

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: May 2, 2022

Agenda Item: 5D	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Consent: Ordinance. Second Reading	Date: April 25, 2022
Subject: Amendment to the Parkway Group Planned Development District (PDD) creating the Palmetto Coast Industrial Park [Z-22-2]	Division: Planning and Development

Background:

Near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway, the Parkway Group PDD was originally entitled in 2008. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. The section to the northwest of Highway 31 was largely undetailed at the master plan level but governed by the approved PDD narrative and pattern book. To date, little progress has been made on actual construction of the PDD, but portions of the Grande Dunes North and the Waterside subdivision infrastructure are underway and the UPS facility near this site has been constructed.

Proposed Changes:

The applicant, Mark Stoughton of DRG, agent for the developer, has requested an amendment to the Parkway Group PDD revising a portion of the Henry Road West section into the Palmetto Coast Industrial Park. The originally entitled PDD showed this entire 131.46-acre area of the PDD as “Mixed-Use 3” and allowed 316,070 square feet of commercial uses with an additional 300 dwelling units. There was no definition to the form or configuration of these elements at the plan level.

The current PDD proposal contains three industrial warehouse buildings totaling 514,500 square feet with 564 standard/accessible parking spaces and 60 tractor trailer parking spaces. Two driveways allow access to the site from Water Tower Road. Stormwater ponds, a water tank, and wetlands constitute the rear of the property, away from Water Tower Road. Architecturally, the proposed elevations conform to the standards of the initial PDD pattern book approved in January of 2010. A much-anticipated extension of the East Coast Greenway is also included in this amendment, and parcel three is reserved for future development as detailed in a future amendment.

Planning Commission Action:

The Planning Commission conducted a public hearing on March 22, 2022 and voted unanimously to approve the request. There were no public comments.

Recommended Action:

Approve the proposed ordinance on second reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney
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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) CONCERNING THE
PALMETTO COAST INDUSTRIAL PARK.**

Section 1:

That the Parkway Group Planned Development District be amended to include an updated plan, elevations, and narrative for the Palmetto Coast Industrial Park 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 _____, 2022.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED:

City Manager

FIRST READING: 4.4.2022

SECOND READING: 5.2.2022

ORDINANCE: 22-16



A written project description of

PALMETTO COAST INDUSTRIAL PARK

**COMMERCIAL/LIGHT INDUSTRIAL/DISTRIBUTION
COMPLEX**

**A PORTION OF THE PARKWAY GROUP
PLANNED DEVELOPMENT
DISTRICT (P.D.D.)**

March 28, 2022

Exhibit A

PDD DOCUMENT TABLE OF CONTENTS

- Section 1: PURPOSE AND INTENT STATEMENT
 - Section 2: LEGAL DESCRIPTION
 - Section 3: PROJECT DEVELOPER AND TITLE
 - Section 4: SITE PLAN
 - Section 5: DEVELOPMENT DESCRIPTION
 - Section 6: GENERAL DEVELOPMENT STANDARDS FOR THIS PORTION OF THE PDD
 - Section 7: MAINTENANCE AND CONTROL
 - Section 8: CONSTRUCTION SCHEDULE
 - Section 9: OFF-SITE AND STREETScape IMPROVEMENTS
 - Section 10: FEES AND PUBLIC BENEFITS
 - Section 11: AMENDMENTS AND ENFORCEMENT
- Exhibit “A”:** Boundary Survey of the Property
Exhibit “B”: Location Map

PDD Documentation Provided in Separate Exhibit Supplement.

- (i) Conceptual Site Plan
- (ii) Schematic Utility Plan
- (iii) Schematic Drainage Plan
- (iv) Circulation and Sight Line Plans (Maneuver Exhibits)
- (v) Conceptual Landscape Plan (Sight Triangle Exhibits)
- (vi) Building Conceptual Elevations
- (vii) Building Materials Call Out Sheet
- (viii) Landscape Materials List
- (ix) Conceptual Multi-Use Path Routing
- (x) Traffic Memorandum

SECTION 1: PURPOSE AND INTENT STATEMENT

The purpose of a Planned Development District (PDD) is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of livable streets and utilities, to preserve the natural and scenic features of open areas, and to provide a flexible zoning management tool that meets the needs of integrated mixed-use developments in creative arrangements [*City of North Myrtle Beach Zoning Ordinance §23-29 (Amended October 20, 2009)*]

The Parkway Group P.U.D., now known as the “Parkway Group PDD” (the “**PDD**”) was adopted in October of 2008, and encompassed several large tracts of land, totaling approximately 1,363 acres, in the aggregate. Together these parcels combine frontage along the Atlantic Intracoastal Waterway and S.C. Highway 22, and are bisected by S.C. Highway 31, forming the Southernmost portion of the City of North Myrtle Beach. The original tracts have been subdivided and in some instances, conveyed to third parties, but remain subject to both the PDD, as amended, and that certain Master Development Agreement, by and among the City of North Myrtle Beach and the original owners of each of the parcels in the Parkway Group PDD, which Master Development Agreement is recorded in Deed Book 3382 at Page 3357, and First Amendment to Master Development Agreement recorded in Deed Book 4298 at Page 2823, in the public records of Horry County, South Carolina (collectively the “**Development Agreement**”), as amended.

Pursuant to the terms of the Development Agreement, property owners within the Parkway Group PDD, their successors and assigns, have agreed to provide certain reimbursements and public benefits to the City, which are set forth in the Development Agreement. Future amendments to the Parkway Group PDD and the Development Agreement may require additional or alternative public benefits, to be determined by the City and the applicant for such amendment, at the time of each amendment.

This particular portion of the Parkway Group PDD is a portion of the property owned by Henry Road West, LLC, an original party to the Parkway Group PDD and the corresponding Development Agreement. The site consists of approximately 69.31 acres, located west of S.C. Highway 31. The property is a portion of Horry County TMS/PIN No.: 155-00-01-053/389-00-00-0002.

It is the specific intent of this PDD Amendment document (“**PDD Amendment**”) to create and maintain an industrial park, focused on commercial, light industrial and distribution businesses, positioned so as to take advantage of the proximity of transportation corridors created by S. C. Highway 22 and S.C. Highway 31, while maintaining separation from the surrounding residential communities, accommodating small, medium and larger businesses (the “**Project**”).

All development within this Project will be regulated by the terms of the master site plan, approved ordinance, the City of North Myrtle Beach zoning ordinance, and other applicable codes and ordinances of the City of North Myrtle Beach. *The definitions applicable throughout this Document are set forth in Section 23-2 of the City of North Myrtle Beach Zoning Ordinance.*

SECTION 2: LEGAL DESCRIPTION

Those certain pieces, parcels or tract of land lying and situate in the City of North Myrtle Beach, Horry County, South Carolina, and being more particularly shown and depicted in **Exhibit “A”** attached hereto (hereafter the “**Property**”).

SECTION 3: PROJECT DEVELOPER AND TITLE

The Project title of this development is “**Palmetto Coast Industrial Park**”. The developer is Edgewater Industrial, LLC, and its related affiliates. The term “**Developer**” throughout this Document will include all subsidiaries and affiliates of Edgewater Industrial, LLC, and the term will also include any of its successors in interest or successors in title and/or assigns by virtue of assignment or other instrument.

SECTION 4: SITE PLAN

A separate Exhibit Supplement to this Document, submitted together with this Document, contains the PDD Documentation, including the Master Site Plan depicting the parcel, which has been surveyed, but not yet subdivided, and the improvements to be made for development of the Project (“**Site Plan**”). The Site Plan shall be binding on the Property and any major departure shall be authorized by amendment only. The controlling Site Plan shall negate any contradiction between the Site Plan and any other plan, and this PDD Amendment. This Project includes Two (2) parcels initially comprising the Project, with a Third separate parcel, which may comprise an expansion of the Project, but only upon approval of a revised Site Plan by the City of North Myrtle Beach incorporating the Third parcel. The Site Plan reflects the initial Building on Parcel 1, and Two (2) separate Buildings on Parcel 2.

SECTION 5: DEVELOPMENT DESCRIPTION

The Palmetto Coast Industrial Park is planned to include Three (3) separate buildings, Parcel 1 being designated as Phase 1, and consisting of a single building of approximately 157,500 square feet, with the front façade of this building, together with the required employee/customer paved parking spaces located on Water Tower Road, while circulation, loading facilities and trailer parking are located in the rear of this building. Parcel 2, being designated as Phase 2, and consisting of Two (2) separate buildings, each of approximately 178,500 square feet, with the front façade of Building 2, together with the required employee/customer paved parking spaces located on Water Tower Road. Building 3, together with the required employee/customer paved parking spaces located on the boundary of the Property opposite Water Tower Road, with the circulation, loading facilities and trailer parking are located between Building 2 and Building 3, in a service court, with the view of this service court shielded from view of the public roadways, together with other needs which would typically be found in a light industrial or distribution environment, including, but not limited to on-site commercial equipment storage. Proposed parking is a blend of the City requirement for both the light industrial district and distribution, with the Project providing One (1) parking space for each 912 square feet of interior occupancy area, which is consistent with design parking requirements for similar facilities operated by the Developer which accommodate operational demands as well as employees and customers.

In addition, development of the Project will address the requirements for “Firewise Communities” as to materials and conditions which are appropriate for the avoidance of fire hazards, which will include the avoidance of pine straw as a landscaping material, the use of fire resistant roofing materials and exterior wall materials, maintain exterior building surfaces to avoid vegetation or other “fuels”, incorporating landscaping materials that reduce the flammability of the site, and maintain adequate separations between the building and the property boundary, including the use of storm water retention as a fire buffer.

All on-site wetland which remain following development shall be surrounded with a minimum 20-foot wide water quality buffer, within which on building construction shall occur. These buffer areas and wetlands shall be maintained in common ownership, remaining natural except to the extent vegetation is mulched to maintain required sight triangle distances along Water Tower Road.

The arterial roadway for the portion of the Parkway Group PDD is by way of Water Tower Road, providing access to and from South Carolina Highway 31 to the Project. A central private roadway provides access to the Project, and, upon completion, circulation is provided between Parcel 1 and Parcel 2 among the Three (3) buildings with turn radiuses appropriate for large trucks. The building elevations, materials and colors are functional and consistent with light industrial and distribution uses in the Developer’s other similar projects, which are generally located in metropolitan areas larger than the Grand Strand.

Table 1 below identifies the dimensional standards for the Project.

**TABLE 1
PROPOSED DIMENSIONAL STANDARDS CHART**

Permitted Uses	Min. Site Area Acres	Setbacks (Feet)			Max. Height**	Impervious Surface	Separation of Structures****
		Front	Side	Rear			
*See Below	18	25	15	15	50	60%	20
Auxiliary Buildings	2***	10	10	10	36	60%	20

*Approved Uses include Professional Offices, Clubs/Lodges/Armories, Public Utilities, Libraries/Museums, Professional Service, Convenience Retail, Primary Retail, Secondary Retail, General Business, Funeral Homes, Commercial Recreation, Hospitals/Clinics/Nursing, Automobile Service, Commercial Parking, Manufacturing, Warehousing, Distribution, Wholesale, Boat Yard, Wireless Towers, Self Storage, and Climate Storage and related offices ancillary to the primary use, fueling of trucks and other equipment, washing and repair work on vehicles, trailers and equipment used in the operation of the primary business, both inside and outside the Building.

**Maximum Height shall be measured from the first occupied floor elevation to the midpoint of the roof on the highest floor. Maximum height of parapets, stair and elevator hoist way extensions, and other rooftop architectural features shall be measured from the first occupied floor elevation, and shall not be included in the calculation of Maximum Height.

***Auxiliary Buildings may share the same site area with the primary Building, provided the minimum combined site area is 18 Acres.

****Auxiliary Buildings shall maintain a minimum 20' separation from the primary Building. Separation figures are minimums and are measured from wall to wall.

SECTION 6: GENERAL DEVELOPMENT STANDARDS THROUGHOUT THIS PORTION OF THE P.D.D.

- A. Densities. The overall density for the Project will not exceed 530,000 square feet of buildings.
- B. Permitted Uses.

Permitted Uses are as follows:

- (1) Primary Building: Professional Offices, Clubs/Lodges/Armories, Public Utilities, Libraries/Museums, Professional Service, Convenience Retail, Primary Retail, Secondary Retail, General Business, Funeral Homes, Commercial Recreation, Hospitals/Clinics/Nursing, Automobile Service, Commercial Parking, Manufacturing, Warehousing, Distribution, Wholesale, Boat Yard, Wireless Towers, Self Storage, and Climate Storage and related offices ancillary to the primary use, fueling of trucks and other equipment, washing and repair work on vehicles, trailers and equipment used in the operation of the primary business, both inside and outside the Building, provided that such uses outside the Building will be adequately screened by fencing or landscaping from street views.
- (2) Auxiliary Buildings. Auxiliary Buildings sharing the same site with the primary Building may be used for the same purposes.
- (3) Amenity and Recreational Areas. Commons areas, picnic shelters, walking paths, and open spaces.
- (4) Loading Docks and Transfer Facilities. Loading docks, transfer facilities, bridges and elevated walkways.
- (5) Change of One Permitted Use to Another Permitted Use. Should a designated use change after the final construction of a building, such designated use may be replaced with another permitted use. Notwithstanding such change of use, any exterior construction modifications of the building must be completed, as necessary, to bring it into compliance with the current development standards of this Document and the building code.

SECTION 7: MAINTENANCE AND CONTROL

It will be the responsibility of the Developer to maintain or provide for the maintenance of the property within the PDD, including any private roadways, pathways and driveways. The Developer's maintenance responsibilities and restrictions will cover the private rights-of-way, driveways, landscape areas, trees, parking areas, pathways, walkways, open space, common areas,

wetland buffers, wetlands, buildings and other features of the development as appropriate under this Document, applicable City Zoning Regulations and Subdivision Regulations.

Wetlands to be maintained in order to preserve the required sight triangle locations along Water Tower Road shall be subjected to a maintenance agreement by and between the owners of the Project and the owners of any other portion of the PDD which includes wetlands that would obscure sight triangles for the Project if not maintained.

A perimeter buffer of not less than Five (5) feet shall be maintained for the Project, provided, however that such buffer may include any jurisdictional wetlands, storm drainage basins, lakes or ponds located within the Project. To the extent the Project includes the subdivision of one or more buildings as a separate parcel, no internal perimeter buffer shall be required. For landscaped areas within the Project, not less than One (1) tree per Twenty Five (25) linear feet of landscaped area, and One (1) shrub per Ten (10) linear feet of landscaped area shall be installed, with a minimum of 15/100 inch caliper for each linear foot of perimeter landscaped area,

SECTION 8: CONSTRUCTION SCHEDULE

Construction will begin following receipt of permits from the City of North Myrtle Beach and from other regulatory bodies. The nature of this Project, together with the current economic conditions, prevents the Developer from providing exact dates for commencement of future phases or exact completion dates.

SECTION 9: OFF-SITE AND STREETScape IMPROVEMENTS

Certain vehicular traffic improvements outside of the boundaries of the Project will be required, including changes to the divided median of Water Tower Road to control the points of ingress to and egress from the boundary of the Project and the Water Tower Road arterial roadway, and the installation of acceleration and deceleration lanes at the location of each of the Two (2) access drives along Water Tower Road. Current conditions for Water Tower Road include a sloped drainage ditch and slope on each shoulder, at the time when the Water Tower Road profile is revised to include curb and gutter with underground storm drainage rather than open ditch drainage, the Project will install street trees along the boundary of the Project facing Water Tower Road, in accordance with the City Street Tree standards.

The PDD originally included the routing of a multi-purpose path along the boundary of the Amended Site Plan Parcel, to be incorporated as a portion of the East Coast Greenway (which path would create direct conflict between pedestrian and bicycle traffic and the heavy truck traffic anticipated for the Amended Site Plan Parcel), which the owner of the Project does not believe is compatible with the proposed use of the Amended Site Plan Parcel, and therefore the East Coast Greenway has been relocated to a different area of the PDD. Henry Road West, LLC (“***Henry Road***”) and Apache Properties, LLC (“***Apache***”), owners of real property within the PDD, which is not a portion of the Amended Site Plan Parcel have, simultaneously with this approval of this PDD Amendment, joined in a Development Agreement Amendment applicable to both the Amended Site Plan Parcel and additional real property owned by each of Henry Road and Apache in order to (i) confirm the obligation to convey to the City an amended route corridor of Twenty Five (25’) feet in width, for the

East Coast Greenway, either by perpetual easement or right-of-way, on property owned by Henry Road and Apache; (2) confirm the obligation of Apache to convey to the City, a new location for a proposed fire and public safety station in exchange for conveyance to Apache of a prior location for the proposed fire and public safety station owned by the City; and (iii) to confirm the obligation of Henry Road to convey a parcel to the City of approximately 2 acres, as a trailhead for the East Coast Greenway in exchange for the release of the real property owned by Henry Road within the PDD from the assessment of any park enhancement fees or beach parking fees, in the current respective amounts of \$200 and \$1,100 per residential dwelling unit, which have been, and remain applicable to other projects within the PDD.

In addition, given that Water Tower Road, which abuts the Amended Site Plan Parcel is presently does not allow for the installation of sidewalks and street trees which would otherwise be required under the Complete Streets provisions of the City's land development regulations, the Developer will in lieu of the installation of such sidewalks and street trees, contribute to the City, an amount equal to One Hundred Five Thousand and No/100 (\$105,000.00) Dollars, in Two (2) separate equal installments, the first of which shall be in the amount of Fifty Two Thousand Five Hundred and No/100 (\$52,500.00) Dollars due and payable on or before the issuance of the building permit for the first building within the Project, and the second of which shall be in the amount of Fifty Two Thousand Five Hundred and No/100 (\$52,500.00) Dollars due and payable on or before the issuance of the building permit for the second building within the Project, each of such payments to be used by the City for the improvement of Water Tower Road.

SECTION 10: FEES AND PUBLIC BENEFITS

The fees and public benefits to be paid under the PDD Amendment, together with the Development Agreement Amendment, which may also be set forth in provisions above, are as follows:

(A) Developer shall widen the paved section of Water Tower Road, within the existing public right-of-way of Water Tower Road, 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, such improvements being either (i) complete; or (ii) bonded in accordance with the City's typically roadway improvement bonding standards, at or prior to the issuance of a certificate of occupancy for the first building within the Amended Site Plan Parcel.

(B) The City intends to improve Water Tower Road to comply with the Complete Streets portion of the City's land development regulations, provided however, that as of the date of this Amendment, the existing roadway section of Water Tower Road does not allow for installation of sidewalks or street trees, and therefore, in lieu of sidewalks and street trees being installed during the development of the Amended Site Plan Parcel, the owner of the Amended Site Plan Parcel, will contribute to the City, based upon an engineer's estimate approved by the City, an amount equal to One Hundred Five Thousand and No/100 (\$105,000.00) Dollars, in two separate and equal installments, the first of such installments due and payable on or before the issuance of the building permit of the first building within the Amended Site Plan Parcel, and the second of such installments due and payable on or before the issuance of the building permit for the second building within the Amendment Site Plan Parcel, to be used by the City for improvement of Water Tower Road.

(C) Henry Road West, LLC and Apache Properties, LLC, pursuant to the Development Agreement Amendment, but not as an obligation of Developer under this PDD Amendment, shall convey to the City, platted as right-of-way or by perpetual easement, at the option of the City, within Ninety (90) days of the final approval of the Development Agreement Amendment, that portion of the East Coast Greenway which is located on the real property owned by Henry Road West, LLC and Apache Properties, LLC, respectively, being Twenty Five (25') feet in width, as shown and depicted on **Exhibit "C"** attached to the Development Agreement Amendment, and as shown on the Conceptual Multi-Use Path Routing map attached hereto.

(D) Henry Road West, LLC, also pursuant to the Development Agreement Amendment, but not as an obligation of the Developer under this PDD Amendment, shall convey to the City, within Ninety (90) days of the final approval of the Development Agreement Amendment, the ECG Trailhead Site, such ECG Trailhead Site being shown and depicted on **Exhibit "C"** attached to the Development Agreement Amendment, as as shown on the Conceptual Multi-Use Routing map attached hereto.

(E) Apache Properties, LLC, pursuant to the Development Agreement Amendment, but not as an obligation of the Developer under this PDD Amendment, shall convey to the City, within Ninety (90) days of the final approval of this Amendment, the New Fire Station Site, as defined in the Development Agreement Amendment, in exchange for the City's simultaneous conveyance of the Old Fire Station Site, also as defined in the Development Agreement Amendment, to Apache Properties, LLC, each of the New Fire Station Site and the Old Fire Station Site being shown and depicted on **Exhibit "D"** attached to the Development Agreement Amendment.

(F) Henry Road West, LLC and Apache Properties, LLC, pursuant to the Development Agreement Amendment, and in conjunction with the conveyance of the New Fire Station Site and the Old Fire Station Site, each as defined in the Development Agreement Amendment, prior to the issuance of a certificate of occupancy for the expansion of the United Parcel Service site on the real property currently owned by Apache Properties, LLC, or the proposed light industrial use on the real property owned by Henry Road West, LLC, in lieu of the former proposed public street to service the Old Fire Station Site, will instead install the shared drive, being shown and depicted on **Exhibit "D"** attached to the Development Agreement Amendment.

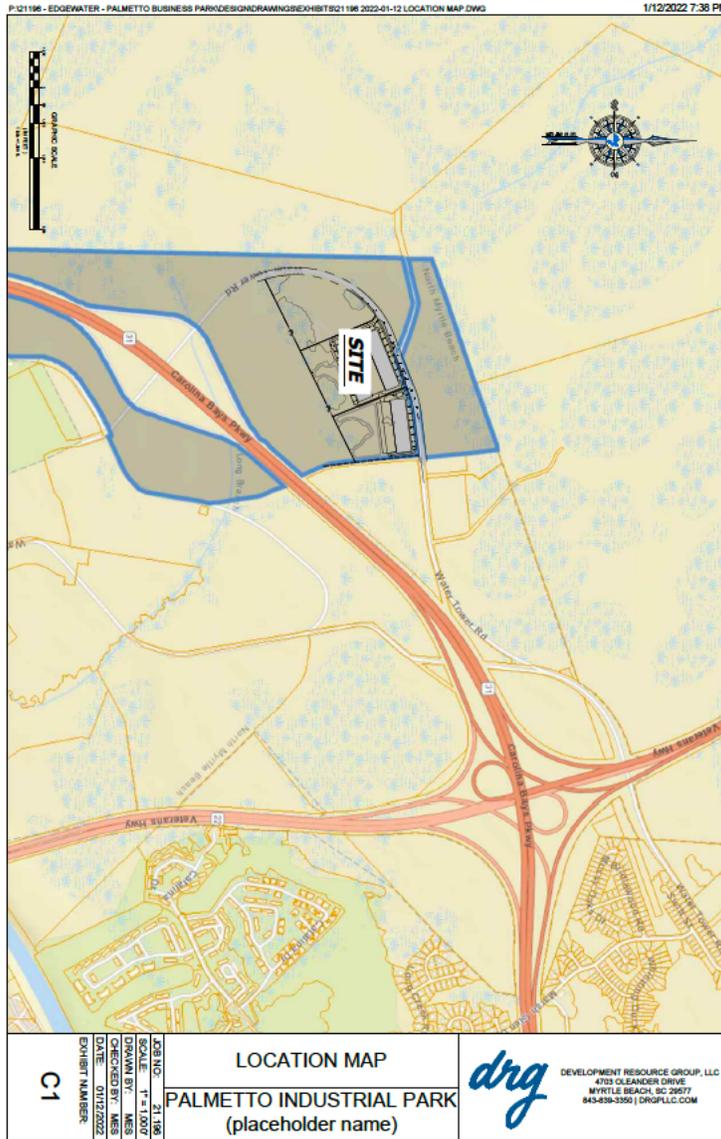
SECTION 11: AMENDMENTS AND ENFORCEMENT

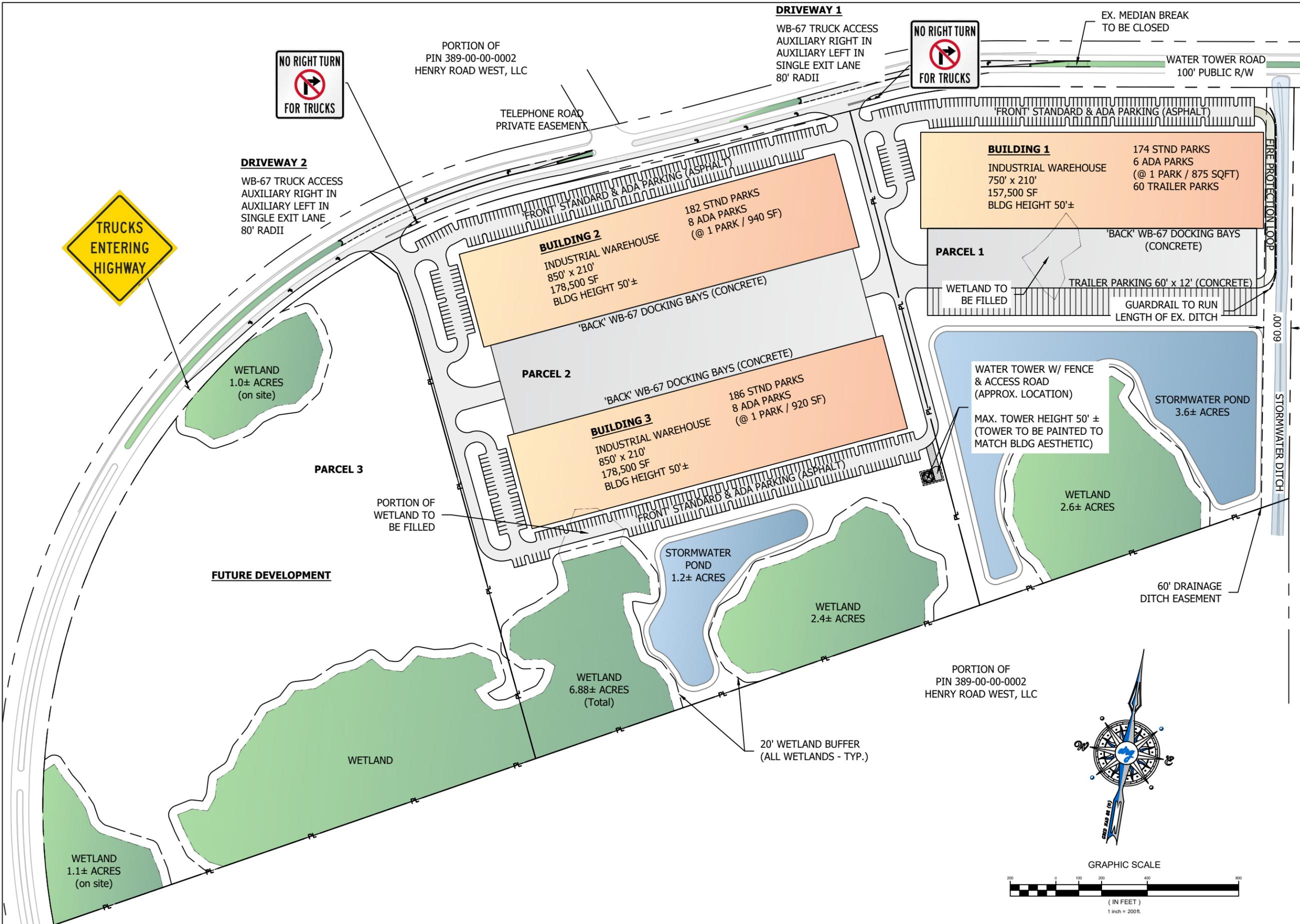
The Developer shall record the approved ordinance in the public records of Horry County and return two (2) time-stamped copies to the City of North Myrtle Beach.

Expansions and further amendments to this PDD shall not be permitted without review by the Zoning Administrator and approval as prescribed by the City of North Myrtle Beach Zoning Regulations.

EXHIBIT "B"

Location Map



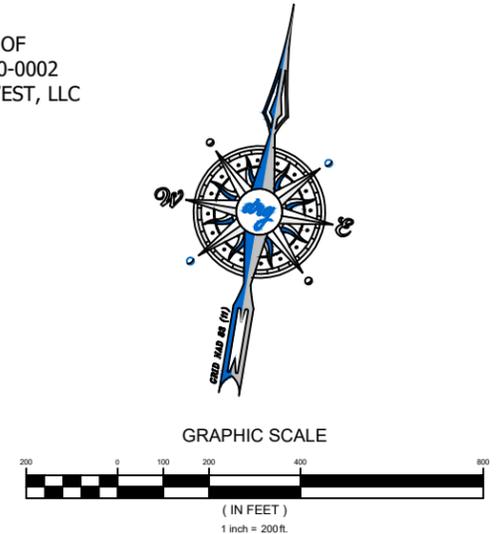


DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

CONCEPTUAL SITE PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)

JOB NO: 21.196
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DRAWN BY: MES
CHECKED BY: MES
DATE: 03/29/2022
EXHIBIT NUMBER:

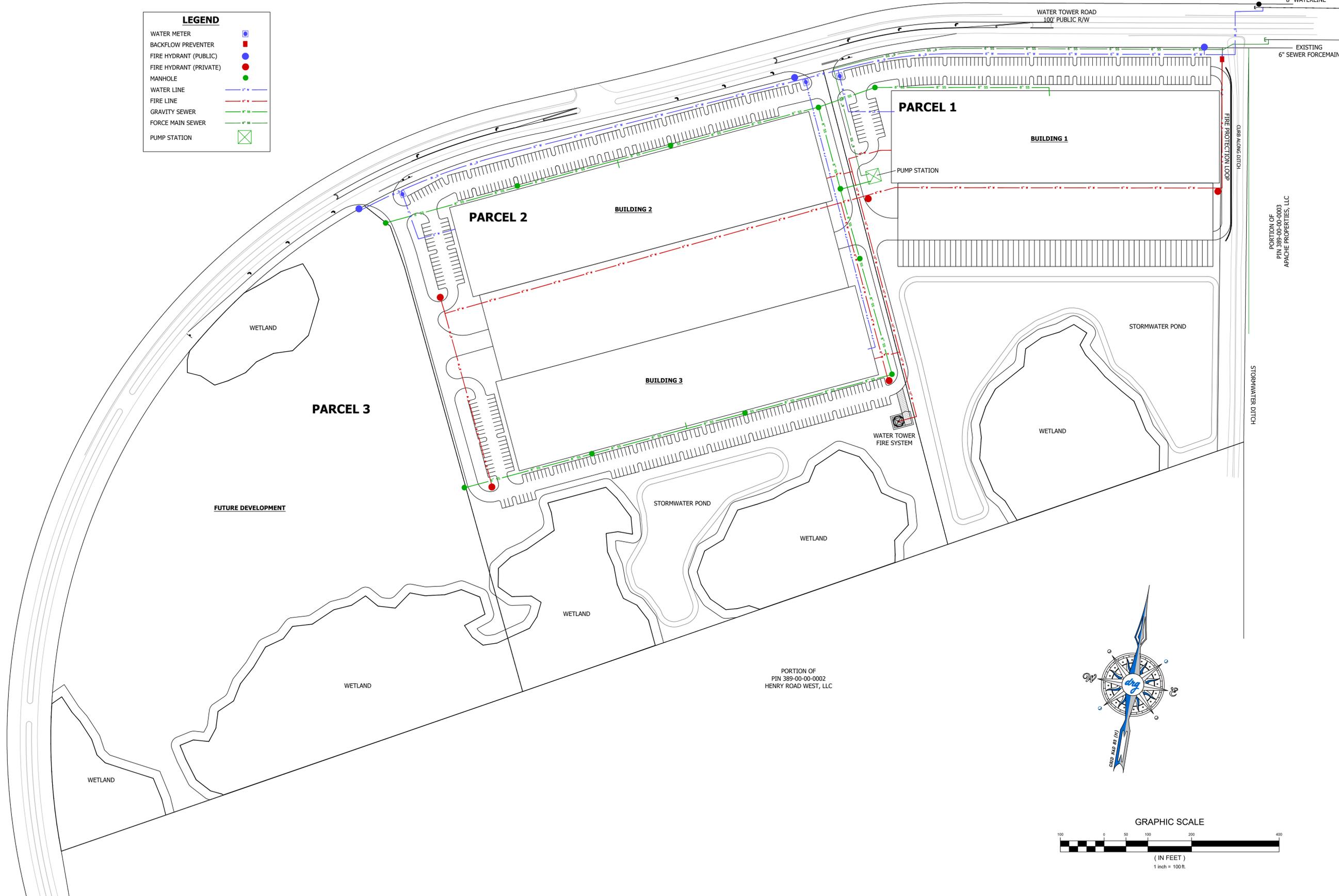
C1



PORTION OF
PIN 389-00-00-0002
HENRY ROAD WEST, LLC

LEGEND

- WATER METER 
- BACKFLOW PREVENTER 
- FIRE HYDRANT (PUBLIC) 
- FIRE HYDRANT (PRIVATE) 
- MANHOLE 
- WATER LINE 
- FIRE LINE 
- GRAVITY SEWER 
- FORCE MAIN SEWER 
- PUMP STATION 



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SCHEMATIC UTILITY PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)

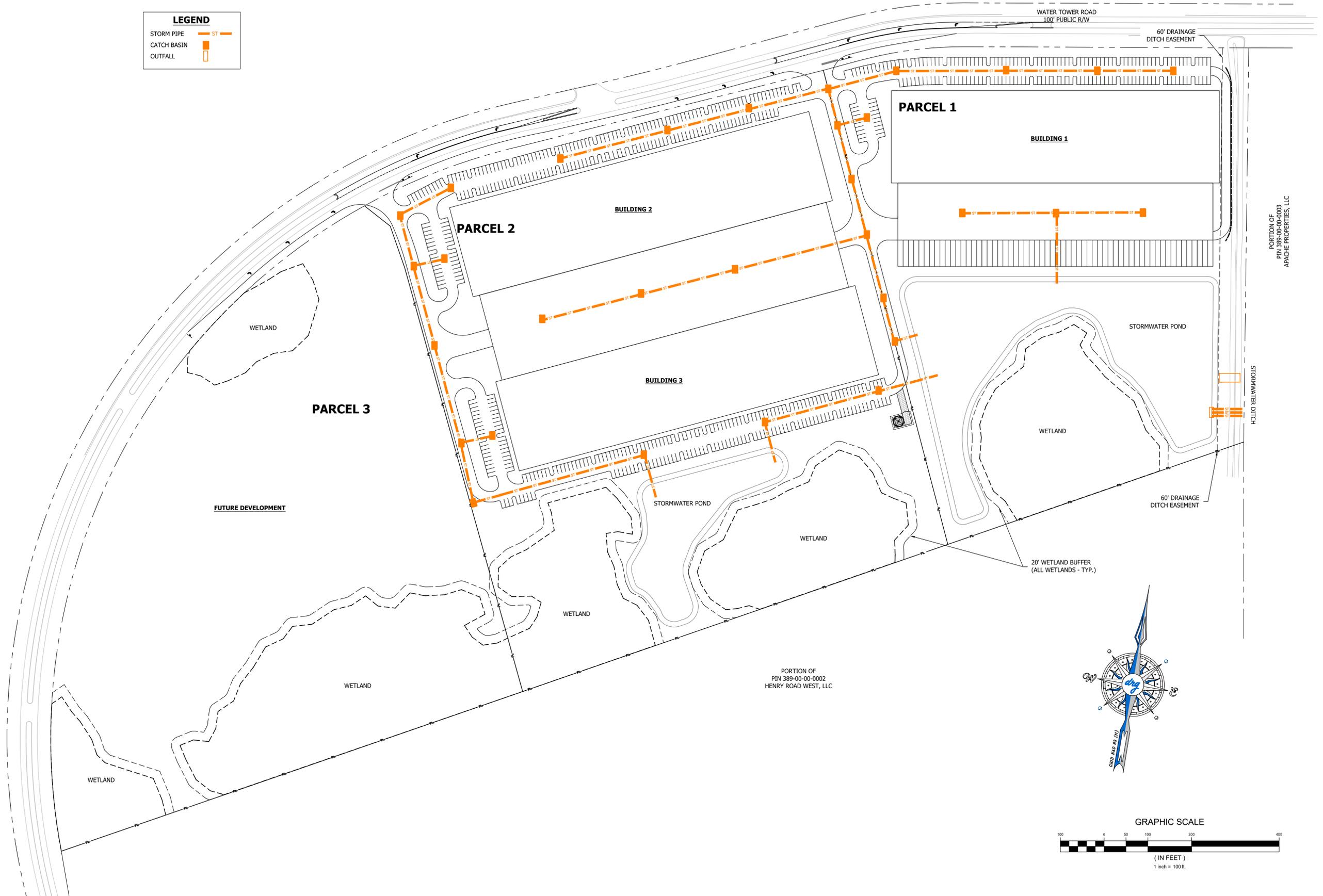
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CHECKED BY:	MES
DATE:	02/24/2022
EXHIBIT NUMBER:	

C2

PORTION OF
PIN 389-00-00-0002
HENRY ROAD WEST, LLC

LEGEND

- STORM PIPE
- CATCH BASIN
- OUTFALL



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SCHEMATIC DRAINAGE PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)

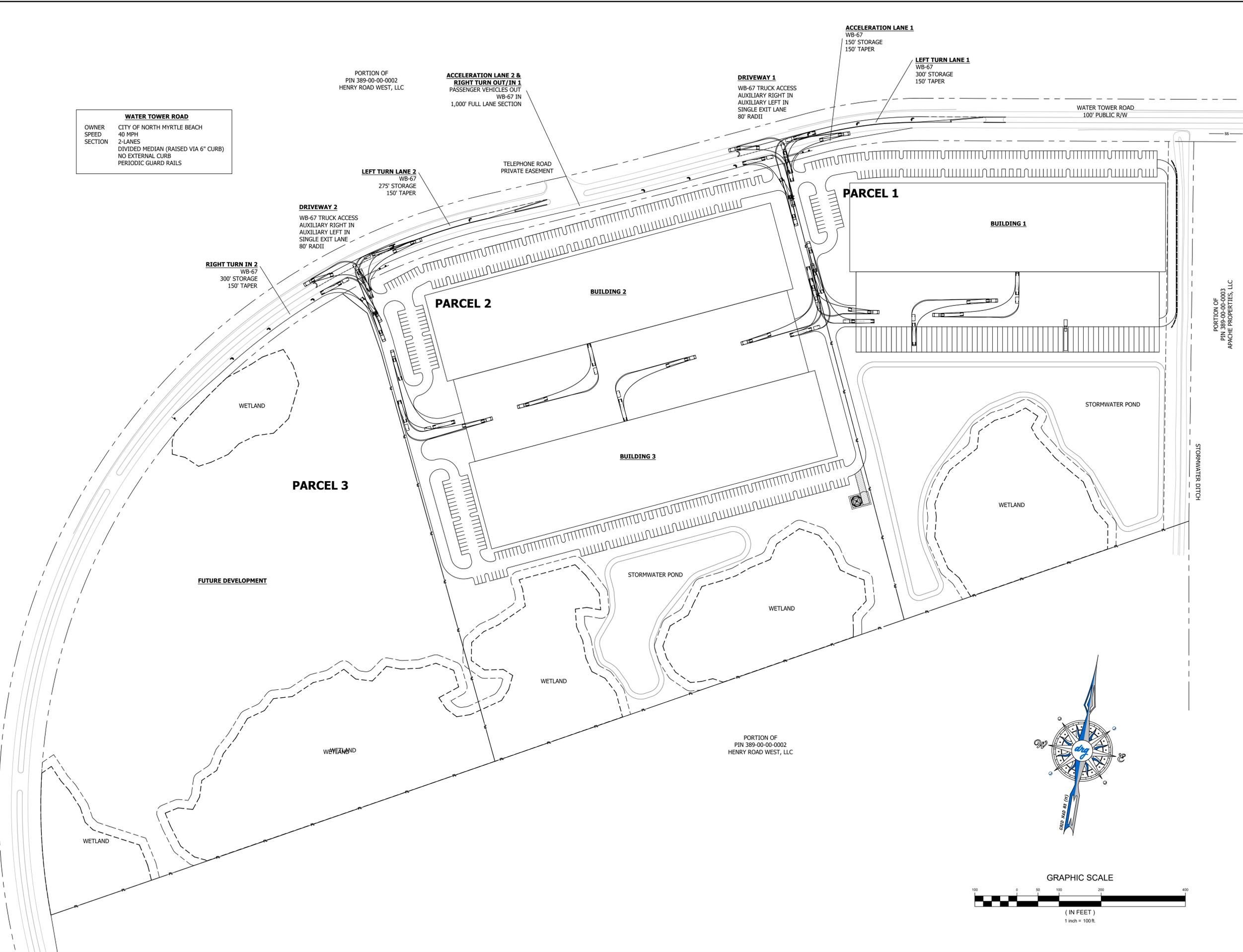
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CHECKED BY:	MES
DATE:	02/24/2022
EXHIBIT NUMBER:	

C3



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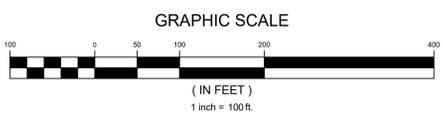
WATER TOWER ROAD
OWNER: CITY OF NORTH MYRTLE BEACH
SPEED: 40 MPH
SECTION: 2-LANES
DIVIDED MEDIAN (RAISED VIA 6" CURB)
NO EXTERNAL CURB
PERIODIC GUARD RAILS



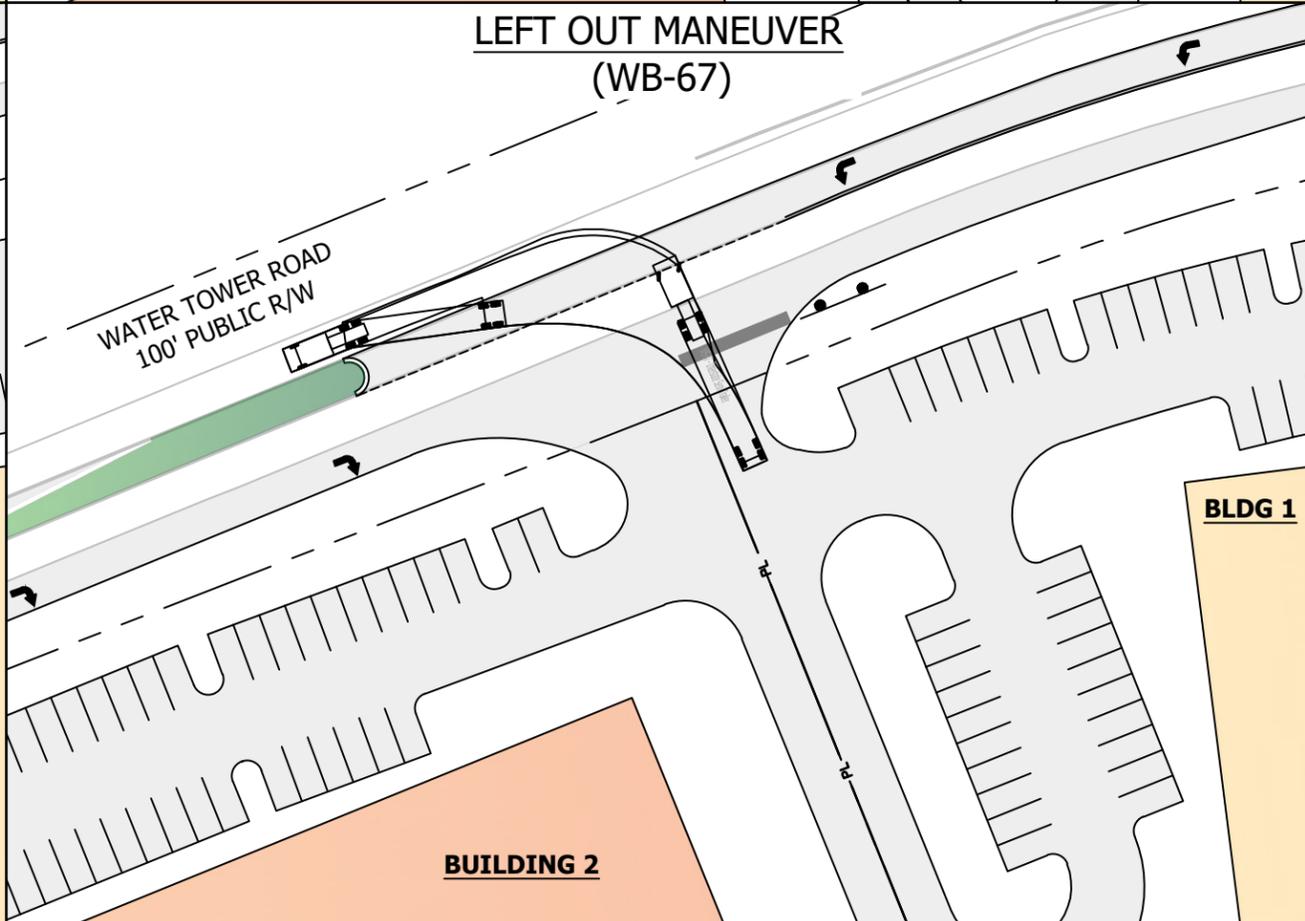
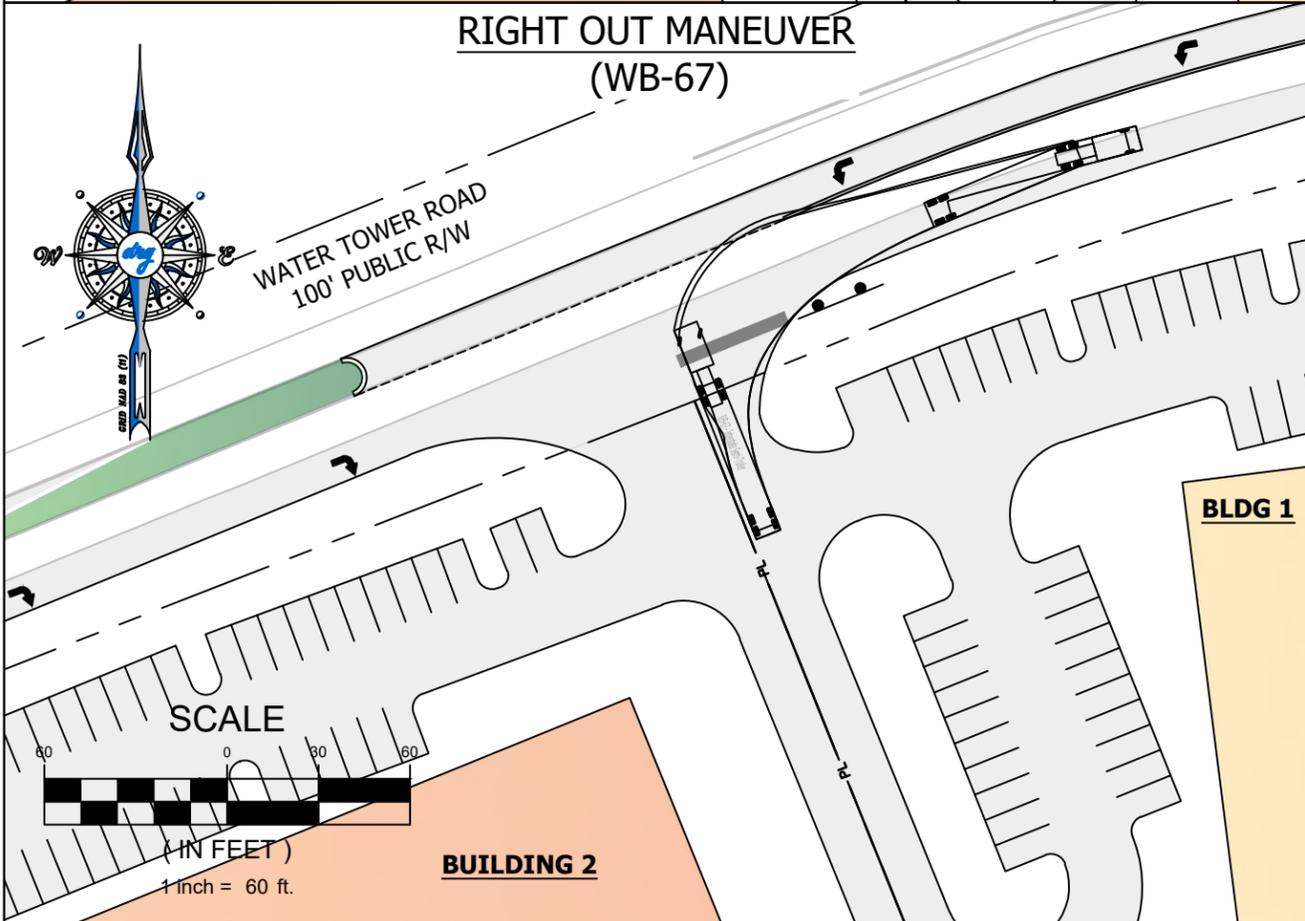
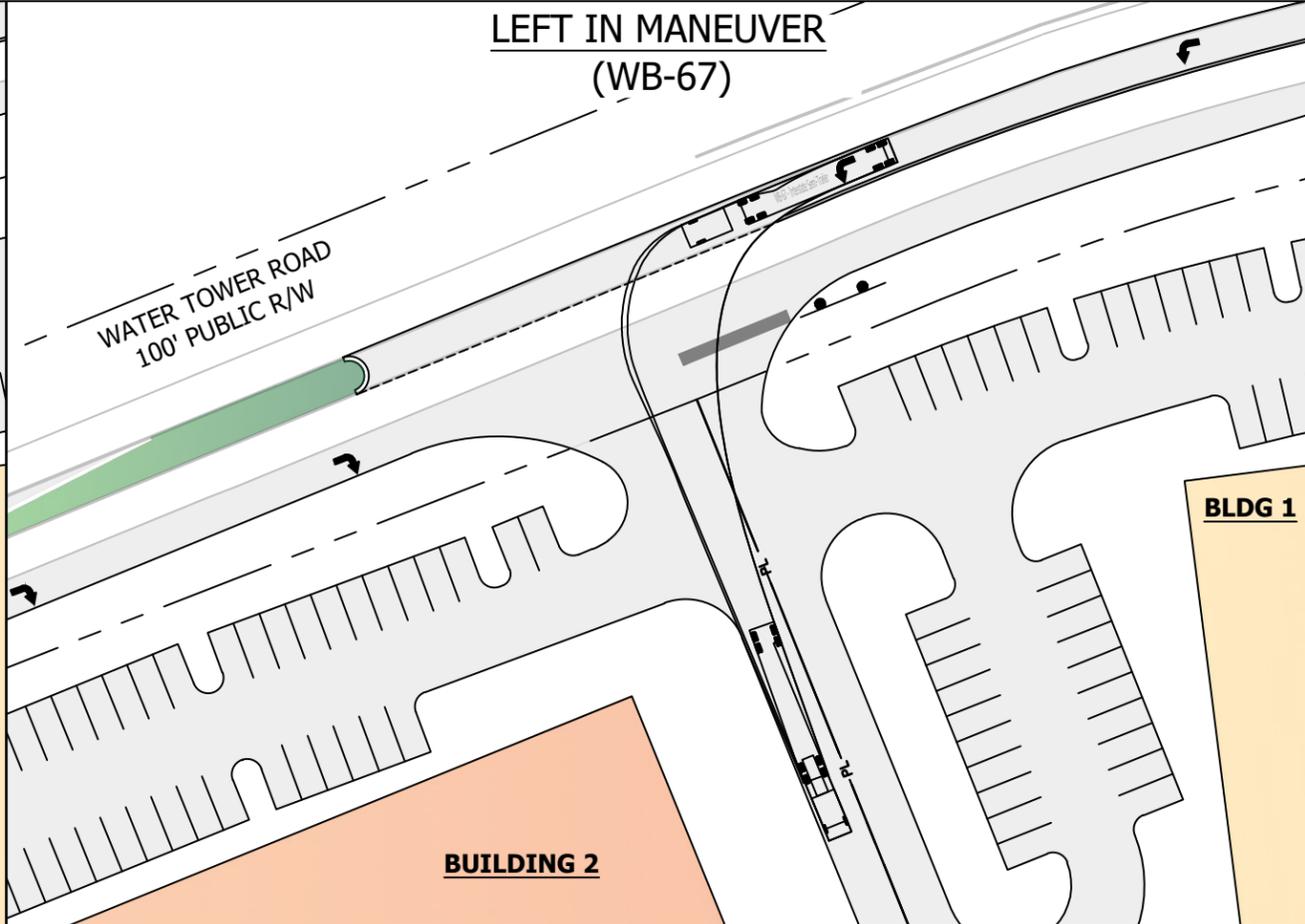
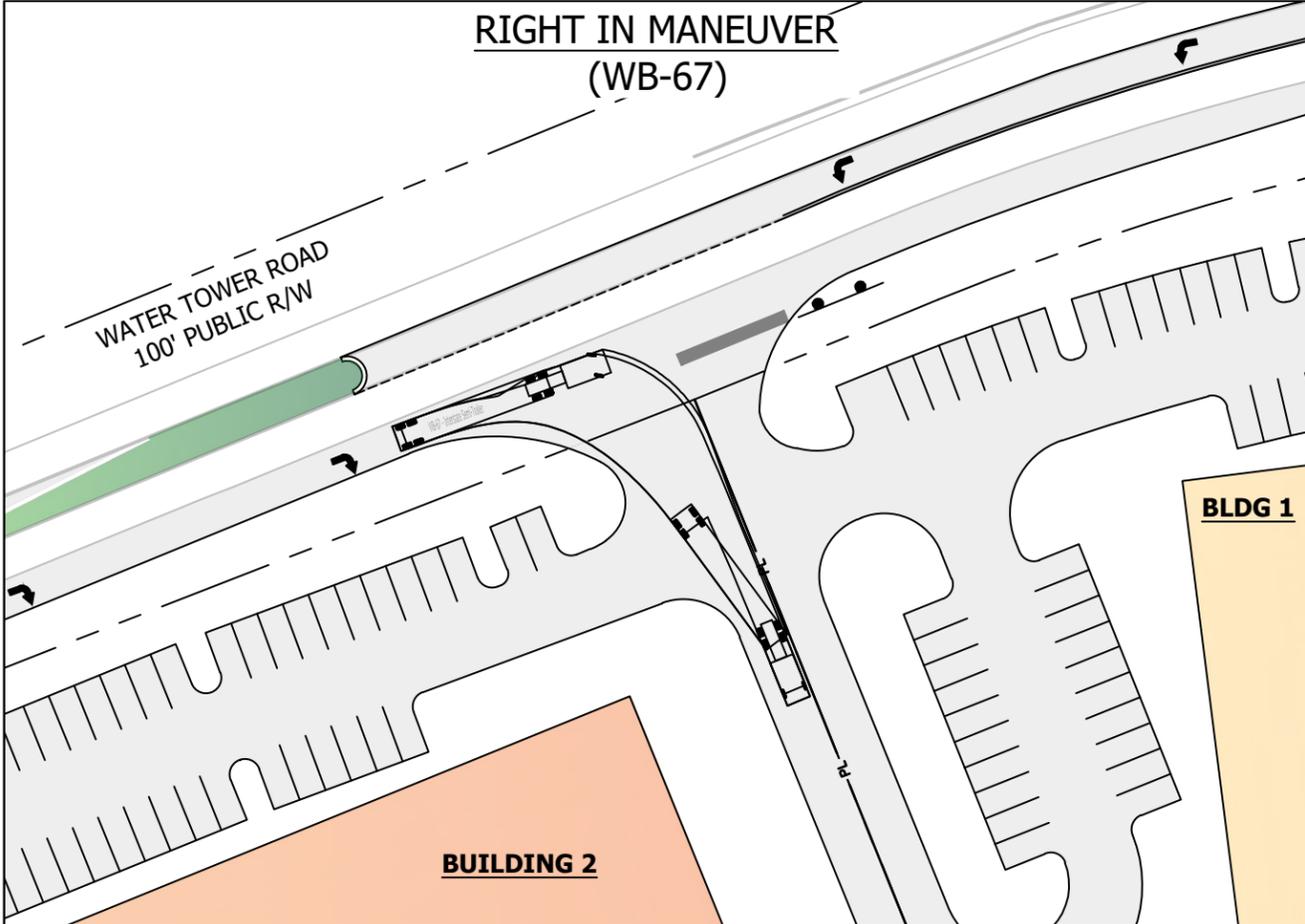
PORTION OF
PIN 389-00-00-0003
APACHE PROPERTIES, LLC

SCHEMATIC CIRCULATION PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)

JOB NO:	21.196
SCALE:	1" = 100'
DRAWN BY:	PTH
CHECKED BY:	MES
DATE:	02/24/2022
EXHIBIT NUMBER:	



C4



DEVELOPMENT RESOURCE GROUP, LLC
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MYRTLE BEACH, SC 29577
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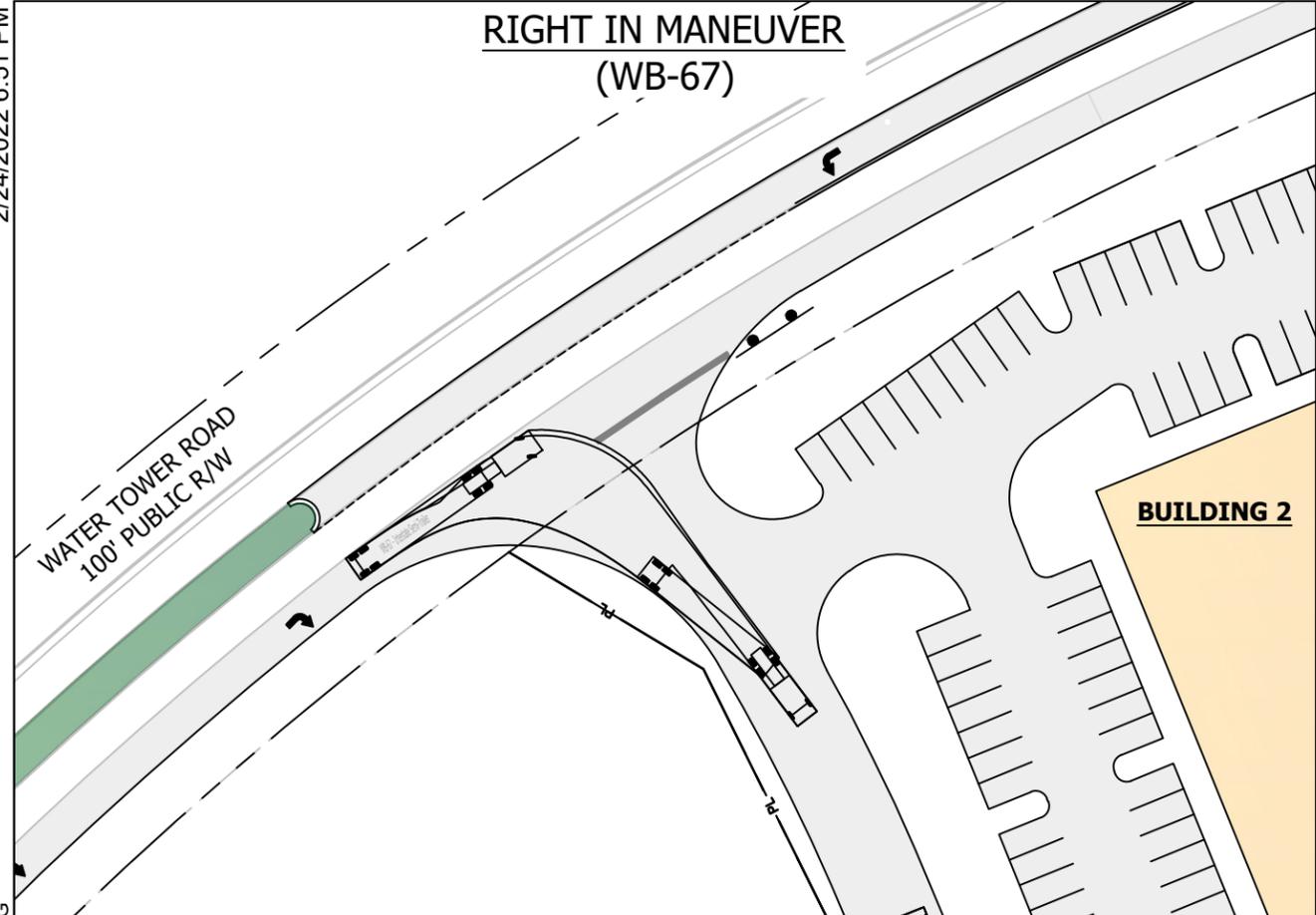
**WB-67 MANEUVER EXHIBIT
(DRIVEWAY 1)**

PALMETTO INDUSTRIAL PARK
(placeholder name)

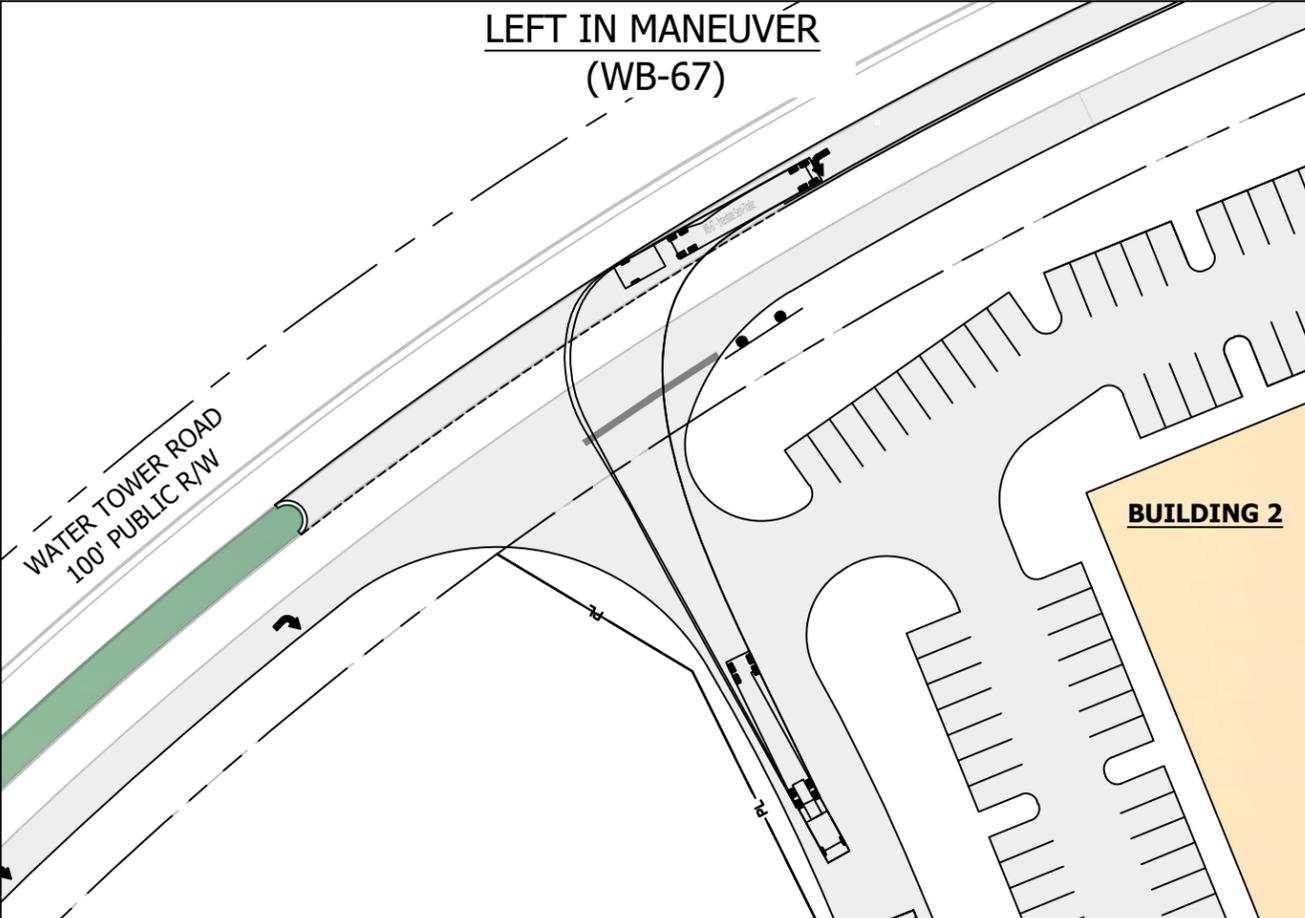
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CHECKED BY:	MES
DATE:	02/24/2022
EXHIBIT NUMBER:	

M-1

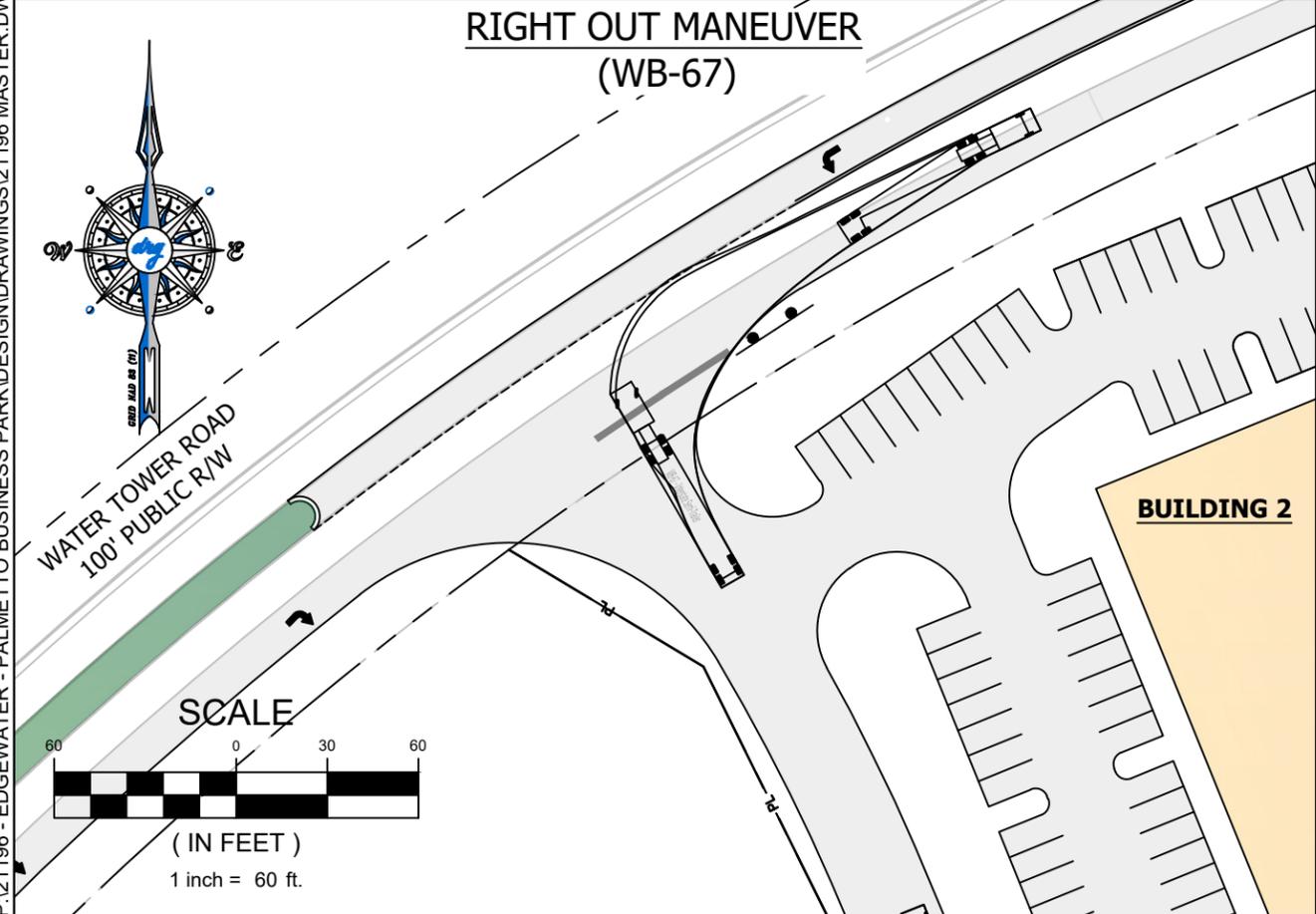
**RIGHT IN MANEUVER
(WB-67)**



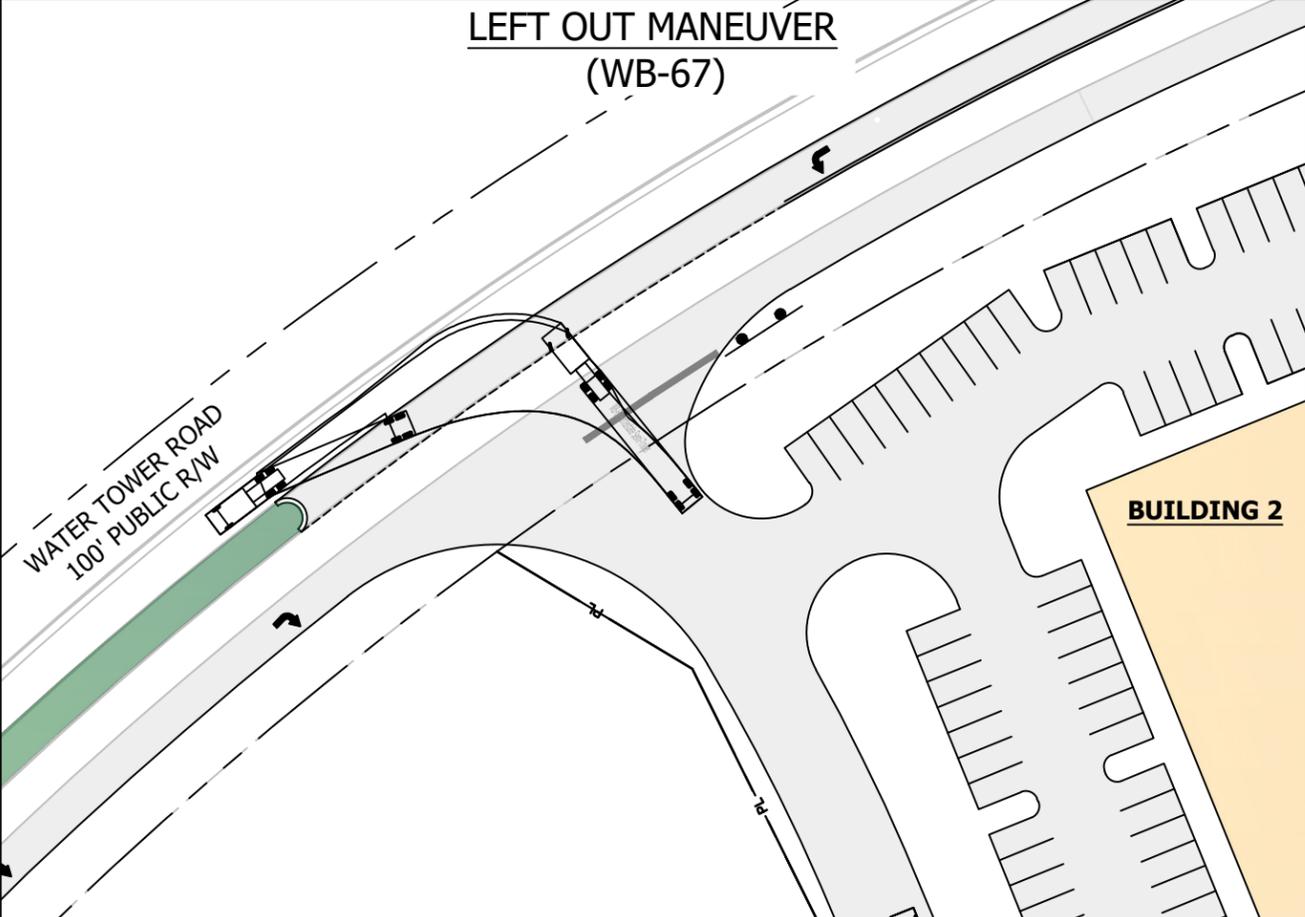
**LEFT IN MANEUVER
(WB-67)**



**RIGHT OUT MANEUVER
(WB-67)**



**LEFT OUT MANEUVER
(WB-67)**



WATER TOWER ROAD
100' PUBLIC R/W

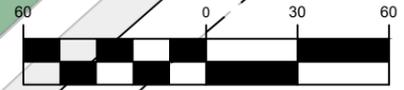
BUILDING 2

BUILDING 2

BUILDING 2

BUILDING 2

SCALE



(IN FEET)

1 inch = 60 ft.

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**WB-67 MANEUVER EXHIBIT
(DRIVEWAY 2)**

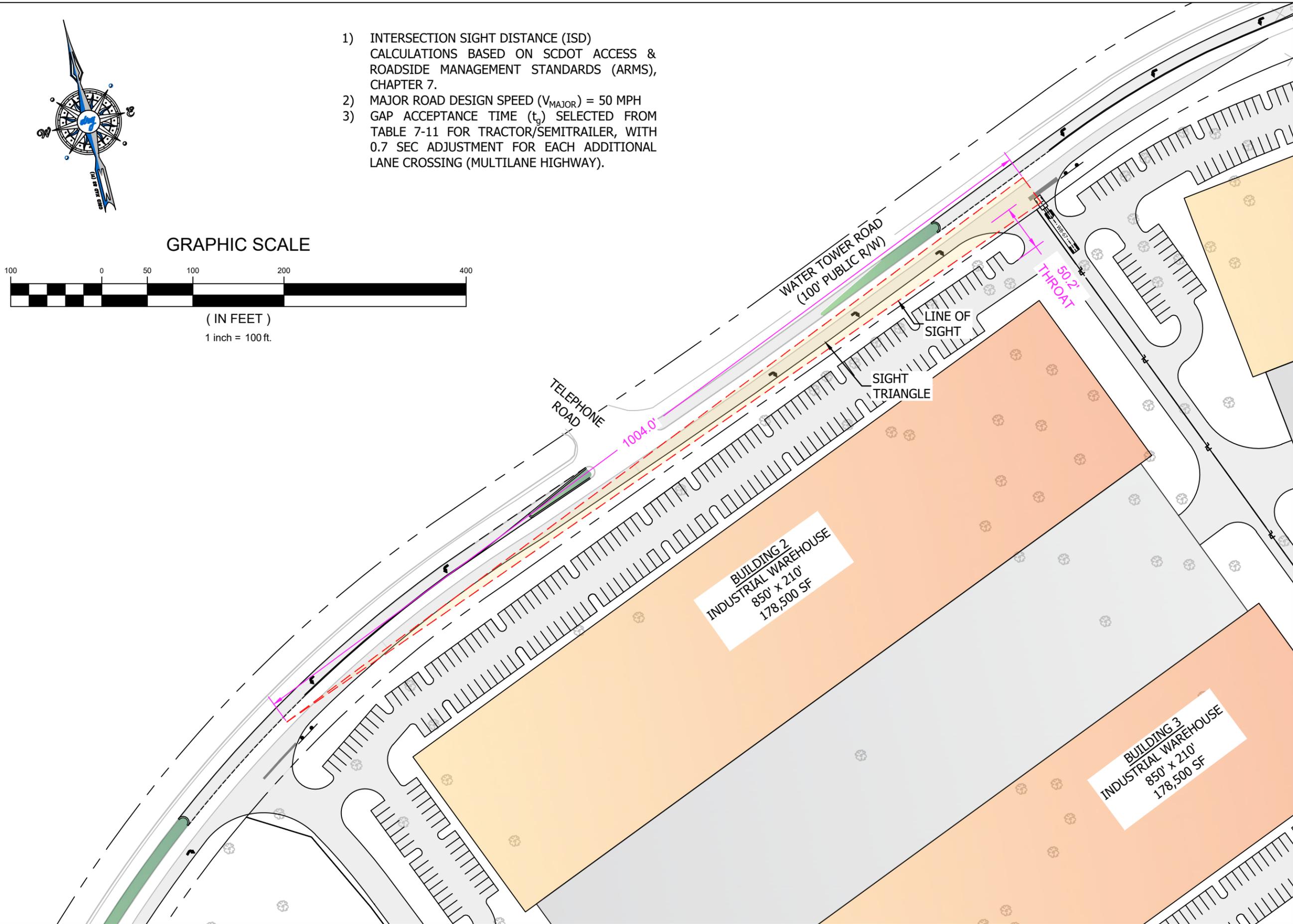
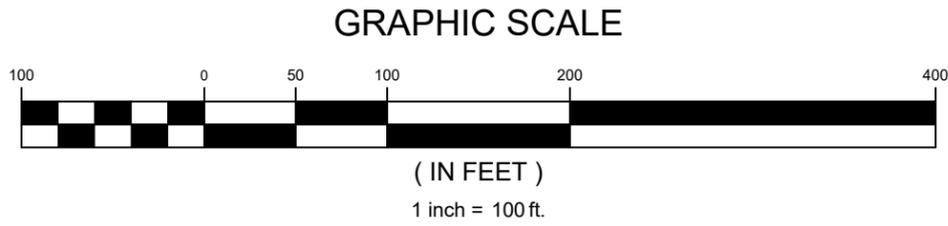
**PALMETTO INDUSTRIAL PARK
(placeholder name)**

JOB NO:	21.196
SCALE:	1" = 60'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	02/24/2022
EXHIBIT NUMBER:	

M-1



- 1) INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS BASED ON SCDOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS), CHAPTER 7.
- 2) MAJOR ROAD DESIGN SPEED (V_{MAJOR}) = 50 MPH
- 3) GAP ACCEPTANCE TIME (t_g) SELECTED FROM TABLE 7-11 FOR TRACTOR/SEMITRAILER, WITH 0.7 SEC ADJUSTMENT FOR EACH ADDITIONAL LANE CROSSING (MULTILANE HIGHWAY).



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**DRIVEWAY 1 EXHIBIT
(LEFT TRIANGLE)
PALMETTO INDUSTRIAL PARK
(placeholder name)**

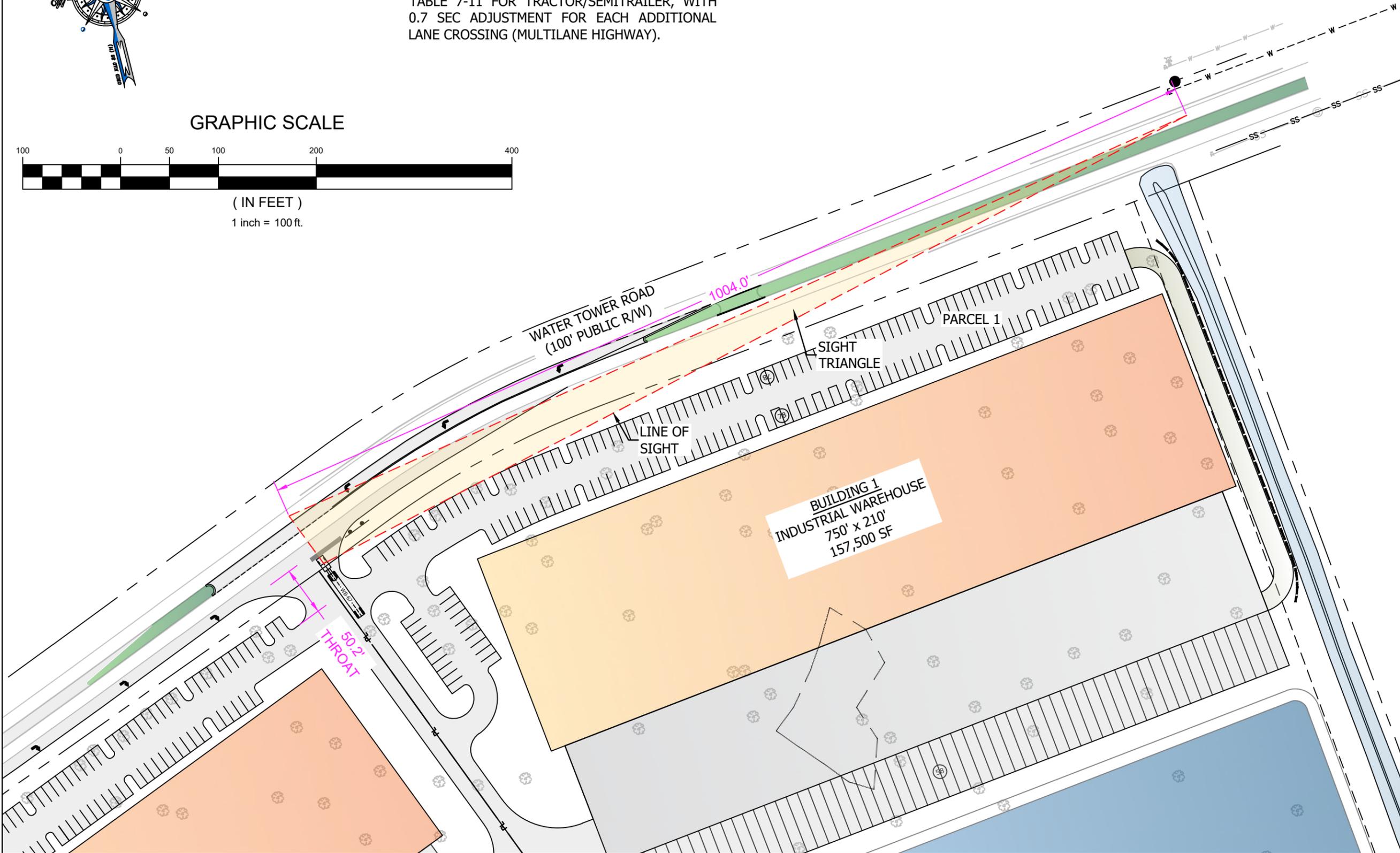
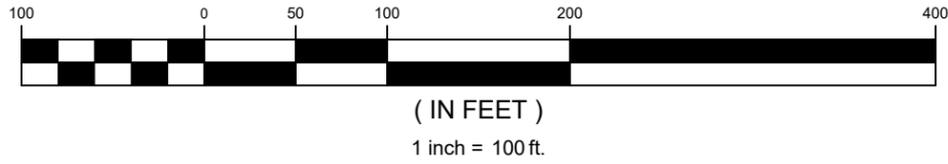
JOB NO:	21.196
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	02/24/2022
EXHIBIT NUMBER:	

DW-1-L



- 1) INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS BASED ON SCDOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS), CHAPTER 7.
- 2) MAJOR ROAD DESIGN SPEED (V_{MAJOR}) = 50 MPH
- 3) GAP ACCEPTANCE TIME (t_g) SELECTED FROM TABLE 7-11 FOR TRACTOR/SEMITRAILER, WITH 0.7 SEC ADJUSTMENT FOR EACH ADDITIONAL LANE CROSSING (MULTILANE HIGHWAY).

GRAPHIC SCALE



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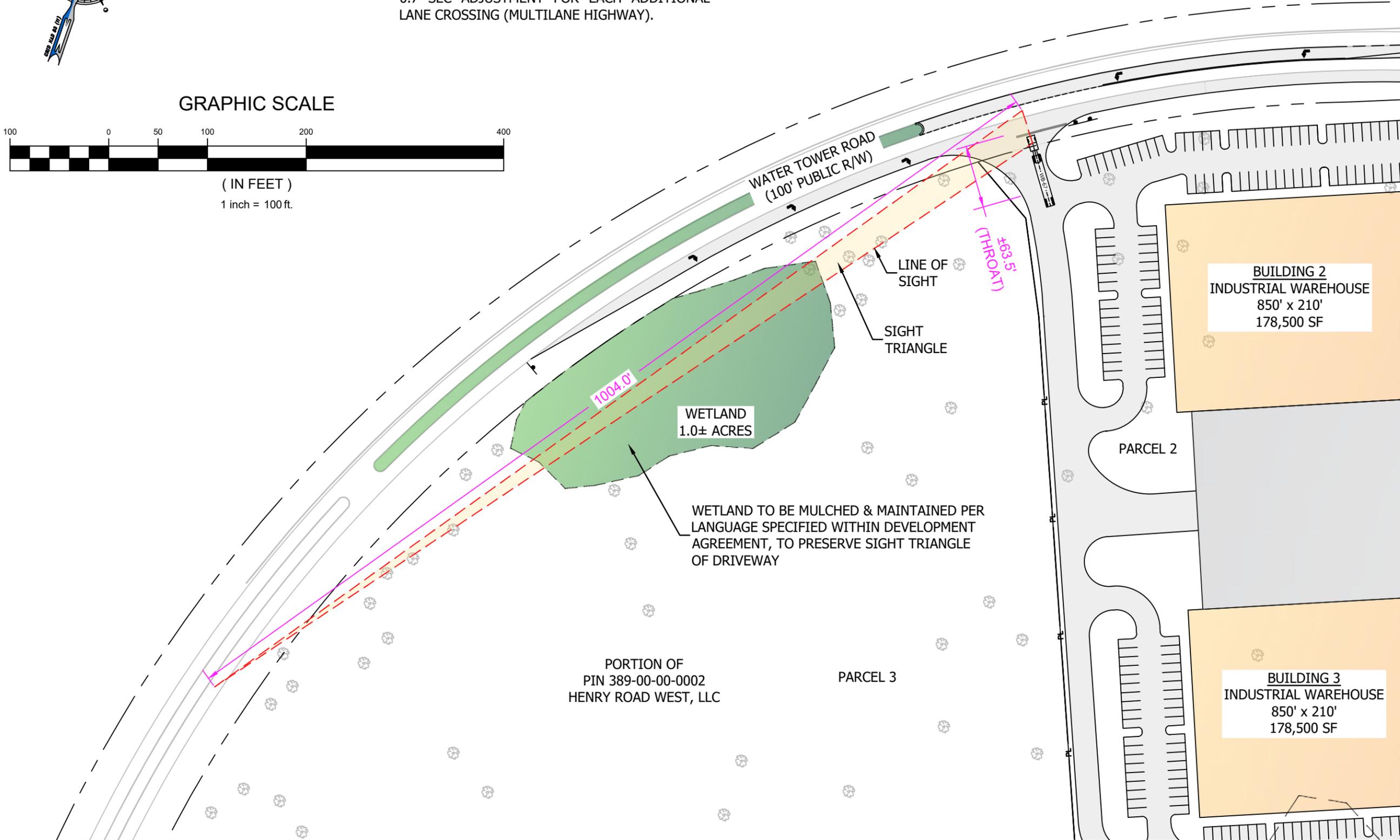
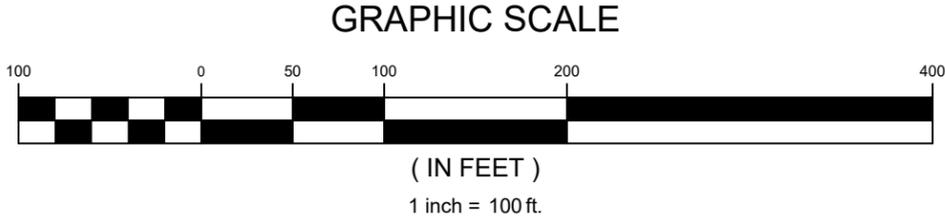
**DRIVEWAY 1 EXHIBIT
 (RIGHT TRIANGLE)
 PALMETTO INDUSTRIAL PARK
 (placeholder name)**

JOB NO:	21.196
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	02/24/2022
EXHIBIT NUMBER:	

DW-1-R



- 1) INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS BASED ON SCDOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS), CHAPTER 7.
- 2) MAJOR ROAD DESIGN SPEED (V_{MAJOR}) = 50 MPH
- 3) GAP ACCEPTANCE TIME (t_g) SELECTED FROM TABLE 7-11 FOR TRACTOR/SEMITRAILER, WITH 0.7 SEC ADJUSTMENT FOR EACH ADDITIONAL LANE CROSSING (MULTILANE HIGHWAY).



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**DRIVEWAY 2 EXHIBIT
(LEFT TRIANGLE)**
PALMETTO INDUSTRIAL PARK
(placeholder name)

JOB NO:	21.196
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	02/24/2022
EXHIBIT NUMBER:	

DW-2-L

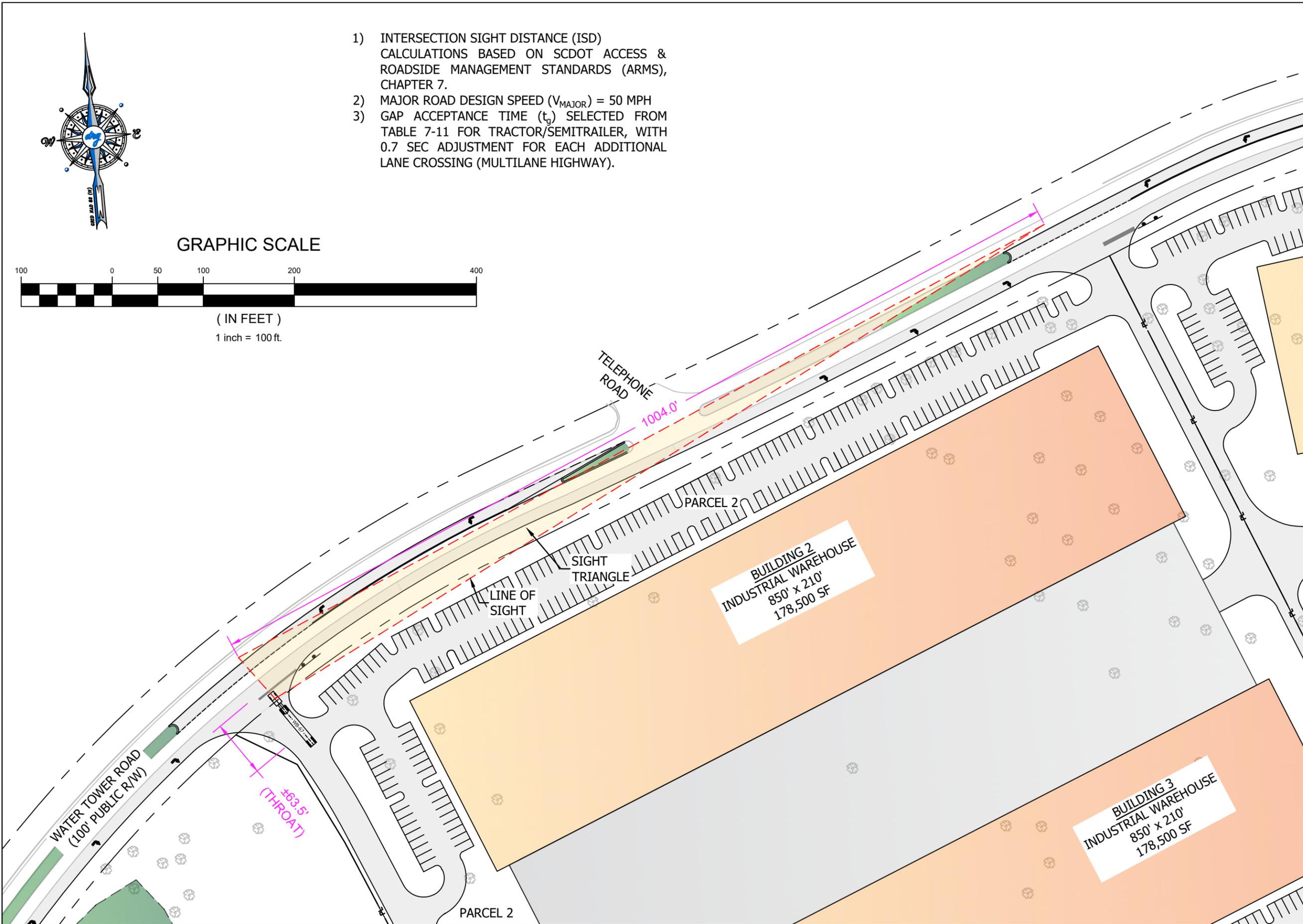


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

- 1) INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS BASED ON SCDOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS), CHAPTER 7.
- 2) MAJOR ROAD DESIGN SPEED (V_{MAJOR}) = 50 MPH
- 3) GAP ACCEPTANCE TIME (t_g) SELECTED FROM TABLE 7-11 FOR TRACTOR/SEMITRAILER, WITH 0.7 SEC ADJUSTMENT FOR EACH ADDITIONAL LANE CROSSING (MULTILANE HIGHWAY).



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**DRIVEWAY 2 EXHIBIT
(RIGHT TRIANGLE)**
PALMETTO INDUSTRIAL PARK
(placeholder name)

JOB NO: 21.196
SCALE: 1" = 100'
DRAWN BY: MES
CHECKED BY: MES
DATE: 02/24/2022
EXHIBIT NUMBER:

DW-2-R



SIGN











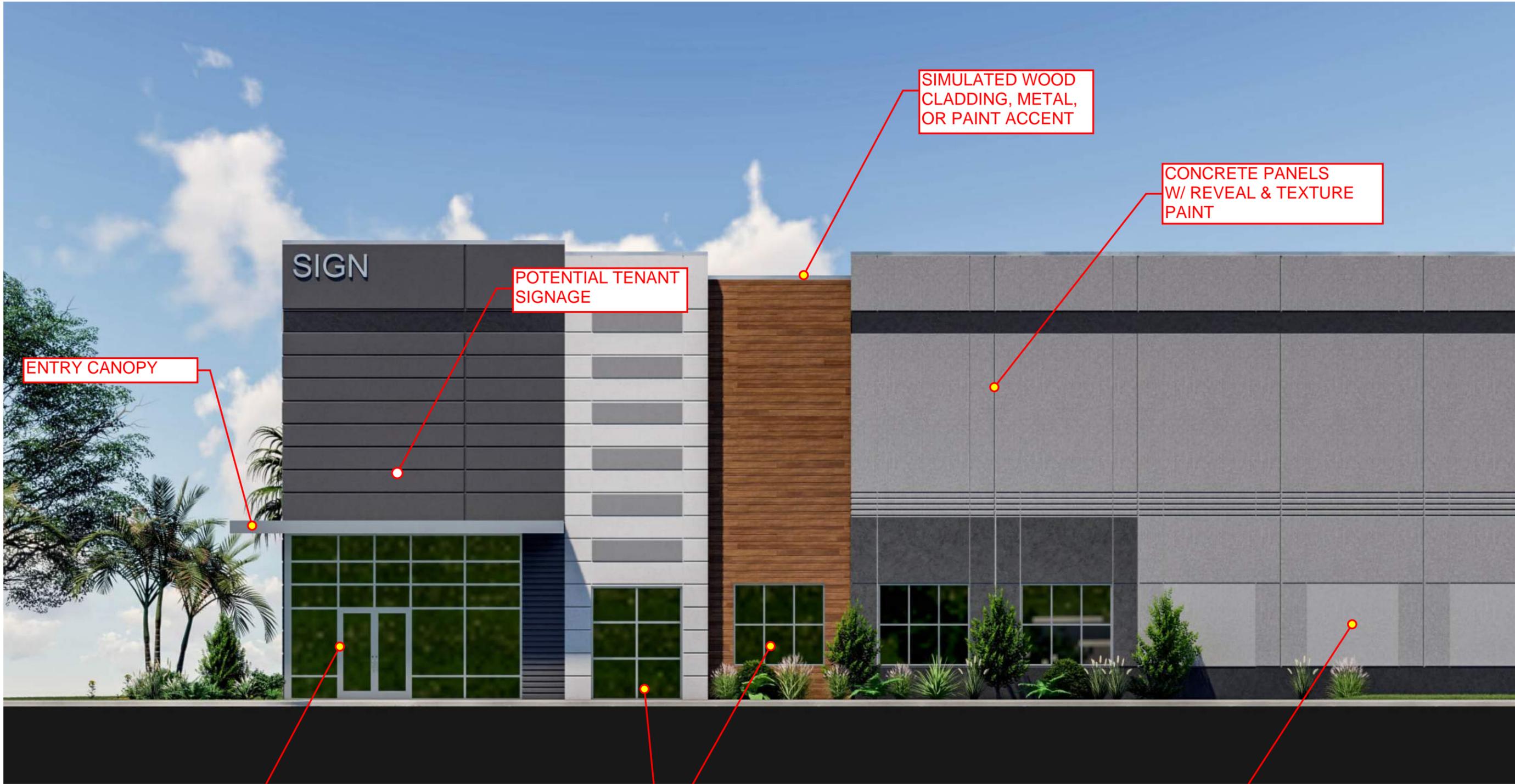


SIGN





SIGN



ENTRY CANOPY

SIGN

POTENTIAL TENANT SIGNAGE

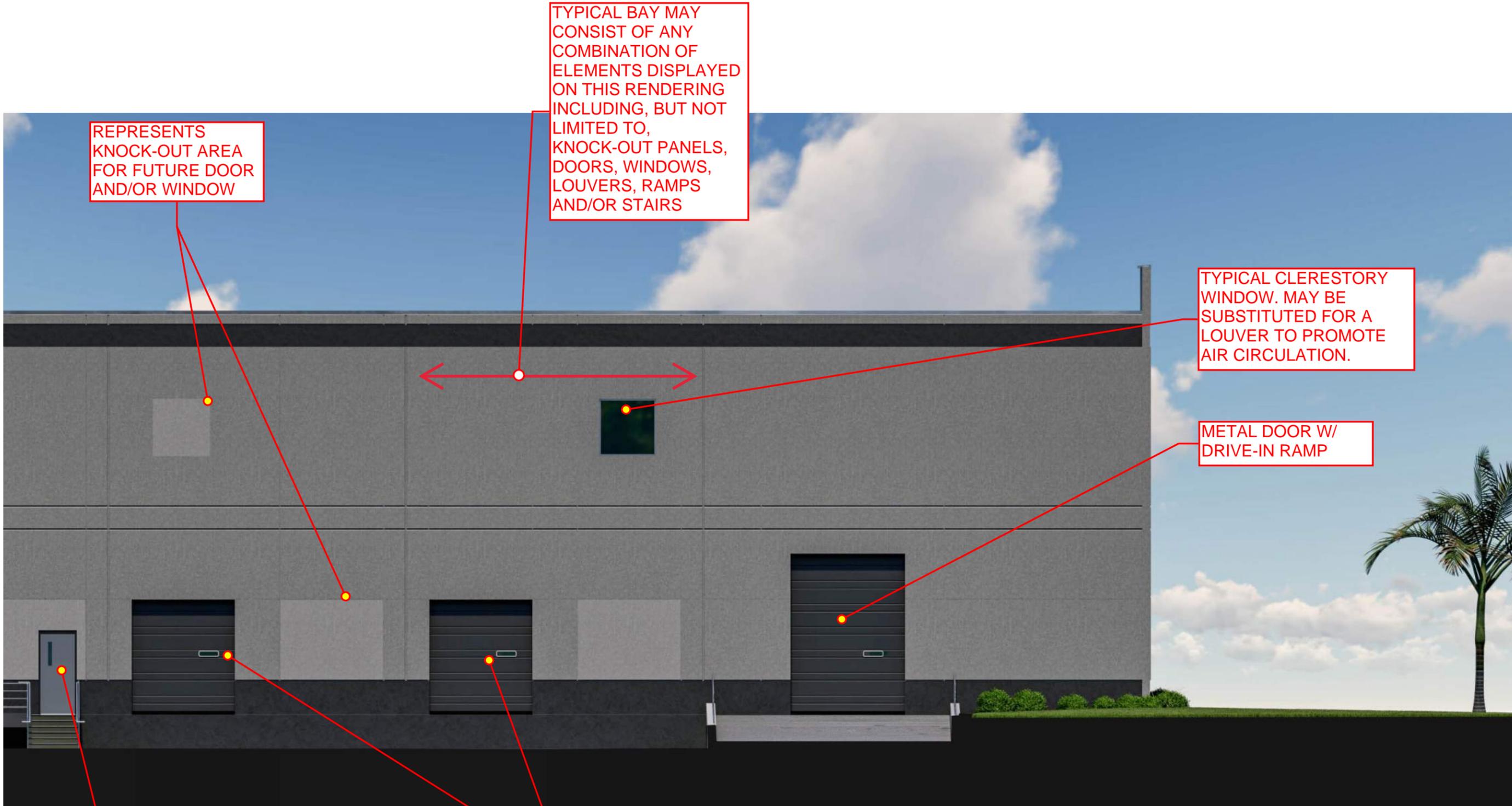
SIMULATED WOOD CLADDING, METAL, OR PAINT ACCENT

CONCRETE PANELS W/ REVEAL & TEXTURE PAINT

ALUMINUM & GLASS STOREFRONT ENTRY

TYPICAL WINDOW

REPRESENTS KNOCK-OUT AREA FOR FUTURE WINDOW



REPRESENTS
KNOCK-OUT AREA
FOR FUTURE DOOR
AND/OR WINDOW

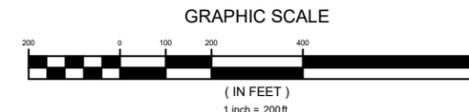
TYPICAL BAY MAY
CONSIST OF ANY
COMBINATION OF
ELEMENTS DISPLAYED
ON THIS RENDERING
INCLUDING, BUT NOT
LIMITED TO,
KNOCK-OUT PANELS,
DOORS, WINDOWS,
LOUVERS, RAMPS
AND/OR STAIRS

TYPICAL CLERESTORY
WINDOW. MAY BE
SUBSTITUTED FOR A
LOUVER TO PROMOTE
AIR CIRCULATION.

METAL DOOR W/
DRIVE-IN RAMP

TYPICAL
PERSONNEL DOOR
W/ METAL STAIR

STANDARD GRAY OR WHITE METAL DOCK DOOR WITH VIEW
LIGHT. DOCK DOORS LIKELY TO INCLUDE TENANT-SPECIFIC
EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SEALS, BUMPER,
LEVELERS, DOCK LOCKS, LIGHTS AND/OR CANOPIES



PORTION OF
PIN 389-00-00-0002
HENRY ROAD WEST, LLC

STREET TREES
(50' SPACING - TYP.)

TELEPHONE ROAD
PRIVATE EASEMENT

WATER TOWER ROAD
100' PUBLIC R/W

STREET TREES
(50' SPACING - TYP.)

BUILDING 2
INDUSTRIAL WAREHOUSE
850' x 210'
178,500 SF
BLDG HEIGHT 50'±

182 STND PARKS
8 ADA PARKS
(@ 1 PARK / 940 SF)

BUILDING 1

INDUSTRIAL WAREHOUSE
750' x 210'
157,500 SF
BLDG HEIGHT 50'±

174 STND PARKS
6 ADA PARKS
(@ 1 PARK / 875 SQFT)
60 TRAILER PARKS

'BACK' WB-67 DOCKING BAYS (CONCRETE)

PARCEL 1

'BACK' WB-67 DOCKING BAYS (CONCRETE)

TRAILER PARKING 60' x 12' (CONCRETE)

PARCEL 2

BUILDING 3
INDUSTRIAL WAREHOUSE
850' x 210'
178,500 SF
BLDG HEIGHT 50'±

186 STND PARKS
8 ADA PARKS
(@ 1 PARK / 920 SF)

STORMWATER POND
3.6± ACRES

PARCEL 3

WETLAND
1.0± ACRES
(on site)

FUTURE DEVELOPMENT

STORMWATER
POND
1.2± ACRES

WETLAND
2.6± ACRES

WETLAND
2.4± ACRES

WETLAND
6.88± ACRES
(Total)

PORTION OF
PIN 389-00-00-0002
HENRY ROAD WEST, LLC

WETLAND
1.1± ACRES
(on site)

*STREET TREES SHALL BE OF SPECIES CONSISTENT WITH
SCDOT "SUGGESTED STREET TREE & SIDEWALK PLANTINGS",
LATEST VERSION & BE PLANTED IN ACCORDANCE WITH SCDOT
"VEGETATION MANAGEMENT GUIDELINES", LATEST VERSION.

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MYRTLE BEACH, SC 29577
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**CONCEPTUAL
LANDSCAPE PLAN
PALMETTO INDUSTRIAL PARK
(placeholder name)**

JOB NO: 21.196

SCALE: 1" = 200'

DRAWN BY: MES

CHECKED BY: MES

DATE: 02/25/2022

EXHIBIT NUMBER:

L1

Palmetto Industrial Park Approved Plant Material. Additional cultivars and species of below genus are acceptable.

Common Name	Botanical Name
Abelia	<i>Abelia grandifolia</i>
American Holly	<i>Ilex opaca</i>
Arborvitae	
Eastern Arborvitae	<i>Thuja occidentalis</i> 'Emerald'
Oriental Arborvitae	<i>Thuja orientalis</i>
Green Giant Arborvitae	<i>Thuja plicata x standishii</i> 'Green Giant'
Azalea	<i>Rhododendron x</i>
Bald Cypress	<i>Taxodium distichum</i>
Beautyberry	<i>Callicarpa americana</i>
Black Gum	<i>Nyssa sylvatica</i>
Blue Pacific Juniper	<i>Juniperus conferta</i> 'Blue Pacific'
Boxwood	<i>Buxus sp.</i>
Cabbage Palm	<i>Sabal palmetto</i>
Cleyera	<i>Cleyera japonica</i>
Camellia	<i>Camellia sasanqua</i> 'Kanjiro', 'Setsugekka'
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Carolina Silverbell	<i>Halesia tetraptera</i>
Cast Iron Plant	<i>Aspidistra elatior</i>
Chastetree	<i>Vitex agnus-castus</i>
Chinese Fringe Flower	<i>Loropetalum chinensis</i>
Chinese Fringe Tree	<i>Chionanthus retusus</i>
Chinese Podocarpus	<i>Podocarpus macrophyllus</i> 'Maki'
Cleyera	<i>Ternstroemia gymnanthera</i>
Crape Myrtle	<i>Lagerstromieia sp/x</i>
Creeping Juniper	<i>Juniperus horizontalis</i>
Creeping Rosemary	<i>Rosmarianus officinalis</i> 'Prostratus'
Dahoon Holly	<i>Ilex cassine</i>
Dwarf Palmetto	<i>Sabal minor</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Fatsia	<i>Fatsia Japonica</i>
Florida Anise	<i>Illicium floidanum</i>
Flowering Dogwood	<i>Cornus florida</i>
Forsythia	<i>Forsythia x intermedia</i>
Fortune's Osmanthus	<i>Osmanthus x fortunei</i>
Foster's Holly	<i>Ilex x attenuata</i> 'Fosters'
Fragrant Tea Olive	<i>Osmanthus fragrans</i>
Gardenia	<i>Gardenia jasminodes</i>
Holly	<i>Ilex sp.</i>
Inkberry Holly	<i>Ilex glabra</i>
Carissa Holly	<i>Ilex cornuta</i> 'Carissa'
Chinese Holly	<i>Ilex cornuta</i>
Japanese Holly	<i>Ilex crenata</i>

Yaupon Holly (Dwarf)	<i>Ilex vomitoria</i>
Nellie Stevens Holly	<i>Ilex x 'Nellie Stevens'</i>
Oak Leaf Red Holly	<i>Ilex x 'Conaf'</i>
Festive Red Holly	<i>Ilex x 'Conive'</i>
Robin Red Holly	<i>Ilex x 'Conin'</i>
Rotunda Holly	<i>Ilex cornuta 'Rotunsa'</i>
Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>
Emily Bruner Holly	<i>Ilex x 'Emily Bruner'</i>
Indian Hawthorne	<i>Raphiolepis indica</i>
Japanese Camellia	<i>Camellia japonica</i>
Jelly Palm	<i>Butia capitata</i>
Juniper	<i>Juniperus 'Spartan'</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Laurel Oak	<i>Quercus laurifolia</i>
Leyland Cypress	<i>Cupressocyparis leylandii</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Live Oak	<i>Quercus virginiana</i>
Loblolly Pine	<i>Pinus taeda</i>
Longleaf Pine	<i>Pinus palustris</i>
Loquat	<i>Eriobotrya japonica</i>
Majestic Beauty Indian Hawthorn	<i>Raphiolepis umbellata 'Majestic Beauty'</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Mondo Grass	<i>Ohiopogon japonicus</i>
Nellie Stevens' holly	<i>Ilex x 'Nellie Stevens'</i>
Nuttall Oak	<i>Quercus nutallii</i>
Okame Cherry	<i>Prunus x 'Okame'</i>
Oleander	<i>Nerium oleander</i>
Overcup Oak	<i>Quercus lyrata</i>
Pampas Grass	<i>Cortaderia selloana</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Pittosporum	<i>Pittosporum tobira</i>
Red Bud	<i>Cercis canadensis</i>
Red Maple	<i>Acer rubrum</i>
Red Oak	<i>Quercus rubra</i>
River Birch	<i>Betula nigra</i>
Rose Hybrids	<i>Rosa x</i>
Satsuki Azaleas	<i>Rhododendron 'Satsuki', 'Gumpo'</i>
Sawtooth Oak	<i>Quercus acutissima</i>
Shrub Yew	<i>Podocarpus macrophyllus</i>
Shumard Oak	<i>Quercus shumardii</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Southern Indica Azalea	<i>Rhododendron 'Formosa', 'George Tabor', 'G.G. Gerning'</i>
Southern Red Oak	<i>Quercus falcata</i>
Star Jasmine	<i>Trachelospermum asiaticum</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Sycamore	<i>Platanus occidentalis</i>
Tea Olive	<i>Osmanthus fragrans</i>
Tuliptree	<i>Liriodendron tulipifera</i>

Viburnum	<i>Viburnum sp.</i>
Japanese Viburnum	<i>Viburnum japonicum</i>
Laurestinus Viburnum	<i>Viburnum tinus</i>
Leatherleaf Viburnum	<i>Viburnum rhytidophyllum</i>
Koreanspice Viburnum	<i>Viburnum carlesi</i>
Sandwanka Viburnum	<i>Viburnum suspensum</i>
Sweet Viburnum	<i>Viburnum odoatissimum</i>
Spring Bouquet Laurustinus	<i>Viburnum tinus</i> 'Compactum'
Chindo Viburnum	<i>Viburnum awabuki</i> 'Chindo'
Virginia Sweetspire	<i>Itea virginica</i>
Water Oak	<i>Quercus phellos</i>
Wax Myrtle	<i>Myrica cerifera</i>
Waxleaf Ligustrum	<i>Ligustrum chinensis</i>
Walter's Viburnum	<i>Viburnum obovatum</i>
Weigela	<i>Weigela florida</i>
White Oak	<i>Quercus alba</i>
Willow Oak	<i>Quercus phellos</i>
Wintergreen Barberry	<i>Berberis thunbergii</i>
Witch-hazel	<i>Hamamelis virginiana</i>
Toshino Cherry	<i>Prunus x yedoensis</i>

MEMORANDUM

To: Aaron Rucker, AICP
From: Robert F. Wilfong, Jr., P.E.
Project Manager
Date: February 28, 2022
Subject: Traffic Assessment – Palmetto Industrial Park

Background/Roadway Conditions

The purpose of this memorandum is to summarize the results of a traffic impact assessment performed for the Palmetto Industrial Park which is located on Water Tower Road north and east of the interchange of Water Tower Road / Carolina Bay Parkway (SC 31).

The proposed site consists of three (3) warehouse buildings that total 514,500 sq. ft. in floor area. Two (2) full-access driveways are proposed on Water Tower Road for access to the proposed site. The easternmost driveway is labeled as Driveway #1, while the westernmost driveway is labeled as Driveway #2. Both the spacing of the proposed driveways and the spacing of their associated median openings have been checked against SCDOT standards and have been found to comply. A site plan is included in the Appendix to this memo.

Palmetto Industrial Park is expected to be fully built out and occupied in three (3) years from approvals of site plan reviews.

Water Tower Road is currently a two-lane median divided facility with a 50-mph design speed. 24-hour traffic counts were collected on Water Tower Road near the site on January 19, 2022. The current daily traffic on Water Tower is 2,660 vehicles per day. The typical capacity of a two-lane road is approximately 15,000 vehicles per day so current daily traffic represents only 18% of its capacity. As a result, on a daily basis, Water Tower Road is operating at level-of-service (LOS) A.

Traffic analysis, however, is conducted on a peak hour basis. The peak hour of the adjacent street is typically taken to be a one-hour time period between 7-9 AM in the morning and between 4-6 during the afternoon. The AM Peak hour of Water Tower Road occurs between 7-8 AM where 235 vehicles per hour (vph) were



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4703 Oleander Drive
Myrtle Beach, SC 29577

recorded. The PM peak period of Water tower Road occurs between 3-4 PM where 232 vph were recorded. The AM peak hour is the highest and therefore was used in subsequent analysis for this memo. 1,800 vph typically represents the capacity of a single lane of traffic. As a result, Water Tower Road is operating at approximately 7% of its capacity and is thereby considered to operate at a LOS A during the peak hour.

Trip Generation and Assignment

The trip generation of Palmetto Industrial Park was estimated using the most recent edition of the Institute of Traffic Engineers (ITE) Trip Generation Handbook. The site plan clearly establishes the use of the buildings as Warehouses. As a result, ITE land use code 150 (Warehousing) was selected to forecast site generated traffic trips at project build out. Project build-out is full occupancy and use and, thus, represents the maximum amount of site generated traffic that will likely occur.

The gross square footage of all three buildings totals 514,500 sq. ft. Using ITEs rates and/or equations results in a daily trip generation of 851 trip ends (50% trips in and 50% trips out). During the AM peak hour of the adjacent street, an estimated 87 trip ends are forecasted (67 trips in and 20 trips out). During the PM peak hour of the adjacent street, an estimated 93 trip ends are forecasted (26 trips in and 67 trips out).

The ARMs Manual requires a traffic impact analysis when forecasted trip generation exceeds 100 peak hour trip ends. As a result, only a traffic impact assessment represented by this memorandum was deemed necessary.

Based upon our experience and previous data for similar warehouse sites, we expect that as much as 40% of peak hour trip generation will consists of truck traffic (consisting of both single unit trucks and tractor trailer combinations). All truck traffic will be directed to come to and from the interchange at SC 31 / Water Tower Road. In other words, all truck traffic will turn right into the site and turn left to exit the site.

Access Considerations

We have assumed a three percent (3%) growth rate over the next three years to forecast future Water Tower Road peak hour volumes at project buildout. This is called non-site traffic or background traffic. When site generated traffic is added to background traffic the result is Total Traffic at project buildout.

Auxiliary lanes play a significant role in roadway safety and efficiency at site access points. In the case of Palmetto Industrial Park, these lanes would be separate

westbound dedicated left-turn lanes and separate dedicated eastbound right turn lanes entering the site. The SCDOT ARMS Manual provides graphs to determine when inbound auxiliary lanes are warranted along the major street (in this case Water Tower Road). These graphs are included in the Appendix.

The AM peak hour of the adjacent street is forecasted to receive the majority of entering volumes so the AM peak hour total volumes will govern in determining if separate dedicated right-turn and left-turn lanes are needed. Given that two (2) driveways are proposed, for eastbound right-turns entering the site, we assumed that the first driveway encountered would likely receive most right turn entering site traffic (this being Driveway #2). We assumed 70% of all entering right turn traffic would utilize this driveway for both right turns entering the site and left turns exiting the site. A passenger car equivalent of 2.0 was used for converting truck traffic to passenger cars. The plotted point on Figure 9.5-3 represent Driveway #2's forecasted right turns and forecasted eastbound Water Tower Road non-site traffic at project buildout. The results indicate that a separate dedicated eastbound right turn lane into Driveway #2 (the highest volume driveway) is not warranted.

Again, the AM peak hour governs when considering vehicles turning left into the site. Figure 9.5-5 in the Appendix represents SCDOT standards for determine when separate dedicated left-turn lanes are required at unsignalized access points. Traffic entering the site from the east (or westbound on Water Tower) will be entirely passenger cars because all site generated truck trips originate from the west (or eastbound). As a result, we forecast that, at most, only 26 vehicles per hour are forecasted to turn left into Driveway #2. In this case, 146 vehicles per hour plus 26 passenger cars turning left are the volume approaching (V_A) while 157 vehicles per hour are opposing (V_O). Percentage of vehicles entering by turning left at any site driveway are forecasted to be approximately 15%. This has been plotted on Figure 9.5-5 in the Appendix. The plotted point is to the left of the estimated left-turns in the V_A curve, so a left-turn lane is not considered necessary at buildout.

Sight Distance

Intersection sight distance is the distance a motorist can see approaching vehicles before their line of sight is blocked by an obstruction near the intersection. SCDOT standards provide guidance to the traffic engineer for various conditions and prevailing speeds.

Driveways along the inside of horizontal curves are one of the more consistent line-of-sight obstructions, especially if vegetation or other obstructions exist adjacent to the major street travel lanes. In the case of Palmetto Industrial Park, Driveway #2 at Water Tower Road represents the most limiting driveway from a sight distance perspective.

When confirming that each driveway has adequate intersection sight distance a sight triangle is traditionally established. For Driveway #2, the sight lines are obstructed by a wetland area to the right of the eastbound/northbound travel lane on Water Tower Road. Adequate intersection sight distance for Driveway #2 cannot be obtained without clearing of the wetland. It is proposed that this wetland area be mulched and that a maintenance agreement be established within the development agreement to mitigate line-of-sight limitations.

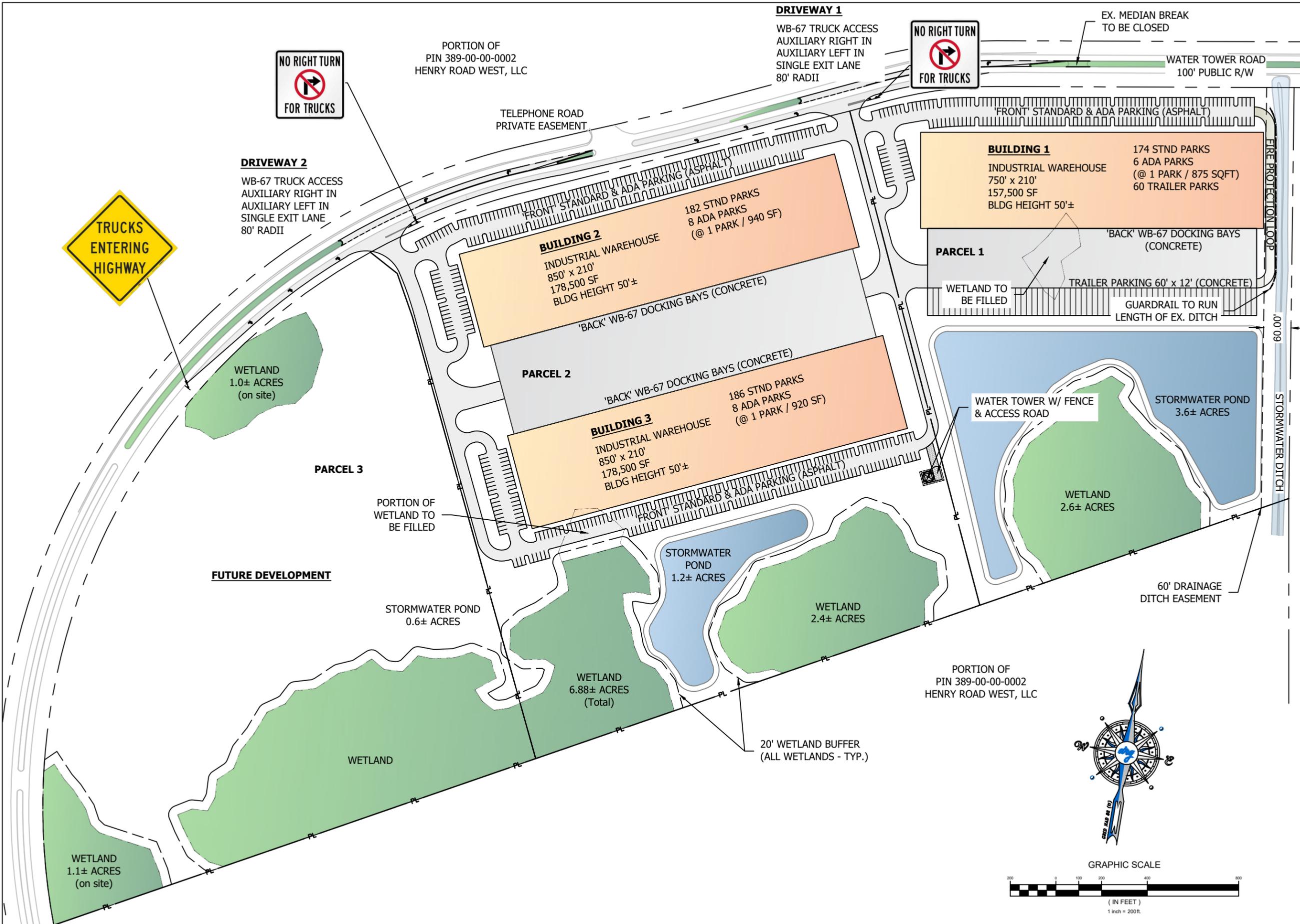
A Figure in the Appendix is attached that illustrates the required sight triangle at Driveway #2.

Summary

The results of the traffic impact assessment for the Palmetto Industrial Park indicates that at build-out, total traffic on Water Tower Road does not require the construction of either separate dedicated right turn lanes or separate dedicated left-turn lanes at proposed site driveways.

It is recommended however, that intersection sight distance restrictions be mitigated for exiting Palmetto Industrial Park traffic to safely enter Water Tower Road.

Appendix



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: 02/28/2022
EXHIBIT NUMBER:

C1

Short Counts, LLC

735 Maryland St
Columbia, SC 29201

Site Code: Water Tower Rd
Station ID: EB Traffic
Just East of Telephone Rd
Myrtle Beach, SC
Latitude: 0' 0.0000 Undefined

Start Time	Wed 19-Jan-22	<-----Quarter		Hour----->		Hour Total	
		1st	2nd	3rd	4th		
12:00 AM		0	0	1	0	1	
01:00		0	0	0	0	0	
02:00		2	0	0	0	2	
03:00		0	0	0	0	0	
04:00		0	0	1	1	2	
05:00		0	0	0	3	3	
06:00		5	4	14	15	38	██████████
07:00		12	18	22	24	76	████████████████████
08:00		28	24	24	29	105	████████████████████████████
09:00		30	22	25	22	99	██████████████████████████
10:00		23	16	25	25	89	████████████████████████
11:00		28	13	28	18	87	████████████████████████
12:00 PM		33	20	29	26	108	██████████████████████████
01:00		22	15	25	26	88	████████████████████████
02:00		21	34	18	31	104	██████████████████████████
03:00		26	33	35	17	111	██████████████████████████
04:00		27	28	22	33	110	██████████████████████████
05:00		32	25	20	19	96	████████████████████████
06:00		20	11	13	7	51	████████████████████
07:00		10	9	10	6	35	████████████████
08:00		4	7	4	5	20	██████████
09:00		5	7	1	5	18	██████
10:00		3	3	4	4	14	████
11:00		1	1	0	1	3	
Day Total						1260	
Total						1260	

ADT ADT 1,260 AADT 1,260

Short Counts, LLC

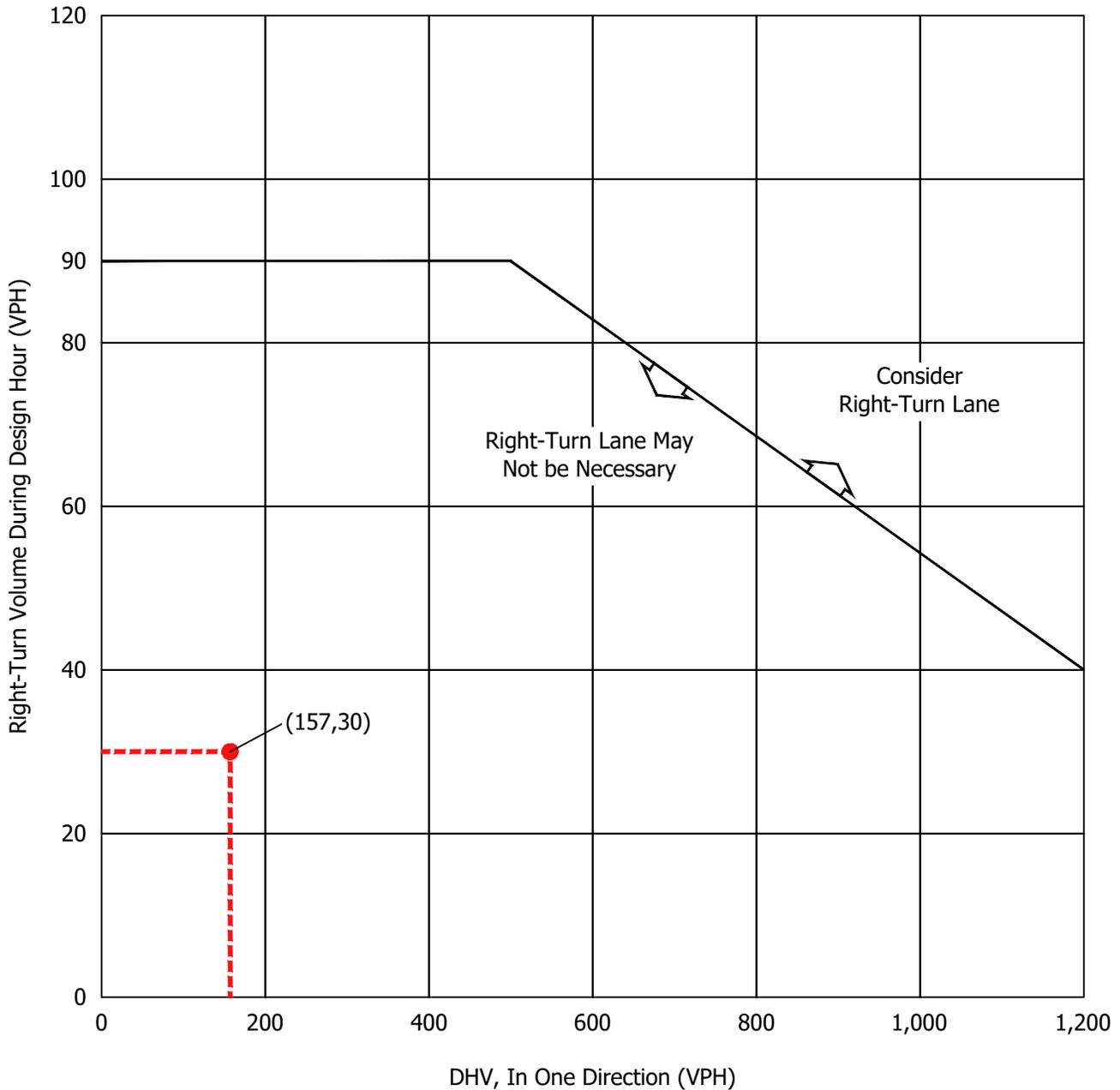
735 Maryland St
Columbia, SC 29201

Site Code: Water Tower Rd
Station ID: WB Traffic
Just East of Telephone Rd
Myrtle Beach, SC
Latitude: 0' 0.0000 Undefined

Start Time	Wed 19-Jan-22	<-----Quarter		Hour----->		Hour Total	
		1st	2nd	3rd	4th		
12:00 AM		1	1	0	0	2	
01:00		0	0	0	0	0	
02:00		0	0	0	1	1	
03:00		0	0	1	1	2	
04:00		0	1	0	1	2	
05:00		4	3	2	3	12	
06:00		10	12	10	16	48	
07:00		24	28	32	46	130	
08:00		30	24	24	33	111	
09:00		31	32	33	33	129	
10:00		26	26	36	20	108	
11:00		25	22	26	28	101	
12:00 PM		30	32	28	26	116	
01:00		26	20	34	24	104	
02:00		28	26	30	26	110	
03:00		32	21	40	28	121	
04:00		22	31	28	28	109	
05:00		25	29	14	28	96	
06:00		14	19	22	7	62	
07:00		3	5	2	3	13	
08:00		3	2	1	1	7	
09:00		3	2	2	1	8	
10:00		1	2	3	0	6	
11:00		1	1	0	0	2	
Day Total						1400	
Total						1400	
ADT		ADT 1,400	AADT 1,400				

PALMETTO INDUSTRIAL PARK

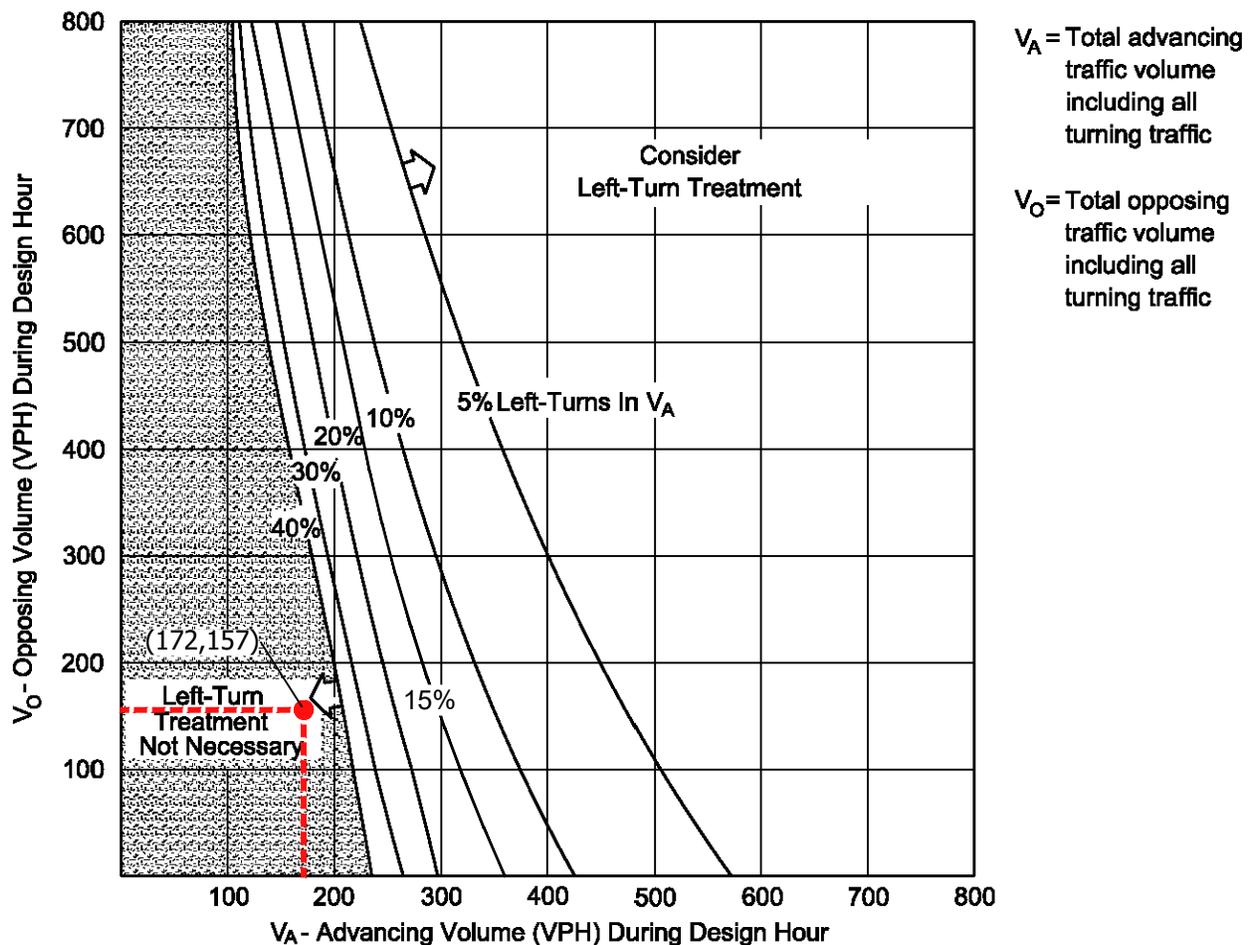
AM RIGHT TURNS AT DRIVEWAY #2



Note: Figure is only applicable on highways with a design speed of 50 miles per hour or greater.

PALMETTO INDUSTRIAL PARK

AM LEFT TURN AT DRIVEWAY #2



Instructions:

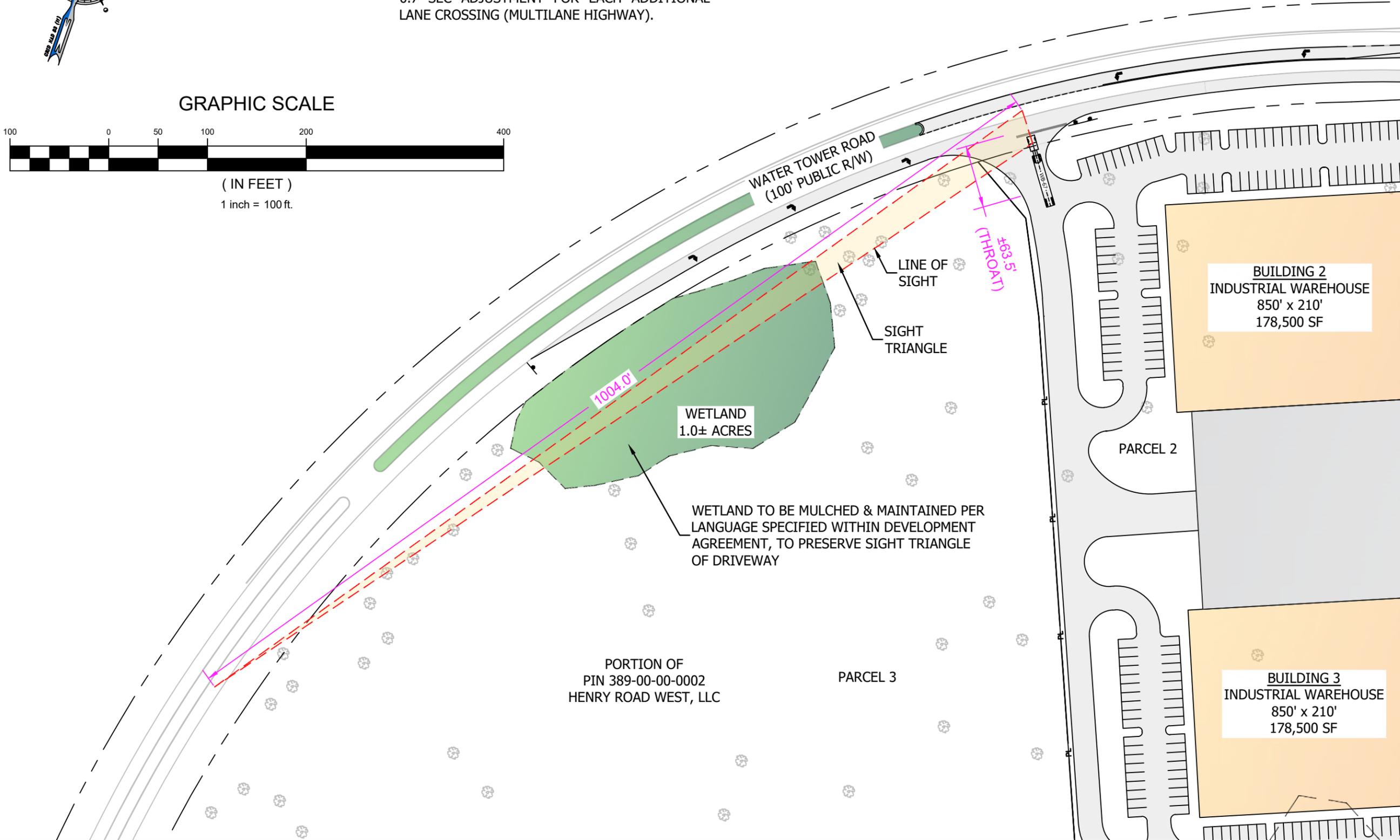
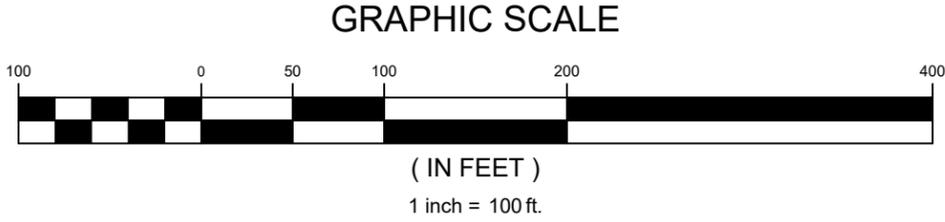
1. The family of curves represents the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.
2. Read V_A and V_O into the chart and locate the intersection of the two volumes.
3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (60 mph)

Figure 9.5-C



- 1) INTERSECTION SIGHT DISTANCE (ISD) CALCULATIONS BASED ON SCDOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS), CHAPTER 7.
- 2) MAJOR ROAD DESIGN SPEED (V_{MAJOR}) = 50 MPH
- 3) GAP ACCEPTANCE TIME (t_g) SELECTED FROM TABLE 7-11 FOR TRACTOR/SEMITRAILER, WITH 0.7 SEC ADJUSTMENT FOR EACH ADDITIONAL LANE CROSSING (MULTILANE HIGHWAY).



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



**DRIVEWAY 2 EXHIBIT
 (LEFT TRIANGLE)
 PALMETTO INDUSTRIAL PARK
 (placeholder name)**

JOB NO:	21.196
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	02/24/2022
EXHIBIT NUMBER:	

DW-2-L

3/17/2022 1:49 PM
L:\USERS\SEAN HOELSCHER\WORK\DRG\EXHIBIT3_16_22B.DWG

EXISTING

PROPOSED



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

POLICE/FIRE/RESCUE
+/- 3.09 AC

UPS DISTRIBUTION
COMMERCIAL-1A

LIMITED
COM

WATERTOWER RD.

COMMERCIAL-2

POND

POLICE/FIRE/RESCUE
+/- 6.34 AC

UPS DISTRIBUTION
COMMERCIAL-1A

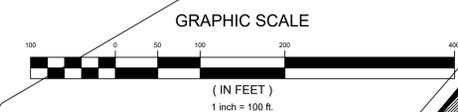
LIMITED
CO

WATERTOWER RD.

COMMERCIAL-2

POND

SHARED DRIVE



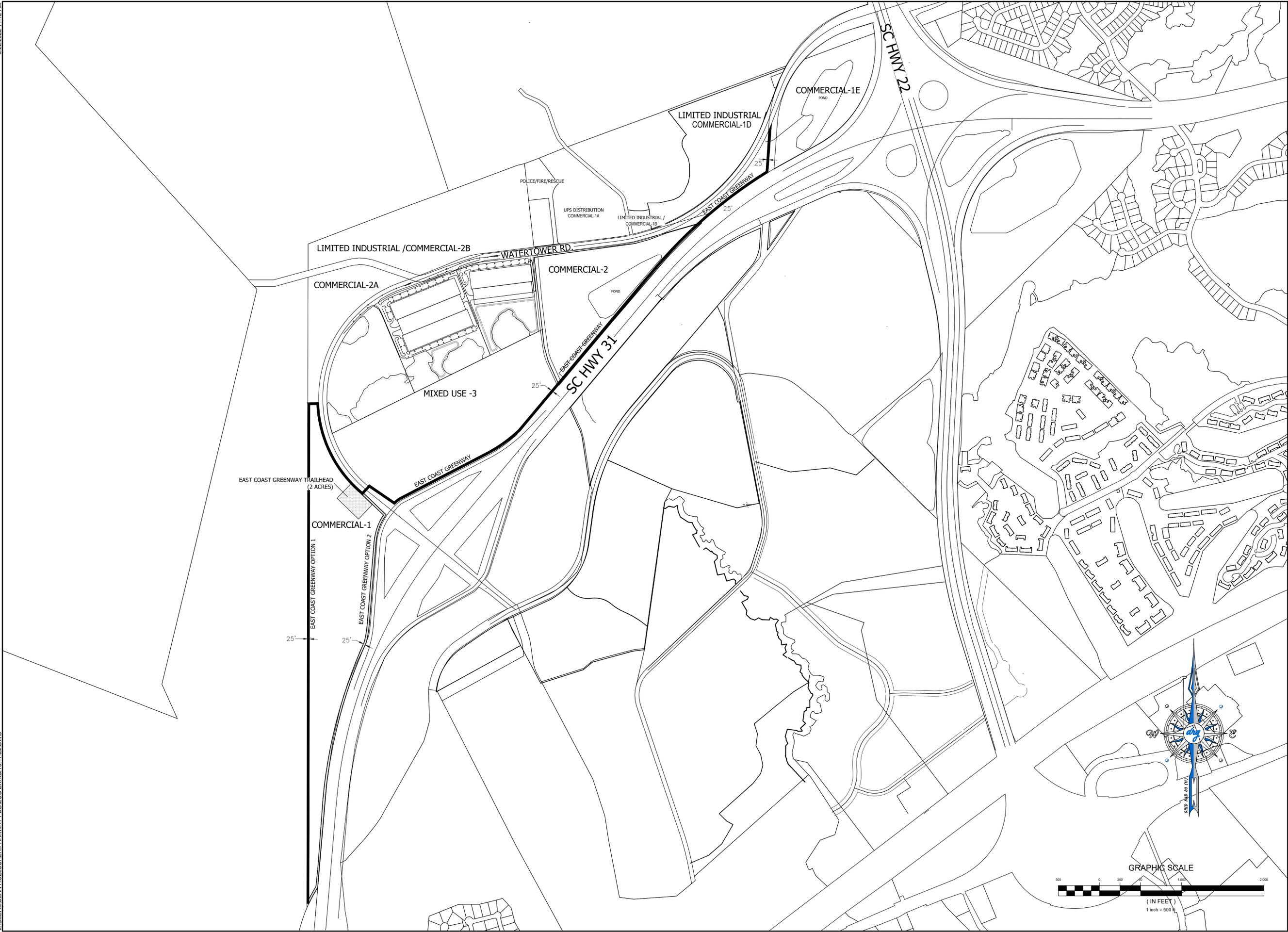
FIRE STATION/SHARED DRIVEWAY
EXHIBIT

PARKWAY PDD

JOB NO:	21.196
SCALE:	1"=100'
DRAWN BY:	SCH
CHECKED BY:	SCH
DATE:	3/10/2022
EXHIBIT NUMBER:	

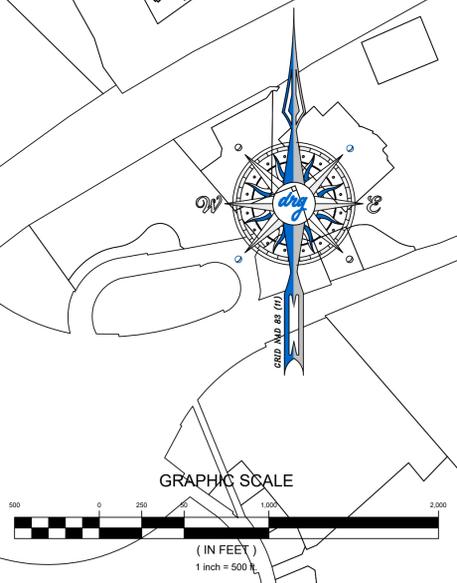


DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM



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:	





DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
1949 INDUSTRIAL PARK ROAD ROOM 140
CONWAY, SOUTH CAROLINA 29526

November 23, 2021

Regulatory Division

Mr. Charles Oates
S&ME Inc.
1330 Highway 501 Business
Conway, South Carolina 29526
coates@thebrigmancompany.com

Dear Mr. Oates:

This is in response to your request for a Delineation Concurrence (SAC-2021-01869), received in our office on October 14, 2021, for a 69.31-acre site located south of and adjacent to Water Tower Road, North Myrtle Beach, Horry County, South Carolina (Latitude: 33.8045°, Longitude: -78.7998°).

The review area is part of an overall project known as Water Tower Road DC. Based on a review of the information you submitted, the delineated boundaries depicted on the plat titled "WETLANDS DELINEATION/ SURVEY OF A PORTION OF/ **HENRY ROAD WEST/ TRACT 2**/ PREPARED FOR: HENRY ROAD WEST, LLC/ DOGWOOD NECK TOWNSHIP/ HORRY COUNTY SOUTH CAROLINA" and dated September 17, 2021, are a reasonable representation of the aquatic resources located onsite.

This information is sufficient for planning and permitting purposes with our office. Unless otherwise requested, no further correspondence will be forthcoming regarding this request.

In all future correspondence, please refer to file number SAC-2021-01869. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Megan N. Jackson, Project Manager, at (843) 365-4239, or by email at Megan.N.Jackson@usace.army.mil.

Sincerely,

A handwritten signature in black ink that reads "Megan N. Jackson".

Megan N. Jackson
Project Manager

Enclosures:

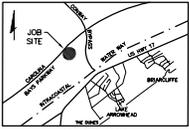
WETLANDS DELINEATION/ SURVEY OF A PORTION OF/ HENRY ROAD WEST/
TRACT 2/ PREPARED FOR: HENRY ROAD WEST, LLC/ DOGWOOD NECK
TOWNSHIP/ HORRY COUNTY SOUTH CAROLINA

Copies Furnished:

Mr. Keith Hinson
Henry Road West
4705-A Oleander Drive
Myrtle Beach, South Carolina 29577
keith@wacclt.com

SC DHEC - Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201
WQCWetlands@dhec.sc.gov

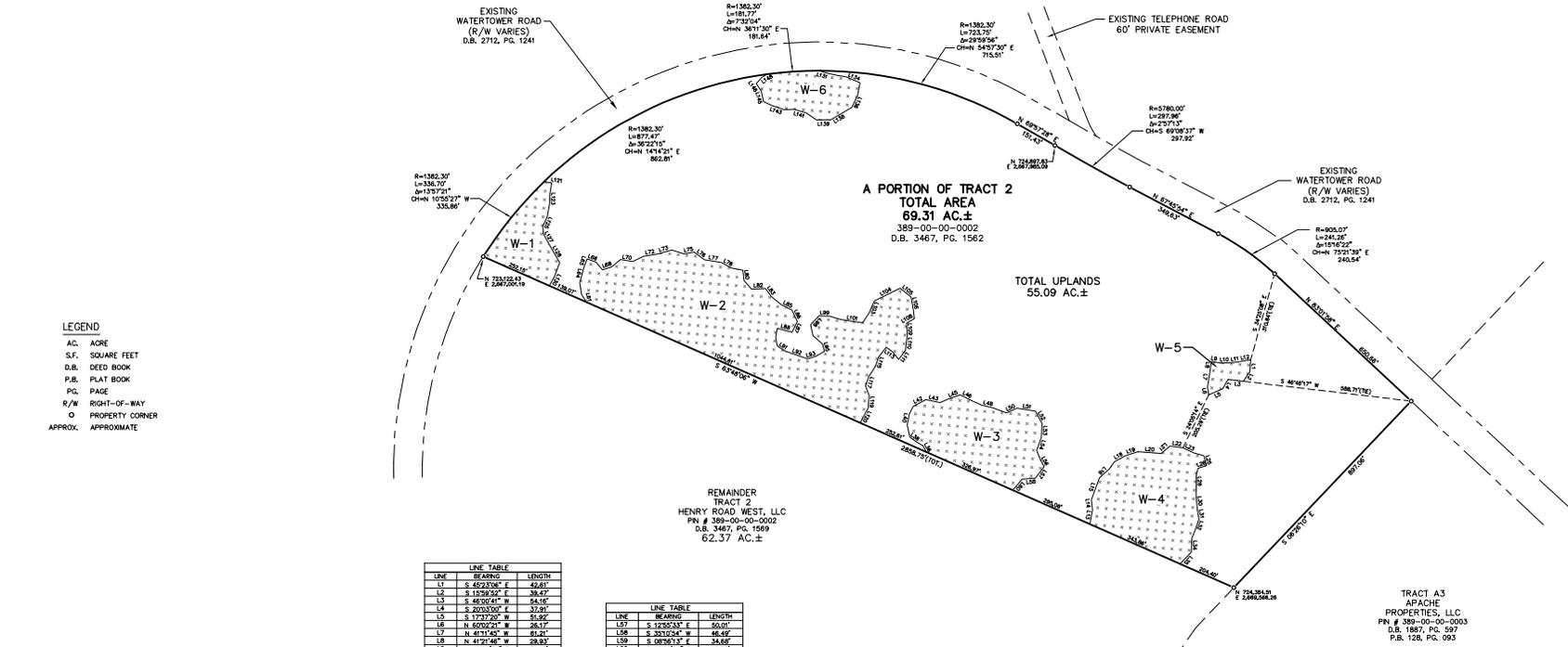
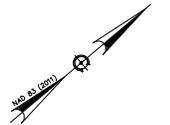
SC DHEC - OCRM
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405
OCRMPermitting@dhec.sc.gov



VICINITY MAP
(NOT TO SCALE)



J. JASON COX
SOUTH CAROLINA PROFESSIONAL
LAND SURVEYOR LICENSE NO. 26990



- LEGEND**
- AC. ACRE
 - S.F. SQUARE FEET
 - D.B. DEED BOOK
 - P.L. PLAT BOOK
 - P.C. PAGE
 - R/W RIGHT-OF-WAY
 - PROPERTY CORNER
 - APPROX. APPROXIMATE

- REFERENCE MAPS:**
1) TITLED SURVEY OF HENRY ROAD WEST TRACT FOR HENRY ROAD WEST, LLC DATED AUGUST 1, 2012 BY THIS OFFICE.
- NOTES:**
- 1) PIN NO. (PARCEL) 389-00-00-0002.
 - 2) ACCORDING TO F.L.R.M. MAP NO. 45051C 0566H DATED AUG. 23, 1999 IT IS MY OPINION THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD ZONE "X" AND IS SUBJECT TO VERIFICATION BY THE LOCAL FLOODPLAIN MANAGER / FEMA OFFICE.
 - 3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83/2011). DISTANCES AND COORDINATES SHOWN ARE GROUND LEVEL VALUES, NOT GRID VALUES. TO CONVERT GROUND LEVEL DISTANCES TO GRID DISTANCES MULTIPLY BY COMBINED SCALE FACTOR OF CURRIBROOK STATE PLANE COORDINATES DERIVED FROM GPS OBSERVATIONS VIA CORRECTIONS FROM THE S.C.G.S. VRS NETWORK.
 - 4) A TITLE SEARCH WAS NOT PERFORMED BY THIS OFFICE ON THIS DATE.
 - 5) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.
 - 6) DEED REFERENCE: D.B. 3467, P.S. 1562.
 - 7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PARCEL.
 - 8) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES OR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
 - 9) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
 - 10) CURRENT OWNER: HENRY ROAD WEST, LLC
ADDRESS: 2411 N. OAK ST., STE 201
MYRTLE BEACH, S.C. 29577
 - 11) NO BOUNDARY SURVEY PERFORMED BY THIS OFFICE ON THIS DATE. SURVEYOR PERFORMED SUFFICIENT GPS FIELD TIES TO COMPLETE BOUNDARY SHOWN HEREON.
 - 12) METALS DELINEATION BY SAME, INC.
 - 13) THIS PLAT WAS NOT PREPARED FOR RECORDING OR THE DEEDING OF PROPERTY.
- THIS INSTRUMENT AND APPROPRIATE COPIES OF THIS INSTRUMENT ARE OWNED BY COX SURVEYORS & ASSOCIATES, LLC. REPRODUCTIONS OF THIS INSTRUMENT ARE NOT PERMITTED WITHOUT WRITTEN CONSENT OF COX SURVEYORS & ASSOCIATES, LLC UNLESS OBTAINED THROUGH METERS OF PUBLIC RECORDS.
ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

LINE	BEARING	LENGTH
L1	S 82.3388° E	48.617
L2	S 12.9292° E	38.477
L3	S 48.3041° W	54.516
L4	S 42.0200° E	31.905
L5	S 17.3720° W	51.897
L6	N 80.0264° W	26.917
L7	N 41.7145° W	66.21
L8	N 47.5146° W	28.832
L9	N 49.5834° E	31.112
L10	N 38.5106° E	61.112
L11	N 34.3730° E	28.877
L12	N 38.5106° E	61.112
L13	N 30.2629° W	31.485
L14	N 36.5020° W	30.033
L15	N 30.1174° E	60.906
L16	N 02.3394° W	47.627
L17	N 18.0320° E	30.444
L18	N 11.4843° E	43.777
L19	N 18.0320° E	44.844
L20	N 44.2113° E	60.327
L21	N 07.5044° W	60.327
L22	N 48.0130° E	45.495
L23	N 48.0130° E	45.495
L24	N 52.2324° E	33.744
L25	S 42.5315° E	38.295
L26	S 42.5315° E	38.295
L27	S 30.2008° E	60.906
L28	S 30.2008° E	60.906
L29	S 47.9418° E	28.802
L30	S 32.9191° E	49.055
L31	S 57.5444° E	38.902
L32	S 30.2008° E	60.906
L33	S 48.2428° E	33.712
L34	S 48.2428° E	33.712
L35	S 08.3041° E	54.897
L36	N 28.2728° W	28.897
L37	S 48.2428° E	33.712
L38	S 72.2211° W	26.202
L39	S 48.2428° E	33.712
L40	N 38.2428° W	38.897
L41	N 17.2428° E	60.897
L42	N 17.2428° E	60.897
L43	N 38.2428° W	38.897
L44	N 17.2428° E	60.897
L45	N 38.2428° W	38.897
L46	N 86.2828° E	44.897
L47	N 86.2828° E	44.897
L48	N 52.2728° E	38.277
L49	N 52.2728° E	38.277
L50	N 80.2728° E	38.277
L51	N 80.2728° E	38.277
L52	N 48.2828° W	41.202
L53	S 47.2728° E	47.277
L54	S 47.2728° E	47.277
L55	S 22.2528° E	28.297
L56	S 22.2528° E	28.297

LINE	BEARING	LENGTH
L57	S 12.9292° E	38.477
L58	S 33.1294° W	46.487
L59	S 08.2628° E	24.887
L60	S 08.2628° E	24.887
L61	N 84.2428° W	31.897
L62	N 84.2428° W	31.897
L63	N 54.2428° W	53.897
L64	N 54.2428° W	53.897
L65	N 28.2728° W	32.244
L66	N 28.2728° W	32.244
L67	N 88.2728° E	35.002
L68	N 88.2728° E	35.002
L69	N 32.2728° E	45.897
L70	N 32.2728° E	45.897
L71	N 02.2728° E	38.297
L72	N 02.2728° E	38.297
L73	N 14.2728° E	42.897
L74	N 14.2728° E	42.897
L75	N 24.2728° E	44.277
L76	N 24.2728° E	44.277
L77	N 30.2728° E	41.277
L78	N 30.2728° E	41.277
L79	N 30.2728° E	41.277
L80	N 30.2728° E	41.277
L81	N 44.2728° E	45.897
L82	N 44.2728° E	45.897
L83	N 44.2728° E	45.897
L84	N 44.2728° E	45.897
L85	N 44.2728° E	45.897
L86	N 44.2728° E	45.897
L87	N 44.2728° E	45.897
L88	N 44.2728° E	45.897
L89	N 44.2728° E	45.897
L90	N 44.2728° E	45.897
L91	N 44.2728° E	45.897
L92	N 44.2728° E	45.897
L93	N 44.2728° E	45.897
L94	N 44.2728° E	45.897
L95	N 44.2728° E	45.897
L96	N 44.2728° E	45.897
L97	N 44.2728° E	45.897
L98	N 44.2728° E	45.897
L99	N 44.2728° E	45.897
L100	N 44.2728° E	45.897
L101	N 44.2728° E	45.897
L102	N 44.2728° E	45.897
L103	N 44.2728° E	45.897
L104	N 44.2728° E	45.897
L105	N 44.2728° E	45.897
L106	N 44.2728° E	45.897
L107	N 44.2728° E	45.897

LINE	BEARING	LENGTH
L108	S 09.2728° W	30.897
L109	S 09.2728° W	30.897
L110	S 44.2728° W	52.277
L111	S 44.2728° W	52.277
L112	S 44.2728° W	52.277
L113	S 44.2728° W	52.277
L114	S 44.2728° W	52.277
L115	S 44.2728° W	52.277
L116	S 44.2728° W	52.277
L117	S 44.2728° W	52.277
L118	S 44.2728° W	52.277
L119	S 44.2728° W	52.277
L120	S 44.2728° W	52.277
L121	S 44.2728° W	52.277
L122	S 44.2728° W	52.277
L123	S 44.2728° W	52.277
L124	S 44.2728° W	52.277
L125	S 44.2728° W	52.277
L126	S 44.2728° W	52.277
L127	S 44.2728° W	52.277
L128	S 44.2728° W	52.277
L129	S 44.2728° W	52.277
L130	S 44.2728° W	52.277
L131	S 44.2728° W	52.277
L132	S 44.2728° W	52.277
L133	S 44.2728° W	52.277
L134	S 44.2728° W	52.277
L135	S 44.2728° W	52.277
L136	S 44.2728° W	52.277
L137	S 44.2728° W	52.277
L138	S 44.2728° W	52.277
L139	S 44.2728° W	52.277
L140	S 44.2728° W	52.277
L141	S 44.2728° W	52.277
L142	S 44.2728° W	52.277
L143	S 44.2728° W	52.277
L144	S 44.2728° W	52.277
L145	S 44.2728° W	52.277
L146	S 44.2728° W	52.277
L147	S 44.2728° W	52.277
L148	S 44.2728° W	52.277

WETLAND	AREA	TOTAL WETLANDS	TOTAL UPLANDS	TOTAL AREA
W-1	1.10 AC.±	14.22 AC.±	55.09 AC.±	69.31 AC.±
W-2	6.88 AC.±			
W-3	2.36 AC.±			
W-4	2.61 AC.±			
W-5	0.25 AC.±			
W-6	1.02 AC.±			

TRACT A3
APACHE
PROPERTIES, LLC
P.L. 1897, PG. 597
P.B. 126, PG. 093

WETLANDS DELINEATION
SURVEY OF A PORTION OF
HENRY ROAD WEST
TRACT 2
PREPARED FOR:
HENRY ROAD WEST, LLC
DOGWOOD NECK TOWNSHIP
HORRY COUNTY SOUTH CAROLINA
200 0 100 200 400
SCALE: 1 INCH = 200 FEET
SURVEYED & MAPPED BY
Cox SURVEYORS & ASSOCIATES
A LIMITED LIABILITY COMPANY
4325 DICK POND ROAD, SUITE A
MYRTLE BEACH, SC 29588 (843) 650-1500
www.coxsurveyors.com
www.coxsurveyors.com
DRAWN BY ANE FIELD DATE 09/20/21
REVIEWED JSC PLAT DATE 09/27/21
CREW CHIEF CIB FIELD BOOK CSA-282

5A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-2: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Palmetto Coast Industrial Park through changes to the governing documents, including narrative, plans, and elevations.

History and Background

Near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway, the Parkway Group PDD was originally entitled in 2008. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. The section to the northwest of Highway 31 was largely undetailed at the master plan level but governed by the approved PDD narrative and pattern book. To date, little progress has been made on actual construction of the PDD, but portions of the Grande Dunes North and the Waterside subdivision infrastructure are underway.

Proposed Changes

The applicant, Mark Stoughton of DRG, agent for the developer, has requested an amendment to the Parkway Group PDD revising a portion of the Henry Road West section into the Palmetto Coast Industrial Park. The originally entitled PDD showed this entire 131.46-acre area of the PDD as “Mixed-Use 3” and allowed 316,070 square feet of commercial and industrial uses with an additional 300 dwelling units. There was no definition to the form or configuration of these elements at the plan level.

The current PDD proposal contains three industrial warehouse buildings totaling 514,500 square feet with 564 standard/accessible parking spaces and 60 tractor trailer parking spaces. Two driveways allow access to the site from Water Tower Road. Stormwater ponds and wetlands constitute the rear of the property, away from Water Tower Road. Architecturally, the proposed elevations conform to the standards of the initial PDD pattern book approved in January of 2010. A much-anticipated extension of the East Coast Greenway is also included in this amendment.

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 is reviewing the proposed amendment and will provide comments at the workshop.

Public Works

The Director of Public Works is reviewing the proposed amendment and will provide comments at the workshop.

Public Safety

The Fire Marshal is reviewing the proposed amendment and will provide comments at the workshop.

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 February 22, 2022.

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 Parkway Group PDD creating the Palmetto Coast Industrial Park [Z-22-2] as submitted.

OR

- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Parkway Group PDD creating the Palmetto Coast Industrial Park [Z-22-2] as submitted.

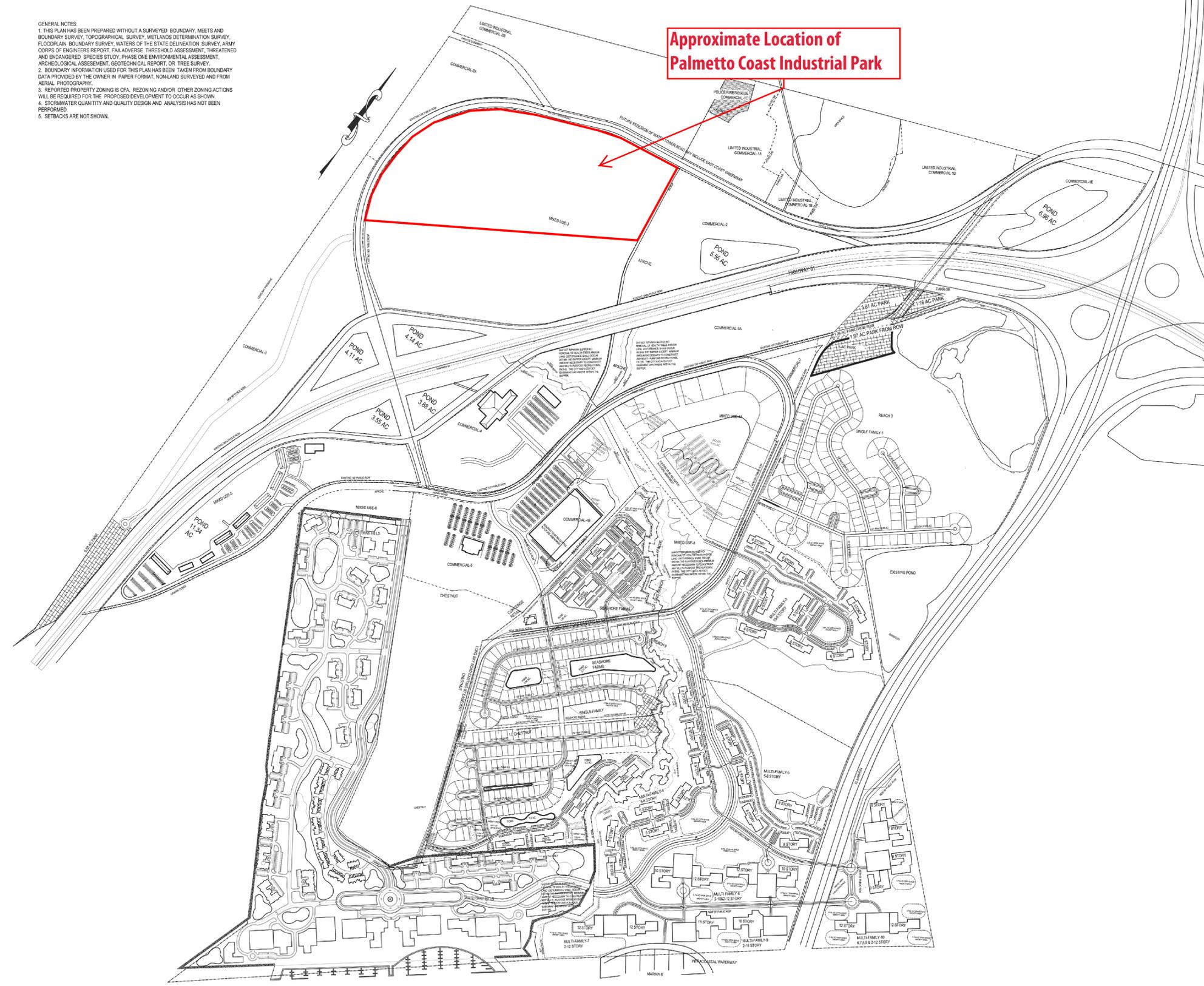
OR

- 3) I move (an alternate motion).

Initial PDD Master Plan

- GENERAL NOTES:
1. THIS PLAN HAS BEEN PREPARED WITHOUT A SURVEYED BOUNDARY, MEETS AND BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, WETLANDS DETERMINATION SURVEY, FLOODPLAIN BOUNDARY SURVEY, WATERS OF THE STATE DELINEATION SURVEY, ARMY CORPS OF ENGINEERS REPORT, FAA ADVERSE THRESHOLD ASSESSMENT, THREATENED AND ENDANGERED SPECIES STUDY, PHASE ONE ENVIRONMENTAL ASSESSMENT, ARCHIOLOGICAL ASSESSMENT, GEOTECHNICAL REPORT OR TREE SURVEY.
 2. BOUNDARY INFORMATION USED FOR THIS PLAN HAS BEEN TAKEN FROM BOUNDARY DATA PROVIDED BY THE OWNER IN PAPER FORMAT, NON-LAND SURVEYED AND FROM AERIAL PHOTOGRAPHY.
 3. REPORTED PROPERTY ZONING IS OFA. REZONING AND/OR OTHER ZONING ACTIONS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT TO OCCUR AS SHOWN.
 4. STORMWATER QUANTITY AND QUALITY DESIGN AND ANALYSIS HAS NOT BEEN PERFORMED.
 5. SETBACKS ARE NOT SHOWN.

Approximate Location of Palmetto Coast Industrial Park



LL CHESTNUT PROPOSED GROSS DENSITIES				
PROPOSED USE	APPROXIMATE GROSS AREAS (AC)	PROPOSED DWELLING UNITS	ESTIMATE GROSS DENSITY (DWELLING UNIT)	ESTIMATE PARKING SPACES
SINGLE FAMILY	± 37.61			
PUBLIC ROAD	± 1.17			
CREEK BUFFER	± .67	134 DU	3.6 DU/AC	268
MULTI-FAMILY	± 19.37			
PUBLIC ROAD	± 0.04	240 DU	10 DU/AC	480
CREEK BUFFER	± 3.23			
PARK	± 0.6	N/A	N/A	N/A
TOTAL	± 62.83	374 DU	6.3 DU/AC	748

PARKING SPACES BASED ON 2 SPACES PER UNIT

SEASIDE FARMS PROPOSED GROSS DENSITIES				
PROPOSED USE	APPROXIMATE GROSS AREAS (AC)	PROPOSED DWELLING UNITS	ESTIMATE GROSS DENSITY (DWELLING UNIT)	ESTIMATE PARKING SPACES
SINGLE FAMILY	± 59.65	118 DU	3.0 DU/AC	236
MULTI-FAMILY	± 22.27	384 DU	17.2 DU/AC	768
CONVENIENCE RETAIL/4,000 SQ FT	± 1.96	N/A	N/A	47
RIGHT-OF-WAY	± 6.05	N/A	N/A	N/A
CREEK BUFFER	± 3.00	N/A	N/A	N/A
PARK	± 0.90	N/A	N/A	N/A
TOTAL	± 74.89	502 DU	6.7 DU/AC	1051

PARKING SPACES BASED ON 2 SPACES PER DWELLING UNIT
PARKING SPACES BASED ON 1 SPACES PER 300SF RETAIL

REACH 9 PROPOSED GROSS DENSITIES				
PROPOSED USE	APPROXIMATE GROSS AREAS (AC)	PROPOSED DWELLING UNITS	ESTIMATE GROSS DENSITY (DWELLING UNIT)	ESTIMATE PARKING SPACES
SINGLE FAMILY-1	± 137.55	150 DU	1.1 DU/AC	300
MULTI-FAMILY-2 - 6 FLOORS 10 BLDG	± 67.18	700 DU	10.4 DU/AC	1,400
MULTI-FAMILY-4 - 6 FLOORS 8 BLDG	± 31.40	560 DU	17.8 DU/AC	1,120
MULTI-FAMILY-5 - 8 FLOORS 5 BLDG	± 37.46	490 DU	13.1 DU/AC	980
MULTI-FAMILY-6 - 2800 SQ FT BLDG	± 22.63	360 DU	15.9 DU/AC	720
MULTI-FAMILY-7 - 8 - 12 FLOORS	± 14.45	484 DU	33.5 DU/AC	968
MARINA-8	± 2.30	N/A	N/A	60
MULTI-FAMILY-9 - 2810 FLOORS	± 13.75	680 DU	49.3 DU/AC	1,360
MULTI-FAMILY-6 BLDG L 6,7,8,9,12,13	± 33.45	1,026 DU	30.6 DU/AC	2,052
PUBLIC ROADS	± 17.17	N/A	N/A	N/A
CREEK BUFFER	± 6.91	N/A	N/A	N/A
PARK	± 3.0	N/A	N/A	N/A
TOTAL	± 388.05	5,000 DU	12.9 DU/AC	10,000

PARKING SPACES BASED ON 2 SPACES PER DWELLING UNIT
PLUS APPROX. 1.36 ACRES OF PARK FROM ABANDONED ROW OF LONG BAY ROAD

HENRY ROAD WEST PROPOSED GROSS DENSITIES				
PROPOSED USE	APPROXIMATE GROSS AREAS (AC)	PROPOSED GROSS FLOOR SPACE (SQ FT)	FLOOR AREA RATIO	ESTIMATE PARKING SPACES
PARK	± 5.5	970,571 SF	0.39 FAR	3,235
COMMERCIAL-1A	± 17.64	251,571 SF	0.34 FAR	859
LIMITED INDUSTRIAL	± 43.89	648,571 SF	0.34 FAR	2,162
COMMERCIAL-2B	± 131.45	1,111,300 SF	2.3 DU/AC	1,054
MIXED USE-2	± 39.94	35,047 SF	0.06 FAR	320
COMMERCIAL-4	± 42.51	422,200 SF	4.7 DU/AC	341
MIXED USE-5	± 42.51	422,200 SF	4.7 DU/AC	341
TOTAL	± 330.51	2,385,063 SF	0.16 FAR	7,951

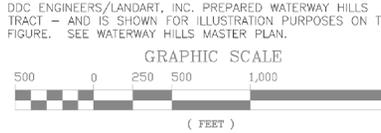
PARKING SPACES BASED ON 1 SPACES PER 300SF RETAIL

APACHE PROPOSED GROSS DENSITIES				
PROPOSED USE	APPROXIMATE GROSS AREAS (AC)	PROPOSED GROSS FLOOR SPACE (SQ FT)	FLOOR AREA RATIO	ESTIMATE PARKING SPACES
PARK	± 5.0			
LIMITED INDUSTRIAL	± 15.78	219,714 SF	0.32 FAR	732
COMMERCIAL-1A	± 3.44	47,857 SF	0.32 FAR	160
COMMERCIAL-1B	± 3.42	47,857 SF	0.32 FAR	160
POLICE/FIRE/RESCUE	± 28.09	63,651 SF	0.05 FAR	212
LIMITED INDUSTRIAL	± 33.86	76,698 SF	0.05 FAR	256
COMMERCIAL-1E	± 36.17	81,977 SF	0.05 FAR	279
COMMERCIAL-2A	± 35.86	89,977 SF	0.05 FAR	300
PARK-3B				
MIXED USE-4A	± 46.9	196,256 SF	0.05 FAR	334
COMMERCIAL-4B	± 32.22	270,000 SF	0.19 FAR	900
COMMERCIAL-5	± 24.99	56,674 SF	0.05 FAR	189
MIXED USE-6	± 7.61	17,233 SF	0.05 FAR	57
COMMERCIAL-7	± 2.68	6,047 SF	0.05 FAR	20
MIXED USE-8	± 13.41	118,909 SF	0.05 FAR	396
OPEN SPACE	± 28.55	930,000 SF	0.2 FAR	0
TOTAL	± 310.01	2,036,850 SF	0.15 FAR	4,009

PARKING SPACES BASED ON 1 SPACES PER 300SF RETAIL
PLUS APPROX. 1.97 ACRES OF PARK FROM ABANDONED ROW OF LONG BAY ROAD

WATERWAY HILLST PROPOSED GROSS DENSITIES			
PROPOSED USE	APPROXIMATE GROSS AREAS (AC)	PROPOSED DWELLING UNITS	COMMERCIAL SQUARE FEET
COMMERCIAL RETAIL TRACT	± 6.57 AC	N/A	±69,500 SQ FT
MULTI-FAMILY MF2	± 144.32 AC	2,500 DU	±50,000 SQ FT
MULTI-FAMILY MF3	± 29.06 AC	N/A	N/A
MULTI-FAMILY MF4	± 15.19 AC	N/A	N/A
MULTI-FAMILY MF5	± 14.43 AC	N/A	N/A
MULTI-FAMILY MF6	± 11.67 AC	N/A	N/A
MULTI-FAMILY MF7	± 17.11 AC	N/A	N/A
MULTI-FAMILY MF8	± 14.92 AC	N/A	N/A
MULTI-FAMILY MF9	± 42.04 AC	N/A	50,000 SQ FT
GRAND PARK1	± 2.15 AC	N/A	N/A
PUBLIC PARK	± 3.73 AC	N/A	N/A
WATERFRONT MARINA	± 4.80 AC	124 SLIPS	20,000 SQ FT
PUBLIC RIGHT OF WAY(100')	± 17.10 AC	N/A	N/A
UNASSIGNED OPEN SPACE	± 2.13 AC	N/A	N/A
TOTAL	± 180.8 AC	2,500 DU ±13.8DU/AC	±139,500 SQ FT

DDC ENGINEERS/LANDART, INC. PREPARED WATERWAY HILLS TRACT - AND IS SHOWN FOR ILLUSTRATION PURPOSES ON THIS FIGURE. SEE WATERWAY HILLS MASTER PLAN.



The information represented on this site plan indicates general locations of proposed structures and drainage facilities, and existing wetland delineations. Further, this site plan includes compile base information from Civil Land Resources, DDC Engineers Inc. and Rpm Engineers proposed sand pit/pond locations. These locations are not to be construed as 'survey-accurate' nor can they be used for construction.

PARKWAY GROUP PLANNED UNIT DEVELOPMENT

MASTER SITE PLAN

DATE: 11-16-10
DESIGN BY: FHP
REVIEWED BY: FHP
APPROVED BY: FHP
JOB #: 12345
SCALE: 1" = 600'
NO.:

SOUTH CAROLINA
NORTH MYRTLE BEACH

REVISION
NO.

DATE

R.P.M. ENGINEERS

511 Robert M. Crisom Parkway
 MYRTLE BEACH, SC 29577
 TELEPHONE: (843)859-1490

LEXINGTON, SOUTH CAROLINA - MYRTLE BEACH, SOUTH CAROLINA
 RICHMOND, VIRGINIA - CHARLESTON, WEST VIRGINIA - COLUMBUS, OHIO

SHEET
1

**HENRY ROAD WEST
PROPOSED GROSS DENSITIES**

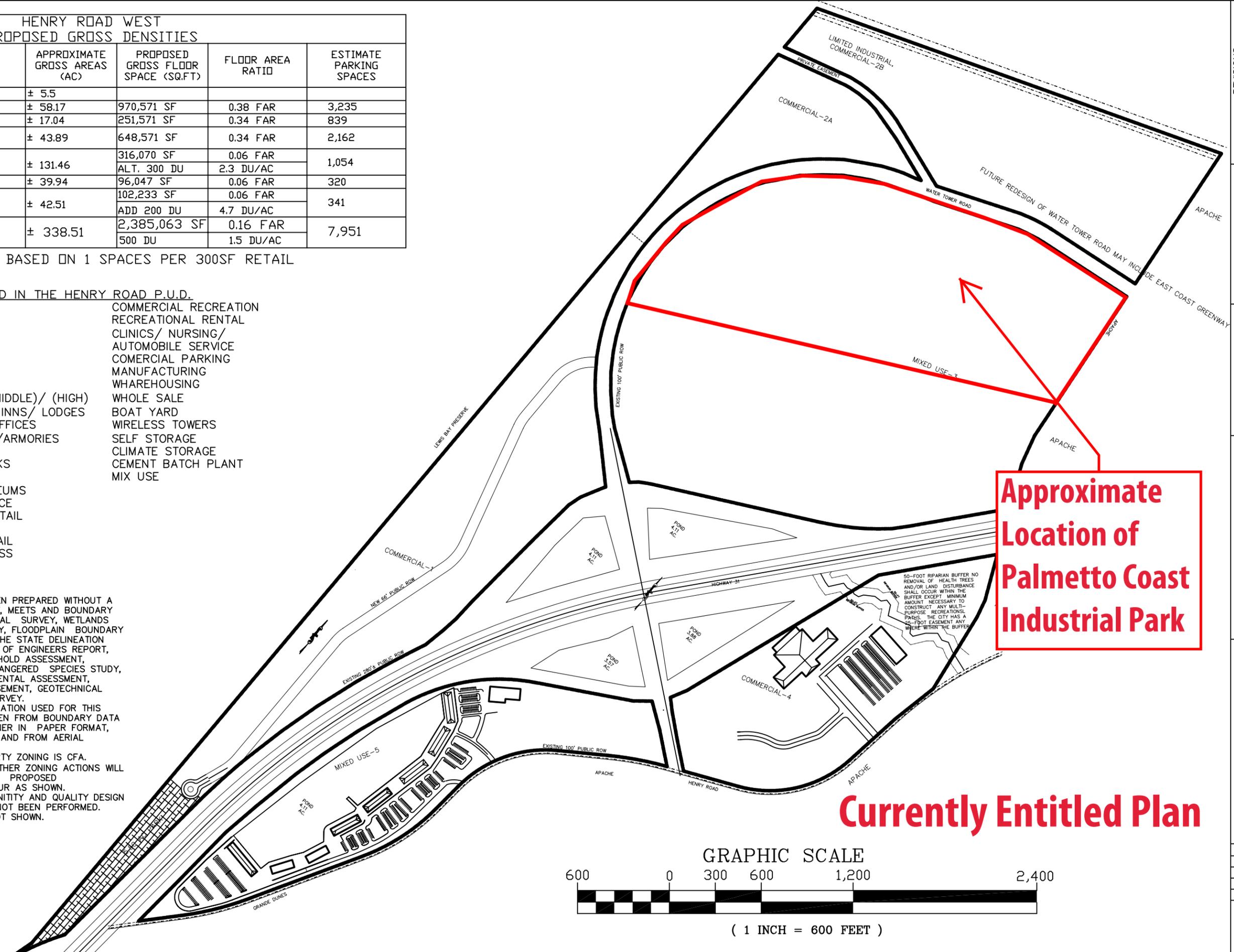
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PARK	± 5.5			
COMMERCIAL-1	± 58.17	970,571 SF	0.38 FAR	3,235
COMMERCIAL-2A	± 17.04	251,571 SF	0.34 FAR	839
LIMITED INDUSTRIAL, COMMERCIAL-2B	± 43.89	648,571 SF	0.34 FAR	2,162
MIXED USE-3	± 131.46	316,070 SF ALT. 300 DU	0.06 FAR 2.3 DU/AC	1,054
COMMERCIAL-4	± 39.94	96,047 SF	0.06 FAR	320
MIXED USE-5	± 42.51	102,233 SF ADD 200 DU	0.06 FAR 4.7 DU/AC	341
TOTAL	± 338.51	2,385,063 SF 500 DU	0.16 FAR 1.5 DU/AC	7,951

PARKING SPACES BASED ON 1 SPACES PER 300SF RETAIL

- USES PERMITTED IN THE HENRY ROAD P.U.D.**
- | | |
|-------------------------------|-----------------------|
| SINGLE FAMILY | COMMERCIAL RECREATION |
| SEMI-DETACHED | RECREATIONAL RENTAL |
| DUPLEX | CLINICS/ NURSING/ |
| CONVALESCING | AUTOMOBILE SERVICE |
| MULTIPLEX | COMERCIAL PARKING |
| TOWNHOUSES | MANUFACTURING |
| MULTI-FAMILY | WHAREHOUSING |
| MULTI-FAMILY (MIDDLE)/ (HIGH) | WHOLE SALE |
| HOTEL/ MOTEL/ INNS/ LODGES | BOAT YARD |
| PROFESSIONAL OFFICES | WIRELESS TOWERS |
| CLUBS/ LODGES/ARMORIES | SELF STORAGE |
| CHILD CARE | CLIMATE STORAGE |
| COMMUNITY PARKS | CEMENT BATCH PLANT |
| PUBLIC UTILITIES | MIX USE |
| LIBRARIES/ MUSEUMS | |
| PERSONAL SERVICE | |
| CONVENIENCE RETAIL | |
| PRIMARY RETAIL | |
| SECONDARY RETAIL | |
| GENERAL BUSINESS | |
| FUNERAL HOMES | |

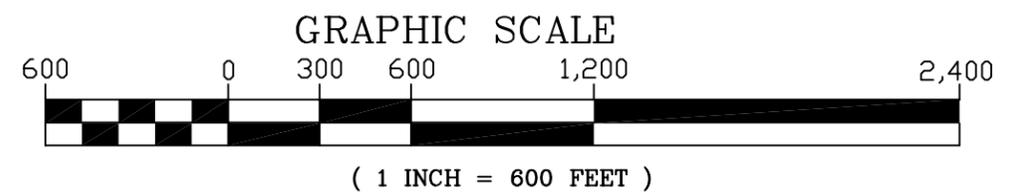
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5. SETBACKS ARE NOT SHOWN.



**Approximate
Location of
Palmetto Coast
Industrial Park**

Currently Entitled Plan



NO.	DESCRIPTION	DATE	REVISIONS	
			BY	RW
1	DENSITY/SF AMMUNITY	7/7/08		
2	CITY COMMENTS	8/22/08		
3	CITY COMMENTS	10/1/08		

PROJECT	HENRY ROAD WEST P.U.D.	SHEET TITLE	MASTER SITE PLAN	SCALE: AS SHOWN	SEPTEMBER 17, 2007
	PREPARED FOR HENRY ROAD WEST LLC.				
PROJECT	HENRY ROAD WEST P.U.D.	SHEET TITLE	MASTER SITE PLAN	SCALE: AS SHOWN	SEPTEMBER 17, 2007
REF. PB.:					
REF. DB.:					
TMS:	155-00-01-053				
DRAWN BY:					
ENGR:					
REF. DWG:					

NORTH MYRTLE BEACH SOUTH CAROLINA

CIVIL & LAND RESOURCES, INC.
P.O. BOX 70657
MYRTLE BEACH, SC 29572
P (843) 899-3640
F (843) 899-3641

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