

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: February 17, 2025

| | |
|---|--|
| Agenda Item: 6F | Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM |
| Agenda Section: Unfinished Business: Ordinance. Second Reading | Date: February 12, 2025 |
| Subject: Amendment to the Parkway Group Planned Development District (PDD) revising neighborhood three (Wax Myrtle) at Waterside [Z-24-30] | Division: Planning and Development |

History:

On May 17, 2022, the City Council approved a major amendment creating the Wax Myrtle neighborhood within the Waterside development. The original plan included 89 dwelling units, two connections to the broader Waterside community, and box culverts crossing the Long Branch stream/riparian buffer. During the entitlement process, the applicant removed two lots at the Planning Commission’s request to preserve a large stand of protected trees near one of the proposed crossings.

On August 20, 2024, the Planning Commission recommended approval of a major amendment revising the layout to feature a single stream crossing via a three-lane bridge and an increased density of 100 dwelling units. The City Council passed the amendment on first reading on September 16, 2024, with the expectation that the Developer would address concerns about the increased density and the loss of ponds as a defining neighborhood feature. At the October 7, 2024 meeting, the City Council postponed further consideration to allow the Developer time to revise the plan, with additional postponements occurring at the October 21, 2024, and November 4, 2024, meetings.

For the December 2, 2024, meeting, a revised proposal was submitted that retained the single bridge crossing and the increased density of 100 units but reintroduced two of the original organizing ponds. The third pond, located closest to the waterway, could not be reinstated due to topographical constraints. In its place, the Developer incorporated a layered landscape buffer to provide a visually appealing transition. However, the City Council remained concerned about the increased density, leading to a workshop on January 27, 2025. During the workshop, Council and the applicant reached a compromise, reducing the density to 97 homes.

Proposed Changes:

The applicant, Robert “Shep” Guyton, acting as the agent for the Developer, has requested an amendment to the Parkway Group PDD for the Wax Myrtle neighborhood. The amendment proposes a new layout for the Wax Myrtle neighborhood, which includes a single stream crossing via a bridge and an increase in the number of dwelling units to 97. The bridge will feature a three-lane section to enhance maneuverability and address stream flow issues, which were a concern with the previously proposed box culverts. The proposal is attached for review.

Staff Review:

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.

Planning Commission Action:

The Planning Commission conducted a public hearing on August 20, 2024, and voted unanimously to recommend approval of the request provided that a cul-de-sac was removed to preserve a stand of existing trees and parking spaces were added to the amenity area. The attached proposal reflects both changes.

Recommended Actions:

Approve or deny the proposed ordinance on second reading

Reviewed by Department Head

Reviewed by Interim
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 THE MASTER SITE PLAN.**

Section 1:

That the Parkway Group PDD be amended to include a revised master site plan for the Wax Myrtle neighborhood at 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 _____, 2025.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

FIRST READING: 9.16.2024
SECOND READING: 2.17.2025

REVIEWED:

Interim City Manager

ORDINANCE: 25-10



BOLTON & MENK

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

MERITAGE HOMES OF THE CAROLINAS, INC.

4400 LEEDS AVENUE
SUITE 250
NORTH CHARLESTON, SC 29405

WATERSIDE NEIGHBORHOOD 2B (WAX MYRTLE)
NORTH MYRTLE BEACH, SC
A PORTION OF: PIN: 389-00-00-0235
PIN: 389-00-00-1662

OVERALL SITE PLAN

PROJECT NO:
22075E

| REVISIONS: | DATE: | REVISIONS: |
|------------|----------|--|
| 1 | 11/11/24 | REVISED PER CITY COUNCIL COMMENTS TO LAYOUT |
| 2 | 11/26/24 | REVISED PER ADD'L CITY PUBLIC WORKS COMMENTS |
| 3 | 01/31/25 | REVISED PER ADD'L CITY COMMENTS |

WAX MYRTLE SINGLE-FAMILY AT WATERSIDE
NORTH MYRTLE BEACH, SOUTH CAROLINA

CURRENT ZONING: PARKWAY GROUP PDD IN NORTH MYRTLE BEACH

| DENSITY | TOTAL LOTS: | 97 LOTS |
|---------|------------------|-----------------------|
| ● | 51' X 130' LOTS: | 44 LOTS (45% OF LOTS) |
| ● | 41' X 130' LOTS: | 53 LOTS (55% OF LOTS) |

| TOTAL AREA: | ± 25.0 ACRES |
|--------------------------------|------------------|
| RIGHT-OF-WAY AND LOTS: | 16.8 ACRES 67.2% |
| OPEN SPACE/FUTURE DEVELOPMENT: | 8.2 ACRES 32.8% |

ROW: 30' PRIVATE ROADS

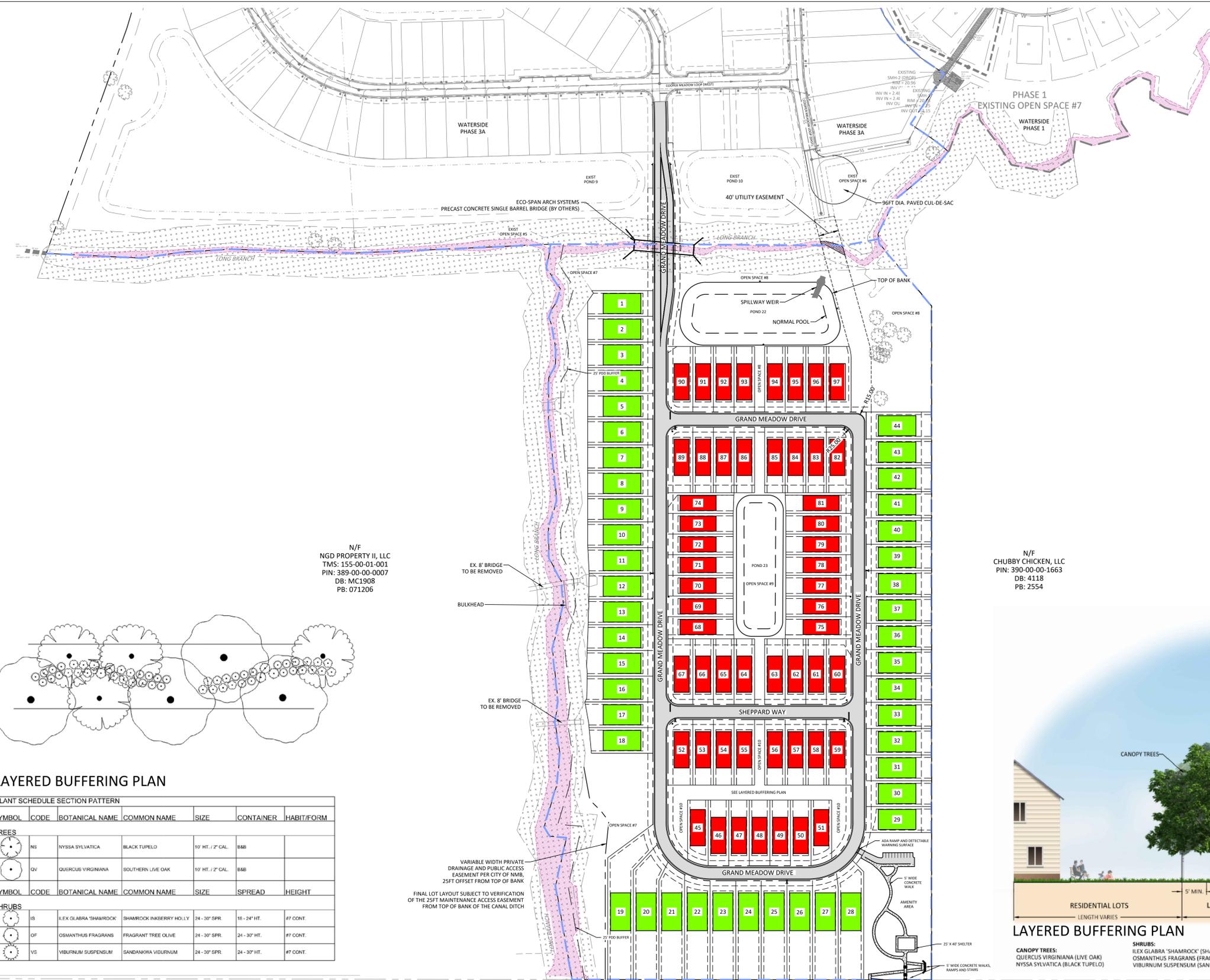
MINIMUM LOT REQUIREMENTS:

| | MIN. LOT SF | FRONT | SIDE | REAR | MAX. HEIGHT | TOTAL SITE IMPERV. | BUILDING SEPARATION |
|---------------------------------------|-------------|-------|-------------|------|-------------|--------------------|---------------------|
| NEIGHBORHOOD 3 SINGLE FAMILY DETACHED | 2,500 | 20' | 5 / 7.5 (a) | 0' | 35' | 64% | 10' (b) |

(a) 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.

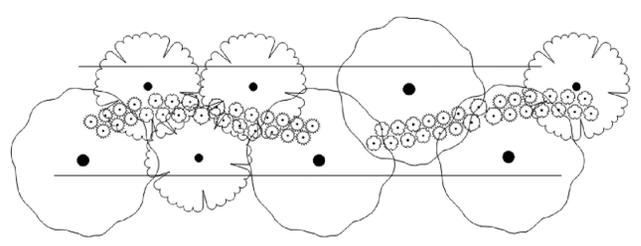
(b) BUILDING SEPARATION IS 10' EVE TO EVE AND 12' WALL TO WALL MIN.

ALL SWIMMING POOLS AND ACCESSORY BUILDINGS MUST BE AT LEAST 5FT FROM REAR AND SIDE BUILDING SETBACK LINE



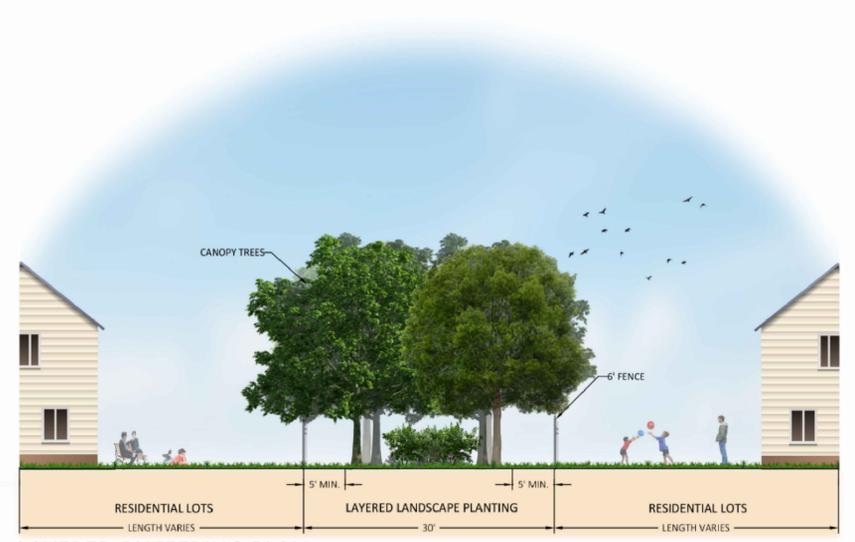
N/F
NGD PROPERTY II, LLC
TMS: 155-00-01-001
PIN: 389-00-00-0007
DB: MC1908
PB: 071206

N/F
CHUBBY CHICKEN, LLC
PIN: 390-00-00-1663
DB: 4118
PB: 2554



LAYERED BUFFERING PLAN

| PLANT SCHEDULE SECTION PATTERN | | | | | | |
|--------------------------------|------|------------------------|-------------------------|-------------------|--------------|------------|
| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | HABIT/FORM |
| TREES | | | | | | |
| | NS | NYSSA SYLVATICA | BLACK TUPELO | 10' HT. / 2" CAL. | B&B | |
| | QV | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 10' HT. / 2" CAL. | B&B | |
| SYMBOL | CODE | BOTANICAL NAME | COMMON NAME | SIZE | SPREAD | HEIGHT |
| SHRUBS | | | | | | |
| | IS | ILEX GLABRA 'SHAMROCK' | SHAMROCK/INKBERRY HOLLY | 24 - 30" SPR. | 16 - 24" HT. | #7 CONT. |
| | OF | OSMANTHUS FRAGRANS | FRAGRANT TREE OLIVE | 24 - 30" SPR. | 24 - 30" HT. | #7 CONT. |
| | VS | VIBURNUM SUSPENSUM | SANDANKWA VIBURNUM | 24 - 30" SPR. | 24 - 30" HT. | #7 CONT. |



LAYERED BUFFERING PLAN

CANOPY TREES:
QUERCUS VIRGINIANA (LIVE OAK)
NYSSA SYLVATICA (BLACK TUPELO)

SHRUBS:
ILEX GLABRA 'SHAMROCK' (SHAMROCK/INKBERRY HOLLY)
OSMANTHUS FRAGRANS (FRAGRANT TREE OLIVE)
VIBURNUM SUSPENSUM (SANDANKWA VIBURNUM)

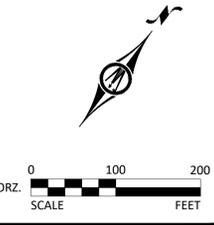


Exhibit A



| | |
|--------------|-----------|
| DATE: | 6-11-2024 |
| DESIGNED BY: | JJK |
| DRAWN BY: | JJK |
| CHECKED BY: | JTW/JED |

C1.01

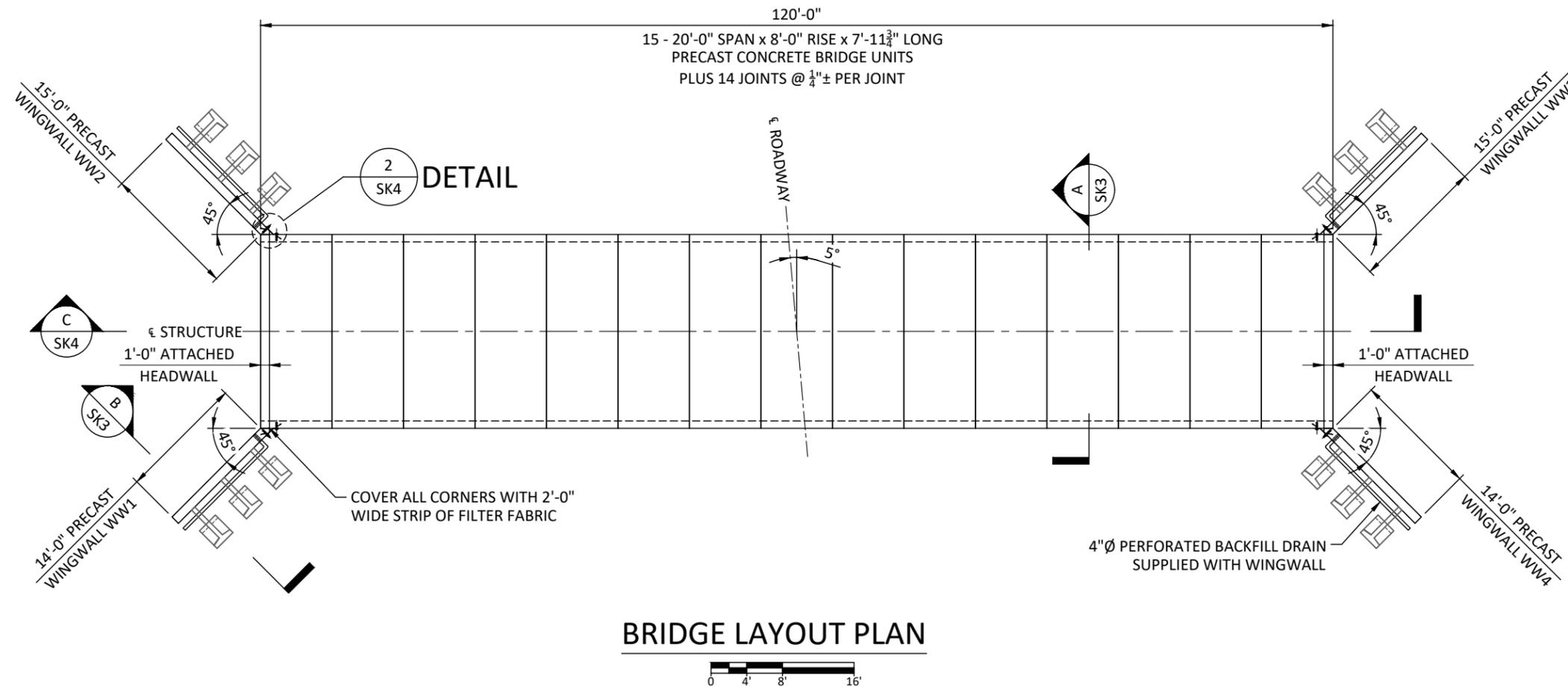
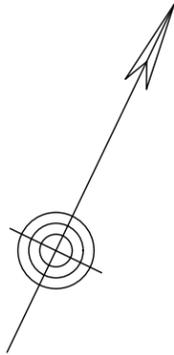
WAX MYRTLE DEVELOPMENT GRAND MEADOW CULVERT

MYRTLE BEACH

SOUTH CAROLINA

DESIGN NOTES

- THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS "LRFD BRIDGE DESIGN SPECIFICATIONS", 9TH EDITION AND INTERIM SPECIFICATIONS TO DATE. DESIGN LOADS ARE AS FOLLOWS:
BRIDGE UNITS: HL-93
DESIGN FILL HEIGHT: 2'-0" MIN. TO 4'-0" MAX.
HEADWALLS: EARTH PRESSURE ONLY
WINGWALLS: EARTH PRESSURE ONLY
- THE FOUNDATIONS FOR THIS PROJECT ARE TO BE DESIGNED AT A LATER DATE.
- CONFORMANCE TO THESE DRAWINGS, SPECIFICATIONS, AND EXISTING CONDITIONS, INCLUDING HYDRAULIC CAPACITY, SCOUR, GRADING AND SOIL CONDITIONS SHALL BE VERIFIED BY OTHERS.
- THE ENGINEER HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM THE WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF THE WORK BY THE CONTRACTOR, SUB-CONTRACTOR OR ANY PERSON ON THE SITE.



| EMERGENCY VEHICLE WEIGHT LIMITS | |
|---------------------------------------|---------|
| SINGLE AXLE | 16.75 T |
| TANDEM | 31 T |
| GROSS | 43 T |

PRELIMINARY



| DATE | DESCRIPTION | ENG |
|------|-------------|-----|
| 7 | | |
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| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |

LOCALE: MYRTLE BEACH

WAX MYRTLE DEVELOPMENT
GRAND MEADOW CULVERT

STATE: SC



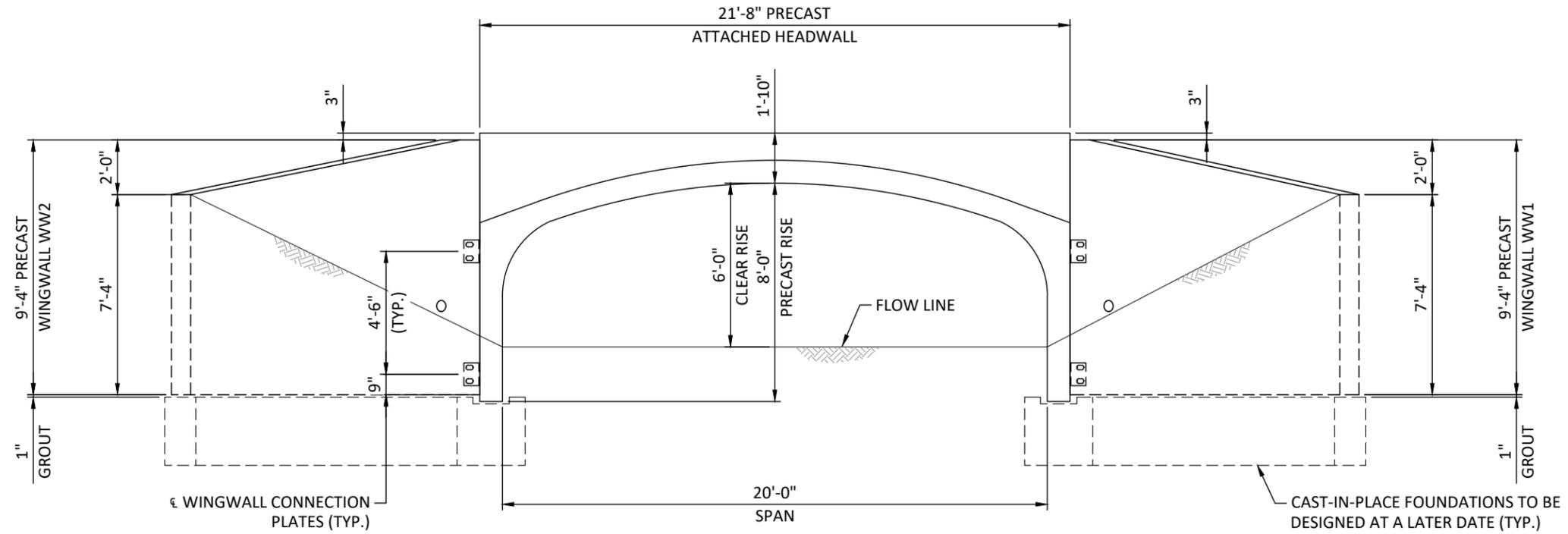
10364 DESIGN ROAD
ASHLAND, VIRGINIA 23005
800.999.2278



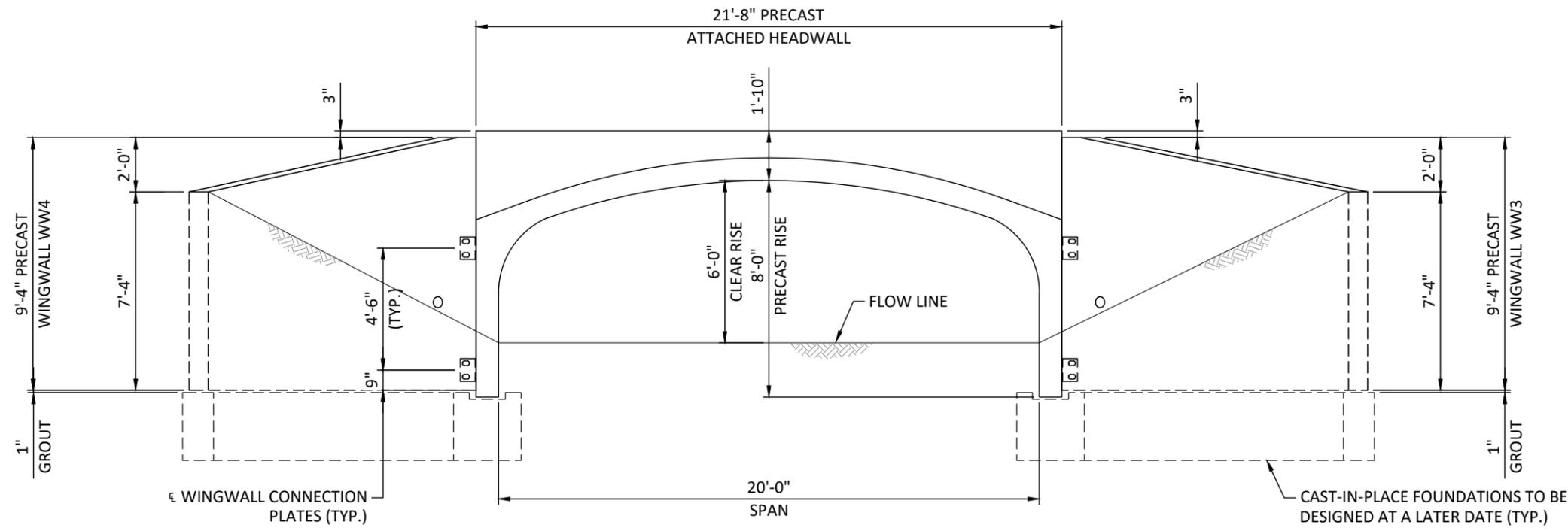
P.O. BOX 351
BELLBROOK, OH 45305
800.241.0925

| |
|------------------------|
| PROJECT NUMBER: 24-278 |
| DATE: 8/8/2024 |
| DESIGNED BY: TEN |
| DRAWN BY: GAH |
| CHECKED BY: TEN |





WEST END ELEVATION



EAST END ELEVATION



PRELIMINARY



| DATE | DESCRIPTION | ENG |
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WAX MYRTLE DEVELOPMENT
GRAND MEADOW CULVERT

LOCALE: MYRTLE BEACH

STATE: SC

PROVIDED BY:

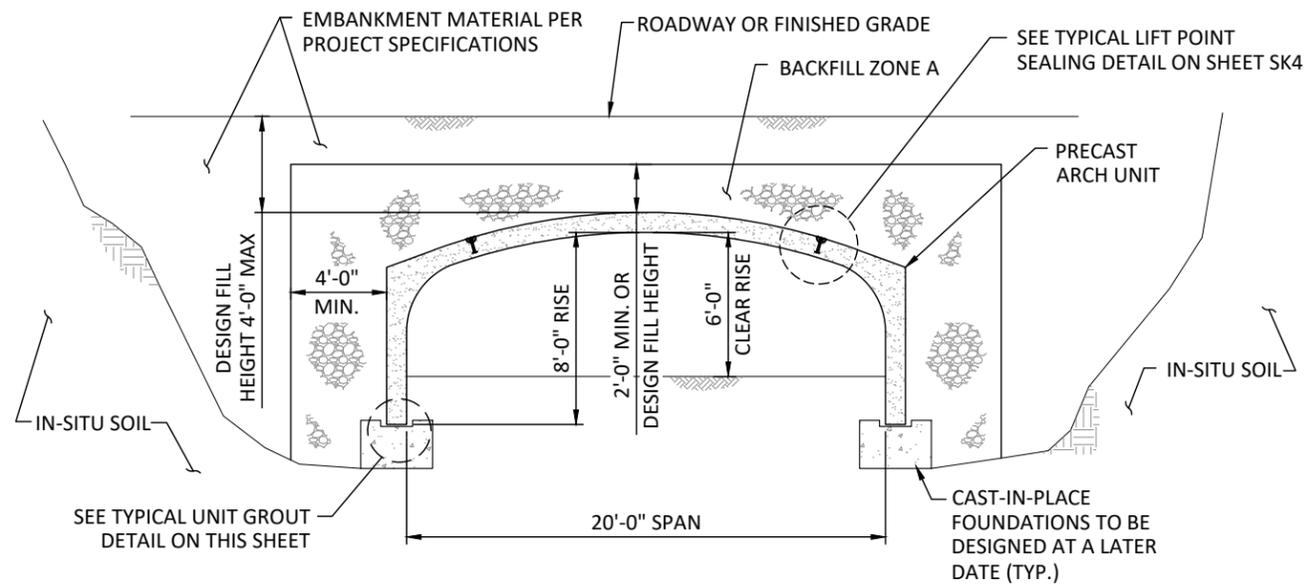
 CONCRETE PIPE & PRECAST
 10364 DESIGN ROAD
 ASHLAND, VIRGINIA 23005
 800.999.2278

DESIGNED BY:

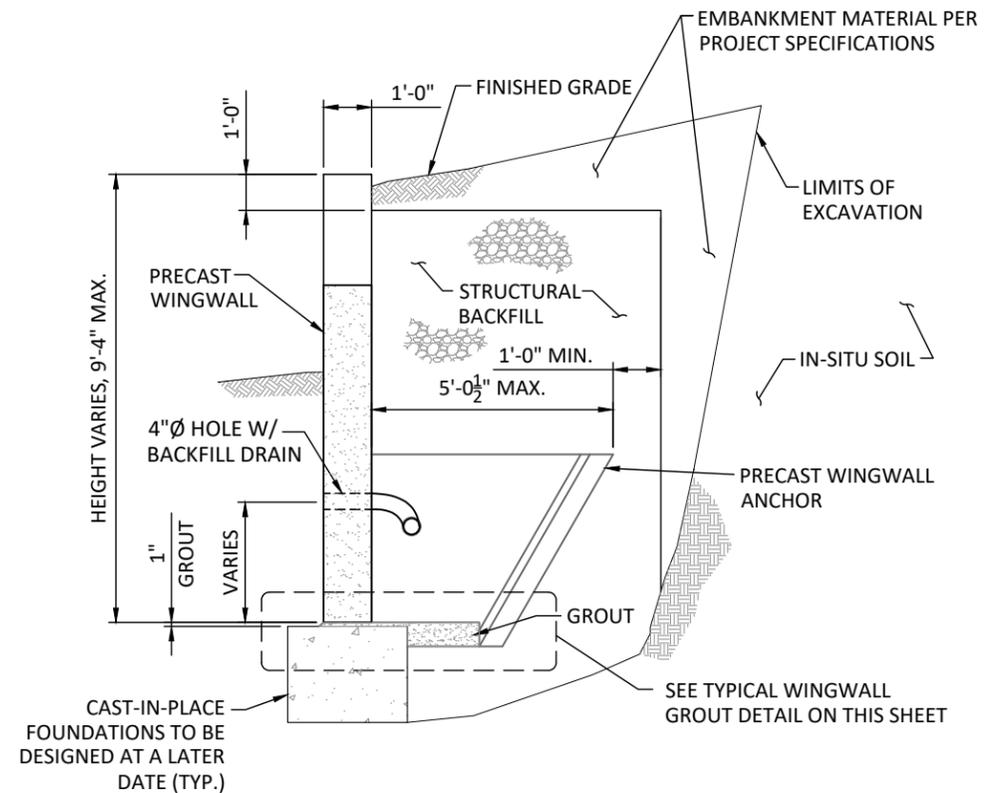
 P.O. BOX 351
 BELLBROOK, OH 45305
 800.241.0925

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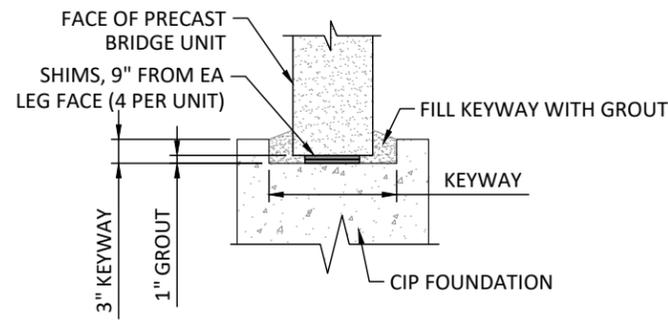




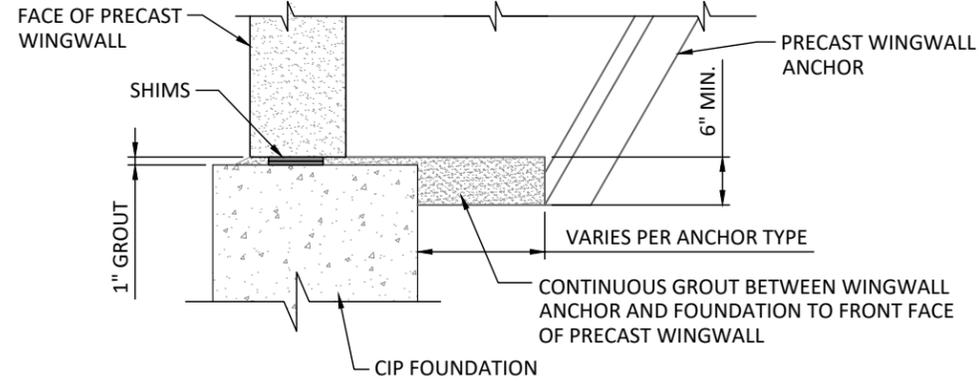
SECTION A
SK1



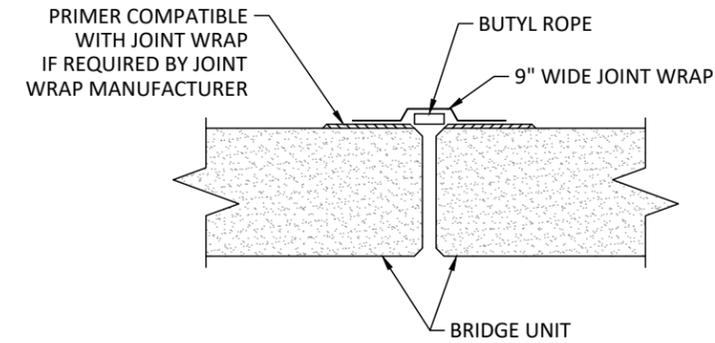
SECTION B
SK1



UNIT GROUT DETAIL
NOT TO SCALE



WINGWALL GROUT DETAIL
NOT TO SCALE



JOINT SEAL DETAIL
NOT TO SCALE

PRELIMINARY



| DATE | DESCRIPTION | ENG |
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WAX MYRTLE DEVELOPMENT
GRAND MEADOW CULVERT

LOCALE: MYRTLE BEACH

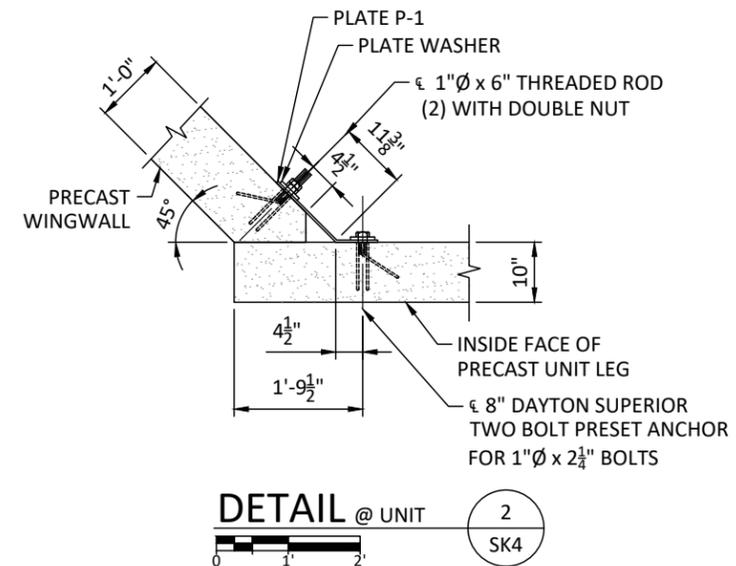
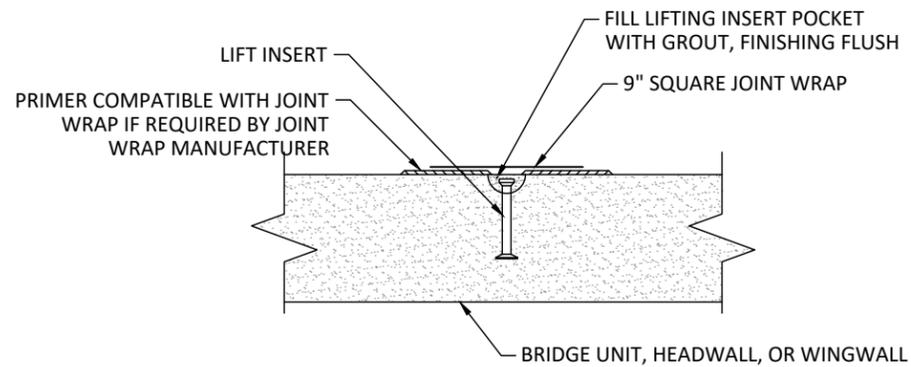
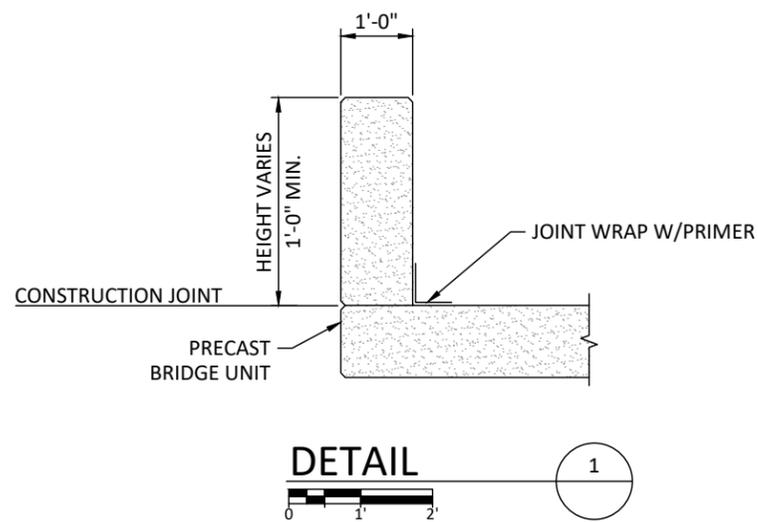
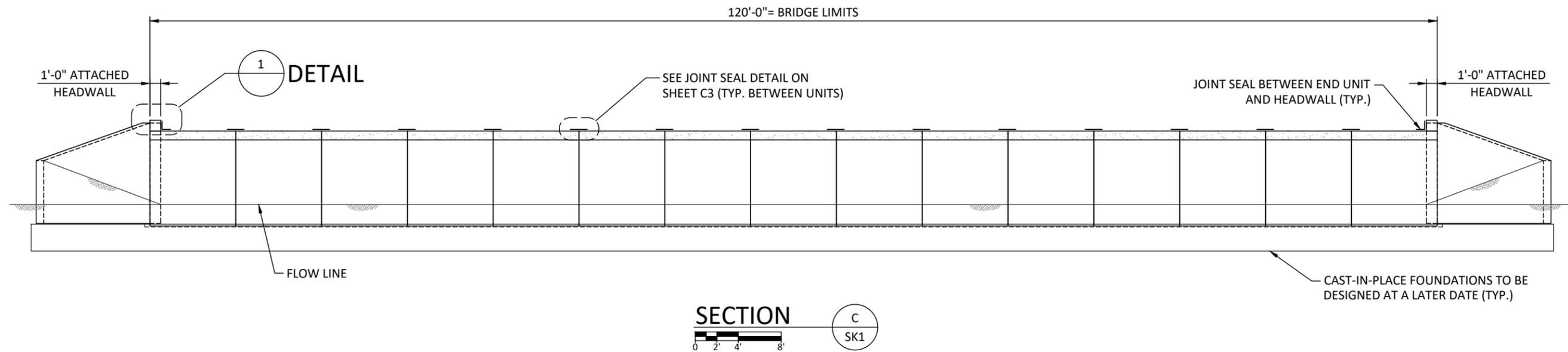
STATE: SC

PROVIDED BY:
CP&P
CONCRETE PIPE & PRECAST
10364 DESIGN ROAD
ASHLAND, VIRGINIA 23005
800.999.2278

DESIGNED BY:
PRETEK GROUP
P.O. BOX 351
BELLBROOK, OH 45305
800.241.0925

| |
|------------------------|
| PROJECT NUMBER: 24-278 |
| DATE: 8/8/2024 |
| DESIGNED BY: TEN |
| DRAWN BY: GAH |
| CHECKED BY: TEN |

SK3



PRELIMINARY



| DATE | DESCRIPTION | ENG |
|------|-------------|-----|
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| 1 | | |

LOCALE: MYRTLE BEACH

WAX MYRTLE DEVELOPMENT
GRAND MEADOW CULVERT

STATE: SC



10364 DESIGN ROAD
ASHLAND, VIRGINIA 23005
800.999.2278



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BELLBROOK, OH 45305
800.241.0925

| |
|------------------------|
| PROJECT NUMBER: 24-278 |
| DATE: 8/8/2024 |
| DESIGNED BY: TEN |
| DRAWN BY: GAH |
| CHECKED BY: TEN |

SK4

SPECIFICATIONS FOR THE MANUFACTURE AND DESIGN OF PRECAST THREE SIDED ARCH STRUCTURES, WINGWALLS AND HEADWALLS

1. DESCRIPTION

THESE SPECIFICATIONS ARE FOR A PRECAST THREE SIDED ARCH STRUCTURE, HEADWALLS AND WINGWALLS. PRECAST PIECES SHALL CONFORM TO ASTM C1504-16.

2. DESIGN

THE PRECAST UNITS ARE DESIGNED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS "LRFD BRIDGE DESIGN SPECIFICATIONS", NINTH EDITION AND INTERIM SPECIFICATIONS TO DATE.

CONSTRUCTION EQUIPMENT HEAVIER THAN A D-4 DOZER IS NOT ALLOWED OVER THE ARCH STRUCTURE UNTIL BACKFILL IS PLACED TO AT LEAST 1' DEPTH OVER THE TOP OF THE ARCH. AT NO TIME SHALL HEAVY CONSTRUCTION OR BACKFILLING EQUIPMENT IN EXCESS OF 8 TONS BE PERMITTED OVER THE STRUCTURE OR WITHIN 3' OF ANY STRUCTURAL ELEMENT WITHOUT AT LEAST 2' OF COVER OVER THE STRUCTURE UNLESS THE STRUCTURE IS DESIGNED FOR LESS COVER. EQUIPMENT WITH AXLE WEIGHT OR TOTAL WEIGHT GREATER THAN THE DESIGN LOAD SHALL NOT BE OPERATED ON THE STRUCTURE WITHOUT WRITTEN APPROVAL FROM PRETEK GROUP.

3. MATERIALS - STEEL REINFORCEMENT AND HARDWARE

FERRULE LOOP AND EXPANDED COIL INSERTS SHALL BE AS MANUFACTURED BY DAYTON SUPERIOR CORPORATION OR EQUAL. STAINLESS STEEL INSERTS, RODS, NUTS AND WASHERS SHALL BE SAE 304. STRUCTURAL CONNECTIONS FOR ARCH UNIT PLATES AND PLATE WASHERS SHALL CONFORM TO ASTM A709, GRADE 36, GALVANIZED IN CONFORMANCE WITH ASTM A123. STEEL BOLTS, THREADED RODS AND NUTS FOR ARCH UNIT CONNECTION SHALL CONFORM TO ASTM A325. THREADED ITEMS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM B633, SERVICE CONDITION 1. OTHER ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

4. PRECAST ELEMENTS

STORAGE OF UNITS SHOULD BE IN A MANNER THAT PREVENTS ANY DAMAGE OR CRACKING AND IN A FASHION APPROVED BY THE ENGINEER

5. QUALITY ASSURANCE

THE PRECAST PLANT SHALL BE CERTIFIED BY THE NATIONAL PRECAST CONCRETE ASSOCIATION'S PLANT CERTIFICATION PROGRAM, PRECAST/PRESTRESSED CONCRETE INSTITUTE PLANT CERTIFICATION OR AMERICAN CONCRETE PIPE ASSOCIATION CERTIFIED PLANT DURING PRODUCTION OF ALL PRECAST ELEMENTS.

THE OWNER OR OWNER'S AGENT MAY INSPECT THE MATERIAL, MANUFACTURE AND FINISHED PRECAST ELEMENTS AT THEIR DISCRETION.

6. PERMISSIBLE VARIATIONS

WINGWALL AND HEADWALL ARE TO BE MANUFACTURED SO THAT THE LENGTH, HEIGHT AND THICKNESS DOES NOT VARY MORE THAN 1/2" FROM WHAT IS SHOWN ON THE SHOP DRAWINGS. WINGWALL ANCHOR LENGTH LONGER THAN THAT SHOWN ON THE SHOP DRAWINGS SHALL NOT BE CAUSE FOR REJECTION.

THE MAXIMUM PERMISSIBLE JOINT WIDTH AT ANY LOCATION SHALL BE 3/4"

7. WORKMANSHIP AND FINISH

PRECAST ELEMENTS ARE TO HAVE A SMOOTH STEEL FORM OR TROWELED SURFACE. THE ENDS OF BRIDGE UNITS SHALL BE NORMAL TO THE WALLS AND CENTERLINE OF THE ARCH. THE PRECAST ELEMENTS SHALL BE FREE OF ANY SUBSTANTIAL FRACTURE OR BLEMISH.

8. MARKING

IN ADDITION TO MARKINGS DESCRIBED IN ASTM C1504 AND/OR PROJECT SPECIFICATIONS, THE PIECE MARK SHOWN IN THE SHOP DRAWINGS SHALL BE INCLUDED.

| ACCEPTABLE BACKFILL MATERIAL IN ZONE A | | |
|--|-------------|--------------------|
| SPAN | FILL HEIGHT | MATERIAL IN ZONE A |
| ≤ 24'-0" | < 12'-0" | A1, A2, A3 |
| ≤ 24'-0" | ≥ 12'-0" | A1, A3 |
| > 24'-0" | ALL | A1, A3 |

TABLE 1 - ACCEPTABLE BACKFILL

9. CONSTRUCTION

THE BRIDGE UNITS AND WINGWALLS SHALL BE INSTALLED ON CAST IN PLACE FOUNDATIONS PER THE PLANS. THE PROJECT ENGINEER SHALL VERIFY THAT THE FOUNDATION SUBGRADE IS IN COMPLIANCE WITH THE GEOTECHNICAL REPORT FOR THE PROJECT.

THE FOOTINGS SHALL HAVE A SMOOTH FLOAT FINISH WITH A MINIMUM COMPRESSIVE STRENGTH AS SPECIFIED IN THE DESIGN NOTES. THE SURFACE OF THE FOUNDATION SHALL NOT VARY BY MORE THAN 1/4" WHEN MEASURED WITH A 10 FOOT STRAIGHT EDGE. THE FOOTINGS SHALL HAVE REACHED A MINIMUM OF 2,000 PSI BEFORE INSTALLATION OF ANY PRECAST ELEMENTS. FOUNDATION DIMENSION SHALL MATCH THOSE THAT ARE SHOWN ON THE PLANS.

PRECAST ELEMENTS SHALL BE INSTALLED AS SHOWN ON THE PLANS AND SPECIAL CARE SHALL BE TAKEN TO VERIFY THAT ELEMENTS ARE PLACED TO FOLLOW THE DESIGNATED CENTERLINE OF THE STRUCTURE. BRIDGE STRUCTURES AND WINGWALLS ARE TO BE PLACED ON MASONITE SHIMS TO ALLOW A MINIMUM OF 1/2" CLEARANCE BETWEEN BOTTOM OF PRECAST ELEMENT AND TOP OF FOOTING. GAP TO BE FILLED WITH CEMENT GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI. GROUT TO BE COMPOSED OF PORTLAND CEMENT AND WATER OR CEMENT MORTAR COMPOSED OF ONE PART PORTLAND CEMENT AND THREE PARTS SAND BY VOLUME.

BUTT JOINTS BETWEEN BRIDGE UNITS SHALL BE COVERED WITH A 7/8" X 1 3/8" (1" NOMINAL) BUTYL ROPE AND A 9" (MINIMUM) WIDE STRIP OF JOINT WRAP. BUTYL ROPE SHALL BE CONSEAL (CS-101) OR EQUAL, AND WRAP SHALL BE CONSEAL (CS-212) OR EQUAL. A PRIMER COMPATIBLE WITH THE JOINT WRAP TO BE APPLIED ON EACH SIDE OF THE BUTT JOINT ON A CLEAN SURFACE IF REQUIRED BY JOINT WRAP MANUFACTURER. JOINT PROTECTION SHALL EXTEND FROM BOTTOM OF ONE LEG, UP OVER ARCH AND DOWN OPPOSITE LEG (EXCEPT AT PIERS OF MULTIPLE-CELL ARCHES). ANY LAPS SHALL HAVE 6" OF OVERLAP AND HAVE OVERLAP RUNNING DOWN HILL.

LIFT HOLES ARE TO BE FILLED, PRIMED AND COVERED WITH JOINT WRAP. EDGES ALONG HEADWALL COLLAR AND TOP OF BRIDGE UNIT TO BE COVERED WITH JOINT WRAP INSTALLED PER MANUFACTURERS RECOMMENDATIONS. HEADWALLS THAT ARE CAST INTEGRAL WITH A BRIDGE UNIT REQUIRES NO TYPE OF JOINT PROTECTION.

JOINTS BETWEEN WINGWALL SECTIONS AND JOINTS BETWEEN A WINGWALL AND BRIDGE UNIT SHALL BE SEALED WITH EITHER A 2' WIDE STRIP OF FILTER FABRIC OR 9" WIDE (MINIMUM) JOINT WRAP.

BACKFILL IS DEFINED AS ALL REPLACED EXCAVATION AND NEW EMBANKMENT MATERIAL THAT IS ADJACENT TO THE THREE SIDED STRUCTURE, WINGWALLS AND HEADWALLS. BACKFILL MATERIAL WITHIN STRUCTURAL BACKFILL ZONE (BACKFILL ZONE A), MUST MEET THE AASHTO MATERIAL REQUIREMENTS ON THIS SHEET.

ALL BACKFILL IN ZONE A IS TO BE COMPACTED TO A MINIMUM DENSITY OF 95% STANDARD PROCTOR PER AASHTO T-99.

SPECIAL CARE IS TO BE TAKEN DURING BACKFILLING TO PROTECT THE PLACEMENT OF JOINT WRAP OR ANY WATERPROOFING MATERIAL.

MECHANICAL TAMPERS OR APPROVED COMPACTING EQUIPMENT NOT EXCEEDING 1 TON SHALL BE USED ON ALL BACKFILL MATERIAL THAT IS DIRECTLY ADJACENT TO THE STRUCTURAL ELEMENTS AND OVER THE TOP OF THE STRUCTURE UNTIL THERE IS AT LEAST 1' OF COVER OVER THE TOP. BACKFILL MATERIAL IN STRUCTURAL BACKFILL ZONE SHALL BE PLACED IN 8" LIFTS (MAXIMUM) BEFORE BEING COMPACTED. AT NO TIME SHALL HEAVY CONSTRUCTION OR BACKFILLING EQUIPMENT IN EXCESS OF 8 TON BE PERMITTED OVER THE STRUCTURE OR WITHIN 3' OF ANY STRUCTURAL ELEMENT WITHOUT AT LEAST 2' OF COVER OVER THE STRUCTURE UNLESS THE STRUCTURE IS DESIGNED FOR LESS COVER.

DURING BACKFILLING, AT NO TIME SHALL THERE BE MORE THAN 24" DIFFERENCE BETWEEN BACKFILL HEIGHT ON EACH SIDE OF THE CULVERT

| BACKFILL DESCRIPTION | | | | | |
|--|---|------------------------------|---------------------------------|---------------------------------|------------|
| AASHTO GROUP CLASSIFICATION | A-1a | A-1b | A-2-4 | A-2-5 | A3 |
| TYPICAL USCS MATERIALS | GW, GP, SP | GM, SW, SP, SM | GM, SM, ML, SP, GP | SC, GC, GM | SP, SM, SW |
| PERCENT PASSING #10 | 50 MAX. | | | | |
| PERCENT PASSING #40 | 30 MAX. | 50 MAX. | | | 51 MIN. |
| PERCENT PASSING #200 | 15 MAX. | 25 MAX. | 35 MAX. | 35 MAX. | 10 MAX. |
| CHARACTERISTICS OF FRACTION PASSING #40, LIQUID LIMIT | | | 40 MAX. | 41 MIN. | |
| CHARACTERISTIC OF FRACTION PASSING #40, PLASTICITY INDEX | 6 MAX. | 6 MAX. | 10 MAX. | 10 MAX. | |
| DESCRIPTION OF MATERIAL | MOSTLY GRAVEL WITH SOME SANDS AND FINES | GRAVELLY SAND OR GRADED SAND | SILTY OR CLAYEY GRAVEL AND SAND | SILTY OR CLAYEY GRAVEL AND SAND | FINE SAND |

PRELIMINARY



| | DATE | DESCRIPTION | ENG |
|---|------|-------------|-----|
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

LOCALE: MYRTLE BEACH

**WAX MYRTLE DEVELOPMENT
GRAND MEADOW CULVERT**

STATE: SC

PROVIDED BY:

10364 DESIGN ROAD
ASHLAND, VIRGINIA 23005
800.999.2278

DESIGNED BY:

P.O. BOX 351
BELLBROOK, OH 45305
800.241.0925

| |
|------------------------|
| PROJECT NUMBER: 24-278 |
| DATE: 8/8/2024 |
| DESIGNED BY: TEN |
| DRAWN BY: GAH |
| CHECKED BY: TEN |



6D. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-30: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising neighborhood three, known as Wax Myrtle, at Waterside.

History

On May 17, 2022, the City Council approved the major amendment creating the Wax Myrtle neighborhood at Waterside. The originally proposed neighborhood had 89 dwelling units and two connections to the rest of the Waterside development, box culverts crossing the Long Branch stream/riparian buffer. During the entitlement process, at the request of the planning commission, the applicant removed two lots to save a large stand of protected trees near one of the proposed crossings.

Proposed Changes

The applicant, Robert “Shep” Guyton, agent for the developer, has requested an amendment to the Parkway Group PDD and Wax Myrtle neighborhood proposing a new layout for the Wax Myrtle neighborhood. This new configuration makes use of a single stream crossing using a bridge and increases the dwelling unit count to 100. Due to requirements for trash pick-up and access, a cul-de-sac is required by Public Works where the second stream crossing is removed. This cul-de-sac requires the removal of the large stand of trees that planning commission protected in the original entitlement process. The proposal is attached for review.

Staff Review

Planning & Development, Planning Division

The Planning Department has no issue with the proposed amendment but notes a reconfiguration of the neighborhood could save the large stand of trees that the planning commission originally protected. By removing the short leg of road requiring a cul-de-sac for trash pick-up, the neighborhood would still have an increase in density of 10 units and the trees would be protected.

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 September 16, 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-24-30] 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-24-30] as submitted.
OR
- 3) I move (an alternate motion).

| | |
|----------------------------------|-------------|
| PDD Zoning Finance Account Code: | 3.22 |
| FEE PAID: | \$0.00 on |
| FILE NUMBER: | Z-24-30 |
| Complete Submittal Date: | |



| | |
|----------------------|--------------------|
| Notice Published: | August 1, 2024 |
| Planning Commission: | August 20, 2024 |
| First Reading: | September 16, 2024 |
| Second Reading: | October 7, 2024 |

City of North Myrtle Beach, SC

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

GENERAL INFORMATION

| | |
|---|--|
| Date of Request: July 25, 2024 | Property PIN(S): Portion of 390-00-00-0235 and 390-00-00-1662 |
| Property Owner(s): Meritage Homes of the Carolinas, Inc. | Type of Zoning Map Amendment: Major PDD Amendment |
| Address or Location: Waterside at Parkway Group PDD | Project Contact: Robert Guyton |
| Contact Phone Number: 8438392100 | Contact Email Address: rsguyton@guytonlawfirm.com |
| PDD Name: Parkway Group PDD - Waterside Phase 2 | Total Area of Property: 25 Acres |
| Proposed Amendment: Revision to previously approved Neighborhood 3 to increase density by 8 units, and to replace two narrow crossings over Long Branch with a single wider box culvert bridge crossing. | |

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



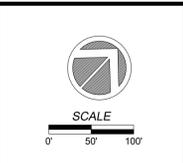
n/f
 NGD PROPERTY II, LLC
 PIN #389-00-00-0007
 D.B. MC1908, PG. 071206
 238.30 ± AC.

n/f
 CHUBBY CHICKEN, LLC
 PIN #390-00-00-1663
 D.B. 4118, PG. 2554
 63.24 ± AC.

**NEIGHBORHOOD 3
 (WAX MYRTLE)**
 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.
 TOTAL: 89 DU'S
 ROW: 30' PRIVATE, ALL STREETS

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.

- LEGEND:**
- BENCH
 - 10' SOFT TRAIL (DECOMPOSED GRANITE)
 - ▲ CRAB DOCK
 - SIDEWALK



| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|----------|--------------------------------------|-----|
| 1 | 05/06/22 | CITY & COUNTY COMMENTS FROM 04/21/22 | JLS |

**NEIGHBORHOOD 3 (SINGLE FAMILY DETACHED)
 CONCEPT SITE PLAN**
 WATERSIDE
 Horry County, South Carolina
 PREPARED FOR: MERRITAGE HOMES

| | |
|--------------|------------|
| SCALE: | 1" = 100' |
| DATE: | 04/04/2022 |
| DESIGNED BY: | |
| DRAWN BY: | BSH |
| APPROV. BY: | |
| PROJECT NO.: | 21048 |
| FILE NO.: | 4 |

Existing Entitled Plan



BOLTON & MENK

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

MERITAGE HOMES OF THE CAROLINAS, INC.

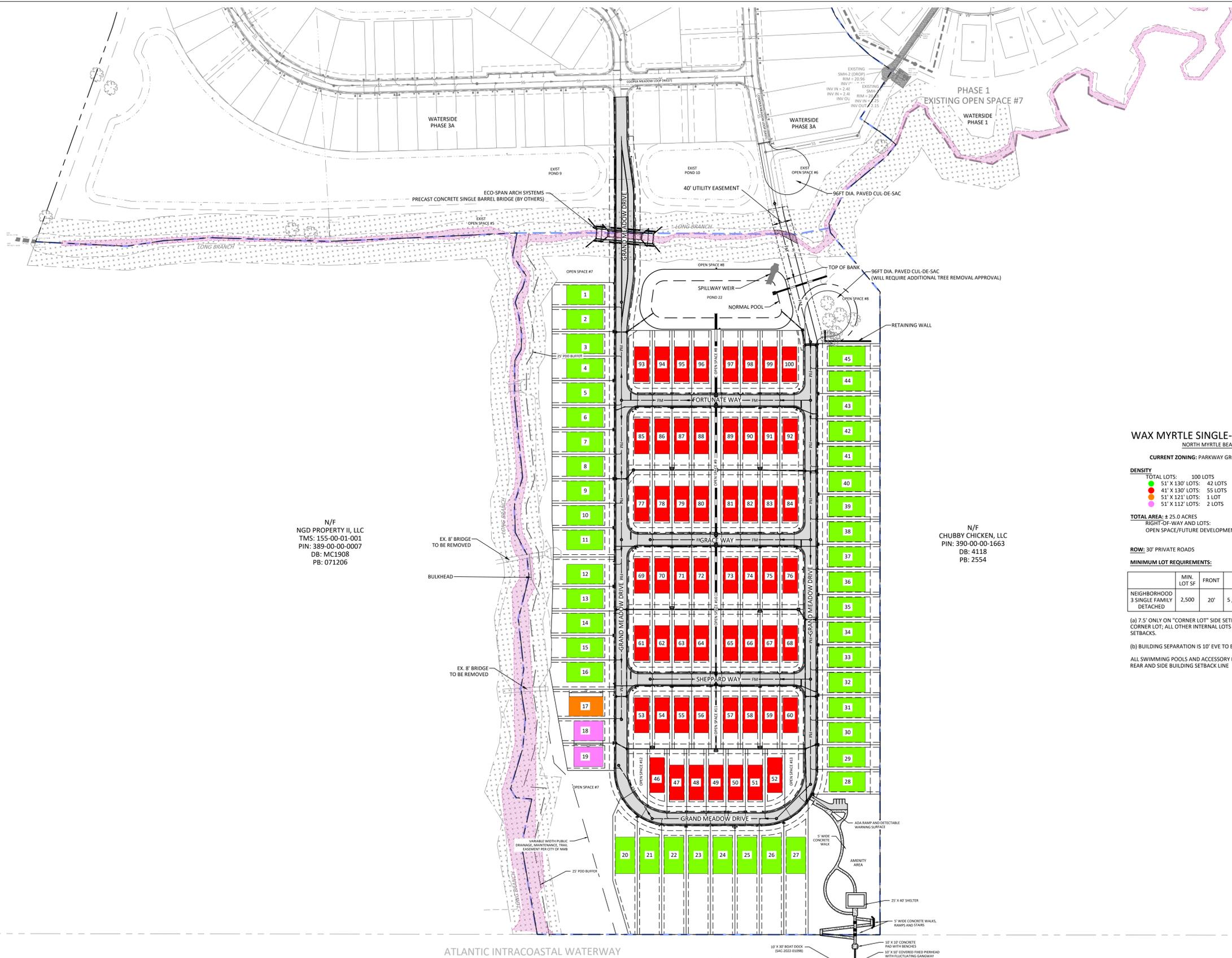
4400 LEEDS AVENUE
SUITE 250
NORTH CHARLESTON, SC 29405

WATERSIDE NEIGHBORHOOD 2B (WAX MYRTLE)
NORTH MYRTLE BEACH, SC
A PORTION OF: PIN: 389-00-00-0235
PIN: 389-00-00-1662

OVERALL SITE PLAN

PROJECT NO:
22075E

REVISIONS:



N/F
NGD PROPERTY II, LLC
TMS: 155-00-01-001
PIN: 389-00-00-0007
DB: MC1908
PB: 071206

N/F
CHUBBY CHICKEN, LLC
PIN: 390-00-00-1663
DB: 4118
PB: 2554

WAX MYRTLE SINGLE-FAMILY AT WATERSIDE
NORTH MYRTLE BEACH, SOUTH CAROLINA

CURRENT ZONING: PARKWAY GROUP PDD IN NORTH MYRTLE BEACH

DENSITY

| | |
|------------------|---------------------------------------|
| TOTAL LOTS: | 100 LOTS |
| 51' X 130' LOTS: | 42 LOTS (40' X 75' PAD) (42% OF LOTS) |
| 41' X 130' LOTS: | 55 LOTS (30' X 72' PAD) (55% OF LOTS) |
| 51' X 121' LOTS: | 1 LOT (30' X 70' PAD) (1% OF LOTS) |
| 51' X 112' LOTS: | 2 LOTS (30' X 60' PAD) (2% OF LOTS) |

TOTAL AREA: ± 25.0 ACRES

| | | |
|--------------------------------|------------|-------|
| RIGHT-OF-WAY AND LOTS: | 16.5 ACRES | 66.0% |
| OPEN SPACE/FUTURE DEVELOPMENT: | 8.5 ACRES | 34.0% |

ROW: 30' PRIVATE ROADS

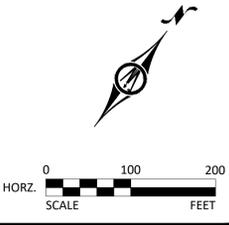
MINIMUM LOT REQUIREMENTS:

| | MIN. LOT SF | FRONT | SIDE | REAR | MAX. HEIGHT | TOTAL SITE IMPERV. | BUILDING SEPARATION |
|---------------------------------------|-------------|-------|-------------|------|-------------|--------------------|---------------------|
| NEIGHBORHOOD 3 SINGLE FAMILY DETACHED | 2,500 | 20' | 5 / 7.5 (a) | 0' | 35' | 64% | 10' (b) |

(a) 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.

(b) BUILDING SEPARATION IS 10' EVE TO EVE AND 12' WALL TO WALL MIN.

ALL SWIMMING POOLS AND ACCESSORY BUILDINGS MUST BE AT LEAST 5FT FROM REAR AND SIDE BUILDING SETBACK LINE



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Exhibit A: Proposed Plan



DATE: 6-11-2024
DESIGNED BY: JJK
DRAWN BY: JJK
CHECKED BY: JTW/TED

C1.01

22075C102-PH2B.DWG