

**REQUEST FOR CITY COUNCIL CONSIDERATION**

Meeting Date: August 16, 2021

Agenda Item: 7B	Prepared by: L. Suzanne Pritchard, PLA, AICP
Agenda Section: New Business: Ordinance. First Reading	Date: August 11, 2021
Subject: Amendment to the Waterside Section of the Parkway Group PDD [Z-21-17]	Division: Planning and Development

**Background:**

The plans, elevations, and home pattern book of the Waterside section of the Parkway Group PDD was originally approved by City Council on June 20, 2016. The preliminary plat for the Waterside subdivision was approved by Planning Commission at their September 20, 2016, meeting. Currently, only infrastructure and the entry roadway have been constructed at the site.

**Proposed Changes:**

The applicant has submitted additional elevations as a supplement to the approved Waterside Pattern Book. The original Waterside architectural elevations were in a coastal bungalow style with extensive architectural detailing – exposed rafter tails, standing seam metal roofing, shake and board and batten siding, decorative braces, and large front porches with detailed supports. The revised elevations remove certain elements of the architectural detail, such as exposed rafter tails and bracing, increase the prominence of the garage, and decrease the sizes of the front porch, but maintain the materials approved in the original concept. \*Note the following elevations will be modified to replace the stone water table to brick prior to second reading: Decatur-C page 48, Carson-B page 50, Carson-C page 51, Garrison-B and C pages 53-54, and Shiloh-B page 55 consistent with footnote 4, provided by the applicant. A proposed ordinance has been attached for council’s review.

**Planning Commission Action:**

The Planning Commission conducted a public hearing on August 3, 2021 and voted unanimously to approve the request. There were no public comments.

**Recommended Action:**

Approve the proposed ordinance on first reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney
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Council Action:  
Motion By \_\_\_\_\_ 2<sup>nd</sup> 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) CONCERNING THE  
WATERSIDE SECTION OF THE PDD.**

**Section 1:**

That the Waterside Section of the Parkway Group Planned Development District be amended to include updated elevations as depicted in Exhibit A attached and included in this ordinance.

**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 \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
Mayor Marilyn Hatley

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

FIRST READING: 8.16.2021  
SECOND READING: \_\_\_\_\_

REVIEWED:

\_\_\_\_\_  
City Manager

ORDINANCE: 21-30

**Windows**

- Wood Double Hung and Casement
- Clad Double-Hung with aluminum trim accessories
- Wood or Clad simulated divided light
- French Doors
- Cellular PVC Double-Hung and Casement
- Wood or PVC Simulated Divided Light
- Direct Set Transoms and Sidelights

**Roofing**

- Wood
- Skyline Synthetic Slate
- Synthetic Shakes
- Slate
- Copper and Metal
- Composite Shingles
- Architectural Dimensional Shingles

**Doors**

- Wood
- Fiberglass
- Steel
- French Doors

**Exterior Trim**

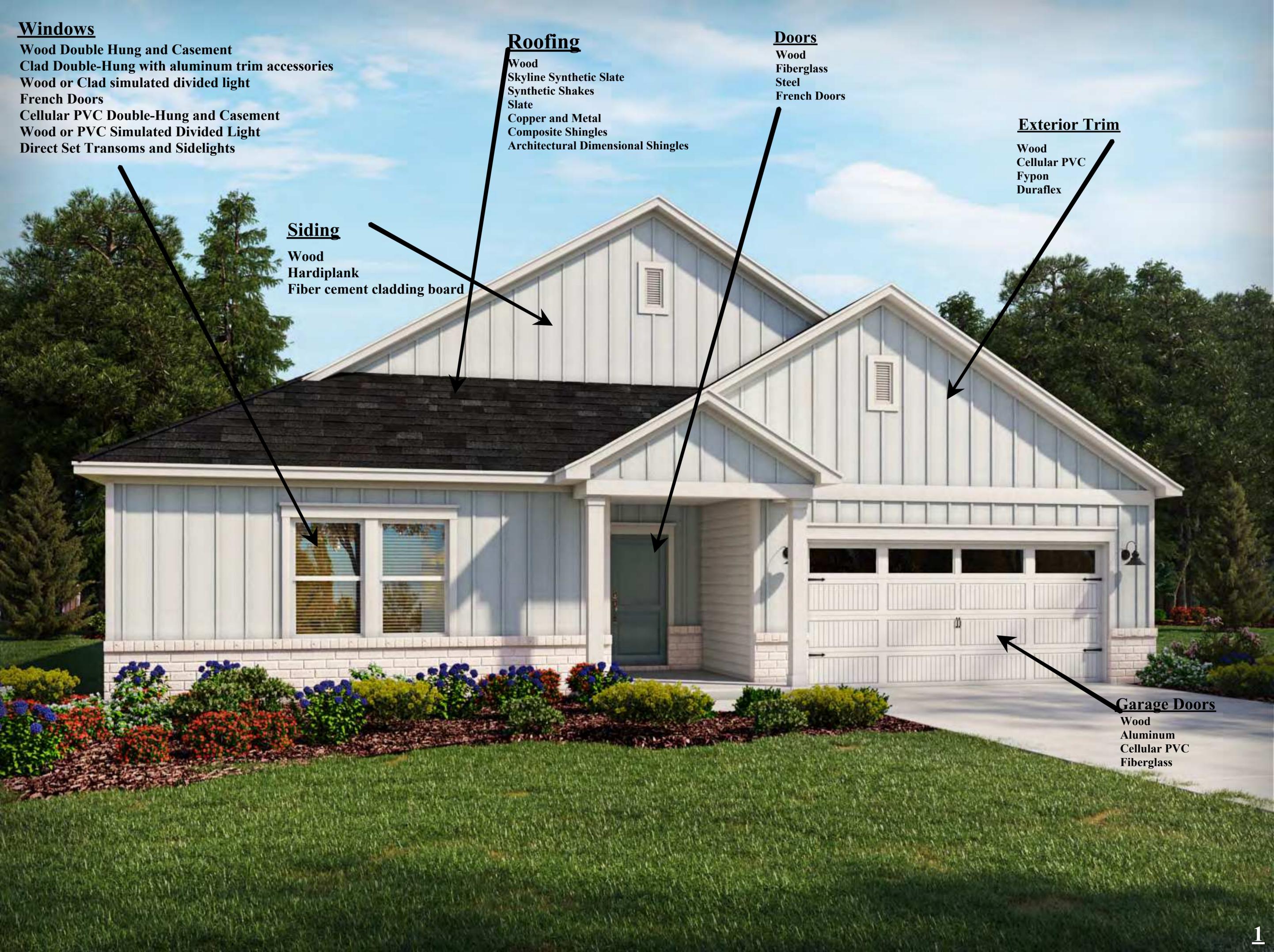
- Wood
- Cellular PVC
- Fypon
- Duraflex

**Siding**

- Wood
- Hardiplank
- Fiber cement cladding board

**Garage Doors**

- Wood
- Aluminum
- Cellular PVC
- Fiberglass



Footnotes for Waterside Plan Supplement  
August 9, 2021

1. Porches must be a minimum of 6 feet deep.
2. Garages shall be less prominent than the porch, and recessed where lot size allows.
3. Garage doors shall include lights, and where possible, separate garage doors for each bay rather than a single double bay door.
4. Brick shall be limited to water table, and stone is not an approved elevation.
5. Windows shall be appropriately sized, particularly in the two story plans where undersized windows were included. Smaller windows may be used in any stairwell, bathroom, closet, pantry and laundry room, larger windows shall be used in any family room, dining room, kitchen or bedroom.
6. The use of different roof materials, dormers, brackets and architectural details are encouraged in the roof elements of the plans.
7. Vertical articulation is encouraged to avoid uninteresting flat walls on the front elevations.

PARKWAY PDD AMENDMENT  
WATERSIDE PLAN SUPPLEMENT

SECTION 1 TYPICAL LOTS



















































































PARKWAY PDD AMENDMENT  
WATERSIDE PLAN SUPPLEMENT

SECTION 2 PLANS FOR SMALL LOTS ONLY





















**5A. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-17:** City staff has received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the Waterside portion of the PDD by adding plans and elevations to the approved home pattern book.

**History**

The plans, elevations, and home pattern book of the Waterside section of the Parkway Group PDD was originally approved by City Council on June 20, 2016. The preliminary plat for the Waterside subdivision was approved by Planning Commission at their September 20, 2016, meeting. Currently, only infrastructure and the entry roadway have been constructed at the site.

**Proposed Changes**

The applicant has submitted additional elevations as a supplement to the approved Waterside Pattern Book.

**Staff Review**

*Planning & Development, Planning Division*

The Planning Division notes that the original Waterside submittal included three separate neighborhoods (Pinnacle Ridge, Copper Meadow, and Copper Creek) with different image boards for each neighborhood. There is no indication with the current submittal as to which neighborhood the supplemental elevations are being proposed. Additionally, there are no material call-outs or reference page numbers for the proposed supplemental elevations.

*Planning & Development, Zoning Division*

The Zoning Administrator has no issues with the proposed amendment.

*Public Works*

The Public Works Department has no issues with the proposed amendment.

*Public Safety*

The Fire Marshal has no issues 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 August 16, 2021.

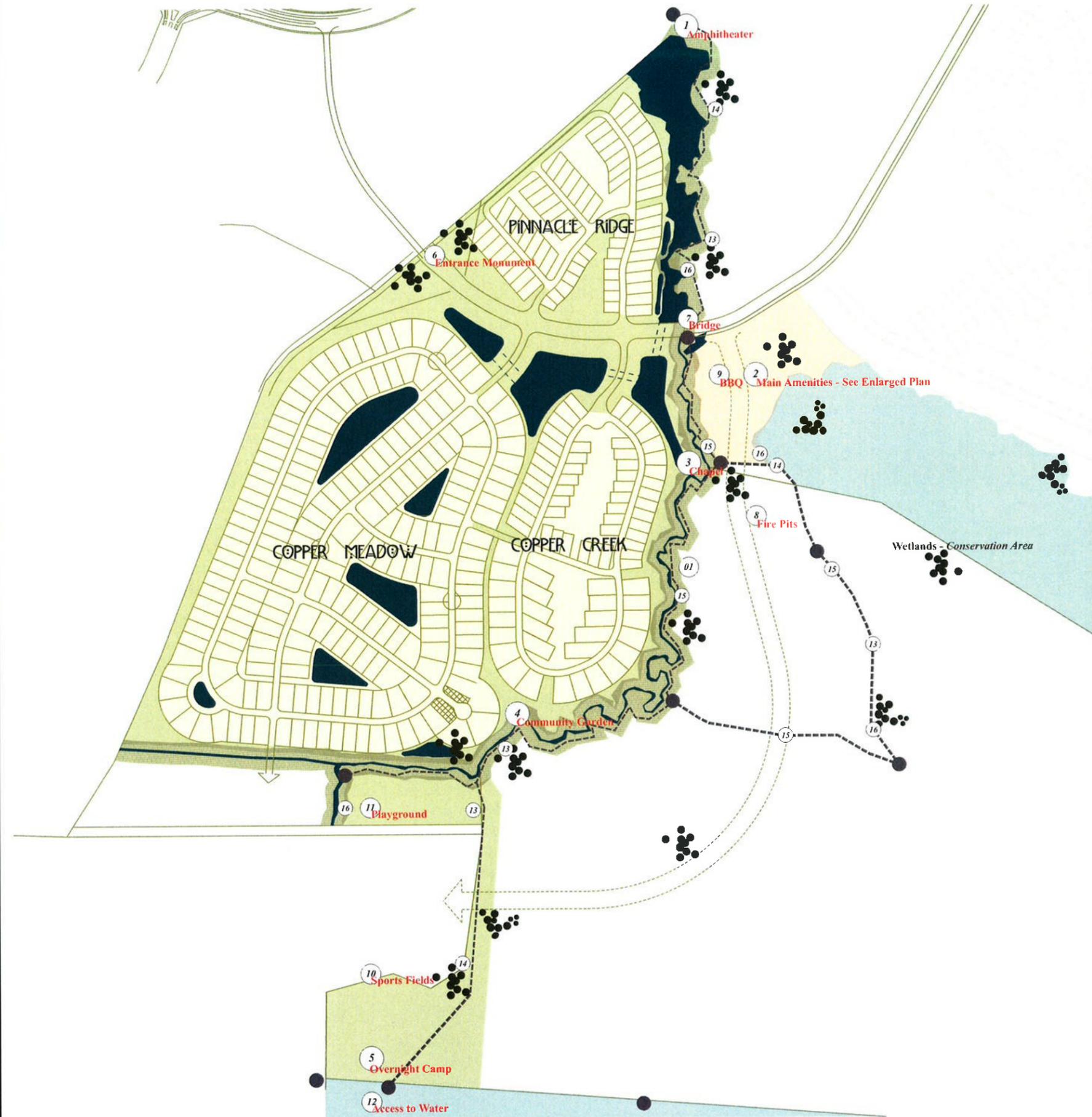
**Planning Commission Action**

The Planning Commission may recommend approval, recommend approval with modifications and/or conditions, or recommend denial of the proposal as submitted.

*Alternative Motions*

- 1) I move that the Planning Commission recommend approval of the major planned development district amendment to the Waterside portion of the Parkway Group PDD [Z-21-17] as submitted.  
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Waterside portion of the Parkway Group PDD [Z-21-17] as submitted.  
OR
- 3) I move (an alternate motion).

# WATERSIDE



## Landmarks

1. Amphitheater
2. Main Amenities  
General Store  
Club House  
Post Office  
Gym and Yoga  
Farmer's Market  
Access to Public Transport
3. Chapel
4. Community Garden
5. Overnight Camp
6. Entrance Monument
7. Bridge
8. Fire Pits  
Horse Shoes, Bocce Ball, Beach Volleyball
9. BBQ and Picnic Area
10. Fields
11. Tree house/ Fort and Playground
12. Access to Water
13. Bench
14. Gazebo
15. Workout Station
16. Picnic Table



Pond



Creek



Node

Points of focus or intersection - defined by views, transitions, interaction with nature



Path - Walk, Run, Bike



Visual Landscape

Seasonal vegetation



11.07.15

Excerpt from Currently Approved PDD

# WATERSIDE



Pinnacle Ridge	
● 50' x 70'	Total 15
● 50' x 120'	51
<b>Total</b>	<b>65 Units (11 Lots 52)</b>



**Excerpt from Currently Approved PDD**

# WATERSIDE



Copper Meadow

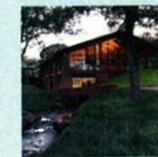
Lots	Total
	205
Total	206 Units



11.08.15

**Excerpt from Currently Approved PDD**

# WATERSIDE



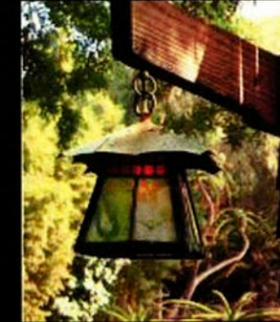
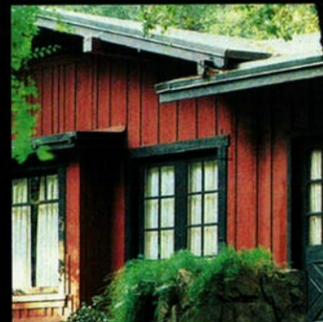
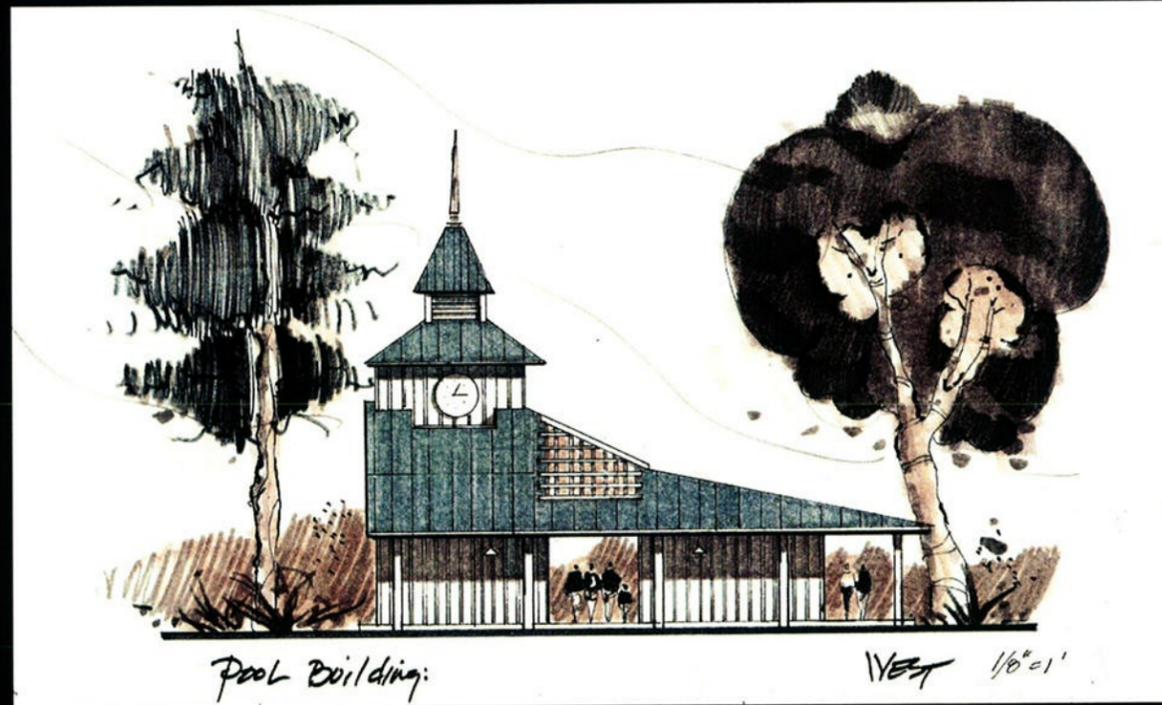
## Copper Creek

	Total
 Cottages: 50' x 80'	22
 Courtyard Homes: 100' x 100'	16
 50' x 52' x 120'	13
 Premium Homes: 72' x 125'	28
<b>Total</b>	<b>79 Units</b>



11.08.15

**Excerpt from Currently Approved PDD**



WATERSIDE

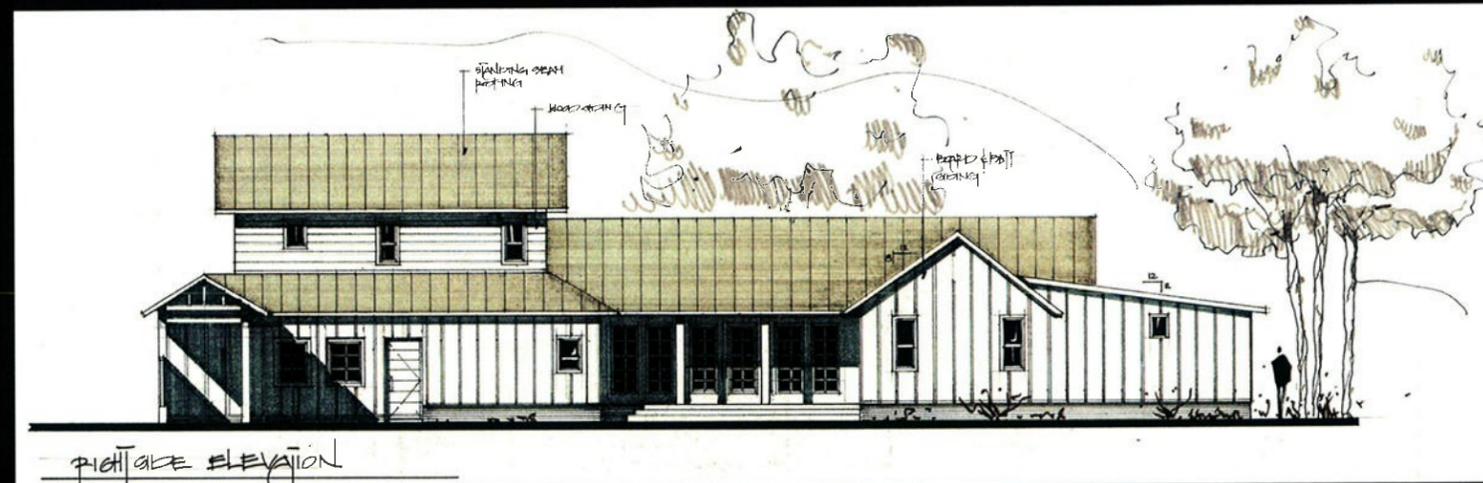
Community

Excerpt from Currently Approved PDD



TELLER ARCHITECTS

11.07.15



WATERSIDE

Pinnacle Ridge

Excerpt from Currently Approved PDD



TELLER PROJECTS

11.07.15



WATERSIDE

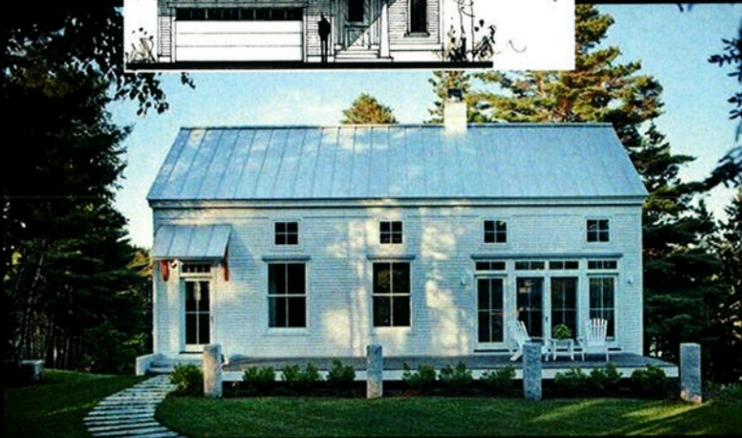
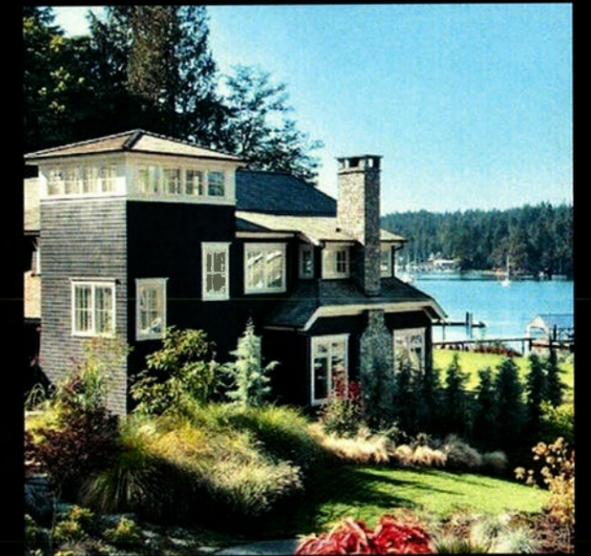
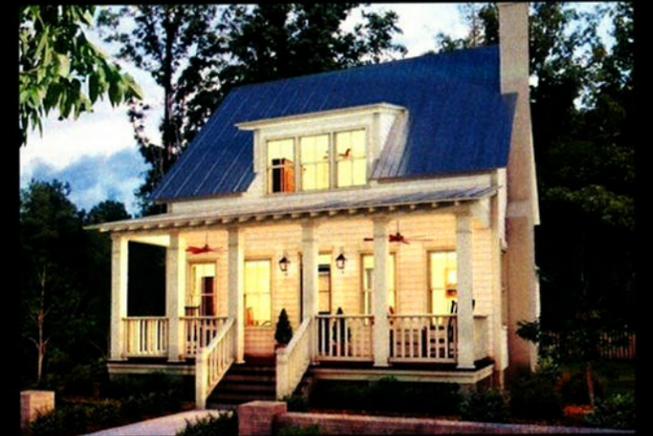
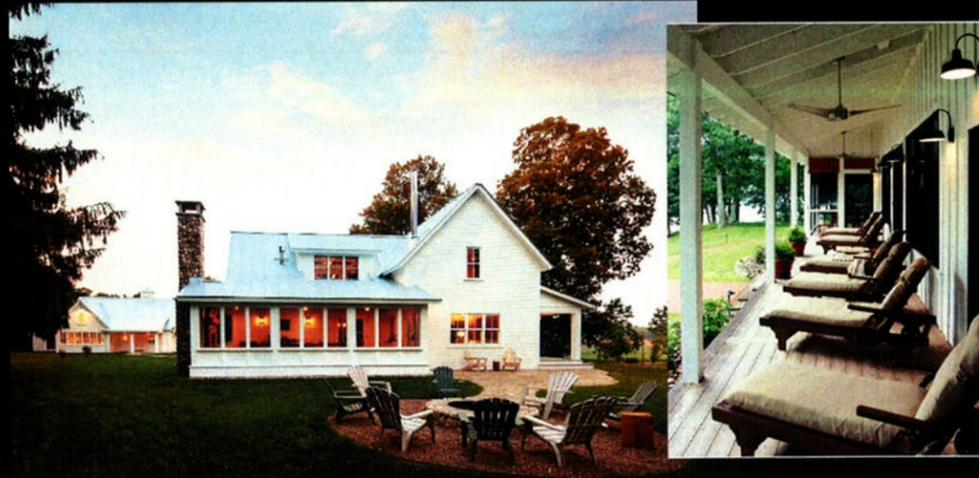
Copper Meadow

Excerpt from Currently Approved PDD



TELLER PROJECTS

11.07.15



WATERSIDE

Copper Creek

Excerpt from Currently Approved PDD



TELLER ARCHITECTS

11.07.15

## WATERSIDE

### Materials List

#### 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 Siding:

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.

## WATERSIDE

### Landscape Elements

#### Front Yards:

Front yards are to be composed of a few key elements ranging canopy and ornamental trees, foundational plantings (ornamental trees and shrubs), beds of flowering perennials and annuals, groundcover, expanses of grass lawns, and “hardscape” materials, such as sidewalks, steps, low walls, fences and driveways.

In instances where front yards have shallow depths canopy trees are not typical. However, extensive foundation plantings and plots of green lawn edged with flower beds, brick or stone, as well as the use of fencing, with or without brick piers. A distinct boundary between public and private, whether through a material change or vertical element is encouraged.

The deeper front yards in some neighborhoods allow the green lawns to become the base for a variety of planting beds, hedges, shrubs and a mix of canopy and ornamental trees that frame the view of the home. The planting beds, whether groundcover, flowers or low shrubbery help define the lawn as a “room”. These homes will typically be raised and large porches and stairs are encouraged as one approaches the entrance.

The smallest front laws will feature smaller scale landscape elements such as simple foundation plantings (typically shrubbery with some flowering bushes) and an occasional small, ornamental tree.

#### Foundation Planting:

Foundation planting will vary from low manicured evergreens to brightly colored flowering bushes, to groundcover. All “ground” the house to the front yard.

#### Sidewalk Edging:

Sidewalk edging planting, which varies from ornamental grasses, to colorful perennials and textured groundcovers, enhances the entrance and guides visitors to the home.

Hedges:

Hedges are used as a transition between the public realm of the sidewalk and the front lawn of the private lot, as well as a definer between lots. Other boundary definitions include plant materials such as ornamental grasses, low shrubbery and even groundcover that is visually high enough to define the room of the front lawn.

Walls, Piers & Steps:

The low brick or stone wall defining the front lawn is a common landscape element. Typically 12 to 18 inches high, these walls enclose either a planting edge or the front lawn. Often these walls will turn to follow the private sidewalk as an edging and create the low piers that border the front steps to the porch.

Sidewalk Paving & Driveway Pavement Surfaces:

Private sidewalks range from typical concrete to brick, stone or even terra cotta tile. Concrete sidewalks may also be edged in brick. Driveways are typically concrete or asphalt, usually smooth, and may be edged in brick. A variation of the typical driveway may include only the two tire paths with grass between the hard surface.

Front Yard Lighting & Accessories:

In addition to streetlights, private homes may be augmented with freestanding lights, typically near the front property line next to the driveway, as well as porch lights or sidelights on the home at the entrance. Light pole materials may include wood, brick, and fencing or planters, which make attractive accents.