

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: October 4, 2021

Agenda Item: 7A	Prepared by: L. Suzanne Pritchard, PLA, AICP
Agenda Section: New Business: Ordinance. First Reading	Date: September 30, 2021
Subject: Chestnut Greens PDD Amenity and Entrance [Z-21-21]	Division: Planning and Development

Background:

The Chestnut Greens PDD was entitled in October of 2020. The original PDD document contained only placeholders for the amenity and entrance, relying on a future amendment to provide details on the layout and architecture.

Proposed Changes:

Thomas Jasper of LS3P Associates Ltd., agent for the owner, has submitted an amendment to the Chestnut Greens PDD detailing the front entrance and amenity sites through narrative, plans, architectural elevations, and renderings. The facilities in this amendment are designed in the modern farmhouse style and include the following:

- ± 13,100 SF, one-story amenity center with multipurpose room, fitness room, meeting room, café, indoor swimming pool, support spaces, porte-cochere and covered porch facing the swimming pool.
- ± 1,500 SF commercial building and mail pavilion with small commercial space, restrooms, equipment room, and gathering/market space.
- 840 SF pool bath structure with restrooms, pool equipment storage and outdoor bar with grills.
- ± 6,307 SF swimming pool with pool deck, outdoor kitchen, spa, shade sails, cabanas, and lounge areas; large lake with lighted fountain and walking paths; two bocce courts with canopies; eight pickleball courts with bleachers and shade canopies; activity lawn.
- ± 800 SF covered pavilion-like structure with lighting and signage at community entrance. Although the sign rendering depicts “Del Webb North Strand,” the applicant stated the name on the sign will be, “Del Webb at North Myrtle Beach.”

The plans include landscaping in all areas and berms to screen internal residents of the PDD from the activities at the adjacent sites. City staff will further review the construction details of this project at the site-development plan level of review.

Planning Commission Action:

The Planning Commission conducted a public hearing on September 21, 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

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 CHESTNUT GREENS PLANNED
DEVELOPMENT DISTRICT (PDD) CONCERNING THE
AMENITY AND ENTRANCE AREA ON POSSUM TROT ROAD.**

Section 1:

That the Chestnut Greens Planned Development District be amended to include updated plan, elevations, and narrative for the amenity and entrance 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

REVIEWED:

City Manager

FIRST READING: 10.4.2021

SECOND READING: _____

ORDINANCE: 21-41

CHESTNUT GREENS PLANNED DEVELOPMENT DISTRICT

PDD AMENDMENT

DEL WEBB ENTRY FEATURE AND AMENITY CENTER

DEVELOPMENT REGULATIONS

September 21, 2021

INTRODUCTION

The current amendment to the Chestnut Greens Planned Development District (the “PDD”) is the proposed entry feature and amenity center, each of which were anticipated as amendments to the approved PDD, within the City of North Myrtle Beach, South Carolina (the “City”). This portion of the district is intended to include Four (4) separate elements which include (1) the Amenity Center; (2) Pool Bath; (3) Commercial Building and Mail Pavilion; and (4) Entry Feature. The PDD is located on Possum Trot Road. The location of each element is set forth on the Exhibit Supplement submitted with this Amendment.

PROJECT DEVELOPER

This parcel is currently owned and being developed by Pulte Home Company, LLC, a Michigan limited liability company, as a Del Webb Community (“Developer”). The Del Webb Community is being built in multiple phases, in accordance with the approved PDD Phasing Plan.

MASTER SITE PLAN AMENDMENT

The approved Master Plan for the PDD indicated the area on which these Four (4) elements are to be constructed was generally depicted, and set out for future amendment to include the required exhibits and details. Those details, including the amendment to the Master Site Plan, are included in an Exhibit Supplement submitted with this Amendment, and shall replace any prior plan, and shall be deemed the controlling plan for this portion of the PDD, together with this narrative, unless and until further amended.

The Del Webb brand and communities nationwide include user friendly and active amenity areas, as well as entry features designed specifically to portray the active lifestyle and quality of life that underpins the brand reputation. These elements are also important for maintaining the sales pace needed for such a project, particularly in the current competitive real estate market.

DEVELOPMENT DESCRIPTION

This portion of the PDD is prominent as it fronts on Possum Trot Road, is accessible by way of Silver Road, and it is near the entrance to the PDD, and adjoin the lake system incorporated in the PDD.

The Four (4) separate elements within the portion of the PDD addressed by this Amendment are described as follows:

1. Amenity Center. The new One (1) story amenity center building will measure approximately 13,100 square feet. From an activity programming perspective, the building will include a divisible multi-purpose room, fitness room, meeting room, café, indoor swimming pool and support spaces. The amenity center also includes a porte-cochere and covered porch facing the swimming pool. The aesthetic design direction for the amenity center is consistent with the architectural styles approved in the PDD, and is a variation of the modern farmhouse style, which includes sloped metal roofing, and an exterior clad primarily in fiber cement siding, as reflected in the Exhibit Supplement. A large outdoor swimming pool and pool deck will be located adjacent to the amenity center. Shade structures will be integrated throughout the exterior pool deck areas.
2. Pool Bath. A separate 840 square foot structure, with an additional 800 square foot covered exterior space will comprise the pool bath. The programming for this space will include exterior pool restrooms and pool equipment rooms. This structure will also include an outdoor bar service counter and gas only grilling area. The exterior features of this structure are consistent with the architectural style and building materials as those incorporated in the amenity center, as reflected in the Exhibit Supplement.
3. Commercial Building and Mail Pavilion. A separate commercial structure, was required under the provisions of the PDD will be constructed adjacent to the amenity center parking lot. This structure measures approximately 1,500 square feet, and will include at least two (2) separate spaces for occupancy. The first space of approximately 320 square feet, will accommodate professional, medical, or sales office or retail sale space, in addition to a shared restroom, access hallway and mechanical room of an additional 210 square feet, and the remaining balance of the building of approximately 940 square feet will be constructed to accommodate both retail space for a community market, which is also anticipated to incorporate periodic limited time period vendors and artisans offering goods and services to the residents of the community and the general public. Retractable glass garage doors will allow the transformation of the community market area to include exterior display spaces. An outdoor mail pavilion will be attached to the North of this building, providing covered shelter for mailboxes within the PDD and package storage. This building will also incorporate the architectural style, materials and color palette used in the amenity center, as reflected in the Exhibit Supplement.
4. Entrance Feature. At the entrance to the PDD an exterior entrance feature measuring approximately 800 square feet will be installed. The entrance feature will mimic the architectural style of the amenity center, as a covered pavilion-like structure in the modern farmhouse style. The structure will include lighting, signage and landscaping, with materials and a color palette consistent with the amenity center, as reflected in the Exhibit Supplement.

INFRASTRUCTURE AND COMMON SPACES

The provisions for the control and maintenance of the infrastructure and common spaces are set forth in the PDD. In addition, the Developer may establish rules and regulations from time to time, governing the residents occupying the buildings within this portion of the PDD, which would be comparable to rules and regulations established in other Del Webb Communities.

DIMENSIONAL STANDARDS

The dimensional standards which will apply to the improvements included in the Amendment are set forth in the PDD.

BUILDING MATERIALS AND LANDSCAPE MATERIALS

The building materials and the landscape materials to be used in the improvements included in this Amendment are set forth in the PDD.

DIRECTIONAL SIGNAGE AND LIGHTING

Directional signage will be consistent, in both its material, coloring and numbering schemes. The size, location and content will consistent with the signage ordinances of the City, with representative depictions of the Project signage, including building signage, directional signage and monument signage included in an Exhibit Supplement submitted with this Amendment. Lighting will be in keeping with the existing lighting within the PDD, together with landscape lighting and signage lighting as including in an Exhibit Supplement submitted with this Amendment.

AMENDMENT AND ENFORCEMENT

Upon final approval by the City, the Developer will cause this amendment to the PDD to be recorded in the public records of Horry County, South Carolina. Expansions of and further amendments to this portion of the PDD shall be permitted only upon approval by the Zoning Administrator of the City and submittal of an appropriate minor or major planned development district, in accordance with the ordinance of the City.

Exhibits: **SEE SEPARATE EXHIBIT SUPPLEMENT.**

DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH

LS3P: 1600-205760
 PULTE
 1170 POSSUM TROT RD
 NORTH MYRTLE BEACH, SC 29582
 PIN# 357-00-00-0012



SUBMITTAL: 2021.08.30
 COUNCIL MEETING: 2021.09.07 PDD AMENDMENT



CONSTANTINE
 ENGINEERING
 ASSOCIATES, LLC



ARCHITECTURE & INTERIORS
 LS3P ASSOCIATES LTD.

205 1/2 KING STREET
 CHARLESTON, SC 29401
 843.577.4444

STRUCTURAL
 BRITT PETERS & ASSOCIATES

101 FALLS PARK DRIVE, #601
 GREENVILLE, SC 29601
 864.271.8869

MEP
 CONSTANTINE ENGINEERING

1643 B SAVANNAH HWY, #181
 CHARLESTON, SC 29407
 843.628.7878

LANDSCAPE
 ENVIRONMENTAL CONCEPTS

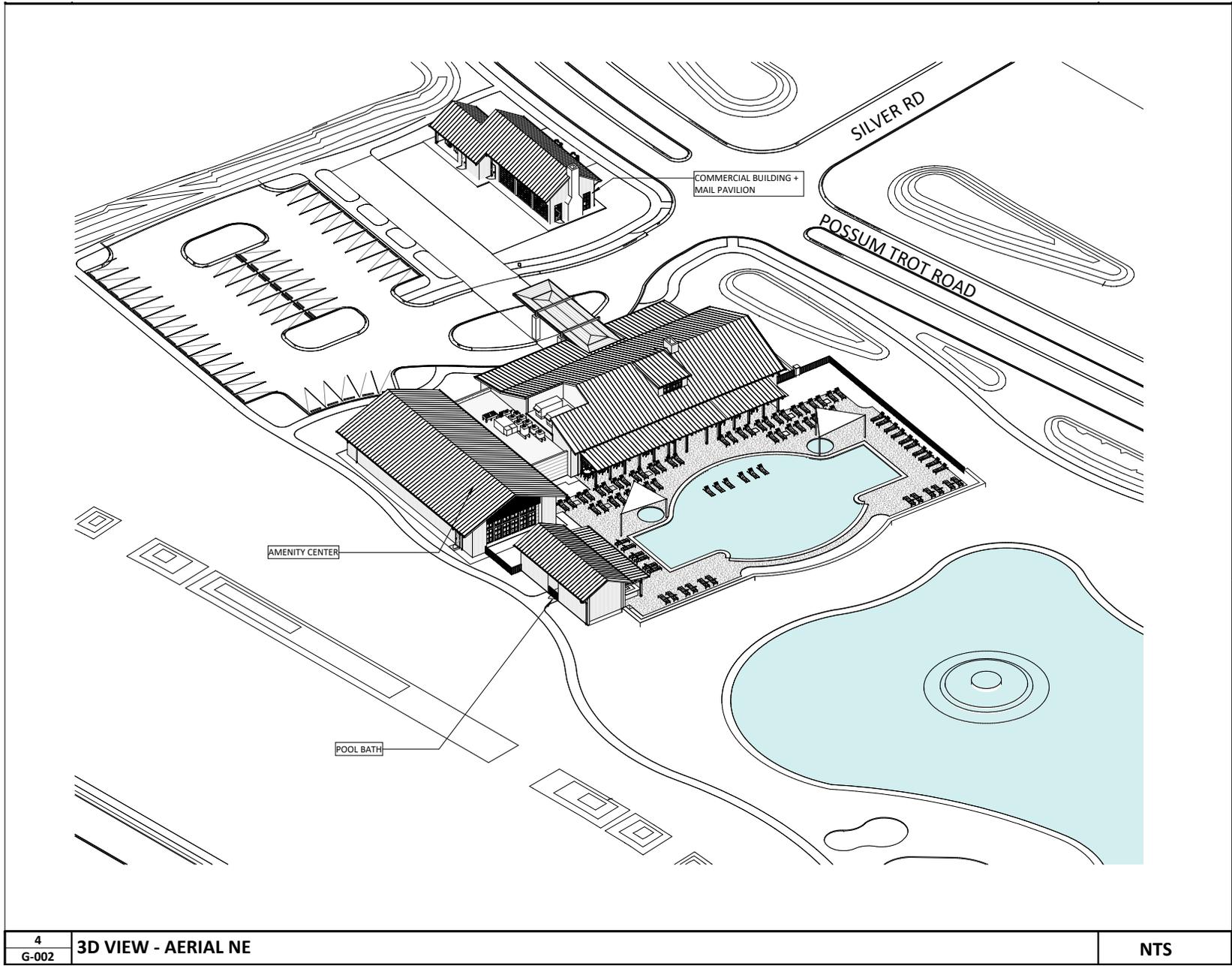
618 CHESTNUT RD, #201
 MYRTLE BEACH, SC 29572
 843.692.9999

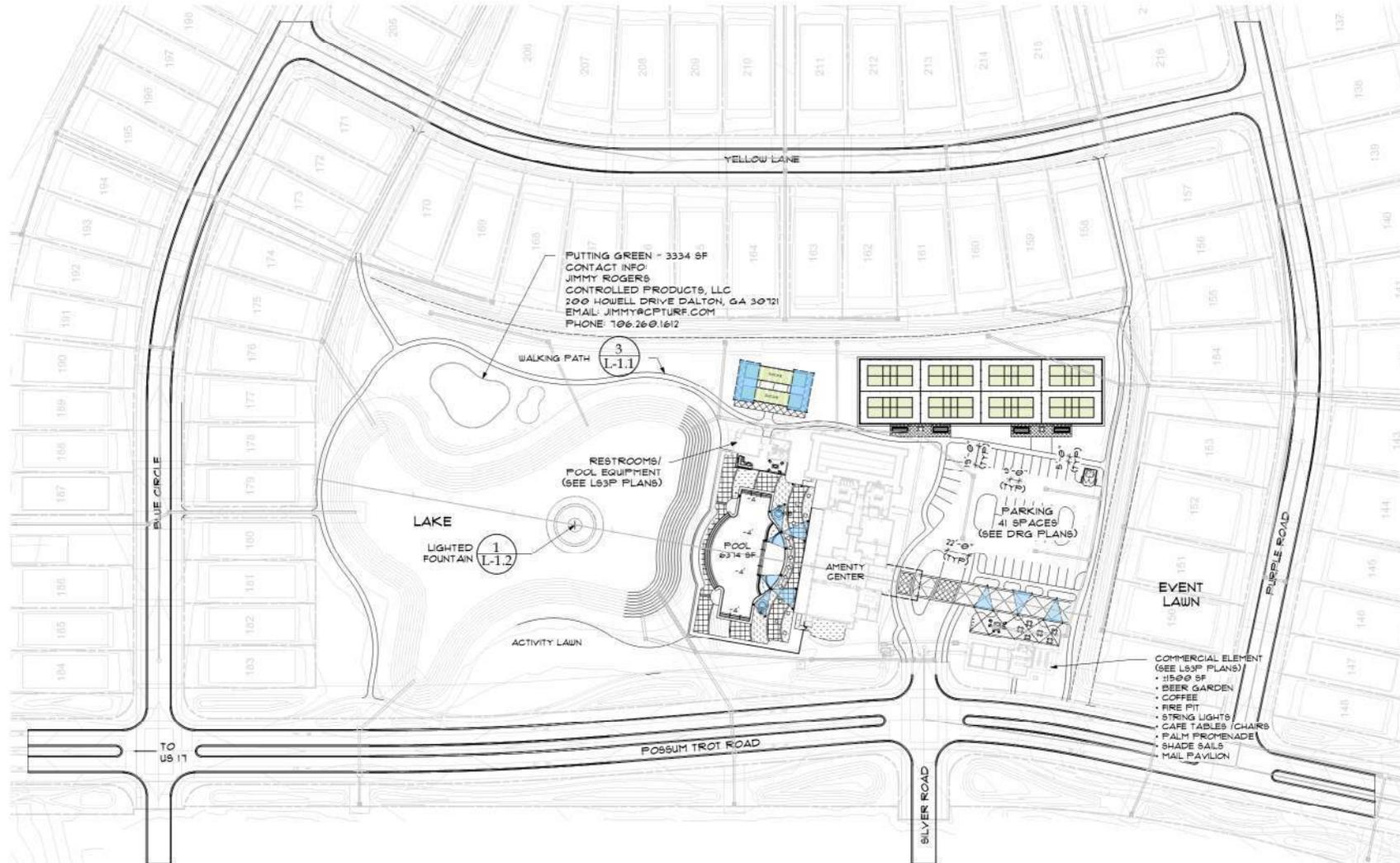
CIVIL
 DRG

4703 OLEANDER DR
 MYRTLE BEACH, SC 29577
 843.839.3350

DEVELOPER
 PULTE

4401 LEEDS AVENUE, SUITE 400
 NORTH CHARLESTON, SC 29405
 843.740.7282





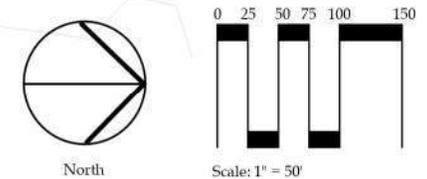
SCOPE OF WORK:

PULTE:
 THE POND WORK, FOUNTAIN, PUTTING GREEN, GRADING, BUILDING PADS, UTILITIES TO 5' OUTSIDE BUILDINGS, ETC.

MONTEITH:
 THE UTILITY TIE-INS AT 5' OUTSIDE THE BUILDINGS, POOL DECK DRAIN TIE-INS, GUTTER TIE-INS, AND THE LANDSCAPING AND HARDSCAPES PLAN EAST OF THE RETAINING WALL BY THE POOL.

(NEED TO CONFIRM WHO IS TAKING THE SIDEWALK AROUND THE POND AND THE DIVIDE OF THE LANDSCAPING, IF ANY.)

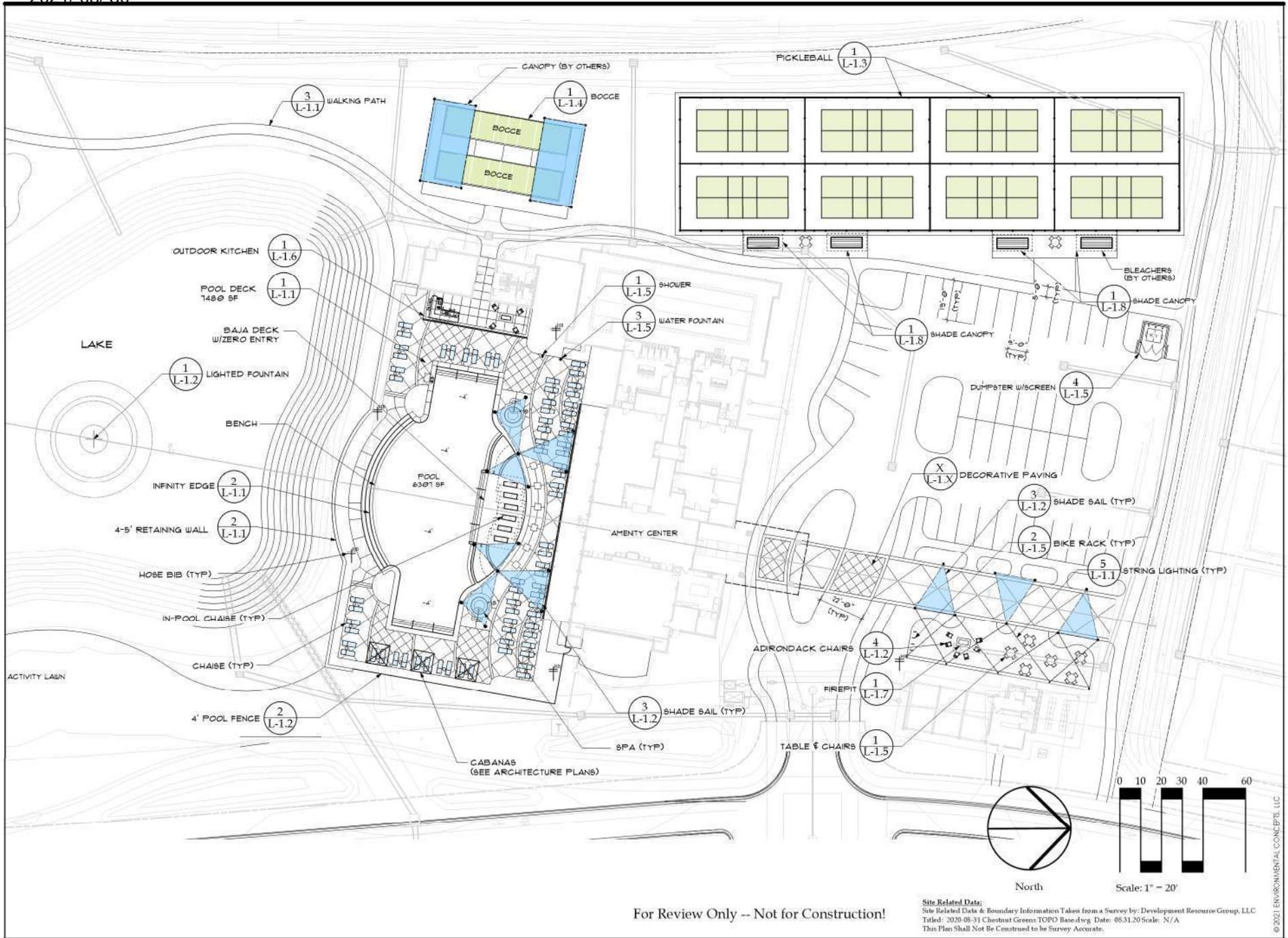
For Review Only -- Not for Construction!



Site Related Data:
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC
 Titled: 2020-05-31 Chestnut Greens TOPO Base.dwg Date: 06.31.20 Scale: N/A
 This Plan Shall Not Be Constructed to be Survey Accurate.



DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH
 PPD AMENDMENT
 2021/08/30



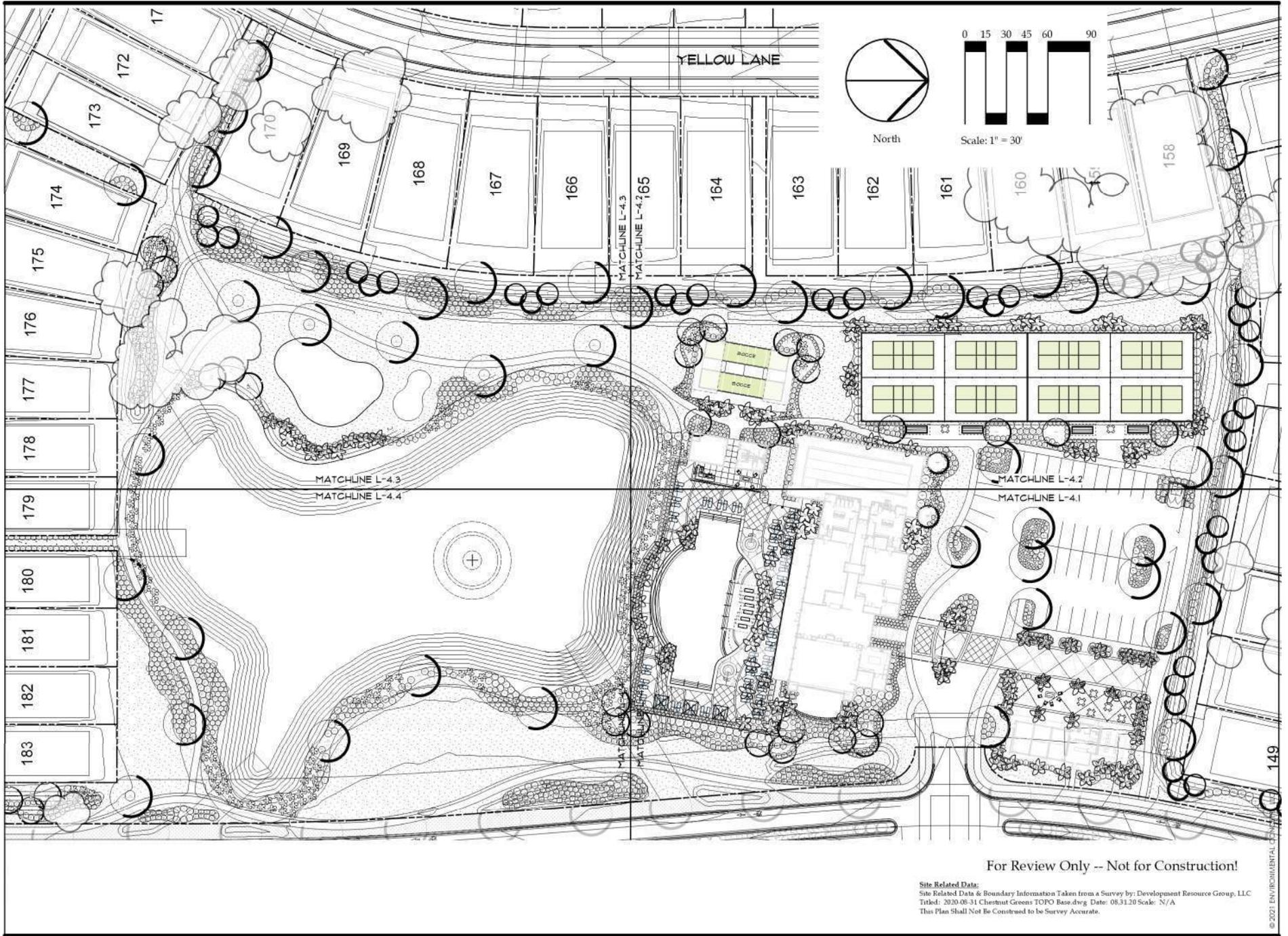
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DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH
 PPD AMENDMENT
 2021/ 08/ 30



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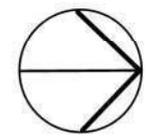
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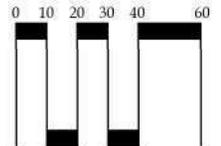




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North



Scale: 1" = 20'

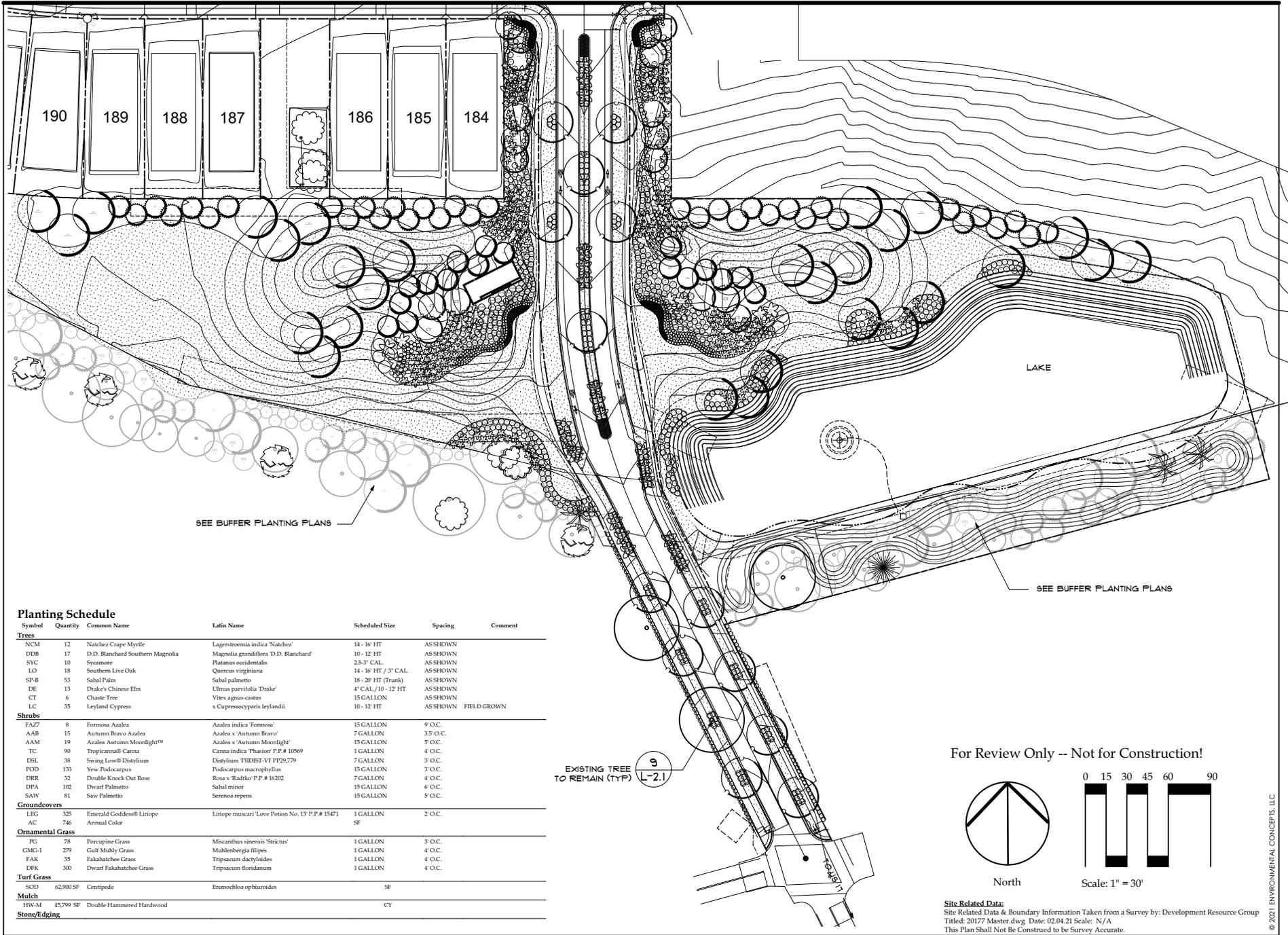
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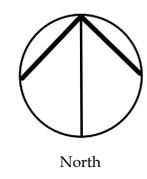
DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH
 PPD AMENDMENT
 2021/ 08/ 30



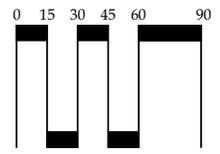
Planting Schedule

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
Trees						
NCM	12	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	14 - 16 HT	AS SHOWN	
DBB	17	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	10 - 12 HT	AS SHOWN	
SYC	10	Sycamore	Platanus occidentalis	2.5' CAL	AS SHOWN	
LO	18	Southern Live Oak	Quercus virginiana	14 - 16 HT / 3' CAL	AS SHOWN	
SP-B	53	Sabal Palm	Sabal palmetto	18 - 20 HT (Trunk)	AS SHOWN	
DE	13	Drake's Chinese Elm	Ulmus parvifolia 'Drake'	4' CAL / 10 - 12 HT	AS SHOWN	
CT	6	Chante Tree	Vireo agnus-castus	15 GALLON	AS SHOWN	
LC	35	Leyland Cypress	x Cupressocyparis leylandii	10 - 12 HT	AS SHOWN	FIELD GROWN
Shrubs						
FAZZ	8	Formosa Azalea	Azalea indica 'Formosa'	15 GALLON	9' O.C.	
AAB	15	Autumn Bravo Azalea	Azalea x 'Autumn Bravo'	7 GALLON	3.5' O.C.	
AAM	19	Azalea Autumn Moonlight™	Azalea x 'Autumn Moonlight'	15 GALLON	5' O.C.	
TC	90	Tropicanna® Camelia	Camelia indica 'Phaenol' P.P.# 10569	1 GALLON	4' O.C.	
DSL	38	Swing Low® Dianthus	Dianthus FIEDST-VI PP29779	7 GALLON	3' O.C.	
POD	133	Yew Podocarpus	Podocarpus macrophyllus	15 GALLON	3' O.C.	
DRR	32	Double Knock Out Rose	Rosa x 'Radiko' P.P.# 16202	7 GALLON	4' O.C.	
DPA	102	Dwarf Palmetto	Sabal minor	15 GALLON	6' O.C.	
SAW	81	Saw Palmetto	Serenoa repens	15 GALLON	5' O.C.	
Groundcovers						
LIG	325	Emerald Goddess® Liriope	Liriope muscari 'Love Potion No. 13' P.P.# 15471	1 GALLON	2' O.C.	
AC	746	Annual Color		SF		
Ornamental Grass						
PG	78	Porcupine Grass	Miscanthus sinensis 'Strictus'	1 GALLON	3' O.C.	
GMC-1	279	Gulf Mubly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
FAK	35	Fakahatchee Grass	Tripsacum dactyloides	1 GALLON	4' O.C.	
DFK	300	Dwarf Fakahatchee Grass	Tripsacum floridanum	1 GALLON	4' O.C.	
Turf Grass						
SOD	62,900 SF	Centipede	Eremochloa ophiuroides	SF		
Mulch						
HW-M	45,799 SF	Double Hammered Hardwood		CY		
Stone/Edging						

For Review Only -- Not for Construction!



North



Scale: 1" = 30'

Site Related Data:
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group
 Titled: 20177 Master.dwg Date: 02.04.21 Scale: N/A
 This Plan Shall Not Be Constructed to be Survey Accurate.

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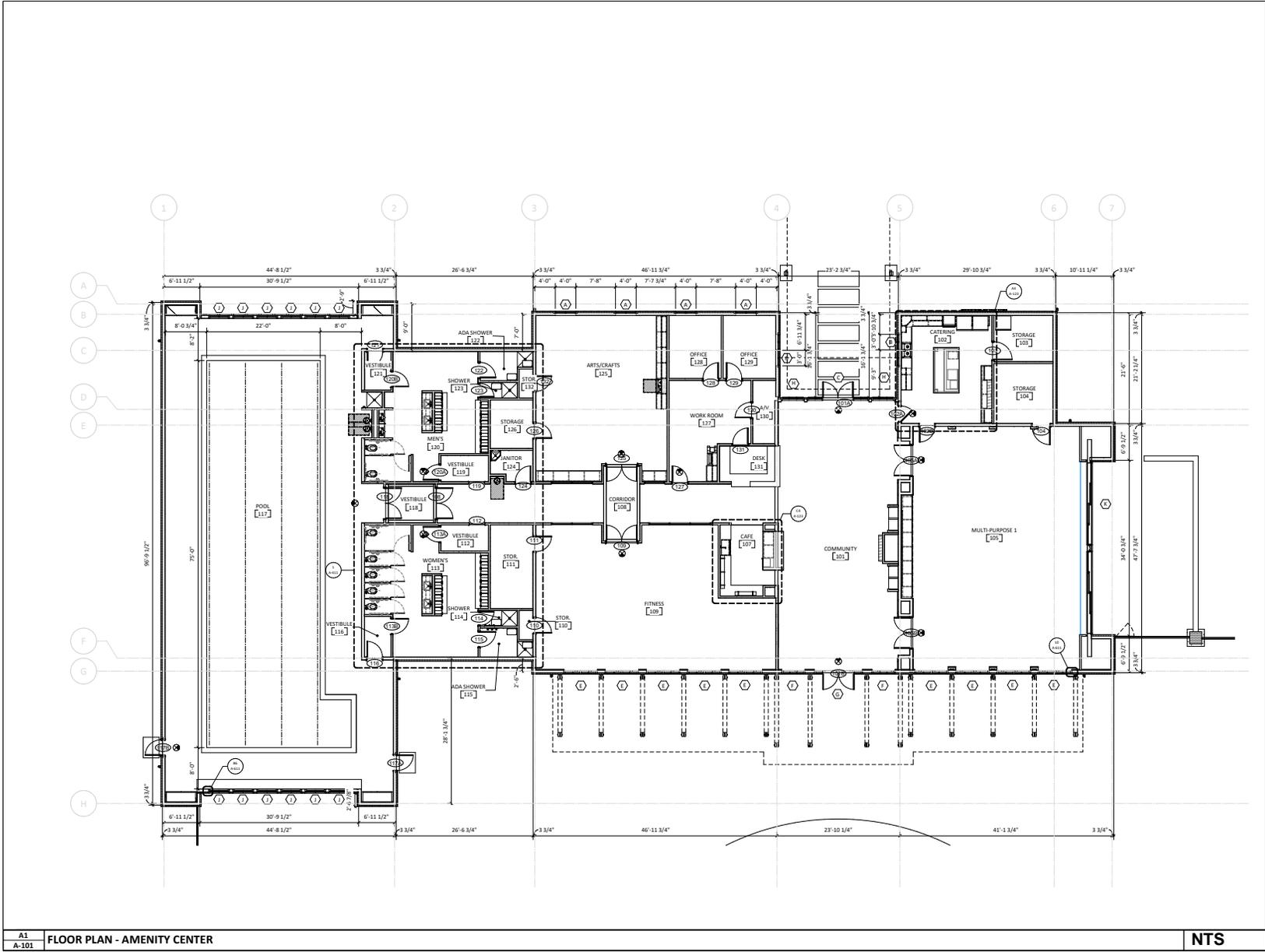
Planting Schedule

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
Trees						
NCM	16	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10-12 HT	AS SHOWN	
DDB	44	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	10-12 HT	AS SHOWN	
OL	4	Laural Oak	Quercus laurifolia	12-14 HT	AS SHOWN	
LO	44	Southern Live Oak	Quercus virginiana	14-16 HT / 3' GAL.	AS SHOWN	
SP-B	122	Sabal Palm	Sabal palmetto	10-12 HT (Trunk)	AS SHOWN	
CT	14	Chaete Tree	Vitex agnus-castus	15 GALLON	AS SHOWN	
Shrubs						
AAC	22	Autumn Cheer Azalea	Azalea x 'Autumn Cheer'	3 GALLON	3' O.C.	
EAZ	18	Autumn Ember Azalea	Azalea x 'Autumn Ember'	3 GALLON	3' O.C.	
EAR	78	Autumn Ruby Azalea	Azalea x 'Autumn Ruby'	3 GALLON	3' O.C.	
IC	6	Japanese Camellia	Camellia japonica	7 GALLON	6' O.C.	
DVJ	75	Vintage Jade Dogwood	Dothyastrum 'Vintage Jade' PP23,128	3 GALLON	5' O.C.	
ICC	49	Compact Japanese Holly	Ilex crenata 'Compacta'	7 GALLON	4' O.C.	
MNH	2	Mary Nell Holly	Ilex hybrid 'Mary Nell'	7 GALLON	16.5' O.C.	
RLD	64	Dwarf Loropetalum	Loropetalum chinense 'Durumai'	3 GALLON	4.5' O.C.	
RL	10	Ruby Loropetalum	Loropetalum chinense 'Ruby'	7 GALLON	5' O.C.	
OLE	28	Hardy Red Oleander	Nerium oleander 'Hardy Red'	7 GALLON	6' O.C.	
POD	229	Yucca Podocarpus	Podocarpus macrophyllus	7 GALLON	3' O.C.	
MBH	228	Magenta Beauty Indian Hawthorn	Rhaphiochloa x 'Mentis'	7 GALLON	6' O.C.	
DPA	207	Dwarf Palmetto	Sabal minor	3 GALLON	6' O.C.	
SV	29	Sweet Viburnum	Viburnum odoratissimum var. awabaki	3 GALLON	6' O.C.	
VTC	23	Spring Bouquet Laurustinus	Viburnum tinus 'Compactum'	3 GALLON	6' O.C.	
Groundcovers						
AA	141	African Lily	Agapanthus africanus	1 GALLON	1.5' O.C.	
CIP	96	Cast Iron Plant	Aspidistra elatior	1 GALLON	2.5' O.C.	
WFL	480	Wynona™ Variegated Flax Lily	Diemella tenuicaulis 'TAS300'	1 GALLON	2.5' O.C.	
ASJ	174	Asian Star Jasmine	Trachelospermum asiaticum	1 GALLON	2.5' O.C.	
Ornamental Grass						
PG	39	Porcupine Grass	Miscanthus sinensis 'Strictus'	1 GALLON	3' O.C.	
VM	81	Variegated Japanese Silver Grass	Miscanthus sinensis 'Variegatus'	3 GALLON	5' O.C.	
GMG	1035	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
SCG	227	Sand Cordgrass	Spartina bakeri	1 GALLON	4' O.C.	
FAK	376	Fakahatchee Grass	Tripsacum dactyloides	1 GALLON	4' O.C.	
DFK	25	Dwarf Fakahatchee Grass	Tripsacum floridanum	1 GALLON	4' O.C.	
Turf Grass						
SOD	73,136 SF	Centipede	Eremochloa ophiuroides		SF	
Mulch						
Stone/Edging						

Planting Notes:

- **STANDARDS:** All Plant Material Shall Comply with the American Standard for Nursery Stock (ANSI Z60.1-1996)
- **PLANT MATERIAL:** Landscape Contractor/Owner Shall Inform Landscape Architect of any Concerns with Plant Material Specified Prior to Installation. At Such Time, Alternate Plant Material may be Specified by Landscape Architect. Otherwise Landscape Contractor/Owner Assumes all Risk in Installing Plant Material Indicated on Planting Schedule.
- **DEER OR OTHER FAUNA:** Environmental Concepts, LLC Shall Have No Duty Or Responsibility For The Knowledge, Discovery, Or Determination To The Presence Of Deer, Rabbits, Males, Or Other Fauna Which May Cause Damage At The Site. It Is The Owner/Responsible Agent's Obligation To Inform Environmental Concepts, LLC In Writing, Prior To Design, Of Any Known Deer Or Other Fauna Which May Be Present Which May Cause Damage At The Site. When Informed, Environmental Concepts, LLC Will Specify Deer Resistant Plants For The Project.
- **DEER RESISTANT PLANTS:** Some Of The Plants Indicated On This Plan May Have A Resistance To Deer. However, If The Deer Are Present In Large Enough Numbers Or Are Hungry Enough They Will Eat Whatever May Be Available.
- **PLANT QUANTITIES:** Landscape Contractor/Owner Shall Estimate Quantity of all Plant Materials, Sod & Mulch. Plant Quantities are Estimates Only and are Subject to Field Verification By The Landscape Contractor. The Planting Schedule Shall Override Plant Labels.
- **UTILITIES:** Landscape Contractor Responsible for Locating all Utilities Prior to Installation and/or Construction.
- **DAMAGE:** Contractor Shall Not Alter or Damage Any Existing Plant Material to Remain or Structure on Property During Installation.
- **SITE PREPARATIONS:** All Clearing, Aesthetic Earth Mounding, and Final Plant Locations Shall be Approved by Landscape Architect Prior to Installation.
- **PLANT QUALITY:** Landscape Architect Reserves the Right to Reject Inferior Plant Material.
- **ROOT BARRIER:** Landscape Contractor Shall be Responsible for Installing a Root Growth Barrier in All Locations Where Plant Roots May Come into Contact with Architectural Elements (Foundations, Walls, Sidewalks, Pools, etc).
- **MULCH DEPTH:** All Planting Beds and Areas Designated as Mulch to Have 2"- 3" Depth of Mulch. All Liriope and Mondo Grass Areas Shall be Mulched with 1"- 2" Of Mulch. See Planting Schedule for Mulch Type.
- **MULCH RING:** All Trees Located in Sod Areas Shall Have a Mulch Ring Around Them.
- **SOD PINNING:** All Sod Placed on Slopes Shall be Pinned in Place to Prevent Sliding.
- **WEEDS:** All Planted Areas will be Pre-Emerged to Inhibit Weed Germination.
- **ERICACEAE:** All Ericaceae Family Plants Shall be Planted in Raised Beds of Minimum 4" Height With 50% Organic Humus, 30% Soil, and 20% Sand.
- **FERTILIZER:** Apply 8-24-10 Fertilizer @ 5 Lbs. Per 1000 Square Feet.
- **IRRIGATION:** If in Contract, Irrigation System Shall Cover 100% of All Lawn & Planting Bed Areas. Irrigation Water Shall not Come in Contact with Any Building, Structure, or Pavement.
- **SIGHT TRIANGLES:** Height of Any Plant Materials Within the Sight Triangle Shall be Maintained as Required.
- **TREE STAKES:** Landscape Contractor Shall Remove Tree Stakes & Guying After 1 Year Warranty Period has Ended.
- **MAINTENANCE:** Owner Shall Consider the Maintenance Requirements of all Plant Materials for this Project.
- **REVIEW:** This Landscape Plan has been Reviewed and Approved by the Owner/Responsible Agent Who Understands that Any Changes, Substitutions, or Deletions May Require Review and Approval by the Responsible Reviewing Authority.
- **PLANTING DETAILS:** See Planting Details Sheet for Proper Method of Installing Plant Material. A Copy of the Planting Details Sheet will be Provided by the Landscape Architect if not a Part of this Plan Set.
- **PLAN DEVIATION/ON-SITE ADJUSTMENT:** Landscape Contractor Shall Inform Landscape Architect Of Existing Conditions That May Not be Identified Or Deviate From The Available Plans Prior To Any On-Site Adjustment.

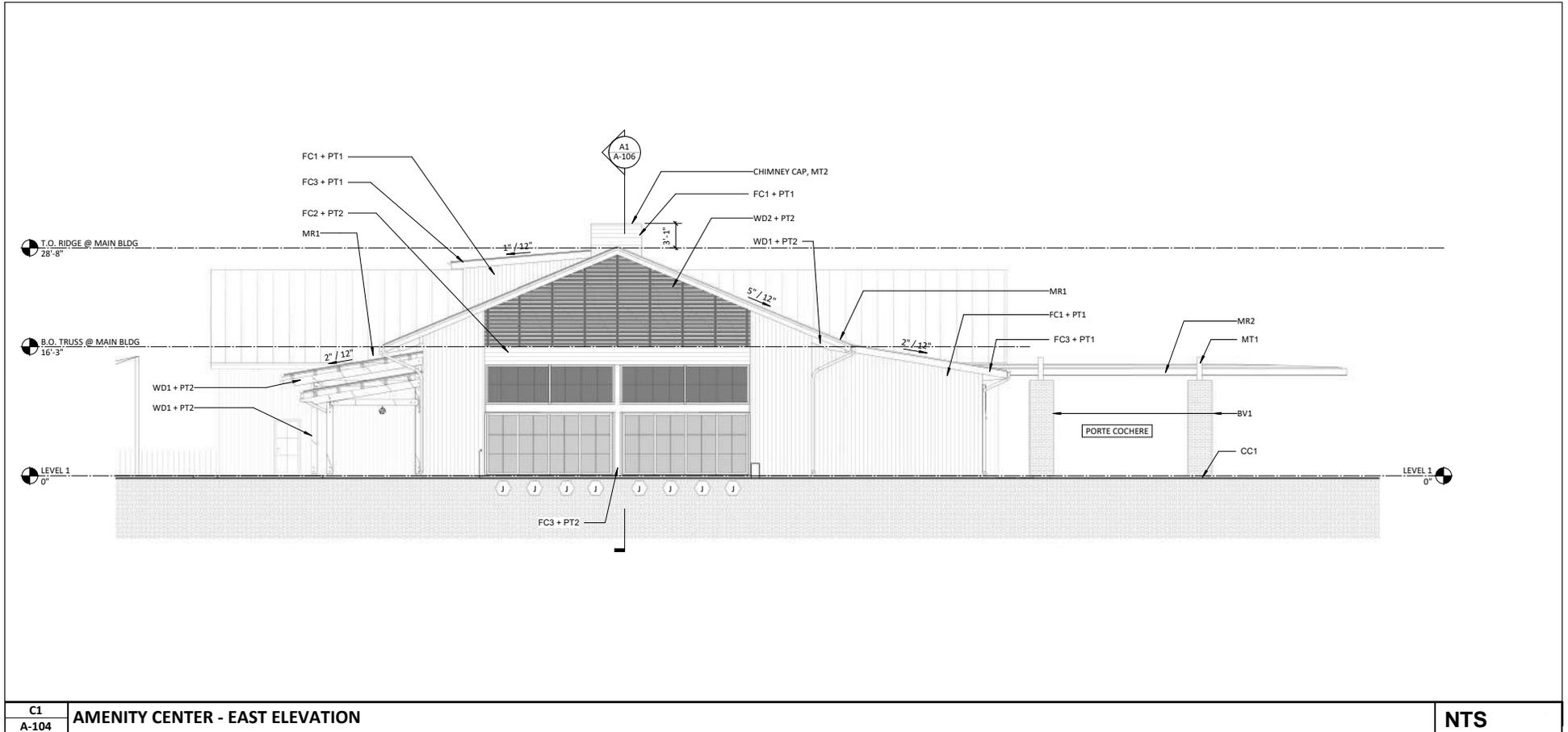


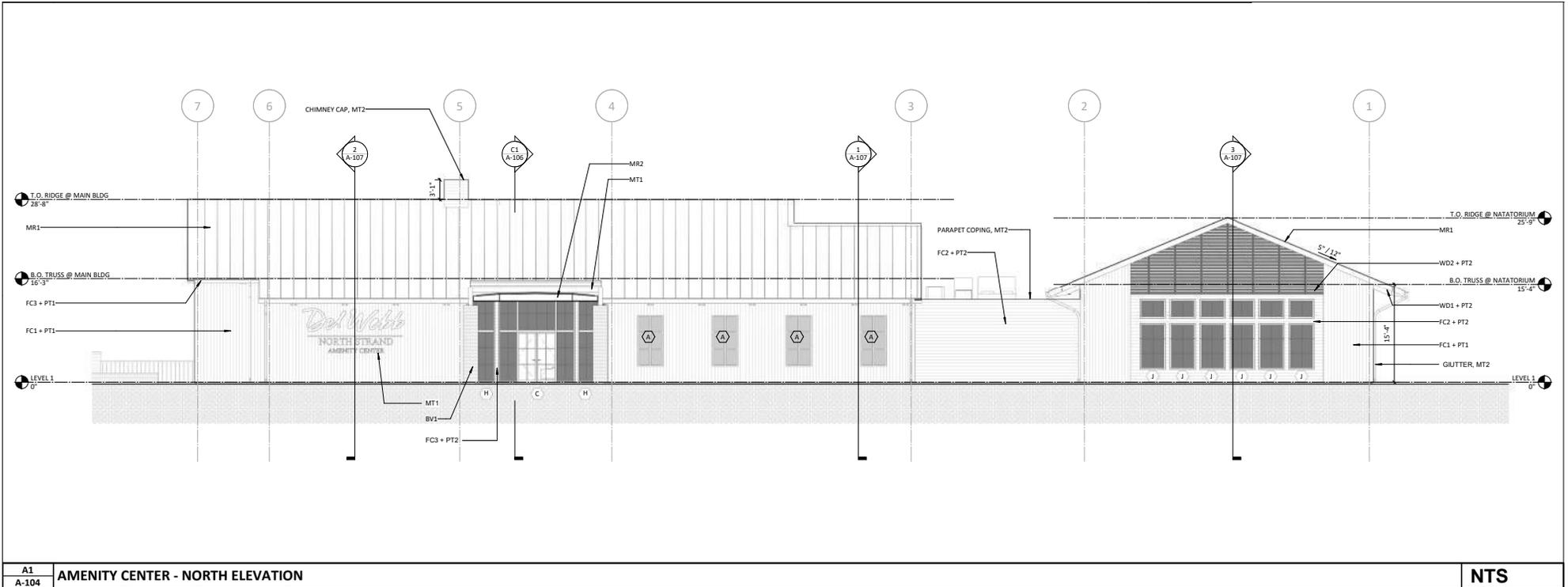


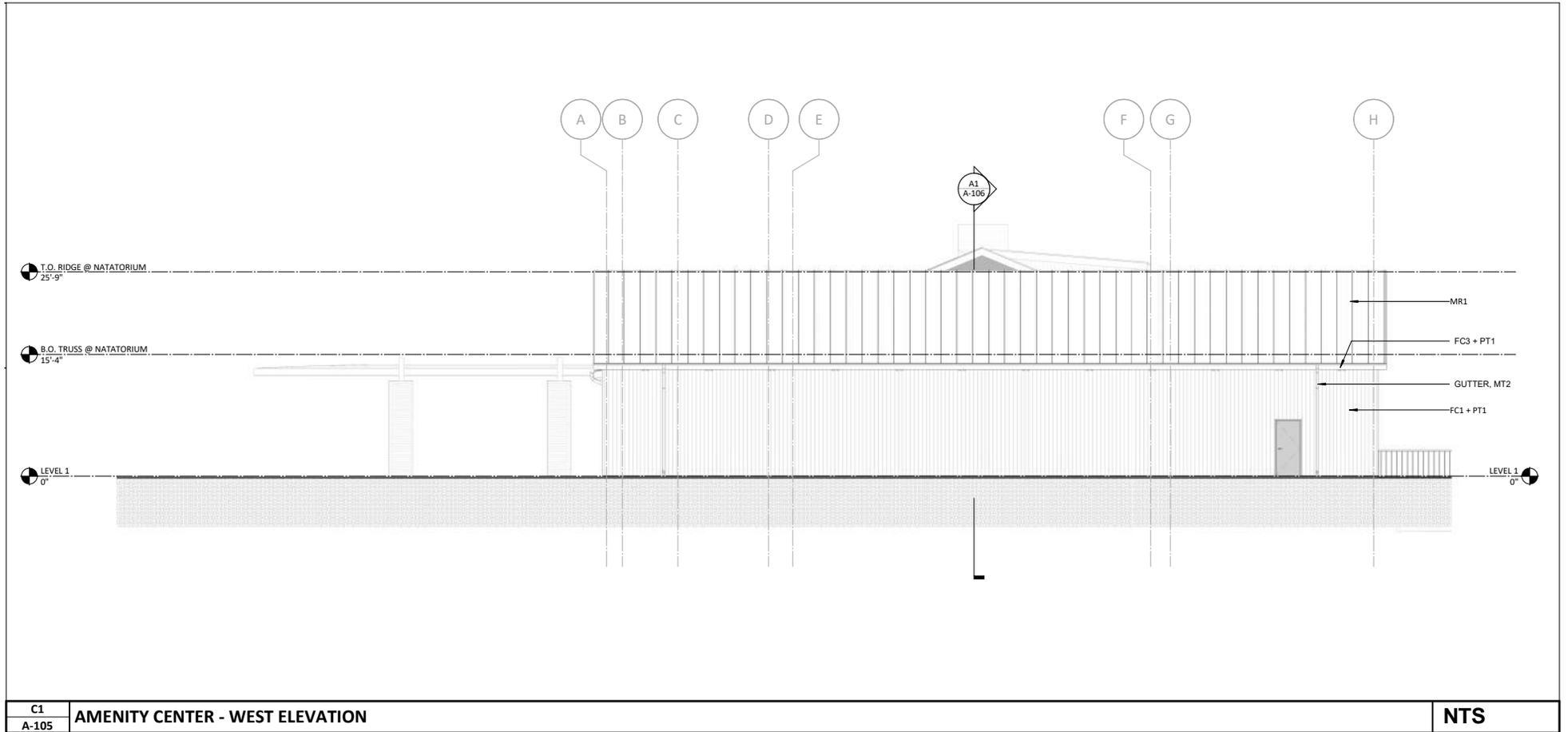
A1 FLOOR PLAN - AMENITY CENTER
 A-101

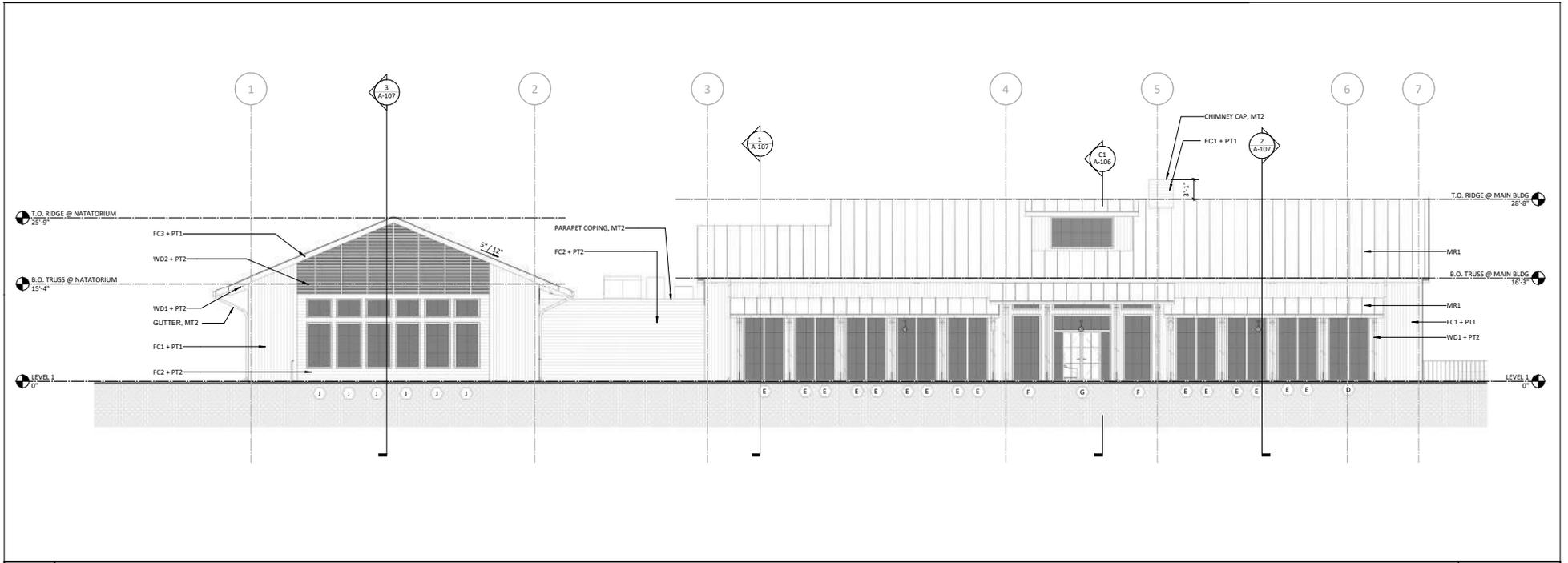
NTS





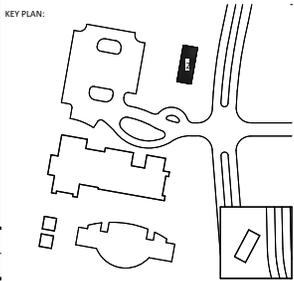
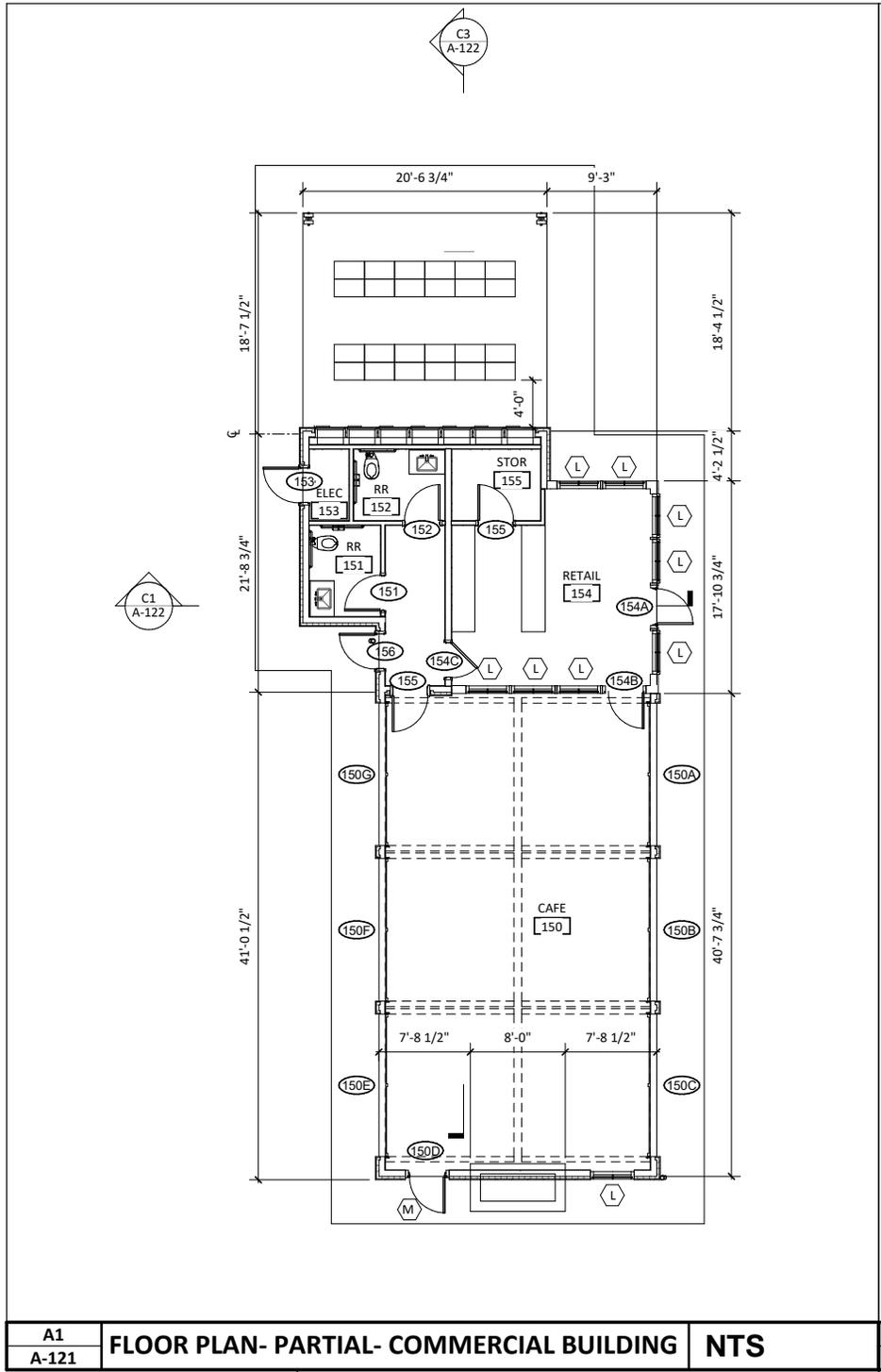






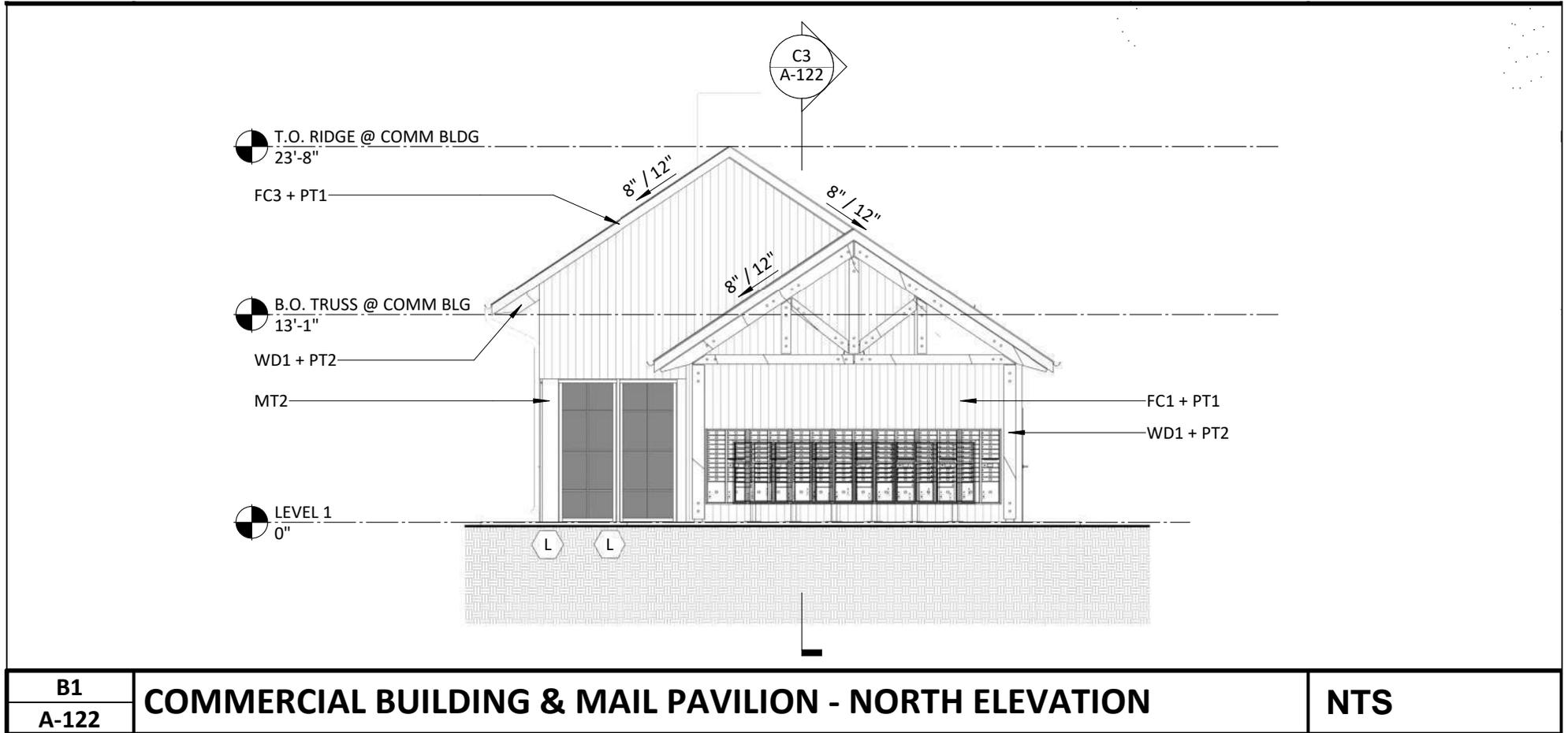
A1 A-105	AMENITY CENTER - SOUTH ELEVATION	NTS
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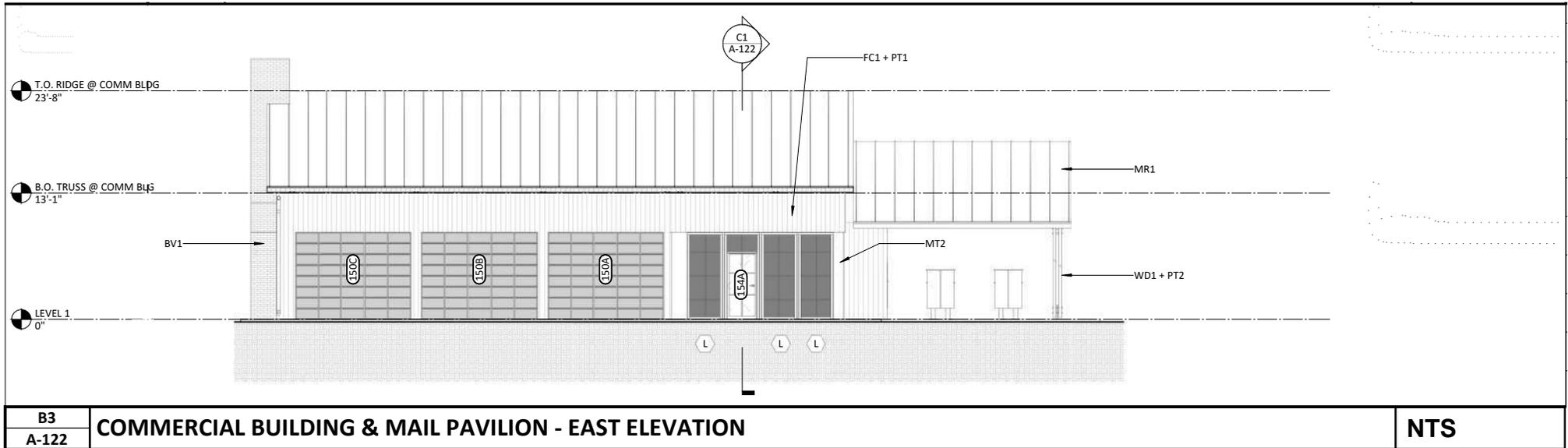


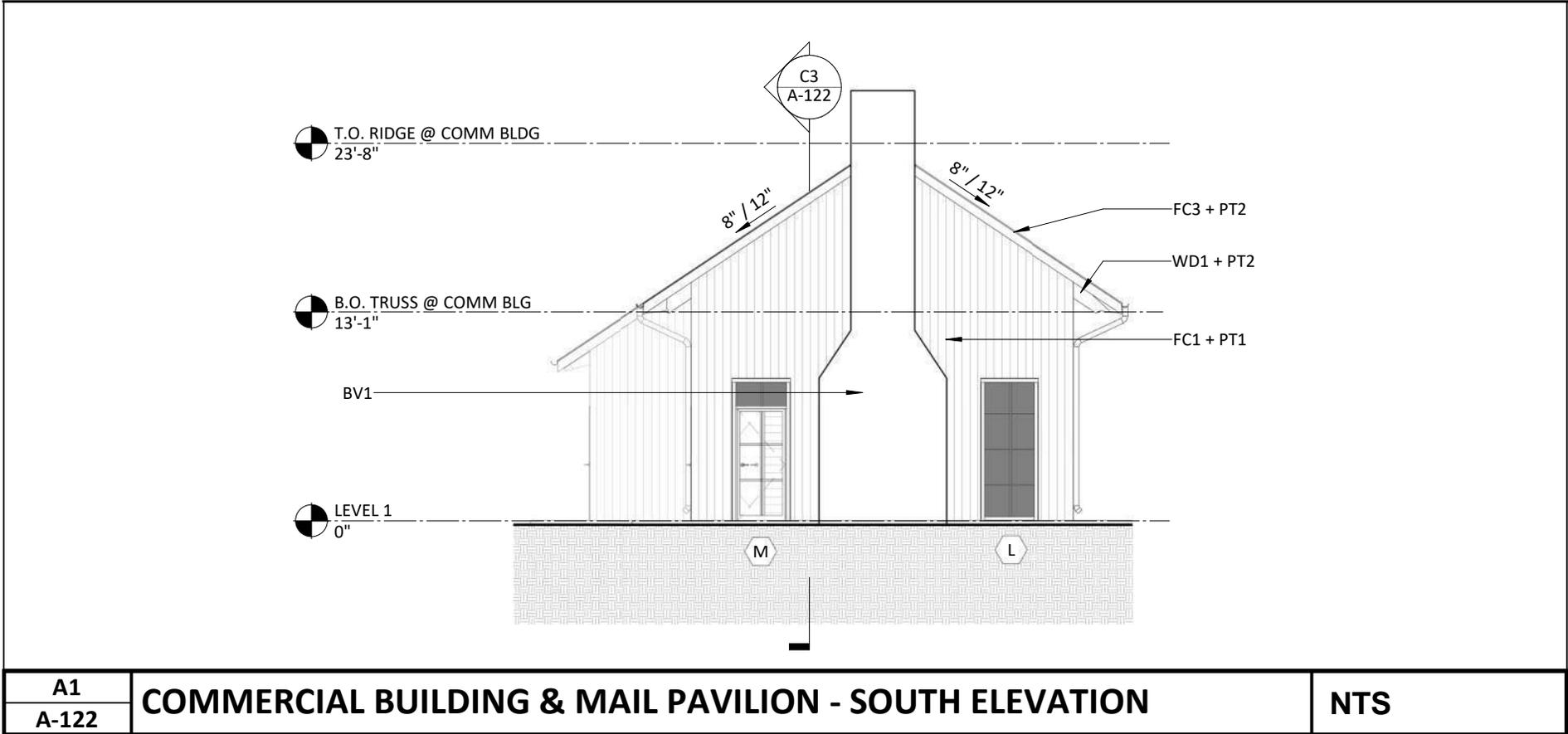


A1 A-121	FLOOR PLAN- PARTIAL- COMMERCIAL BUILDING	NTS
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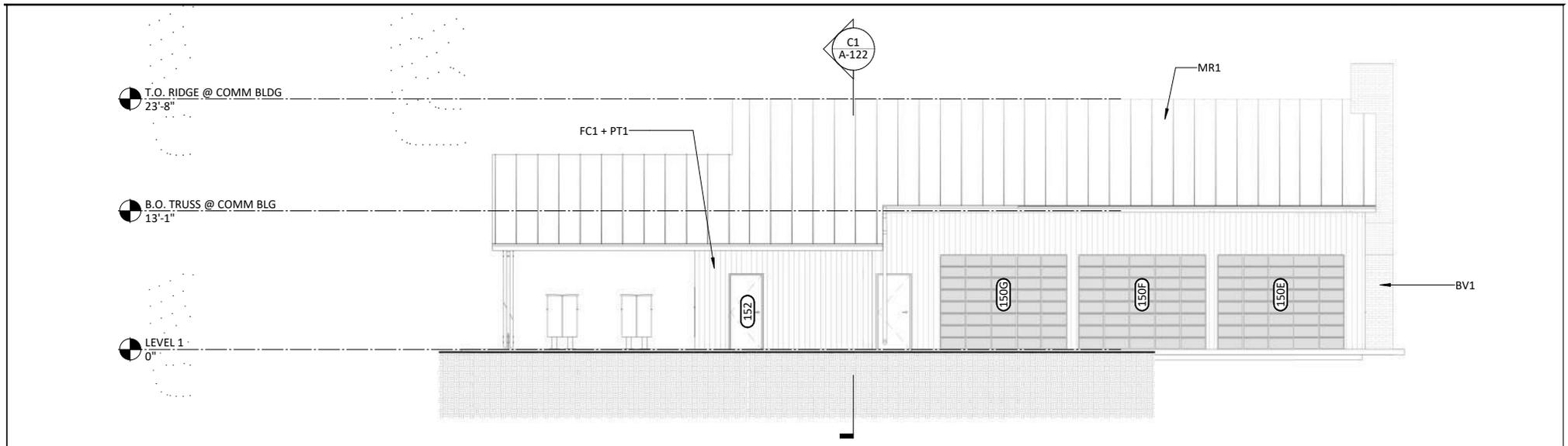




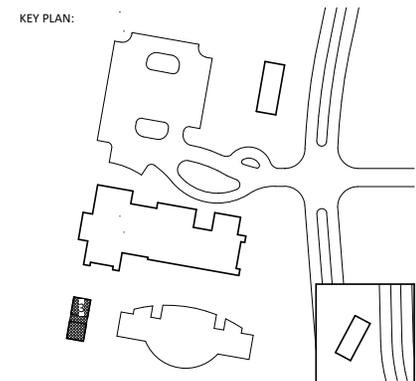
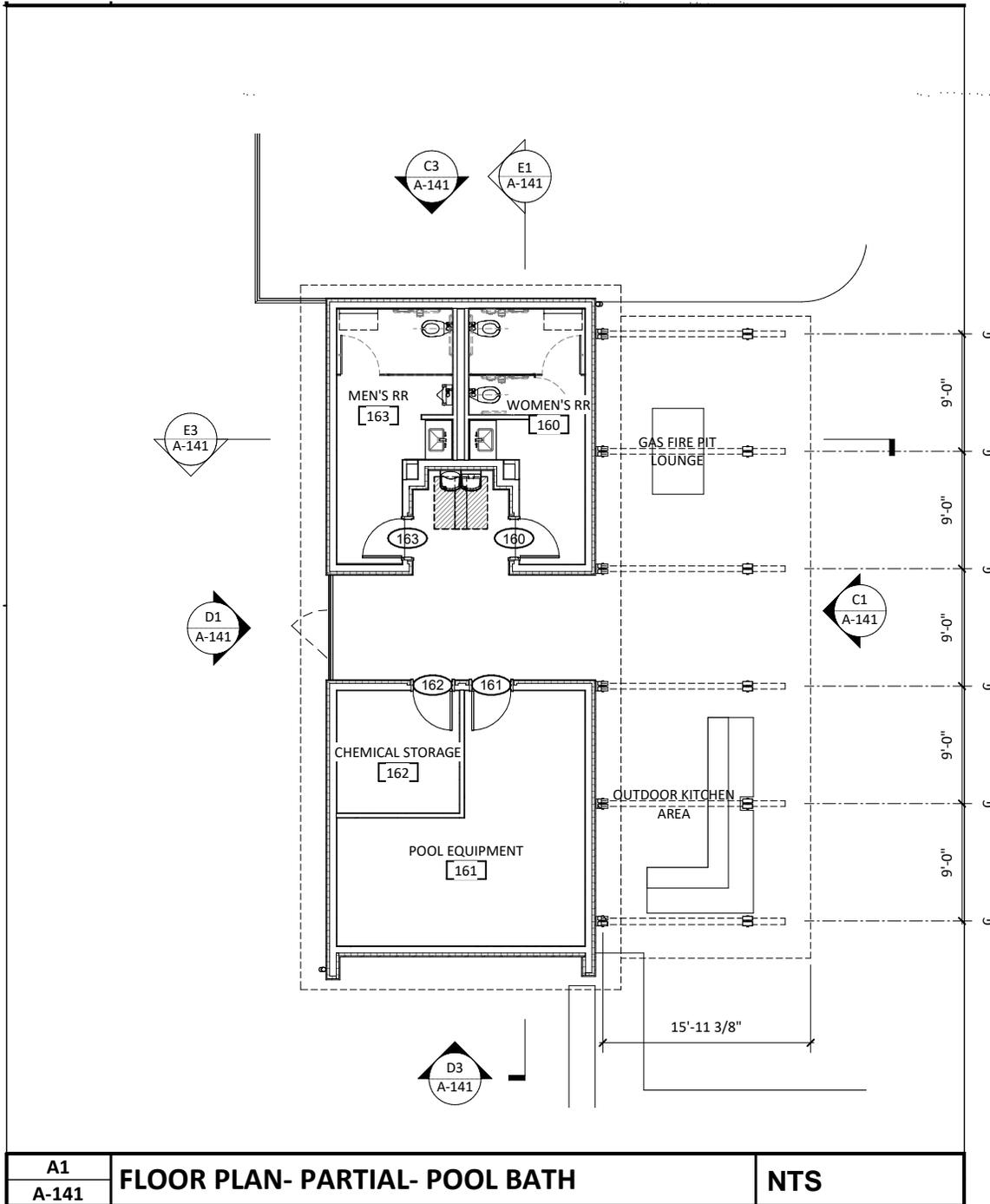
A1
A-122

COMMERCIAL BUILDING & MAIL PAVILION - SOUTH ELEVATION

NTS

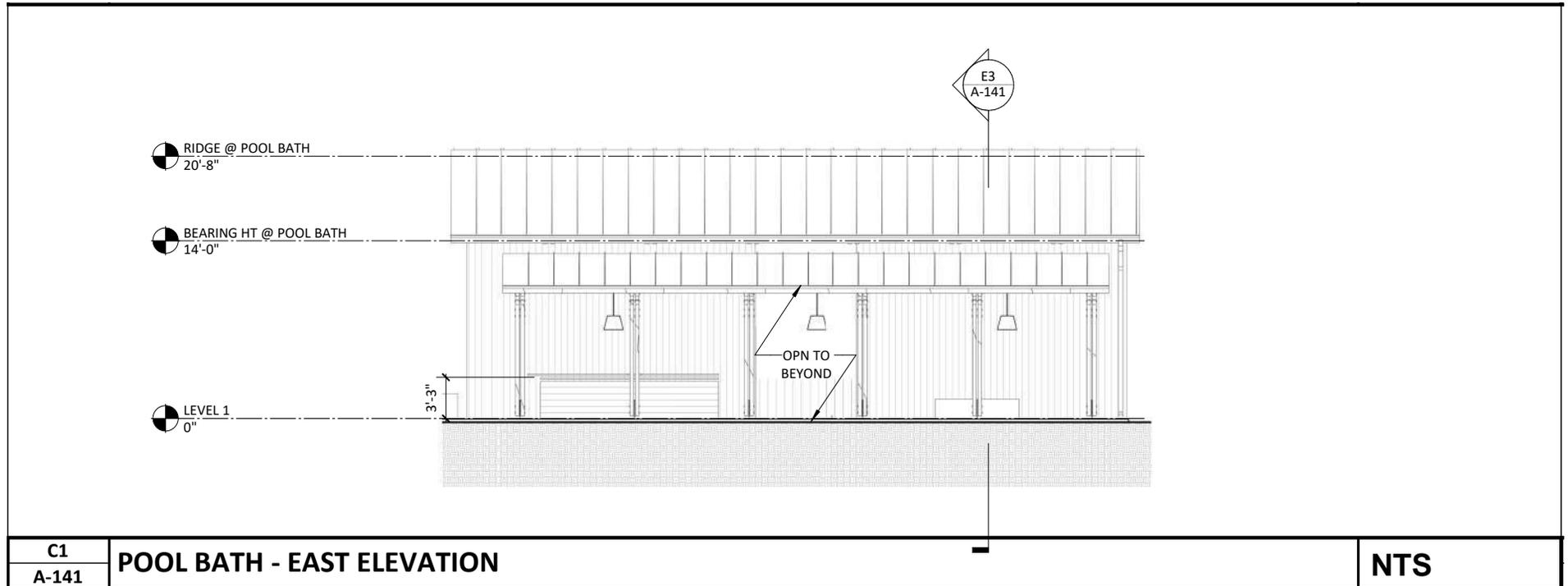


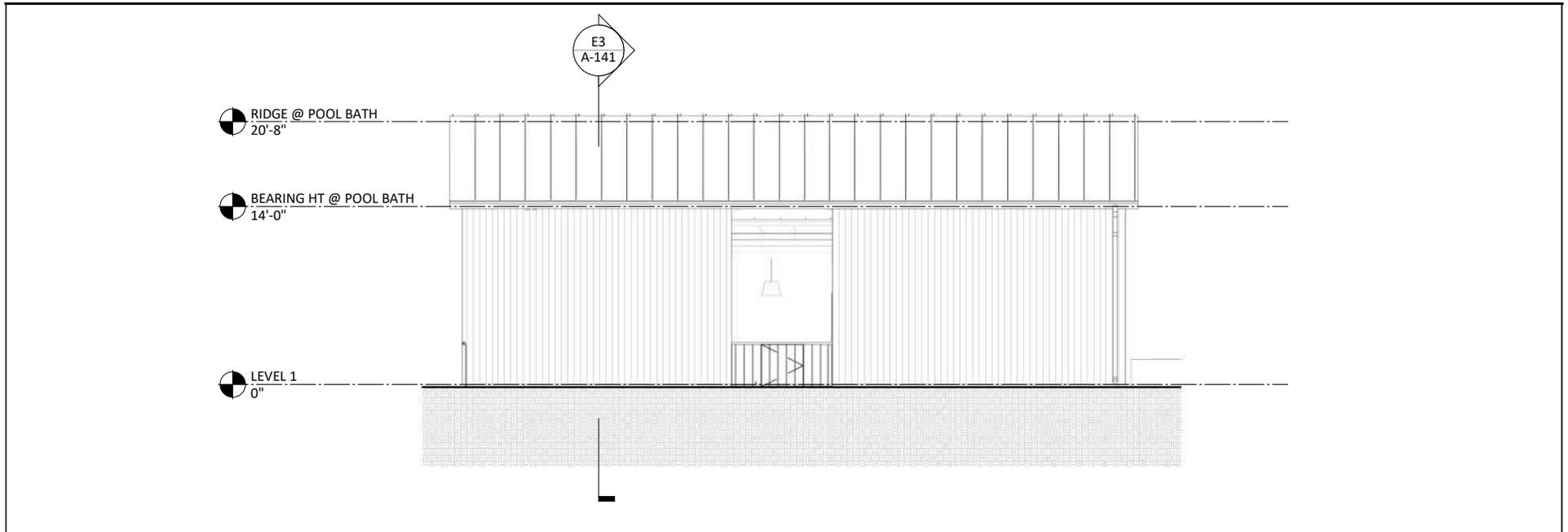
A3 A-122	COMMERCIAL BUILDING & MAIL PAVILION - WEST ELEVATION	NTS
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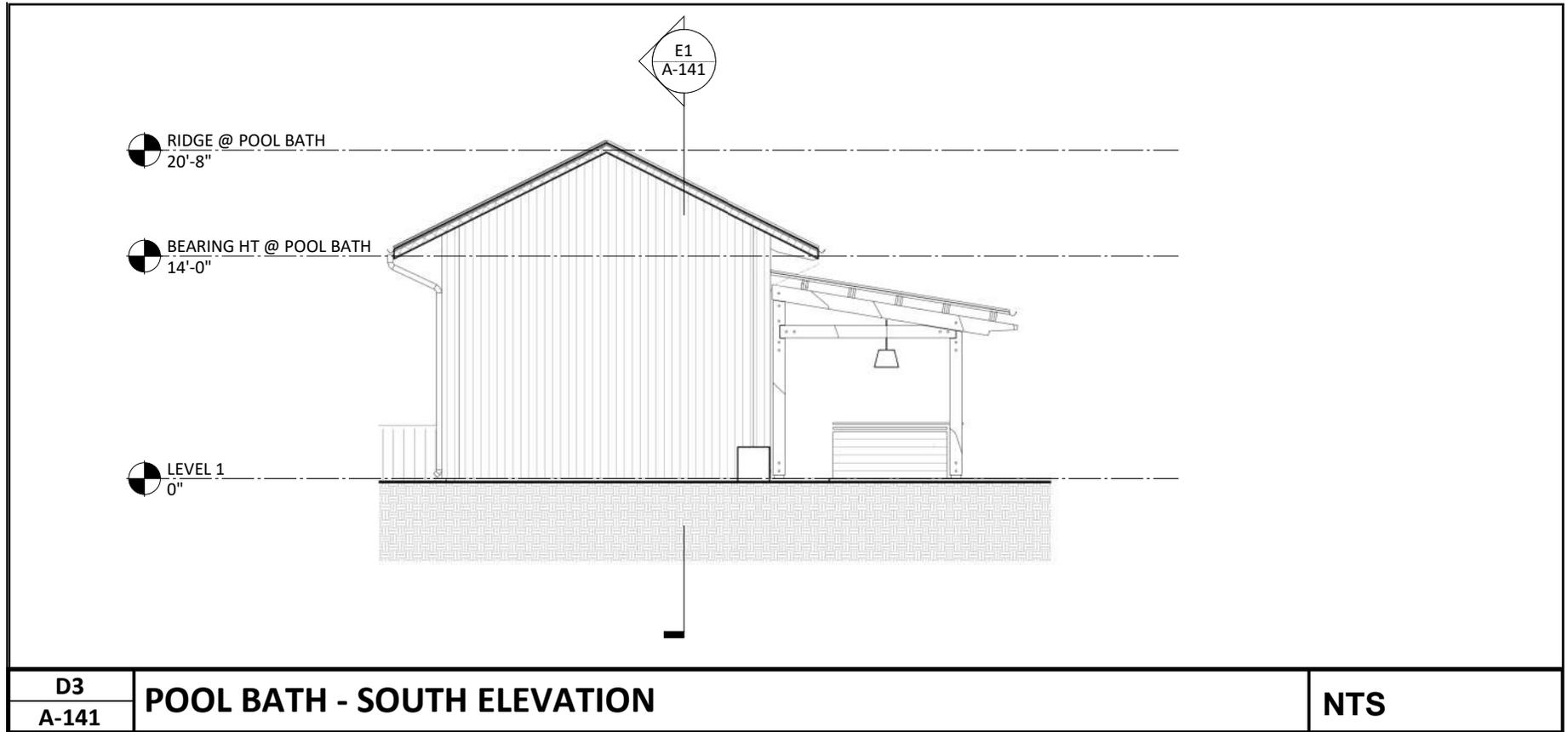
A1 A-141	FLOOR PLAN- PARTIAL- POOL BATH	NTS
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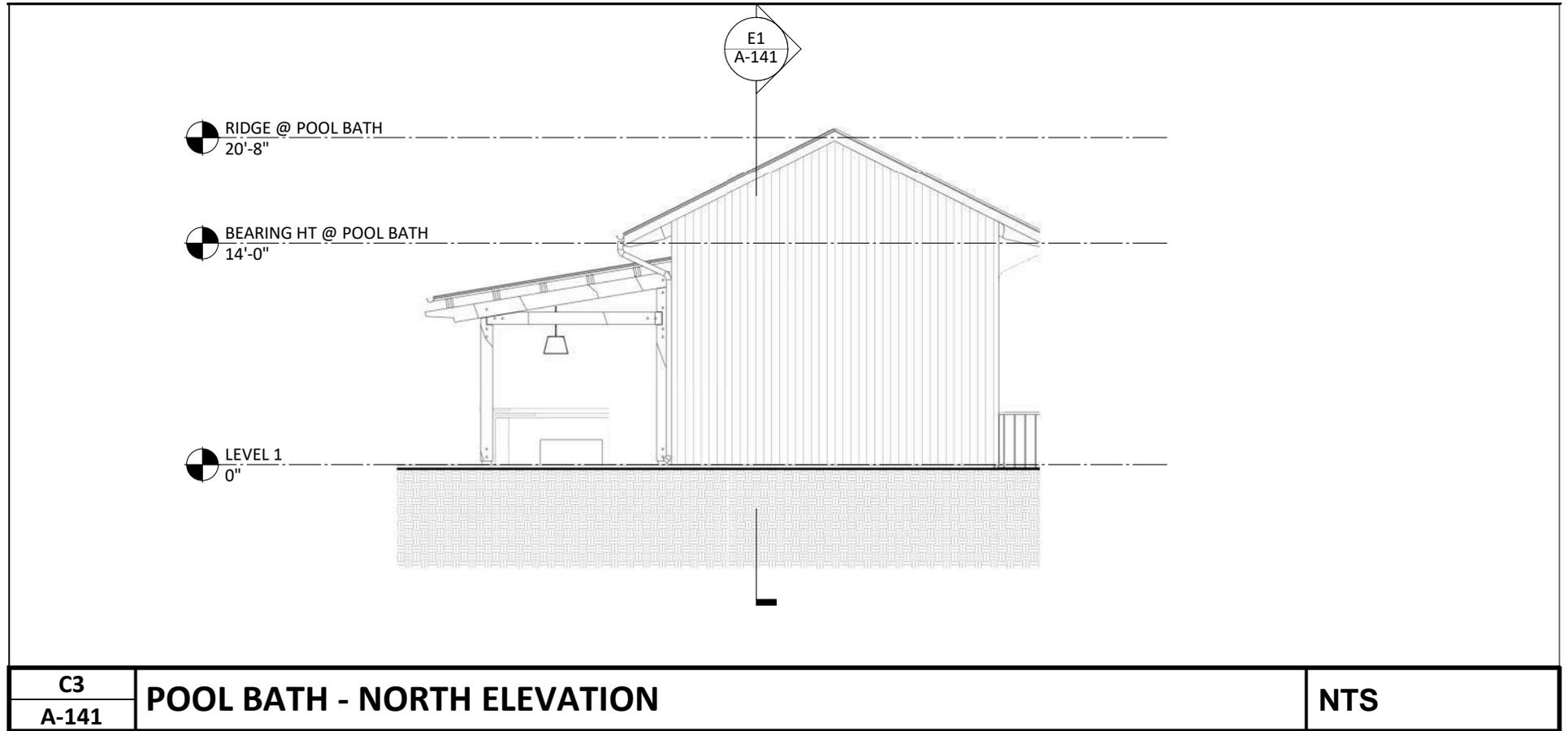


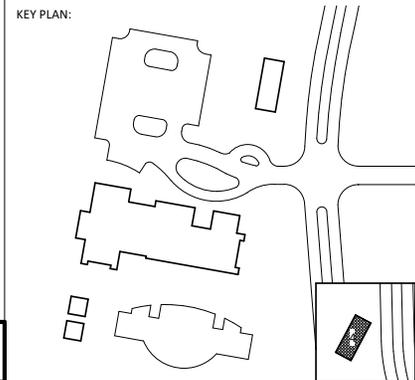
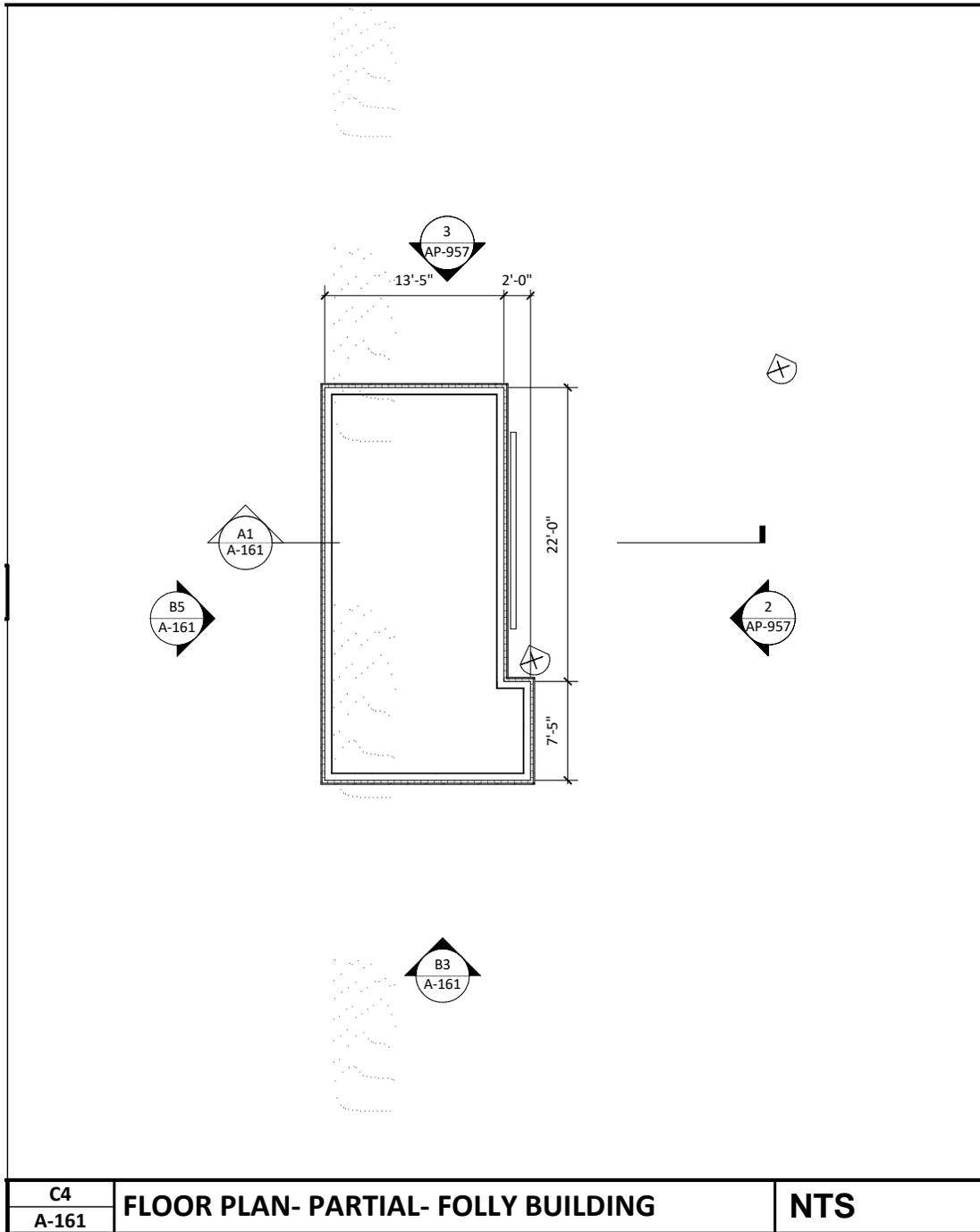




D1 A-141	POOL BATH - WEST ELEVATION	NTS
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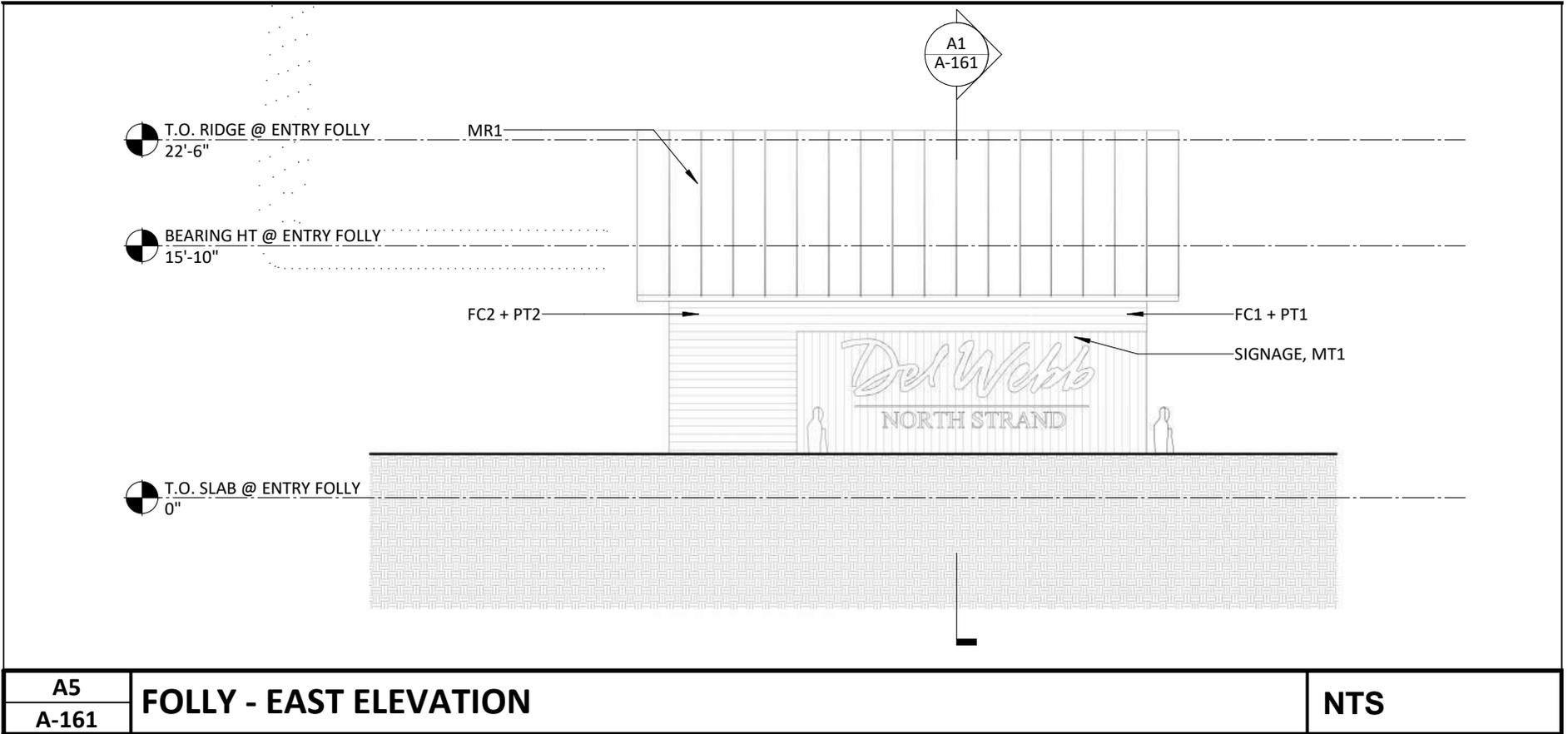


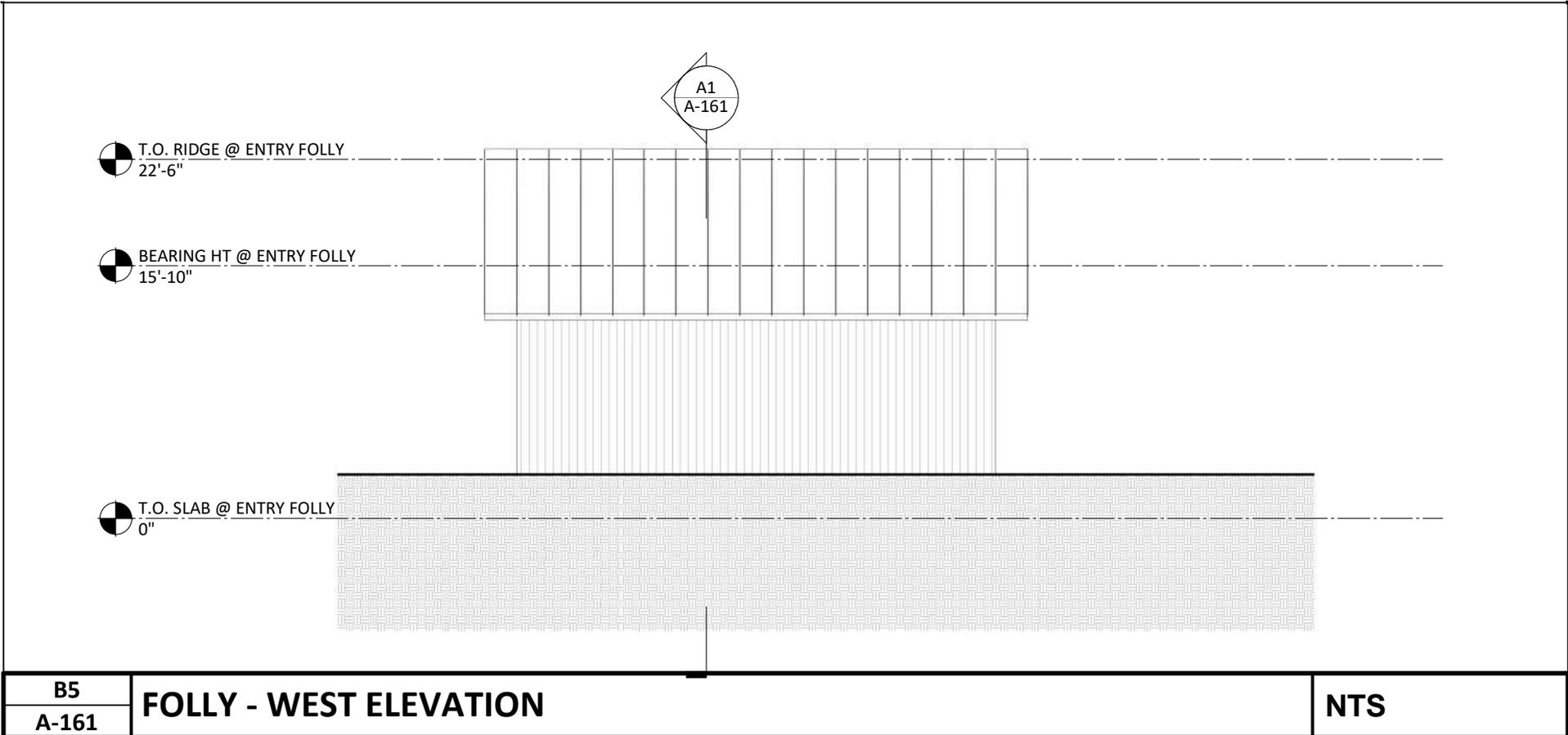


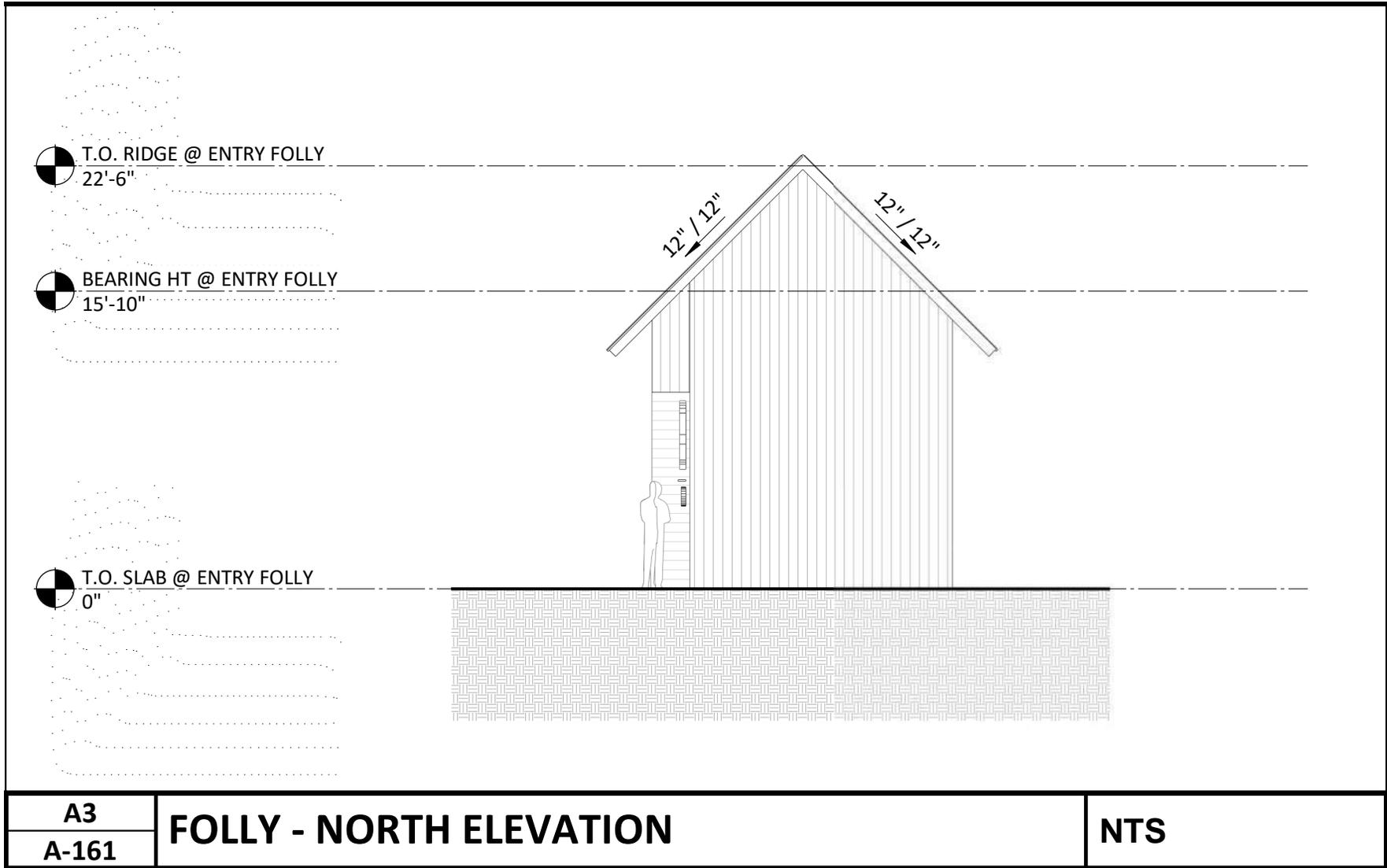


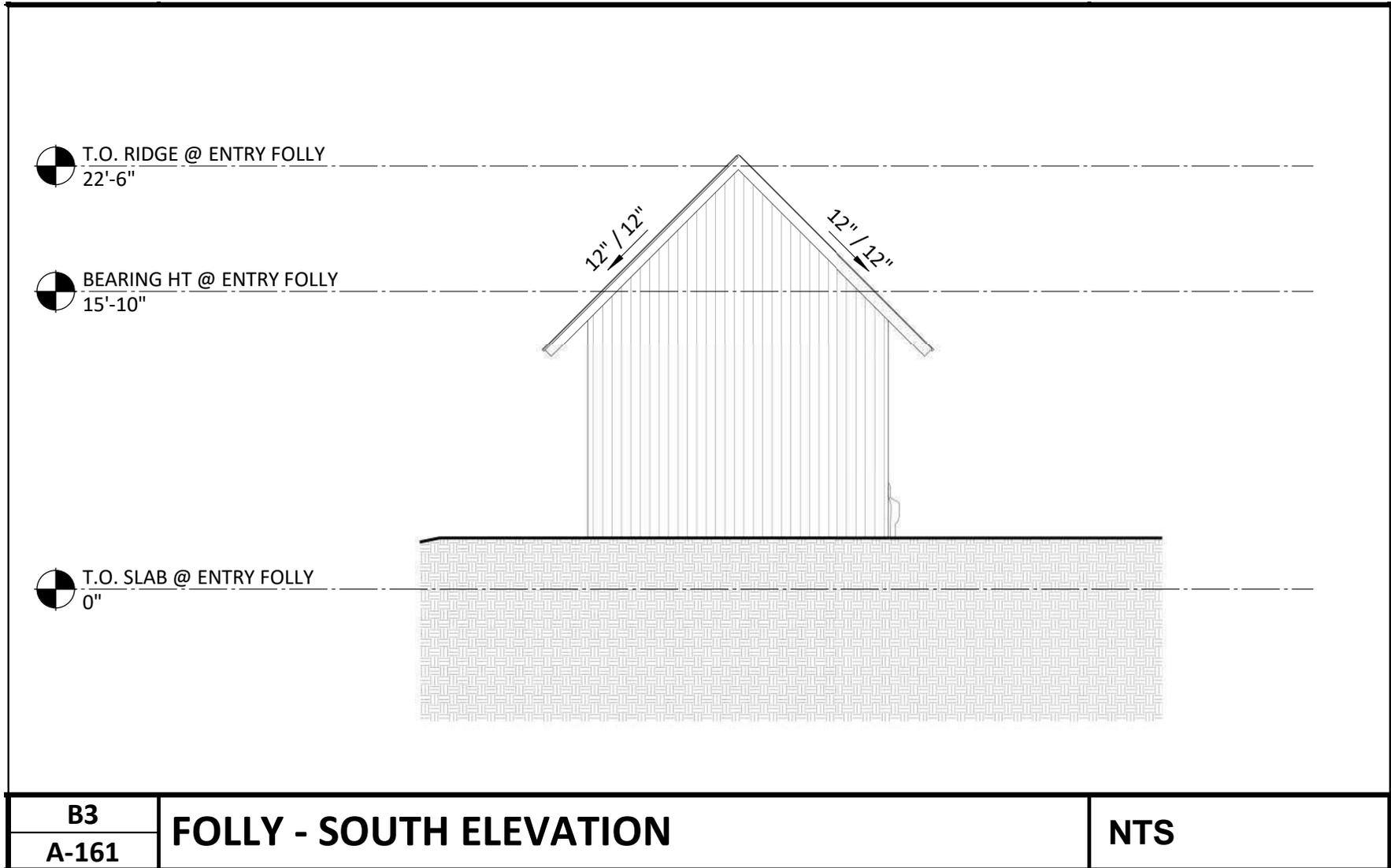
C4	FLOOR PLAN- PARTIAL- FOLLY BUILDING	NTS
A-161		













DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR
TO WHAT IS SHOWN, BUT NOT EXACT



LS3P

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5A. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-21: City staff has received an application for a major amendment to the Chestnut Greens Planned Development District (PDD) for the design of the entry feature and amenity center site on Possum Trot Road.

History

The Chestnut Greens PDD was entitled in October of 2020. The original PDD document contained only placeholders for the amenity and entrance, relying on a future amendment to provide details on the layout and architecture. Planning commission postponed this application at their September 7 meeting to receive feedback from the City Attorney regarding mixed use and the state enabling legislation.

Proposed Changes

Thomas Jasper of LS3P Associates Ltd., agent for the owner, has submitted an amendment to the Chestnut Greens PDD detailing the front entrance and amenity sites through plans, architectural elevations, and renderings. The facilities in this amendment are designed in the modern farmhouse style and include the following:

- 13,100 SF amenity center with multipurpose room, fitness room, meeting room, café, indoor swimming pool, support spaces, porte-cochere and covered porch facing the swimming pool.
- ±6,307 SF swimming pool with pool deck, outdoor kitchen, spa, shade sails, cabanas, and lounge areas.
- ±1,500 SF commercial building and mail pavilion with small retail space, restrooms, equipment room, gathering space and outdoor pavilions with string lighting and shade sails.
- Large lake with lighted fountain and walking paths.
- 800 SF pool bath structure with restrooms, pool equipment storage and outdoor bar with grills.
- Two bocce courts with canopies.
- Eight pickleball courts with bleachers and shade canopies.
- Activity lawn.
- 800 SF covered pavilion-like structure with lighting and signage.

The plans include landscaping in all areas and berms to screen internal residents of the PDD from the activities at the adjacent sites. City staff will further review the construction details of this project at the site-development plan level of review.

Staff Review

Planning & Development, Planning Division

The Planning Division awaits the City Attorney's response and or forthcoming revisions from the developer incorporating the commercial uses outlined in the original PDD document.

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 October 4, 2021.

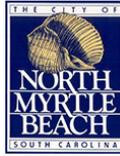
Planning Commission Action

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 Chestnut Greens PDD [Z-21-21] as submitted.
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Chestnut Greens PDD [Z-21-21] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on August 16, 2021
FILE NUMBER:	Z-21-21
Complete Submittal Date:	August 16, 2021



Notice Published:	August 19, 2021
Planning Commission:	September 7, 2021
First Reading:	September 20, 2021
Second Reading:	October 4, 2021

City of North Myrtle Beach, SC

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

GENERAL INFORMATION

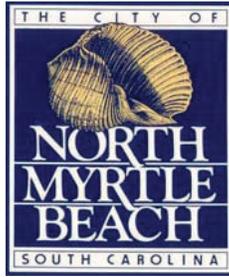
Date of Request: August 12, 2021	Property PIN(S): 35700000012
Property Owner(s): Pulte Group	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: 1170 Possum Trot Road	Project Contact: Thomas Jasper
Contact Phone Number: 8439585433	Contact Email Address: thomasjasper@ls3p.com
PDD Name: Del Webb at North Myrtle Beach	Total Area of Property: 171.24 Acres
Proposed Amendment: This PDD amendment includes the design of the amenity center, commercial building, pool building, and exterior pool with surrounding landscaping of the 7.5 AC Amenity Site. This amendment also includes the design of an entry feature building at the entrance to the neighborhood on Possum Trot Road.	

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 Jasper

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.



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 08/12/21

Nature of Approval Requested: PDD Amendment

Property PIN(s): 357-00-00-0019

Property Address/Location: Chestnut Greens Amenity Site, North Myrtle Beach, SC 29582

I, Sidney Dudley as Pulte Home Co LLC, hereby authorize Thomas Jasper

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

Signature

Registered Agent of Corporation

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.