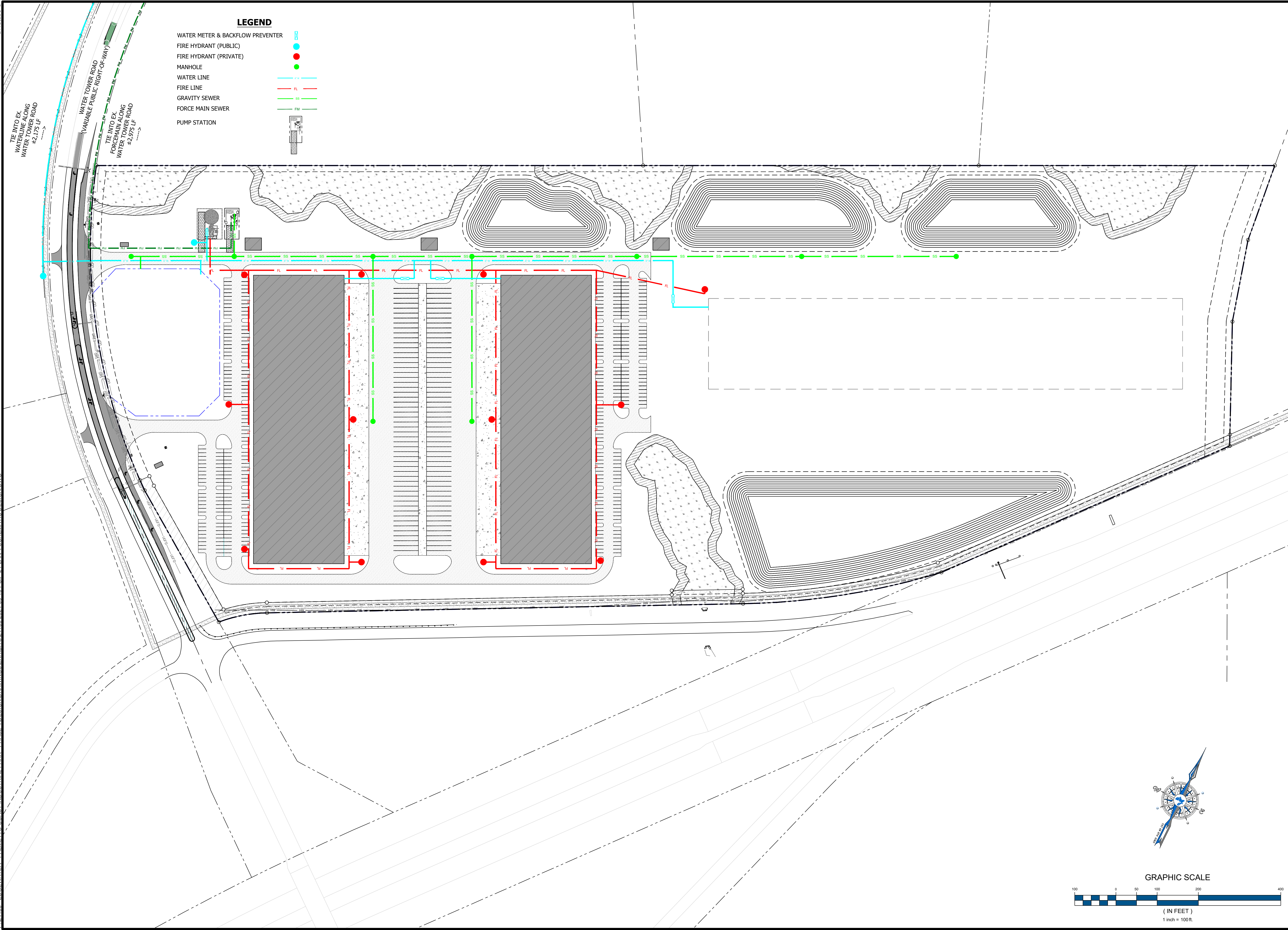
PALMETTO COAST INDUSTRIAL PARK - PHASE 4
LAND PLAN 4 SCHEMATIC DRAINAGE

EDGEWATER INDUSTRIAL ACQUISITIONS, LLC

JOB NO: 24106
SCALE: 1" = 100'
DRAWN BY: PJC
CHECKED BY: MES
DATE: 10/16/2024
EXHIBIT NUMBER:

D-4

P:\24\08 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4\DESIGN\DRAWINGS\EXHIBITS\24.08 2024-09-10 PCIP 2 PLAN 4 SCHEMATIC DESIGN.DWG 2024-10-16 DRG,LLC ©





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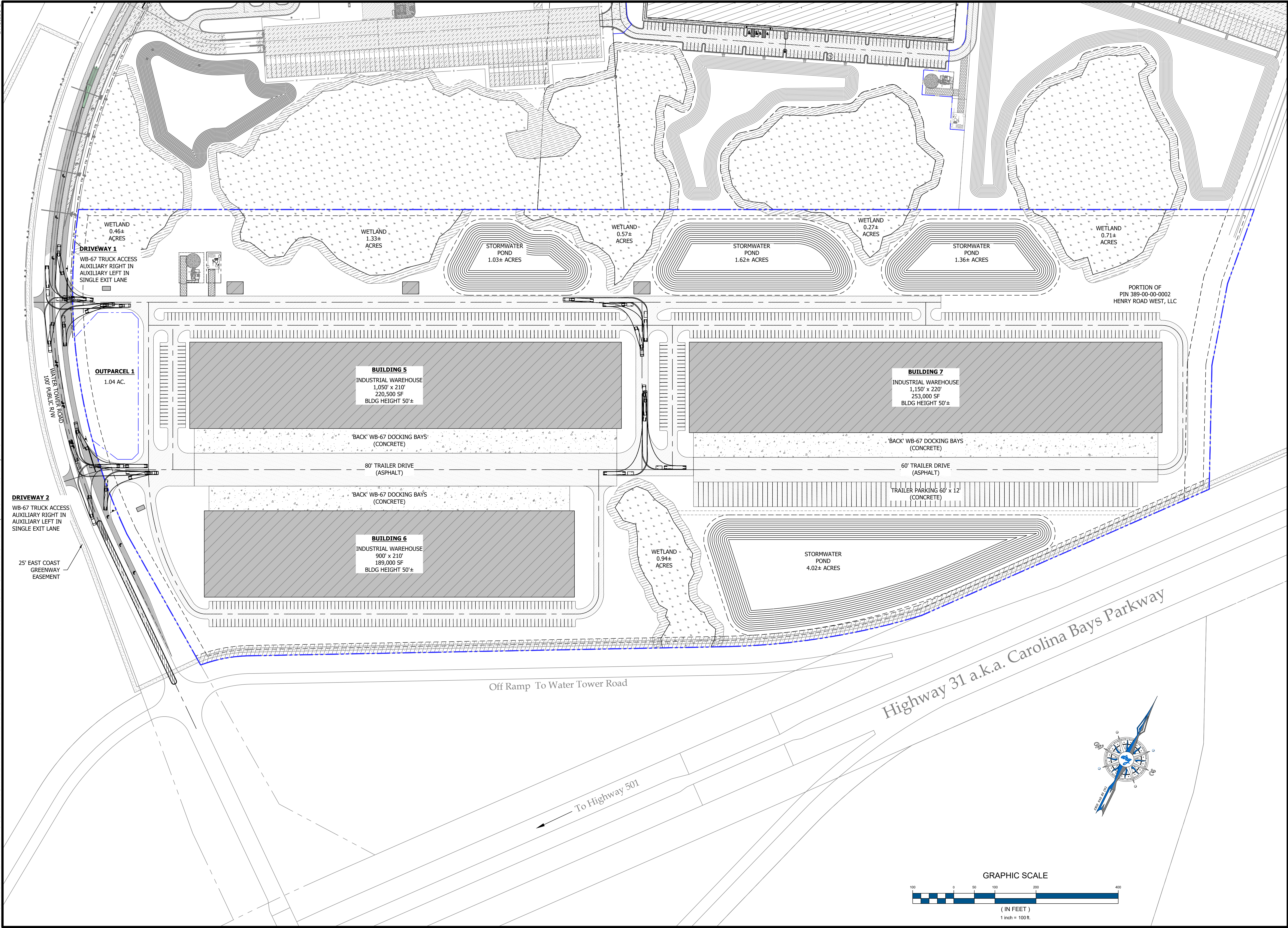
PALMETTO COAST INDUSTRIAL PARK - PHASE 4
LAND PLAN 4 SCHEMATIC UTILITIES

EDGEWATER INDUSTRIAL ACQUISITIONS, LLC

JOB NO:	24106
SCALE:	1" = 100'
DRAWN BY:	PJC
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	U-4

P:24-108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4 DESIGN DRAWINGS EXHIBITS 24-108 PCIP 2 SKETCH PLAN 1 (TRUCK MANEUVERS) DWG

2024-10-16 DRG, LLC ©





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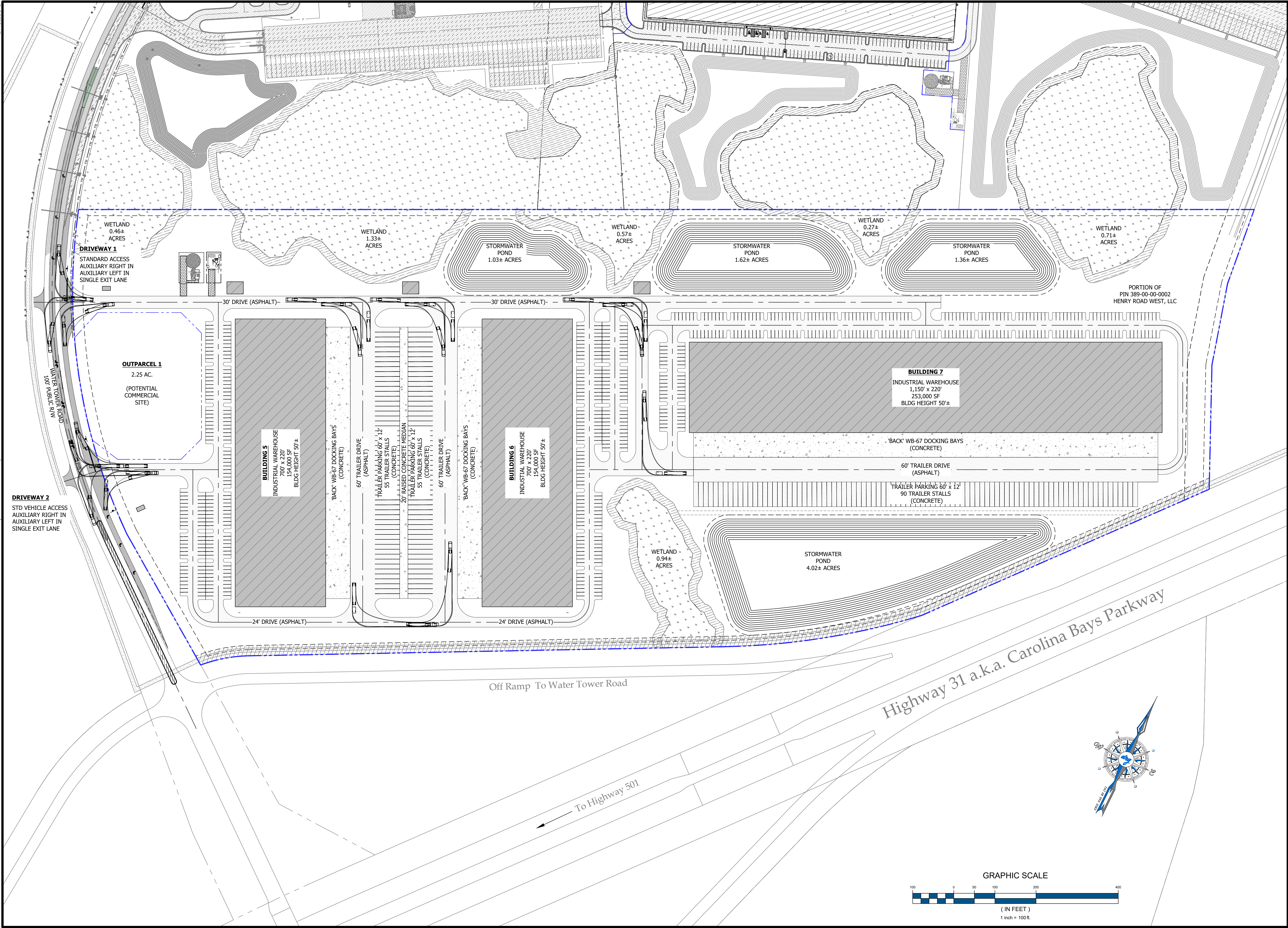
SCHEMATIC LAND PLAN 1 -
TRUCK MANEUVERS

PALMETTO COAST INDUSTRIAL PARK
PHASE 4 & 5 (BLDGS 5/6/7)

JOB NO:	24.106
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

TM-1

P:24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4(DSIGNDRAWINGS)EXHIBITS:24108 2024-09-18 PCIP 2 SKETCH PLAN 2 (TRUCK MANEUVERS) DWG 2024-10-16 DRG,LLC ©





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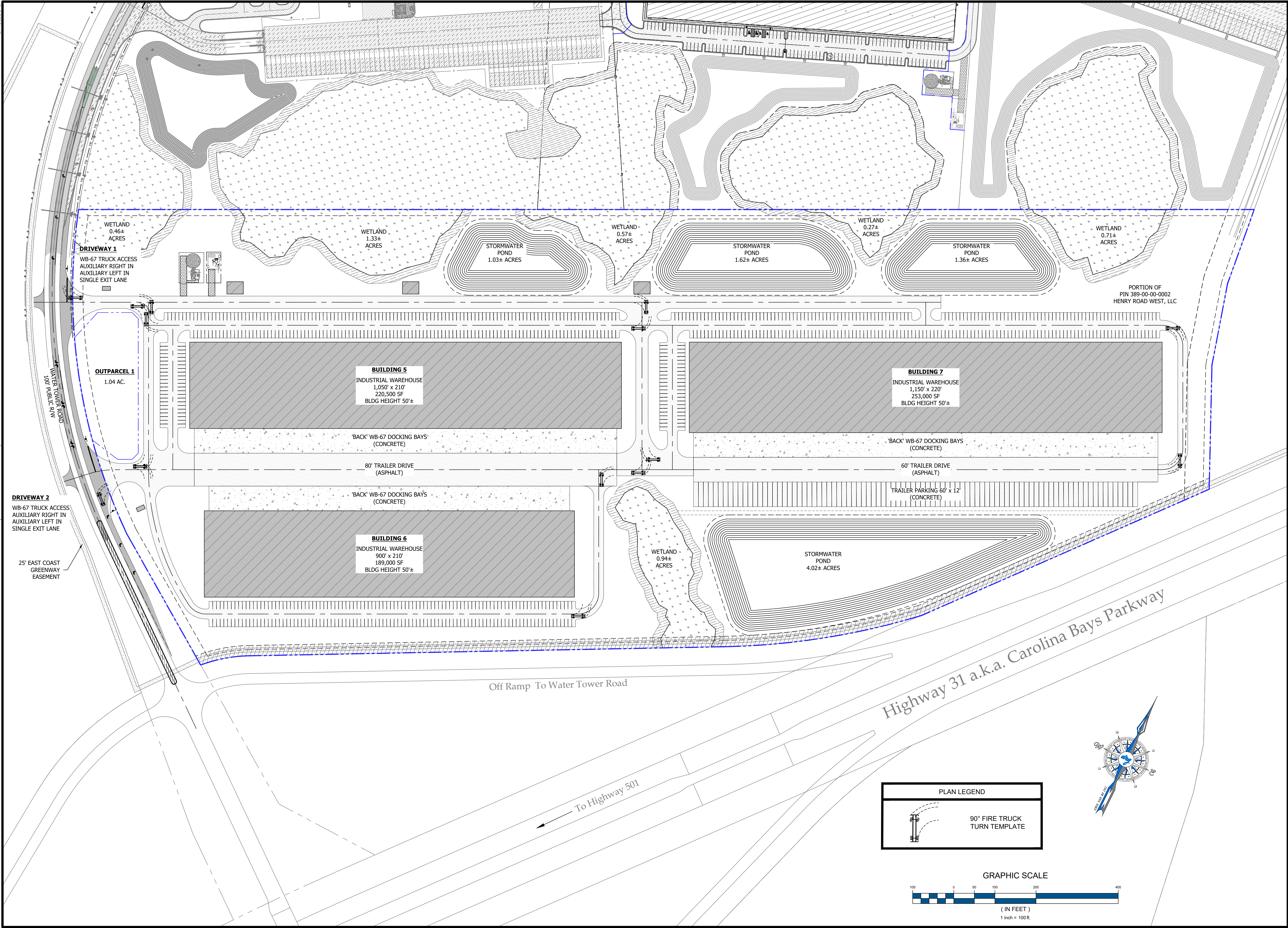
SCHEMATIC LAND PLAN 2 -
TRUCK MANEUVERS

PALMETTO COAST INDUSTRIAL PARK
PHASE 4 & 5 (BLDGS 5/6/7)

JOB NO:	24.106
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

TM-2

P:24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4(DSIGNDRAWINGS)EXHIBITS(24108 2024-10-16 PCIP 2 SKETCH PLAN 1 (FIRE TRUCK MANEUVERS).DWG 2024-10-16 DRG,LLC ©





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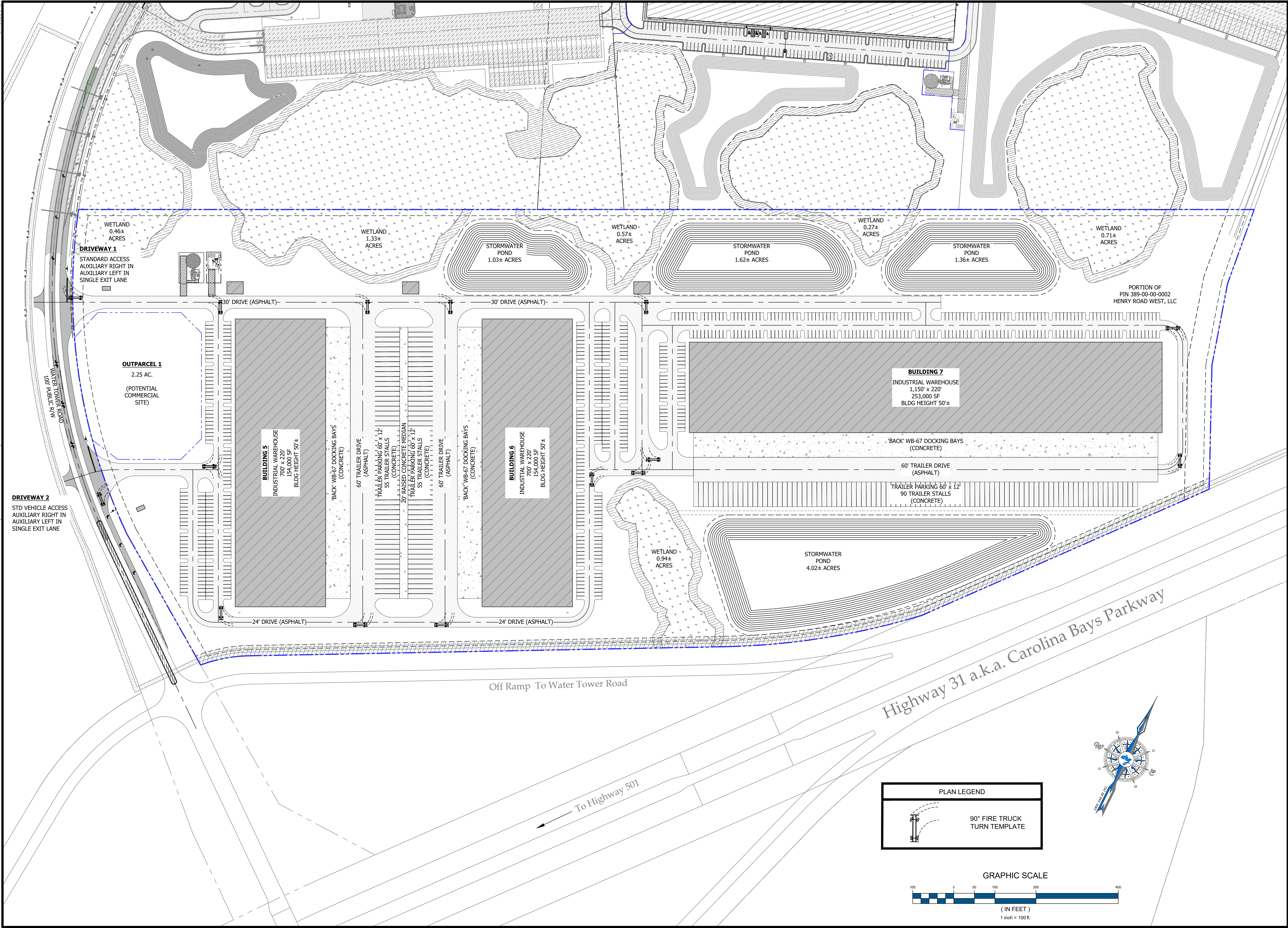
SCHEMATIC LAND PLAN 1 -
FIRE TRUCK MANEUVERS

PALMETTO COAST INDUSTRIAL PARK
PHASE 4 & 5 (BLDGS 5/6/7)

JOB NO:	24.106
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

FTM-1

P:24108 - EDGEWATER - PALMETTO COAST INDUSTRIAL PARK - PHASE 4(DSIGNDRAWINGS)EXHIBITS(24108 2024-10-16 POIP 2 SKETCH PLAN 2 (FIRE TRUCK MANEUVERS).DWG 2024-10-16 DRG,LLC ©





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SCHEMATIC LAND PLAN 2 -
FIRE TRUCK MANEUVERS

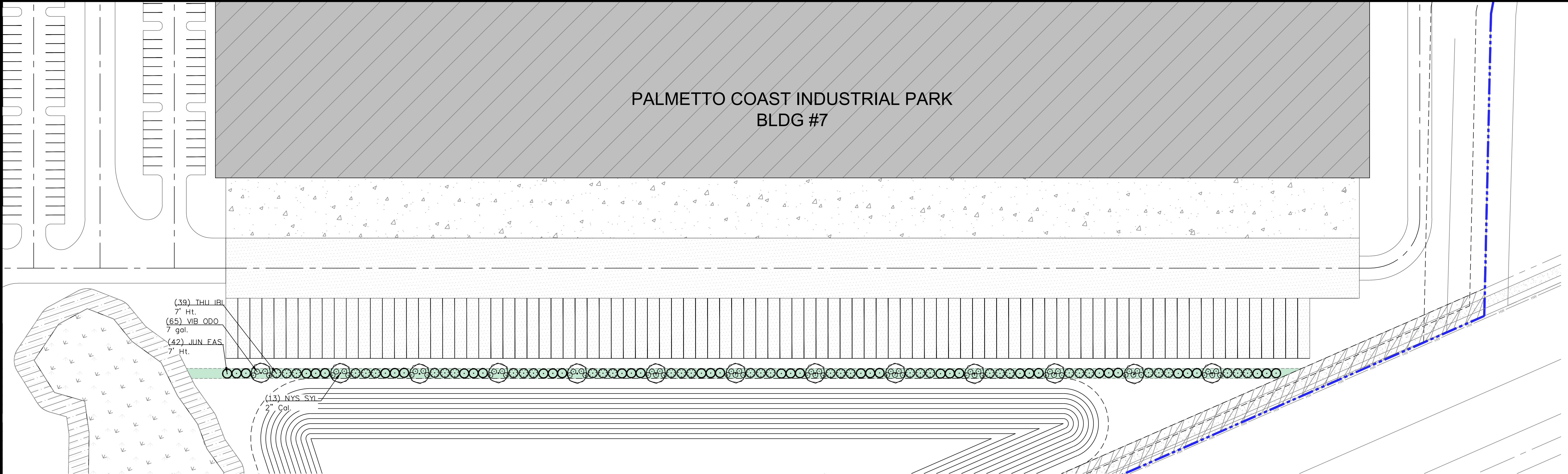
PALMETTO COAST INDUSTRIAL PARK
PHASE 4 & 5 (BLDGS 5/6/7)

JOB NO:	24.106
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	10/16/2024
EXHIBIT NUMBER:	

FTM-2

2024-10-16 DRG, LLC ©

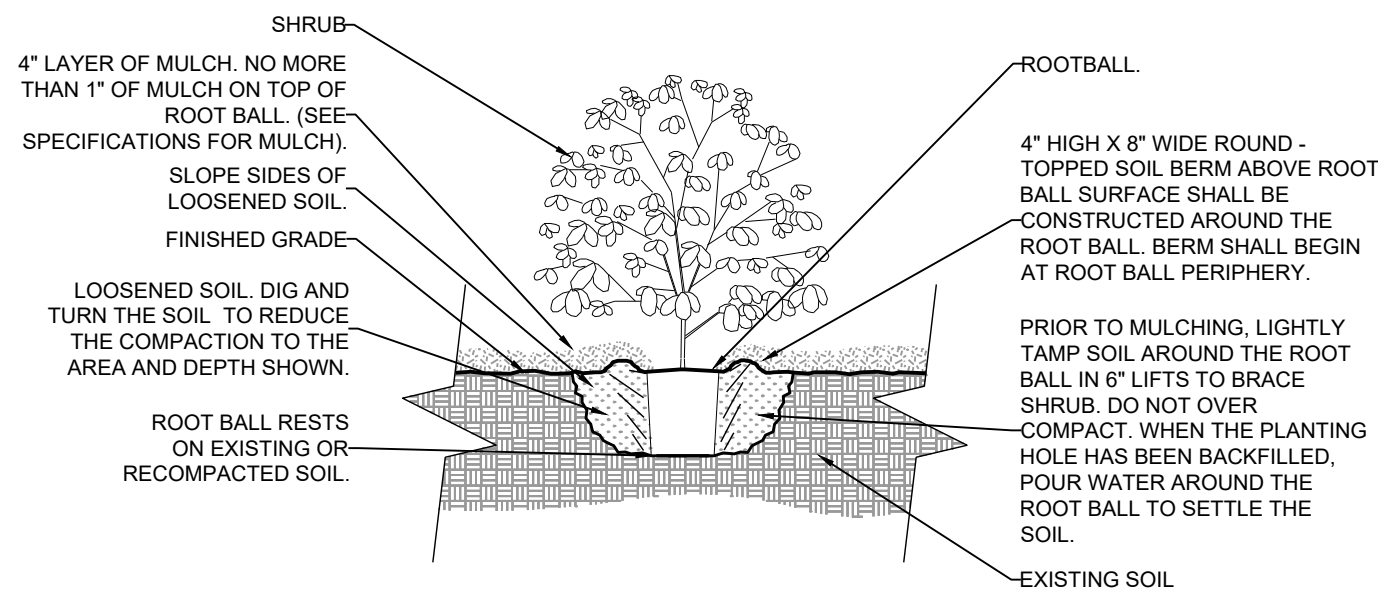
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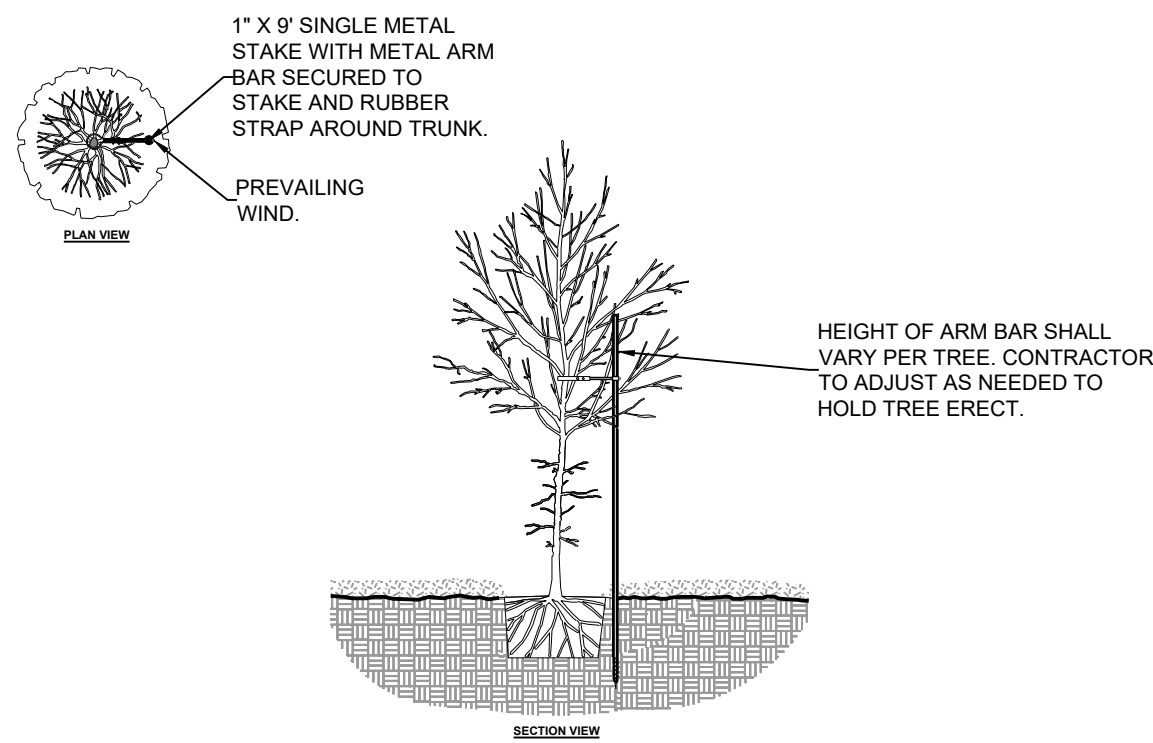
- LANDSCAPE NOTES:**
- REFERENCE SITE WORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.
 - CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.
 - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.
 - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY.
 - THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
 - LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
 - ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.
 - PLANTING AREAS AND SOD TO BE SEPARATED BY "V-NOTCH" AS PER DETAILS.
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
 - CONTAINER GROWN PLANT MATERIAL IS PREFERRED UNLESS INDICATED ON THE PLANT QUANTITIES, BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
 - TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
 - 4" OF TRIPLE GROUND DARK HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED IN ALL LANDSCAPE BEDS AFTER PLANTING IS COMPLETED.
 - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
 - HEIGHT AND CALIPER SIZE SUPERSEDE GALLON SIZE AT THE TIME OF PLANTING.
 - ANY DISTURBED AREA NOT SPECIFICALLY NOTED TO BE SODDED SHALL BE HYDROSEEDDED WITH AN APPROPRIATE SEASONAL MIX.

PLANT SCHEDULE

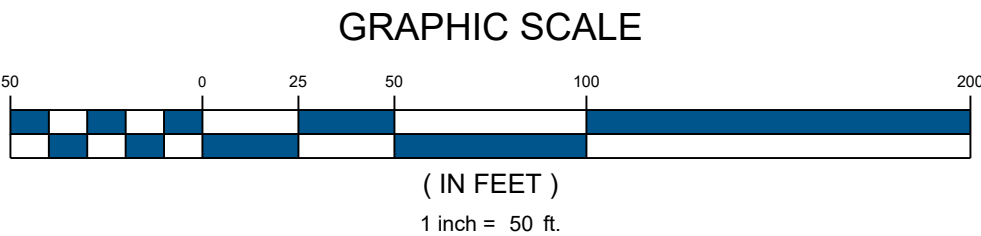
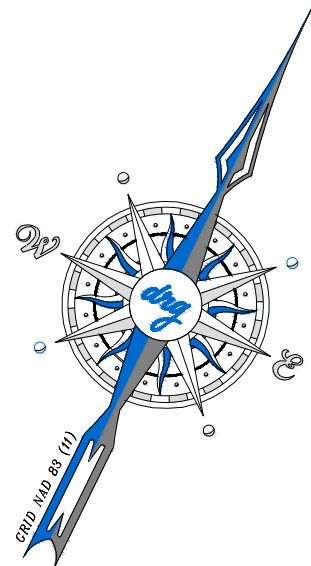
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	JUN EAS	Juniperus virginiana / Eastern Redcedar	7' Ht.	Pot	42	
	NYS SYL	Nyssa sylvatica / Tupelo	2" Cal.	Pot	13	
	THU IBI	Thuja x 'Green Giant' / Green Giant Arborvitae	7' Ht.	Pot	39	
SHRUBS						
	VIB ODO	Viburnum odoratissimum / Sweet Viburnum	7 gal.	Pot	60	



2. SHRUB PLANTING DETAIL



4. TREE STAKING DETIAL



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LANDSCAPE PLAN

PALMETTO COAST INDUSTRIAL PARK PHASE 4 & 5 (BLDGS 5/6/7)

JOB NO: 24.106
SCALE: 1" = 50'
DRAWN BY: SCH
CHECKED BY: SCH
DATE: 10/16/2024
EXHIBIT NUMBER:

L-1



2907 Providence Rd
Suite 304
Charlotte, NC 28211

Tel: 704.342.9876
Fax: 704.334.4246

wgmdesign.com

Issued For
Reference Only

CIP REAL ESTATE

BUILDING 5

OPTION 1
WATER TOWER ROAD, SC

REV.	DATE	DESCRIPTION
------	------	-------------

ISSUE DESCRIPTION:		
Progress: Design Development		

ISSUE DATE:		
01/18/2024		

PROJECT NO.:		
20030.03.02		

TITLE:		
OVERALL EXTERIOR ELEVATIONS		

DRAWING NO.:		
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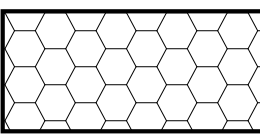
A-300

PAINT NOTES

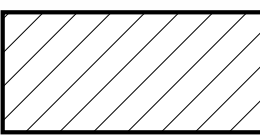
PAINT ALL CONCRETE "#1" UNO



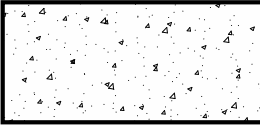
PAINT #1: FIELD-REPOSE GRAY
(SW 7015)



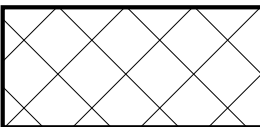
PAINT #2: LIGHT GRAY- MINDFUL
GRAY (SW 7016)



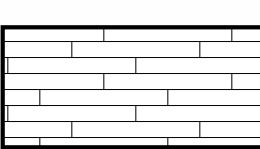
PAINT #3: WHITE- EIDER WHITE
(SW 7014)



PAINT #4: MEDIUM GRAY- DOVETAIL
(SW 7018)



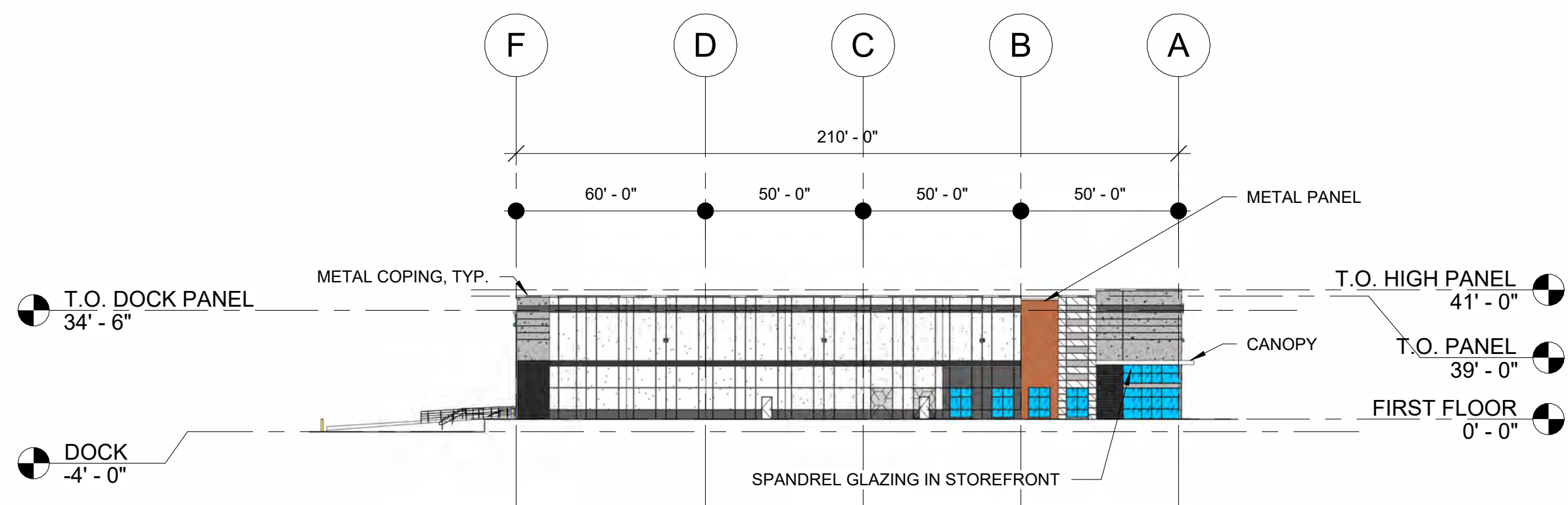
PAINT #5: DARK GRAY- GAUNTLET GRAY
(SW 7019)



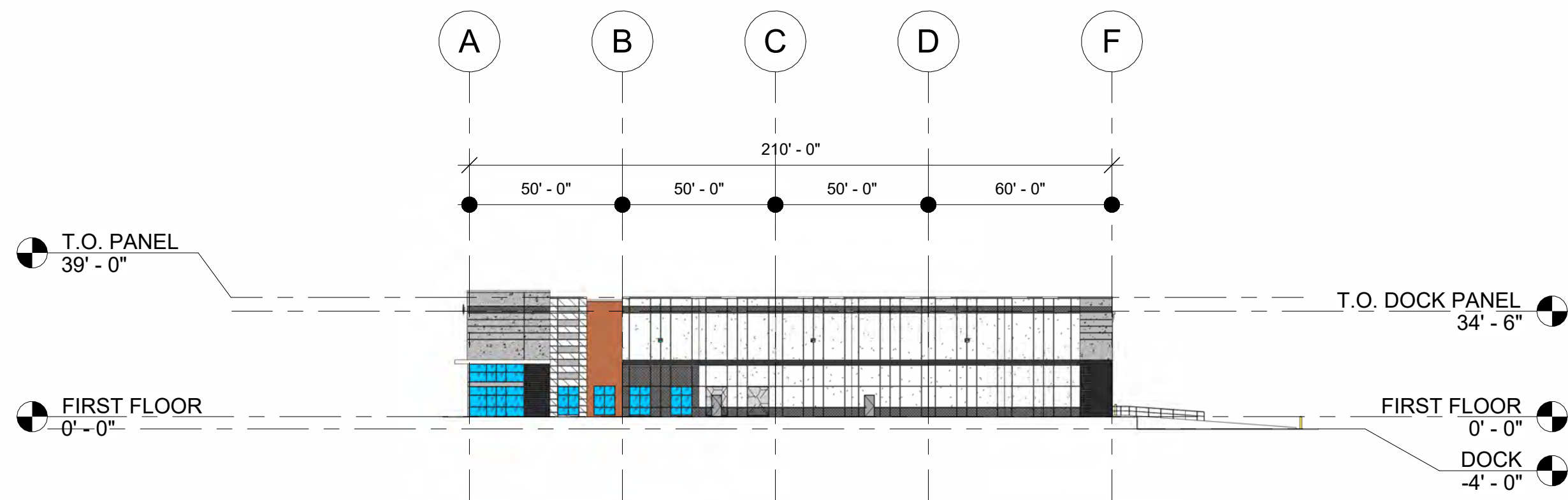
RAIN SCREEN- DIZAL-
ALUMINUM FAUX PROFILE
WOOD SIDING; 6" V PROFILE
(WHITE ASH MEDIUM BROWN)

EXTERIOR MATERIALS & FINISHES NOTES

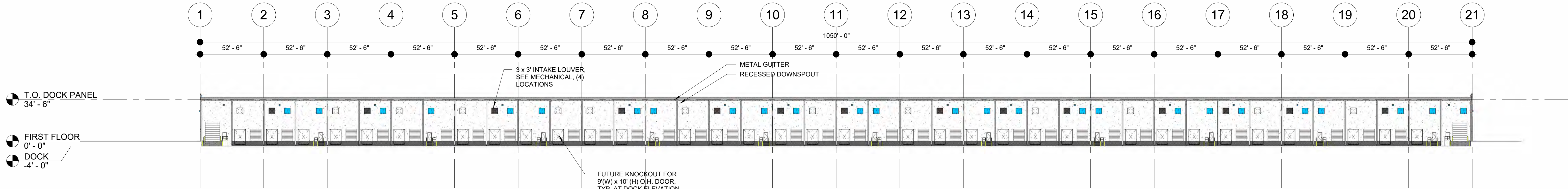
- (1) EXTERIOR RAILINGS, EXTERIOR STAIRS AND EXTERIOR LADDER TO BE GALVANIZED.
- (2) GUTTERS, DOWNSPOUTS AND FLASHING TO BE PRE-FINISHED, PRE-MANUFACTURED, SEAMLESS ALUMINUM, KYNAR FINISH. PROFILES AS INDICATED ON DRAWINGS.
- (3) ALUMINUM COPING AT PARAPET. FACTORY FABRICATED TO SIZES REQUIRED, MITERED, WELDED CORNERS, CONCEALED FASTENERS, CONCEALED, CONTINUOUS HOLD DOWN CLEAT AT BOTH LEGS, INTERNAL SPLICE PIECE AT JOINTS OF SAME MATERIAL THICKNESS, AND FINISH AS CAP, CONCEALED STAINLESS STEEL FASTENERS, KYNAR FINISH.
- (4) CONTRACTOR TO PAINT ONE PANEL MOCK UP FOR APPROVAL. (AT SUN SIDE)
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- (11) ALL INTERIOR AND EXTERIOR BOLLARDS TO BE PAINTED SAFETY YELLOW.



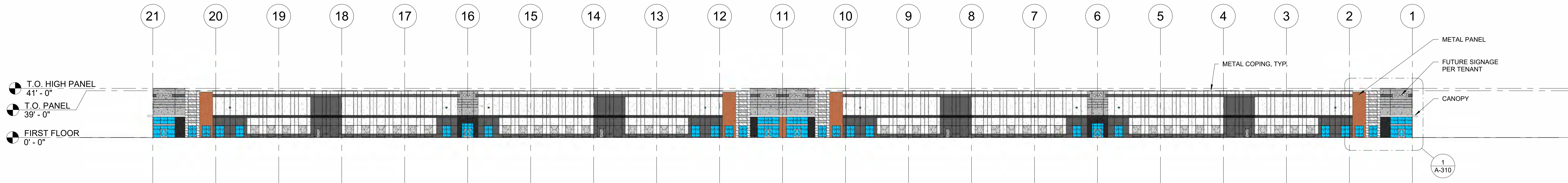
4 SOUTH ELEVATION (LEFT)
1" = 40'-0"



3 NORTH ELEVATION (RIGHT)
1" = 40'-0"



2 WEST ELEVATION (DOCK)
1" = 40'-0"



1 EAST ELEVATION (FRONT)
1" = 40'-0"



FRONT ELEVATION



LEFT ELEVATION



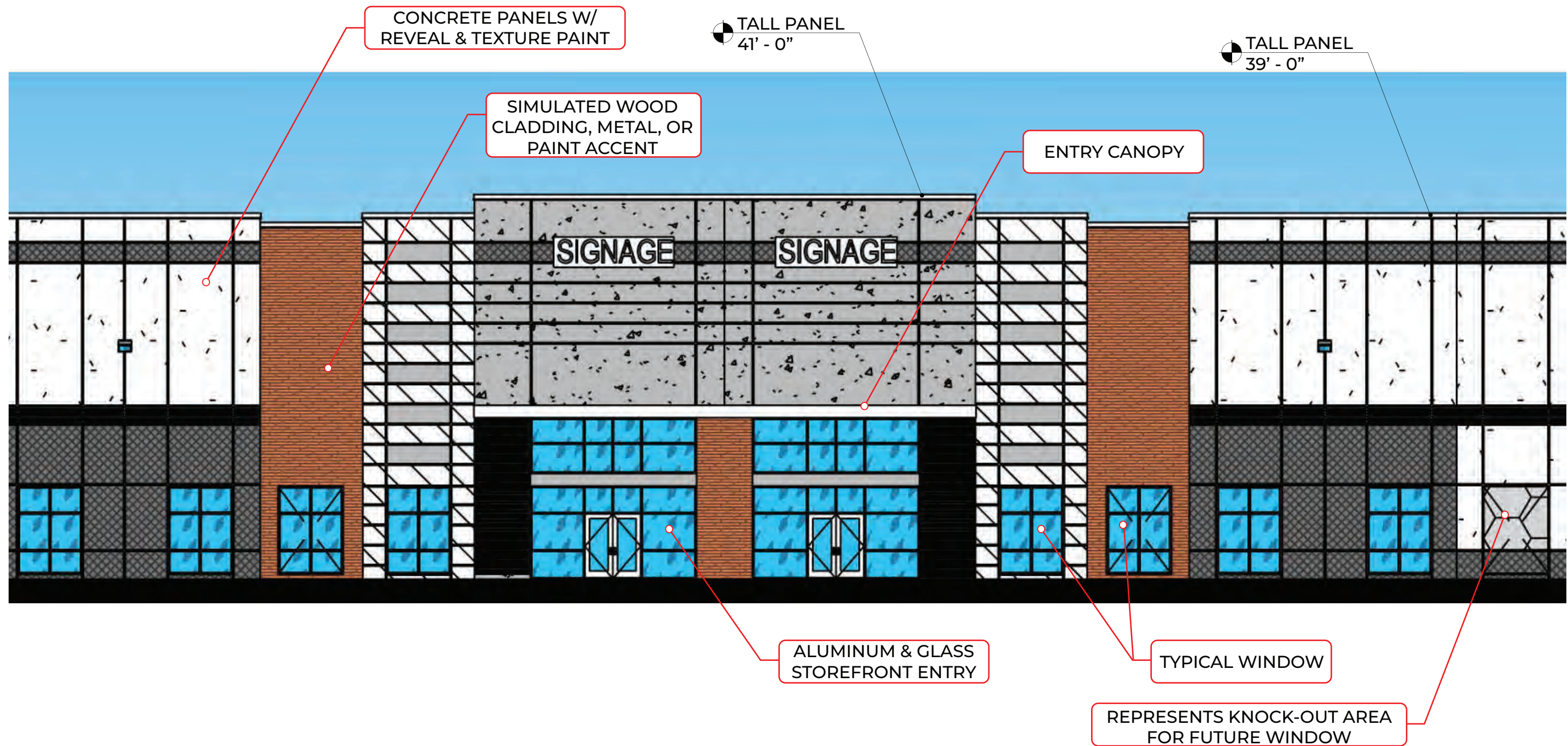
RIGHT ELEVATION



REAR ELEVATION

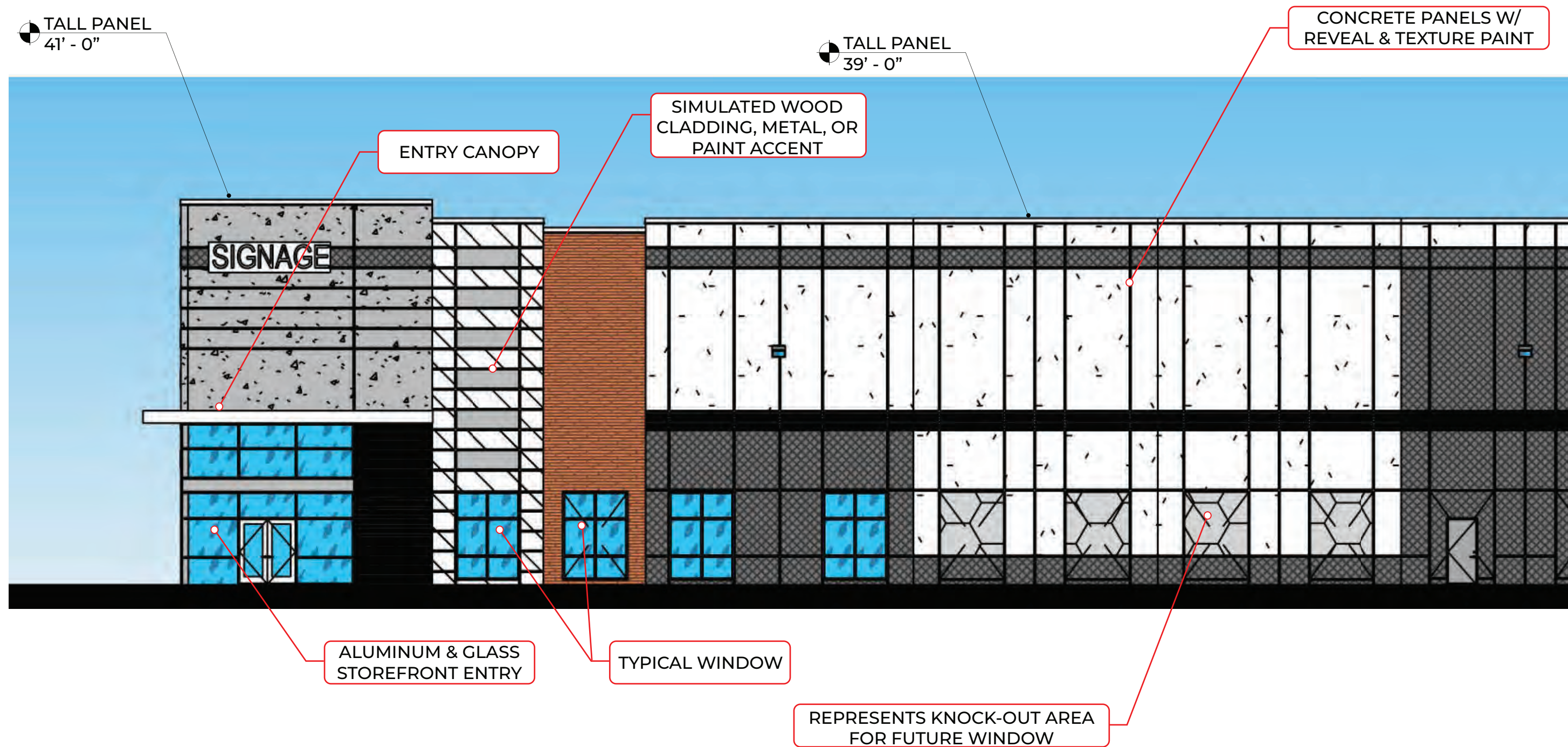
ELEVATIONS

Option 1 - Bldg 5
1050' x 210'



TYPICAL STREET FRONTAGE CENTER

Option 1 - Bldg 5
1050' x 210'



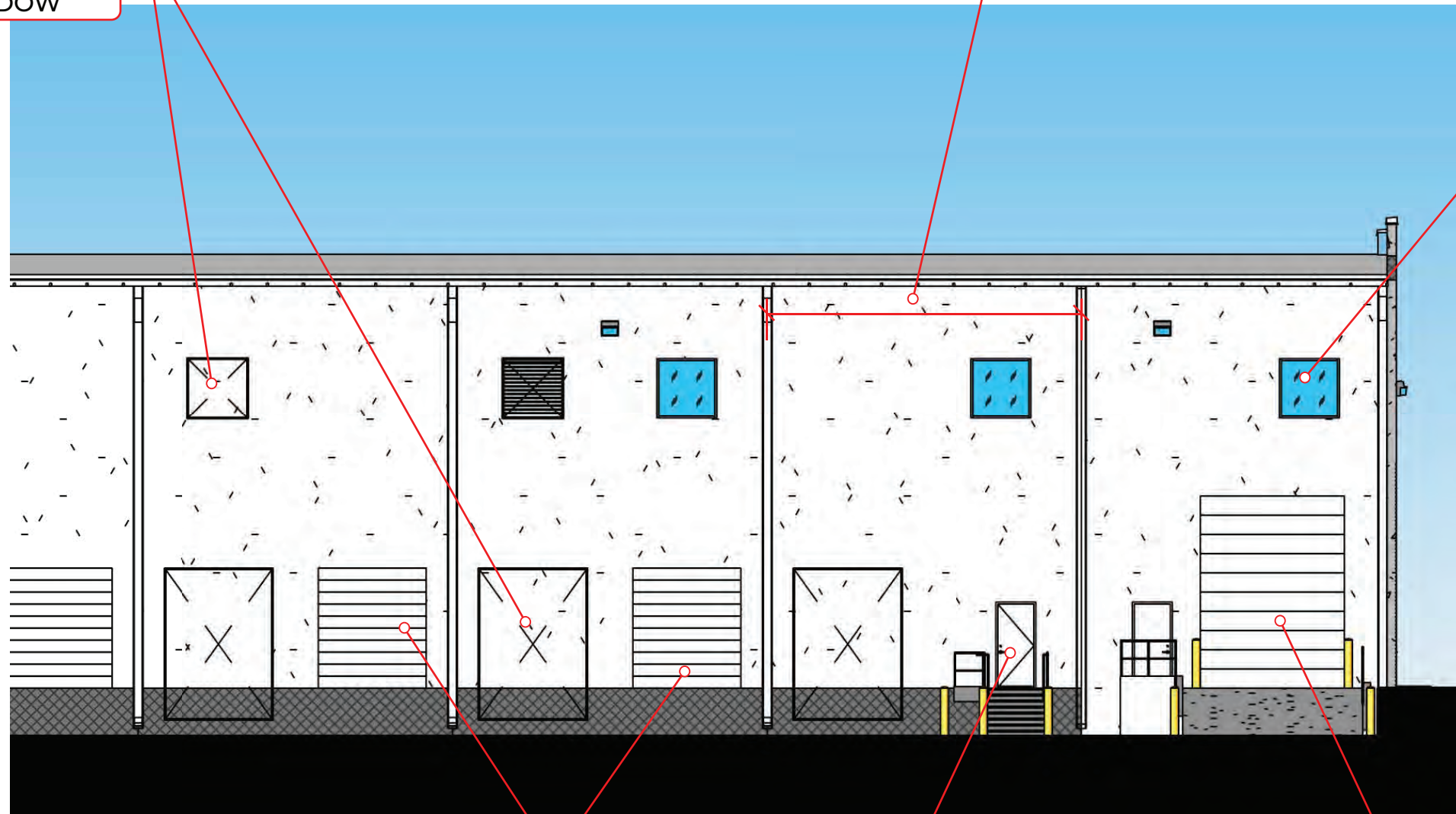
TYPICAL STREET FRONTAGE SIDE

Option 1 - Bldg 5
1050' x 210'

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

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

TYPICAL CLEARSTORY
WINDOW. MAY BE
SUBSTITUTED FOR A
LOUVER TO PREMOTE
AIR CIRCULATION



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

TYPICAL PERSONNEL
DOOR W/ METAL STAIR

METAL DOOR W/
DRIVE-IN RAMP

TYPICAL SERVICE ELEVATION (REAR)

Option 1 - Bldg 5
1050' x 210'



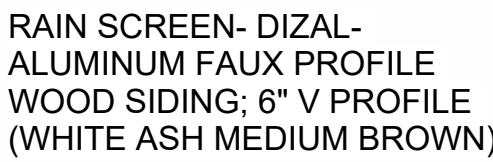
IP REAL ESTATE

OPTION 1
WATER TOWER ROAD, SC

A-300

- (1) EXTERIOR RAILINGS, EXTERIOR STAIRS AND EXTERIOR LADDER TO BE GALVANIZED.
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PAINT ALL CONCRETE "#1" UNO



\\E:\Projects\20200900_EdgeWater Ventures\13_PCIP
Building 5RV\Building 6_900_Opt1.rvt



FRONT ELEVATION



LEFT ELEVATION



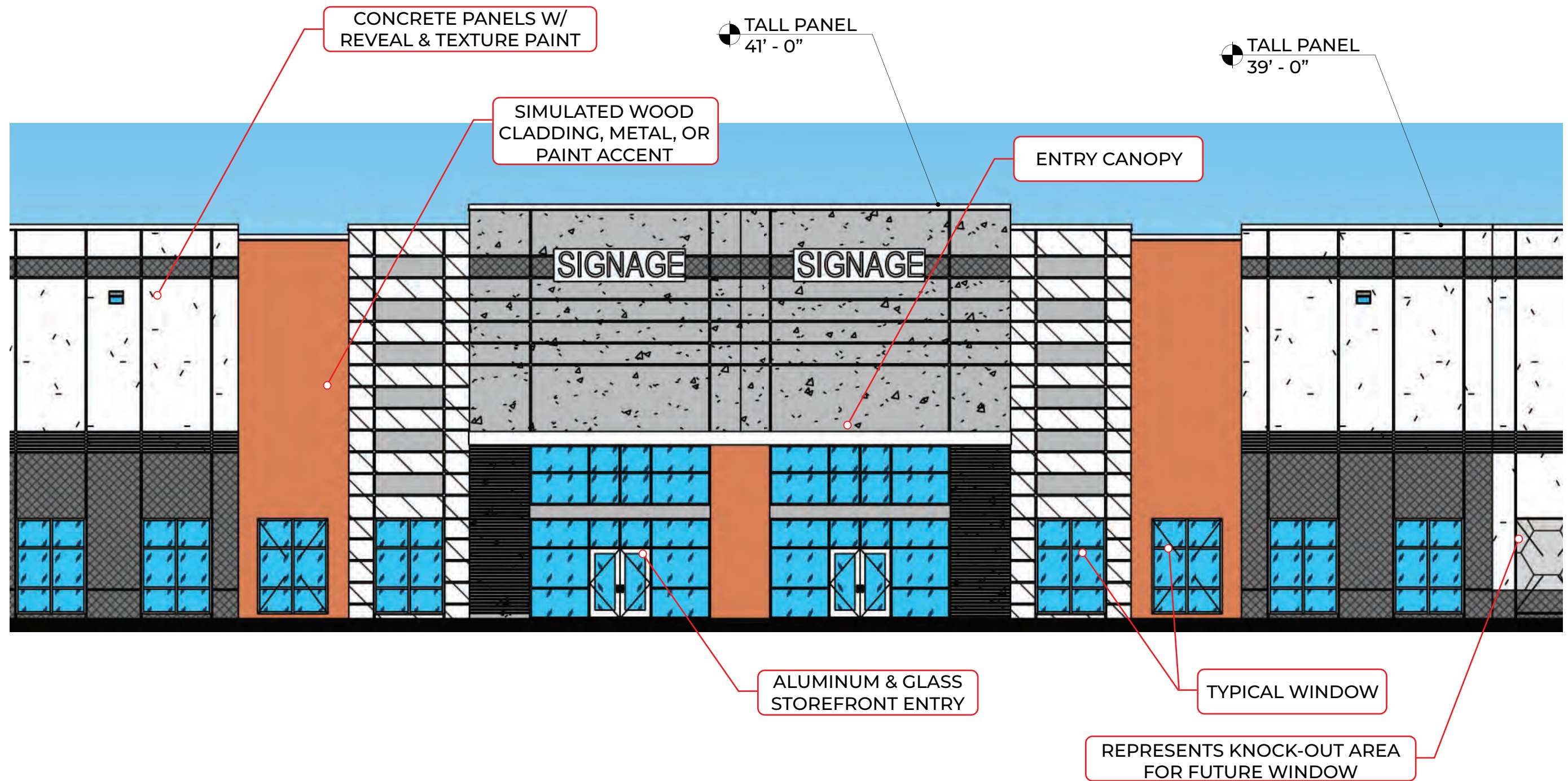
RIGHT ELEVATION



REAR ELEVATION

ELEVATIONS

Option 1 - Bldg 6
900' x 210'

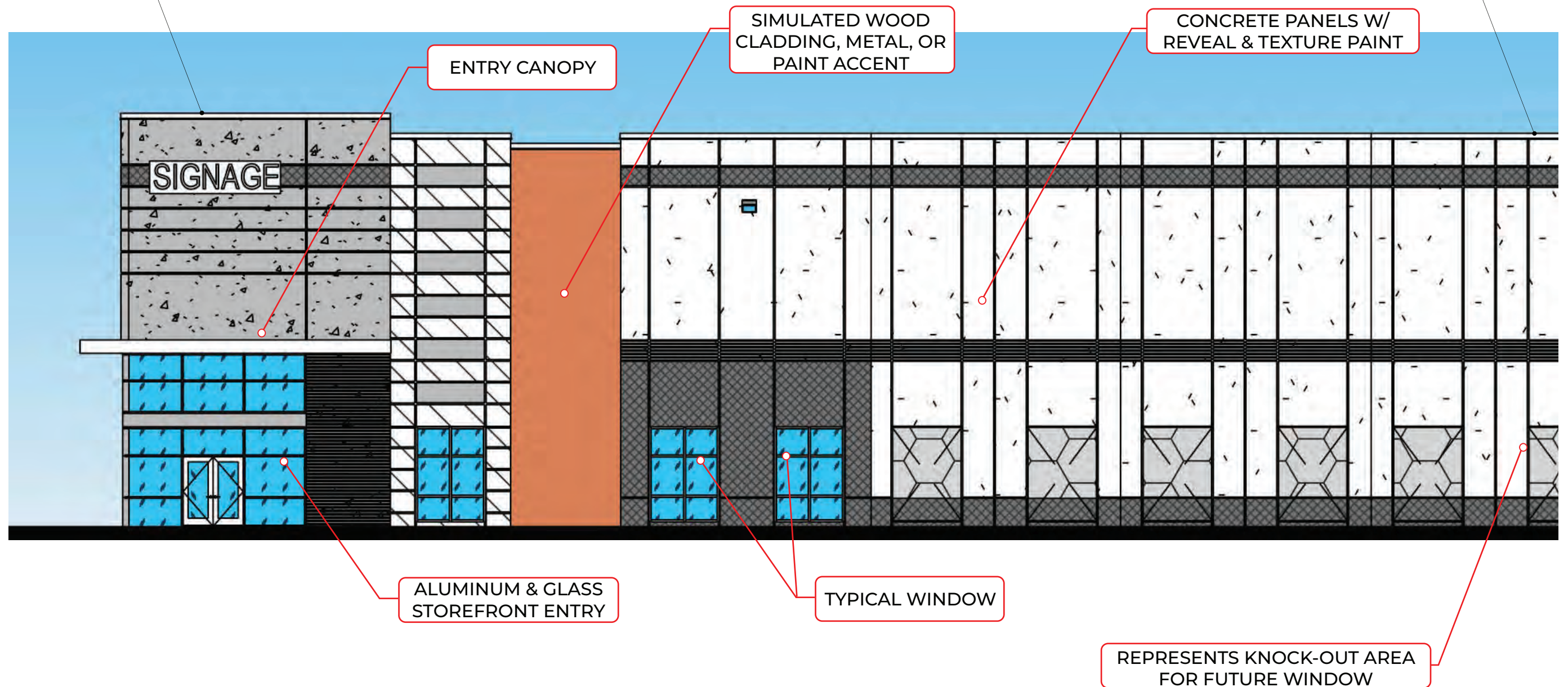


TYPICAL STREET FRONTAGE CENTER

Option 1 - Bldg 6
900' x 210'

TALL PANEL
41' - 0"

TALL PANEL
39' - 0"



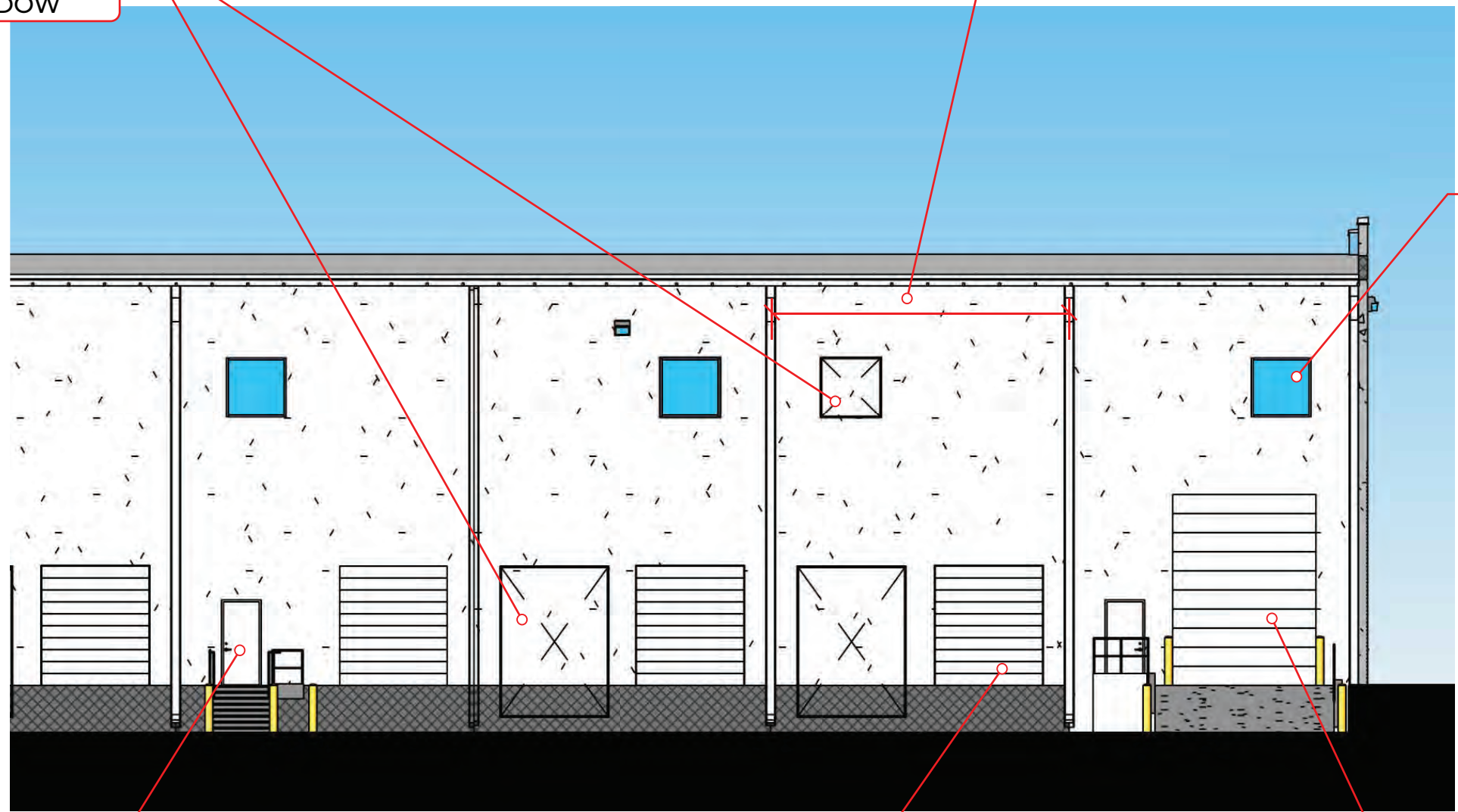
TYPICAL STREET FRONTAGE SIDE

Option 1 - Bldg 6
900' x 210'

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

TYPICAL BAY MAY CONSIST OF
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INCLUDING BUT NOT LIMITED TO,
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WINDOWS, LOUVERS, RAMPS
AND/OR STAIRS

TYPICAL CLEARSTORY
WINDOW. MAY BE
SUBSTITUTED FOR A
LOUVER TO PREMOTE
AIR CIRCULATION



TYPICAL PERSONNEL
DOOR W/ METAL STAIR

STANDARD GREY OR WHITE METAL DOCK
DOOR WITH VIEW LIGHT. DOCK DOORS LIKELY
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METAL DOOR W/
DRIVE-IN RAMP

TYPICAL SERVICE ELEVATION (REAR)

Option 1 - Bldg 6
900' x 210'



2907 Providence Rd
Suite 304
Charlotte, NC 28211

Tel: 704.342.9876
Fax: 704.334.4246

wgmdesign.com

Issued For
Reference Only

CIP REAL ESTATE

BUILDING 7

OPTION 1
WATER TOWER ROAD, SC

REV.	DATE	DESCRIPTION

ISSUE DESCRIPTION:
Progress: Design Development

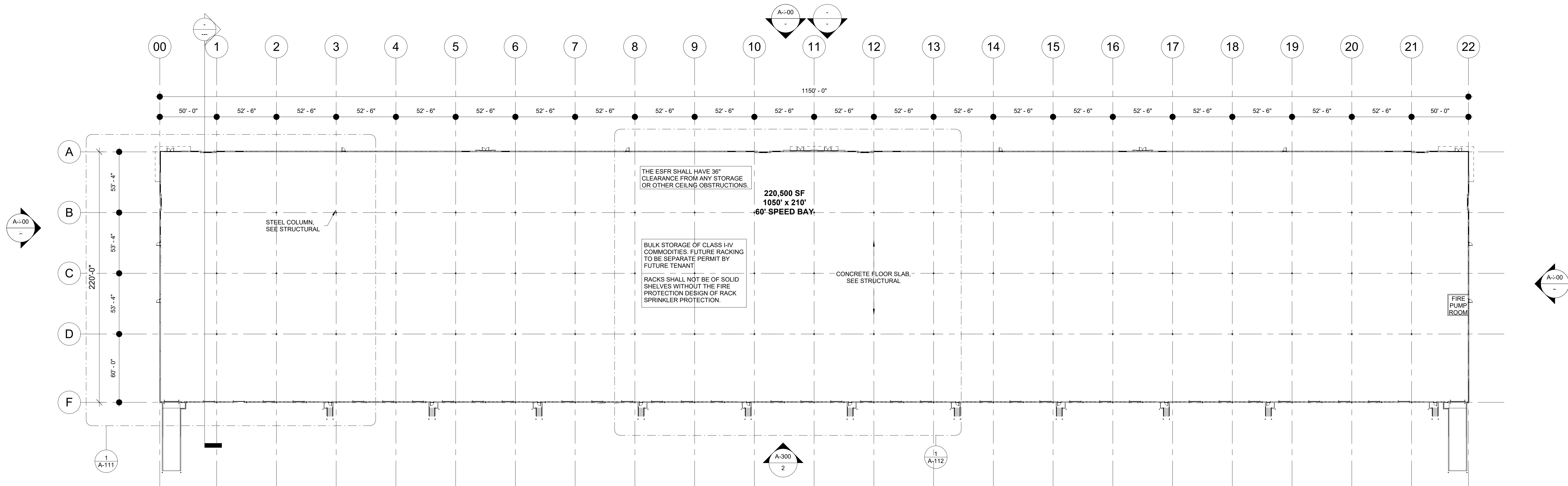
ISSUE DATE:
01/18/2024

PROJECT NO.:
20030.03.02

TITLE:
OVERALL FIRST
FLOOR PLAN

DRAWING NO.:
A-110

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Building 7\Drawings\A-110.dwg



1 FIRST FLOOR
1" = 40'-0"



H:\Projects\2020050.00_EdgeWater Ventures\13_PCIP

A-300



FRONT ELEVATION



LEFT ELEVATION



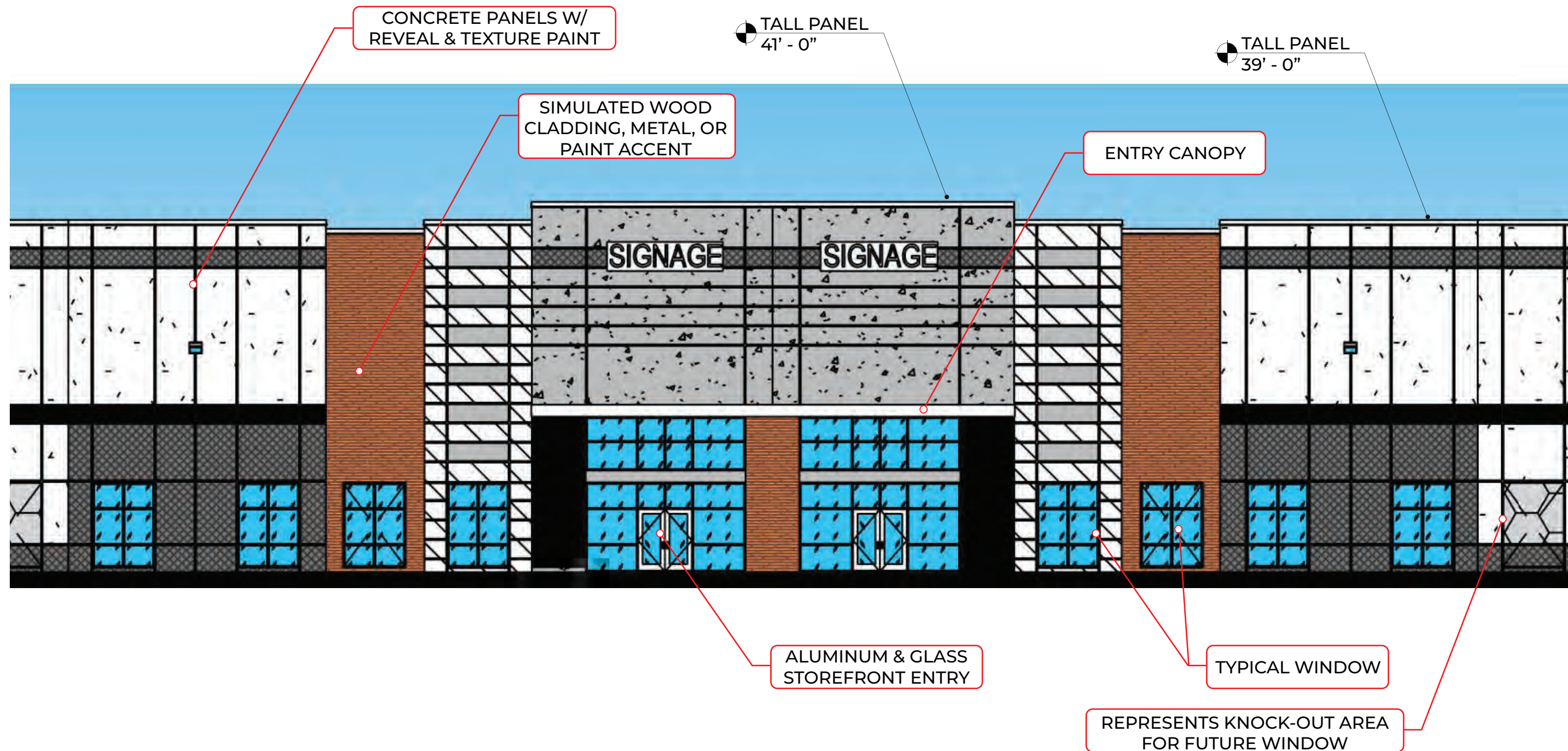
RIGHT ELEVATION



REAR ELEVATION

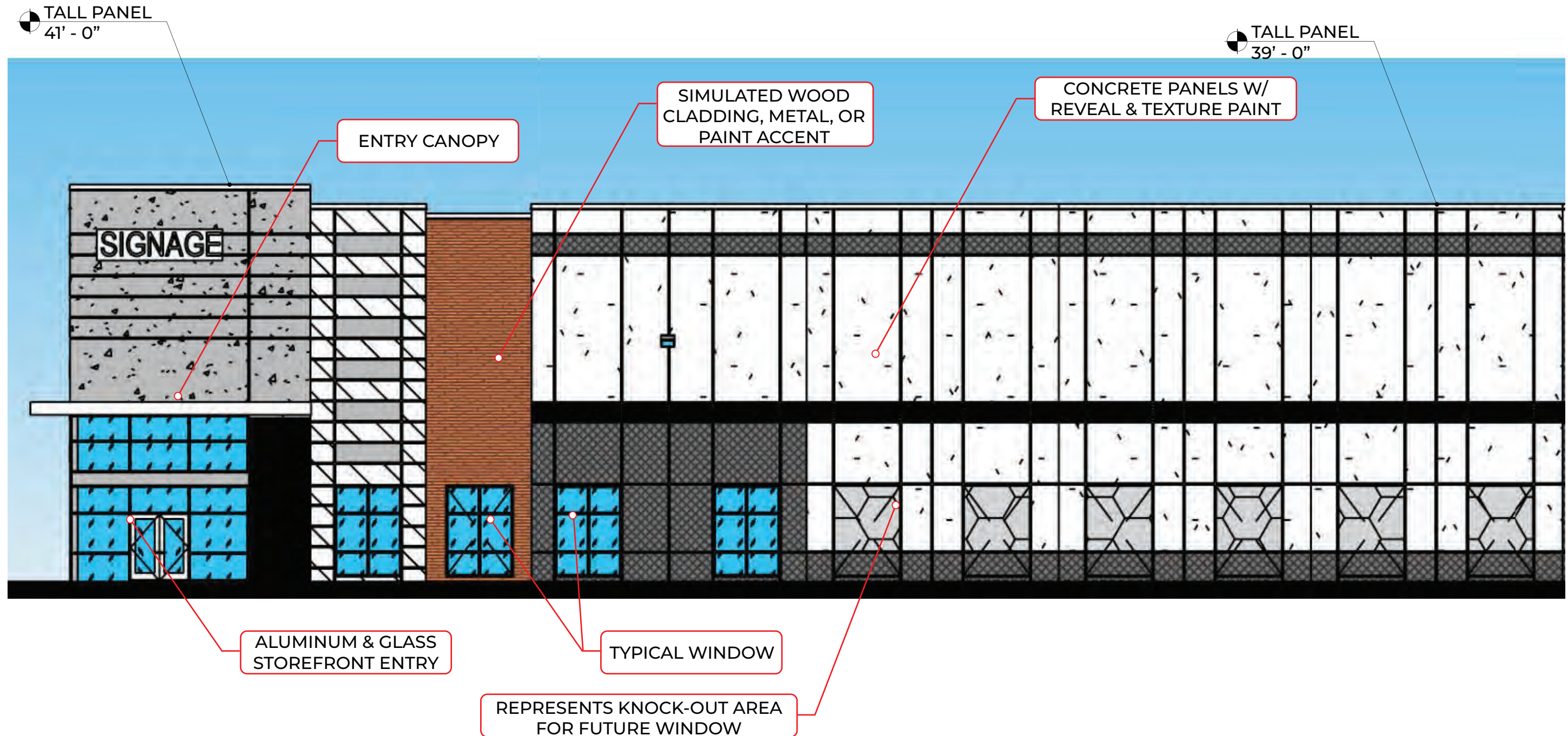
ELEVATIONS

Option 1 - Bldg 7
1150' x 220'



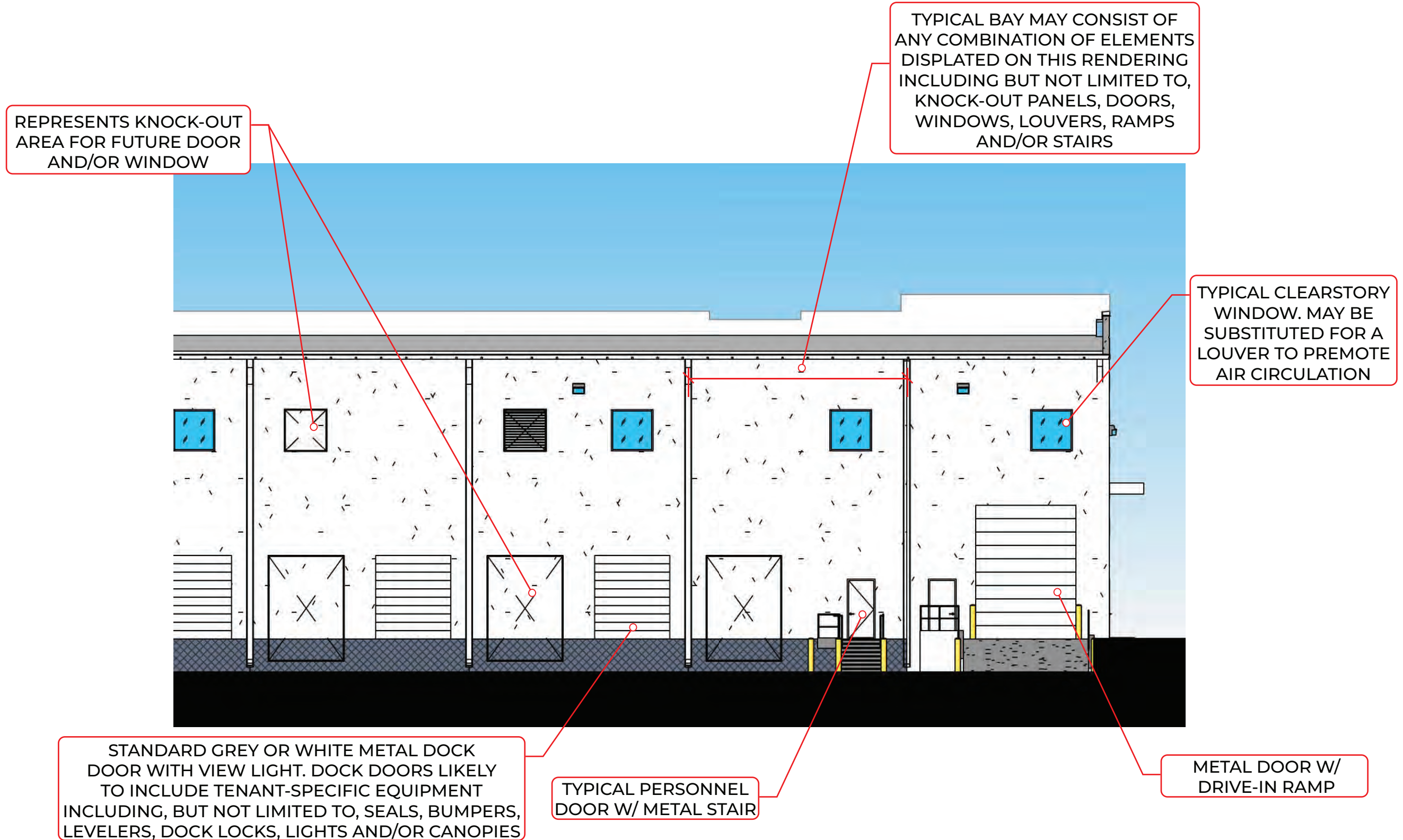
TYPICAL STREET FRONTAGE CENTER

Option 1 - Bldg 7
1150' x 220'



TYPICAL STREET FRONTAGE SIDE

Option 1 - Bldg 7
1150' x 220'



TYPICAL SERVICE ELEVATION (REAR)

Option 1 - Bldg 7
1150' x 220'



EXTERIOR MATERIALS & FINISHES NOTES

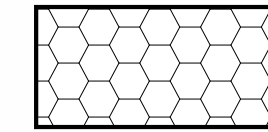
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PAINT NOTES

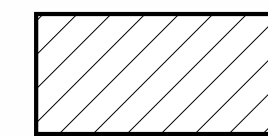
PAINT ALL CONCRETE "#1" UNC



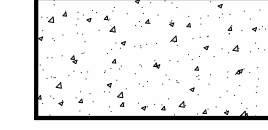
PAINT #1; FIELD- REPOSE GRAY
(SW 7015)



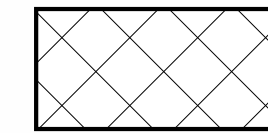
PAINT #2; LIGHT GRAY- MINDFUL
GRAY (SW 7016)



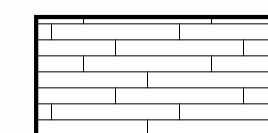
PAINT #3; WHITE- EIDER WHITE
(SW 7014)



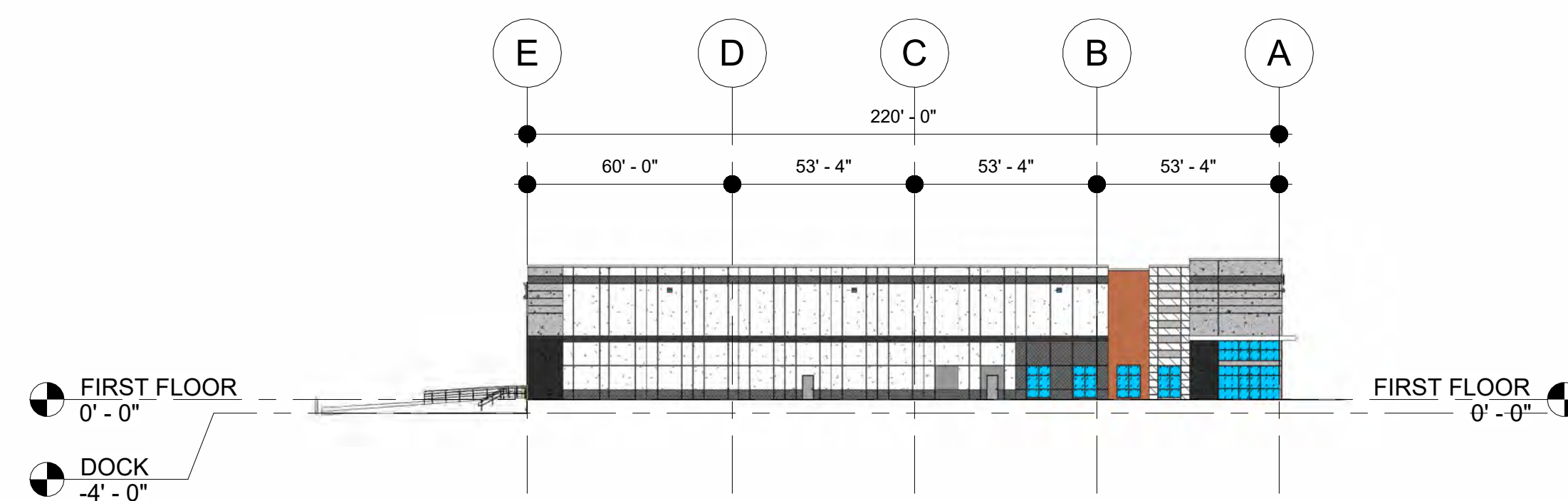
PAINT #4; MEDIUM GRAY- DOVETAIL
(SW 7018)



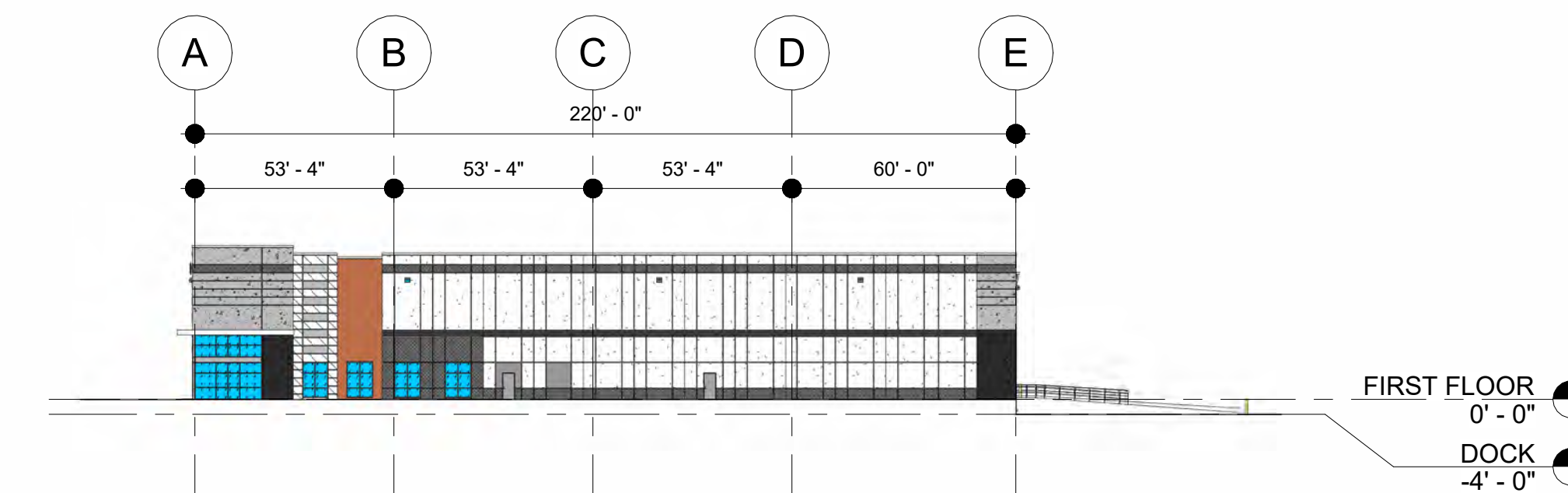
PAINT #5; DARK GRAY- GAUNTLET GRAY
(SW 7019)



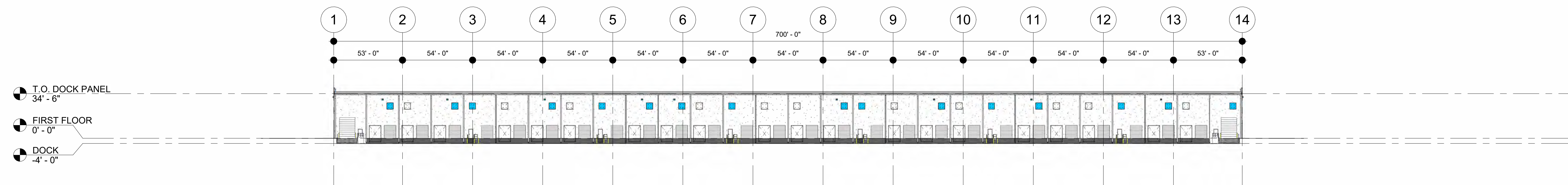
RAIN SCREEN- DIZAL-
ALUMINUM FAUX PROFILE
WOOD SIDING; 6" V PROFILE
(WHITE ASH MEDIUM BROWN



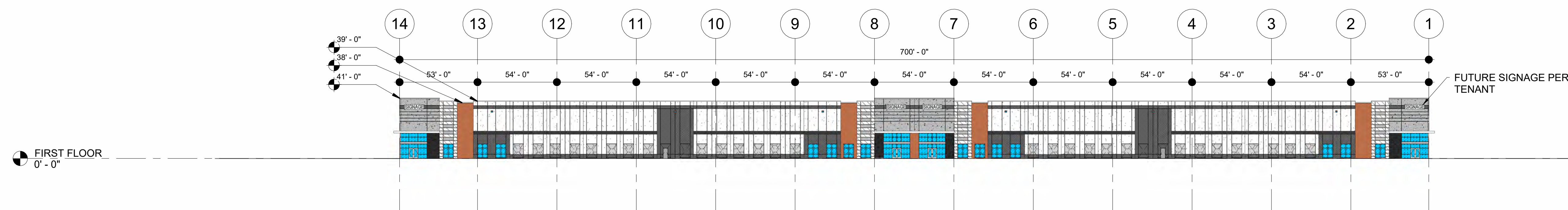
4 **SOUTH ELEVATION (LEFT)**
1" = 40'-0"



3 NORTH ELEVATION (RIGHT)
1" = 40'-0"



2 WEST ELEVATION (DOCK)
1" = 40'-0"



1 EAST ELEVATION (FRONT)
1" = 40'-0"

REV.	DATE	DESCRIPTION
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ISSUE DESCRIPTION:
Progress: Design Development

ISSUE DATE: 01/18/2024

PROJECT NO.:
20030.03.02

TITLE: OVERALL EXTERIOR ELEVATIONS

DRAWING NO.:

A-300



FRONT ELEVATION



LEFT ELEVATION



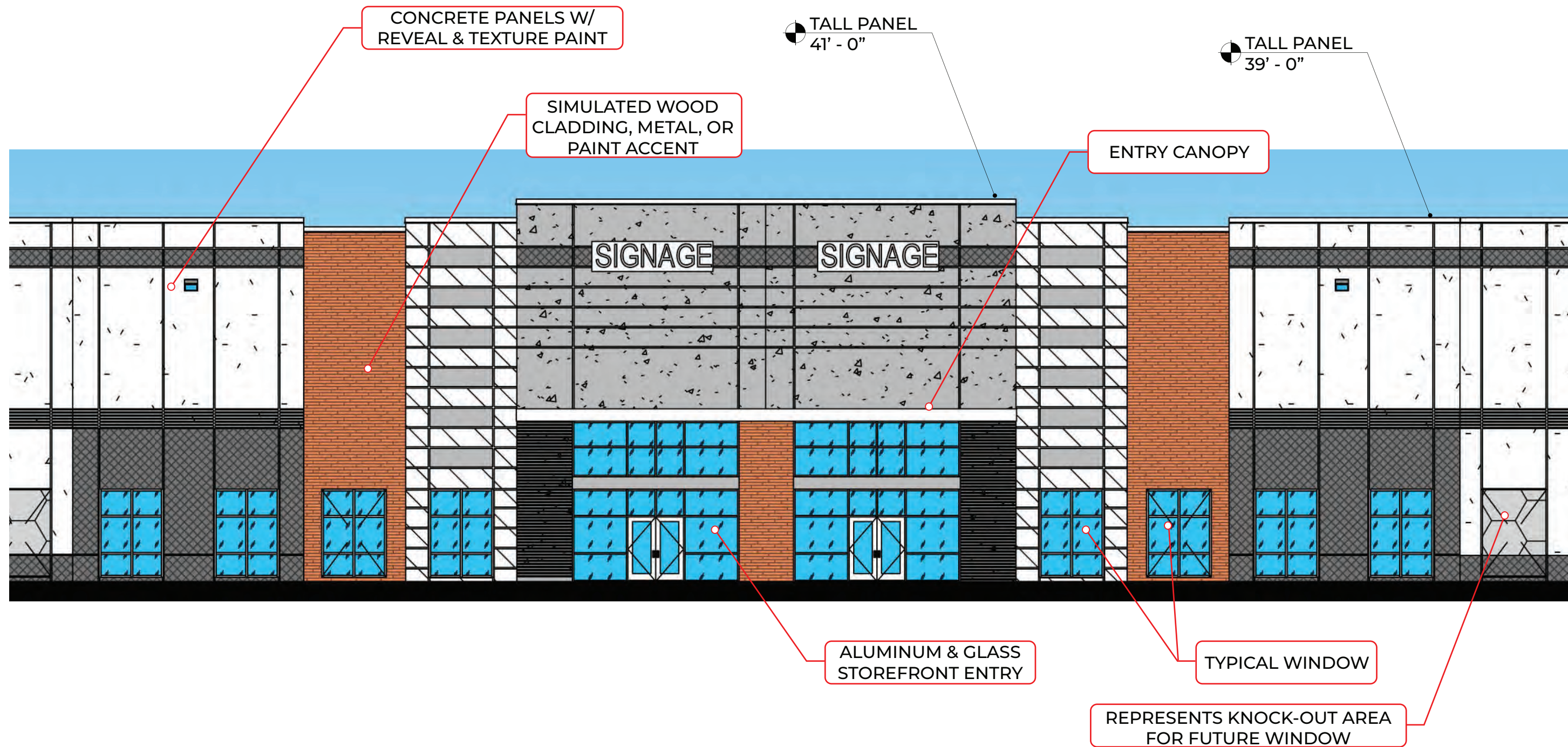
RIGHT ELEVATION



REAR ELEVATION

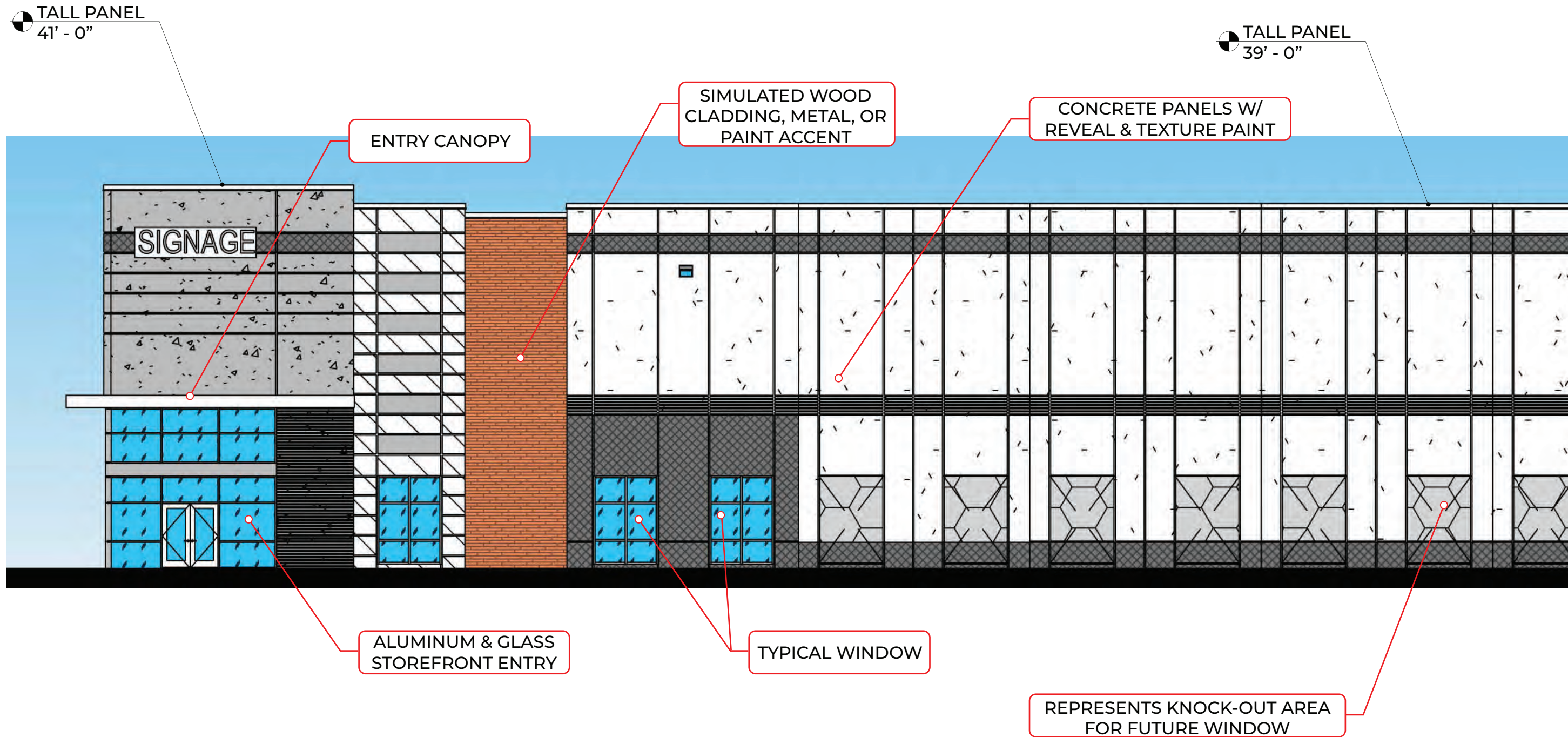
ELEVATIONS

Option 2 - Bldg 5 & 6
700' x 220'



TYPICAL STREET FRONTAGE CENTER

Option 2 - Bldg 5 & 6
700' x 220'



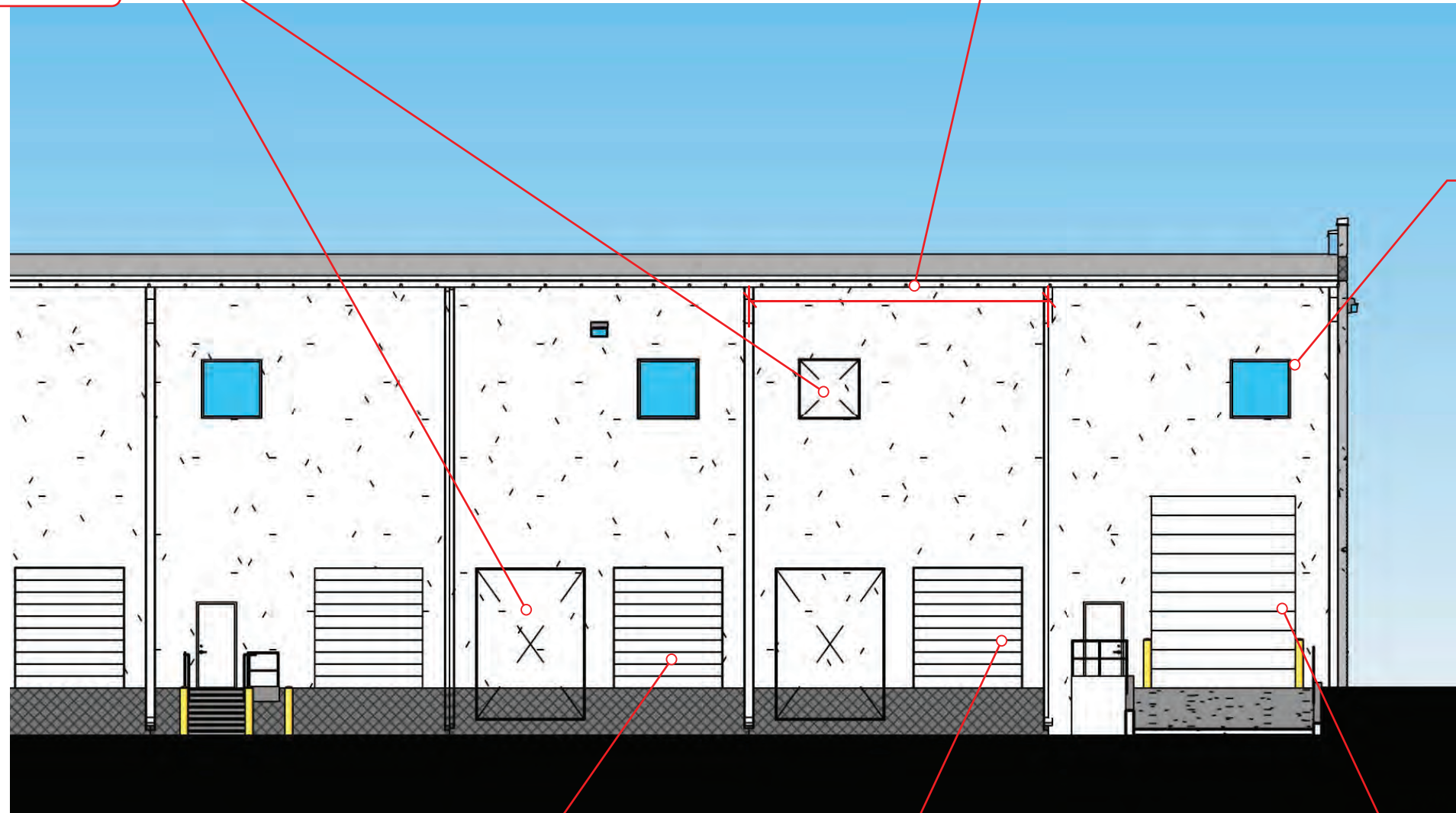
TYPICAL STREET FRONTAGE SIDE

Option 2 - Bldg 5 & 6
700' x 220'

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

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

TYPICAL CLEARSTORY
WINDOW. MAY BE
SUBSTITUTED FOR A
LOUVER TO PREMOTE
AIR CIRCULATION



STANDARD GREY 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 PERSONNEL
DOOR W/ METAL STAIR

METAL DOOR W/
DRIVE-IN RAMP

TYPICAL SERVICE ELEVATION (REAR)

Option 2 - Bldg 5 & 6
700' x 220'



A-110

1 FIRST FLOOR
1" = 40'-0"

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Building 5RV\Building 7 1150 Qpt1.rvt



FRONT ELEVATION



LEFT ELEVATION



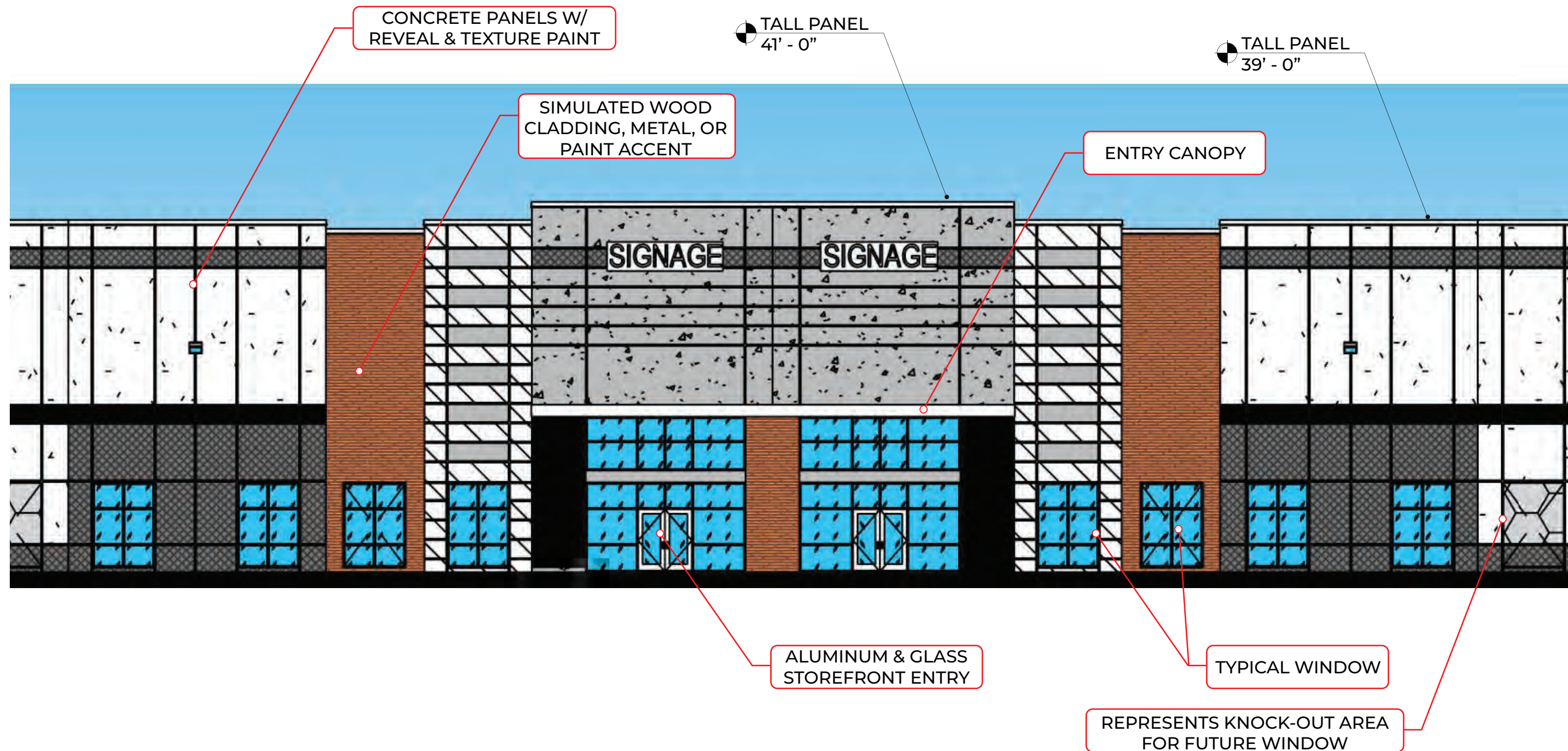
RIGHT ELEVATION



REAR ELEVATION

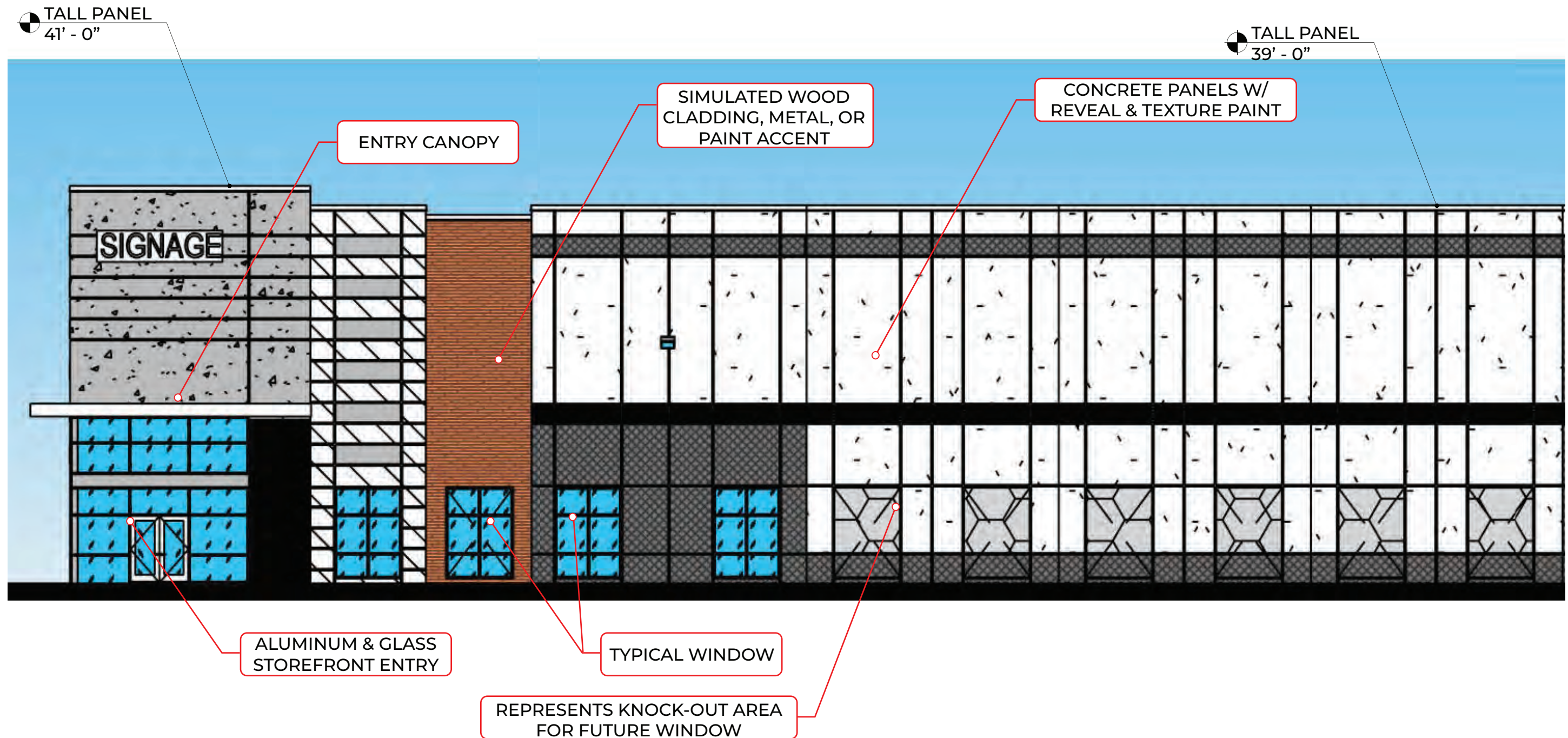
ELEVATIONS

Option 1 - Bldg 7
1150' x 220'



TYPICAL STREET FRONTAGE CENTER

Option 1 - Bldg 7
1150' x 220'



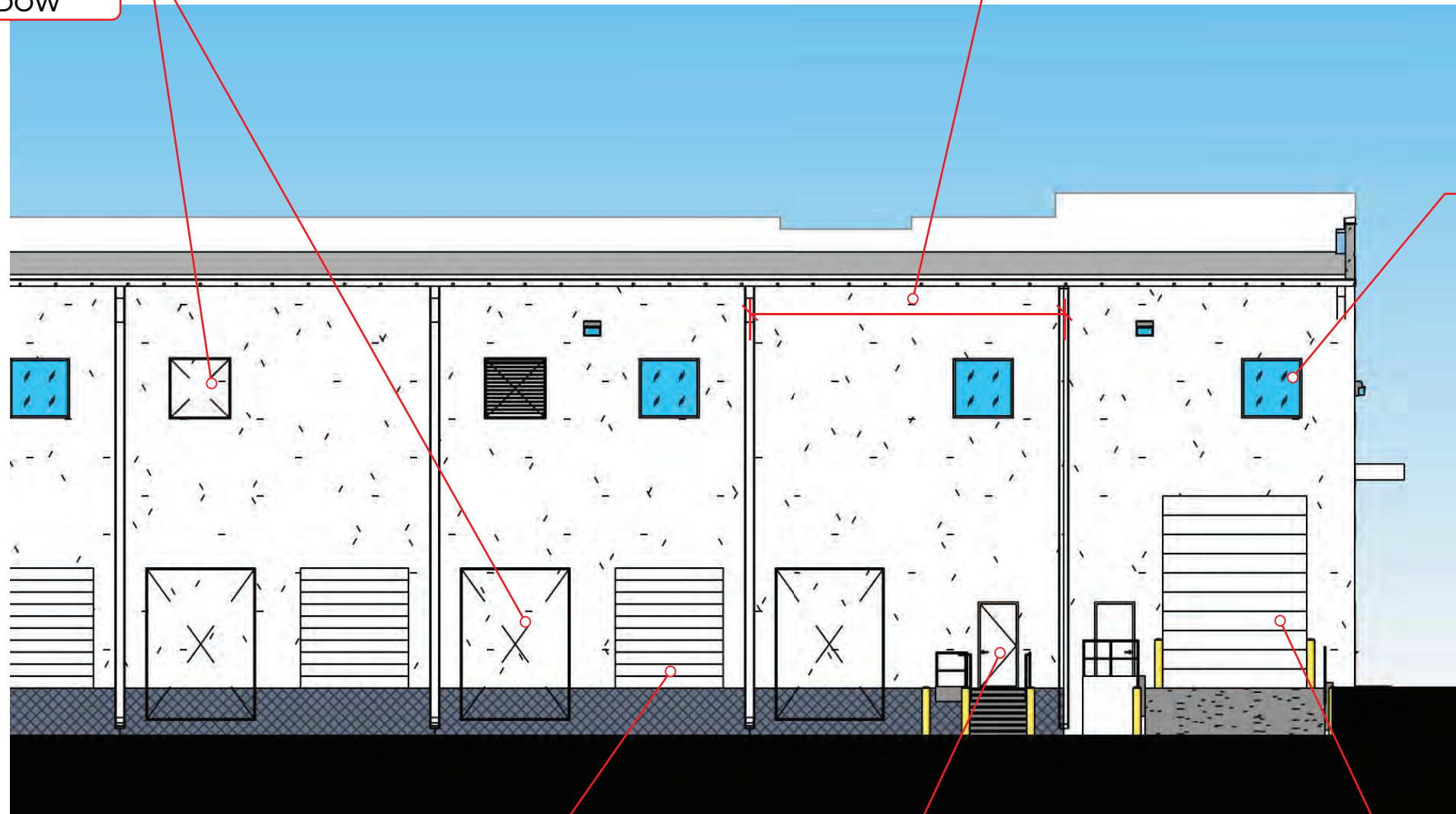
TYPICAL STREET FRONTAGE SIDE

Option 1 - Bldg 7
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TYPICAL PERSONNEL
DOOR W/ METAL STAIR

METAL DOOR W/
DRIVE-IN RAMP

TYPICAL SERVICE ELEVATION (REAR)

Option 1 - Bldg 7
1150' x 220'

6A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-34: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating Phases Four and Five of the Palmetto Coast Industrial Park through changes to the governing documents, including narrative, plans, and elevations.

Background

The Planning Commission recommended approval of phases one and two of the Palmetto Coast Industrial Park in March of 2022 and phase three in August of 2022.

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 phases four and five of the Palmetto Coast Industrial Park. The current PDD proposal contains an additional three industrial warehouse buildings of approximately 662,500 square feet with standard/accessible parking spaces and tractor trailer parking spaces and an outparcel site which will be developed at a future time through major amendment. Two driveways allow access to the site from Water Tower Road. Stormwater ponds and wetlands constitute the balance of the property. Architecturally, the proposed elevations conform to the standards of the initial phases of the industrial park. Two land plans are presented for approval.

Staff Review

Planning & Development, Planning Division

The Planning Department is reviewing the proposed amendment.

Planning & Development, Zoning Division

The Zoning Administrator has no issue with the proposed amendment.

Public Works

The Public Works Department is reviewing 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 November 4, 2024.

Planning Commission Action

The Planning Commission may approve, approve with modifications and/or conditions, or deny 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-24-34] 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-24-34] as submitted.

OR

- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$0.00 on
FILE NUMBER:	Z-24-34
Complete Submittal Date:	

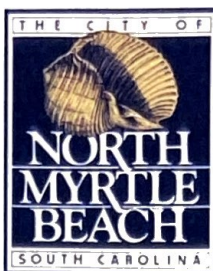


Notice Published:	October 3, 2024
Planning Commission:	October 22, 2024
First Reading:	November 4, 2024
Second Reading:	December 2, 2024

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: September 18, 2024	Property PIN(S): 38900000002
Property Owner(s): Henry Road West LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Water Tower Road and Highway 31	Project Contact: MARK STOUGHTON
Contact Phone Number: 7047701074	Contact Email Address: mmassardo@edgewater-ventures.com
PDD Name: The Parkway Group PDD	Total Area of Property: 62.4 Acres
Proposed Amendment: Major PDD revision for the entitlement of a new set of Palmetto Coast Industrial Park Buildings, and all infrastructure required therein	
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: <u>MARK STOUGHTON</u>	
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.