

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: April 4, 2022

Agenda Item: 7B	Prepared by: Chris Noury, City Attorney
Agenda Section: New Business: Second Public Hearing	Date: March 29, 2022
Subject: Amendment to the Parkway Group PDD Development Agreement regarding the Palmetto Coast Industrial Park	Division: Legal

Background:

The site plan is attached.

Fees and Public Benefit:

The developer will have the option to install sidewalk and street trees along Water Tower Road (WTR) **OR** pay the City \$105,000 in two separate installments on or before the issuance of building permits for Buildings 1 and 2, as identified on the site plan.

In addition, the Developer will widen the paved section of WTR within the existing public right-of-way to accommodate turning movements (both acceleration and deceleration lanes) concurrently with the site work improvements for the first building within the amended site plan parcel.

Park Land:

The Park Enhancement Fee is waived because the Developer will provide 2 acres of public parkland adjacent to Water Tower Road that will be used as a future trailhead and parking area for the East Coast Greenway which will be conveyed to the City within 90 days of the final approval of this amendment to the Development Agreement.

East Coast Greenway (ECG) Easement:

The Developer will also convey a 25' perpetual public access easement to accommodate the East Coast Greenway through the Apache Tract. This easement has been placed on the site to avoid heavy commercial/truck traffic through the Apache Tract. This ECG easement will also connect to the previously referenced 2 acre trailhead.

Property Exchange:

Because of wetlands located on the majority of the City's lot (approximately 3.09 acres) that was previously conveyed to the City as the future location for a fire station in the Parkway PDD area; the Developer will convey *another lot* to the City containing approximately 6.34 acres located adjacent to Hunt Club Drive and Water Tower Road as the future location of the fire station and the City will convey the previously mentioned lot back to the Developer.

Water Tank/Tower:

The Developer shall have the right to, but not the obligation to, at the Developer's sole cost and expense, to install a water tank or water tower of sufficient capacity to address water pressure issues for fire related services to the warehouse buildings that will be constructed as depicted on the site plan. The Developer will be required to provide a recorded maintenance agreement regarding the water tank prior to final site plan construction approvals if the developer elects to build the water tank.

Recommended Action:

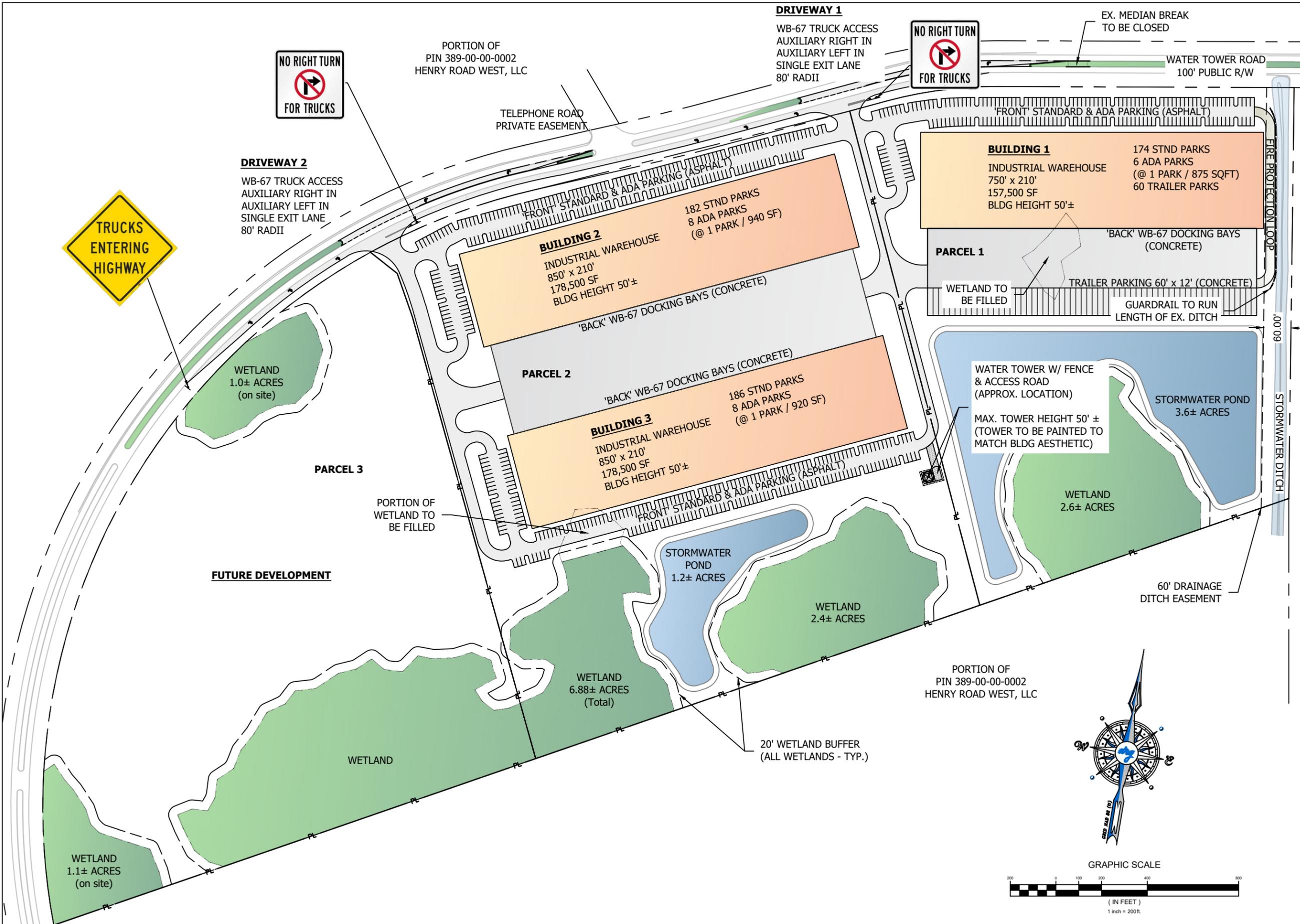
Allow comments from the public regarding the proposed amendment

Reviewed by City Manager

Reviewed by City Attorney

Council Action:

Motion By _____ 2nd By _____ To _____

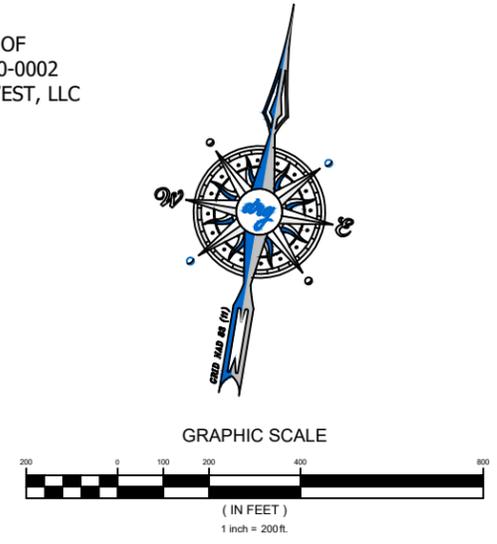


DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

CONCEPTUAL SITE PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)

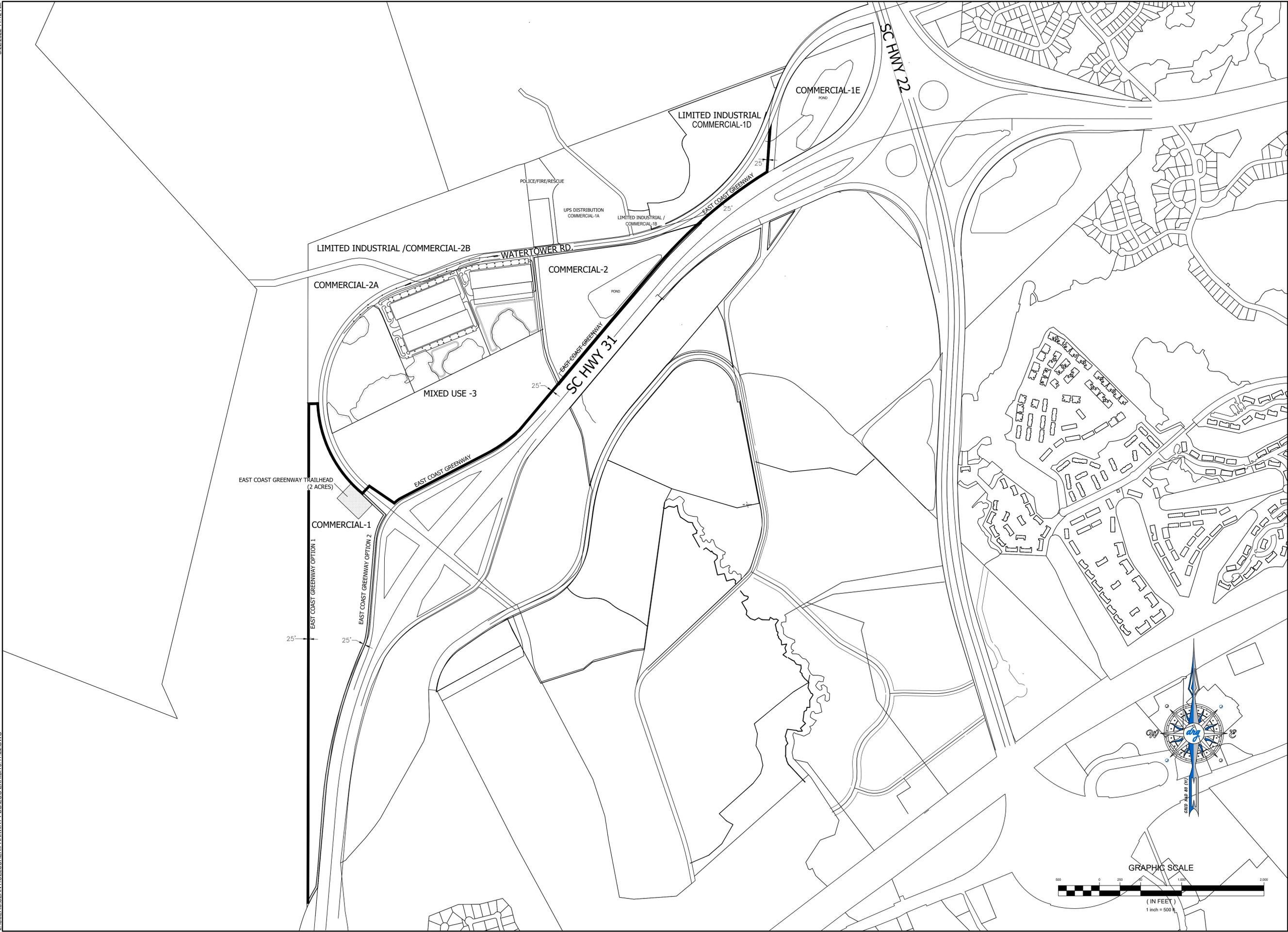
JOB NO: 21.196
SCALE: 1" = 200'
DRAWN BY: MES
CHECKED BY: MES
DATE: 03/29/2022
EXHIBIT NUMBER:

C1





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EAST COAST GREENWAY
ALIGNMENT
PARKWAY PDD

JOB NO:	21.196
SCALE:	1"=500'
DRAWN BY:	SCH
CHECKED BY:	SCH
DATE:	3/22/2022
EXHIBIT NUMBER:	

