

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 17, 2025

Agenda Item: 6A	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: March 13, 2025
Subject: Amendment to the Parkway Group Planned Development District (PDD) revising the Preserve [Z-25-1]	Division: Planning and Development

Background:

The City Council approved the major amendment creating *The Preserve* at its December 5, 2022, meeting. On December 12, 2024, the Planning Commission recommended approval of a subsequent major PDD amendment; however, City Council postponed action to consider a broader development picture, including the proposal now before you. At a January 27, 2025, workshop, Council reviewed this proposal favorably, though Public Works had not yet conducted its review. On February 4, 2025, the Planning Commission again recommended approval, noting Public Works’ concerns.

At the February 17, 2025, City Council meeting, the Mayor introduced the ordinance for first reading and recognized that the developer had addressed many of Council’s requests, most notably, reducing density by 191 dwelling units. However, Public Works remained concerned about the proposed 20-foot right-of-way and potential issues with parking, utilities, and access. Despite these concerns, the Council passed the amendment on first reading (5-1). A workshop on February 24, 2025, provided further discussion of right-of-way and alley design, but did not resolve all outstanding issues.

The project was then scheduled for the March 3, 2025, agenda but was postponed to allow more time for evaluation. At a special called meeting on March 10, 2025, the Council approved the revised Development Agreement on first reading, yet concerns remained about the proposed layout and overall development quality. The applicant subsequently submitted revised drawings past the submission deadline for inclusion on the agenda—so Public Works has not yet had time to offer feedback. Preliminary Planning Department comments on these revisions are provided below.

Proposed Changes:

Developer Joshua Hughes (the applicant) has submitted an amendment request for the Parkway Group PDD to modify the multi-family area and the parcel previously designated as build-to-rent. The proposed changes include:

- **Removal of Commercial Component:** Eliminates the previously approved 10,000-square-foot commercial space.
- **Introduction of Alleys for Access:** Adds platted rights-of-way (alleys) to provide access to fee-simple residential units in the former build-to-rent section.

- **Reconfiguration of Build-to-Rent Neighborhood:** Increases the number of dwelling units from 207 to 235 by removing the commercial element and reconfiguring the layout (16 units have been removed from the previous proposal).
- **Replacement of Five-Story Towers:** Removes the originally planned 370 multi-family units in five-story towers. Instead, the plan converts this area to a townhome neighborhood (Bayberry) and converts a portion of the paired-villa section into townhomes.
- **Adjusted Total Unit Count:** Establishes 135 townhomes, bringing the total count to 597 dwelling units—207 fewer than originally entitled from the multi-family units.
- **Revised Setbacks:** Reduces front setbacks from 10 feet to 5 feet. Side setbacks remain at 5 feet (or 0 feet for shared walls), and rear setbacks remain at 5 feet.
- **Updated Pattern Book:** Includes a new pattern book for review.

Staff Review:

The amendment has been reviewed by the Department of Public Works, the Department of Public Safety, and the Department of Planning and Development. However, Public Works has not had sufficient time to provide complete comments. While preliminary Planning comments are included below, we prefer to present a consolidated set of feedback to avoid multiple revision cycles. In the interim, these preliminary comments are offered for City Council’s consideration.

Planning Comments:

1. **Missing Updated Renderings:** We have not received updated renderings for the green space and the areas between buildings (opposite the drives). While high-density neighborhoods can foster close-knit communities, they also require thoughtful design to ensure utilities, plantings, and outdoor living areas are carefully integrated. Council members expressed significant interest in seeing accurate renderings. Clear, updated renderings would help illustrate how these shared spaces will be utilized without sacrificing livability or aesthetic appeal.
2. **Lack of a Detailed Plan View:** We need a granular, scaled plan view that shows how cars, foundation plantings, HVAC units, other mechanical equipment, and utilities will be situated in these extremely compact areas. This level of detail is especially important to confirm that there is adequate room for typical homeowner needs, given the limited widths between buildings. Assumptions that residents won’t engage in typical outdoor activities such as grilling, gardening, and the like are unrealistic, particularly in a community where outdoor living is key. Without deliberate planning, these potentially unsightly elements can easily intrude on walkways and reduce the neighborhood’s visual appeal.
3. **Missing/Confusing Right-of-Way (ROW) and Property Lines:** In the revised drawings, ROW boundaries and property lines have disappeared. The lines representing drives seem to connect with other lines in the plan view, creating a “void” between the drives and driveway edges. We need clarity on these alignments to verify access, prevent utility conflicts, and ensure a functional layout. Additionally, the proposal still presents two ROW options—25’ ROW with 20’ pavement or 25’ ROW with 25’ pavement—and the selected option must be specified prior to second reading. As a note, no existing street sections currently in use by the City feature a 25’ pavement width, so staff encourages maintaining traditional standards consistent with our approved design details (with Public Works coordination). Cross-sections should also identify the materials used (e.g., concrete, asphalt) to clarify expected outcomes and construction methods.

4. **Lack of Foundation and Streetscape Landscaping:** All foundation and streetscape landscaping has been removed from the proposal, leaving only references to a vegetative buffer that shows the 2022 site plan rather than the updated plan. This omission raises concerns about how the community will look and feel at street level, and whether homeowners will have the planting areas necessary for privacy and visual interest.
5. **Inadequate Detail Prior to Second Reading:** We recommend that any drawings advanced at second reading include all necessary elements to ensure a well-designed and sustainable community at the construction level. Currently, the proposal does not demonstrate the thoroughness or coordination needed for a project of this density. We ask that the applicant take time to prepare comprehensive, high-quality drawings addressing each of the issues outlined here—ideally verified through an internal quality-control process—so staff can provide a single, cohesive review without multiple revision cycles.

Planning Commission Action:

The Planning Commission held a public hearing on February 4, 2025, and voted unanimously to recommend approval of the proposal citing Public Works comments. There was no public comment.

Recommended Actions:

Postpone 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 PRESERVE**

Section 1:

That the Parkway Group PDD be amended to revise the Preserve neighborhood 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

REVIEWED:

Interim City Manager

FIRST READING: 3.10.2025
SECOND READING: 3.17.2025

ORDINANCE: 25-11



RESIDENTIAL DWELLING UNIT DATA

	RESIDENTIAL DWELLING UNITS	
	RDU'S	# CHANGE FROM CURRENT APPROVAL
INDIGO (FORMERLY SINGLE-FAMILY)	221	0
RETREAT (FORMERLY BUILD-TO-RENT)	235	28
BAYBERRY (FORMERLY MULTIFAMILY)	135	-235
TOTAL/AVG	591	-207

MASTER TRACT - OVERVIEW



OPEN SPACE DATA

	TOTAL ACRES	GREENSPACE/AMENITY	
		ACRES	% OF TOTAL ACRES
INDIGO (FORMERLY SINGLE-FAMILY)	60.9	20	33.0%
RETREAT (FORMERLY BUILD-TO-RENT)	28.9	8.4	28.0%
BAYBERRY (FORMERLY MULTIFAMILY)	21.4	7.4	35.0%
TOTAL/AVG	111.2	35.9	32.0%

A MINIMUM OF 1 TREE PER LOT TO BE PLANTED ANYWHERE ON THE SUBDEVELOPMENT
 ALL PLANT MATERIAL TO COMPLY WITH NORTH MYRTLE BEACH APPROVED PLANT LIST

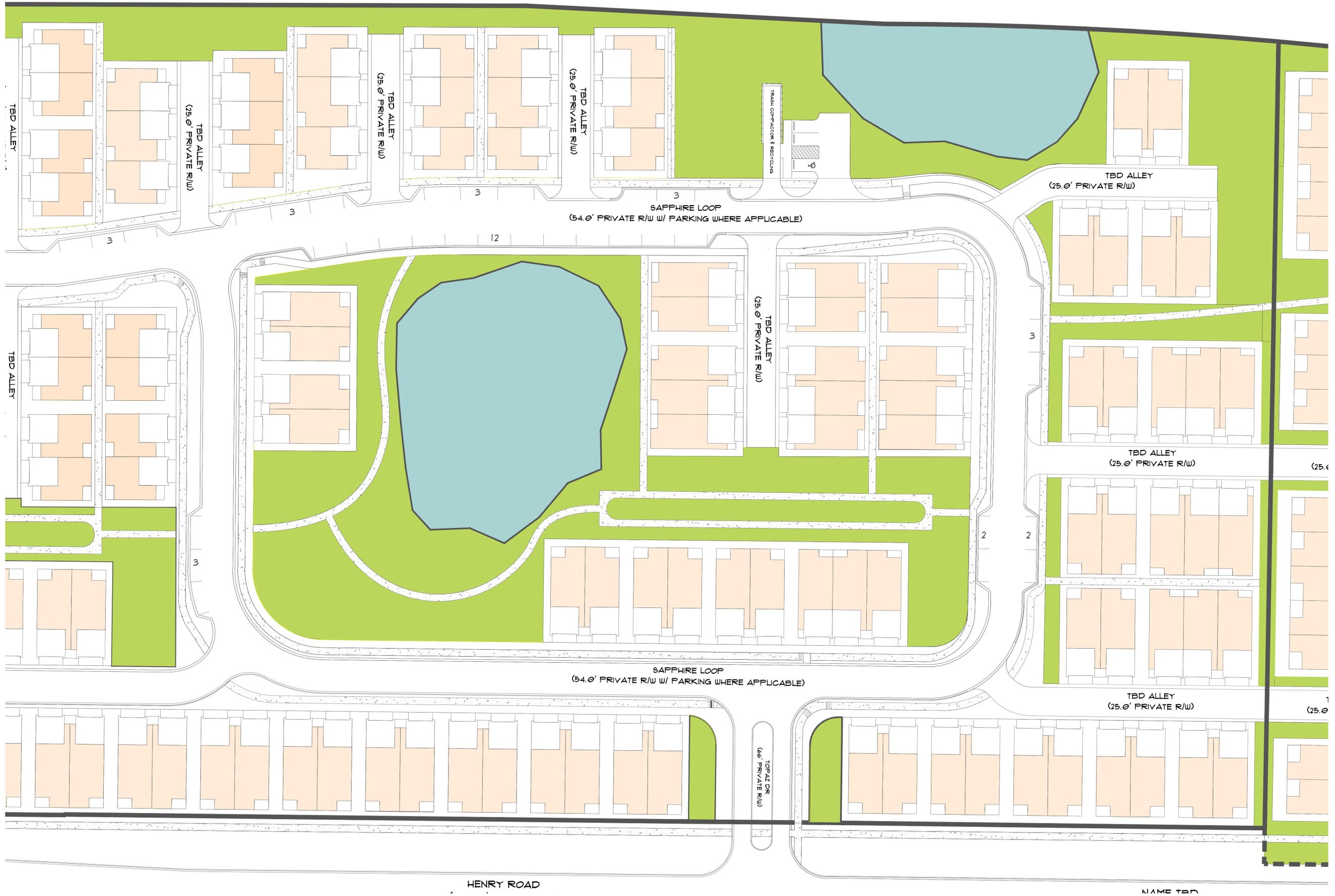
OPEN SPACE, ROW LANDSCAPING, SETBACKS - OVERVIEW



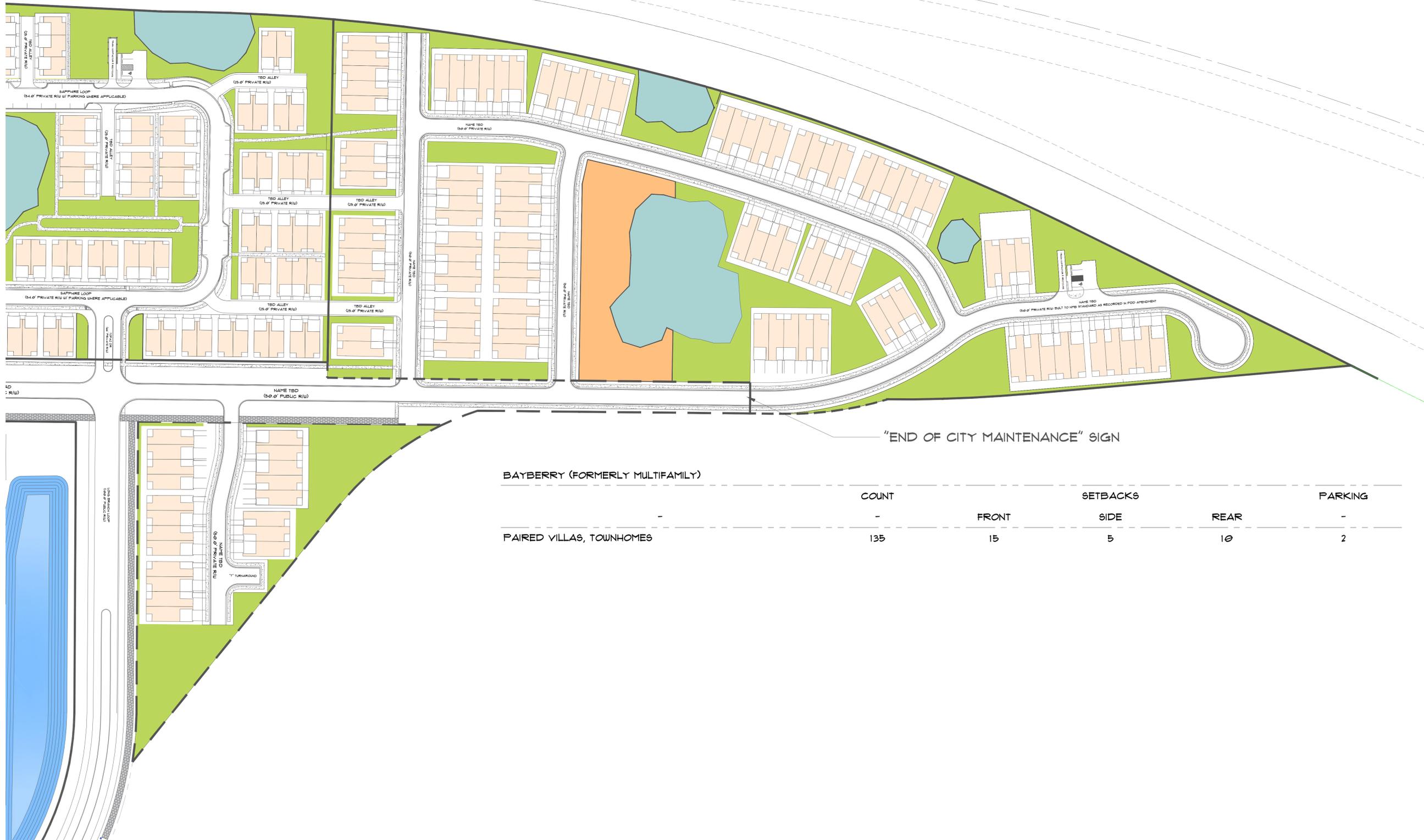
RETREAT - OVERVIEW

RETREAT (FORMERLY BUILD-TO-RENT)

LOT TYPE	COUNT	SETBACKS			PARKING
		FRONT	SIDE	REAR	
PAIRED VILLAS, TOWNHOMES	235	5	5	5	2
PARALLEL PARKING					10



RETREAT - OVERVIEW



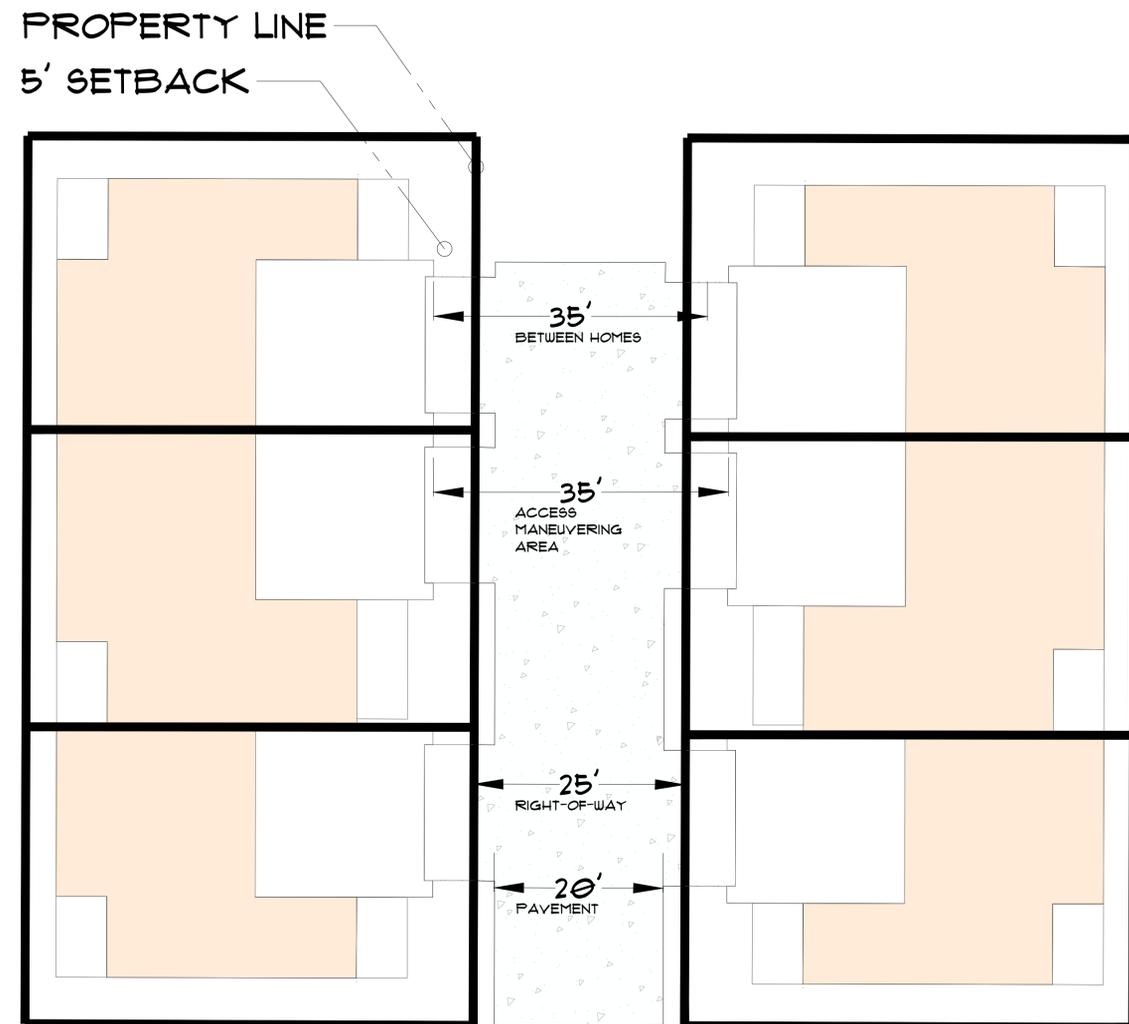
"END OF CITY MAINTENANCE" SIGN

BAYBERRY (FORMERLY MULTIFAMILY)

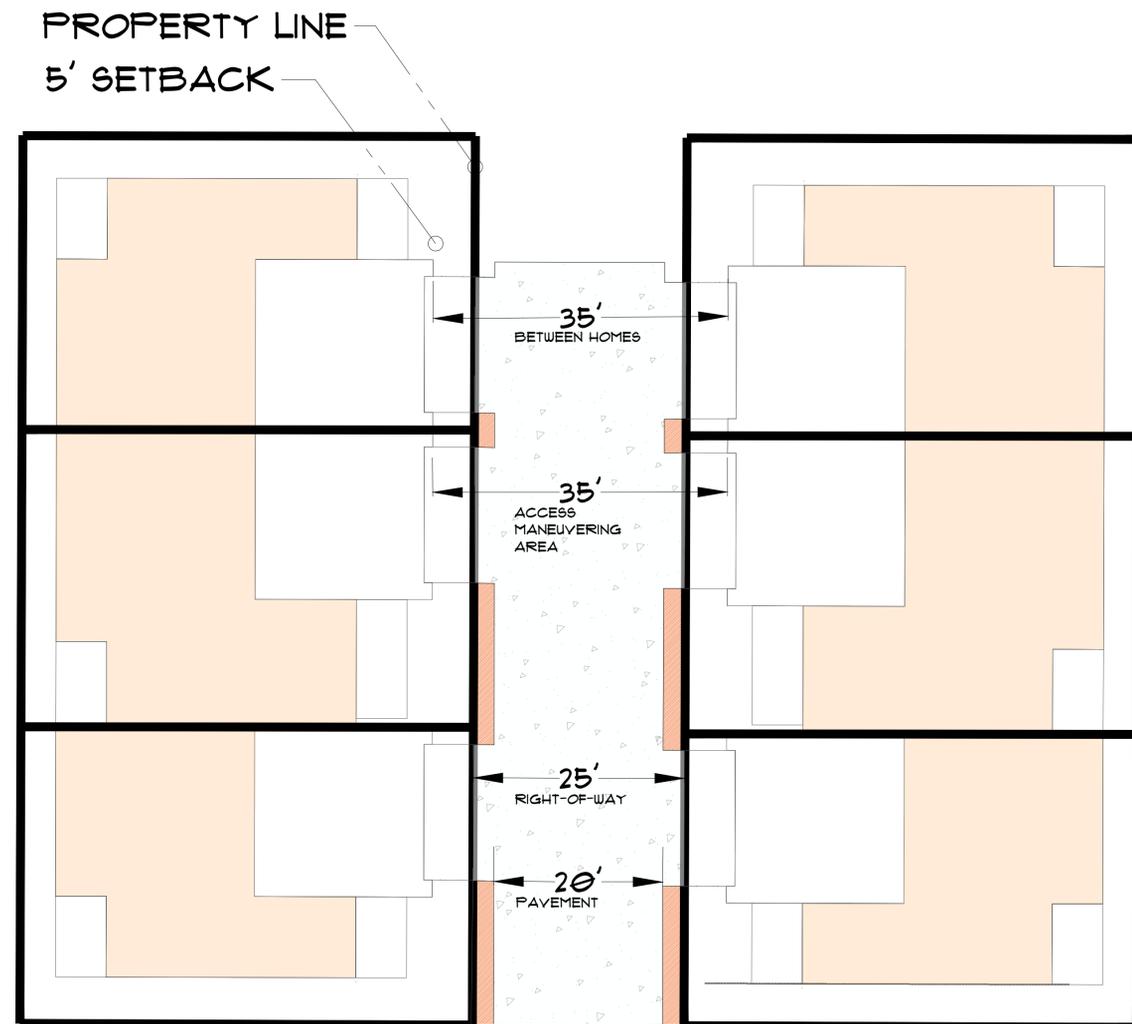
	COUNT	SETBACKS			PARKING
		FRONT	SIDE	REAR	
PAIRED VILLAS, TOWNHOMES	135	15	5	10	2



25' ROW & 20' PAVEMENT



25' ROW & 25' PAVEMENT

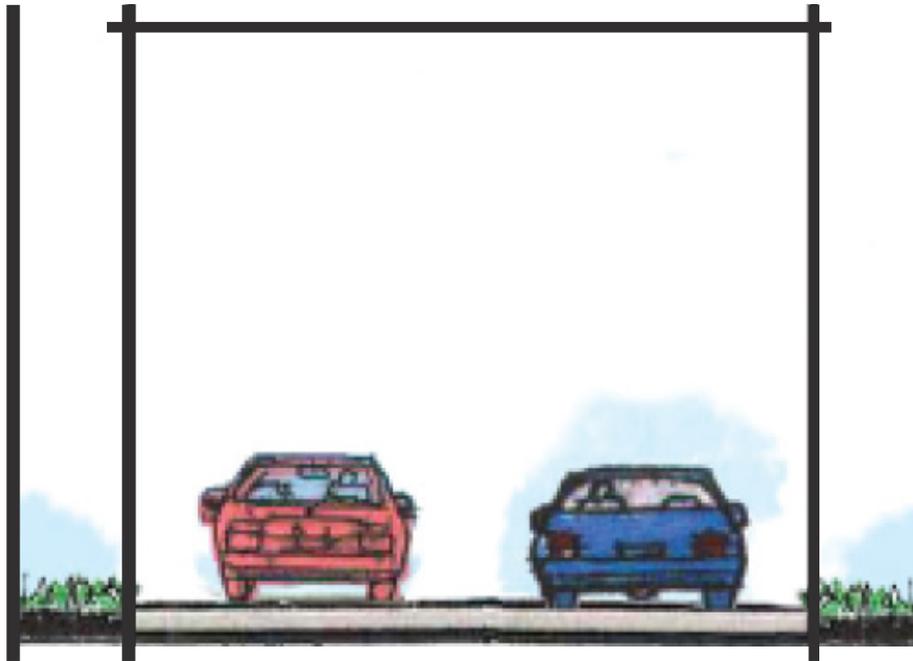


RETREAT - REVISED ROW DESIGN

RIGHT-OF-WAY DESIGN

PRIVATE
UTILITY
EASEMENT*

RIGHT-OF-WAY &
DRIVEWAY



ELECTRIC,
PHONE, &
CABLE



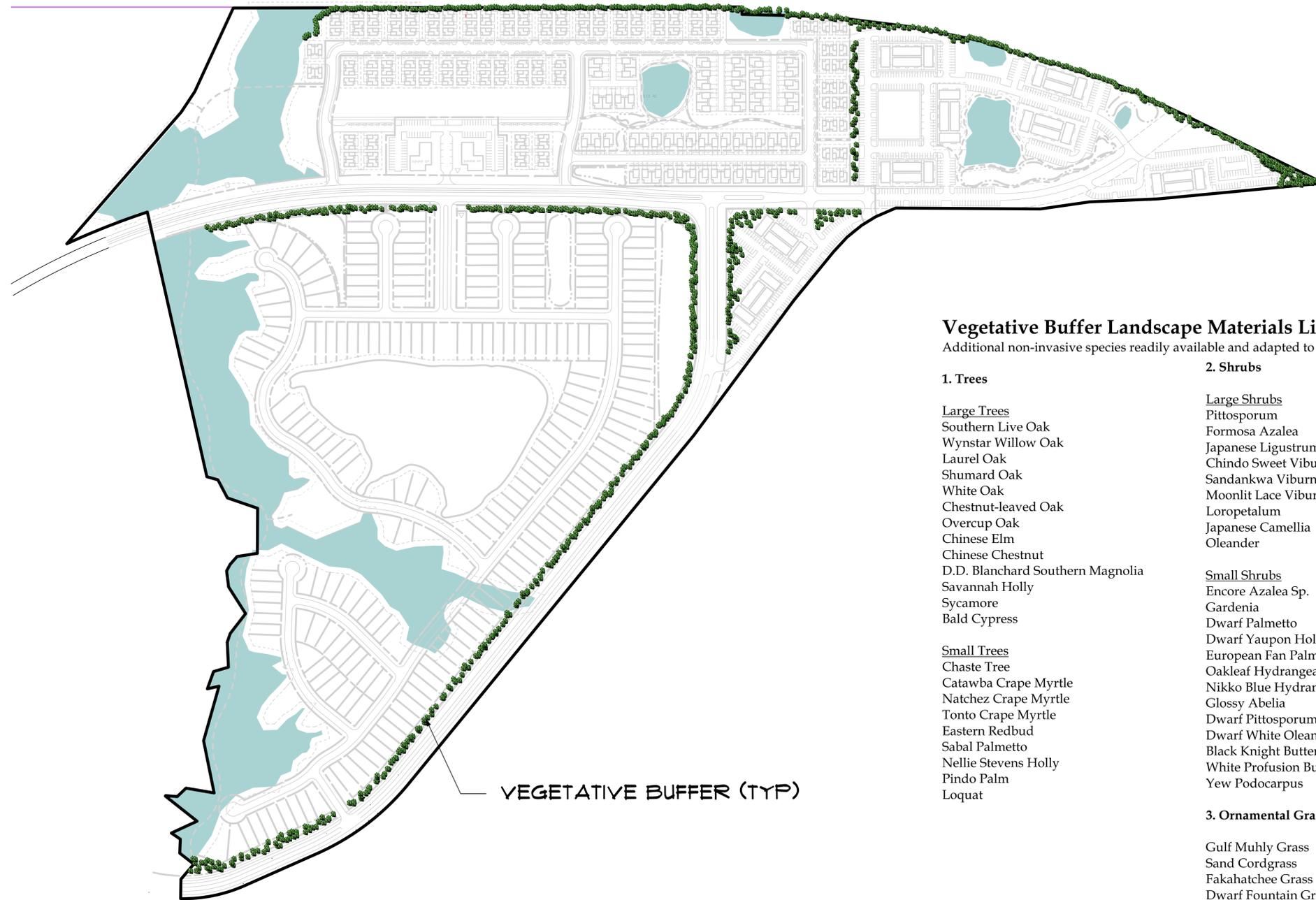
WATER



GRAVITY SEWER

* OPTION FOR PRIVATE UTILITY EASEMENT TO RUN ON OPPOSING SIDE OF HOMES

CROSS-SECTION & UTILITY LAYOUT



VEGETATIVE BUFFER (TYP)

Vegetative Buffer Landscape Materials List:

Additional non-invasive species readily available and adapted to the region are accepted.

1. Trees

Large Trees

- Southern Live Oak
- Wynstar Willow Oak
- Laurel Oak
- Shumard Oak
- White Oak
- Chestnut-leaved Oak
- Overcup Oak
- Chinese Elm
- Chinese Chestnut
- D.D. Blanchard Southern Magnolia
- Savannah Holly
- Sycamore
- Bald Cypress

Small Trees

- Chaste Tree
- Catawba Crape Myrtle
- Natchez Crape Myrtle
- Tonto Crape Myrtle
- Eastern Redbud
- Sabal Palmetto
- Nellie Stevens Holly
- Pindo Palm
- Loquat

2. Shrubs

Large Shrubs

- Pittosporum
- Formosa Azalea
- Japanese Ligustrum
- Chindo Sweet Viburnum
- Sandankwa Viburnum
- Moonlit Lace Viburnum
- Loropetalum
- Japanese Camellia
- Oleander

Small Shrubs

- Encore Azalea Sp.
- Gardenia
- Dwarf Palmetto
- Dwarf Yaupon Holly
- European Fan Palm
- Oakleaf Hydrangea
- Nikko Blue Hydrangea
- Glossy Abelia
- Dwarf Pittosporum
- Dwarf White Oleander
- Black Knight Butterfly Bush
- White Profusion Butterfly Bush
- Yew Podocarpus

3. Ornamental Grasses

- Gulf Muhly Grass
- Sand Cordgrass
- Fakahatchee Grass
- Dwarf Fountain Grass

4. Ground Cover

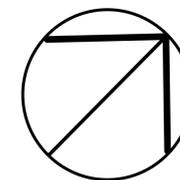
- Variiegated Flax Lily
- Japanese Plum Yew
- Emerald Goddess Liriope
- Asian Star Jasmine
- Agapanthus
- African Iris

5. Sod

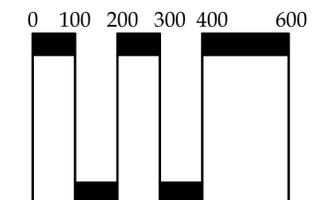
- Bermudagrass
- Centipedegrass (use this)
- St. Augustine
- Zoysia

6. Perennials

- After Midnight Coneflower
- Autumn Joy Stonecrop
- Becky Shasta Daisy
- Bengal Tiger Canna
- Goldsturm Black Eyed Susan
- Morning Glory Hibiscus
- Pardon Me Dwarf Daylily
- Lantana Sp.



North



Scale: 1" = 200'

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www.environmentalconceptsllc.com

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PROJECT

Site Development Plans
The Preserve PDD
 North Myrtle Beach • South Carolina
 Prepared For:
Longleaf Real Estate

PROJECT NUMBER

21-080

RELEASE

Planning Commission

DATE

08/02/22

REVISIONS

SEALS



SHEET TITLE

Vegetative Buffer

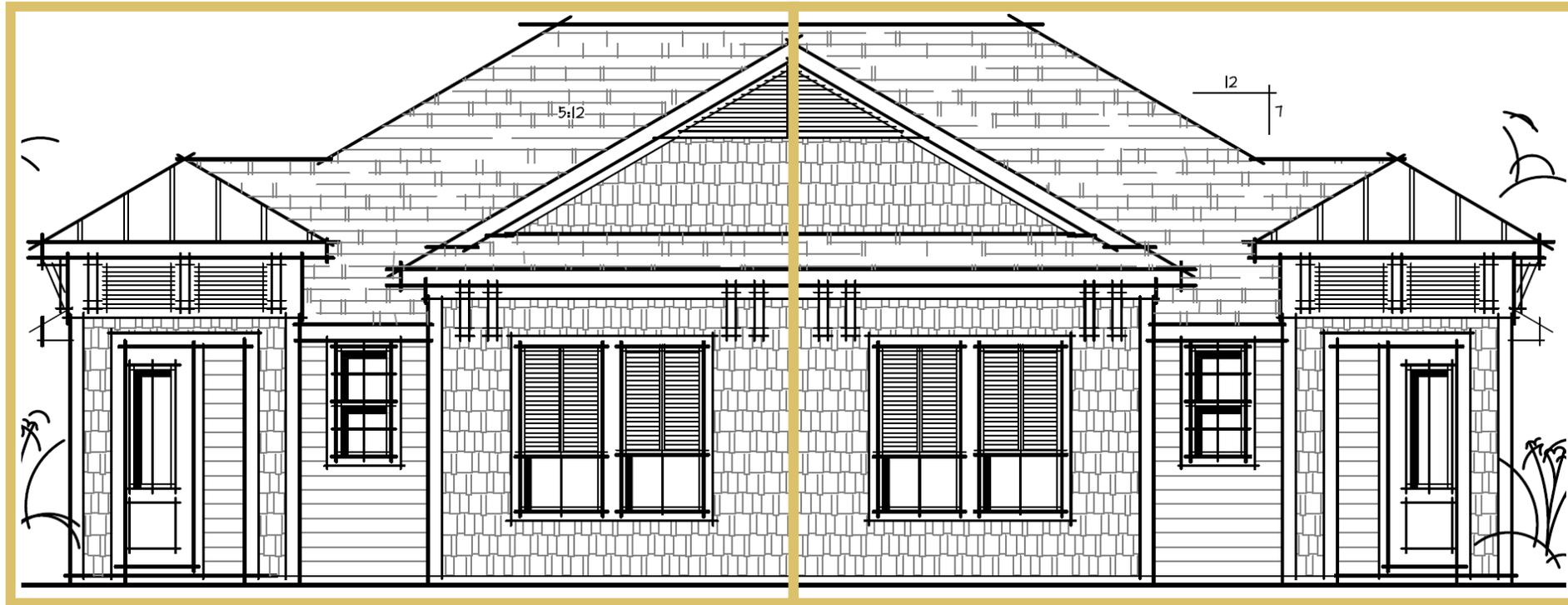
SHEET NUMBER

L-1.3

The Retreat

THE RETREAT

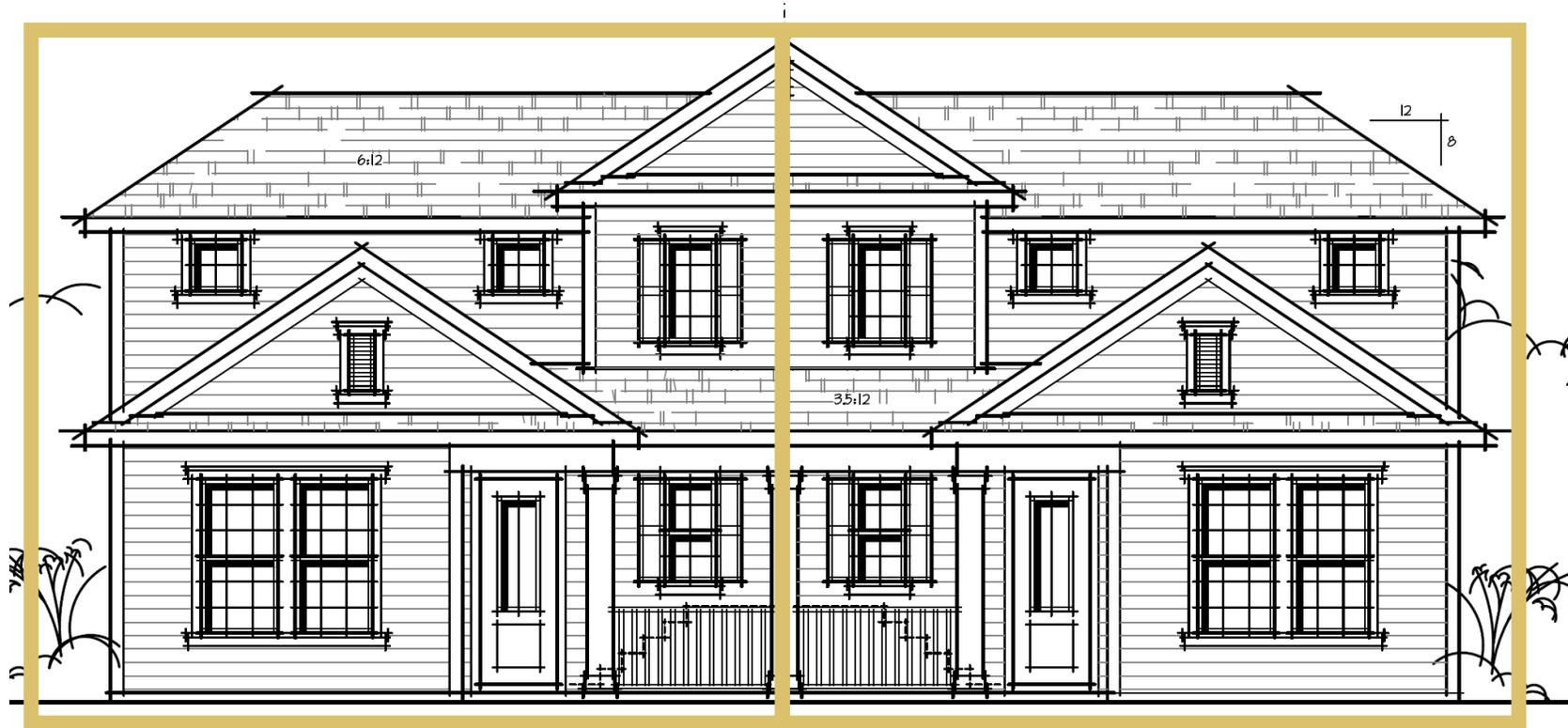
Residence Design (Typ.)



These images represent individual facades that seamlessly connect to form a cohesive elevation for any building with two to six units. Their modular design allows flexibility in both configuration and scale, ensuring a consistent architectural appearance regardless of the number of townhomes in each building.

THE RETREAT

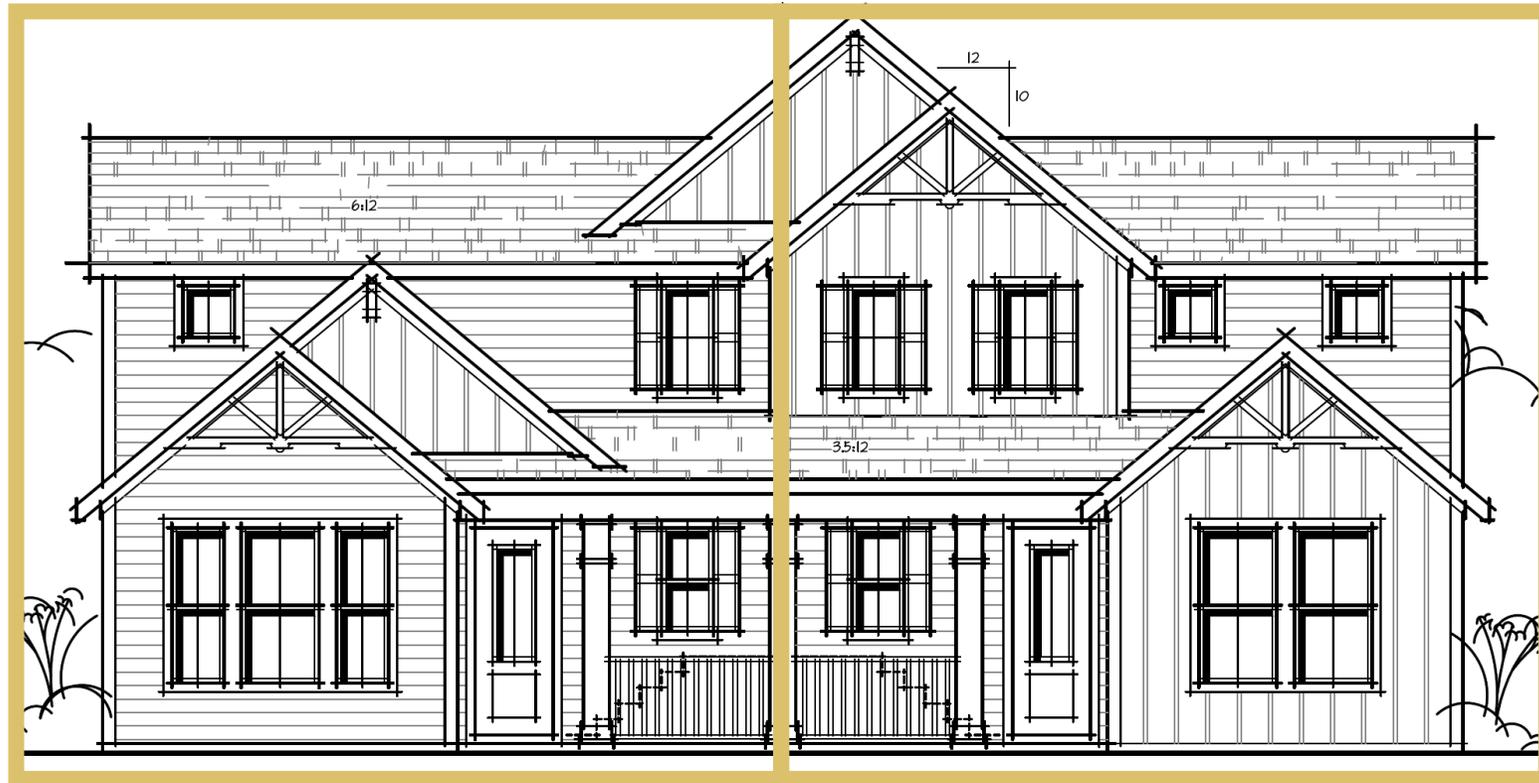
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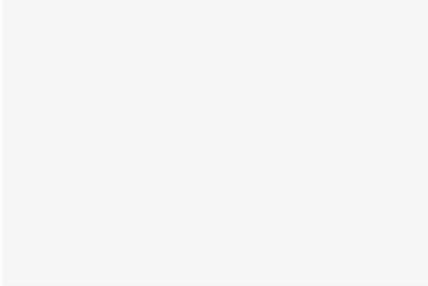


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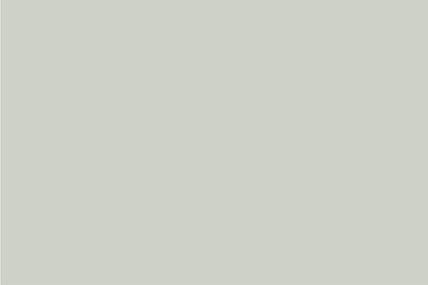
Building Pallet (Typ.)

TRIM



Extra White
SW 7006

BOARD AND BATTEN



Contented
SW 6191

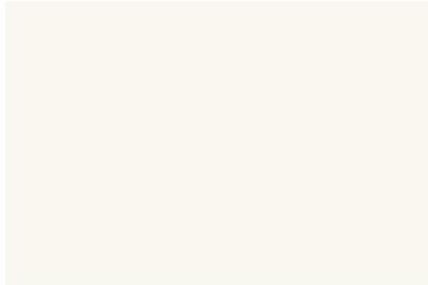


Perle Noir
SW 9154



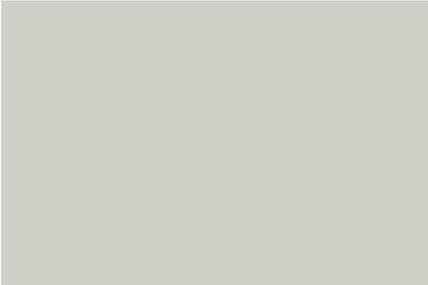
Stream
SW 6499

LAP SIDING



Pure White
SW 7005

FRONT DOOR



Contented
SW 6191



Perle Noir
SW 9154

THE RETREAT

Building Materials

WINDOWS

- Wood double-hung and casement
- Clad double-hung with aluminum rim accessories
- Wood or clad simulated divided-lights
- French Doors
- Cellular PVC double-hung and casement
- Wood or PVC simulated divided-lights
- Direct set transoms and sidelights

SHUTTERS

- Wood
- Cellular PVC

ENTRY DOORS

- Wood doors
- Fiberglass doors
- Steel doors

COLUMNS

- Composite columns
- Wood columns

EXTERIOR SIDINGS

- Wood
- Hardiplank
- Fiber cement cladding board

EXTERIOR MOLDING TRIM & BRACKETS

- Wood
- Cellular PVC
- Fypon
- Duraflex

SOFFITS

- Vinyl
- Fiber cement
- Wood
- Cellular PVC

PORCH CEILINGS

- Wood
- Ply-bead
- T &G beaded paneling

FENCING

- Wood
- Aluminum
- Steel and wrought iron
- Vinyl

GARAGE DOORS

- Wood
- Aluminum
- Cellular PVC
- Fiberglas

ROOF SHINGLES

- Wood
- Syline synthetic slate
- Synthetic shakes
- Slate
- Copper and metal
- Composite shingles
- Architectural dimensional shingles

THE RETREAT

Amenity Design (Typ.)



Approved Amenities

- Bocce Ball
- Pool
- Pickleball Court

THE RETREAT

Signage Guidelines

PRIMARY ENTRANCE

Development Identifying Sign

- Size (Max)** 10 Height x 22' Width
- Sign Area** 220SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main entries of areas within The Preserve

SECONDARY ENTRANCE

Welcome Sign

- Size (Max)** 8' Height x 16' Width
- Sign Area** 72SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main and/or secondary entries of The Preserve



BAYBERRY

BAYBERRY

Residence Design (Typ.)



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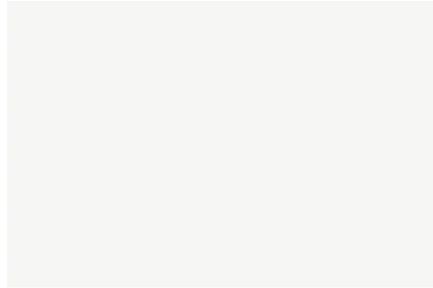


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Building Pallet (Typ.)

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SW 7006

BOARD AND BATTEN



Contented
SW 6191

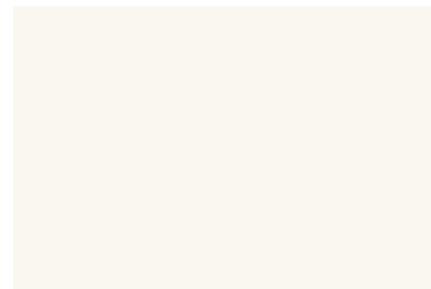


Perle Noir
SW 9154



Stream
SW 6499

LAP SIDING



Pure White
SW 7005

FRONT DOOR



Contented
SW 6191



Perle Noir
SW 9154

BAYBERRY

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BAYBERRY

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7A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-36: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the Preserve.

Background

The Planning Commission recommended approval of the major amendment creating *The Preserve* at their meeting on August 30, 2022. The preliminary plat for the paired villas section of the development was approved on June 18, 2024. At the December 12, 2024, meeting, the Planning Commission approved a major PDD amendment, but the City Council postponed that amendment to see a broader picture of development including the proposal addressed through this amendment. The City Council discussed this proposed amendment at a workshop held on January 27.

Proposed Changes

Developer Joshua Hughes (the applicant) has submitted an amendment request for the Parkway Group PDD to modify the multi-family area and the parcel previously designated as build-to-rent. The proposed changes include:

- **Removal of Commercial Component:** Eliminates the previously approved 10,000-square-foot commercial space.
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- **Revised Setbacks:** Reduces front setbacks from 10 feet to 5 feet. Side setbacks remain at 5 feet (or 0 feet for shared walls), and rear setbacks remain at 5 feet.
- **Updated Pattern Book:** Includes a new pattern book for review.

Staff Review

Planning & Development, Planning Division

The planning department is reviewing the proposed amendment and will provide comments at the workshop.

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 and will provide comments at the workshop.

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 February 17, 2025.

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-25-1] 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-25-1] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on January 6, 2025
FILE NUMBER:	Z-25-1
Complete Submittal Date:	January 6, 2025



Notice Published:	January 16, 2025
Planning Commission:	February 4, 2025
First Reading:	February 17, 2025
Second Reading:	March 3, 2025

City of North Myrtle Beach, SC

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

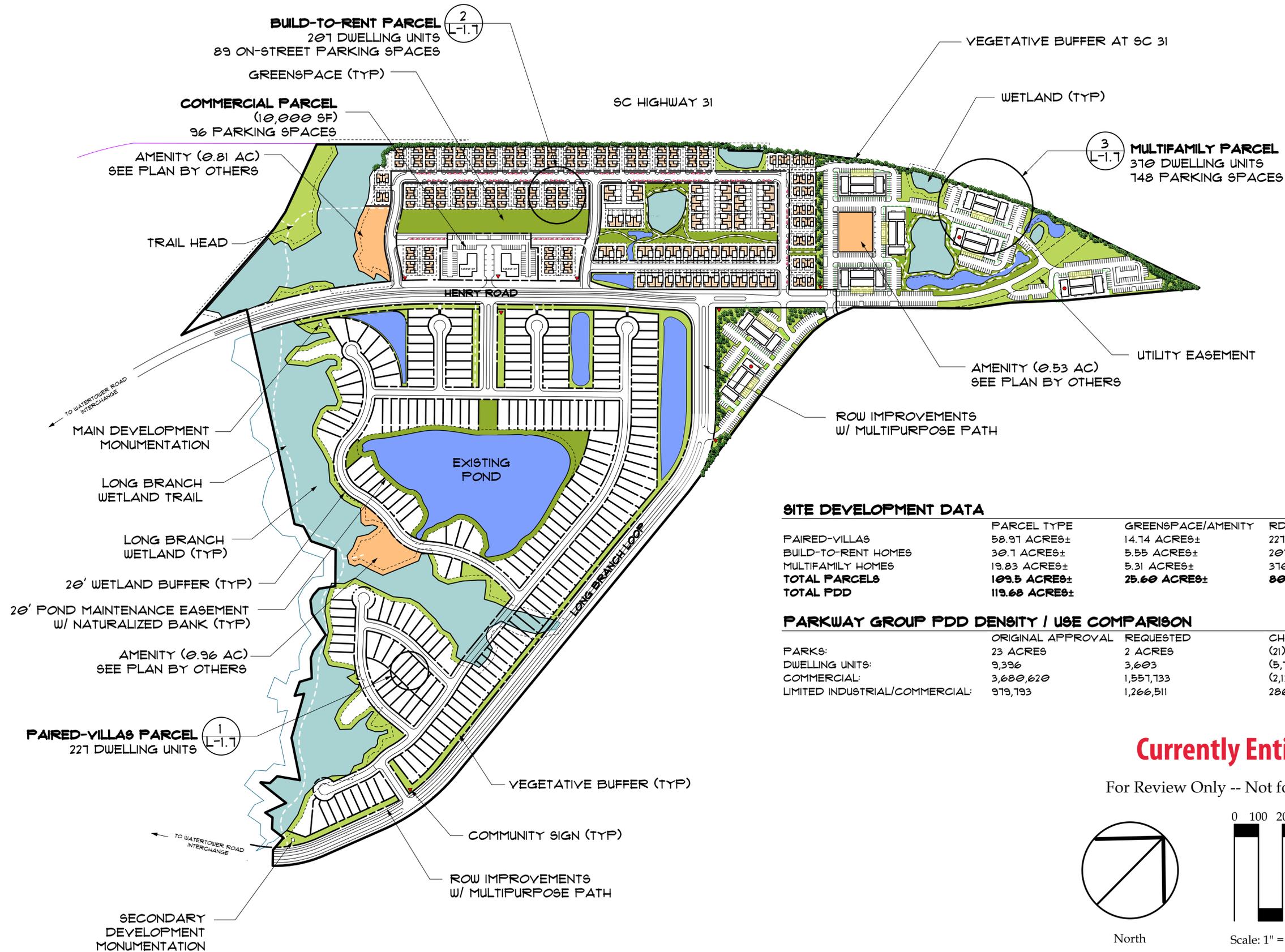
GENERAL INFORMATION

Date of Request: January 5, 2025	Property PIN(S): Portion of 38900000246
Property Owner(s): Preserve Acquisition II, LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Watertown Rd. and Henry Rd.	Project Contact: Joshua Hughes
Contact Phone Number: Contact the Planning Division for Info	Contact Email Address: Contact the Planning Division for Info
PDD Name: The Preserve	Total Area of Property: 20 Acres
Proposed Amendment: Request is to reduce density by removing multifamily plan and replacing with townhomes, and adding townhomes in a tract within The Preserve PDD.	

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: Joshua Hughes

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.



SITE DEVELOPMENT DATA

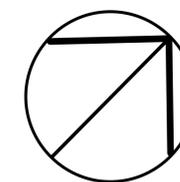
	PARCEL TYPE	GREENSPACE/AMENITY	RDU'S	RDU PER ACRE
PAIRED-VILLAS	58.91 ACRES±	14.74 ACRES±	221	3.85
BUILD-TO-RENT HOMES	30.1 ACRES±	5.55 ACRES±	207	6.74
MULTIFAMILY HOMES	19.83 ACRES±	5.31 ACRES±	370	18.66
TOTAL PARCELS	109.5 ACRES±	25.60 ACRES±	804	7.34
TOTAL PDD	119.68 ACRES±			6.12

PARKWAY GROUP PDD DENSITY / USE COMPARISON

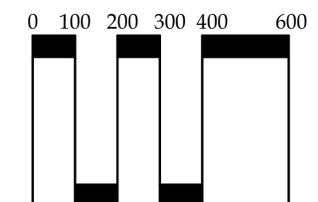
	ORIGINAL APPROVAL	REQUESTED	CHANGE
PARKS:	23 ACRES	2 ACRES	(21) ACRES
DWELLING UNITS:	9,396	3,603	(5,793)
COMMERCIAL:	3,680,620	1,557,133	(2,122,887)
LIMITED INDUSTRIAL/COMMERCIAL:	979,793	1,266,511	286,718

Currently Entitled Plan

For Review Only -- Not for Construction!



North



Scale: 1" = 200'

Site Related Data:
Site Related Data & Boundary Information Taken from a Survey by: Venture Engineering,
Titled: Apache Alt Major PDD Amendment (1-22-22).DWG Date: 11/24/21 Scale: 1"=200'
This Plan Shall Not Be Construed to be Survey Accurate.



618 Chestnut Road
Suite 201
Myrtle Beach SC 29572
843 692-9999 Fax 843 692-9899
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PROJECT

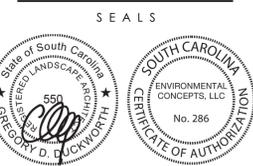
Site Development Plans
The Preserve PDD
North Myrtle Beach • South Carolina
Prepared For:
Longleaf Real Estate

PROJECT NUMBER
21-080

RELEASE
Planning Commission

DATE
08/10/22

REVISIONS

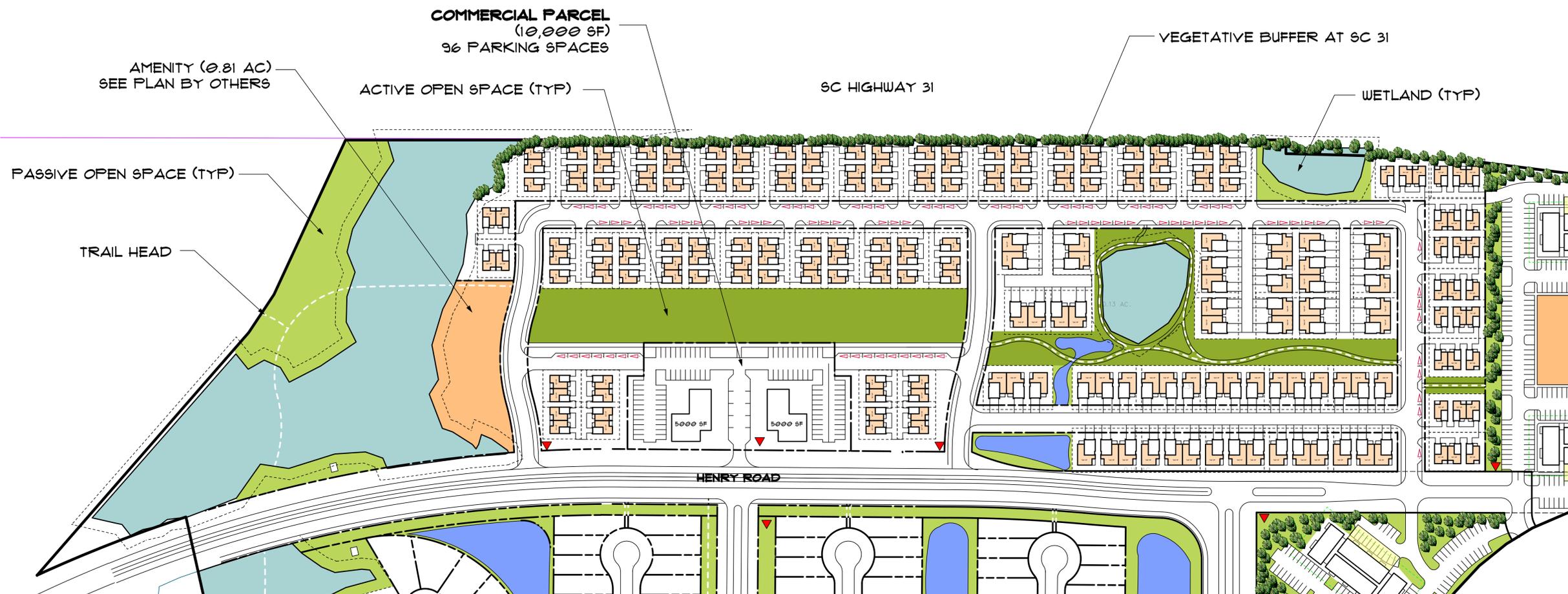


SHEET TITLE

Site Plan

SHEET NUMBER

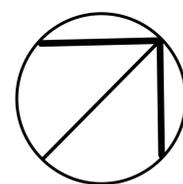
L-1.0



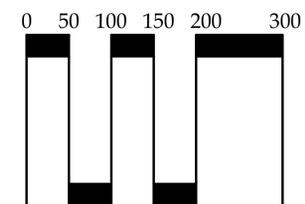
BUILD TO RENT PARCEL
 GARAGE PARKING = 212 SPACES (132% OF RDUS)
 DRIVEWAY PARKING = 120 SPACES
 PARALLEL PARKING = 89 SPACES
 TOTAL PARKING = 481 SPACES

Currently Entitled Plan

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North



Scale: 1" = 100'

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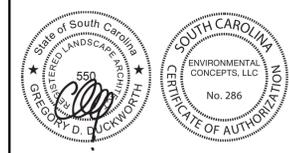
PROJECT NUMBER
 21-080

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 Planning Commission

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SEALS



SHEET TITLE
**Build-To-Rent
 Site Plan**

SHEET NUMBER

L-1.4

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UNDER GARAGE PARKING -IMPACTED AREA HIGHLIGHTED BY YELLOW BOX. END UNITS WILL NOT BE IMPACTED (3 OF THE 5 ON ONE SIDE WILL BE IMPACTED - TYP).

VEGETATIVE BUFFER AT SC 31

WETLAND (TYP)

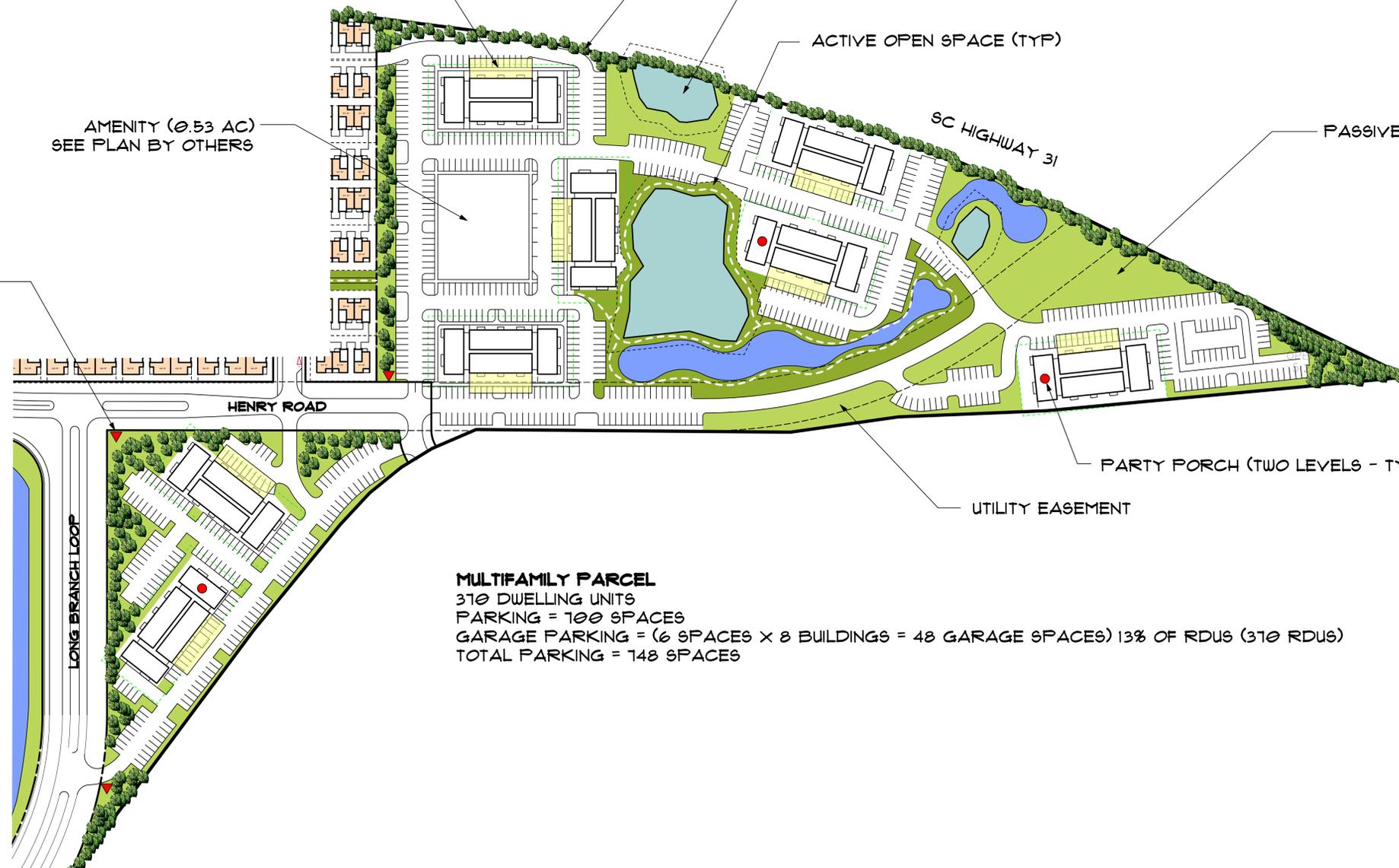
ACTIVE OPEN SPACE (TYP)

SC HIGHWAY 31

PASSIVE OPEN SPACE (TYP)

AMENITY (0.53 AC)
SEE PLAN BY OTHERS

COMMUNITY SIGN (TYP)

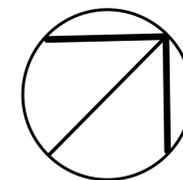


MULTIFAMILY PARCEL

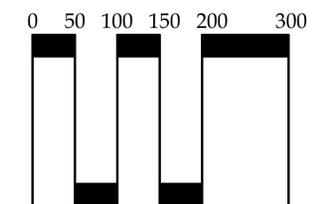
310 DWELLING UNITS
 PARKING = 100 SPACES
 GARAGE PARKING = (6 SPACES X 8 BUILDINGS = 48 GARAGE SPACES) 13% OF RDUS (310 RDUS)
 TOTAL PARKING = 148 SPACES

Currently Entitled Plan

For Review Only -- Not for Construction!



North



Scale: 1" = 100'

Site Related Data:
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PROJECT

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 North Myrtle Beach • South Carolina
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Longleaf Real Estate

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 21-080

RELEASE
 Planning Commission

DATE
 08/10/22

REVISIONS

SEALS



SHEET TITLE
**Multi-Family
 Site Plan**

SHEET NUMBER

L-1.5



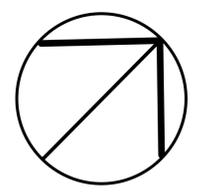
PAIRED-VILLAS PARCEL
221 DWELLING UNITS

DEVELOPMENT INFO:

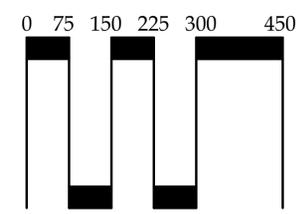
TOTAL LENGTH OF STREETS: 6,851 LF
 TOTAL LENGTH OF CUL-DE-SACS SHOWN: 1,008 LF (14.1%)
 MAX ALLOWABLE CUL-DE-SAC LENGTH: 1,029 LF (15%)

Currently Entitled Plan

For Review Only -- Not for Construction!



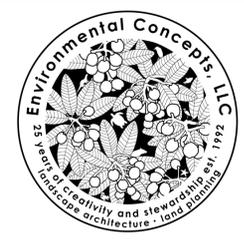
North



Scale: 1" = 150'

Site Related Data:
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PROJECT

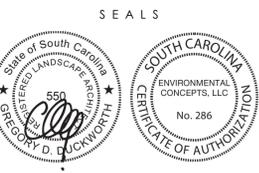
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SHEET TITLE
Paired Villas Site Plan

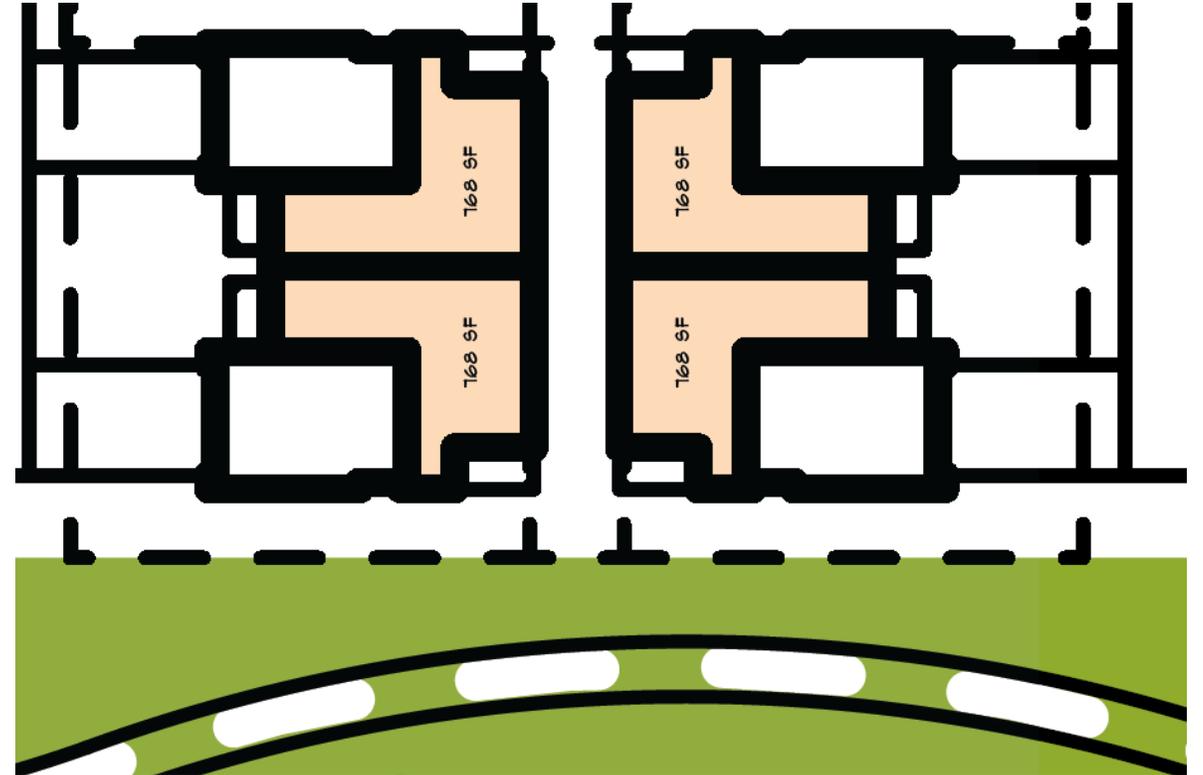
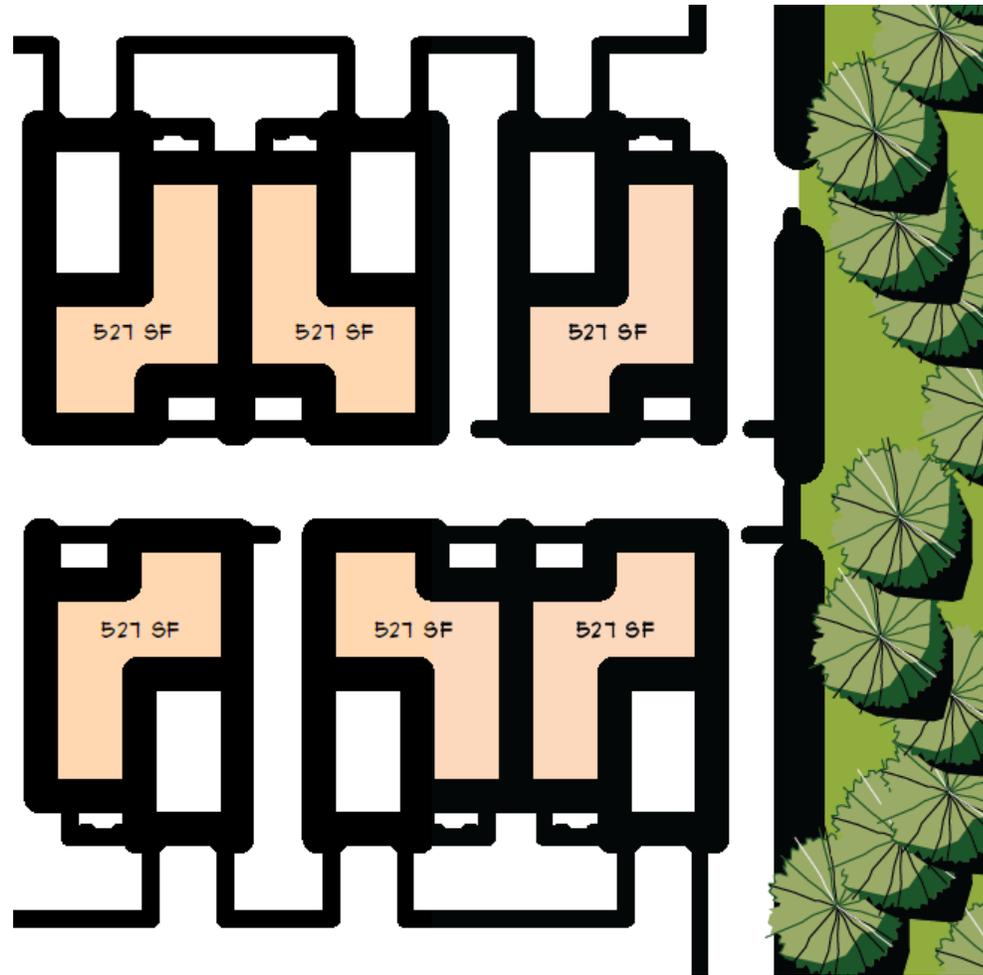
SHEET NUMBER
L-1.6

BUILD-TO-RENT

Currently Entitled Plan

BUILD-TO-RENT

Footprint



Currently Entitled Plan

BUILD-TO-RENT

One Story Residence Design FRONT ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

SW 6191

Perle Noir

SW 9154

Pure White

SW 7005

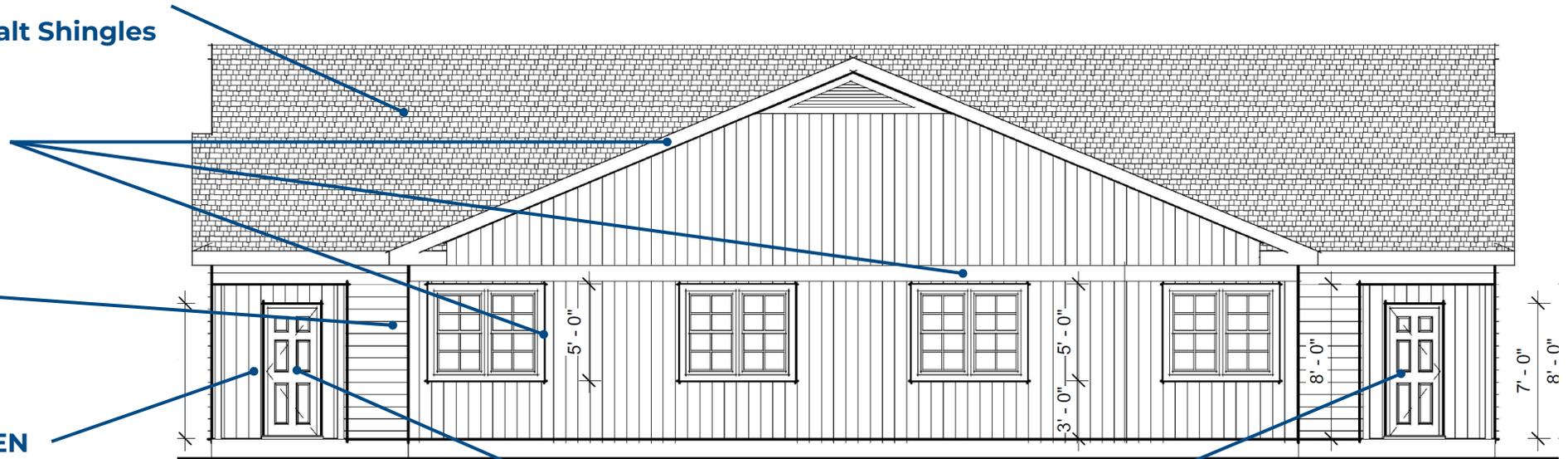
EXTERIOR DOOR

Contented

SW 6191

Perle Noir

SW 9154



Currently Entitled

BUILD-TO-RENT

One Story Residence Design MOTOR COURT ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

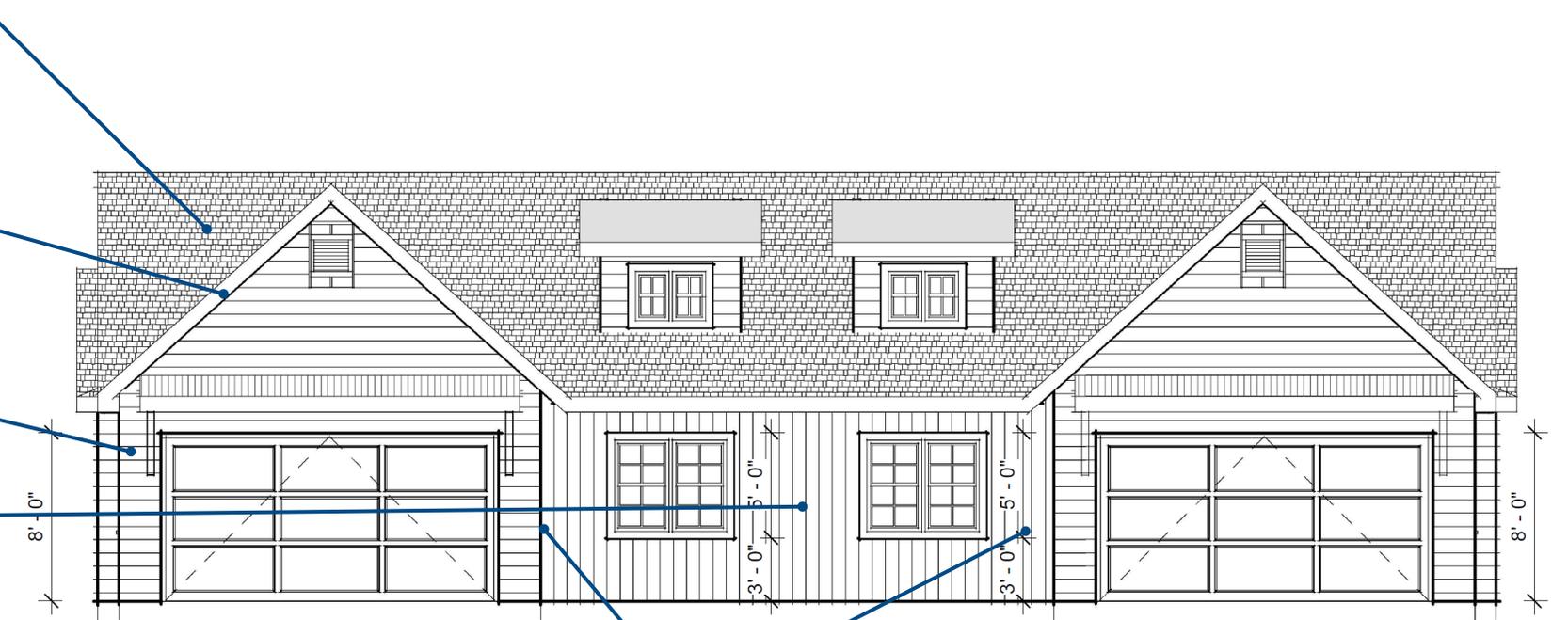
SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

Perle Noir

SW 9154

Currently Entitled

BUILD-TO-RENT

One Story Residence Design SIDE ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

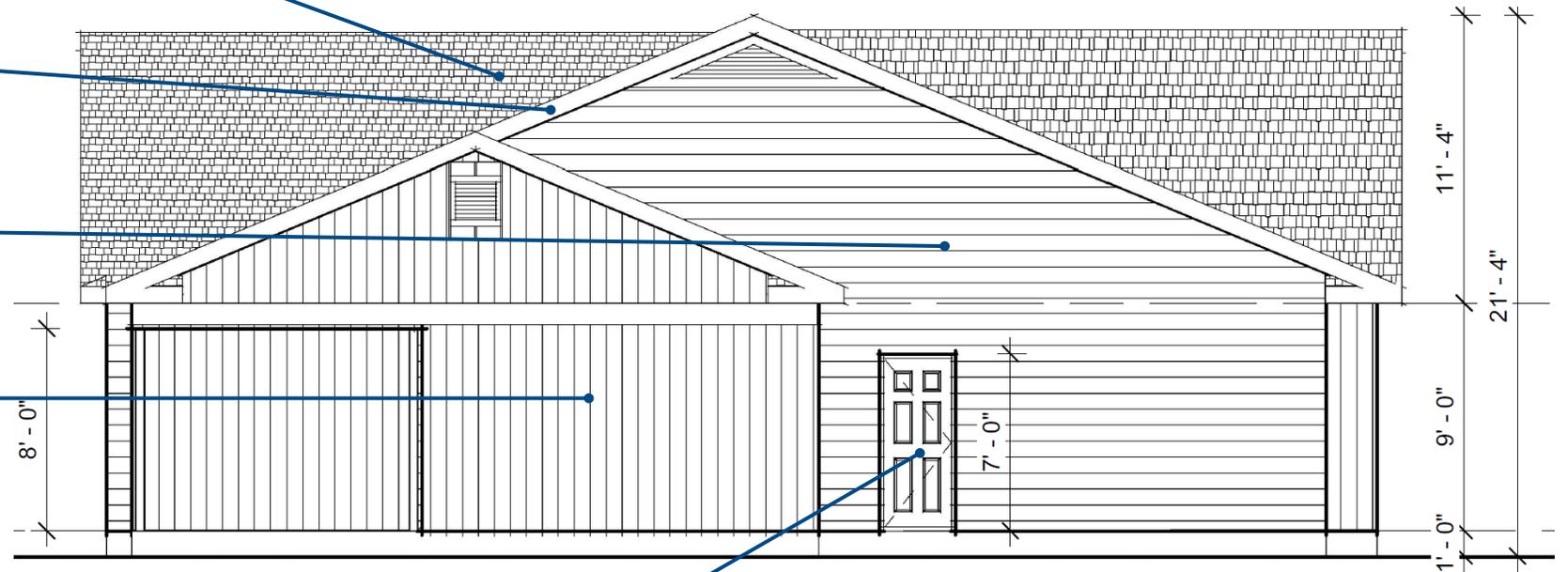
SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

Perle Noir

SW 9154

Currently Entitled

BUILD-TO-RENT

Two Story Residence Design FRONT ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

Perle Noir

SW 9154

Currently Entitled

BUILD-TO-RENT

Two Story Residence Design MOTOR COURT ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

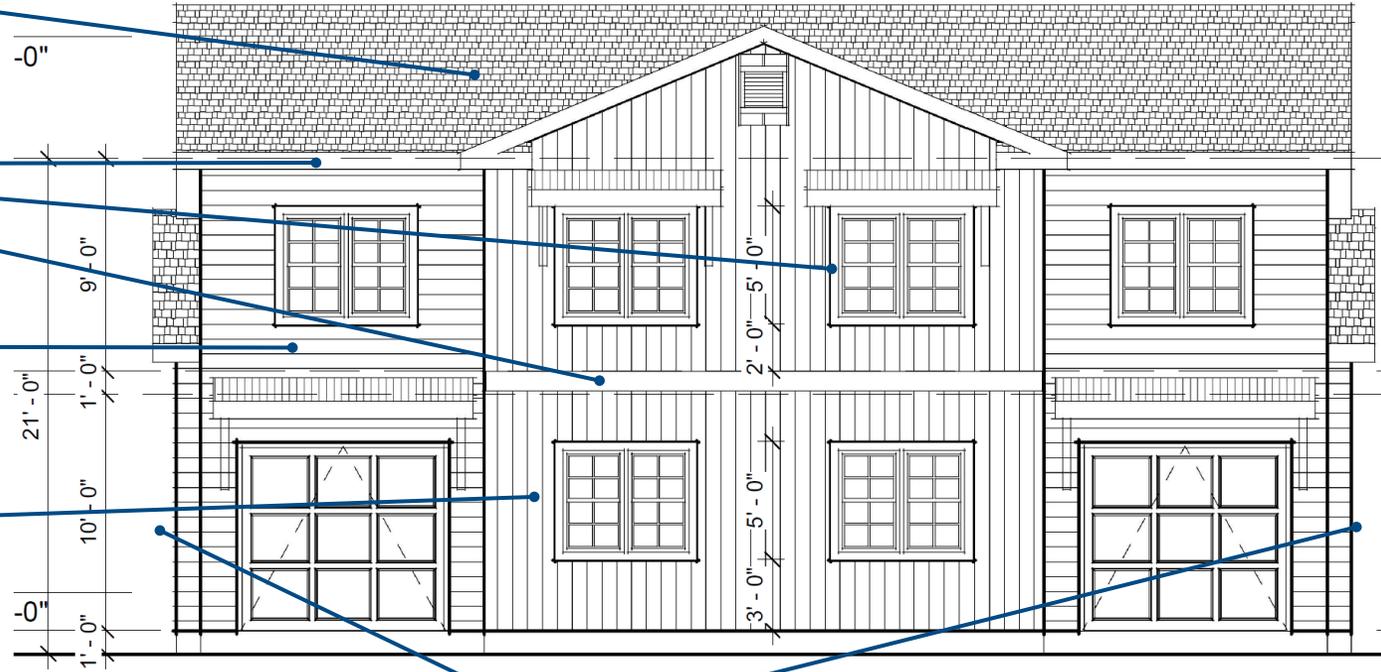
SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

Perle Noir

SW 9154

Currently Entitled

BUILD-TO-RENT

Two Story Residence Design SIDE ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

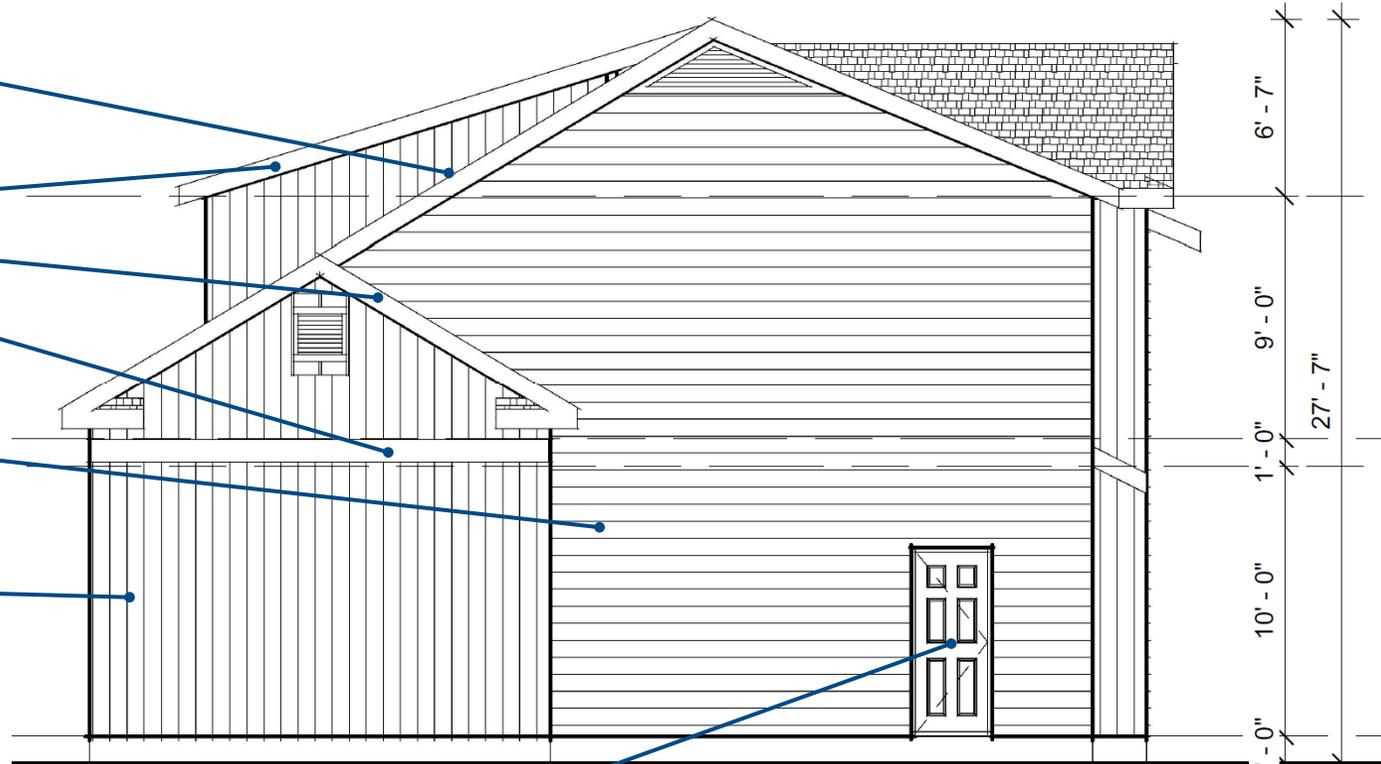
SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

Perle Noir

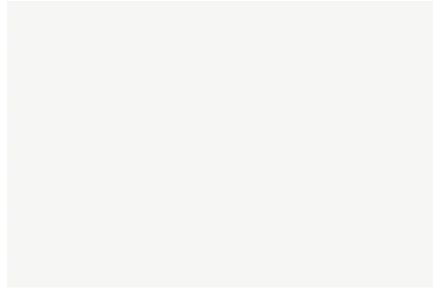
SW 9154

Currently Entitled

BUILD-TO-RENT

Building Design

TRIM



Extra White
SW 7006

BOARD AND BATTEN



Contented
SW 6191

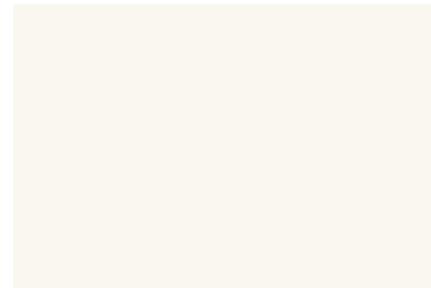


Perle Noir
SW 9154



Stream
SW 6499

LAP SIDING



Pure White
SW 7005

FRONT DOOR



Contented
SW 6191



Perle Noir
SW 9154
Currently Entitled

BUILD-TO-RENT

Building Design

ARCHITECTURAL SHINGLES



Gray



Weathered Wood



Dove Gray



Black Shadow

Currently Entitled

BUILD-TO-RENT

Residential Scenes REPRESENTATIVE IMAGES



Currently Entitled

BUILD-TO-RENT

Building Materials

WINDOWS

- Wood double-hung and casement
- Clad double-hung with aluminum rim accessories
- Wood or clad simulated divided-lights
- French Doors
- Cellular PVC double-hung and casement
- Wood or PVC simulated divided-lights
- Direct set transoms and sidelights

SHUTTERS

- Wood
- Cellular PVC

ENTRY DOORS

- Wood doors
- Fiberglass doors
- Steel doors

COLUMNS

- Composite columns
- Wood columns

EXTERIOR SIDINGS

- Wood
- Hardiplank
- Fiber cement cladding board
- Brick

EXTERIOR MOLDING TRIM & BRACKETS

- Wood
- Cellular PVC
- Fypon
- Duraflex

SOFFITS

- Vinyl
- Fiber cement
- Wood
- Cellular PVC

PORCH CEILINGS

- Wood
- Ply-bead
- T & G beaded paneling

FENCING

- Wood
- Aluminum
- Steel and wrought iron
- Vinyl

GARAGE DOORS

- Wood
- Aluminum
- Cellular PVC
- Fiberglas

ROOF SHINGLES

- Wood
- Syline synthetic slate
- Synthetic shakes
- Slate
- Copper and metal
- Composite shingles
- Architectural dimensional shingles

Currently Entitled

BUILD-TO-RENT

Setbacks

PROPOSED USE	MIN. SETBACK (FEET):	MIN. SETBACK (FEET):	MIN. SETBACK (FEET):	MAX HEIGHT	SEPERATION OF BUILDINGS
	FRONT	SIDE	REAR		
Build-to-Rent	10	0	5	40	10
Auxiliary Building	10	10	10	40	10

Currently Entitled