

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: January 5, 2026

Agenda Item: 6B	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM	
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: December 29, 2025	
Subject: Amendment to the Parkway Group Planned Development District (PDD) revising Parcel Three of the McDowell Corporate Center [Z-25-17]	Division: Planning and Development	
<p><u>History:</u> The City Council approved the major amendment entitling the McDowell Corporate Center at their May 1, 2023, meeting.</p> <p><u>Proposed Changes:</u> The applicant, Ed McDowell (owner), requests a major amendment to the McDowell Corporate Center within the Parkway Group (PDD) to allow for the development of Parcel 3. The proposed development consists of a two-story, 28,000-square-foot office and warehouse building with a height of approximately 40 feet. The building is oriented toward Highway 31 and the existing lake located on Parcel 5.</p> <p>The site plan includes a 27,000-square-foot fenced hardstand area positioned between the building and Water Tower Road, with 73 parking spaces provided. Access is provided from the private drive that connects to Water Tower Road. A six-foot-wide sidewalk is proposed, extending around the lake and connecting to the East Coast Greenway to provide pedestrian access through the site and link it with the larger regional trail network.</p> <p>Architectural elevations and landscape plans are included with the proposal, showing a modern façade design with monument signage and substantial landscaping. The landscape plan includes enhanced plantings and heavy screening along Water Tower Road to minimize visual impacts of the hardstand area. Conceptual stormwater and utility plans have been reviewed by the Public Works Department, and Grand Strand Water and Sewer Authority will provide water and sewer service.</p> <p><u>Staff Review:</u> The amendment has been reviewed by the Department of Public Works, the Department of Public Safety, and the Department of Planning and Development; no concerns have been expressed.</p> <p><u>Planning Commission Action:</u> The Planning Commission held a public hearing on November 11, 2025, and voted unanimously to recommend approval of the proposal. There was no public comment.</p> <p><u>Recommended Actions:</u> Approve or deny the proposed ordinance on second reading</p>		
Reviewed by Department Head	Reviewed by City Manager	Reviewed by City Attorney
<p>Council Action: Motion By _____ 2nd By _____ To _____</p>		

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 PARCEL THREE OF THE MCDOWELL
CORPORATE CENTER AT THE PARKWAY GROUP PLANNED
DEVELOPMENT DISTRICT (PDD).**

Section 1:

That the Parkway Group PDD be amended to revise the McDowell Corporate Center 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 _____, 2026.

ATTEST:

Mayor J.O. Baldwin, III

City Clerk

APPROVED AS TO FORM:

City Attorney

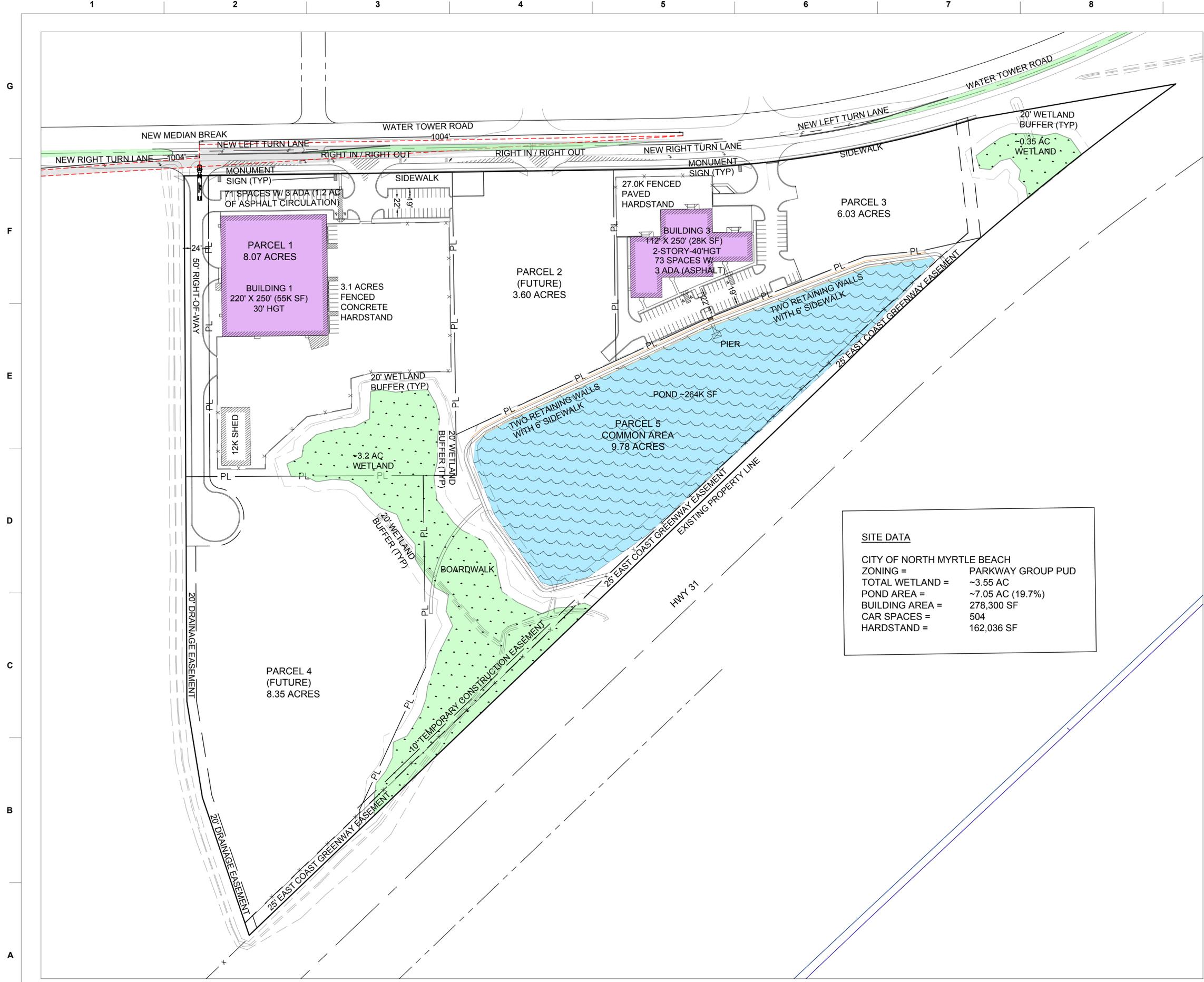
FIRST READING: 12.01.2025

SECOND READING: 01.05.2026

REVIEWED:

City Manager

ORDINANCE: 26-02



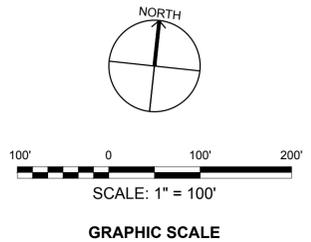
SITE DATA	
CITY OF NORTH MYRTLE BEACH	
ZONING =	PARKWAY GROUP PUD
TOTAL WETLAND =	~3.55 AC
POND AREA =	~7.05 AC (19.7%)
BUILDING AREA =	278,300 SF
CAR SPACES =	504
HARDSTAND =	162,036 SF

LEGEND

GENERAL NOTES

- SETBACKS:
- FRONT: 25'
 - SIDE YARD 15'
 - REAR 15'
- PHASING (ESTIMATED):
- PHASE 1 - PARCEL 1, 2, 5 - EST MAR 2026
 - PHASE 2 - PARCEL 3 - EST NOV 2028
 - PHASE 3 - PARCEL 4 - EST JAN 2030

A1 OVERALL MASTER PLAN
SCALE: 1" = 100'



MCDOWELL
CORPORATE
CENTER
JOB TITLE

OVERALL
MASTER PLAN
SHEET TITLE

XX-XX-XX

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN _____

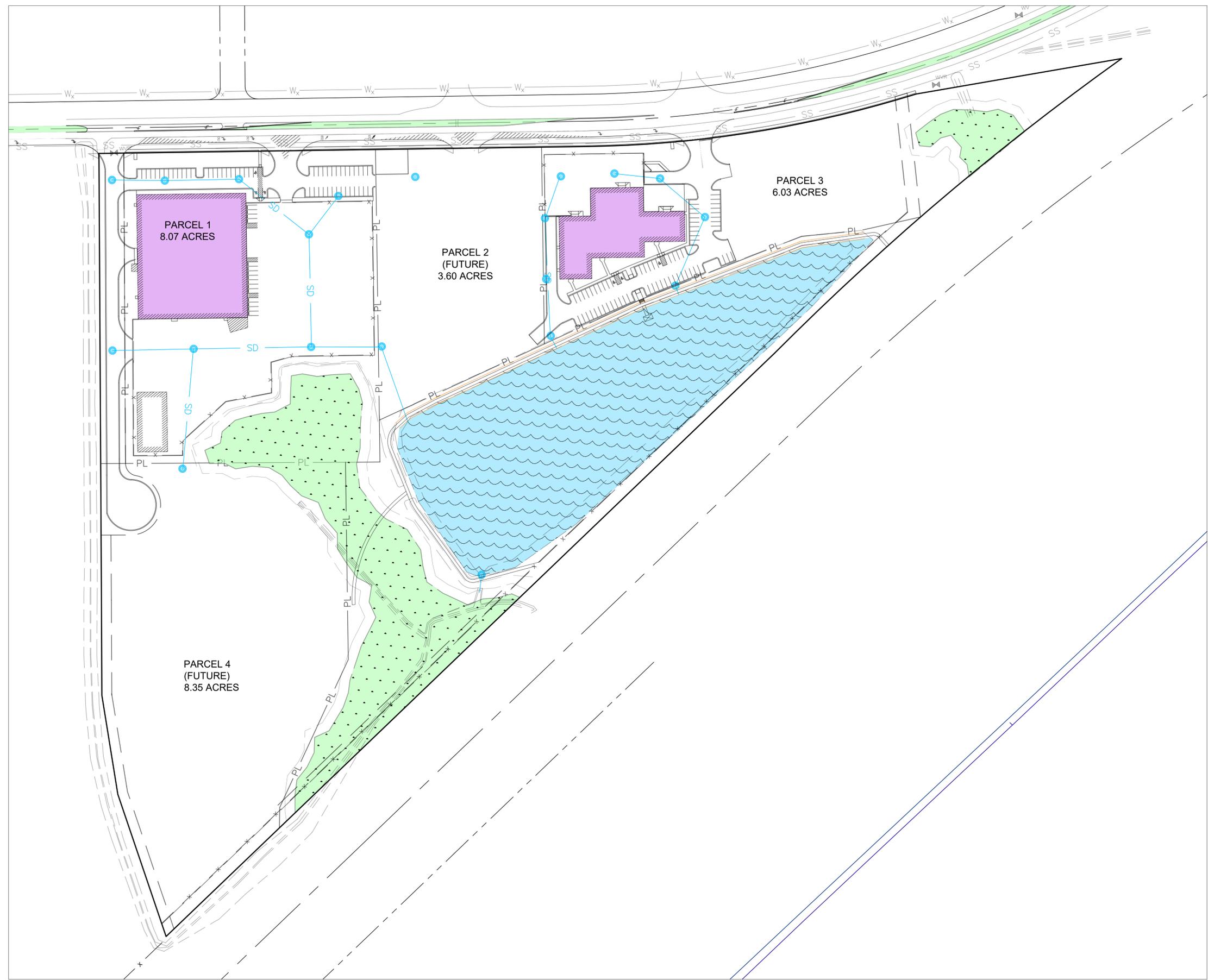
DESIGNED _____

CHECKED _____

APPROVED BY _____
APPROVED

Project Issue Date _____
ISSUE DATE

20-003
JOB NO.



LEGEND

- 24" STORM DRAIN LINE
- DRAINAGE INLET

GENERAL NOTES

- UTILITY PROVIDERS:
1. WATER AND SEWER: GRAND STRAND WATER AND SEWER AUTHORITY
 2. GAS: DOMINION ENERGY
 3. ELECTRIC: HORRY ELECTRIC COOPERATIVE INC.
 4. STORMWATER: CITY OF NORTH MYRTLE BEACH



**MCDOWELL
CORPORATE
CENTER**
JOB TITLE

**SCHEMATIC
DRAINAGE PLAN**
SHEET TITLE

XX-XX-XX

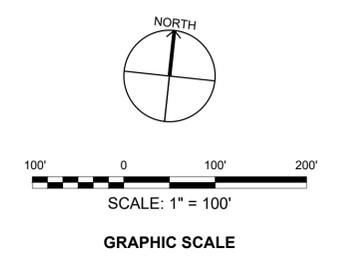
REVISIONS

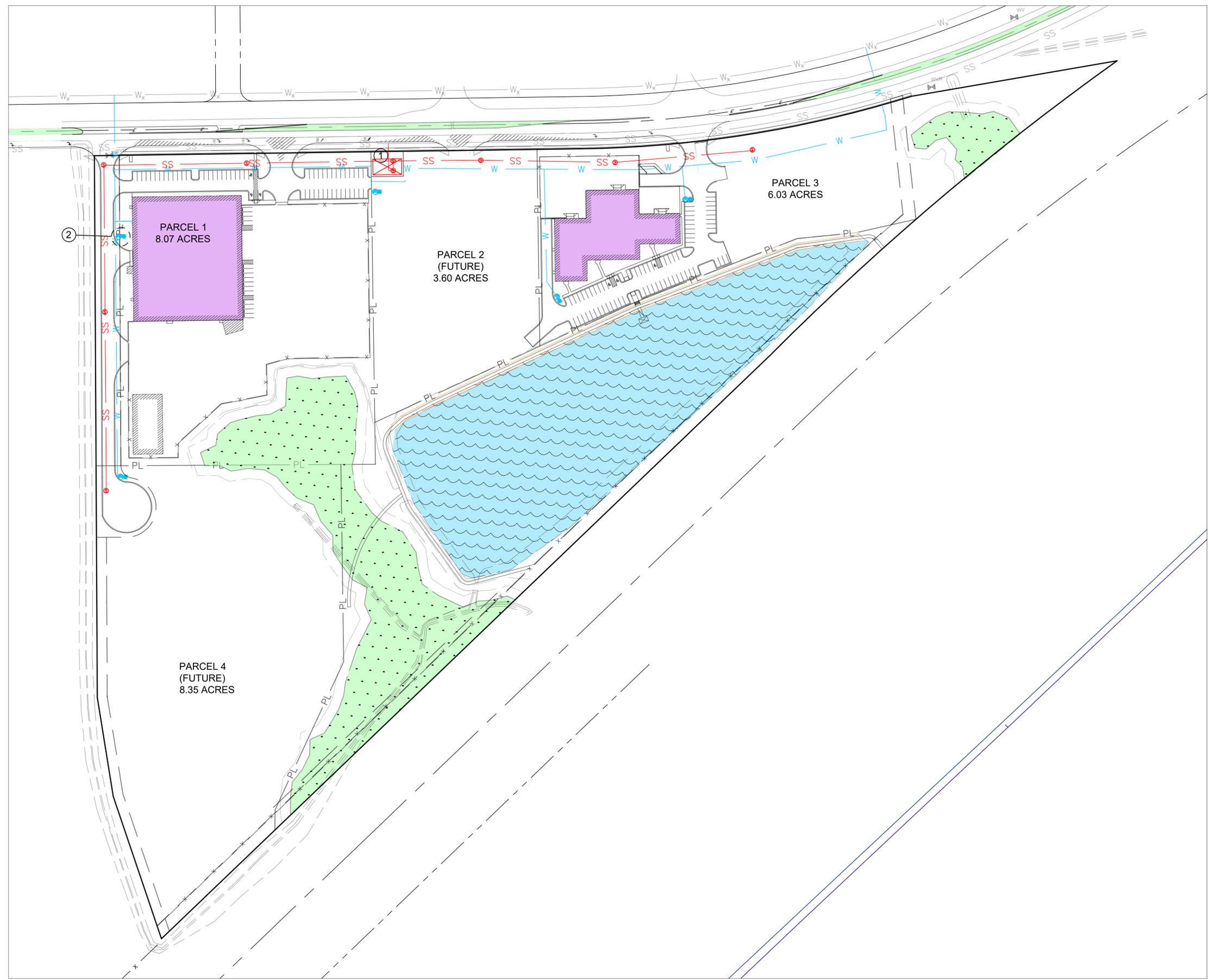
NO.	DESCRIPTION	DATE

DRAWN _____
DESIGNED _____
CHECKED _____
APPROVED BY _____
APPROVED _____
Project Issue Date _____
ISSUE DATE _____

20-003
JOB NO.

(A1) SCHEMATIC DRAINAGE PLAN
SCALE: 1" = 100'





LEGEND

- SS 8" SEWER LINE
- FM 4" FORCE MAIN
- ⊙ SEWER MANHOLE
- W 8" WATER LINE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊠ LIFT STATION
- SS EXISTING 6" FORCE MAIN
- W_x EXISTING 8" WATER LINE

- ### GENERAL NOTES
- UTILITY PROVIDERS:
- WATER AND SEWER: GRAND STRAND WATER AND SEWER AUTHORITY
 - GAS: DOMINION ENERGY
 - ELECTRIC: Horry Electric Cooperative Inc.
 - STORMWATER: CITY OF NORTH MYRTLE BEACH

ON-SITE FIRE SUPPRESSION:
 AUTOMATIC SPRINKLER PROTECTION WILL BE PROVIDED FOR EACH BUILDING WHEN REQUIRED AS DICTATED BY THE SC BUILDING CODE BASED ON THE OCCUPANCY AND USE OF EACH BUILDING. IF NEEDED, A FIRE BOOSTER PUMP WILL BE PROVIDED TO MEET FIRE SPRINKLER PRESSURE DEMANDS IF IT IS DETERMINED THAT WATER PRESSURE FROM GRAND STRAND WATER AND SEWER AUTHORITY IS NOT ADEQUATE. ON-SITE WATER STORAGE FOR FIRE SUPPRESSION IS NOT ANTICIPATED FOR LIGHT INDUSTRIAL USE ON THIS SITE.

- ① 50' x 65' EASEMENT AREA DESIGNATED FOR GRAND STRAND WATER AND SEWER AUTHORITY LIFT STATION.
- ② TYPICAL FIRE HYDRANT ASSEMBLY



MCDOWELL CORPORATE CENTER
 JOB TITLE

SCHEMATIC UTILITY PLAN
 SHEET TITLE

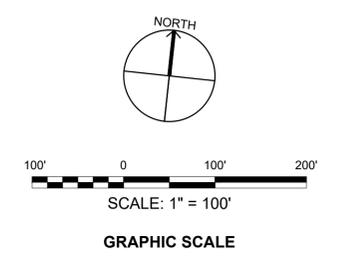
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REVISIONS

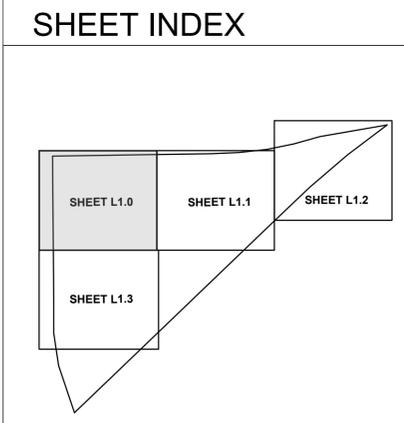
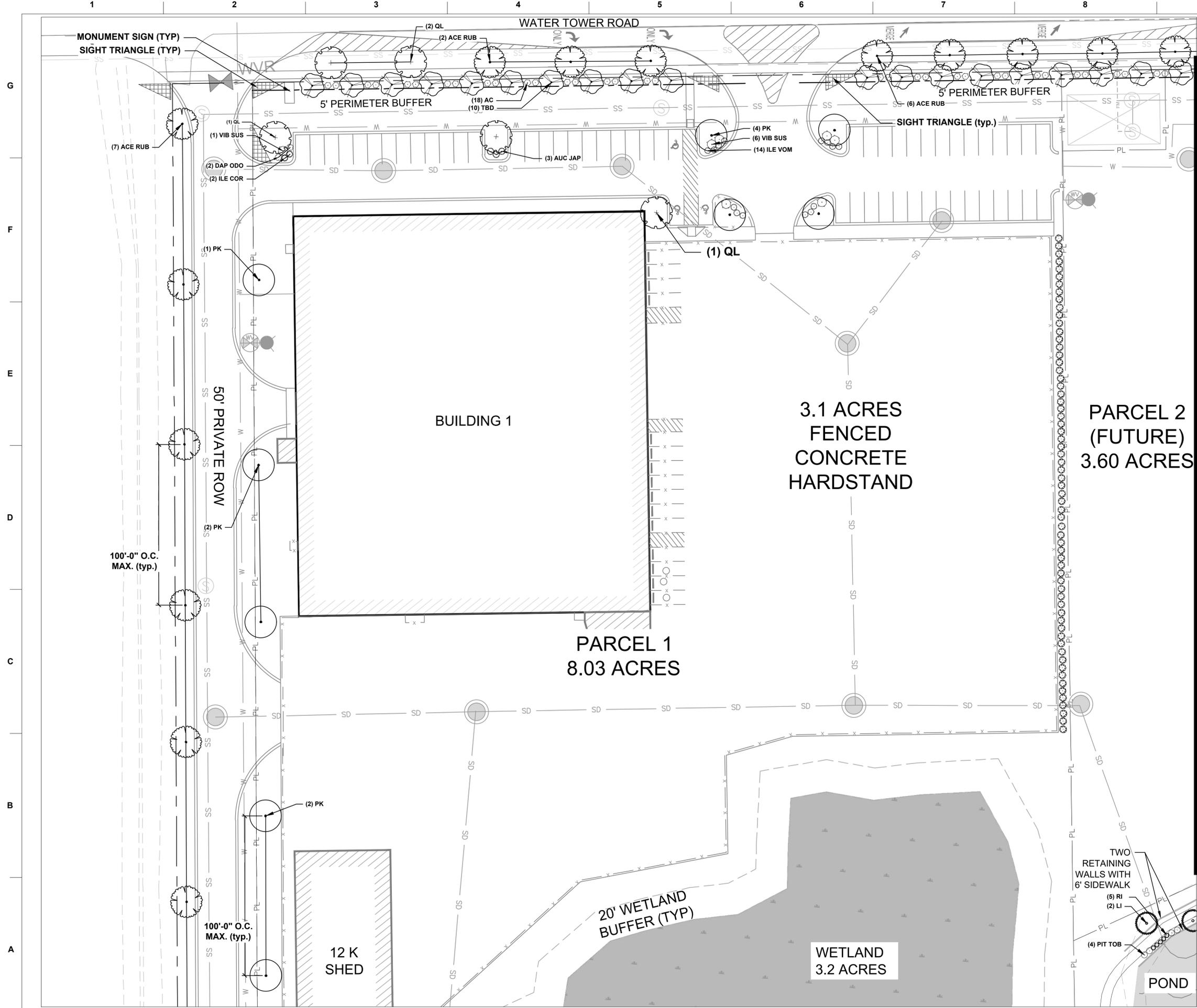
NO.	DESCRIPTION	DATE

DRAWN _____
 DESIGNED _____
 CHECKED _____
 APPROVED BY _____
 APPROVED _____

Project Issue Date _____
 ISSUE DATE _____
20-003
 JOB NO.



A1 SCHEMATIC UTILITY PLAN
 SCALE: 1" = 100'



GENERAL NOTES

MATCH LINE SHEET L1.1

PARCEL 1
8.03 ACRES

BUILDING 1

12 K SHED

3.1 ACRES FENCED CONCRETE HARDSTAND

WETLAND
3.2 ACRES

20' WETLAND BUFFER (TYP.)

50' PRIVATE ROW

100'-0" O.C. MAX. (typ.)

5' PERIMETER BUFFER

5' PERIMETER BUFFER

SIGHT TRIANGLE (typ.)

WATER TOWER ROAD

POND

TWO RETAINING WALLS WITH 6' SIDEWALK

PARCEL 2 (FUTURE)
3.60 ACRES

SCALE: 1" = 30'

GRAPHIC SCALE

ESP ESP Associates, Inc.
2154 N. Center Street Suite E-503
N. Charleston, SC 29406
843.714.2040
www.espassociates.com

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	03/03/2023
2	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	03/10/2024
3	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	03/05/2024
4	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	04/05/2024

XX-XX-XX

TDM
DRAWN

TDM
DESIGNED

CHECKED

APPROVED

10-16-2025
ISSUE DATE

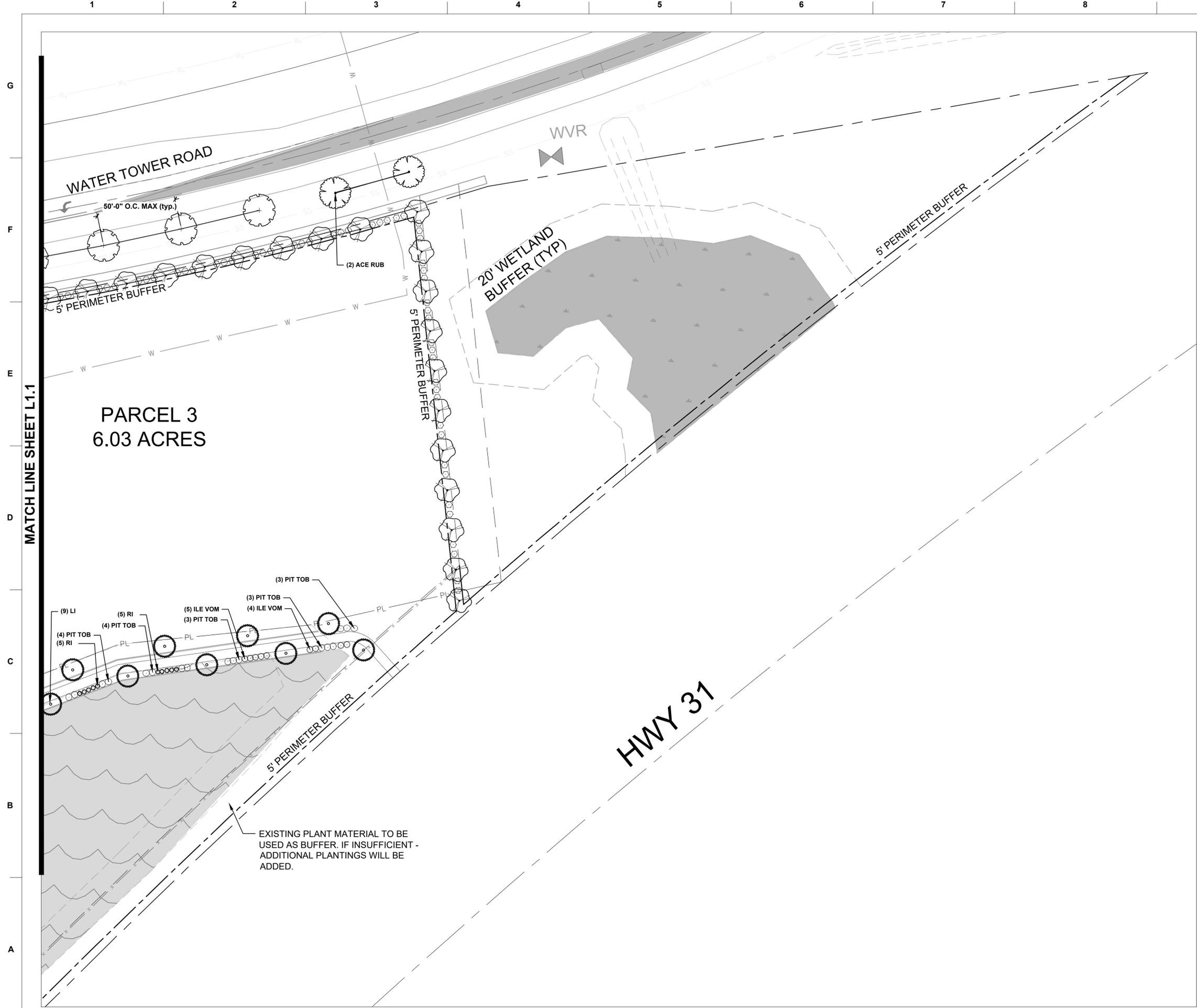
20-003
JOB NO.

L1.0
SHEET NO.

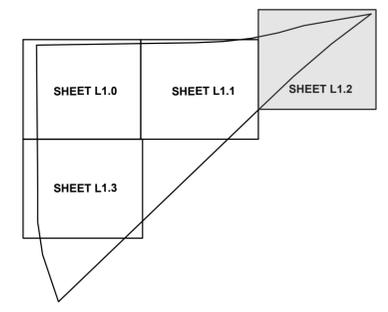


MCDOWELL CORPORATE CENTER
JOB TITLE

LANDSCAPE PLAN (SHEET 1 OF 4)
SHEET TITLE



SHEET INDEX



GENERAL NOTES

ESP ESP Associates, Inc.
 2154 N. Center Street Suite E-503
 N. Charleston, SC 29406
 843.714.2040
 www.espassociates.com



SCALE: 1" = 30'
 GRAPHIC SCALE



MCDOWELL
 CORPORATE
 CENTER

JOB TITLE

LANDSCAPE PLAN
 (SHEET 3 OF 4)

SHEET TITLE

XX-XX-XX

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	03/02/2023
2	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	03/10/2024
3	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	03/05/2024
4	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	04/26/2024

TDM
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TDM
 DESIGNED

CHECKED

APPROVED

10-16-2025
 ISSUE DATE

20-003
 JOB NO.

L1.2
 SHEET NO. SHEET OF Y

PARCEL 1
8.07 ACRES

20' WETLAND
BUFFER (TYP)

20' WETLAND
BUFFER (TYP)

WETLAND
3.2 ACRES

BOARDWALK

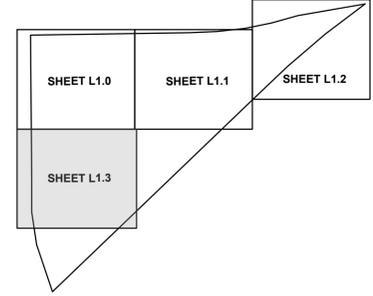
PARCEL 4
(FUTURE)
8.35 ACRES

20' DRAINAGE EASEMENT

EXISTING PLANT MATERIAL TO BE
USED AS BUFFER. IF INSUFFICIENT -
ADDITIONAL PLANTINGS WILL BE
ADDED.

25' EAST COAST GREENWAY EASEMENT
5' PERIMETER BUFFER

SHEET INDEX



GENERAL NOTES

ESP ESP Associates, Inc.
 2154 N. Center Street Suite E-503
 N. Charleston, SC 29406
 843.714.2040
 www.espassociates.com

NORTH

30' 0 30' 60'

SCALE: 1" = 30'

GRAPHIC SCALE



MCDOWELL
CORPORATE
CENTER
JOB TITLE

LANDSCAPE PLAN
(SHEET 4 OF 4)
SHEET TITLE

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	10/16/2025
2	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	10/16/2025
3	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	10/16/2025
4	REVISIONS FOR THE AND PUBLIC WORKS COMMENTS	10/16/2025

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DRAWN

TDM
DESIGNED

CHECKED

APPROVED
10-16-2025
ISSUE DATE

20-003
JOB NO.

L1.3
SHEET NO. SHEET OF Y

G
F
E
D
C
B
A

G
F
E
D
C
B
A

PLANT_SCHEDULE_STREET_TREES						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	METHOD	CALIPER	
TREES						
	ACE RUB	13	ACER RUBRUM / RED MAPLE	B&B	2" CAL.	
	ILE CAS	6	ILEX CASSINE / DAHOON HOLLY	B&B	1.5" CAL.	
	QL	6	QUERCUS LAURIFOLIA / LAUREL-LEAVED OAK	B&B	2" CAL.	
PLANT_SCHEDULE_STREET_TREES_-_PRIVATE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	METHOD	CALIPER	
TREES						
	ACE RUB	7	ACER RUBRUM / RED MAPLE	B&B	2" CAL.	
	PK	5	PLATANUS OCCIDENTALIS 'BISMARCK' / NORTHERN ADVANCE® AMERICAN SYCAMORE	B&B	2" CAL.	
PLANT_SCHEDULE_SITE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	METHOD	CALIPER	MIN. SIZE
TREES						
	ACE RUB	2	ACER RUBRUM / RED MAPLE	B&B	2" CAL.	
	LI	39	LAGERSTROEMIA INDICA 'COLORAMA SCARLET' / CRAPE MYRTLE 'SCARLET RED'	B&B	2" CAL. MIN.	
	TBD	61	ORNAMENTAL TREES: CERCIS CANADENSIS/ EASTERN REDBUD, LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ GRAPE MYRTLE, STYRAX JAPONICUS/ JAPANESE SNOWBELL	B&B	1.5" CAL.	
	QL	4	QUERCUS LAURIFOLIA / LAUREL-LEAVED OAK	B&B	2" CAL.	
	TD	6	TAXODIUM DISTICHUM / BALD CYPRESS	B&B	2" CAL. MIN.	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	METHOD	MIN. HT.	MIN. SPREAD
SHRUBS						
	AC	152	ABELIA CHINENSIS / CHINESE ABELIA	CONT.	3 GAL.	18" HT. MIN.
	AUC JAP	22	AUCUBA JAPONICA 'NANA' / DWARF GREEN JAPANESE LAUREL	CONT.	3 GAL.	18" HT. MIN.
	ILE VOM	67	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	CONT.	3 GAL.	18" HT. MIN.
	PIT TOB	43	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTIOSPORUM	CONT.	3 GAL.	18" HT. MIN.
	RI	40	RHODODENDRON INDICUM / INDICA AZALEA VARIETIES	CONT.	3 GAL.	18" HT. MIN.
PLANT_SCHEDULE_PARCEL_1						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	METHOD	CALIPER	MIN. SIZE
TREES						
	PK	2	PLATANUS OCCIDENTALIS 'BISMARCK' / NORTHERN ADVANCE® AMERICAN SYCAMORE	B&B	2" CAL.	
	QL	2	QUERCUS LAURIFOLIA / LAUREL-LEAVED OAK	B&B	2" CAL.	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	METHOD	MIN. HT.	MIN. SPREAD
SHRUBS						
	AUC JAP	3	AUCUBA JAPONICA 'NANA' / DWARF GREEN JAPANESE LAUREL	CONT.	3 GAL.	18" HT. MIN.
	DAP ODO	2	DAPHNE ODORA / WINTER DAPHNE	CONT.	3 GAL.	18" HT. MIN.
	ILE COR	2	ILEX CORNUTA 'CARISSA' / CARISSA CHINESE HOLLY	CONT.	3 GAL.	18" HT. MIN.
	ILE VOM	8	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	CONT.	3 GAL.	18" HT. MIN.
	TL	1	THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT ARBORVITAE	CONT.	3 GAL.	18" HT. MIN.
	VIB SUS	5	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM	CONT.	3 GAL.	18" HT. MIN.
PLANT_SCHEDULE_PARCEL_3						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	METHOD	CALIPER	MIN. SIZE
TREES						
	AB	2	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE	B&B	2" CAL.	
	ACE RUB	9	ACER RUBRUM / RED MAPLE	B&B	2" CAL.	
	CS	6	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	B&B		6'-8" HT.
	LI	2	LAGERSTROEMIA INDICA 'COLORAMA SCARLET' / CRAPE MYRTLE 'SCARLET RED'	B&B	2" CAL. MIN.	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	METHOD	MIN. HT.	MIN. SPREAD
SHRUBS						
	ILE COR	8	ILEX CORNUTA 'CARISSA' / CARISSA CHINESE HOLLY	CONT.	3 GAL.	18" HT. MIN.
	ILE VOM	12	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	CONT.	3 GAL.	18" HT. MIN.
	PIT TOB	21	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTIOSPORUM	CONT.	3 GAL.	18" HT. MIN.
	RI	22	RHODODENDRON INDICUM / INDICA AZALEA VARIETIES	CONT.	3 GAL.	18" HT. MIN.
	TL	58	THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT ARBORVITAE	CONT.	3 GAL.	18" HT. MIN.

LANDSCAPE PLANTING NOTES:

- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIALS LISTED ON THE PLANT SCHEDULE.
- SIZE, QUALITY AND OVERALL HEALTH OF ALL PLANT MATERIAL USED SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- NO TREE SHALL BE PLANTED IN SIGHT TRIANGLE.
- NO TREE SHALL BE PLANTED IN EXISTING OR PROPOSED UTILITY EASEMENTS.
- NO TREE SHALL BE PLANTED OVER WATER OR SEWER SERVICES. ENSURE TRUNKS OF PROPOSED TREES ARE NO LESS THAN 10' FROM SEWER MAIN AND ASSOCIATED SEWER STRUCTURES.
- CONTRACTOR SHALL ADJUST TREE PLANTING LOCATIONS AS NECESSARY TO AVOID UNDERGROUND & OVERHEAD UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- STAKING MATERIALS SHALL BE USED AS NECESSARY. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE STAKING MATERIALS 1 YEAR FROM TIME OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANT PITS, VINE PITS, HEDGE TRENCHES, AND SHRUB BEDS ARE EXCAVATED AS FOLLOWS:
 - ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, WITH VERTICAL SIDES. THE TREE PIT SHALL BE DEEP ENOUGH TO ALLOW 1/8 OF THE BALL TO BE ABOVE EXISTING GRADE. SOIL WITHIN THE BUFFER AREAS SHALL BE FREE OF ALL ROCKS GREATER THAN 1" IN LARGEST DIAMETER, DEBRIS, INORGANIC COMPOSITIONS AND CHEMICAL RESIDUES DETRIMENTAL TO PLANT LIFE. PLANTS SHALL REST ON A WELL-COMPACTED PEDESTAL 2"-3" HIGHER THAN THE BOTTOM OF THE PIT. THE TREE PIT SHALL BE A MINIMUM OF 14" LARGER ON EVERY SIDE THAN THE BALL OF THE TREE. (SEE TREE PLANTING DETAIL, THIS SHEET).
 - TREE AND SHRUB PITS SHALL BE BACKFILLED AND COMPACTED WITH SUITABLE TOPSOIL PER PROJECT SPECIFICATIONS.
 - ALL TREES AND SHRUBS TO BE INSTALLED SHALL BE FERTILIZED PER RECOMMENDATIONS BASED ON SOIL TEST BY THE LOCAL AGRICULTURAL EXTENSION, DEPARTMENT OF NATURAL RESOURCES, OR OTHER APPROVED SOURCE.
- IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE CULTIVATED TO AT LEAST 18 INCHES IN DEPTH. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE CULTIVATED TO AT LEAST 12 INCHES IN DEPTH.
- EACH TREE, SHRUB, OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICES. ALL DEAD OR DAMAGED BRANCHES SHALL BE PRUNED PER ACCEPTED PRACTICES PRIOR TO INSTALLATION. CONTRACTOR SHALL NOT PRUNE CENTRAL LEADER OF ANY TREE OR SHRUB. IF THE CENTRAL LEADER OF ANY TREE OR SHRUB IS DAMAGED, CONTRACTOR SHALL REPLACE WITH SAME SPECIES AND SIZE.
- ALL PLANTING AREAS SHALL BE MULCHED WITH A TWO-TO-THREE INCH LAYER OF HARDWOOD BARK, OR PINE NEEDLES. OTHER MULCH MATERIALS MAY BE ACCEPTABLE BUT MUST BE APPROVED BY LANDSCAPE ARCHITECT OR ENGINEER OF RECORD PRIOR TO INSTALLATION.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES AS SHOWN ON THE PLAN.
- SEE SPECIFICATIONS FOR SEEDING REQUIREMENTS. ALL DISTURBED AREAS SHALL BE SEEDED.
- TREES AND SHRUBS WHICH ARE DELIVERED TO THE SITE AND NOT TO BE INSTALLED FOR 24 HOURS OR MORE SHALL BE HANDLED PER THE FOLLOWING:
 - ALL TREES AND SHRUBS SHALL BE HEALED INTO MULCH, AND ROOT BALLS KEPT WELL WATERED UNTIL INSTALLATION.
 - TREES AND SHRUBS SHALL BE STORED IN A LOCATION PROTECTED FROM WIND AND DIRECT SUNLIGHT.
 - CONTRACTOR SHALL MONITOR TREES AND SHRUBS PRIOR TO AND DURING INSTALLATION AND PROVIDE TEMPORARY IRRIGATION AS NEEDED TO AVOID WILTING, DAMAGE, OR DEATH OF PLANT MATERIALS.
- CONTRACTOR SHALL WARRANTY ALL LANDSCAPE MATERIAL FOR A PERIOD OF 1-YEAR FROM FINAL ACCEPTANCE.
- NO UNDERGROUND IRRIGATION LINES WILL BE INSTALLED WITHIN AREAS OF EXISTING, REMAINING VEGETATION DUE TO ANTICIPATED IMPACTS FROM TRENCHING WITHIN ROOT SYSTEMS. ABOVE-GROUND (DRIP) IRRIGATION IS ACCEPTABLE IN THOSE AREAS.
- CONTRACTOR TO SELECT 5' PERIMETER BUFFER CANOPY TREES AND SHRUBS BASED ON AVAILABILITY AND INSTALL ACCORDINGLY TO PROVIDE PLANT DIVERSITY.

PLANTING REQUIREMENTS PER PARCEL*:

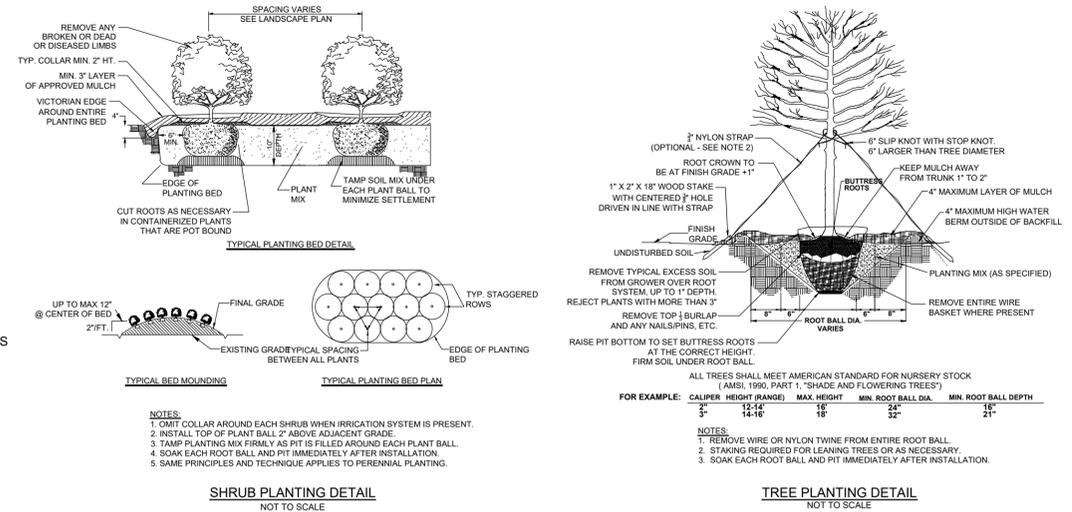
- PARCEL 1 (SHEET L1.0):**
 PROVIDED PARKING: +/- 71 SPACES
 TREES REQUIRED: +/- 7 TREES (1 TREE/ 10 SPACES)
 TREES PROVIDED: +/- 7 TREES
 SHRUBS REQUIRED: +/- 28 SHRUBS (4 SHRUBS/ 10 SPACES)
 SHRUBS PROVIDED: +/- 28 SHRUBS
- PARCEL 2 (SHEETS L1.0 & L1.1):**
 FUTURE DEVELOPMENT
- PARCEL 3 (SHEETS L1.1 & L1.2):**
 PROVIDED PARKING: +/- 73 SPACES
 TREES REQUIRED: +/- 8 TREES (1 TREE/ 10 SPACES)
 TREES PROVIDED: +/- 8 TREES
 SHRUBS REQUIRED: +/- 32 SHRUBS (4 SHRUBS/ 10 SPACES)
 SHRUBS PROVIDED: +/- 32 SHRUBS
- PARCEL 4 (SHEETS L1.3):**
 FUTURE DEVELOPMENT

* REQUIREMENTS BASED ON SECTION 23-56.2.B.4 IN THE CITY OF NORTH MYRTLE BEACH'S CODE OF ORDINANCES (NO. 22-31).

5' PERIMETER PLANTING REQUIREMENTS:

- NORTHERN BUFFER (ALONG WATER TOWER ROAD):**
 LENGTH OF BUFFER: +/- 1,646 LF
 TREES REQUIRED: +/- 66 TREES (1 TREE/ 25 LF)
 SHRUBS REQUIRED: +/- 165 SHRUBS (1 SHRUB/ 10 LF)

* NOTE: EXISTING VEGETATION TO REMAIN AND COUNT TOWARDS BUFFER PLANTING REQUIREMENTS. QUANTITIES MAY VARY.



MCDOWELL
CORPORATE
CENTER

JOB TITLE

LANDSCAPE
NOTES & DETAILS
SHEET TITLE

XX-XX-XX

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

TDM
DRAWN

TDM
DESIGNED

CHECKED

APPROVED

10-15-2025
ISSUE DATE

20-003
JOB NO.

L2.0
SHEET NO. SHEET OF Y





MCDOWELL
CONSTRUCTION

10'

5'



MCDOWELL
CORPORATE CENTER



10'

5'



8501



 **MCDOWELL**
CORPORATE CENTER



7A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-17: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising parcel three at the McDowell Corporate Center.

Background

The Planning Commission recommended approval of the major amendment entitling the McDowell Corporate Center at their March 21, 2023, meeting. The development passed second reading at City Council on May 1, 2023. The Planning Commission subsequently approved the preliminary plat creating Commercial Drive at their February 20, 2024, meeting.

Proposed Changes

The applicant, Ed McDowell (owner), requests a major amendment to the McDowell Corporate Center within the Parkway Group (PDD) to allow for the development of Parcel 3. The proposed development consists of a two-story, 28,000-square-foot office and warehouse building with a height of approximately 40 feet. The building is oriented toward Highway 31 and the existing lake located on Parcel 5.

The site plan includes a 27,000-square-foot fenced hardstand area positioned between the building and Water Tower Road, with 73 parking spaces provided. Access is provided from the private drive that connects to Water Tower Road. A six-foot-wide sidewalk is proposed, extending around the lake and connecting to the East Coast Greenway to provide pedestrian access through the site and link it with the larger regional trail network.

Architectural elevations and landscape plans are included with the proposal, showing a modern façade design with monument signage and substantial landscaping. The landscape plan includes enhanced plantings and heavy screening along Water Tower Road to minimize visual impacts of the hardstand area. Conceptual stormwater and utility plans have been reviewed by the Public Works Department, and Grand Strand Water and Sewer Authority will provide water and sewer service.

Staff Review

Planning & Development, Planning Division

The planning division has no issue with the proposed amendment.

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 City Council at their next meeting scheduled for December 2, 2025.

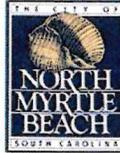
Planning Commission Action

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-25-17] 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-25-17] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on November 4, 2025
FILE NUMBER:	Z-25-17
Complete Submittal Date:	November 4, 2025



Notice Published:	October 23, 2025
Planning Commission:	November 11, 2025
First Reading:	December 1, 2025
Second Reading:	January 5, 2026

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: October 16, 2025	Property PIN(S): 360-00-00-0010, 360-13-04-0001, 389-03-02-0001
Property Owner(s): MCC Watertower 1 LLC. American Builders & Contractors Supply Co Inc	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: 8389 Water Tower Rd	Project Contact: Thomas McDowell
Contact Phone Number: Contact the Planning Division for Info	Contact Email Address: Contact the Planning Division for Info
PDD Name: Parkway Group PDD	Total Area of Property: 35.71 Acres
Proposed Amendment: This amendment provides adjustments and greater detail to the site plan. It includes an updated landscaping plan, sidewalk, retaining wall, and pier amenities at the pond along with parking and building updates.	

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: Thomas McDowell

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

North Myrtle Beach
843-280-5550 or 843-280-5585

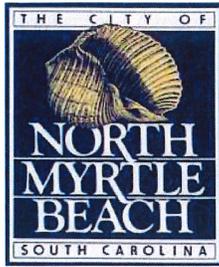
REC#: 02012568 11/05/2025 4:45 PM
OPER: C2 TERM: 002
REF#: 21337 BA

TRAN: 3.2200 PUD FEE
MCDOWELL CONSTRUCTION CORP
8389 WATER TOWER RD
BUILDING PERMITS 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00





CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 10/15/25

Nature of Approval Requested: PDD Amendment

Property PIN(s): 36014030001, 36000000010, 36013040001, 38903020001

Property Address/Location: 8389 Water Tower Rd

I, MCC Watertower 1 LLC, hereby authorize Thomas E McDowell

to act as my agent for for the purposes of the above referenced approval.

Signature

Owner

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.