

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: April 7, 2025

| | |
|--|--|
| Agenda Item: 6C | Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM |
| Agenda Section: Unfinished Business: Ordinance. Second Reading | Date: April 2, 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 workshop, Council reviewed this proposal favorably, though Public Works had not yet conducted its review. On February 4, 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, allowing more time for evaluation. At a special-called meeting on March 10, 2025, the Council approved the revised Development Agreement on first reading; however, concerns lingered about the proposed layout and overall development quality. The applicant subsequently submitted revised drawings past the agenda deadline, leaving staff insufficient time to provide comprehensive feedback. Preliminary Planning Department comments on these revisions were presented at the March 17, 2025, Council meeting, where the item was once again postponed to allow the applicant time to address those planning comments.

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, 25'-wide, rights-of-way (alleys) to provide access to fee-simple residential units in the former build-to-rent section (Retreat).

- **Reconfiguration of Build-to-Rent Neighborhood (Retreat):** Increases the number of dwelling units from 207 to 235 by removing the commercial element and reconfiguring the layout.
- **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 the original entitlement.
- **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. Comments from the Department of Public Works may be found below:

1. Due to the proximity of the buildings to the roadway, Public Works does not recommend the proposed 25’ wide right-of-way as a valid public or private right-of-way, nor does the Department recommend the 35’ structure spacing due to potential vehicle conflicts with buildings.
2. Public Works recommends fixing the discrepancy in the currently approved PDD Master Site Plan regarding the extension of Henry Road (which references the correct 3-lane, median-divided, public roadway) and the DA exhibit (which incorrectly shows a 2-lane roadway cross section).

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:

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 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

FIRST READING: 3.10.2025

SECOND READING: 4.7.2025

REVIEWED:

Interim City Manager

ORDINANCE: 25-11

Exhibit A



MASTER PLAN - OVERVIEW

APPROVED LANDSCAPE BUFFER PLAN LIST INCLUDED IN ORIGINAL PDD DOCUMENTS

VEGETATIVE BUFFER AT SC 31

TYP WETLAND WITH 20' AVG BUFFER

BAYBERRY
135 DWELLING UNITS

AMENITY (0.75 AC)

ROW IMPROVEMENTS
W/ MULTIPURPOSE PATH

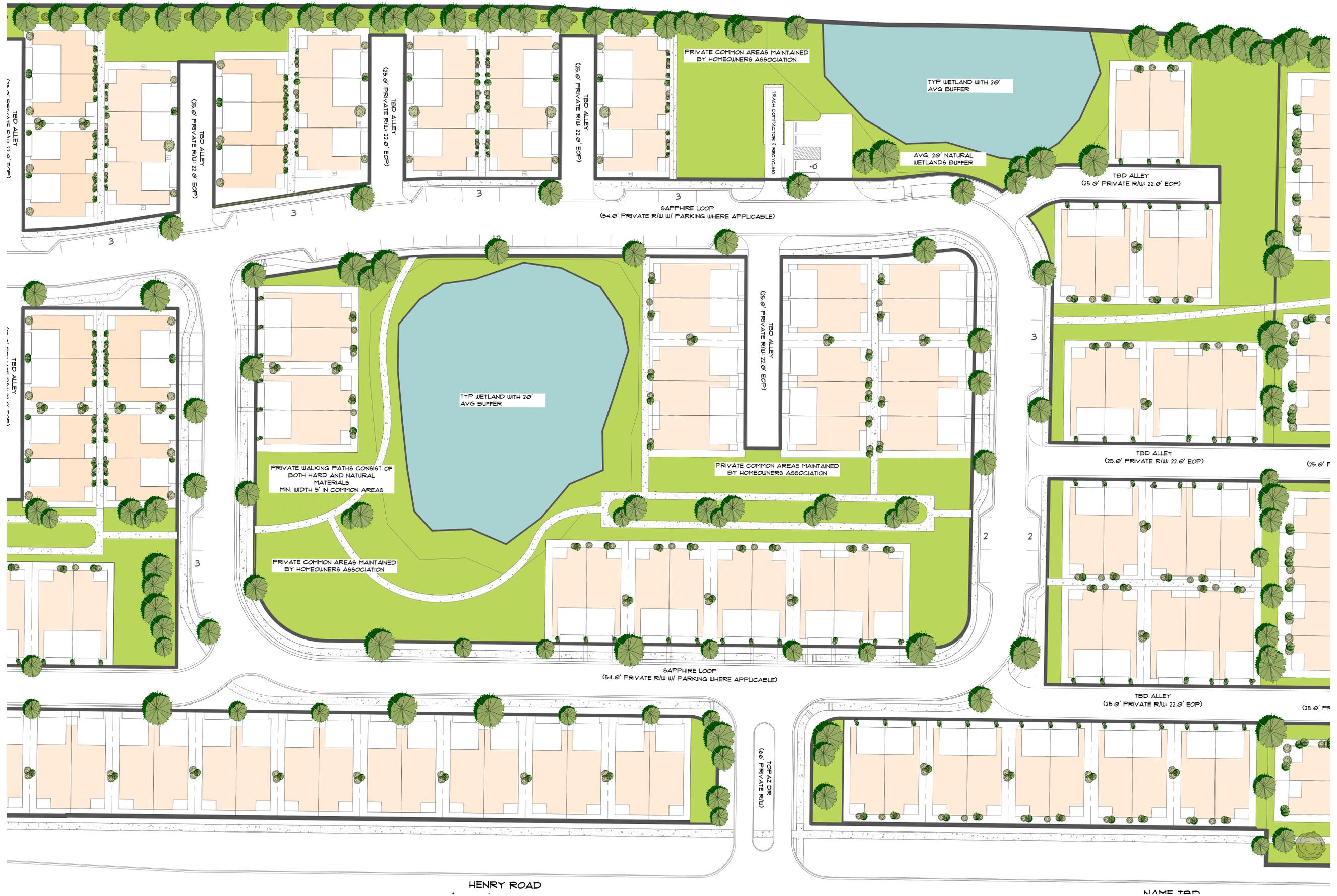
| | ACRES | ACRES | OPEN SPACE/GREENSPACE/AMENITY | |
|----------------------------------|------------|--------------|-------------------------------|------------------|
| | | | ACRES | % OF TOTAL ACRES |
| INDIGO (FORMERLY SINGLE-FAMILY) | 221 | 60.9 | 20 | 33.0% |
| RETREAT (FORMERLY BUILD-TO-RENT) | 235 | 28.9 | 8.4 | 28.0% |
| BAYBERRY (FORMERLY MULTIFAMILY) | 135 | 21.4 | 7.4 | 35.0% |
| TOTAL/AVG | 591 | 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



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

C3

1" = 30'



RETREAT - OVERVIEW



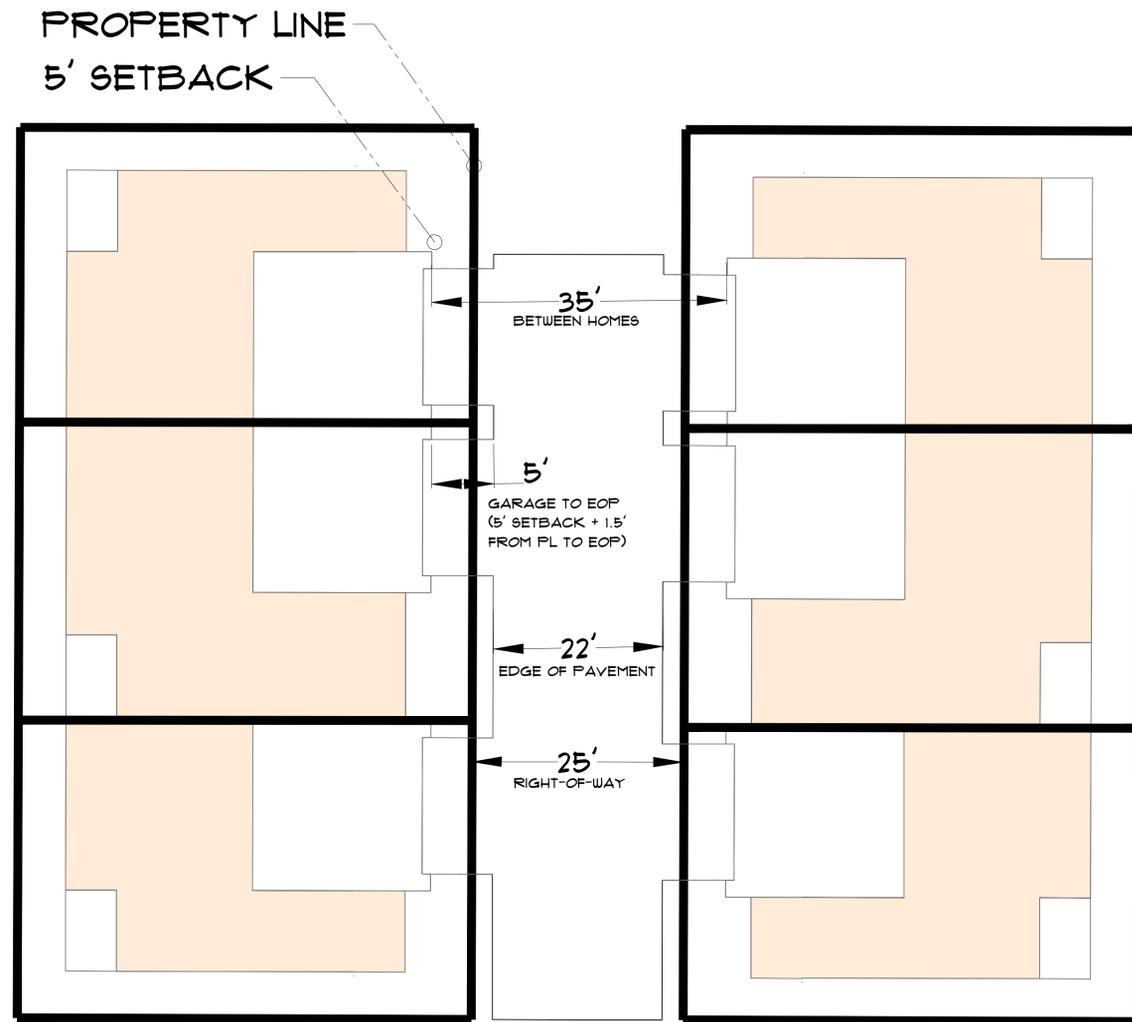
"END OF CITY MAINTENANCE" SIGN

BAYBERRY (FORMERLY MULTIFAMILY)

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



TYPICAL 25' ROW DESIGN



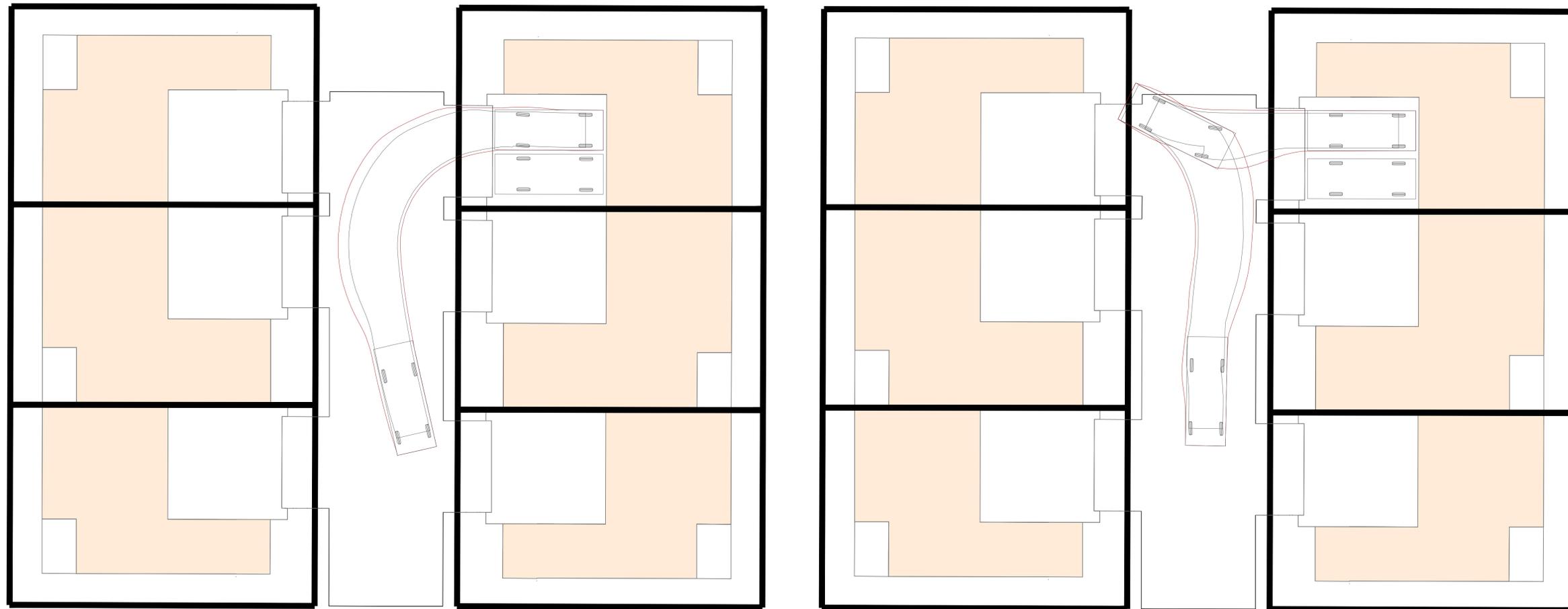
RETREAT - TYPICAL 25' ROW DESIGN

S2

1" = 10'

VEHICLE TURNING PATH

AASHTO PASSENGER CAR (P) DESIGN VEHICLE
 DIMENSIONS OF CURRENT PASSENGER CAR (P) DESIGN 19' X 7'



RETREAT - VEHICLE TURNING PATH

Table 18. Summary of overall vehicle lengths for all 2019 passenger vehicle models.

| Passenger car type | Number of models | Vehicle length (ft) for specific passenger vehicle models | | | | | Percent of passenger vehicle models for specific vehicle length ranges (ft) | | | |
|--------------------------|------------------|---|-------|-----------------|-----------------|---------|---|------------|------------|------|
| | | Minimum | Mean | 90th percentile | 95th percentile | Maximum | ≤ 17 | > 17 to 18 | > 18 to 19 | > 19 |
| All types combined | 205 | 11.93 | 15.94 | 18.49 | 19.31 | 20.88 | 83.4 | 5.4 | 3.4 | 7.6 |
| Automobiles ^a | 99 | 11.93 | 15.36 | 16.55 | 16.82 | 17.40 | 97.0 | 3.0 | 0.0 | 0.0 |
| Minivans/vans | 13 | 14.52 | 17.34 | 19.67 | 20.88 | 20.88 | 61.5 | 0.0 | 15.4 | 23.1 |
| Pickup trucks | 16 | 17.44 | 19.17 | 20.21 | 20.83 | 20.83 | 0.0 | 18.8 | 0.0 | 81.2 |
| Sports cars | 12 | 12.84 | 14.46 | 15.43 | 15.69 | 15.69 | 100.0 | 0.0 | 0.0 | 0.0 |
| SUVs | 65 | 13.44 | 16.03 | 17.50 | 18.49 | 18.70 | 84.6 | 7.7 | 7.7 | 0.0 |

^a Sedans, coupes, convertibles, and station wagons.

SUV = Sport utility vehicle.

Vehicle length represents the length of the vehicle body (not including appurtenances such as bicycle racks or trailer hitches).



——— PROPOSED DRAINAGE
 - - - EXISTING/PERMITTED DRAINAGE



DRAWING NOT TO SCALE

DN ENGINEERING INC.
 4664 DOCK ROAD
 CONWAY, SC 29526
 PHONE: 843-365-0187
 FAX: 843-365-6381
 EMAIL: dnorris@dnengineering.com

DRAINAGE EXHIBIT
THE PRESERVE
 TOWNHOME DEVELOPMENT
 LOCATED OFF HENRY RD & LONG BRANCH RD
 IN THE CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
 PREPARED FOR:
 PRESERVE ACQUISITION I, LLC.

SCALE: SEE PLAN
 JOB NO. THE-PRESERVE
 DESIGNED BY: M.NORRIS
 DRAWN BY: M.NORRIS
 CHECKED BY: D.NORRIS
 DATE: MARCH 24, 2025

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |
| | | |

SHEET NUMBER:
R1
 1 OF 2

REPRODUCTION OR REUSE OF THIS DRAWING IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY FORBIDDEN



- PROPOSED WATERLINE
- - - EXISTING/PERMITTED WATERLINE
- PROPOSED SEWER
- - - EXISTING/PERMITTED SEWER
- - - EXISTING/PERMITTED FORCEMAIN



DRAWING NOT TO SCALE

DN ENGINEERING INC.
 4664 DOCK ROAD
 CONWAY, SC 29526
 PHONE: 843-365-0187
 FAX: 843-365-6381
 EMAIL: dnorris@dnengineering.com

WATER & SEWER EXHIBIT
THE PRESERVE
 TOWNHOME DEVELOPMENT
 LOCATED OFF HENRY RD & LONG BRANCH RD
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 PREPARED FOR:
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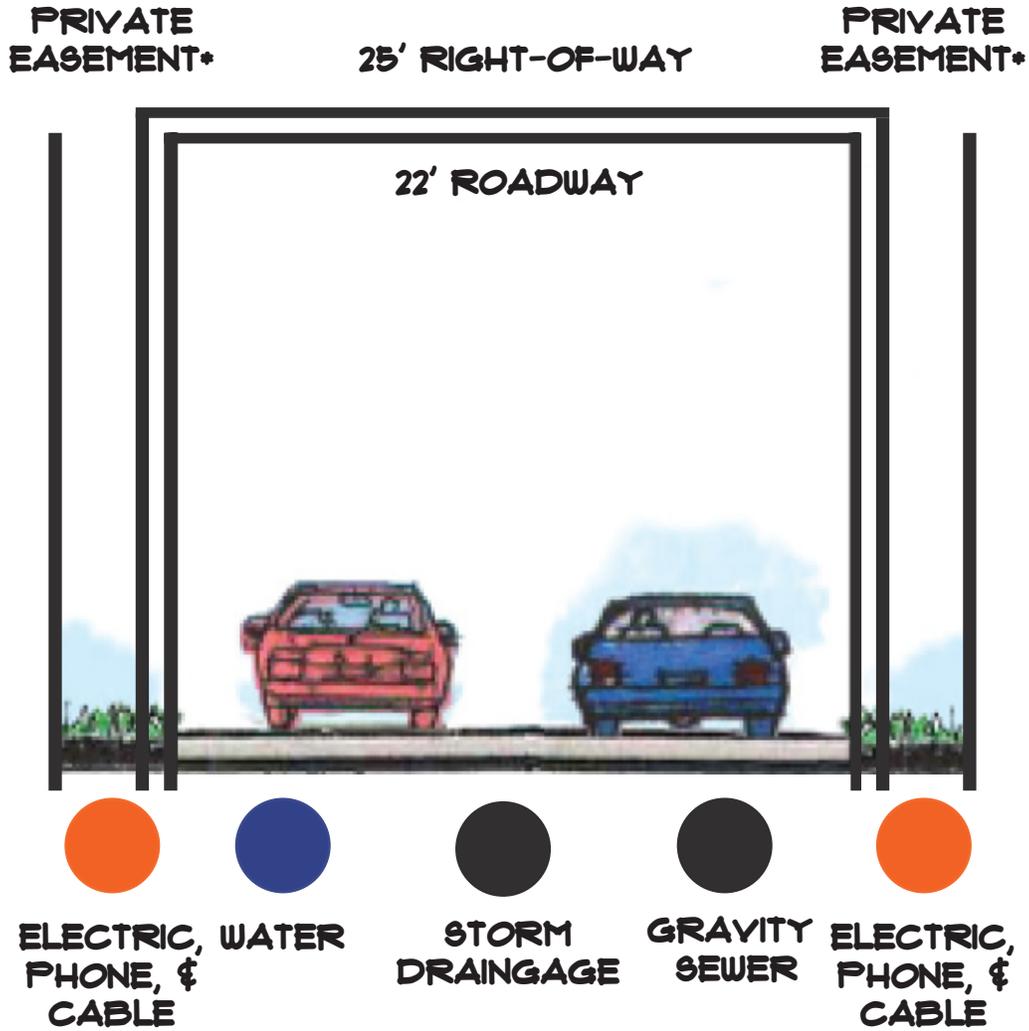
SCALE: SEE PLAN
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 DESIGNED BY: M.NORRIS
 DRAWN BY: M.NORRIS
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 DATE: MARCH 24, 2025

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |
| | | |

SHEET NUMBER:
R2
 2 OF 2

REPRODUCTION OR REUSE OF THIS DRAWING IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY FORBIDDEN

25' PRIVATE ROW



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

CROSS-SECTION & UTILITY LAYOUT

BAYBERRY

BAYBERRY

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.

BAYBERRY

Residence Design (Typ.)

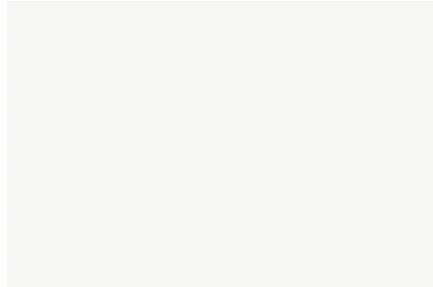


These images represent individual facades that seamlessly connect to form a cohesive elevation for any building with two to six units. Their modular design allows flexibility in both configuration and scale, ensuring a consistent architectural appearance regardless of the number of townhomes in each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

BAYBERRY

Building Pallet (Typ.)

TRIM



Extra White
SW 7006

BOARD AND BATTEN



Contented
SW 6191

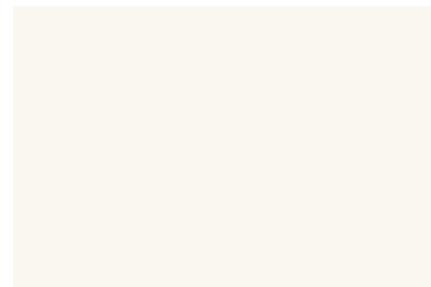


Perle Noir
SW 9154



Stream
SW 6499

LAP SIDING



Pure White
SW 7005

FRONT DOOR



Contented
SW 6191



Perle Noir
SW 9154

BAYBERRY

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

BAYBERRY

Amenity Design (Typ.)



Approved Amenities

- Bocce Ball
- Pool
- Pickleball Court

BAYBERRY

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



The Retreat

THE RETREAT

Residence Design (Typ.)



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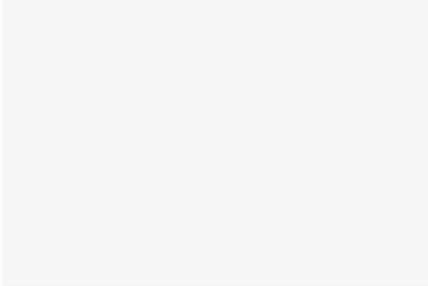


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THE RETREAT

Building Pallet (Typ.)

TRIM



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SW 7006

BOARD AND BATTEN



Contented
SW 6191

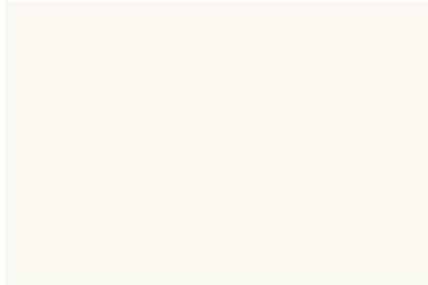


Perle Noir
SW 9154



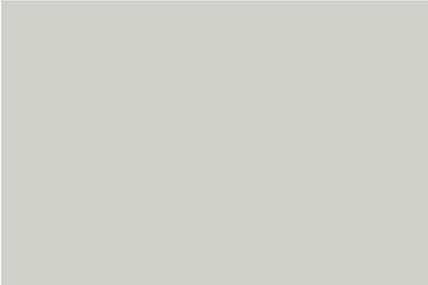
Stream
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LAP SIDING



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SW 7005

FRONT DOOR



Contented
SW 6191



Perle Noir
SW 9154

THE RETREAT

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THE RETREAT

Amenity Design (Typ.)



Approved Amenities

- Bocce Ball
- Pool
- Pickleball Court

THE RETREAT

Signage Guidelines

PRIMARY ENTRANCE

Development Identifying Sign

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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.
- **Introduction of 20'-Wide Alleys for Access:** Adds platted rights-of-way (alleys) to provide access to fee-simple residential units.
- **Reconfiguration of Build-to-Rent Neighborhood:** Increases the number of dwelling units from 207 to 251 by removing the commercial element and reconfiguring the layout.
- **Replacement of Five-Story Towers:** Removes the originally planned 370 multifamily units in five-story towers. Instead, the plan creates a townhome neighborhood and converts a portion of the paired-villa section into townhomes.
- **Adjusted Total Unit Count:** Establishes 135 townhomes, bringing the total count to 613 dwelling units—191 fewer than originally entitled.
- **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)

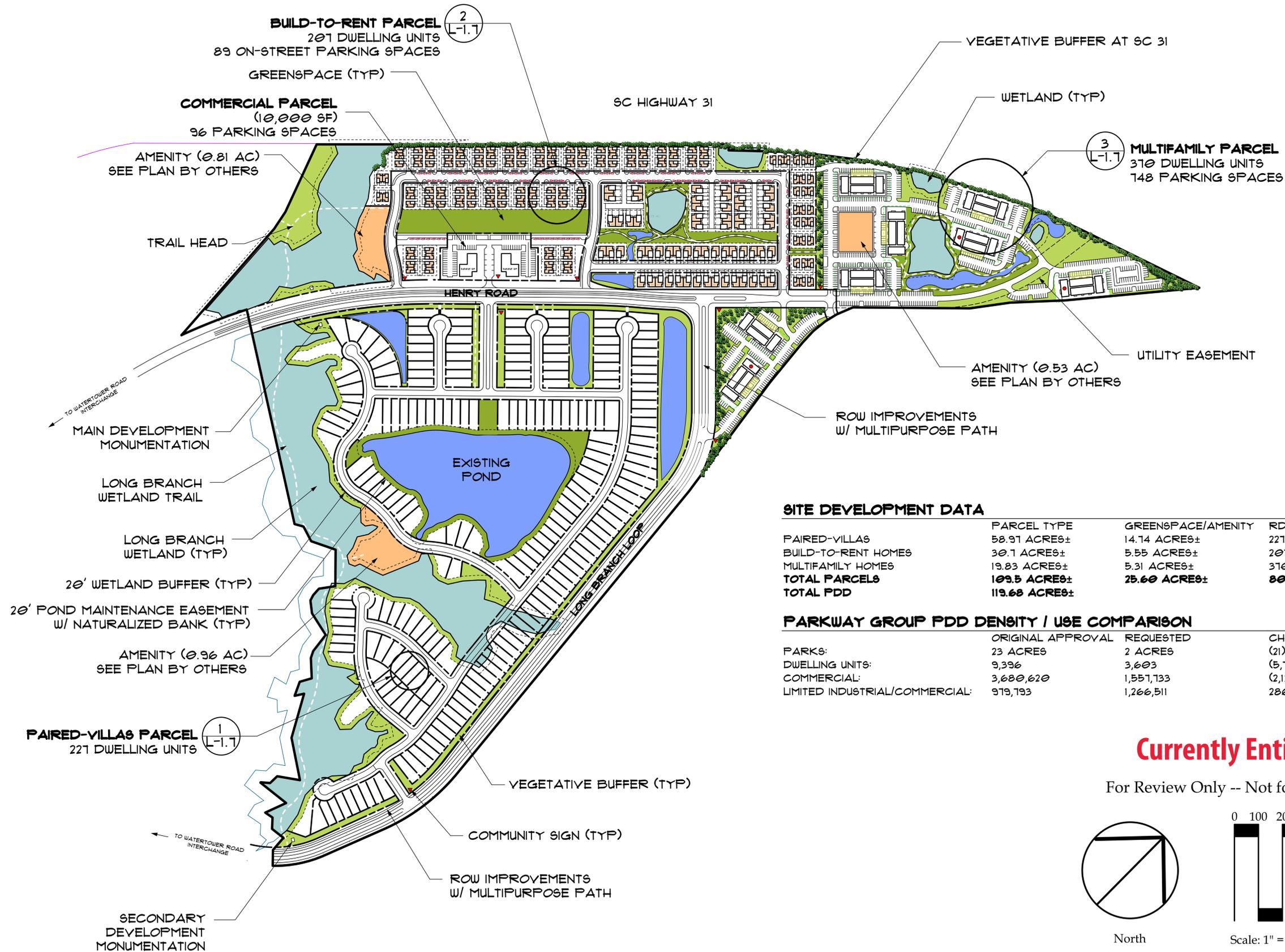
GENERAL INFORMATION

| | |
|---|--|
| 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

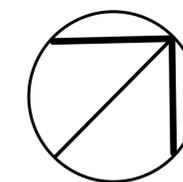
| | PARCEL TYPE | GREENSPACE/AMENITY | RDU'S | RDU PER ACRE |
|----------------------|----------------------|---------------------|------------|--------------|
| PAIRED-VILLAS | 58.91 ACRES± | 14.74 ACRES± | 221 | 3.85 |
| BUILD-TO-RENT HOMES | 30.1 ACRES± | 5.55 ACRES± | 207 | 6.74 |
| MULTIFAMILY HOMES | 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

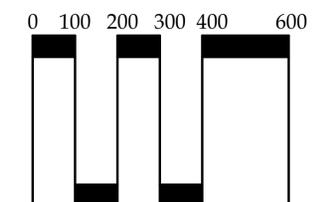
| | ORIGINAL APPROVAL | REQUESTED | CHANGE |
|--------------------------------|-------------------|-----------|-------------|
| PARKS: | 23 ACRES | 2 ACRES | (21) ACRES |
| DWELLING UNITS: | 9,396 | 3,603 | (5,793) |
| COMMERCIAL: | 3,680,620 | 1,557,133 | (2,122,887) |
| LIMITED INDUSTRIAL/COMMERCIAL: | 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
www.environmentalconceptsllc.com

This drawing is an instrument of service and remains the property of ENVIRONMENTAL CONCEPTS, LLC. All Rights Reserved. It may not be used or reproduced in any manner without their written permission. Any infringement is subject to legal action. ENVIRONMENTAL CONCEPTS, LLC is a Registered Service Mark in South Carolina. Acceptance of these plans also constitutes acceptance of the Letter Of Agreement To Begin Work/Hourly Rates And General Conditions previously furnished to the Client.

PROJECT

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

PROJECT NUMBER

21-080

RELEASE

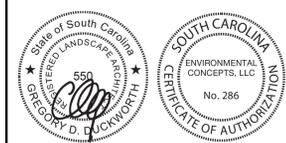
Planning Commission

DATE

08/10/22

REVISIONS

SEALS

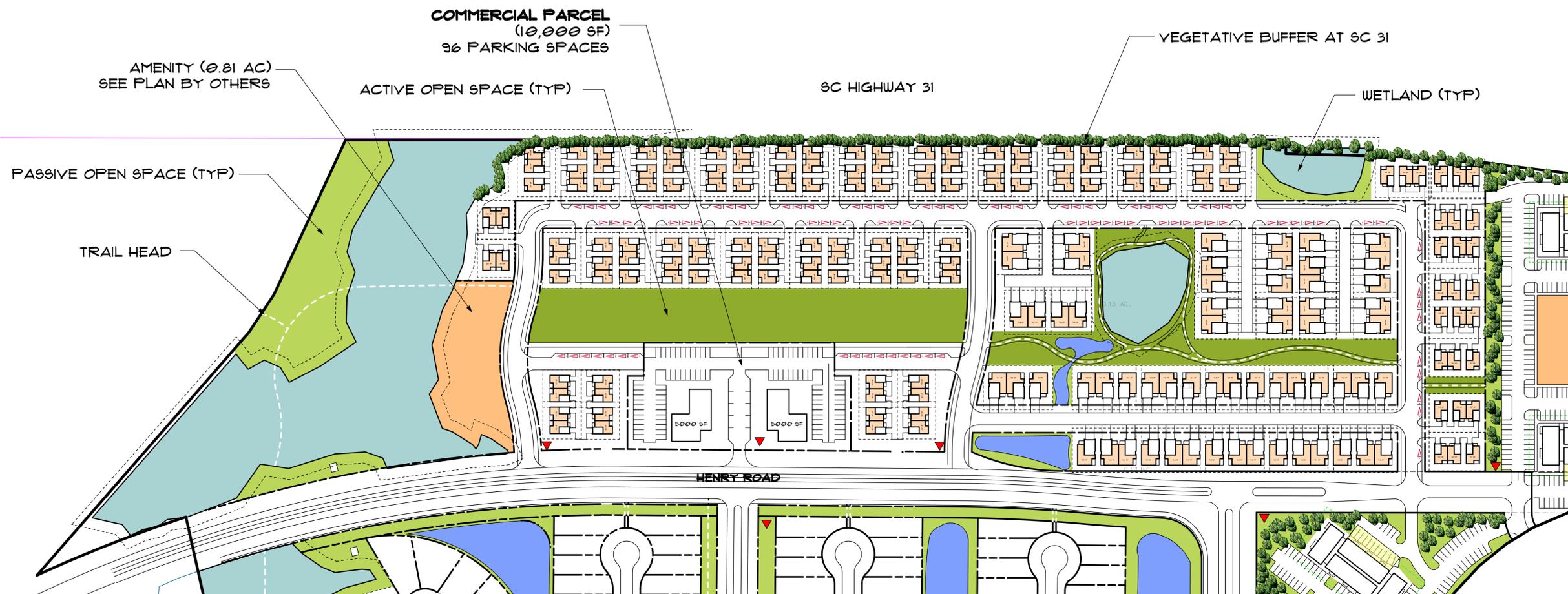


SHEET TITLE

Site Plan

SHEET NUMBER

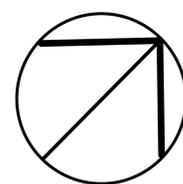
L-1.0



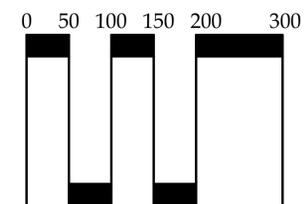
BUILD TO RENT PARCEL
 GARAGE PARKING = 212 SPACES (132% OF RDUS)
 DRIVEWAY PARKING = 120 SPACES
 PARALLEL PARKING = 89 SPACES
 TOTAL PARKING = 481 SPACES

Currently Entitled Plan

For Review Only -- Not for Construction!



North



Scale: 1" = 100'

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
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PROJECT

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

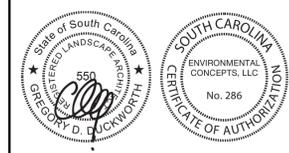
PROJECT NUMBER
 21-080

RELEASE
 Planning Commission

DATE
 08/10/22

REVISIONS

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)

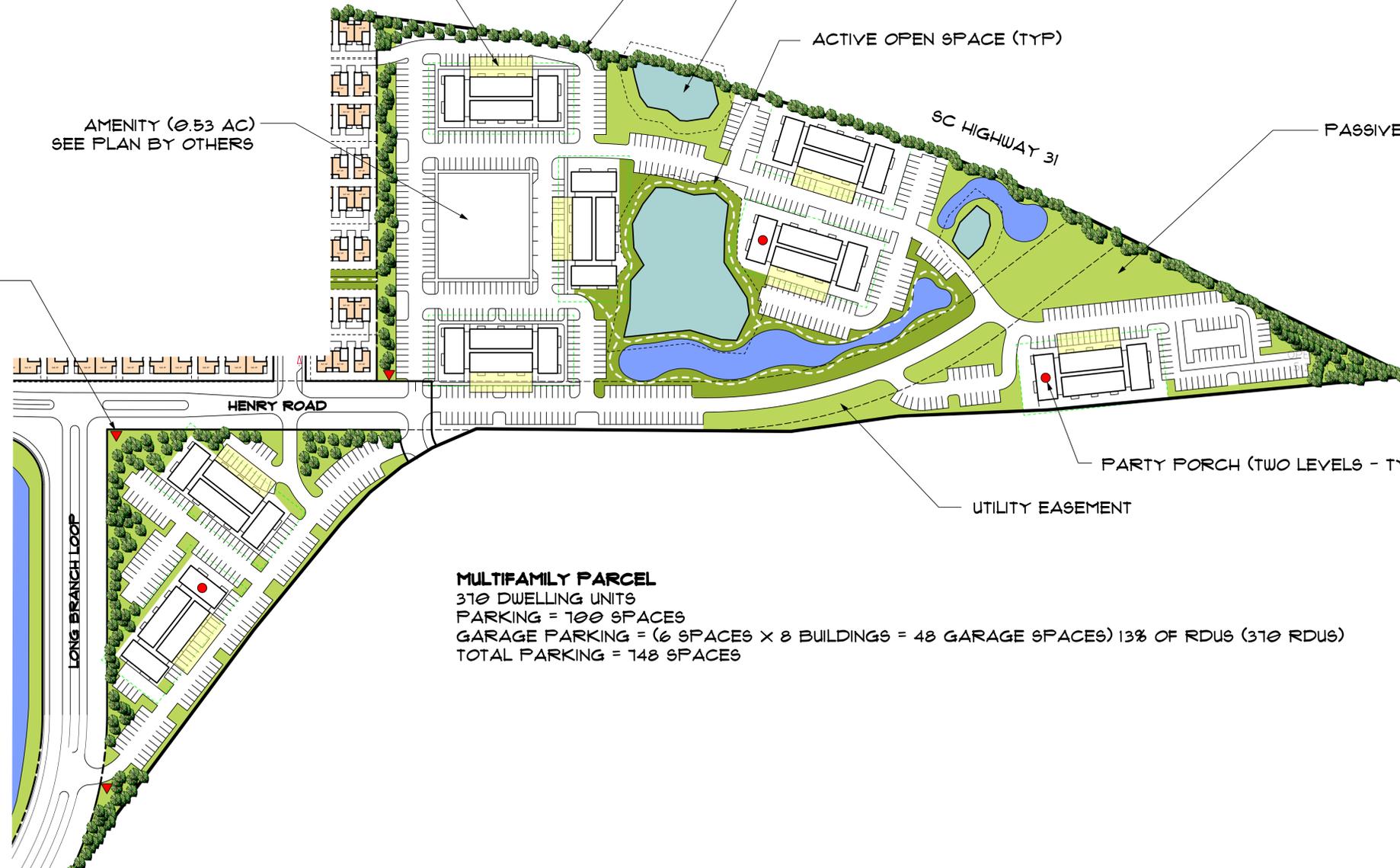
ACTIVE OPEN SPACE (TYP)

SC HIGHWAY 31

PASSIVE OPEN SPACE (TYP)

AMENITY (0.53 AC)
SEE PLAN BY OTHERS

COMMUNITY SIGN (TYP)

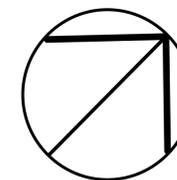


MULTIFAMILY PARCEL

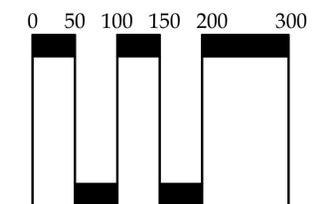
310 DWELLING UNITS
 PARKING = 100 SPACES
 GARAGE PARKING = (6 SPACES X 8 BUILDINGS = 48 GARAGE SPACES) 13% OF RDUS (310 RDUS)
 TOTAL PARKING = 148 SPACES

Currently Entitled Plan

For Review Only -- Not for Construction!



North



Scale: 1" = 100'

Site Related Data:
 Site Related Data & Boundary Information Taken from a Survey by: Venture Engineering,
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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

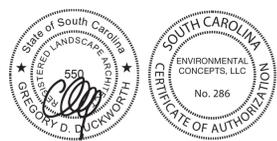
Planning Commission

DATE

08/10/22

REVISIONS

SEALS



SHEET TITLE

Multi-Family
 Site Plan

SHEET NUMBER

L-1.5



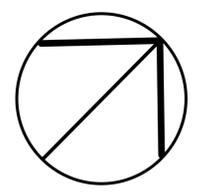
PAIRED-VILLAS PARCEL
221 DWELLING UNITS

DEVELOPMENT INFO:

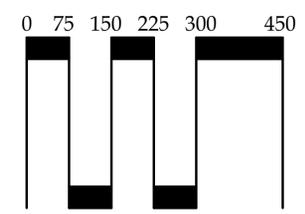
TOTAL LENGTH OF STREETS: 6,851 LF
 TOTAL LENGTH OF CUL-DE-SACS SHOWN: 1,008 LF (14.1%)
 MAX ALLOWABLE CUL-DE-SAC LENGTH: 1,029 LF (15%)

Currently Entitled Plan

For Review Only -- Not for Construction!

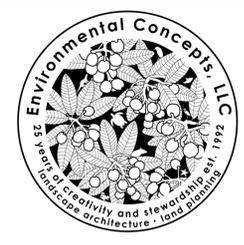


North



Scale: 1" = 150'

Site Related Data:
 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'
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PROJECT

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

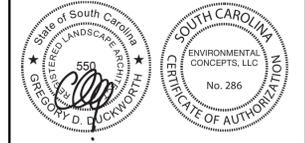
PROJECT NUMBER
21-080

RELEASE
Planning Commission

DATE
08/10/22

REVISIONS

SEALS



SHEET TITLE
Paired Villas
Site Plan

SHEET NUMBER

L-1.6

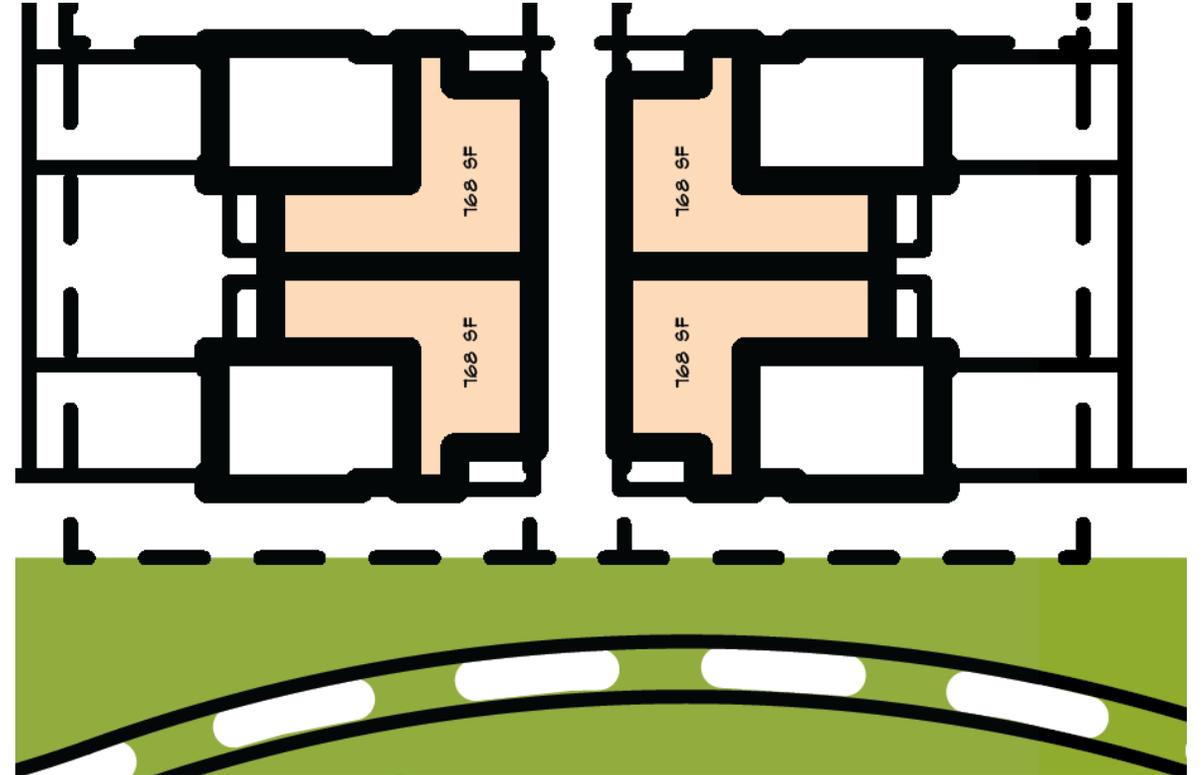
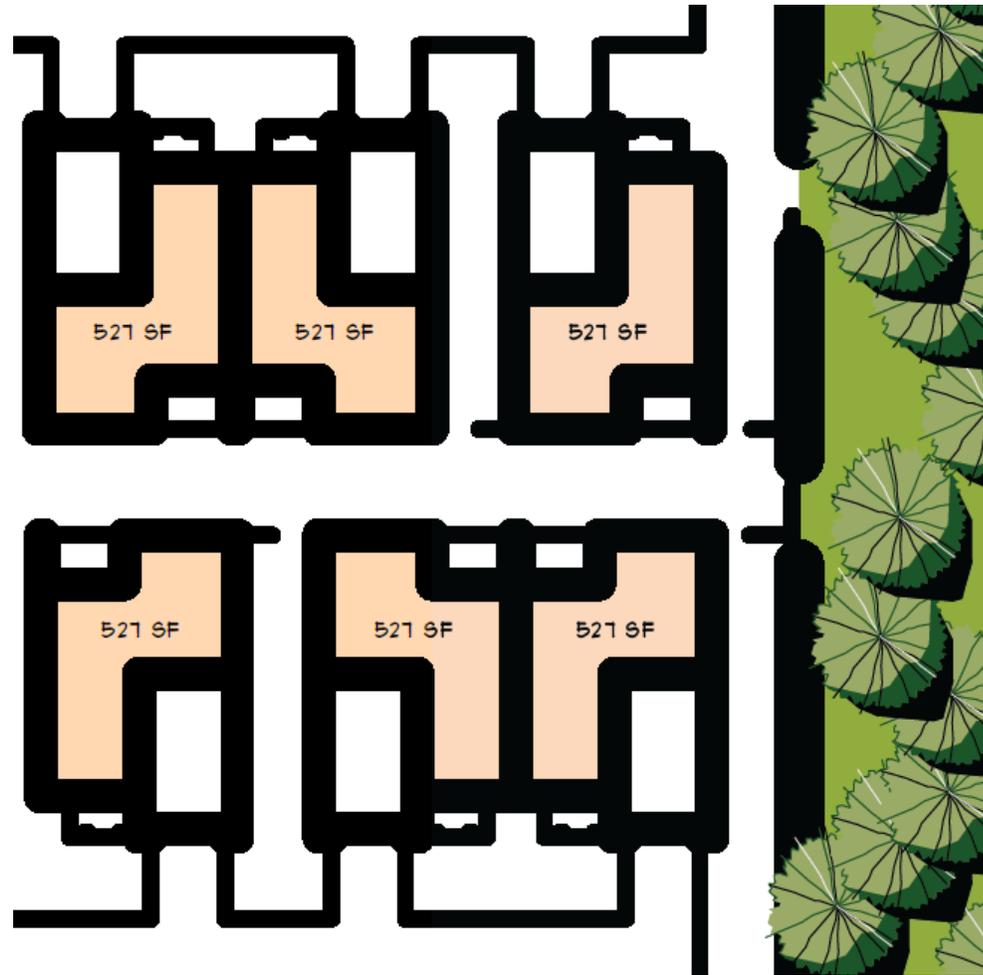
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BUILD-TO-RENT

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

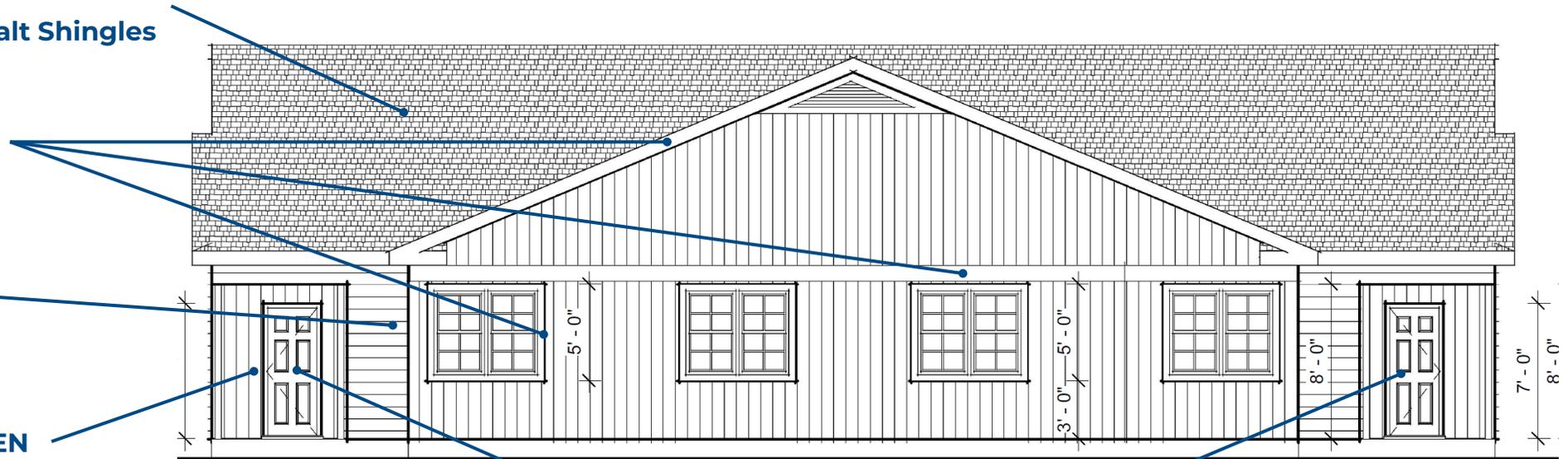
EXTERIOR DOOR

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

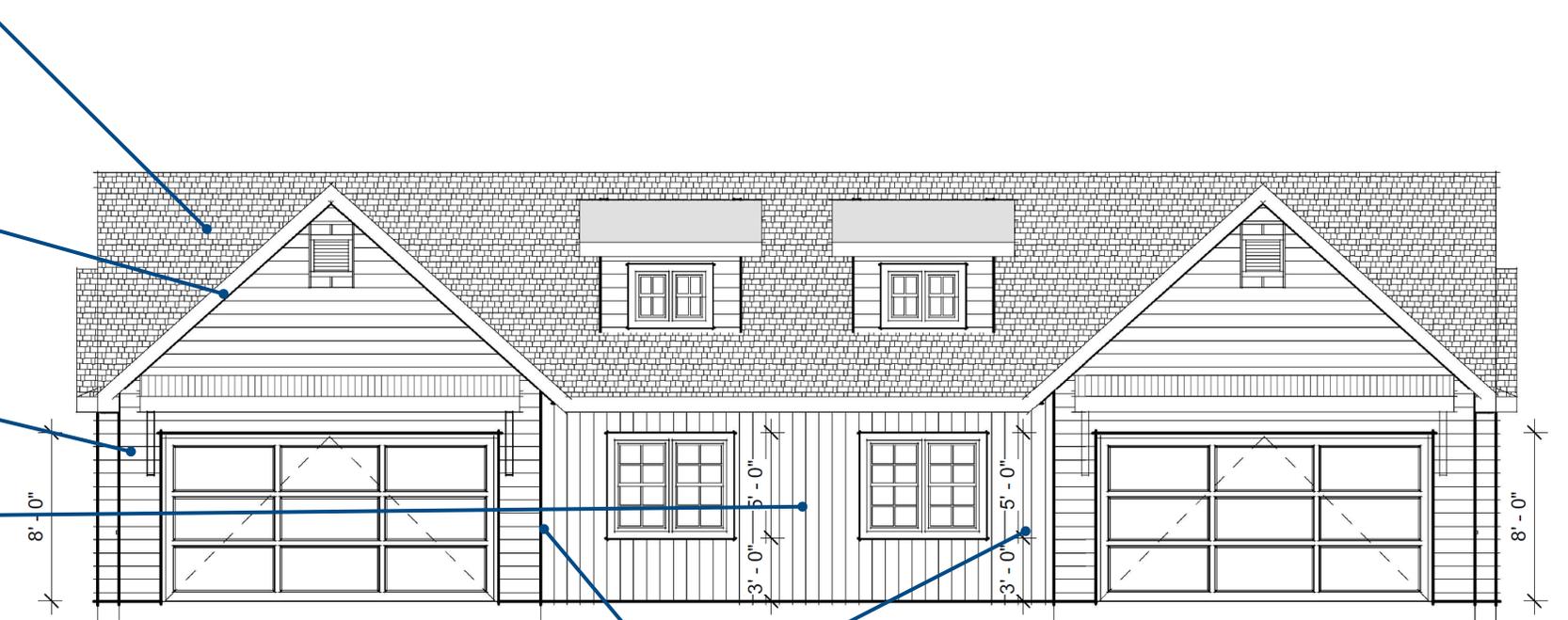
SW 6191

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

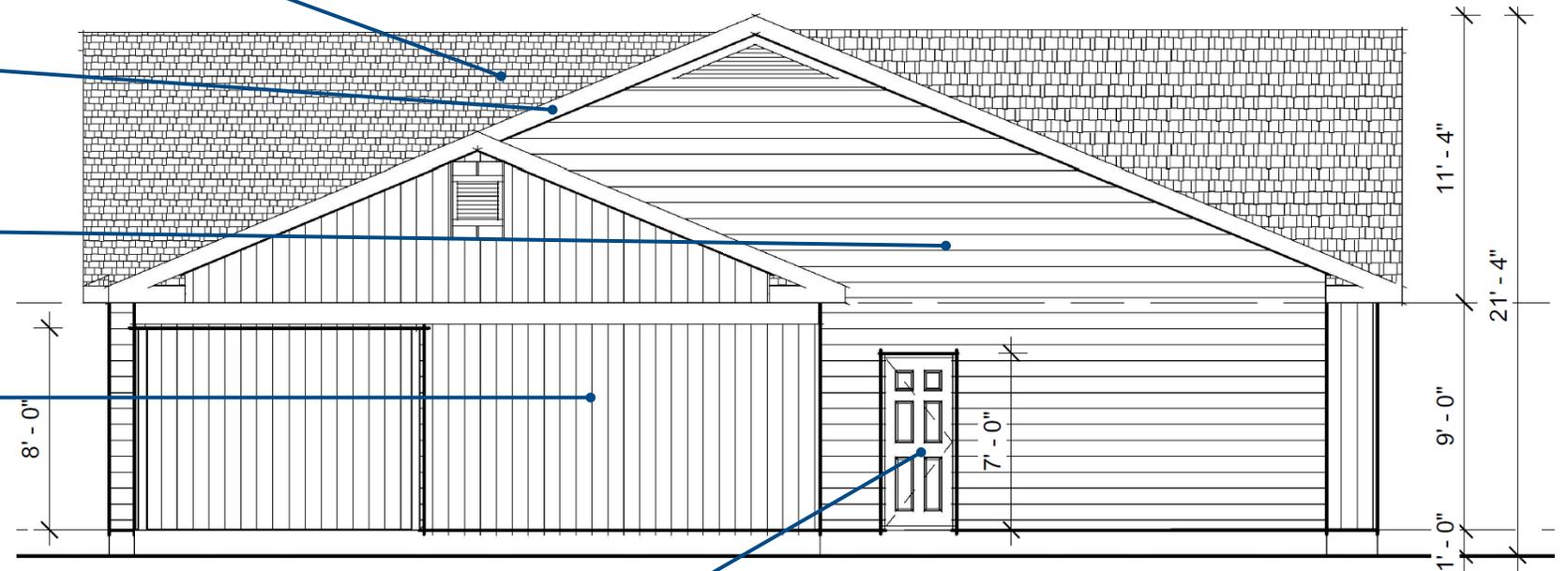
SW 6191

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

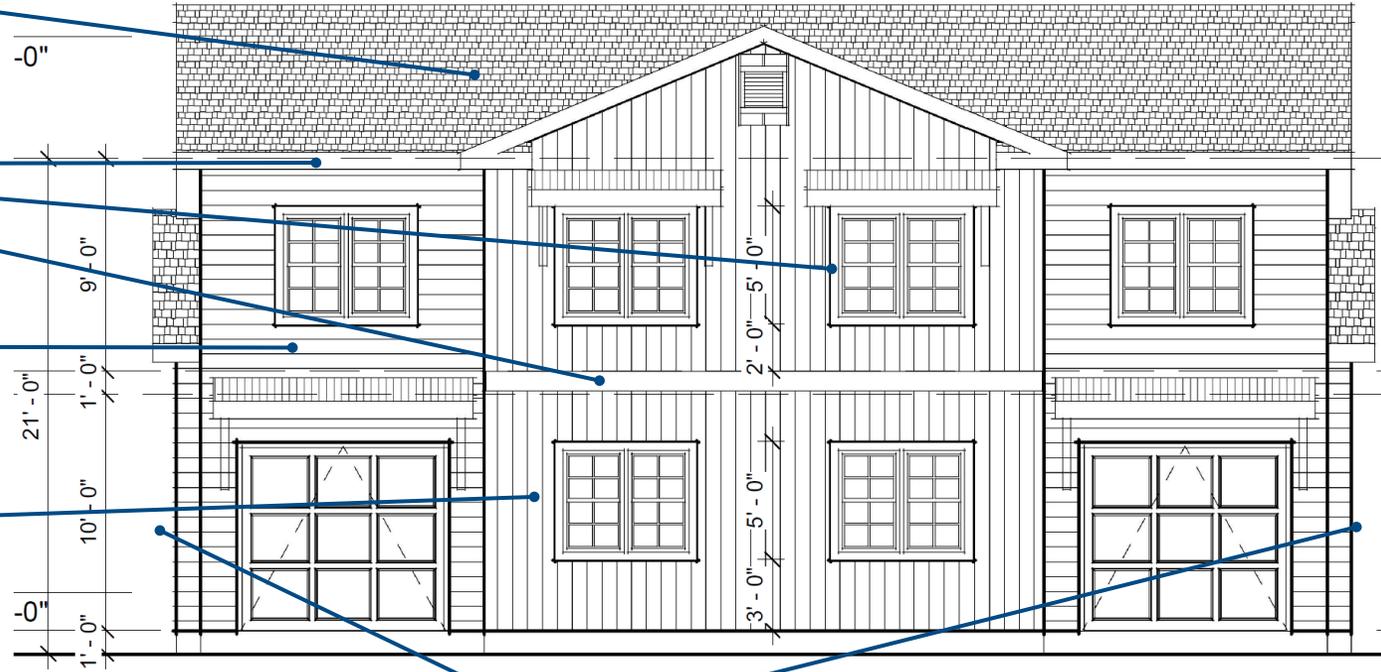
SW 6191

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

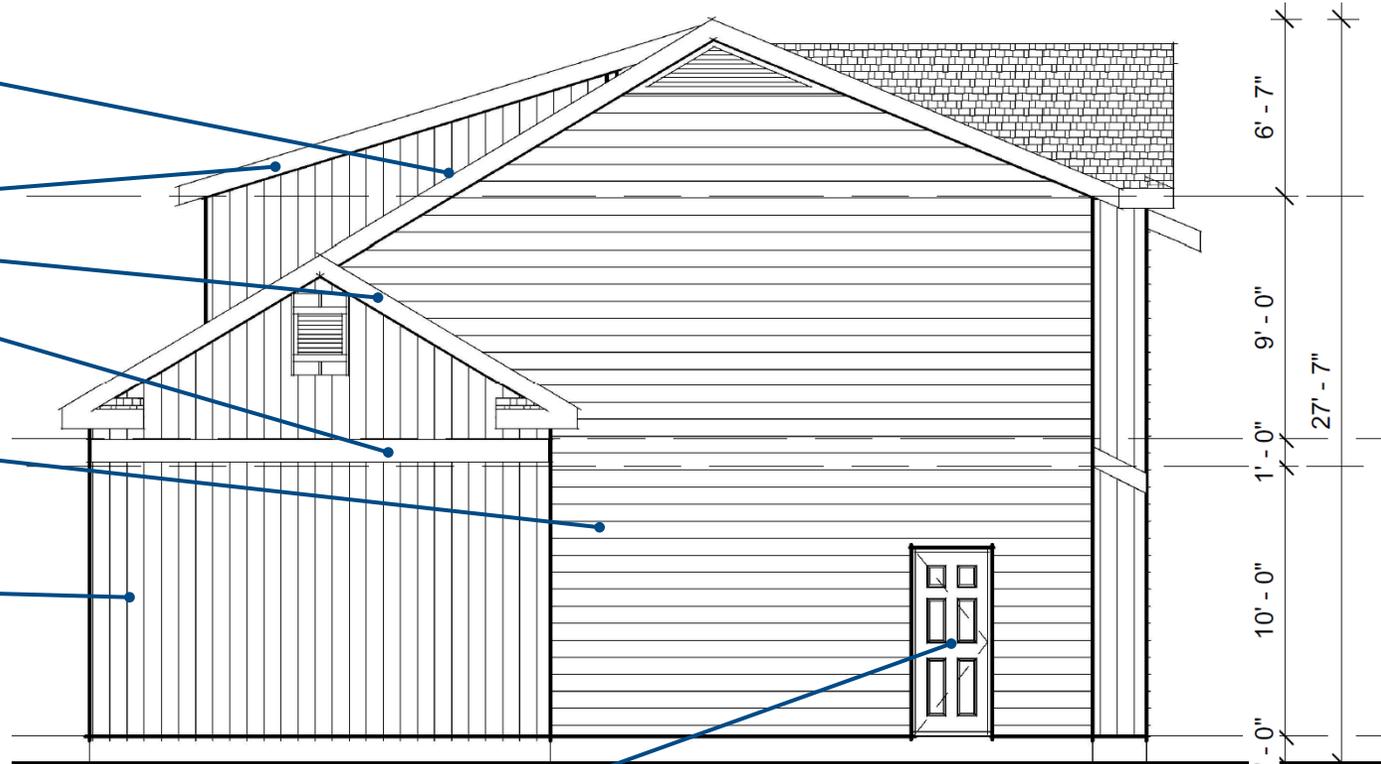
SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

Perle Noir

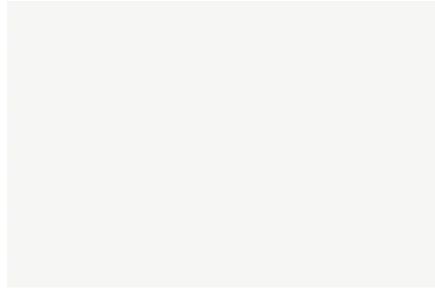
SW 9154

Currently Entitled

BUILD-TO-RENT

Building Design

TRIM



Extra White
SW 7006

BOARD AND BATTEN



Contented
SW 6191

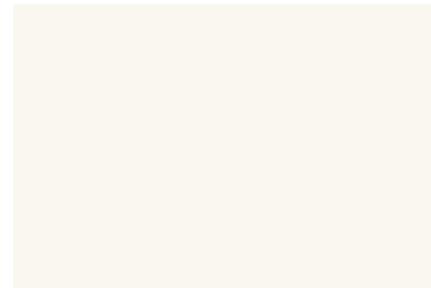


Perle Noir
SW 9154



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