REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: June 20, 2022

Agenda Item: 7B	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: June 15, 2022
Subject: Amendment to the Parkway Group Planned Development District (PDD) creating the Village at Waterway Hills [Z-22-7]	Division: Planning and Development

History and Background:

The Parkway Group PDD was originally entitled in 2008 near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. To date, little progress has been made on actual construction of the PDD, but the UPS site has finished construction and portions of the Grande Dunes North and Phase 1 of the Waterside subdivision infrastructure are underway. City Council most recently approved the Palmetto Coast Industrial Park Proposal in the Parkway Group PPD on May 2, 2022.

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 and Apache sections into the Village at Waterway Hills. Although there was little definition/configuration of these areas at the plan level, the originally entitled PDD showed these areas to house a total of 422,721 square feet of commercial development.

The current Village at Waterway Hills proposal contains three sections of development within 67.89 acres: Bungalows, Multi-Family, and Commercial. All sites are accessed from Long Branch Loop after the traffic circle at the Water Tower Road/Henry Road intersection. Street trees and pedestrian walkways are created connecting all elements of the proposal, and a 2.4-acre Long Branch Trailhead provided next to the long branch riparian buffer for future development by the city. Architectural elevations, materials, and colors in the coastal vernacular style are included in the PDD proposal for review. A comparison of the currently entitled and proposed elements is detailed below:

Section	Name	Currently Entitled Elements	Proposed Elements

Henry Road West	Commercial-4	96,047 SF Commercial Use	**Bungalows: 40.32 Acres (Density: 7.24 Units/Acre)**
			• 292 Total Dwelling Units:
			  ○ 32, 4-Unit Townhomes (128)
			  ○ 17 Duplex (34)
			  ○ 130 Single-Family Detached (130)
			• 591 Parking Spaces
			• Amenities:
			  ○ Clubhouse & Amenity Center
			  ○ Minimum 2,000 SF Pool

			○ Benches, Swings ○ Bocce Court ○ Fishing Pier ○ Fire Pit • Open Space: 4.52 Acres (11.2%)
Apache	Commercial-5	56,674 SF Commercial Use	**Multi-Family: 20.5 Acres (Density: 14.44 Units/Acre)** • 296 Dwelling Units in Eight, Three-Story Buildings • 513 Parking Spaces • Amenities: ○ Clubhouse & Amenity Center ○ Minimum 2,000 SF Pool ○ Hammock Garden ○ Putting Green ○ Swings ○ Dog Wash ○ Bocce Court ○ Fishing Pier ○ Fire Pit • Open Space: 4.41 Acres (21.5%)
	Commercial-4B	270,000 SF Commercial Use	**Commercial: 7.07 Acres (Density: 14.44 Units/Acre)** • 4,500 SF Fuel • 42,950 SF Retail/Restaurant • 208 Parking Spaces

Planning Commission Action:
The Planning Commission conducted a public hearing on May 17, 2022 and voted unanimously to approve the request, contingent on the applicant fully responding to any Public Works comments prior to second reading. There were no public comments.

Recommended Action:
Approve or deny 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 PARKWAY GROUP PLANNED DEVELOPMENT DISTRICT (PDD) CONCERNING THE VILLAGE AT WATERWAY HILLS.

Section 1:
That the Parkway Group Planned Development District be amended to include updated plan, elevations, and narrative for the Village at Waterway Hills 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

FIRST READING: 6.20.2022
SECOND READING: _____

REVIEWED:

_____
City Manager

ORDINANCE: _____

A written project description of

THE VILLAGE AT WATERWAY HILLS

COMMERCIAL/SINGLE FAMILY DETACHED RESIDENTIAL/MULTI-FAMILY RESIDENTIAL A PORTION OF THE PARKWAY GROUP PLANNED DEVELOPMENT DISTRICT (P.D.D.)

June 15, 2022



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Exhibit "A": Boundary Surveys of the Property
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PDD Documentation Provided in Separate Exhibit Supplement.

(i) Overall Project Master Plan (including each of the 3 components)
(ii) Conceptual Commercial Site Plan
(iii) Schematic Commercial Utility Plan
(iv) Schematic Commercial Drainage Plan
(v) Commercial Building Conceptual Elevations
(vi) Commercial Building Materials Call Out Sheet
(vii) Conceptual Single Family Residential Site Plan
(viii) Schematic Single Family Residential Utility Plan
(ix) Schematic Single Family Residential Drainage Plan
(x) Single Family Conceptual Elevations
(xi) Single Family Building Materials Call Out Sheet
(xii) Conceptual Multi-Family Residential Site Plan
(xiii) Schematic Multi-Family Residential Utility Plan
(xiv) Schematic Multi-Family Residential Drainage Plan
(xv) Multi-Family Conceptual Elevations

(xvi) Multi-Family Building Materials Call Out Sheet
(xvii) Single Family Vignette
(xviii) Multi-Family Vignette
(xix) Single Family Scenes
(xx) Multi-Family Scenes
(xxi) Landscape Materials List
(xxii) Conceptual Multi-Use Path Routing
(xxiii) 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. In addition, several projects within the PDD have been initiated, each of which included a departure from the original PDD Master Plan, which included more than 9,000 residential units and approximately 2,000,000 square feet of commercial, distribution and industrial space, each of which have required a major amendment to the PDD as well as a separate and independent amendment to the Development Agreement, which is limited to the then current property which is the subject of each amendment.

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, and a portion of the property owned by Apache Properties, LLC, each an original party to the Parkway Group PDD and the corresponding Development Agreement. The site consists of approximately 67 acres, located East of S.C. Highway 31. The property is a portion of Horry County TMS/PIN No.: 155-00-01-053/389-00-00-0002, owned by Henry Road West, LLC and a portion of Horry County TMS/PIN No.: 155-00-01-054/389-00-00-0003 owned by Apache Properties, LLC.

It is the specific intent of this PDD Amendment document ("***PDD Amendment***") to create and maintain a mixed use village, including detached single family residential, multi-family residential and a neighborhood commercial component intended to serve the existing community's immediate needs, and provided a commercial anchor for future expansion, the timing of which will be dictated

by the number of residentials with the PDD over the next several years. The village is 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 growing commercial and industrial portion of the PDD located West of S.C. Highway 31 (collectively 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 "**The Village at Waterway Hills**". The developer is Third Lake Development, LLC, a Delaware limited liability company, having its principal offices in Tampa, Florida, and its related affiliates. The term "***Developer***" throughout this Document will include all subsidiaries and affiliates of Third Lake Development, 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 each parcel within the Project, which has been surveyed, but not yet subdivided, and the improvements to the made for development of each of the Three (3) elements of the Project (each a "***Site Plan***" and collectively the "***Site Plans***"). The Site Plans shall be binding on the Property and any major departure shall be authorized by amendment only. The controlling Site Plans shall negate any contradiction between the Site Plans and any other plan, and this PDD Amendment. This Project includes Three (3) parcels initially comprising the Project, with an additional separate parcel for extension of the commercial component, 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 Fourth parcel. The Site Plans reflects the Bungalow Court Single Family Residential Neighborhood on a single Parcel, the Multi-Family Residential Neighborhood on a single Parcel, and the Commercial component location on third Parcel.

SECTION 5: DEVELOPMENT DESCRIPTION

The Village at Waterway Hills is planned to include Three (3) separate components.

The first component is the Single Family Residential Neighborhood, consisting of approximately 40.342 +/- acres, designated as Parcel 1 being designated as within Phase 1, and consisting of 179

separate buildings, housing 292 individual residential units, ranging in size from 1,000 square feet to 1,400 square feet, together with the required resident paved parking spaces, and designated guest parking spaces (collectively the "***Single Family Neighborhood***"), located within the interior of the Neighborhood, which is located along Water Tower Road, while amenities and open spaces are located in proximity to the residential units they are intended to serve.

The second component is the Multi-Family Residential Neighborhood, consisting of approximately 20.5 +/- acres, designated as Parcel 2 being designated as within Phase 1, and consisting of eight separate buildings, housing 296 individual residential units, together with the required resident paved parking spaces, and designated guest parking spaces (collectively the "***Multi-Family Neighborhood***"), located within the interior of the Neighborhood which lies along Water Tower Road, while amenities and open spaces are located in proximity to the multi-family units they are intended to serve.

The third component is the Neighborhood Commercial zone, consisting of approximately 7.07 +/- acres, designated as Parcel 3 and being designated as within Phase 2, together with the required employee/customer paved parking spaces located on the boundary of the Reach Nine Road and Water Tower Road (the "***Neighborhood Commercial Zone***"), with the circulation and facilities shielded from view of the adjoining roadways, to the extent reasonably possible, together with other needs which would typically be found in a Neighborhood Commercial Zone, surrounded by residential residents within the Single Family Neighborhood and the Multi-Family Neighborhood. Proposed parking complies with the parking ordinances of the City, and is consistent with design parking requirements for similar facilities operated by the Developer which accommodate operational demands as well as residents, guests, 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 wetlands which remain following development shall be surrounded with a minimum 20-foot wide water quality buffer, within which no building construction shall occur. These buffer areas and wetlands shall be maintained in common ownership, remaining natural except to the extent vegetation is mulched as part of an ongoing maintenance protocol.

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. Water Tower Road and Reach Nine Road each provides access to the Project.

Table 1 below identifies the dimensional standards for each component of 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**			
Single Family Neighborhood	20	25	10	10	35	60%	10
Multi-Family Neighborhood	20	25	15	15	55	60%	20
Commercial Zone	1	25	10	10	55	70%	20
Auxiliary Buildings	2***	10	10	10	36	60%	20

*Approved Uses within each component of the Project are as follows:

(i) Within the Single Family Neighborhood - Single Family Detached, Single Family Attached, Single Family in Common, together with related amenities, club houses, swimming pools, open space and recreational components;

(ii) Within the Multi-Family Neighborhood – Multi-Family residential units, together with related amenities, club houses, swimming pools, open space and recreational components;

(iii) Commercial Zone - Professional Offices, Professional Service, Convenience Retail, Primary Retail, Secondary Retail, General Business, Commercial Recreation, Medical Offices, Self Storage, and Climate Storage and related offices ancillary to the primary use.

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**Maximum Height shall be measured in accordance with the ordinances of the City of North Myrtle Beach.

***Auxiliary Buildings may share the same site area with the primary Building, provided the minimum combined site area is 1 Acre.

****Auxiliary Buildings shall maintain a minimum 10’ separation from the primary Building in the Single Family Neighborhood, and a minimum of 20’ separation from the primary Building in the Multi-Family Neighborhood and the Commercial area. 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 the following:

(i)	Single Family Neighborhood	292 Residential Units
(ii)	Multi-Family Neighborhood	296 Residential Units
(iii)	Commercial Zone	47,500 square feet

B. Permitted Uses.

Permitted Uses are as follows:

(1) Single Family Neighborhood Primary Building: Within the Single Family Neighborhood - Single Family Detached, Single Family Attached, Single Family in Common, together with related amenities, club houses, swimming pools, open space and recreational components.

(2) Single Family Neighborhood Ancillary Buildings: Within the Single Family Neighborhood – Single Family Detached, Single Family attached, Single Family in Common, garage, storage, garden shed, pool house, boat/RV storage.

(3) Multi-Family Neighborhood Primary Building: Within the Multi-Family Neighborhood - Single Family Attached, Single Family in Common, Multi-Family, together with related amenities, club houses, swimming pools, open space and recreational components.

(4) Multi-Family Neighborhood Ancillary Buildings: Within the Single Family Neighborhood – Single Family Detached, Single Family attached, Single Family in Common, garage, storage, garden shed, pool house, boat/RV storage.

(5) Commercial Zone Primary Building: Professional Offices, Professional Service, Convenience Retail, Primary Retail, Secondary Retail, General Business, Commercial Recreation, Medical Offices, Self Storage, and Climate Storage and related offices ancillary to the primary use.

(6) Commercial Zone Auxiliary Buildings. Auxiliary Buildings sharing the same site with the primary Building may be used for the same purposes.

(7) Amenity and Recreational Areas. Commons areas, clubhouses, swimming pools, recreational lots/fields, picnic shelters, walking paths, and open spaces.

(8) 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 until such time as those rights may be transferred to one or more separate property owner associations. The Developer and its successor's maintenance responsibilities and restrictions will cover the private rights-of-way, driveways, landscape areas, trees, parking areas, pathways, walkways, amenities, club houses, swimming pools, 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.

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 improvements to Reach 9 Road and extension of the existing paved section of Water Tower Road to provide multiple points of ingress to and egress from the boundary of each component of the Project and the Reach 9 Road and Water Tower Road arterial roadways, and the installation of acceleration and deceleration lanes at the location of each of the Four (4) access drives along this portion of Water Tower Road include curb and gutter extending from the recently completed traffic circle, which allow for the installation of street trees and sidewalks along the boundary of the Project facing Water Tower Road, in accordance with the City Street Tree standards.

In the portion of the PDD West of S.C. Highway 31, a multi-purpose path routing is incorporated along the boundary of the PDD and S.C. Highway 31, which is to be incorporated as a portion of the East Coast Greenway. In the portion of the PDD East of S.C. Highway 31, a riparian buffer exists along the boundary of Long Branch, which the City intends to maintain pedestrian and bicycle access to by way of multi-purpose paths (both soft and hard surface), connecting interior open spaces, wetlands and water bodies to the riparian buffer, and the Developer will create and maintain such connections within the Amended Site Plan Parcel, in accordance with each of the respective Site Plans for the Project. In addition, Developer will (i) cause Henry Road West, LLC and Apache Properties, LLC to convey to the City a trailhead of approximately Three (3) acres to the City, either by perpetual easement or right-of-way; and (ii) pay, as to the Multi-Family Neighborhood, a park enhancement fee in an amount equal to $300 for each residential unit within the Multi-Family Neighborhood, at the time of each respective building permit, and a beach parking fee in any amount equal to $1,100 for each residential unit within the Multi-Family Neighborhood also at the time of each respective building permit, such fees not being applicable to the Single Family Neighborhood as a result of the prior obligation of Henry Road West, LLC to convey interest in real property to the City for the East Coast Greenway corridor and related trailhead.

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) Extend 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 Single Family Neighborhood portion of the Amended Site Plan Parcel, as defined in the PDD Amendment (the "***Single Family Neighborhood***"), as shown on **Exhibit "B-1"** attached hereto, and the Multi-Family Neighborhood portion of the Amended Site Plan Parcel, as defined in the PDD Amendment (the "***Multi-Family Neighborhood***"), as shown on **Exhibit "B-2"** attached hereto, and the Commercial Zone, as defined in the PDD Amendment (the "***Commercial Zone***"), as shown on **Exhibit "B-3"** attached hereto, such improvements being either (i) complete; or (ii) bonded in accordance with the City's typically roadway improvement bonding standards, for the earlier of the (i) at or prior to the issuance of a certificate of occupancy for the twentieth building within the Single Family Neighborhood portion of the Amended Site Plan Parcel; or (ii) at or prior to the issuance of a certificate of occupancy for the second building within the Multi-Family Neighborhood portion of the Amended Site Plan Parcel.

(B) Install sidewalks and street trees during the development of the Amended Site Plan Parcel, in accordance with the Complete Streets portion of the City's land development regulations, along the boundary of the Project with Water Tower Road, and with Reach 9 Road such installments to be complete (i) on or before the issuance of the twentieth building permit for the Single Family Neighborhood portion of the Amended Site Plan Parcel for that portion of the Project; and (ii) on or before the issuance of the second building permit for the Multi-Family Neighborhood portion of the Amended Site Plan Parcel for that portion of the Project; and (iii) on or before the issuance of the first certificate of occupancy for the Commercial Zone portion of the Amended Site Plan Parcel for that portion of the Project.

(C) Apache shall convey to the City, within Ninety (90) dyas of the Effective Date of this Agreement, in fee simple, a portion of the Apache Tract, connecting a parcel of approximately 2 acres +/-, not less than 80% of which shall be upland acres at the time of conveyance, to form the basis of a pedestrian connection to the riparian buffers of Two (2) separate outfalls within the PDD (the "***Riparian Trailhead Site***"), in order to assure connectivity of the paths within the PDD to the riparian buffer along Long Branch, extending to the Atlantic Intracoastal Waterway, the alignment of which is shown on **Exhibit "C"** attached hereto. To the extent the Riparian Trailhead Site consists of less than 80% upland acres, the preliminary plat of such new Riparian Trailhead Site being subject to the approval of the City, not to be unreasonably withheld. Further the costs of of surveying, platting, recording and conveying the modified Riparian Trailhead Site shall be the sole expense of Apache, the City bearing no expense in such conveyance.

(D) For the Multi-Family Neighborhood portion of the Amended Site Plan Parcel The Developer shall pay to the City, as to the Multi-Family Neighborhood, a park enhancement fee in an amount equal to $300 for each residential unit within the Multi-Family Neighborhood, paid at the time of each respective building permit application, and a beach parking fee in an amount equal to $1,100 for each residential unit within the Multi-Family Neighborhood also paid at the time of each

respective building permit application. For the Single Family Neighborhood portion of the Amended Site Plan Parcel, the Developer shall pay to the City, as to the Single Family Neighborhood, a beach parking fee in an amount equal to $1,100 for each residential unit within the Single Family Neighborhood, paid at the time of each respective building permit application, provided, however that the park enhancement fee of $300 for each residential unit within the Single Family Neighborhood shall not be applicable to the Single Family Neighborhood as a result of the prior agreement of Henry Road West, LLC to convey an interest in real property to the City for the East Coast Greenway corridor and related trailhead.

(E) For the Multi-Family Neighborhood portion of the Amended Site Plan Parcel, the on-site amenity, as shown on the Master Site Plan, shall be commenced prior to the date on which the building permit is issued for the 5th multi-family building within the Multi-Family Neighborhood portion of the Amended Site Plan, and the on-site amenity as shown on the Master Site Plan shall be completed prior to the date on which the building permit is issued for the 7th multi-family building within the Multi-Family Neighborhood portion of the Amended Site Plan.

(F) For the Single Family Neighborhood portion of the Amended Site Plan Parcel, the on-site amenity, as shown on the Master Site Plan, shall be commenced prior to the date on which the building permit is issued for the 140th residential unit within the Single Family Neighborhood portion of the Amended Site Plan, and the on-site amenity as shown on the Master Site Plan shall be completed prior to the date on which the building permit is issued for the 160th residential unit within the Single Family Neighborhood portion of the Amended Site Plan.

(G) For the Commercial Zone portion of the Amended Site Plan Parcel, site work shall have commenced for the initial building within such Commercial Zone, as shown on the Master Site Plan, prior to the date on which the building permit is issued for the final residential unit within the Single Family Neighborhood portion of the Amended Site Plan.

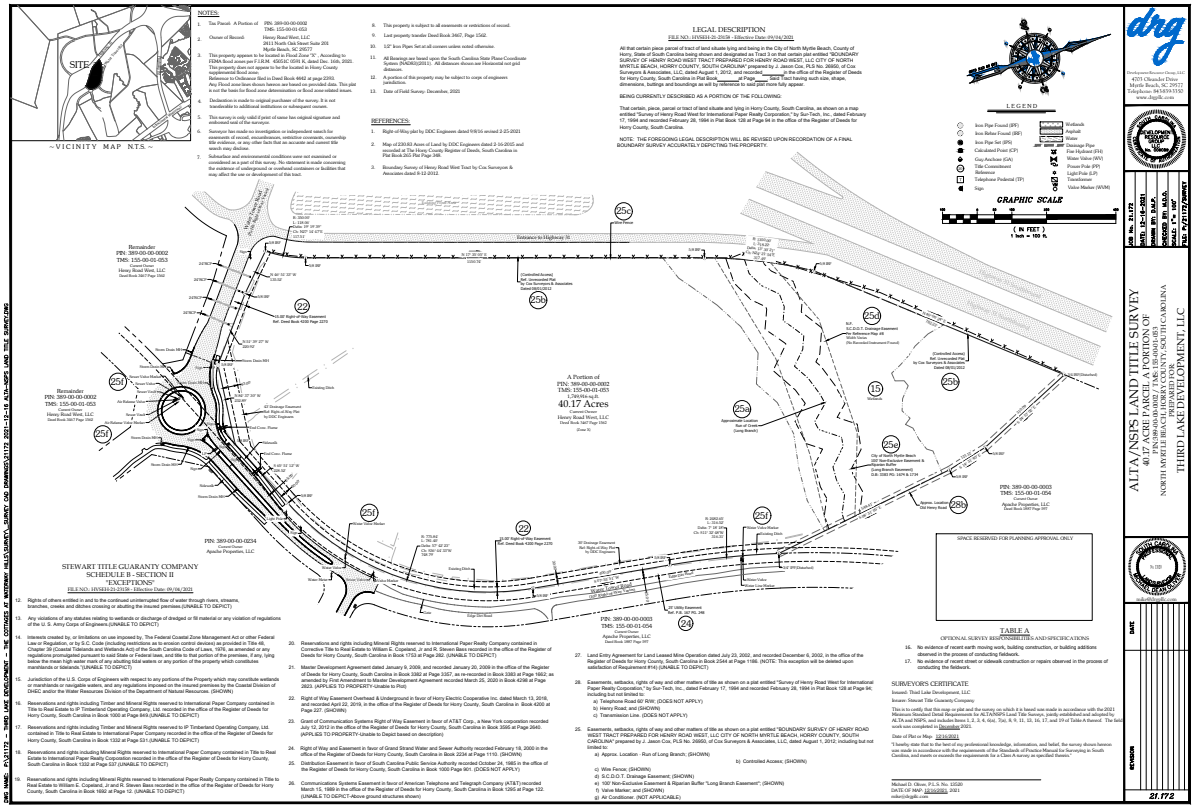
SECTION 11: AMENDMENTS AND ENFORCEMENT

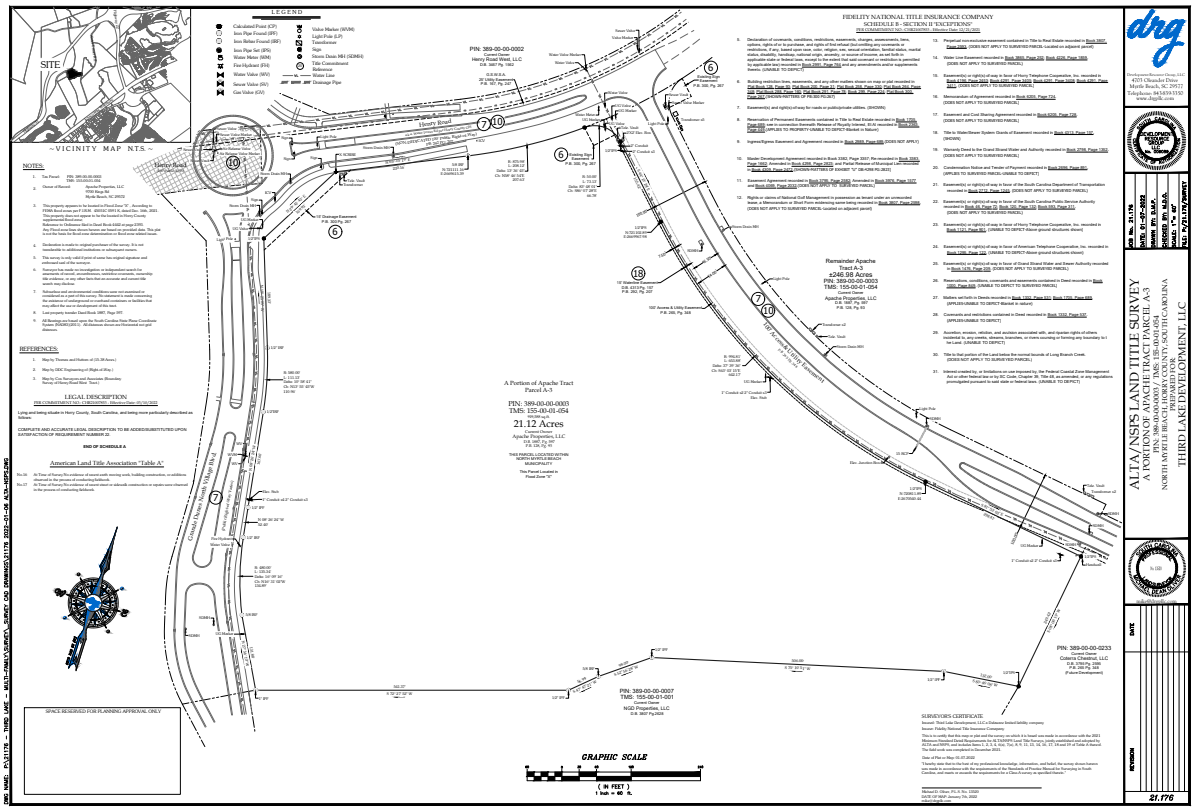
The Developer shall record the approved ordinance in the public records of Horry County and return two (2) time-stamped copies to the City of North Myrtle Beach.

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 “A”

Boundary Surveys of the Property




~VICINITY MAP N.T.S.~
LEGEND
NOTES:
REFERENCES:
LEGAL DESCRIPTION
American Land Title Association "Table A"
FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II "EXCEPTIONS"
Remainder Apache Tract A-3 ±246.98 Acres PIN: 389-00-00-0003 TMS: 155-00-01-054
A Portion of Apache Tract Parcel A-3
PIN: 389-00-00-0003 TMS: 155-00-01-054
21.12 Acres
Apache Properties, LLC
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SURVEYOR'S CERTIFICATE:
SPACE RESERVED FOR PLANNING APPROVAL ONLY
ALTA/NSPS LAND TITLE SURVEY
A PORTION OF APACHE TRACT PARCEL A-3
NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA
THIRD LAKE DEVELOPMENT, LLC

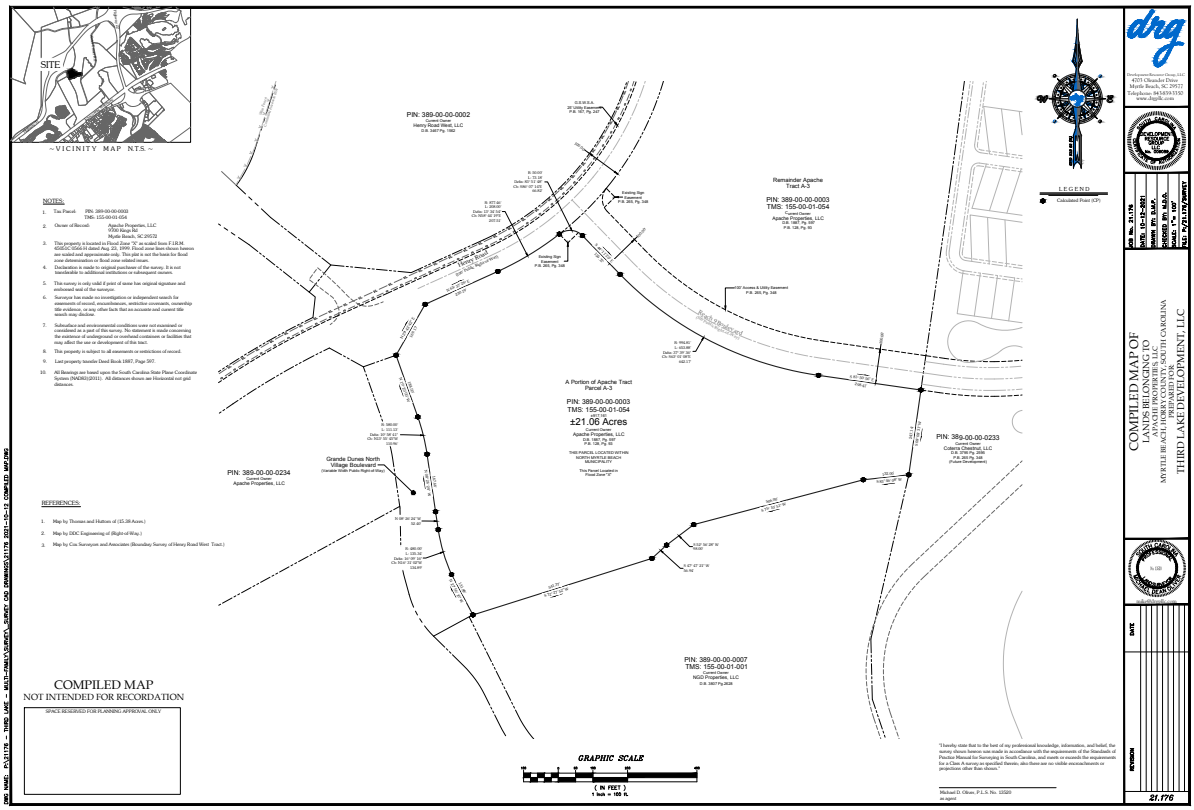
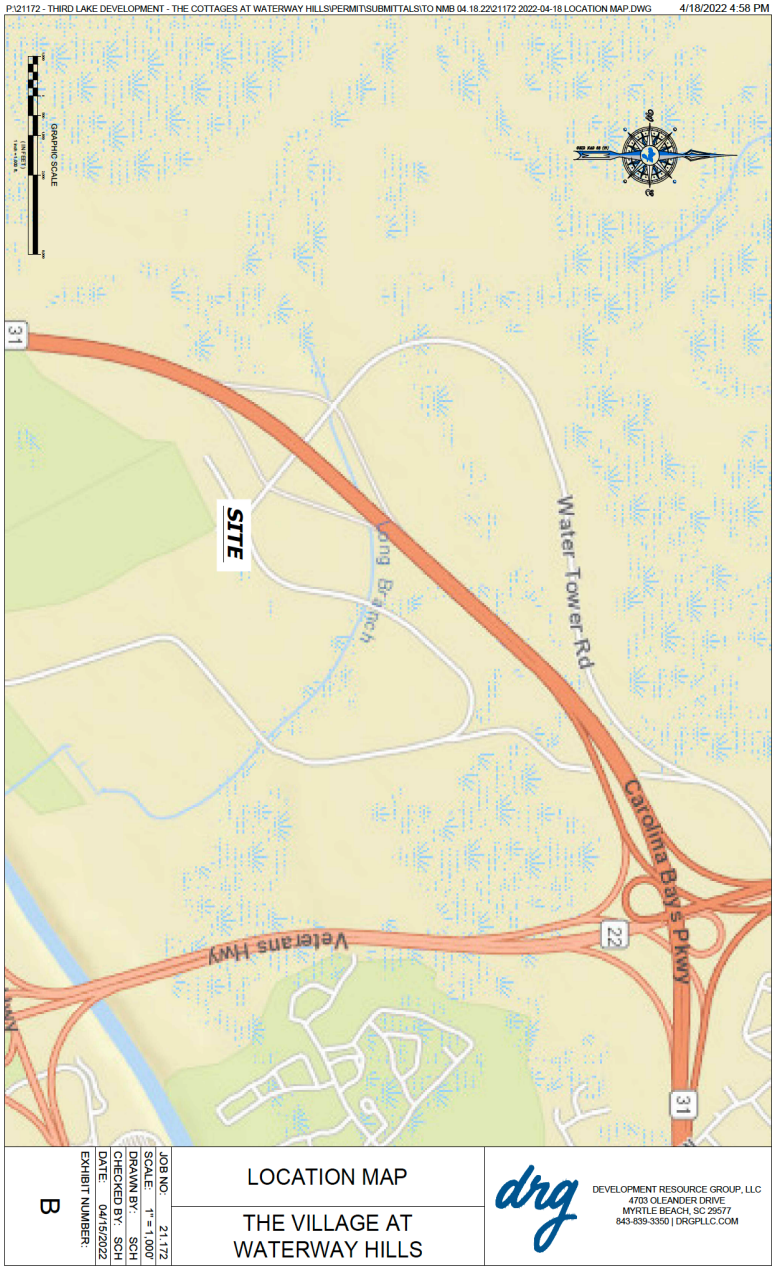
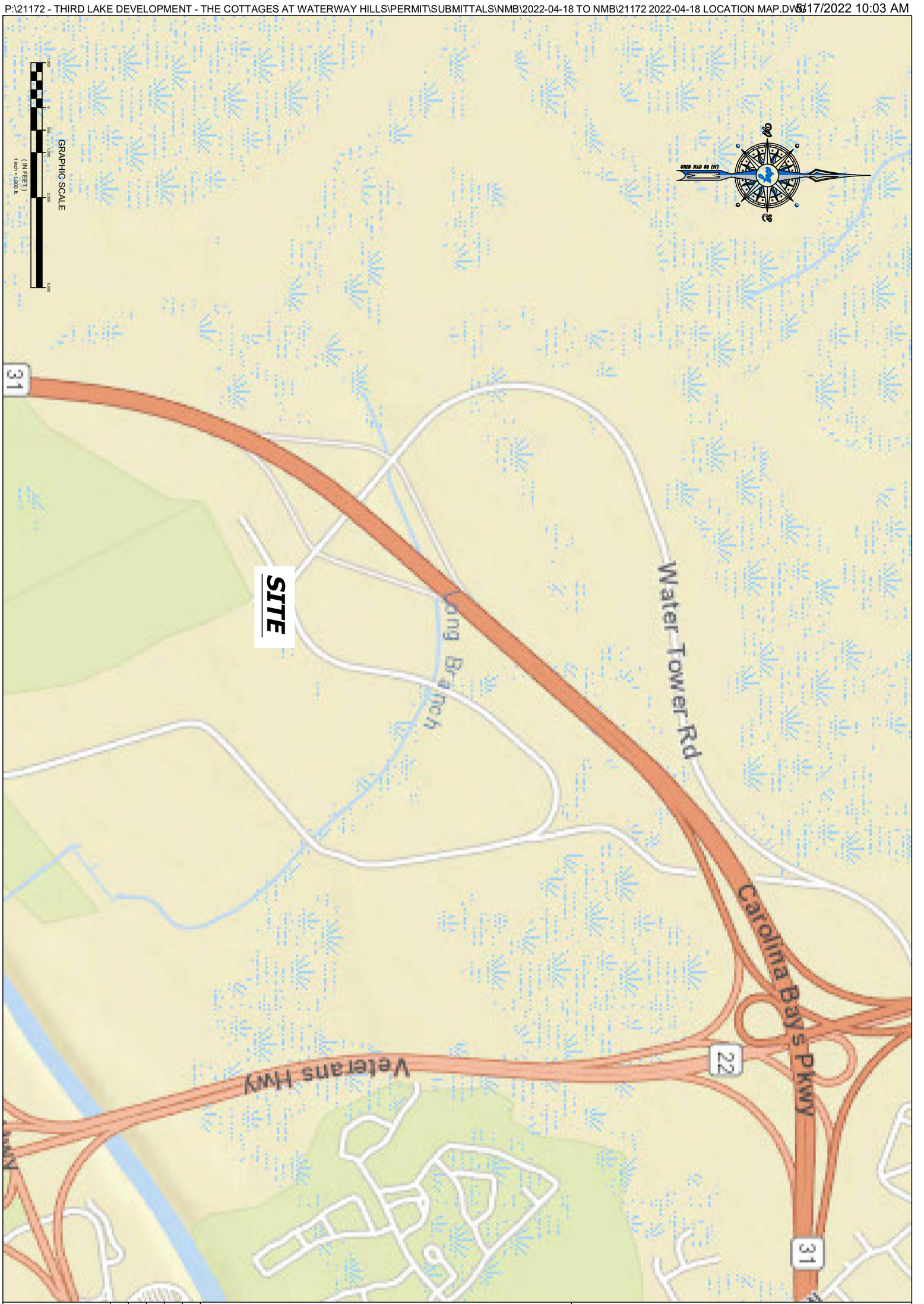

SITE
~VICINITY MAP N.T.S.~
NOTES:
1. Tax Parcel: PIN: 389-00-00-0003
TMS: 155-00-01-054
2. Owner of Record: Apache Properties, LLC
9700 Kings Rd
Myrtle Beach, SC 29572
3. This property is located in Flood Zone "X" as scaled from F.I.R.M. Community Panel No. 45051C0278J, dated 12/7/2018. Flood boundaries are scaled and approximate only. This plat is not the basis for flood zone determination or flood zone related issues.
4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
5. This survey is only valid if print of same has original signature and embossed seal of the surveyor.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
7. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
8. This property is subject to all easements or restrictions of record.
9. Last property transfer Deed Book 1887, Page 397.
10. All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83) (2011). All distances shown are Horizontal not grid distances.
REFERENCES:
1. Map by Thomas and Hutton of (15.38 Acres.)
2. Map by DDC Engineering of (Right-of-Way.)
3. Map by Cox Surveyors and Associates (Boundary Survey of Henry Road West Tract.)
PIN: 389-00-00-0002
Current Owner
Henry Road West, LLC
D.B. 3467/ Pg. 1982
Remainder Apache
Tract A-3
PIN: 389-00-00-0003
TMS: 155-00-01-054
Current Owner
Apache Properties, LLC
D.B. 1887, Pg. 397
P.B. 126, Pg. 40
A Portion of Apache Tract
Parcel A-3
PIN: 389-00-00-0003
TMS: 155-00-01-054
Current Owner
Apache Properties, LLC
D.B. 1887, Pg. 397
P.B. 126, Pg. 40
±21.06 Acres
THIS PARCEL LOCATED WITHIN
NORTH MYRTLE BEACH
MUNICIPALITY
This Parcel Located in
Flood Zone "X"
PIN: 389-00-00-0234
Current Owner
Apache Properties, LLC
Grande Dunes North
Village Boulevard
(Variable Width Public Right-of-Way)
PIN: 389-00-00-0233
Current Owner
Cabana Cleveland, LLC
D.B. 3790 Pg. 2696
P.B. 126, Pg. 40
(Future Development)
PIN: 389-00-00-0007
TMS: 155-00-01-001
Current Owner
NGO Properties, LLC
D.B. 3867/ Pg. 2639
Existing Sign Easement
P.B. 265, Pg. 348
30' Access & Utility Easement
P.B. 265, Pg. 348
LEGEND
Calculated Point (CP)
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."
Michael D. Oliver, P.L.S. No. 15520
as agent
COMPILED MAP
NOT INTENDED FOR RECORDATION
SPACE RESERVED FOR PLANNING APPROVAL ONLY
COMPILED MAP OF
LANDS BELONGING TO
APACHE PROPERTIES, LLC
MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR
THIRD LAKE DEVELOPMENT, LLC
drg
Professional Surveying Group, LLC
4373 Oleander Drive
Myrtle Beach, SC 29577
Telephone: 843/839-1552
www.drgsllc.com
CYCLONIC WIND ZONE
130 MPH
Job No. 21176
DATE: 10-12-2021
DRAWN BY: S.M.A.
CHECKED BY: M.D.O.
SCALE: 1"= 100'
Dwg. C:\21176\Survey
DATE
REVISION
21.176
DRG NAME: P\21176 - THRD LAKE - MULTI-FAMILY\SURVEY\ SURVEY DRG 20DEC2021\21176 2021-10-12 COMPILED MAP.DWG

EXHIBIT "B"

Location Map





B

EXHIBIT NUMBER:

DATE: 06/14/2022

CHECKED BY: SCH

DRAWN BY: SCH

SCALE: 1" = 1,000'

JOB NO: 21.172

LOCATION MAP

THE VILLAGE AT WATERWAY HILLS

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

6/14/2022 3:51 PM

PARCEL PIN #'(S) : 389-00-00-0002 (PORTION),
389-00-00-0003 (PORTION)

BUNGALOWS AT WATERWAY HILLS

PROPOSED PROJECT BOUNDARY:	40.342± ACRES
POND WATER SURFACE	3.05 ± ACRES
AMENITY AREA	0.65 ± ACRES
POOL AREA	2,500 SQ.FT. (10 SQ.FT./USER PER ⅓ DENSITY) 6,000 SQ.FT. POOL & DECK
TOTAL OPEN SPACE	9.60 ± ACRES (24%)

UNIT TYPE	
4 UNIT TOWNHOMES	32
DUPLEX	18
DETACHED SINGLE	128
TOTAL	292
PARKS PROVIDED	591

MULTI-FAMILY AT WATERWAY HILLS

PROPOSED PROJECT BOUNDARY:	20.5± ACRES
POND WATER SURFACE	2.5 ± ACRES
AMENITY AREA	0.95 ± ACRES
POOL AREA	2,500 SQ.FT. (10 SQ.FT./USER PER ⅓ DENSITY) 6,000 SQ.FT. POOL & DECK
TOTAL OPEN SPACE	4.41 ± ACRES (22%)

UNIT TYPE	
3-STORY UNITS	8
TOTAL	296
PARKS PROVIDED	513

APACHE COMMERCIAL AT PARKWAY

PROPOSED PROJECT BOUNDARY:	7.00 ± ACRES
POND WATER SURFACE	
EXISTING 4-B POND	5.56 ± ACRES
PROPOSED EXTENSION	0.42 ± ACRES
TOTAL OPEN SPACE	1.20 ± ACRES (20%)

LAND USE	
FUEL	4,500 SQ.FT.
RETAIL/RESTAURANT	42,950 SQ.FT.
TOTAL	47,450 SQ.FT.
PARKS PROVIDED	208

NOTES:

BUILDING SETBACKS TO BE SET BY PDD AMENDMENT
BUILDING SEPARATION 10'
BUILDING FOOTPRINTS MAY DIFFER SLIGHTLY DEPENDING ON FINAL ARCHITECTURAL PLANS.
ILLUSTRATIVE LANDSCAPING SHOWN FOR GRAPHICAL PURPOSES, FINAL LANDSCAPE PLAN WILL ADHERE TO ARTICLE V.



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MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

MASTER PLAN

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=150'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

i

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLSIDESIGN\DRAWINGS\PLAN 6.14.22.DWG

6/14/2022 3:53 PM

PARCEL PIN #'(S) :	389-00-00-0003
TOTAL PARCEL BOUNDARY:	268.1± ACRES
PROPOSED PARCEL BOUNDARY:	7.00± ACRES
POND WATER SURFACE	
EXISTING 4-B POND	5.56 ± ACRES
PROPOSED EXTENSION	0.42 ± ACRES
TOTAL OPEN SPACE	1.20 ± ACRES

UNIT TYPE	SQ.FT.
CONVENIENCE STORE	4,500
COFFEE SHOP	3,500
RETAIL/RESTAURANT	39,750
TOTAL	47,750

PARKS PROVIDED 208

BUILDING SETBACKS TO BE SET BY PDD AMENDMENT
BUILDING SEPARATION 10'

COMMERCIAL-4B

FUEL
C-STORE
4,500 SQ.FT. FOOTPRINT
COURTYARD
DUMPSTER
COFFEE
3,200 SQ.FT. FOOTPRINT
DUMPSTER
COURTYARD
PLAZA
RETAIL/RESTAURANT
14,000 SQ.FT. FOOTPRINT
PLAZA
PLAYGROUND
OPEN SPACE
0.12 AC
OPEN SPACE
0.44 AC
FOUNTAIN
RETAIL/RESTAURANT
14,000 SQ.FT. FOOTPRINT
PLAZA
RETAIL/RESTAURANT
8,750 SQ.FT. FOOTPRINT
COMPACTOR
DUMPSTER
COURTYARD
FOUNTAIN
RESTAURANT
3,000 SQ.FT. FOOTPRINT
PLAZA
OPEN SPACE
0.64 AC
OPEN SPACE
0.31 AC
OPEN SPACE
0.07 AC
APPROX. 225' DRIVEWAY SEPARATION
APPROX. 585' DRIVEWAY SEPARATION
APPROX. 485' DRIVEWAY SEPARATION
CONNECT TO ROW SIDEWALK
CONNECT TO ROW SIDEWALK
LONG BRANCH LOOP
LONG BRANCH LOOP
5' LANDSCAPE BU...
30' DRAINAGE EASEMEN...
BOCCE
HAMMOCK GARDEN
DOG WASH
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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COMMERCIAL MASTER PLAN

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=40'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

ii

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILL\SDESIGN\DRAWINGS\PLAN 6.14.22.DWG

6/14/2022 4:02 PM
P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\EXHIBITS\COMMERCIAL SITE\COMMERCIAL UTILITY SCHEMATIC PLAN 4-4-22.DWG

HYDRANT

WATER

SEWER

COMMERCIAL-4B

POND

FIRE PIT

POOL AREA

5' LANDSCAPE BUFFER
30' DRAINAGE EASEMENT

APPROX. 585' INTERSECTION SEPARATION

APPROX. 225' DRIVEWAY SEPARATION

APPROX. 485' DRIVEWAY SEPARATION

5' LANDSCAPE BUFFER
30' DRAINAGE EASEMENT

GRAPHIC SCALE

50 25 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

GRID NAD 83 (ft)

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SCHEMATIC COMMERCIAL UTILITY PLAN

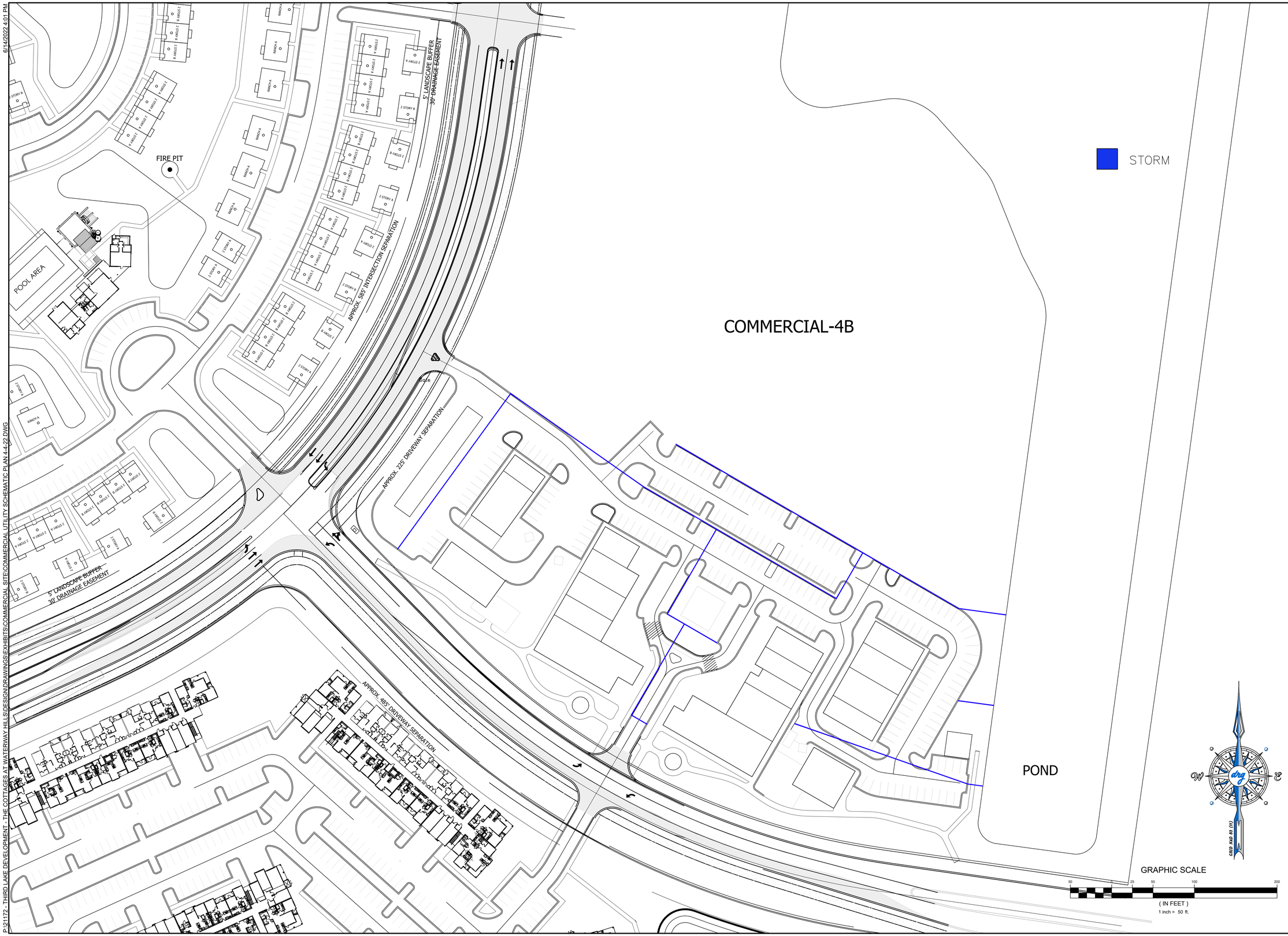
THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=50'
DRAWN BY:	JCP
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

iii

6/14/2022 4:01 PM

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\EXHIBITS\COMMERCIAL SITE\COMMERCIAL UTILITY SCHEMATIC PLAN 4-4-22.DWG



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MYRTLE BEACH, SC 29577
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SCHEMATIC COMMERCIAL DRAINAGE PLAN

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=50'
DRAWN BY:	JCP
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

iv

6/14/2022 4:07 PM







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COMMERCIAL ELEVATIONS

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	NTS
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	06/14/22
EXHIBIT NUMBER:	

V

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\PLAN 6.14.22.DWG

6/14/2022 4:08 PM

PARCEL PIN #'(S) : 389-00-00-0002

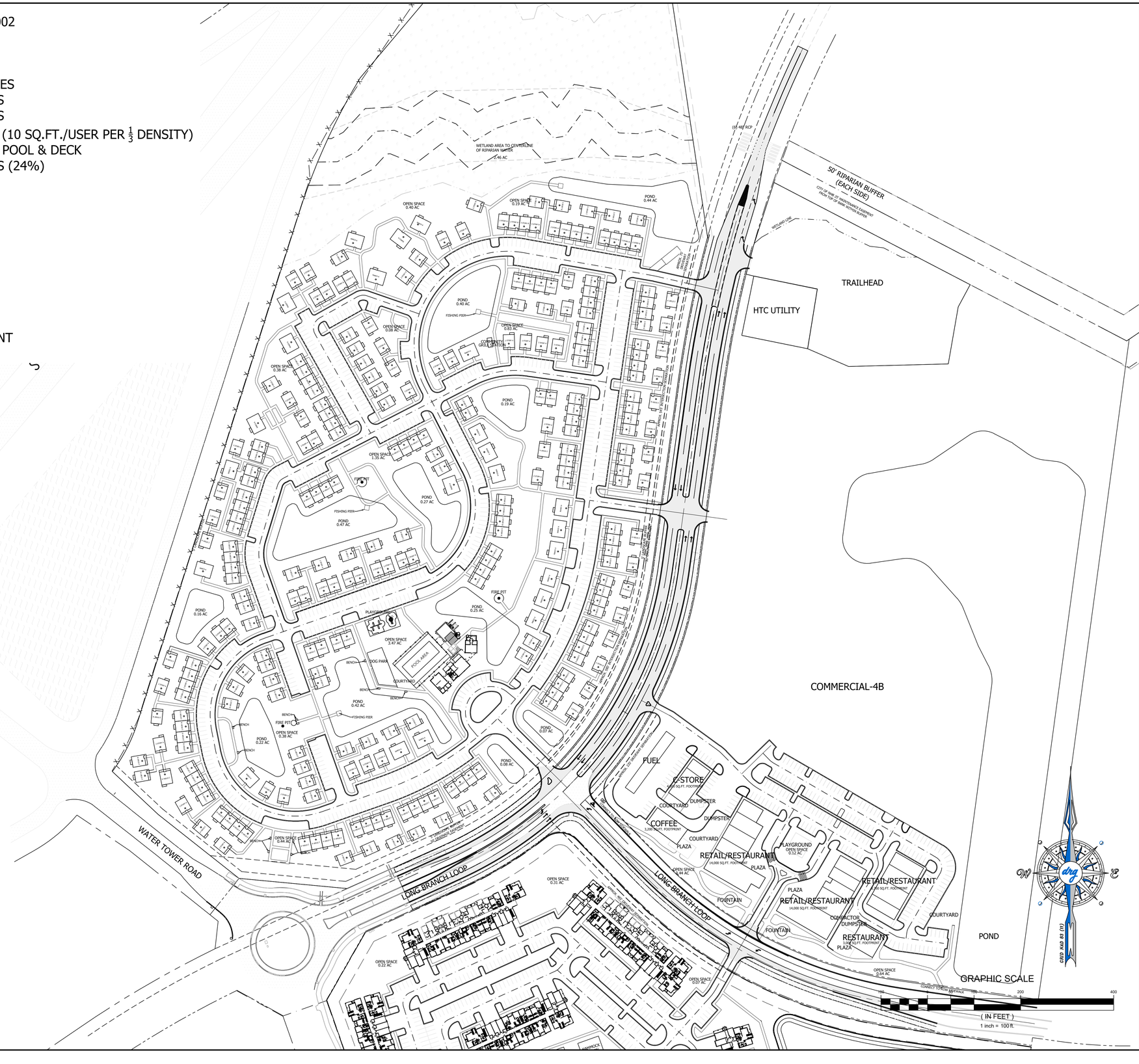
BUNGALOWS AT WATERWAY HILLS

PROPOSED PROJECT BOUNDARY:	40.342± ACRES
POND WATER SURFACE	3.05 ± ACRES
AMENITY AREA	0.65 ± ACRES
POOL AREA	2,500 SQ.FT. (10 SQ.FT./USER PER $\frac{1}{3}$ DENSITY) 6,000 SQ.FT. POOL & DECK
TOTAL OPEN SPACE	9.60 ± ACRES (24%)

UNIT TYPE

4 UNIT TOWNHOMES	32
DUPLEX	18
DETACHED SINGLE	128
TOTAL	292
PARKS PROVIDED	591

BUILDING SETBACKS TO BE SET BY PDD AMENDMENT
BUILDING SEPARATION 10'



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SINGLE FAMILY MASTER PLAN

THE VILLAGE AT WATERWAY HILLS

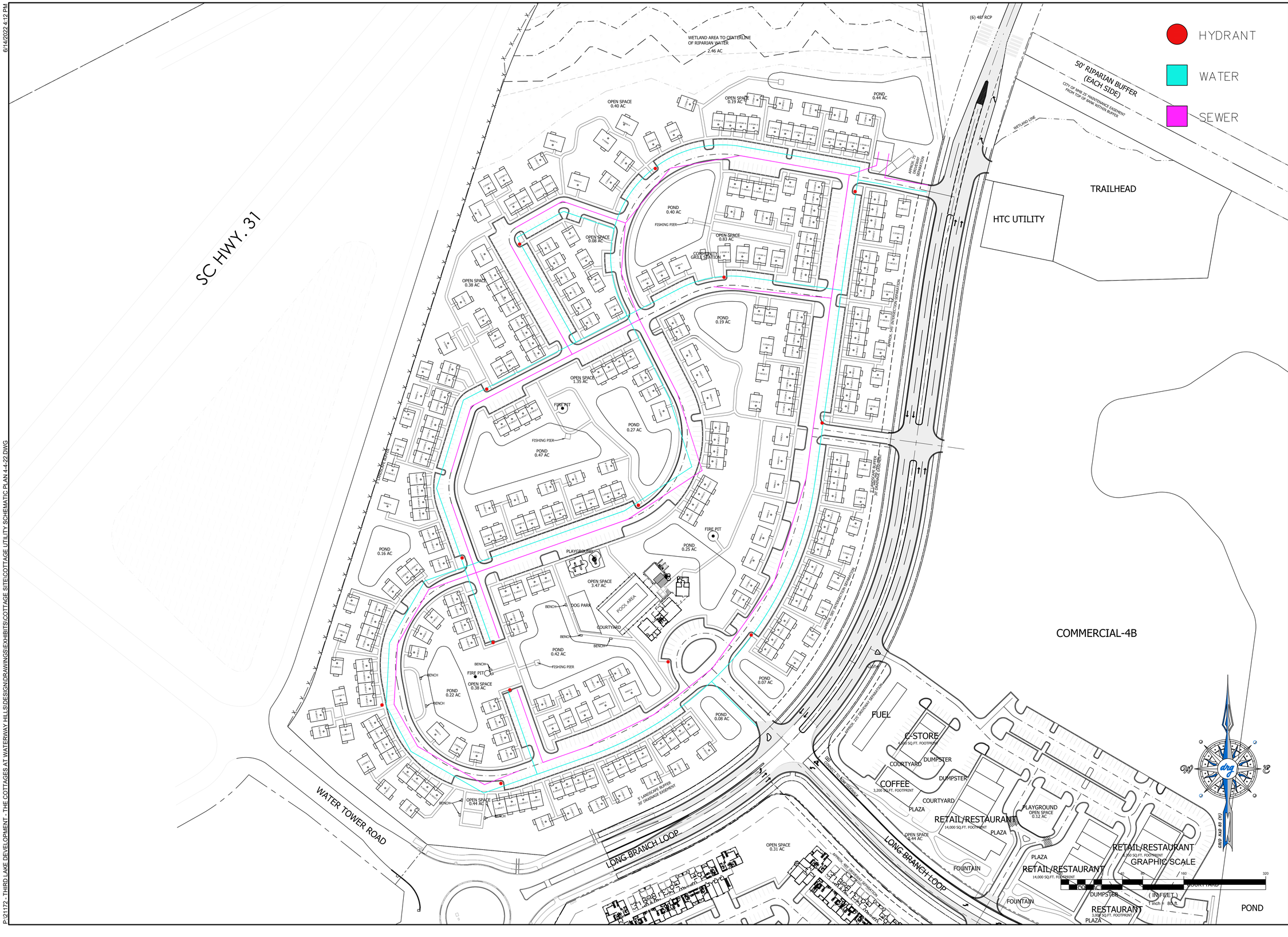
JOB NO:	21.172
SCALE:	1"=100'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

vi

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\PLAN 6.14.22.DWG

6/14/2022 4:12 PM

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILL\SIDESIGN\DRAWINGS\EXHIBITS\COTTAGE SITE\COTTAGE UTILITY SCHEMATIC PLAN 4-4-22.DWG



drg

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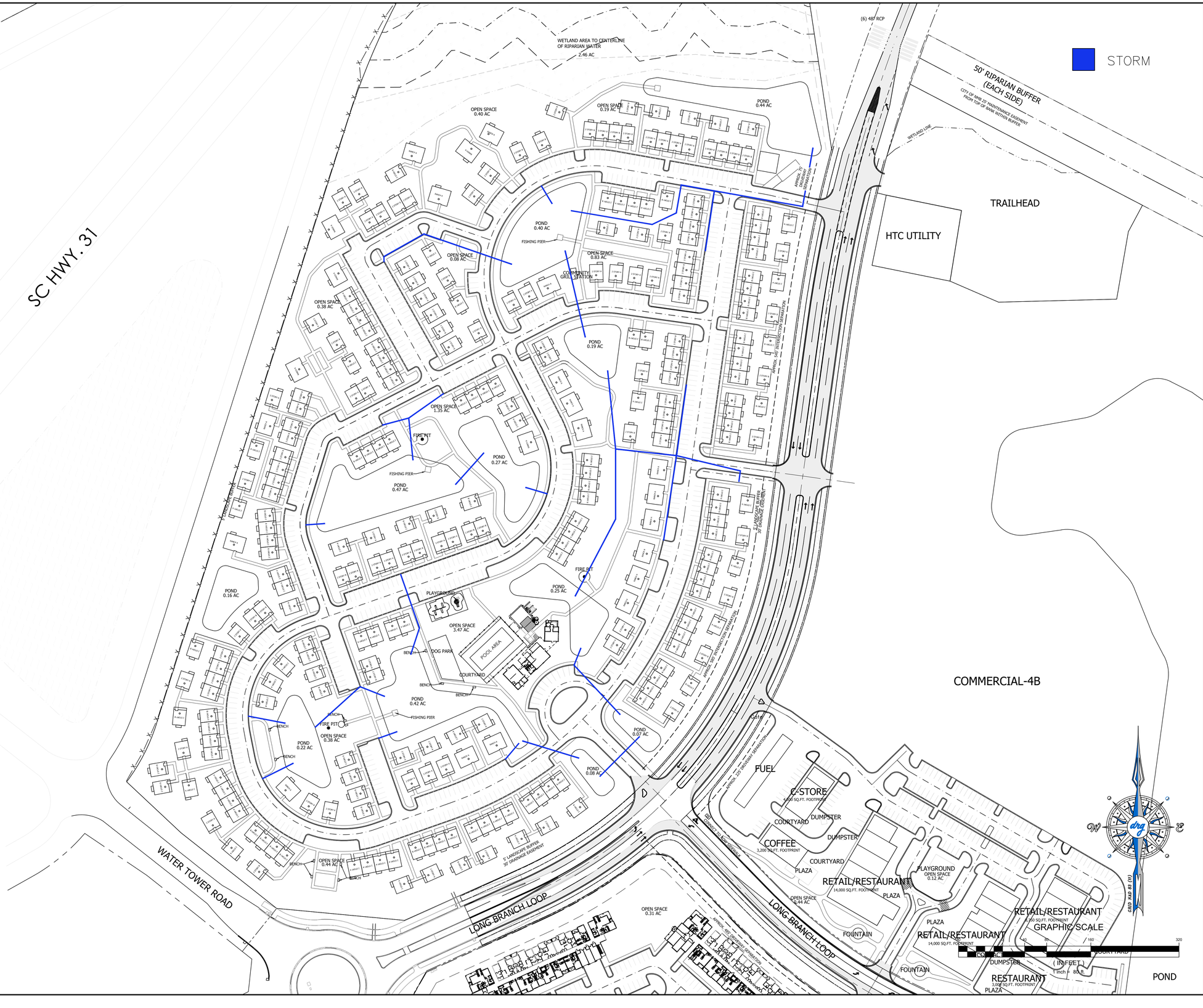
SCHEMATIC SINGLE FAMILY UTILITY PLAN

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=80'
DRAWN BY:	JCP
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

6/14/2022 4:12 PM

P:\21\172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\EXHIBITS\COTTAGE SITE\COTTAGE UTILITY SCHEMATIC PLAN 4-4-22.DWG



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MYRTLE BEACH, SC 29577
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SCHEMATIC SINGLE FAMILY DRAINAGE PLAN

THE VILLAGE AT WATERWAY HILLS

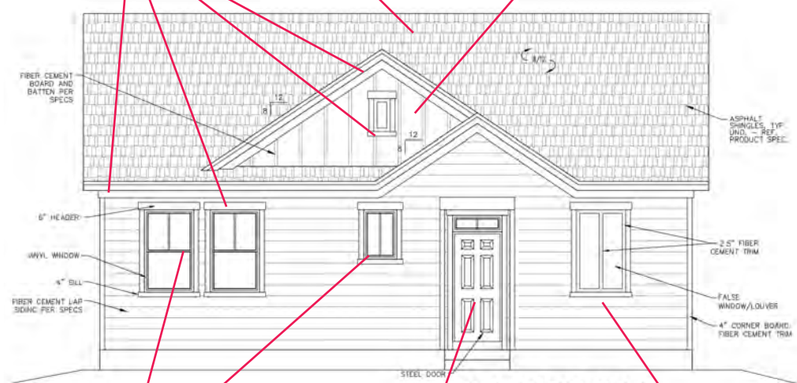
JOB NO:	21.172
SCALE:	1"=80'
DRAWN BY:	JCP
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

viii

All Trim
SW 7006
Extra White

Roof Shingles
Charcoal Gray

Board and Batten
SW 6198
Sensible Hue



RANCH "A"
FRONT ELEV.

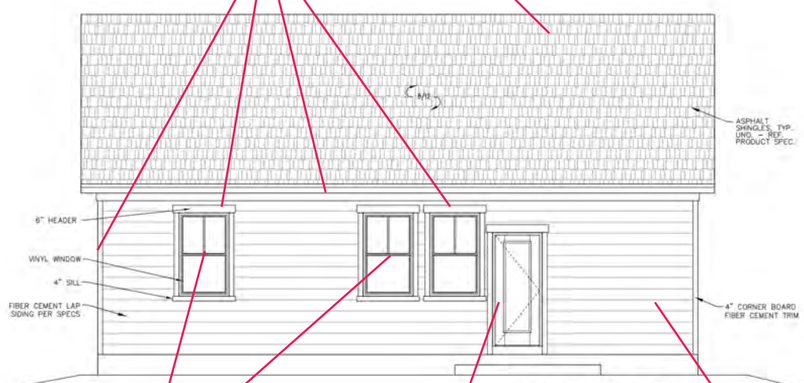
Window Mullions
White

Entry Door
SW 9176
Dress Blues

Lap Siding
SW 6198
Sensible Hue

All Trim
SW 7006
Extra White

Roof Shingles
Charcoal Gray



RANCH "A"
REAR ELEV.

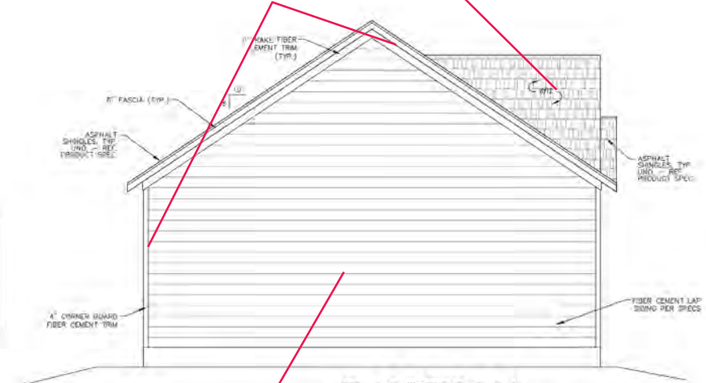
Window Mullions
White

Entry Door
SW 9176
Dress Blues

Lap Siding
SW 6198
Sensible Hue

All Trim
SW 7006
Extra White

Roof Shingles
Charcoal Gray



RANCH "A"
LEFT SIDE ELEV.

Lap Siding
SW 6198
Sensible Hue

Color Selection Scheme One - Ranch “A” Elevation

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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December 01, 2021 | SF210679.00

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SW 6198
Sensible Hue
Interior / Exterior
Location Number: 216-C2

Lap Siding

SW 6198
Sensible Hue

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

Trim

SW 7006
Extra White

SW 6198
Sensible Hue
Interior / Exterior
Location Number: 216-C2

Board and Batten Siding

SW 6198
Sensible Hue

SW 9176
Dress Blues
Interior / Exterior
Location Number: 253-C1

Front Door

SW 9176
Dress Blues

Color Selection Scheme One - Ranch “A” Elevation

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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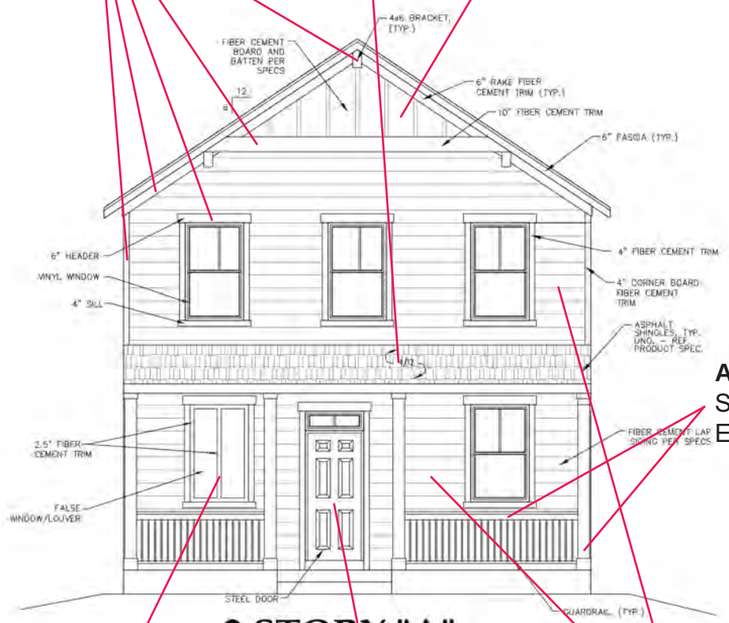
December 01, 2021 | SF210679.00

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All Trim
SW 7006
Extra White

Roof Shingles
Charcoal Gray

Board and Batten
SW 7805
Gale Force

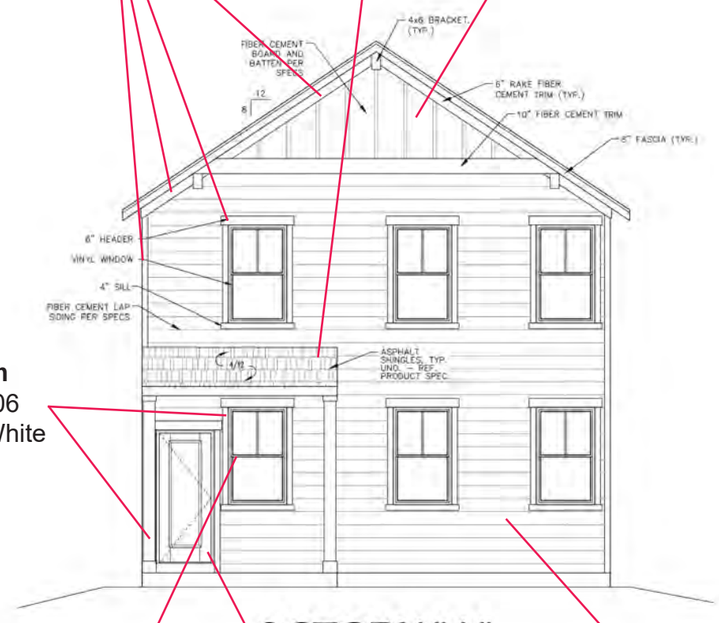


2 STORY "A"
FRONT ELEV.

All Trim
SW 7006
Extra White

Roof Shingles
Charcoal Gray

Board and Batten
SW 7805
Gale Force



2 STORY "A"
REAR ELEV.

All Trim
SW 7006
Extra White

Roof Shingles
Charcoal Gray



2 STORY "A"
RIGHT SIDE ELEV.

Window Mullions
White

Entry Door
SW 6607
Red Tomato

Lap Siding
SW 6201
Thunderous

Window Mullions
White

Entry Door
SW 6607
Red Tomato

Lap Siding
SW 6201
Thunderous

Lap Siding
SW 6201
Thunderous

Color Selection Scheme Two - 2 Story “A” Elevation

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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BSB DESIGN
BSBDESIGN.COM

SW 6201
Thunderous
Interior / Exterior
Location Number: 216-C6

Lap Siding

SW 6201
Thunderous

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

Trim

SW 7006
Extra White

SW 7605
Gale Force
Interior / Exterior
Location Number: 279-C3

Board and Batten Siding

SW 7605
Gale Force

SW 6607
Red Tomato
Interior / Exterior
Location Number: 108-C5

Front Door

SW 6607
Red Tomato

Color Selection Scheme Two - 2 Story “A” Elevation

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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BSB DESIGN
BSBDESIGN.COM

Eave and Column Trim
SW 7674
Peppercorn

Roof Shingles
Charcoal Gray

Board
SW 6203
Spare White

Batten
SW 7674
Peppercorn



2 STORY "B"
FRONT ELEV.

Window and Trim Boards
SW 7006
Extra White

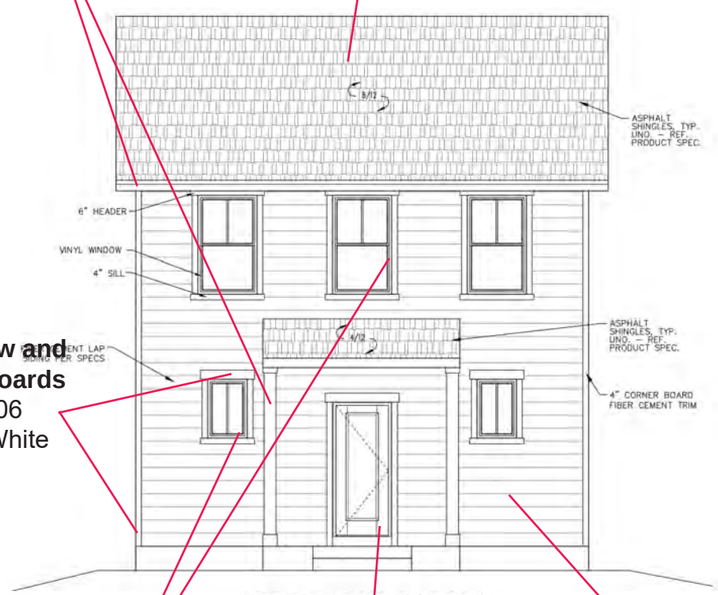
Window Mullions
White

Entry Door
SW 6203
Spare White

Lap Siding
SW 6203
Spare White

Eave and Column Trim
SW 7674
Peppercorn

Roof Shingles
Charcoal Gray



2 STORY "B"
REAR ELEV.

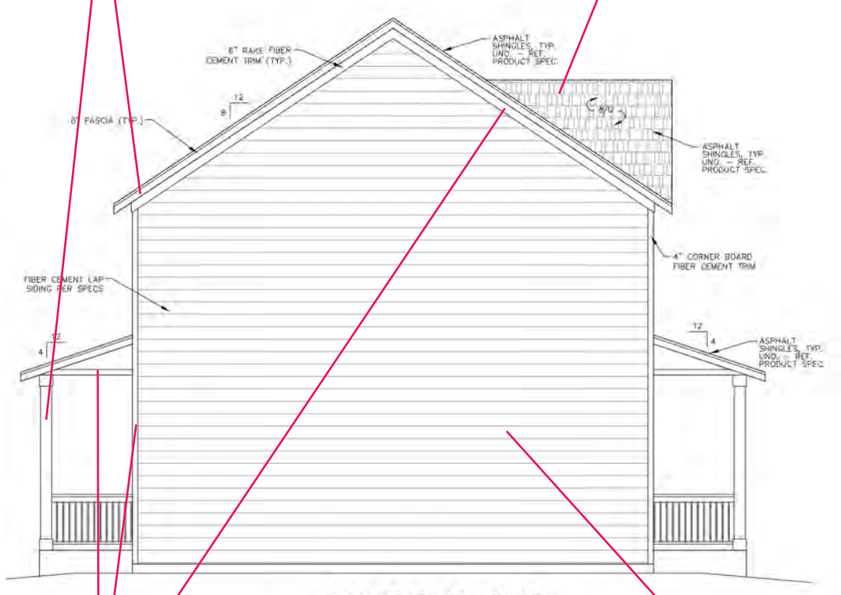
Window Mullions
White

Entry Door
SW 6203
Spare White

Lap Siding
SW 6203
Spare White

Eave and Column Trim
SW 7674
Peppercorn

Roof Shingles
Charcoal Gray



2 STORY "B"
LEFT SIDE ELEV.

Window and Trim Boards
SW 7006
Extra White

Lap Siding
SW 6203
Spare White

Color Selection Scheme Three - 2 Story “B” Elevation

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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December 01, 2021 | SF210679.00

BSB DESIGN
BSBDESIGN.COM

SW 6203
Spare White
Interior / Exterior
Location Number: 258-C1

Lap Siding

SW 6203
Spare White

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

SW 7674
Peppercorn
Interior / Exterior
Location Number: 236-C7

Trim

Wall trim and Windows -
SW 7006
Extra White

Columns and Eaves
SW 7674
Peppercorn

SW 6203
Spare White
Interior / Exterior
Location Number: 258-C1

SW 7674
Peppercorn
Interior / Exterior
Location Number: 236-C7

Board and Batten Siding

Board -
SW 6203
Spare White

Batten -
SW 6203
Spare White

SW 6203
Spare White
Interior / Exterior
Location Number: 258-C1

Entry Door

SW 6203
Spare White

Color Selection Scheme Three - 2 Story “B” Elevation

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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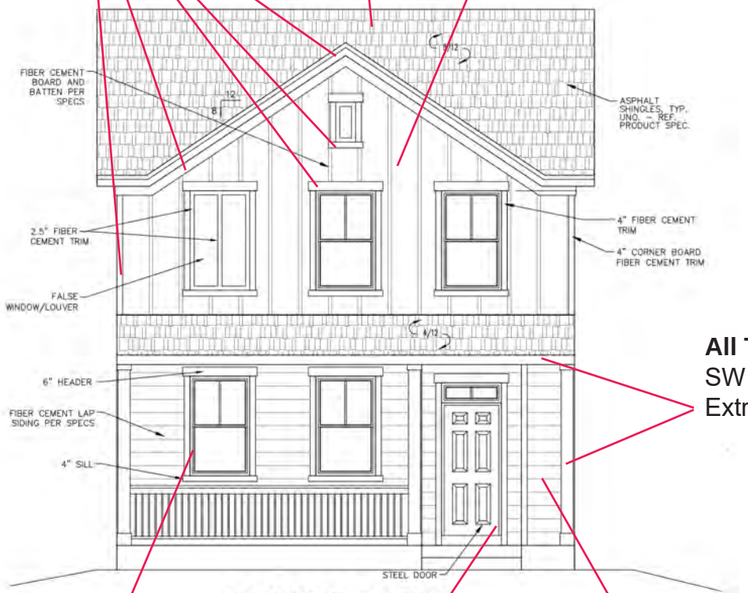
December 01, 2021 | SF210679.00

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All Trim
SW 7006
Extra White

Roof Shingles
Charcoal Gray

Board and Batten
SW 6198
Sensible Hue



2 STORY "B"
FRONT ELEV.

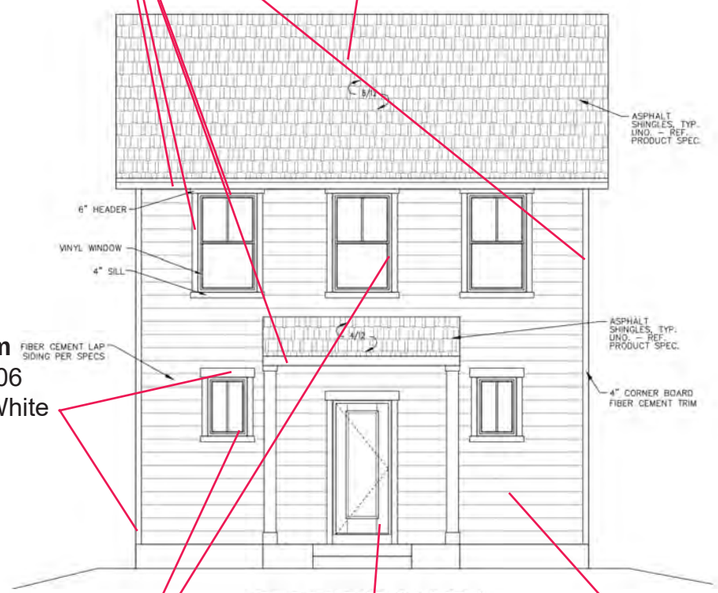
Window Mullions
White

Entry Door
SW 9176
Dress Blues

Lap Siding
SW 6198
Sensible Hue

All Trim
SW 7006
Extra White

Roof Shingles
Charcoal Gray



2 STORY "B"
REAR ELEV.

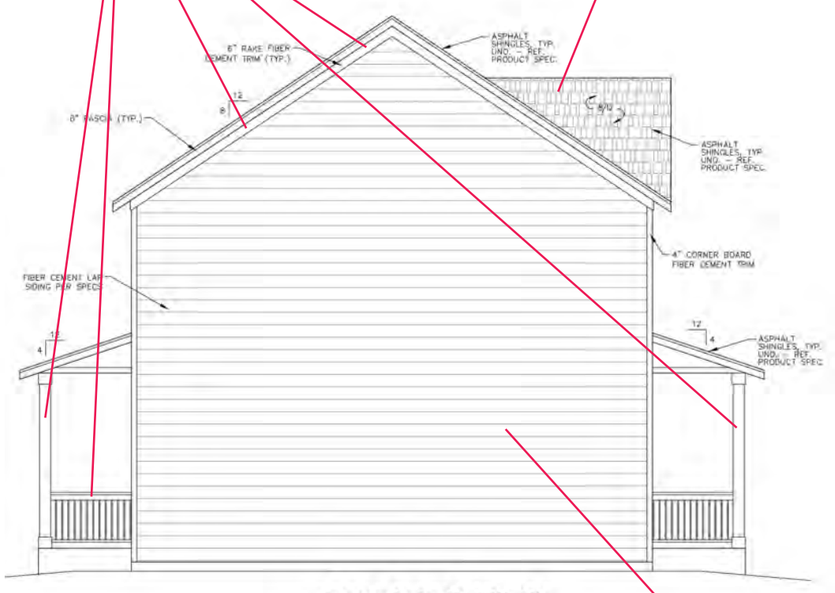
Window Mullions
White

Entry Door
SW 9176
Dress Blues

Lap Siding
SW 6198
Sensible Hue

All Trim
SW 7006
Extra White

Roof Shingles
Charcoal Gray



2 STORY "B"
LEFT SIDE ELEV.

Lap Siding
SW 6198
Sensible Hue

Color Selection Scheme Four - 2 Story “B” Elevation alternate

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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SW 6198
Sensible Hue
Interior / Exterior
Location Number: 216-C2

Lap Siding

SW 6198
Sensible Hue

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

Trim

SW 7006
Extra White

SW 6198
Sensible Hue
Interior / Exterior
Location Number: 216-C2

Board and Batten Siding

SW 6198
Sensible Hue

SW 9176
Dress Blues
Interior / Exterior
Location Number: 253-C1

Front Door

SW 9176
Dress Blues

Color Selection Scheme Four - 2 Story “B” Elevation alternate

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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Board and Batten
SW 7757
High Reflective
White

Window Mullions
White

Entry Door
SW 6258
Tricorn Black

Asphalt Shingles
Charcoal Gray

Shake Accent
SW 7668
March Wind

Lap Siding
SW 7666
Fleur de Sel

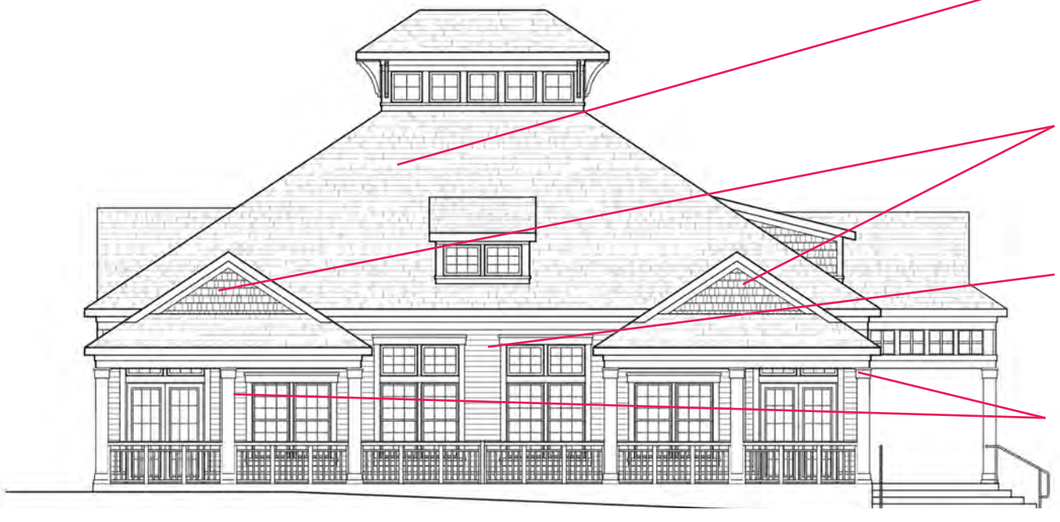
All Trim
SW 7757
High Reflective
White



Window Mullions
White

Entry Door
SW 6258
Tricorn Black

Board and Batten
SW 7757
High Reflective
White

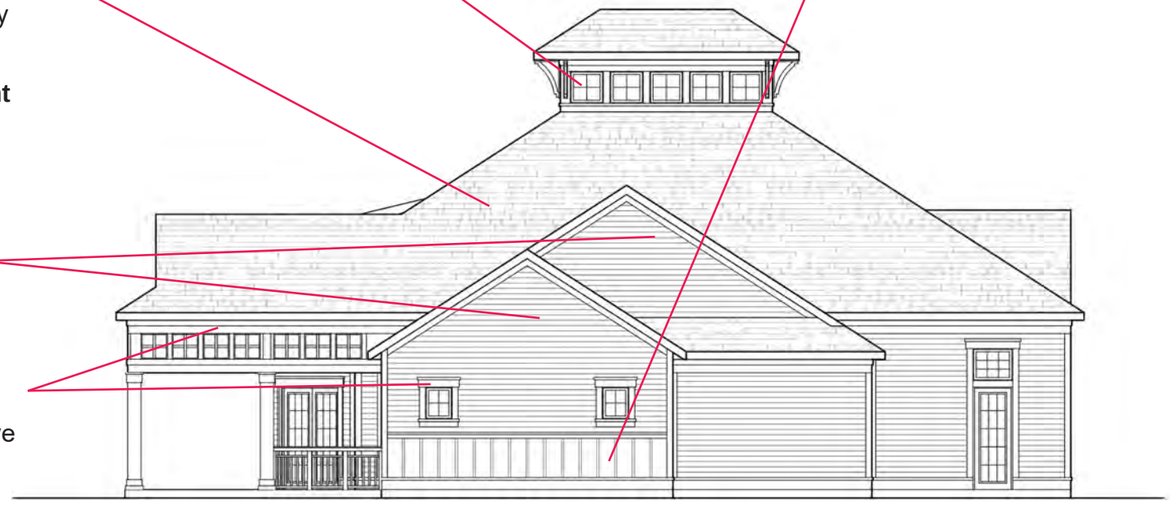


Asphalt Shingles
Charcoal Gray

Shake Accent
SW 7668
March Wind

Lap Siding
SW 7666
Fleur de Sel

All Trim
SW 7757
High Reflective
White



Color Selection Scheme One - Amenity Elevation

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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SW 7666
Fleur de Sel
Interior / Exterior
Location Number: 258-C3

Lap Siding

SW 7666
Fleur de Sel

SW 7757
High Reflective White
Interior
Location Number: 256-C1

Trim

SW 7757
High Reflective White

SW 7668
March Wind
Interior / Exterior
Location Number: 282-C3

Shake Accent

SW 7668
March Wind

SW 6258
Tricorn Black
Interior / Exterior
Location Number: 251-C1

Entry Doors

SW 6258
Tricorn Black

Color Selection Scheme One - Amenity Elevation

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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Board and Batten
SW 7757
High Reflective
White

Window Mullions
White

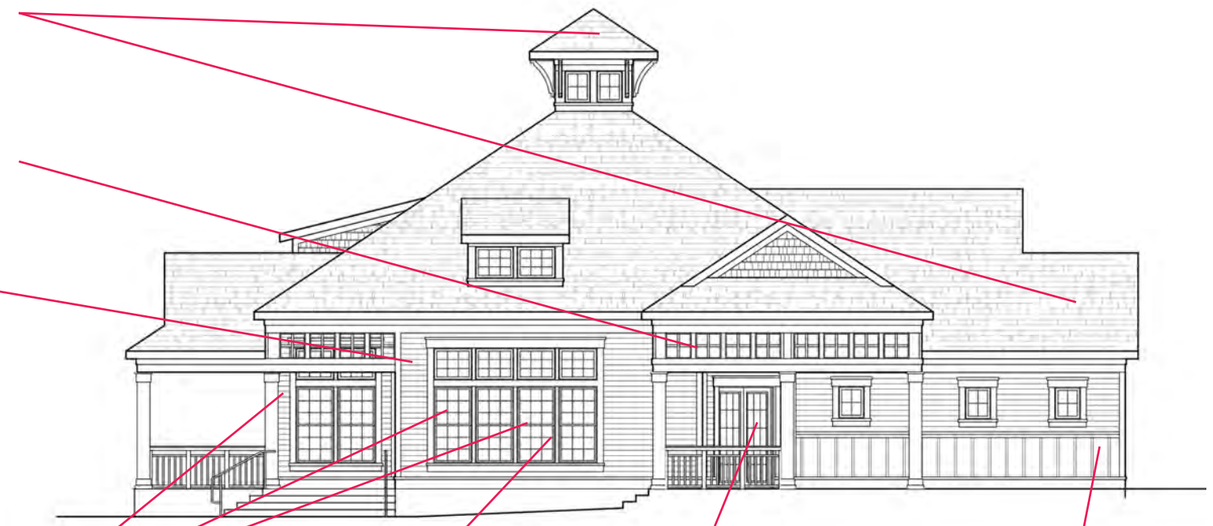
Entry Door
SW 6994
Greenblack

Asphalt Shingles
Charcoal Gray

Shake Accent
SW 6201
Thunderous

Lap Siding
SW 9130
Evergreen Fog

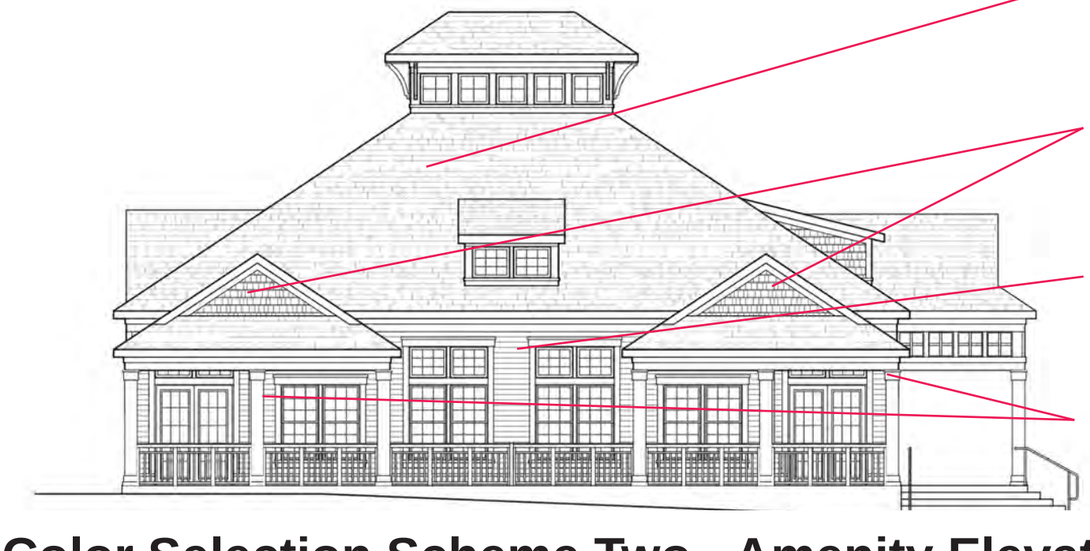
All Trim
SW 7757
High Reflective
White



Window Mullions
White

Entry Door
SW 6994
Greenblack

Board and Batten
SW 7757
High Reflective
White

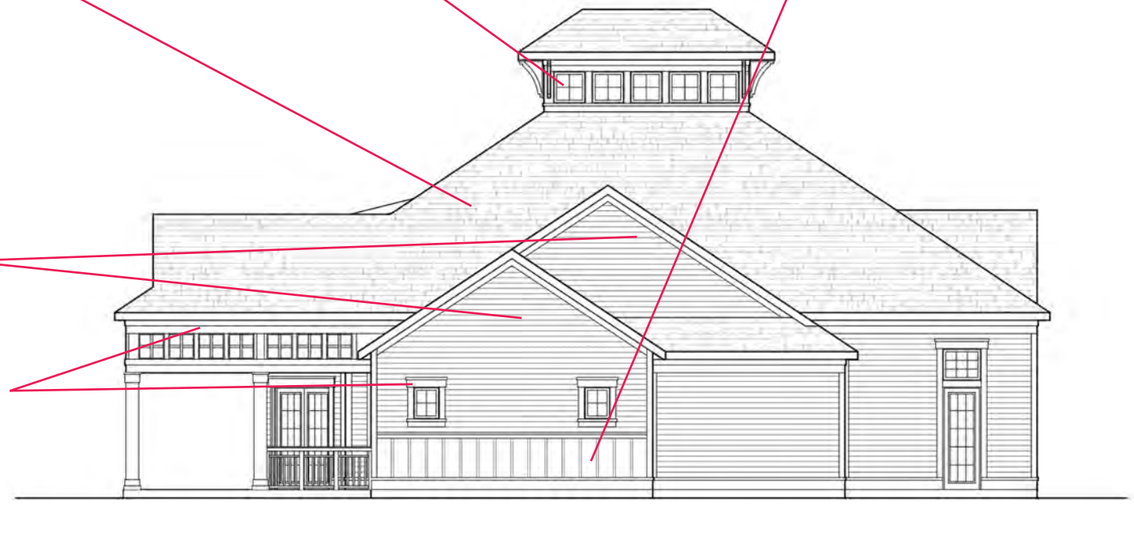


Asphalt Shingles
Charcoal Gray

Shake Accent
SW 6201
Thunderous

Lap Siding
SW 9130
Evergreen Fog

All Trim
SW 7757
High Reflective
White



Color Selection Scheme Two - Amenity Elevation

THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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SW 9130
Evergreen Fog
Interior / Exterior
Location Number: 215-C4

Lap Siding

SW 9130
Evergreen Fog

SW 7757
High Reflective White
Interior
Location Number: 256-C1

Trim

SW 7757
High Reflective White

SW 6201
Thunderous
Interior / Exterior
Location Number: 216-C6

Shake

SW 6201
Thunderous

SW 6994
Greenblack
Interior / Exterior
Location Number: 251-C6

Entry Doors

SW 6994
Greenblack

Color Selection Scheme Two - Amenity Elevation

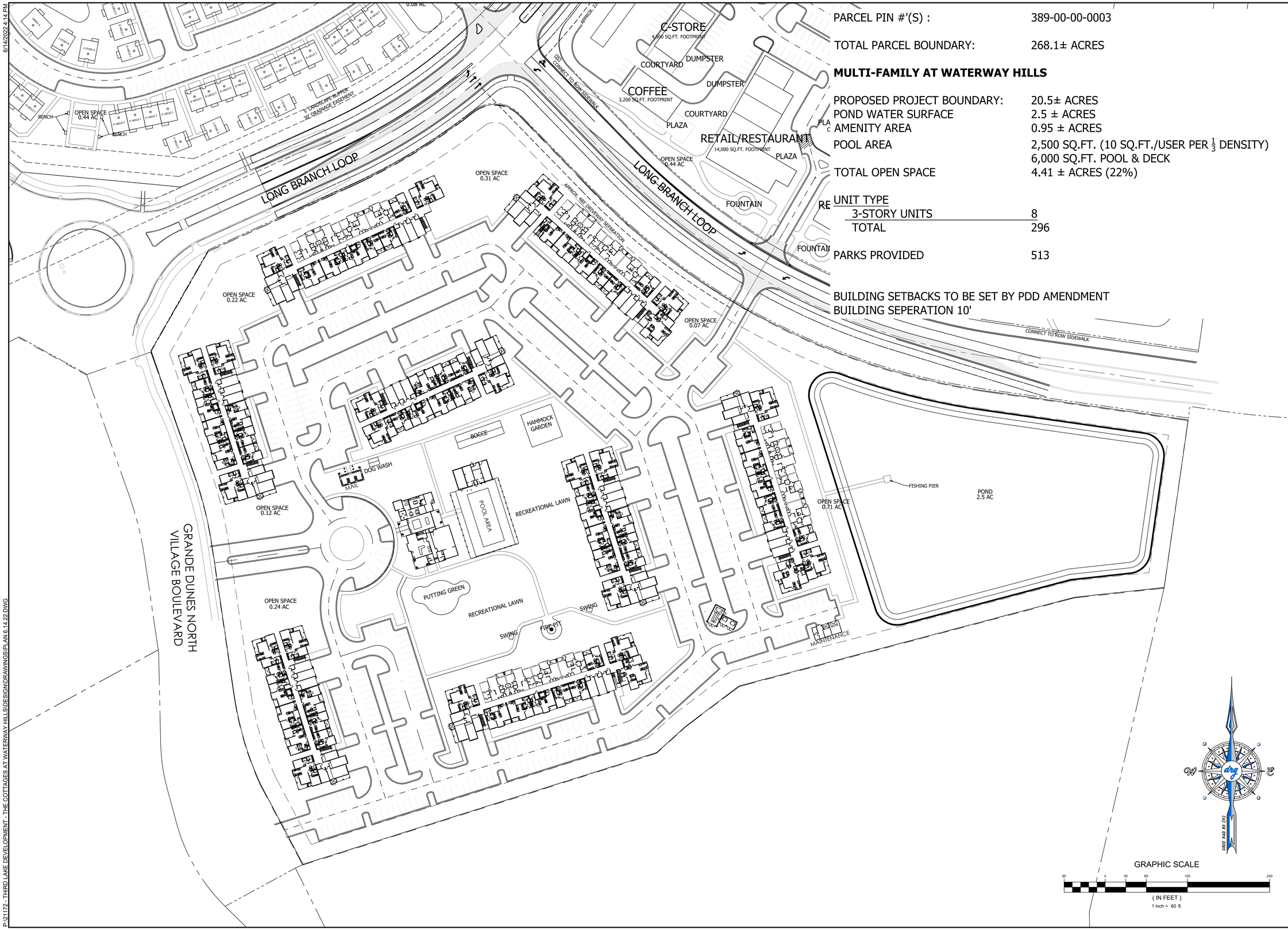
THIRD LAKE DEVELOPMENT
Tampa, FL

WATER WAY HILLS
North Myrtle Beach, SC

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PARCEL PIN #'(S) :	389-00-00-0003
TOTAL PARCEL BOUNDARY:	268.1± ACRES

MULTI-FAMILY AT WATERWAY HILLS

PROPOSED PROJECT BOUNDARY:	20.5± ACRES
POND WATER SURFACE	2.5 ± ACRES
AMENITY AREA	0.95 ± ACRES
POOL AREA	2,500 SQ.FT. (10 SQ.FT./USER PER $\frac{1}{3}$ DENSITY) 6,000 SQ.FT. POOL & DECK
TOTAL OPEN SPACE	4.41 ± ACRES (22%)

UNIT TYPE	
3-STORY UNITS	8
TOTAL	296

PARKS PROVIDED 513

BUILDING SETBACKS TO BE SET BY PDD AMENDMENT
BUILDING SEPERATION 10'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GRID NAD 83 (1)

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

MULTI FAMILY MASTER PLAN

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=60'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

X

6/14/2022 4:14 PM
P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\PLAN 6.14.22.DWG

6/14/2022 4:17 PM

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\EXHIBITS\APARTMENT SITE\APARTMENT UTILITY SCHEMATIC PLAN 4-4-22.DWG

HYDRANT

WATER

SEWER

LONG BRANCH LOOP

5' LANDSCAPE BUFFER
30' DRAINAGE EASEMENT

CONNECT TO ROW SIDEWALK

COFFEE
3,200 SQ.FT. FOOTPRINT

DUMPSTER

COURTYARD

PLAZA

RETAIL/RESTAURANT
14,000 SQ.FT. FOOTPRINT

PLAYGROUND
OPEN SPACE
0.12 AC

OPEN SPACE
0.44 AC

FOUNTAIN

RETAIL/RESTAURANT
8,750 SQ.FT. FOOTPRINT

PLAZA

RETAIL/RESTAURANT
14,000 SQ.FT. FOOTPRINT

COMPACTOR
DUMPSTER

COURTYARD

FOUNTAIN

RESTAURANT
3,000 SQ.FT. FOOTPRINT

PLAZA

POND

OPEN SPACE
0.64 AC

CONNECT TO ROW SIDEWALK

OPEN SPACE
0.31 AC

APPROX. 385' DRIVEWAY SEPARATION

OPEN SPACE
0.22 AC

OPEN SPACE
0.07 AC

BOCCE

HAMMOCK GARDEN

DOG WASH

MAIL

OPEN SPACE
0.12 AC

POOL AREA

RECREATIONAL LAWN

PUTTING GREEN

RECREATIONAL LAWN

SWING

SWING

FIRE PIT

OPEN SPACE
0.24 AC

FISHING PIER

POND
2.5 AC

OPEN SPACE
0.71 AC

MAINTENANCE

GRANDE DUNES NORTH
VILLAGE BOULEVARD

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

GRID AZIMUTH

drg

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SCHEMATIC MULTI FAMILY UTILITY PLAN

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=50'
DRAWN BY:	JCP
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

xi

6/14/2022 4:22 PM

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SCHEMATIC MULTI FAMILY UTILITY PLAN

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=50'
DRAWN BY:	JCP
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

xii

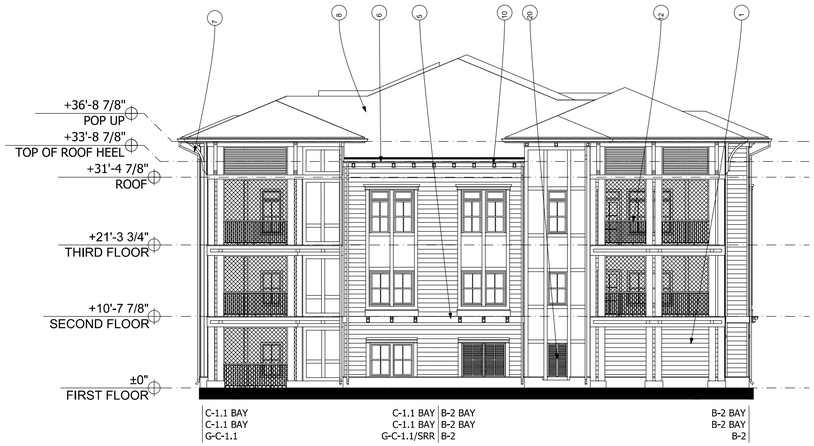
STORM

GRAPHIC SCALE
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(IN FEET)
1 inch = 50 ft.

GRID NAD 83 (TN)

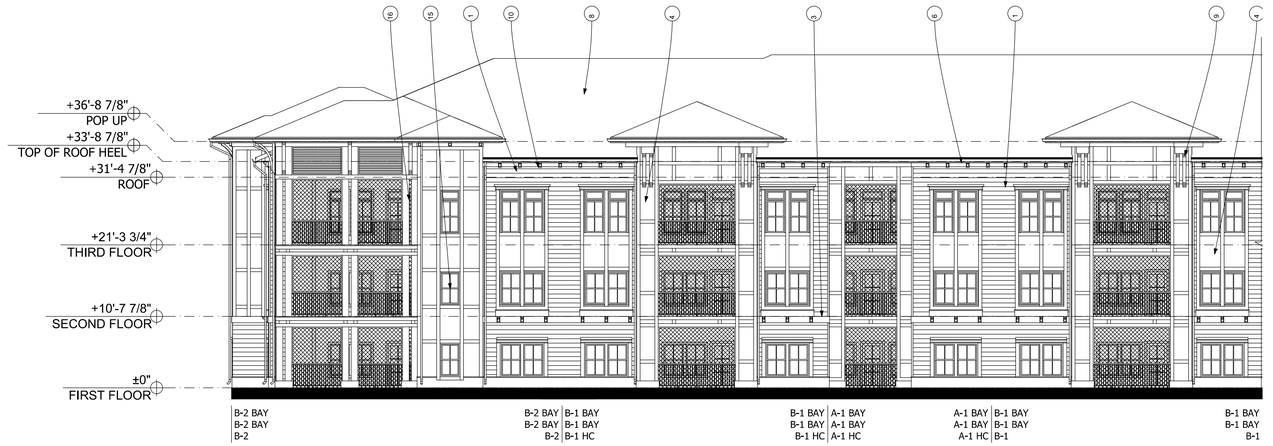
ELEVATION KEYNOTES

1	FIBER CEMENT BOARD LAP SIDING
2	FIBER CEMENT BOARD TRIM
3	FIBER CEMENT BOARD TRIM BAND
4	FIBER CEMENT BOARD PANEL
5	LOOP ARM SIGN/LIGHT - VERIFY SIZE AND LOCATIONS W/ LOCAL JURISDICTION AND OWNER
6	PRE-FINISHED ALUMINUM GUTTER
7	ALUMINUM DOWNSPOUT
8	COMPOSITE SHINGLES
9	BRACKET TYPE 1 (REF. 12/A8-42)
10	CORBEL TYPE 1 (REF. 4/A8-42)
11	WALL-PACK LIGHT MOUNTED @ 12'-0" ABOVE FIRST FLOOR SLAB - SEE ELECTRICAL FOR FIXTURE TYPE
12	3'-6" METAL RAILING
13	-
14	DECORATIVE LOUVERED VENT
15	VINYL WINDOWS W/ 3 1/2" FIBER CEMENT TRIM
16	ALUM. PORCH DOOR
17	EXTERIOR STEEL DOOR - SEE DOOR SCHEDULE
18	GARAGE DOOR
19	BUG SCREEN
20	FAUX SHUTTER - SEE DETAIL 8/A8-7
21	GARAGE UP DOWN LIGHTS - VERIFY SIZE AND LOCATIONS W/ LOCAL JURISDICTION AND OWNER



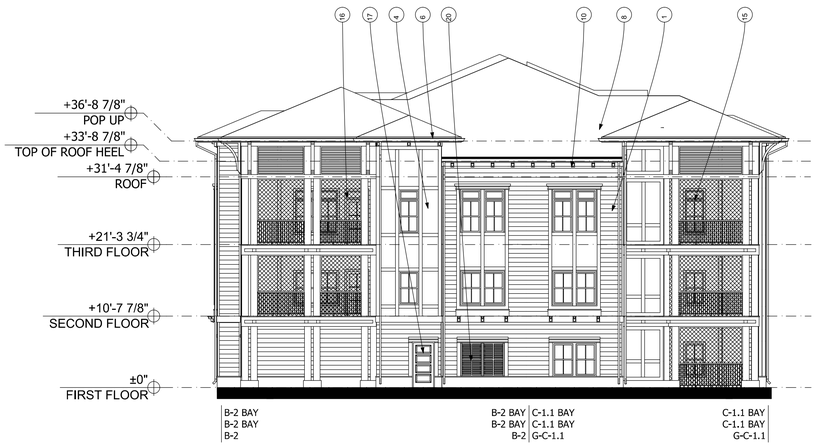
1 A5-1.0 **LEFT ELEVATION**

SCALE: 3/32" = 1'-0"



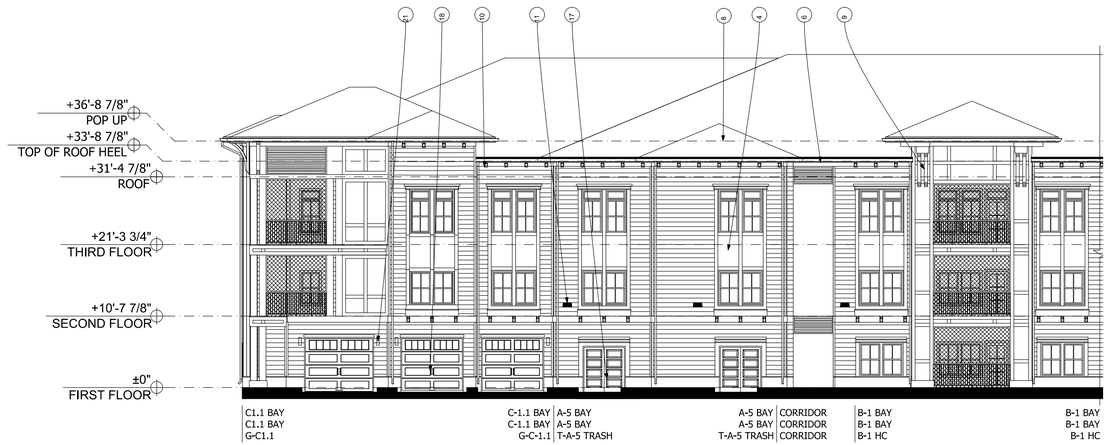
2 A5-1.0 **REAR ELEVATION**

SCALE: 3/32" = 1'-0"



3 A5-1.0 **RIGHT ELEVATION**

SCALE: 3/32" = 1'-0"



4 A5-1.0 **FRONT ELEVATION**

SCALE: 3/32" = 1'-0"

gla

GLA-ATL,LLC

1325 LOGAN CIRCLE NW
ATLANTA,GA 30318
VOICE: 404.228.1958
FAX: 404.228.8350

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RELEASE DATES:

REV	#	DATE	DESCRIPTION

STAMP:

CLIENT:

THIRD LAKE DEVELOPMENT, LLC

PROJECT:

WATERWAY HILL MULTIFAMILY

NORTH MYRTLE BEACH, SOUTH CAROLINA

DRAWING TITLE:

PRELIMINARY BUILDING ELEVATIONS

DRAWN BY:	CHECKED BY:
XPN	XPN
SCALE: AS NOTED	DATE: 11/11/2021

PROJECT NUMBER:

DRAWING NUMBER:

A5-1.0

NOT RELEASED FOR CONSTRUCTION

Thursday, November 11, 2021 4:35 PM

6/14/2022 4:24 PM

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\PLAN 6.14.22.DWG

D
AC

POND
0.25 AC

PLAYGROUND

OPEN SPACE
3.47 AC

POOL AREA

DOG PARK

BENCH

COURTYARD

BENCH

BENCH

POND
0.42 AC

BENCH

FISHING PIER

FIRE PIT

OPEN SPACE
0.38 AC

POND
0.22 AC

BENCH

BENCH

2 STORY A
2 STORY B
RANCH A

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

SINGLE FAMILY VIGNETTE

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=20'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	05/16/2022
EXHIBIT NUMBER:	

xiv

6/14/2022 4:25 PM

OPEN SPACE
0.12 AC

DOG WASH

MAIL

BOCCE

HAMMOCK
GARDEN

POOL AREA

RECREATIONAL LAWN

OPEN SPACE
0.24 AC

PUTTING GREEN

RECREATIONAL LAWN

SWING

FIRE PIT

SWING

GRAPHIC SCALE

0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\PLAN 6.14.22.DWG

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MULTI FAMILY VIGNETTE

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=20'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

XV

6/14/2022 4:47 PM

AMENITIES INCLUDED:
CLUBHOUSE AND AMENITY CENTER
MIN. 2,000 SQ.FT. POOL
BENCHES
SWINGS
BOCCE BALL COURT
FISHING PIER
FIRE PIT







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SINGLE FAMILY SCENE

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	NTS
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	06/14/22
EXHIBIT NUMBER:	

xvi

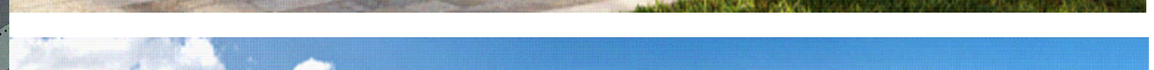
P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILL\SIDESIGN\DRAWINGS\PLAN 6.14.22.DWG

6/14/2022 4:27 PM

AMENITIES INCLUDED:
CLUBHOUSE AND AMENITY CENTER
MIN 2,000 SQ.FT. POOL
HAMMOCK GARDEN PUTTING GREEN
SWINGS
DOG WASH STATION
BOCCE BALL COURT
FISHING PIER
FIRE PIT









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MULTI FAMILY SCENE

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	NTS
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	06/14/22
EXHIBIT NUMBER:	

xvi

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\PLAN 6.14.22.DWG

The Village at Waterway Hills Approved Plant Material. Additional cultivars and species of below genus are acceptable.

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

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

Sycamore	Platanus occidentalis
Tea Olive	*Osmanthus fragrans*
Tuliptree	*Liriodendron tulipifera*
Viburnum	*Viburnum sp.*
Japanese Viburnum	*Viburnum japonicum*
Laurestinus Viburnum	*Viburnum tinus*
Leatherleaf Viburnum	*Viburnum rhytidophyllum*
Koreanspice Viburnum	*Viburnum carlesi*
Sandwanka Viburnum	*Viburnum suspensum*
Sweet Viburnum	*Viburnum odoatissimum*
Spring Bouquet Laurustinus	*Viburnum tinus* 'Compactum'
Chindo Viburnum	*Viburnum awabuki* 'Chindo'
Virginia Sweetspire	*Itea virginica*
Water Oak	*Quercus phellos*
Wax Myrtle	*Myrica cerifera*
Waxleaf Ligustrum	*Ligustrum chinensis*
Walter's Viburnum	*Viburnum obovatum*
Weigela	*Weigela florida*
White Oak	*Quercus alba*
Willow Oak	*Quercus phellos*
Wintergreen Barberry	*Berberis thunbergii*
Witch-hazel	*Hamamelis virginiana*
Toshino Cherry	*Prunus x yedoensis*

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P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\PLAN 6.14.22.DWG

(6) 48" RCP

POND
0.44 AC

50' RIPARIAN BUFFER
(EACH SIDE)

CITY OF NMB 25' MAINTENANCE EASEMENT
FROM TOP OF BANK WITHIN BUFFER

WETLAND LINE

APPROX. 75'
DRIVEWAY
SEPARATION

APPROX. 545' INTERSECTION SEPARATION

TRAILHEAD
+\- 2.41 Ac.

EXISTING
HTC UTILITY
2994@22

22.0'
11.0'
11.0'
7.2'
10.0'
2.5'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GRID N.A.D. 83 (11)

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MYRTLE BEACH, SC 29577
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TRAILHEAD EXHIBIT

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=40'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	6/14/2022
EXHIBIT NUMBER:	

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PARCEL PIN #'(S) : 389-00-00-0002 (PORTION),
389-00-00-0003 (PORTION)

BUNGALOWS AT WATERWAY HILLS

PROPOSED PROJECT BOUNDARY:	40.342± ACRES
POND WATER SURFACE	3.05 ± ACRES
AMENITY AREA	0.65 ± ACRES
POOL AREA	2,500 SQ.FT. (10 SQ.FT./USER PER $\frac{1}{3}$ DENSITY) 6,000 SQ.FT. POOL & DECK
TOTAL OPEN SPACE	9.60 ± ACRES (24%)

UNIT TYPE	
4 UNIT TOWNHOMES	32
DUPLEX	18
DETACHED SINGLE	128
TOTAL	292
PARKS PROVIDED	591

MULTI-FAMILY AT WATERWAY HILLS

PROPOSED PROJECT BOUNDARY:	20.5± ACRES
POND WATER SURFACE	2.5 ± ACRES
AMENITY AREA	0.95 ± ACRES
POOL AREA	2,500 SQ.FT. (10 SQ.FT./USER PER $\frac{1}{3}$ DENSITY) 6,000 SQ.FT. POOL & DECK
TOTAL OPEN SPACE	4.41 ± ACRES (22%)

UNIT TYPE	
3-STORY UNITS	8
TOTAL	296
PARKS PROVIDED	513

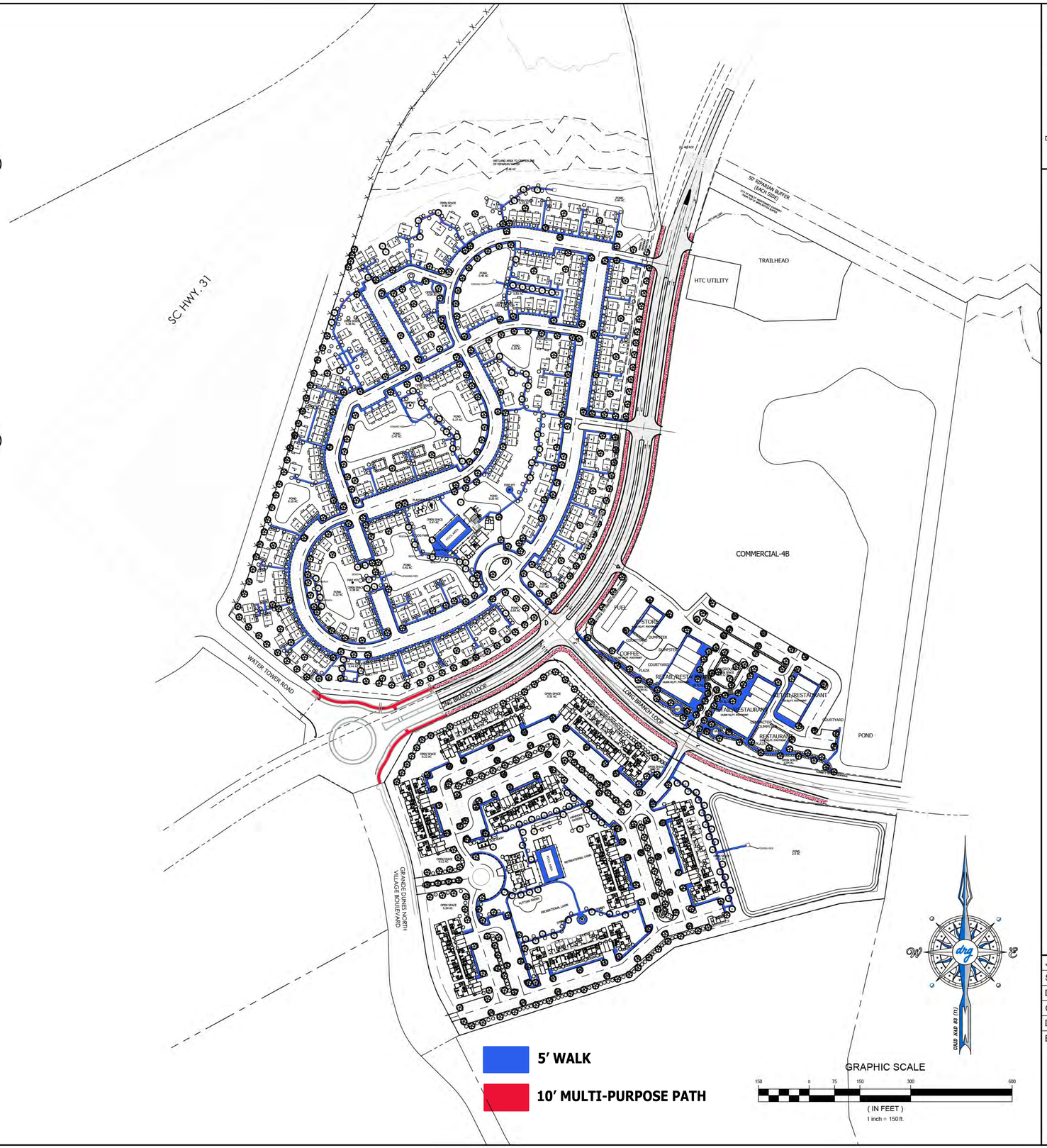
APACHE COMMERCIAL AT PARKWAY

PROPOSED PROJECT BOUNDARY:	7.00 ± ACRES
POND WATER SURFACE	
EXISTING 4-B POND	5.56 ± ACRES
PROPOSED EXTENSION	0.42 ± ACRES
TOTAL OPEN SPACE	1.20 ± ACRES (20%)

LAND USE	
FUEL	4,500 SQ.FT.
RETAIL/RESTAURANT	42,950 SQ.FT.
TOTAL	47,450 SQ.FT.
PARKS PROVIDED	208

NOTES:

BUILDING SETBACKS TO BE SET BY PDD AMENDMENT
BUILDING SEPARATION 10'
BUILDING FOOTPRINTS MAY DIFFER SLIGHTLY DEPENDING ON FINAL ARCHITECTURAL PLANS.
ILLUSTRATIVE LANDSCAPING SHOWN FOR GRAPHICAL PURPOSES, FINAL LANDSCAPE PLAN WILL ADHERE TO ARTICLE V.



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PEDESTRIAN PLAN

THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=150'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

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PARCEL PIN #'(S) :	389-00-00-0002 (PORTION), 389-00-00-0003 (PORTION)

BUNGALOWS AT WATERWAY HILLS

PROPOSED PROJECT BOUNDARY:	40.342± ACRES
POND WATER SURFACE	3.05 ± ACRES
AMENITY AREA	0.65 ± ACRES
POOL AREA	2,500 SQ.FT. (10 SQ.FT./USER PER $\frac{1}{3}$ DENSITY) 6,000 SQ.FT. POOL & DECK
TOTAL OPEN SPACE	9.60 ± ACRES (24%)

UNIT TYPE	
4 UNIT TOWNHOMES	32
DUPLEX	18
DETACHED SINGLE	128
TOTAL	292
PARKS PROVIDED	591

MULTI-FAMILY AT WATERWAY HILLS

PROPOSED PROJECT BOUNDARY:	20.5± ACRES
POND WATER SURFACE	2.5 ± ACRES
AMENITY AREA	0.95 ± ACRES
POOL AREA	2,500 SQ.FT. (10 SQ.FT./USER PER $\frac{1}{3}$ DENSITY) 6,000 SQ.FT. POOL & DECK
TOTAL OPEN SPACE	4.41 ± ACRES (22%)

UNIT TYPE	
3-STORY UNITS	8
TOTAL	296
PARKS PROVIDED	513

APACHE COMMERCIAL AT PARKWAY

PROPOSED PROJECT BOUNDARY:	7.00 ± ACRES
POND WATER SURFACE	
EXISTING 4-B POND	5.56 ± ACRES
PROPOSED EXTENSION	0.42 ± ACRES
TOTAL OPEN SPACE	1.20 ± ACRES (20%)

LAND USE	
FUEL	4,500 SQ.FT.
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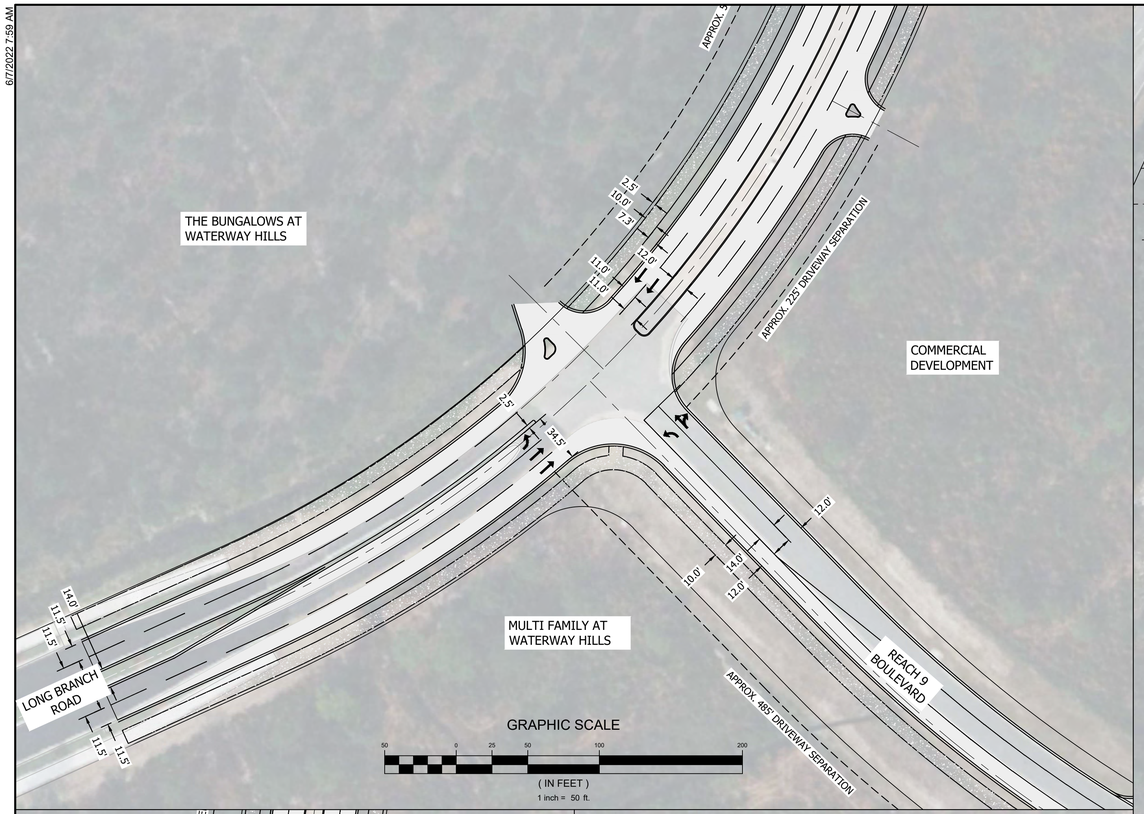
MASTER PLAN

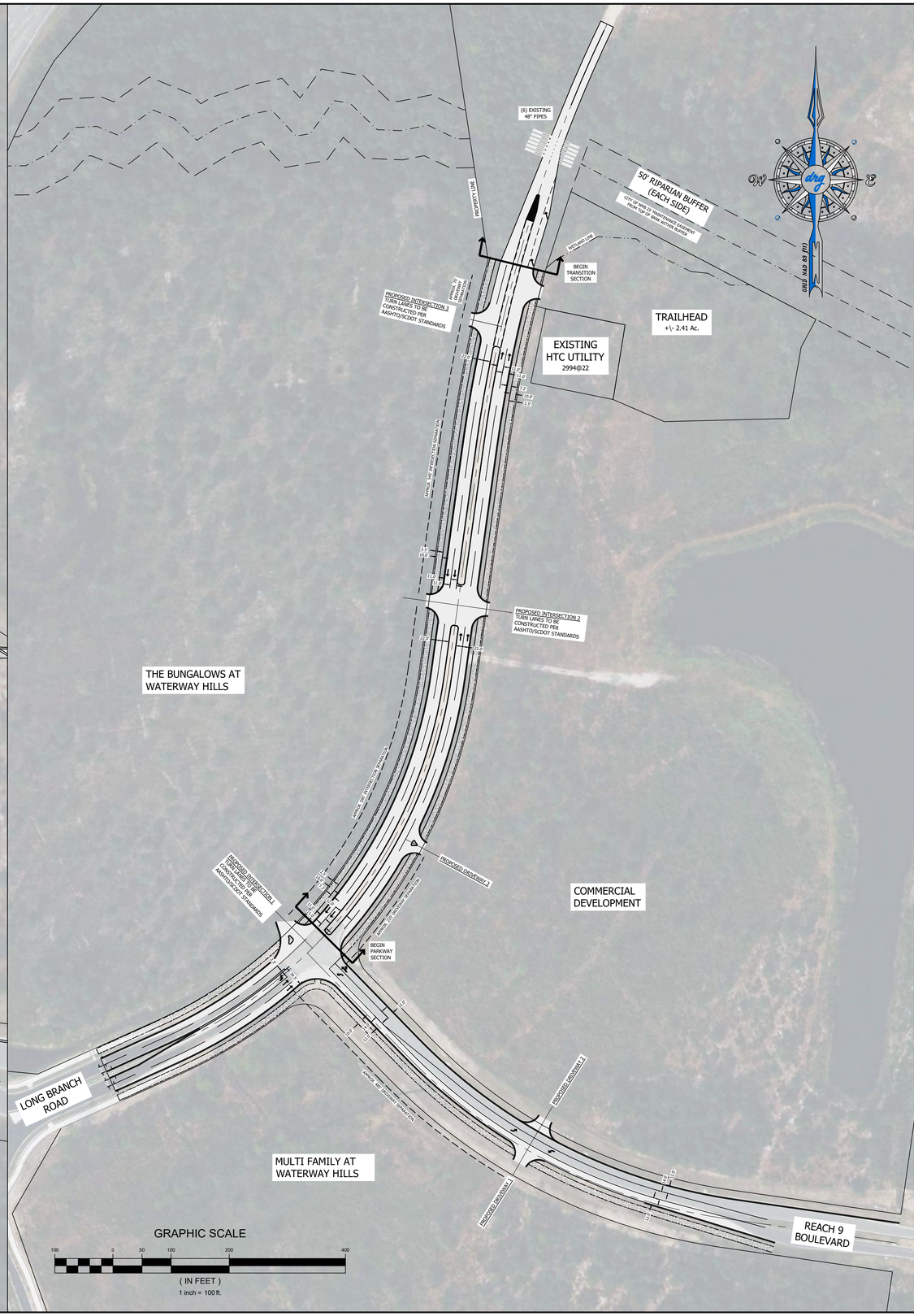
THE VILLAGE AT WATERWAY HILLS

JOB NO:	21.172
SCALE:	1"=150'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	06/14/2022
EXHIBIT NUMBER:	

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HENRY ROAD / REACH 9 ROAD CONCEPT PLAN

THIRD LAKE DEVELOPMENT

JOB NO:	21.172
SCALE:	1" = 100'
DATE:	6-6-2022
EXHIBIT NUMBER:	1

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drg Development Resource Group

MEMORANDUM

To: Aaron Rucker, AICP

From: Robert F. Wilfong, Jr., P.E.
Project Manager

Date: April 13, 2022

Subject: Traffic Study Amendment – Parkway PUD

Background

The purpose of this memorandum is to amend/update the traffic study for the Parkway PUD Master Plan that was initially submitted in May 2009. This original study went through one (1) revision on June 24, 2015. This memo amends/updates this second (2nd) traffic study revision prepared and submitted by Thomas & Hutton on June 24, 2015. As a result, this revised PUD traffic study is included in Appendix A to this memo. The primary purpose of the June 2015 traffic study update was to determine appropriate functional classifications and roadway cross sections for the primary roads within the PUD.

This memorandum has been requested to document both the magnitude and impact of the traffic impact due to land-use changes proposed by the developer and to determine if any PUD roadway modifications are required to accommodate traffic generation resulting from the proposed land-use changes.

Land-Use Comparison

The Parkway PUD Master Plan is divided into various subareas grouped by similar land uses. The proposed land use modifications under consideration are all located within subarea D in the Parkway PUD Master Plan. Subarea D is approximately 175 areas and was shown graphically in Figure 2 of the June 2015 traffic study update (See Appendix A). Table 1 of the June 2015 update outlines both the land-use and daily trip generation for each subarea within the Parkway PUD Master Plan. The land use of Subarea D in the June 2015 traffic study was designated

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for 100% retail land use with an estimated daily trip generation of 36,900 daily trip-ends.

Proposed land-use modifications in Subarea D include three (3) distinct land use plans. They are as follows:

- The Apartments at Waterway Hills consisting of 308 apartments on 18.7 acres
- The Cottages at Waterway Hills consisting of 301 single family homes on 40 acres
- Commercial Site of Waterway Hills consisting of 47,750 sq. ft. of retail on 7 acres

Site Plans for each of these proposed land-use modifications are included in Appendix B.

Trip Generation Comparison

Based upon Table 1 in the June 2015 traffic study update, Subarea D, as 100% retail, would generate 211 daily trip ends per acre. Given that each of the proposed site plan modifications total 65.7 acres, a total of 13,863 daily trip ends would need to be first subtracted from Subarea D's daily trips before adding back the daily trip generation for the proposed master plan land-use modifications. This yields a new daily trip generation forecast for Subarea D as 36,900 daily trip ends – 13,863 daily = 23,037 daily trip ends.

Daily trip generation forecasts for each of the proposed Parkway PUD Master plan land-use changes in Subarea D have been calculated based upon the most recent version of the Institute of Traffic Engineers Trip Generation Handbook. The daily trip generation for each of the three (3) site plans are as follows:

Land Use/Site Plan Ends	Land Use Code	Number of Units/sf	Daily Trip
Apartment at Waterway Hills	220	308	2,050
Cottages at Waterway Hills	210	301	2,781
Commercial at Waterway Hills	821	47,750	4,512
		TOTAL	**9,343**

Given, the proposed land use modifications and their associated daily trip generation characteristics, the total daily trip generation of Subarea D is calculated as 23,037 + 9,343 = 32,380 trips ends/day.

This results in a net reduction for the Parkway PUD Master Plan of 36,900 – 32,380 = 4,520 trip ends/day.

Conclusion

The proposed land use changes are forecasted to reduce the daily trip generation of the Parkway PUD by approximately 4,500 daily trip ends. We expect that neither roadway functional classification or roadway cross section elements will require revision due to this minor reduction in daily trip ends.

Appendix

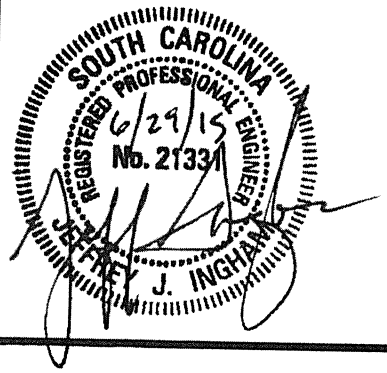
APPENDIX A

TRAFFIC STUDY
FOR:

PARKWAY PUD MASTER PLAN

NORTH MYRTLE BEACH,
SOUTH CAROLINA

J-21319.402



MAY 2009
REVISED JUNE 24, 2015

Prepared by:

THOMAS & HUTTON

EXECUTIVE SUMMARY

This initial traffic analysis is based on a preliminary master plan for the Parkway Group properties and is intended to provide design considerations and initial roadway classifications. The Parkway Group Planned Development is generally located in the southwest quadrant of the SC 22 and SC 31 interchange and a portion of the northwest quadrant. The ultimate build out of the area assumes approximately 7,650 residential units and 3.5 million square feet of commercial space. This study updates a previous analysis completed in April 2009.

Trips within each development parcel are estimated based on Institute of Transportation Engineers (ITE) procedures and the initial land use plans for the community. Traffic is distributed on the planned roadway network and roads are classified according to the City of North Myrtle Beach standards for "Complete Streets."

Ultimate build-out may require that several facilities provide four lane sections. The timing of when widening improvements are needed will be determined as the area develops. Several roadway sections are recommended to become "Local Transitional Streets," which are two-lane divided facilities built on right-of-way for four lanes.

The intersection just south of the interchange at SC 31 is proposed to be constructed as a multi-lane roundabout. Proposed access point locations on Water Tower Road north of the interchange have been determined based on the initial master plans. Specific access locations and intersections designs for the south side of SC 31 have not been finalized. Future plans for intersection and driveway locations should follow SCDOT and City of North Myrtle Beach access standards.

The initial design plans for the interchange of Water Tower Road and SC 31 anticipated a design year (2026) volume of approximately 13,000 vehicles per day crossing over SC 31. An ultimate build out of all the Parkway Group tracts, along with additional traffic from east of SC 22, has the potential to produce much higher volumes. The existing three lane section should be adequate to accommodate a majority of the planned development; however, SCDOT may need to consider additional lanes on the bridge crossing SC 31.

Horry County and the City of North Myrtle Beach completed the *Northeast Area Transportation Plan.* The plan evaluated the adequacy of the regional roadway network and suggested future improvements, one of which was to widen and pave Water Tower Road from the Parkway PUD to SC 90. The plan also established standard roadway cross sections, which are utilized in this study.

INTRODUCTION

This Traffic Study is intended to provide design considerations and initial roadway classifications in the area referred to as the Parkway Group Planned Development. The Parkway Group Planned Development is generally located in the southwest quadrant of the SC 22 and SC 31 interchange and a portion of the northwest quadrant (**Figure 1**).

This traffic analysis is based on master plans attached at the end of this report. Roadway classification recommendations are based on the City of North Myrtle Beach standards for "Complete Streets." The Complete Streets standards were adopted by the City, Ordinance 09-07 on February 2, 2009.

The details of the overall master plan are not fully defined; however, the development is envisioned as a large mixed use project with multiple residential, commercial, and resort tracts. The ultimate build out of the area assumes approximately 7,650 residential units and 3.5 million square feet of commercial space.

The land use plan proposes utilizing Water Tower Road as the main spine road on the section north of SC 31. On the south side of SC 31, a looped roadway network is planned. The north and south sections of the development are joined at a newly constructed interchange with SC 31.

EXISTING ROADWAYS

Current (2014) volumes, according to SCDOT count stations, are as follows:

- SC 31 (SCDOT count station 216) – 33,700 vehicles per day (vpd)
- SC 22 (SCDOT count station 114) – 23,600 vpd
- US 17, north of SC 22 (SCDOT count station 111) – 52,000 vpd
- US 17, south of SC 22 (SCDOT count station 109) – 59,800 vpd
- Water Tower Road (no count station data) – minor volumes

SC 31 (Carolina Bays Parkway)

SC 31 (Carolina Bays Parkway) is classified as an Urban Major Arterial and runs from SC 544 north to SC 9. The portion of SC 31 near the project site is a six-lane, controlled access roadway. Current volumes on this section are roughly 33,700 vpd.

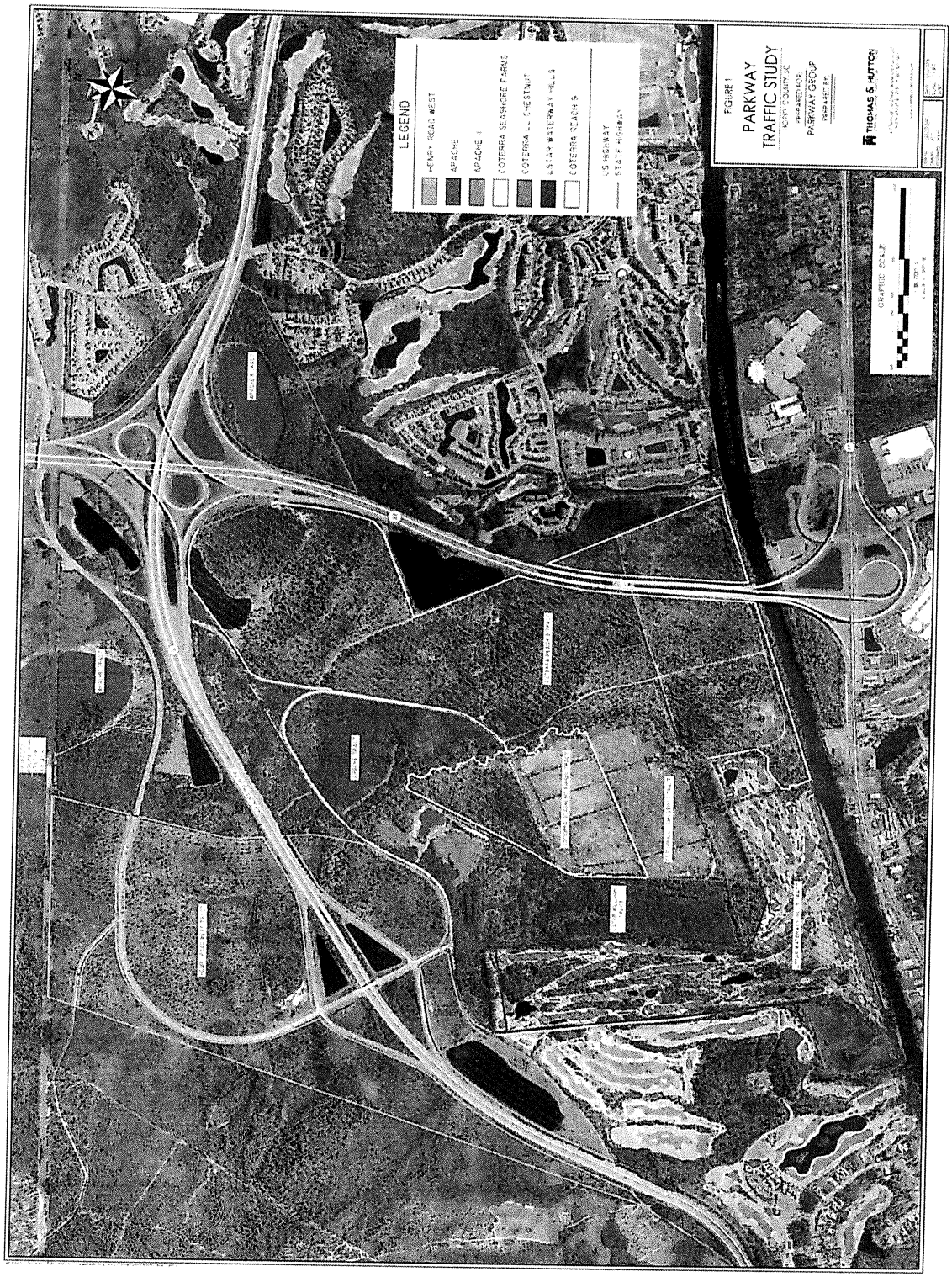
SC 22 (Veterans Highway)

SC 22 is a major connector between central Horry County and the coastal areas. The portion of SC 22 adjacent to the Parkway Group tracts is a four-lane controlled access roadway. Current volumes are approximately 23,600 vpd; SC 22 is not directly interconnected with the Parkway Group project. There is a major directional interchange at the intersections of SC 31 and SC 22.

Water Tower Road

A two lane bridge carries Water Tower Road over SC 22, north of the SC 31/ SC 22 interchange. The interchange at SC 31 was constructed in anticipation of new development on the Parkway Group tracts. This interchange at SC 31 and Water Tower Road is a diamond interchange with a three lane bridge over SC 31.

MASTER PLAN – FIGURE 1



TRIP GENERATION

In order to estimate the site traffic generated by the development, several assumptions were made regarding land use types and densities. Traffic estimates were created utilizing the proposed gross densities provided in the Parkway Group P.U.D.

To determine the amount of trips on various internal roadways, trip generation for the overall development is broken down into sections (as shown in Figure 2). Sections are divided based on location and grouping of land use, rather than tract owner. Trips generated in each sub area are estimated based on methodologies outlined in the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012.

Since the specifics of the overall plan are still somewhat yet to be defined, general land use categories are utilized:

The *ITE land use code 270 (Planned Unit Development)* is utilized to account for the residential, recreational, and minor commercial areas. The PUD land use code is general in nature and typically used in cases where the exact nature of a future development is still somewhat unknown. The ITE description of a Planned Unit Development states that "these developments (and the associated trip generation) may also contain supporting services such as limited retail and recreational facilities." Trips associated with the smaller supporting commercial sites and recreational areas are assumed to be accounted for in the PUD trip generation estimates.

For the industrial areas, the *ITE land use code 130 (Industrial Park)* is used. The studies used to derive the ITE trip generation figures describe Industrial Parks as "characterized by a mix of manufacturing, service and warehouse facilities with a wide variation in the proportion of each type of use from one location to another."

ITE land use code 820 (Shopping Center) is applied to the major retail areas. Shopping Centers are described by ITE as "an integrated group of commercial establishments that is planned, developed, owned and managed as a unit." Shopping centers are also a more general category, and these ITE rates are often applied to future "retail" sites when the specific type of use is unknown.

For office uses, *ITE land use code 710 (General Office Building)* is utilized. Trip estimates for each sub area are shown in the tables below and in **Figure 2**.

Table 1. Trip generation by area

Sub area	Land Use		Daily Trips
	North of SC 31		
A	950,000 square feet retail	40,800	**49,650**
	600,000 square feet office	6,600	
	300 unit residential PUD	2,250	
B	980,000 square feet industrial	6,800	**13,700**
	160,000 square feet retail	6,900	
	South of SC 31		
C	1,300 unit residential PUD		**9,750**
D	860,000 square feet retail		**36,900**
E	4,100 unit residential PUD		**30,750**
F	880 unit residential PUD		**6,600**
G	600 unit residential PUD		**4,500**
H	320 unit residential PUD		**2,400**
I	150 unit residential PUD		**1,125**
	Overall Total Trips		**155,375**

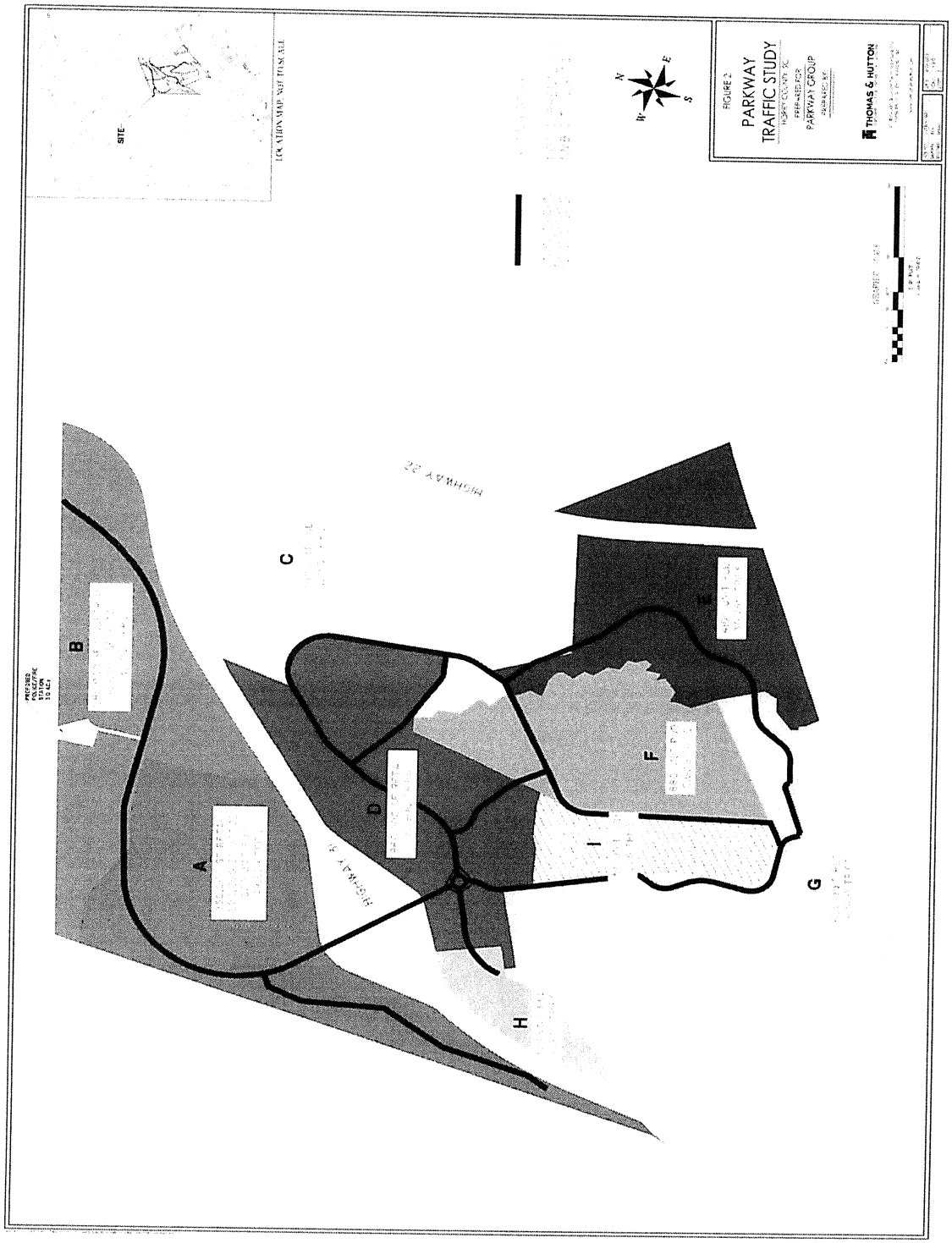
Trips shown in the table above represent the overall estimate of the trips generated within each sub area, not necessarily the amount of new traffic added to the roadway system. As with any large mixed use development, many of the trips will be captured internally within each section and within the overall region. Many of the trips associated with the retail areas will come from the existing traffic already on the surrounding roadways and the Carolina Bays Parkway ("pass-by" trips). Depending on the nature of each community and land plan, significant portions of these trips may be bicycle or pedestrian trips.

For discussion purposes, trips are also broken out by tract, to assess the portion of the overall trips generated within each tract. Note that significant portions of the generated trips may be accounted for twice, due to internal capture within the region.

Table 2. Trip generation by owner

Tract	Development	Trips	% of total trips
Henry Road West	1,150,000 sf retail	49,450	42%
	650,000 sf industrial	4,550	
	600,000 sf office	6,600	
	620 unit PUD	4,650	
Coterra Reach 9 Tract	5,400 unit PUD	40,500	26%
Apache	820,000 sf retail	35,100	24%
	330,000 sf industrial	2,300	
LStar Waterway Hills Tract	600 unit PUD	4,500	2.90%
Coterra Seashore Farms Tract	500 unit PUD	3,750	2.40%
Coterra Chestnut Tract	380 unit PUD	2,850	1.90%
LStar Williams Tract	150 unit PUD	1,125	0.80%

TRIP GEN – FIGURE 2



REGIONAL PLANNING

A comprehensive transportation study of the area was recently completed by the City and County. The *Northeast Area Transportation Plan* (NATP) evaluated the adequacy of the regional roadway network and suggested future improvements. One improvement recommended in the plan is to widen and pave Water Tower Road from the Parkway PUD to SC 90.

The NATP used the Grand Strand Area Transportation Study (GSATS) model to evaluate the adequacy of the regional roadway network. Based on the regional model, SC 31, US 17, SC 9, SC 90, and portions of SC 22 are all anticipated to operate with significant congestion by 2030 without improvements. Even with the recommended improvements outlined in the NATP, portions of SC 31, US 17, and SC 9 are predicted to experience significant congestion. The official Thoroughfare Plan map is attached in the appendix.

ROADWAY CLASSIFICATIONS

The NATP also created a standard set of roadway cross sections. The classifications within this report are based on the Complete Streets Guidelines, which were adopted within the NATP. Sections anticipated within the Parkway Group tract are included in the table below; diagrams of each cross section are attached to the end of this report.

CLASSIFICATION	RIGHT OF WAY WIDTH	CONFIGURATION	CAPACITY (VPD)
Principal Arterials			
Urban Boulevard	100'	4 lanes divided	24,000-33,000
Minor Arterials			
Local Transitional Street	92'	2 lanes on 4 lane divided ROW	12,000-20,000
Minor Arterial D	90'	4 lane divided	28,000-40,000
Collectors			
Main Street	100'	2 lanes divided with angled parking	9,500-19,000
Local Collector	50'	2 lanes	9,000-14,000
Rural Local Street	62'-72'	2 lanes	9,000-14,000
Local Street	50'	2 lanes	7,000-9,000
Residential Alley	20'	one way	3,500- 5,500
Commercial Alley	25'	one way	3,500-5,500

TRIP DISTRIBUTION

With such a large mixed-use development, many of the trips generated will begin and end within the region, without accessing SC 31. Bicycle and pedestrian trips may comprise a significant portion of the overall trips. Given the size and location of the tract, these "captured" trips could represent up to 40% or 50% of the overall number generated.

For the purposes of this initial traffic assessment, the following assumptions are made with regard to trip distributions.

- 40% of the trips generated are either captured internally, are "pass by" trips, or use the minor street and pedestrian system
- South of SC 31, the rest of the trips (60%) either travel to and from the commercial area or the interchange at SC 31
- North of SC 31, 15% of the trips use Water Tower Road to/from the east; the rest (45%) are associated with the commercial center and the interchange on SC 31

Using this assumed distribution, volumes on each section of the major internal roadways are calculated and shown in **Figure 3**. Based on the number of trips anticipated, each major roadway is categorized according to the "Complete Streets" guidelines.

INTERNAL ROADWAYS

Given the relatively dense retail sections, many of the roadways in and around the commercial areas may need to be 4-lane facilities. If the commercial areas develop as dense retail centers, a "Local Transitional" section would be appropriate. The Local Transitional provides a 4-lane right-of-way, which would likely be necessary for a retail site of the scale anticipated.

On the north side of SC 31, the NATP envisions Water Tower Road as a principal arterial. In the near term, the City has paved a two-lane section from SC 22 to Henry Road. This initial section was planned as a "Local Transitional Street," designed in anticipation of a widening to a "Minor Arterial D." Away from the SC 31 interchange and out of the more dense commercial areas, volumes on Water Tower Road may be reduced.

On the south side of SC 31, an Urban Blvd may be needed to accommodate the volumes in the immediate vicinity of the interchange. The main roadways running through the commercial areas (internal to the loop) may be appropriately classified as a "Local Transitional." Depending on the nature of the commercial areas, a Main Street or Urban Blvd section may adequately serve the anticipated traffic. Other internal connections within the commercial areas are recommended and should help to disperse traffic.

A significant portion of the main roadway system on the south side of SC 31 may remain as a two-lane facility, but should be planned to accommodate 4-lanes if needed. The "Local Transitional Street" category accomplishes this by providing a divided 2-lane section on right-of-way adequate to accommodate a 4-lane divided section.

Estimated volumes on each section could be better determined as the development plan and the specific types of commercial sites are defined. Based on the current plan, the proposed roadway classifications are shown in **Figure 4**.

FIGURE 3

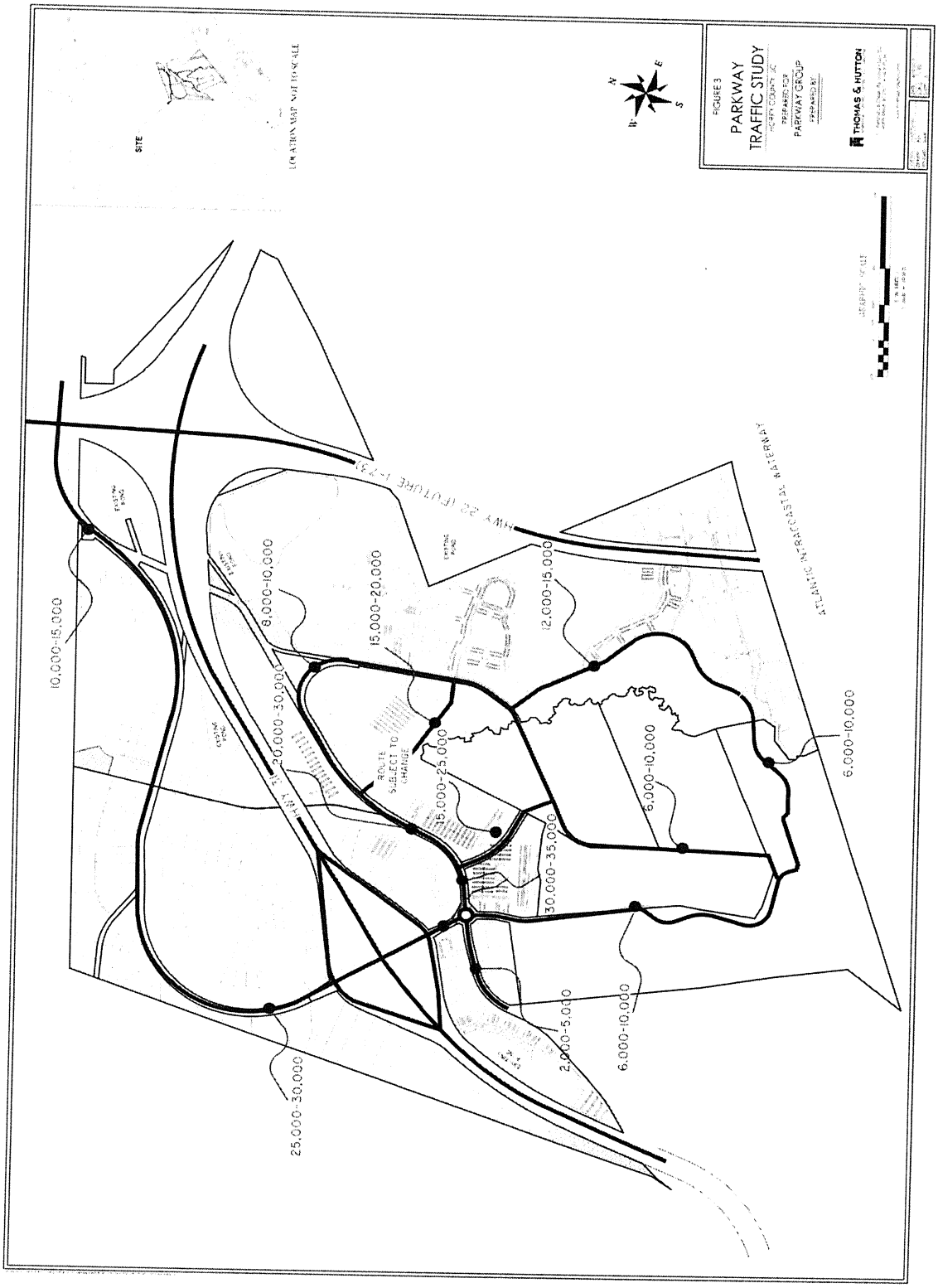
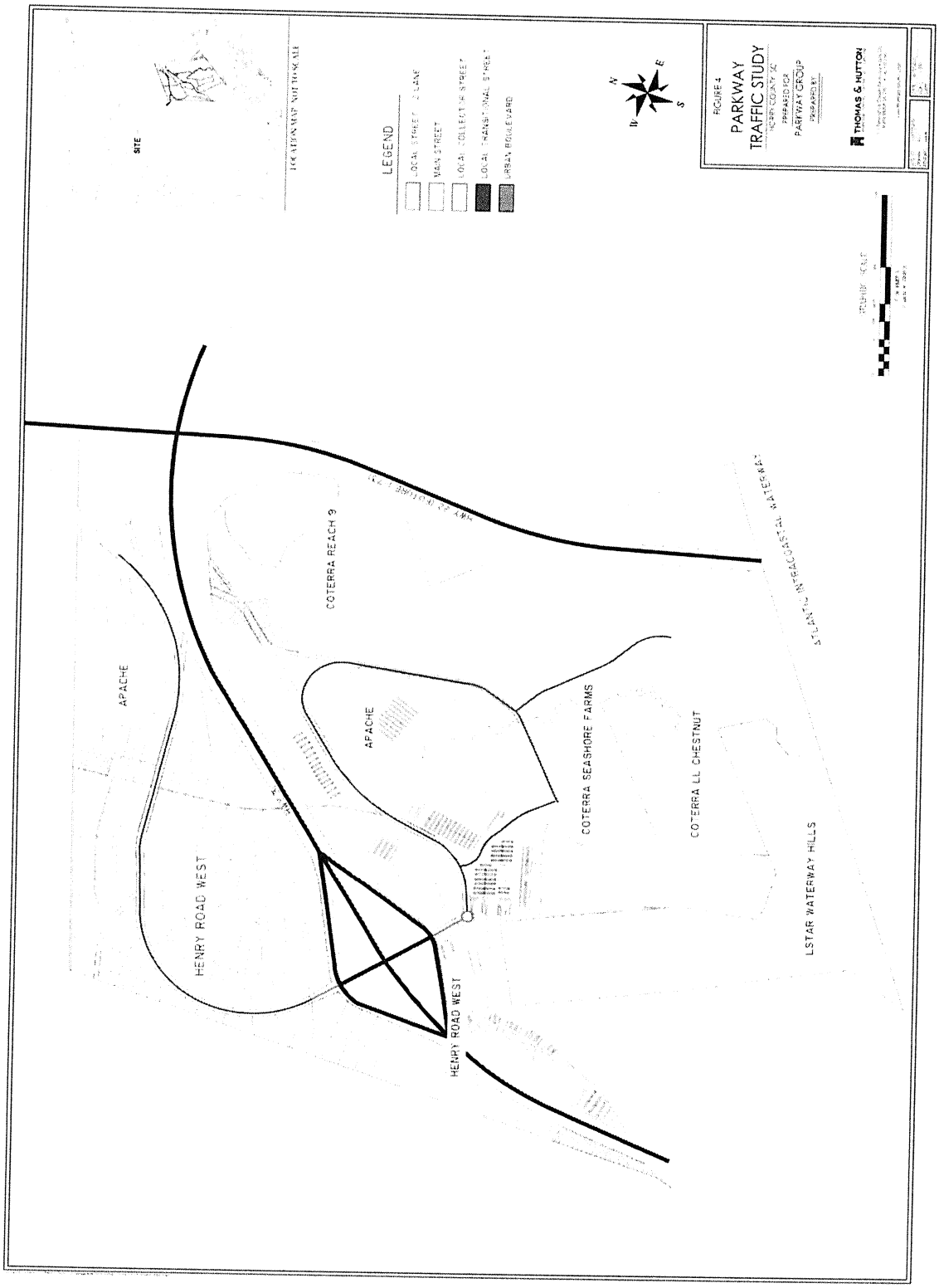

FIGURE 3
PARKWAY
TRAFFIC STUDY
PREPARED FOR
PARKWAY GROUP
PREPARED BY
THOMAS & HUTTON
SITE
LOCATION MAP NOT TO SCALE
N
S
E
W
10,000-15,000
8,000-10,000
15,000-20,000
12,000-15,000
20,000-30,000
25,000-35,000
30,000-35,000
6,000-10,000
6,000-10,000
2,000-5,000
6,000-10,000
25,000-30,000
ROUTE SUBJECT TO CHANGE
ATLANTIC INTRACOASTAL WATERWAY

FIGURE 4


SITE
LEGEND
PARKWAY
TRAFFIC STUDY
THOMAS & HUTTON
COTERRA REACH 9
APACHE
APACHE
COTERRA SEASHORE FARMS
COTERRA LL CHESTNUT
LSTAR WATERWAY HILLS
HENRY ROAD WEST
HENRY ROAD WEST

Access Management

On the south side of SC 31, specific access points have not been determined. Intersection configurations and specific driveway plans should be designed in accordance with SCDOT and City standards. Design of major internal roadways should be done in concert with land planning efforts to ensure an efficient access management plan. Signal spacing, median break locations, and driveway accesses should be carefully planned as the development progresses.

Individual developments should plan for interconnectivity among parcels. A system of joint-use driveways and cross access between parcels should be established wherever possible. Median breaks will need to correspond to the future signal locations. Limited access points, such as right-in/right-out drives should typically be spaced at least 330 feet apart. Turn bays at all intersections and access points should be installed in accordance with the SCDOT Access and Roadside Management Standards (ARMS).

Heavy Vehicles

On the south side of SC 31, mainly residential and retail land uses are planned. Truck percentages in residential areas are typically between 1% and 3%. Retail uses require more delivery vehicles and often have truck percentages between 3% and 5%. For initial planning purposes, it can be assumed that the southern roads planned as Urban Boulevards and Local Transitional Streets have truck percentages of 5%. Truck percentages on the Local Collectors and Minor Streets should be assumed at 3%.

Industrial land uses, which would comprise a higher percentage of trucks than residential or retail uses, are planned on the north side of SC 31. Heavy vehicle percentages for industrial parks or warehouses can vary greatly depending on the specific tenant or type of use. Typical planning assumptions estimate that the truck percentage to and from industrial facilities is approximately 20%.

Trips to and from the industrial facilities represent a relatively small portion of the overall traffic expected on Water Tower Road. Even with the high truck percentage associated with the industrial facilities, the overall truck percentage on Water Tower Road should not exceed 10%.

FIGURE 5

INTENTIONALLY DELETED – WATERTOWER ROAD INITIAL IMPROVEMENTS COMPLETE.

INTERSECTIONS

SC 31 Interchange

SCDOT recently constructed an interchange at Water Tower Road. The initial design plans were completed prior to the Parkway Group PUD agreement and anticipated a design year (2026) volume of approximately 13,000 vehicles per day. Based on the SCDOT Level of Service tables for Travel Demand Models, a three lane Principal Arterial can accommodate roughly 19,500 vehicles per day at a Level of Service D.

An ultimate build out of all the Parkway Group tracts, along with additional traffic from east of SC 22, has the potential to produce much higher volumes. The existing three lane section should be adequate to accommodate a majority of the planned development. Signals at the ramp intersections with Water Tower Road should be installed as volumes grow and signal warrants are met. Further into the future, however, SCDOT may need to consider additional lanes on the bridge crossing SC 31.

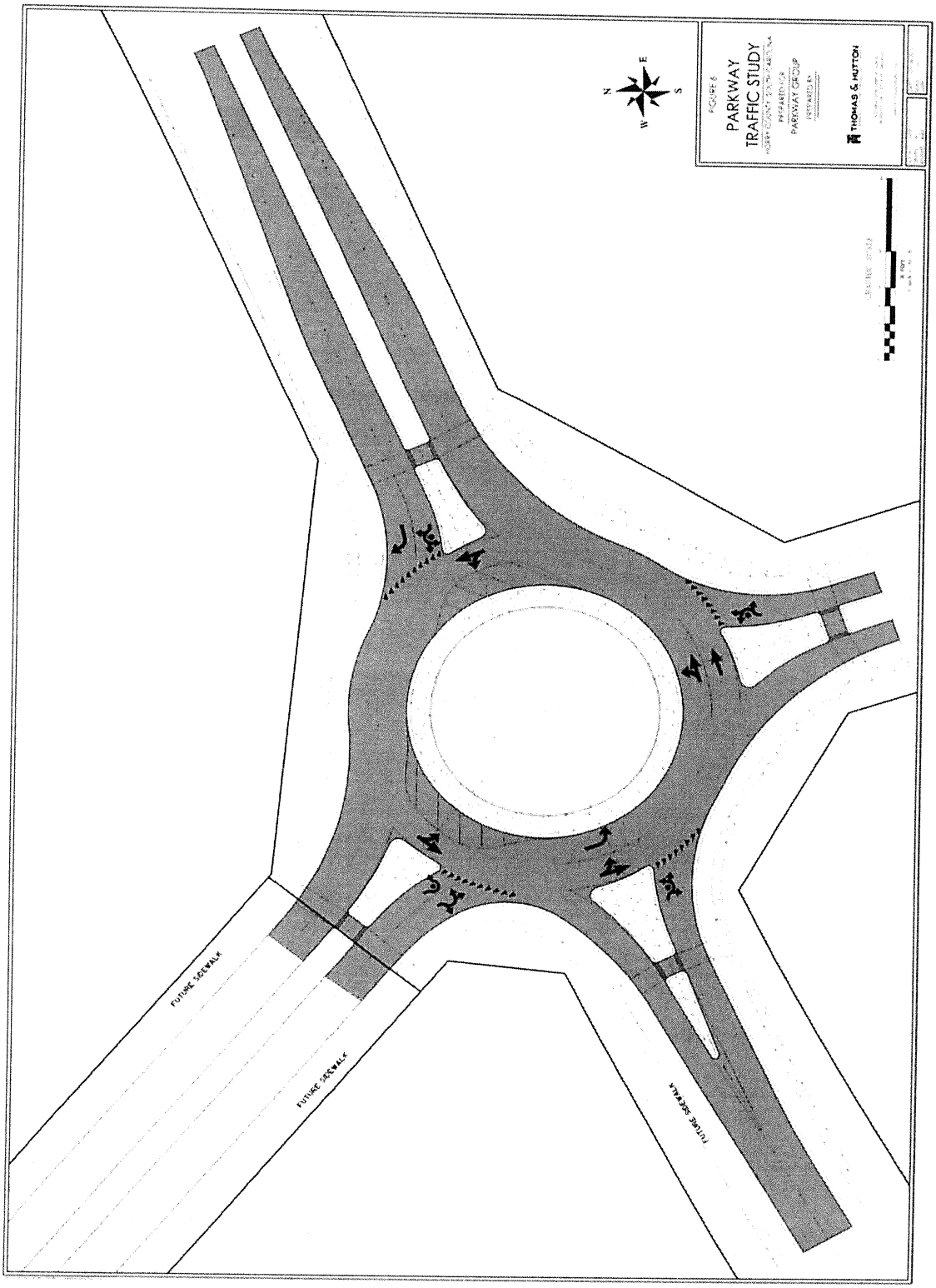
Water Tower Road / Henry Road intersection

The Water Tower Road / Henry Road intersection is approximately 500 to 600 feet south of the southern interchange ramp. It is likely that a signal will be needed at the ramp intersection with Water Tower Road. Given the proximity of the two intersections and the anticipated movements, it is recommended that the Water Tower Road / Henry Road intersection be configured as a multi-lane roundabout.

Based on the land uses planned, the predominant traffic patterns at the intersection will be eastbound left turns (off of the Carolina Bays Parkway) and westbound right turns (from the commercial areas in the Apache tracts). Two lane approaches into the roundabout are envisioned for these movements. The relatively minor conflicting volumes to the southbound approach should allow the roundabout to function without excessive queues back toward the ramp intersections.

A preliminary layout of a roundabout at this intersection is shown in **Figure 6**.

FIGURE 6


PARKWAY
TRAFFIC STUDY
THOMAS & HUTTON
N
E
S
W
FUTURE SIDEWALK
FUTURE SIDEWALK
FUTURE SIDEWALK

DEVELOPMENT TRACTS

Henry Road West
If developed as a large commercial / retail area, the Henry Road West tracts will likely generate the most traffic of any of the tracts. Since the Henry Road tracts are immediately adjacent to the interchange, much of this traffic may consist of pass by trips coming on and off SC 31 (again, depending on the specific types of commercial uses). A four-lane Urban Boulevard will likely be needed to serve development on the tracts north of SC 31.

Apache
On the south side of SC 31, a four-lane Urban Boulevard will likely be needed to serve the Apache commercial tracts and the Henry Road West Phase 4. As mentioned, the sections running through the Apache tracts 4 and 5 could either be classified as Main Street or Urban Blvd sections, depending on the specific types of commercial use.

On the north side of SC 31, the roadway running through the Apache tracts can likely remain as a two-lane facility. The location for where the transition from a 4-lane Urban Blvd to a 2-lane Local Street occurs will be dictated by the specific development plan and access point locations.

Waterway Hills
Waterway Hills will be the primary user of the western section of the southern loop road, which is proposed as a Local Transitional Street. Lesser volumes generated on Waterway Hills may use the roadway adjacent to the Chestnut and Seashore Farms tracts to access the commercial areas.

Seashore Farms, LL Chestnut
Volumes generated by these tracts should be minimal relative to the surrounding developments. If developed first, these developments could be served by just the "Main Street" section through the Apache 4B and 5 tracts and the Local Streets adjacent to the properties. All internal roadways within the tracts should have minimal volumes.

Reach 9
At 5,000 residential units, the Reach 9 section will be a significant generator to and from the commercial areas and SC 31, and will be the primary user of the eastern loop on the south side of SC 31. Most of this development could be served by a "Local Transitional Street" provided other connections (through Apache 4A and 4B, and through Apache 4B and 5) are installed to help disperse traffic.

Local Transitional Streets should be initially constructed as two-lane facilities (on ROW for four lanes). Without other connections, an expansion to four-lanes may be needed.

PHASING OF IMPROVEMENTS

Typically, commercial development will follow residential development on a large tract. With the proximity to SC 31, it is possible that the commercial sections (depending on what specifically they become and who they aim to serve) may not wait for the residential areas to develop. Commercial areas targeting vehicles on SC 31 may be a part of the initial phases. The need for additional laneage on the major roadways will depend most heavily on the pace and specific uses within the commercial sections.

On the north side of SC 31, the City of North Myrtle Beach has paved a two-lane section of Water Tower Road between the bridge at SC 22 and Henry Road.

This 2-lane section could be utilized until volumes approach the capacity of a "Local Transitional Street" or roughly 14,000 vehicles per day. Turn lane additions and appropriate intersection control along Water Tower Road should be implemented as each sub parcel is constructed. The timing of when additional lanes are needed will depend on the pace of development within Henry Road West and Apache 1 and 2 tracts.

On the south side, consideration should be given to constructing the roundabout south of the interchange as part of the initial phases. All of the roadways on the south side can initially be constructed as two-lane facilities, with right-of-way and design considerations for future widening where indicated.

The design and construction of any future roadway widening shall be the responsibility of the landowner adjoining the roadway at the site of the proposed development. The scope of design for such widening will be determined at the time of development, based on the projected traffic counts to be generated from the new development, at the time the use of each development phase is determined.

TRAFFIC STUDY

PARKWAY PUD MASTER PLAN

APPENDIX A

NORTHEAST AREA THOROUGHFARE PLAN STANDARD ROADWAY CROSS SECTIONS

J – 21319.402

APRIL 2009

Prepared by:

THOMAS & HUTTON

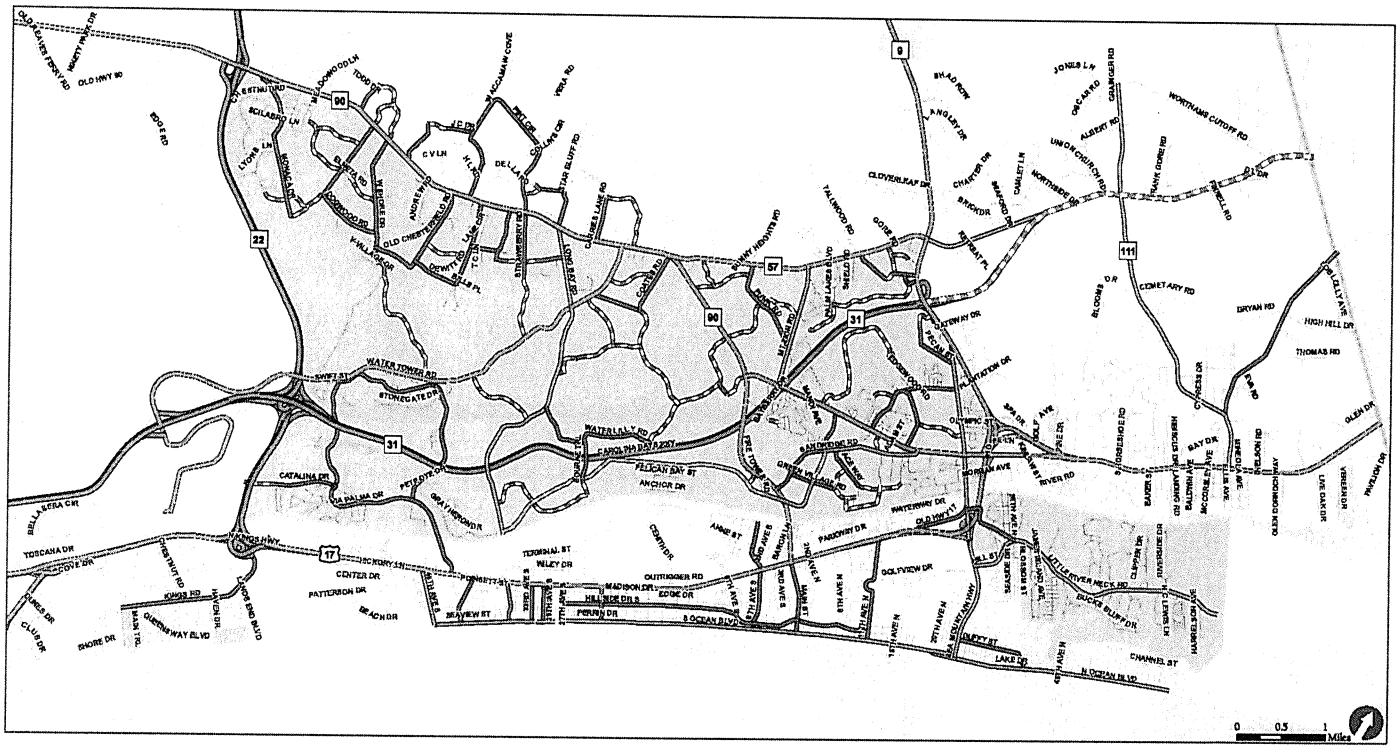


Figure 4.2 | **Official Thoroughfare Plan**

January 2009

NORTHEAST AREA TRANSPORTATION PLAN

Study Area Boundary
Bodies of Water
State Line

Functional Classification

Freeway/Expressway
Freeway/Expressway (New Location)
Principal Arterial
Minor Arterial
Minor Arterial (New Location)
Collector
Collector (New Location)
Local

Kimley-Horn and Associates Inc — Horry County

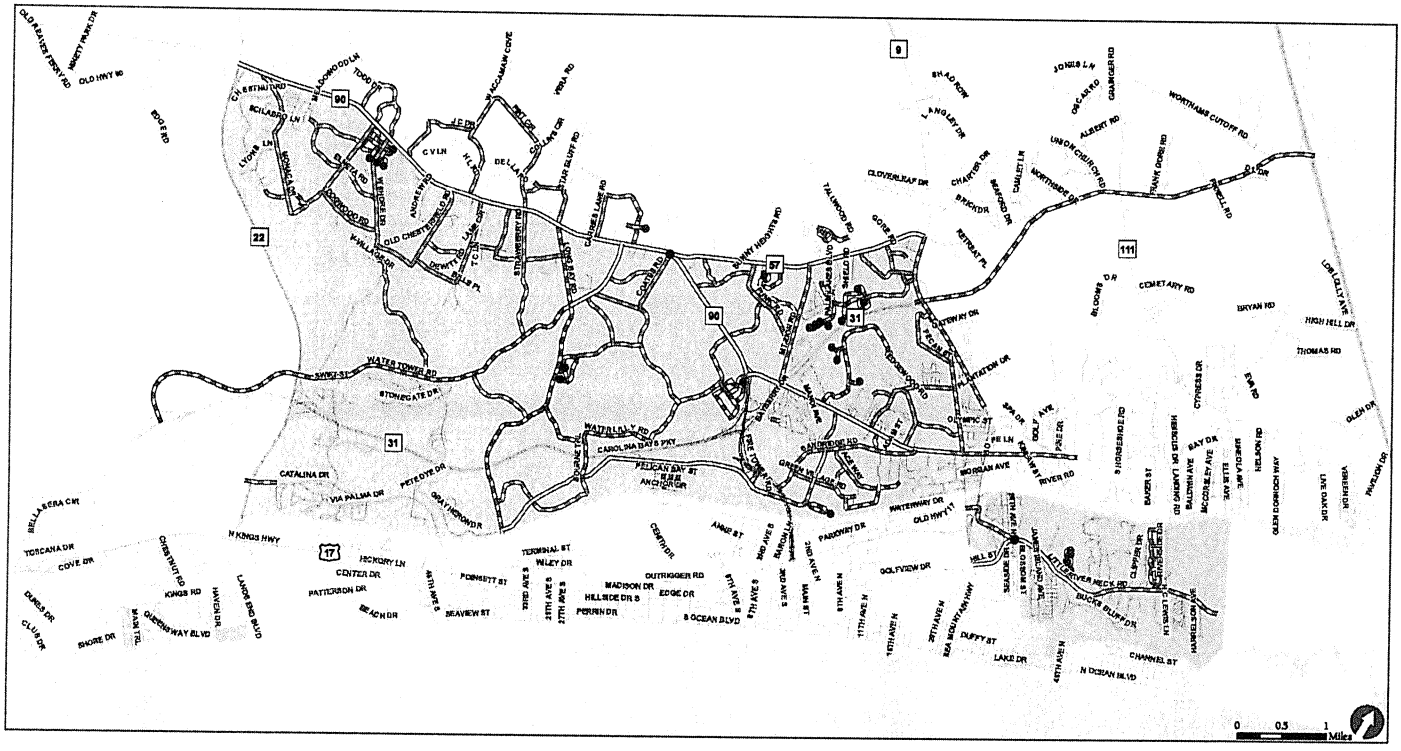


Figure 4.4 | **Proposed Transportation Improvements**

January 2009

NORTHEAST AREA TRANSPORTATION PLAN

Study Area Boundary
Bodies of Water
State Line
Local

Corridor Improvements

- Pave and Widen Existing Dirt Road
- Upgrade Existing Alignment (Turn Lanes, Ped/Bike, median, etc.)
- Widen Existing Alignment
- Pave Existing Dirt Road
- Proposed New Location
- Proposed Location
- Upgrade Existing Cross Section
- Intersection Redesign

Proposed Development Street Network

- Streets
- Cul de sac

Kimley-Horn and Associates, Inc. — Horry County

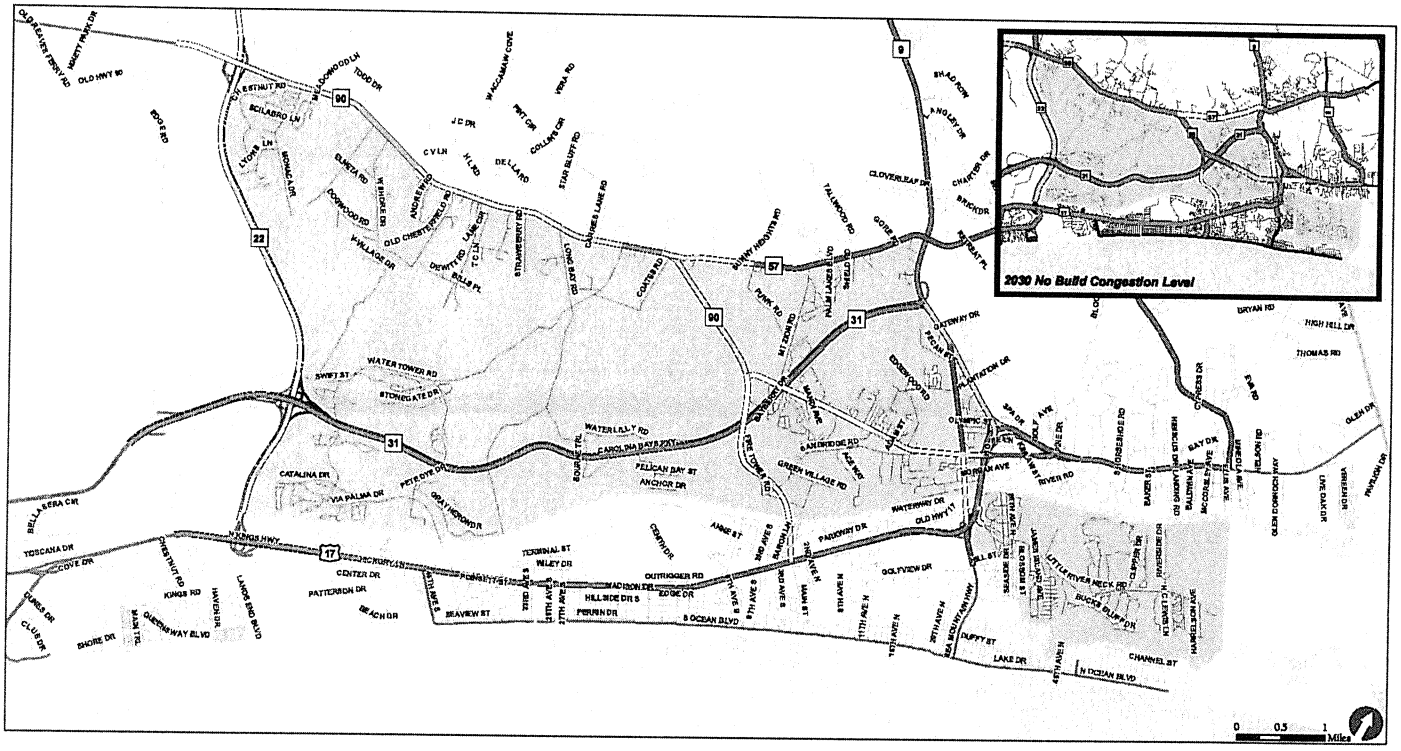


Figure 4.5 | **2030 Build Congested Corridors (with Recommendations)** (results based on GSATS Travel Demand Model)

January 2009

NORTHEAST AREA TRANSPORTATION PLAN

- US and State Routes
- Local Roads
- Study Area Boundary
- Bodies of Water
- State Line

Level of Service
- LOS A or B
- LOS C
- LOS D
- LOS E
- LOS F

Kimley-Horn and Associates Inc. — Horry County — GSATS



Complete Street Concepts

As mentioned in Chapter 3, a complete street is a community-oriented street that safely and conveniently accommodates all modes of travel. The public has expressed their vision for the region's transportation network to be composed of these balanced streets. The following pages illustrate typical cross-sections and plan views for streets in the study area. The cross sections are consistent with and reinforce the principles of the presented in *Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities*, a joint effort between ITE and the Congress for the New Urbanism. The cross-sections reflect this concept of community-oriented streets. To create a transportation network that respects the needs of pedestrians, bicyclists, and motorists, certain elements may require designs different from the current norm. Table 4.4 describes the elements of street typology, which is the multimodal building blocks, that form the complete streets illustrated on the following pages.

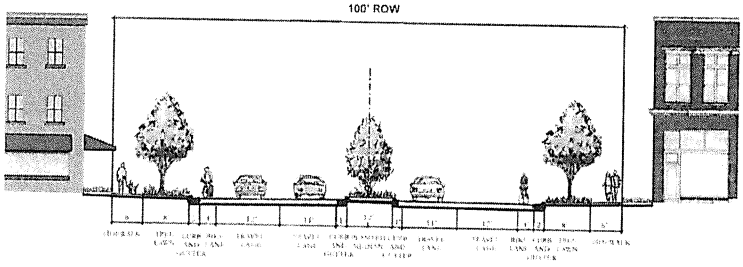
Table 4.4 – Complete Street Typology

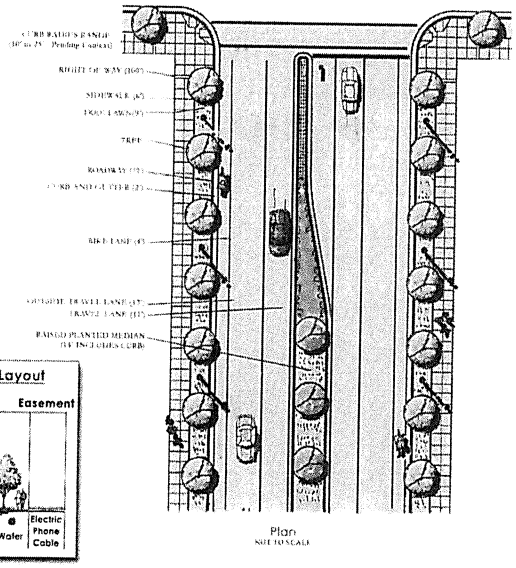
	Right-of-Way	Travel Lanes	Lane Widths	Median Treatment	Tree Lawn	On-Street Parking	Pedestrian Facilities	Bicycle Facilities	Golf Cart Usage
Principal Arterial									
Urban Boulevard	100'	4	11', 12'	12' planted with 1' curb & gutter	8'	None	6' sidewalks, both sides	4' bike lanes, both sides	Cross roadway
Parkway	100'	4	12'	14' planted with 1' curb & gutter	8'	None	5' sidewalks, both sides	3' bike lanes, both sides OR wide outside lanes	None
Principal Arterial	80'	4	12'	None	9'	None	5' sidewalks, both sides	None	Cross roadway
Minor Arterial									
Minor Arterial A	60'	2	12'	None	7.5'	None	5' sidewalks, both sides	4' bike lanes, both sides OR wide outside lanes	Cross roadway
Minor Arterial B	60'	2	12'	None	7.5'	None	5' sidewalks, both sides	4' bike lanes, both sides	Cross roadway
Minor Arterial C	75'	2	12'	12' planted with 1' curb & gutter	8'	None	5' sidewalks, both sides	4' bike lanes, both sides	Cross roadway
Minor Arterial D	90'	4	12'	14' planted with 1' curb & gutter	6'	None	10' multi-use path, one side	10' multi-use path, one side	Cross roadway
Local Transitional Street	90'	2	12'	14' planted with 1' curb & gutter	8'	None	5' sidewalks, both sides	None	Cross roadway
Collector									
Avenue – 2-Lane	80'	2	12'	None	7'	8' parallel, both sides	5' sidewalks, both sides	6' bike lanes, both sides	Cross roadway
Avenue – 2-Lane Divided	80'	2	11'	12' planted with 1' curb & gutter	7'	8' parallel, both sides	5' sidewalks, both sides	None	Cross or share roadway
Main Street	100'	2	12'	8' planted with 1' curb & gutter	5'	18' angled, both sides	8' sidewalks, both sides	None	Cross or share roadway
Local Collector Street A	66'	2	11'	None	7'	8' parallel, both sides	5' sidewalks, both sides	None	Cross or share roadway
Local Collector Street B	68'	2	11'	10' planted with 1' curb & gutter	6'	None	5' sidewalks, both sides	3' bike lanes, both sides	Cross or share roadway
Local Collector Street C	50'	2	11'	None	8'	None	4' sidewalks, both sides	None	Cross or share roadway
Local									
Rural Local Street	62' to 72'	2	11'	None	None	None	10' multi-use path, one side	10' multi-use path, one side	None
Local Street	40'	2	10'	None	4.5'	None	4' sidewalks, both sides	None	Cross or share roadway
Alley									
Residential Alley	20'	1	10'	None	None	None	None	None	Cross or share roadway
Commercial Alley	20'	1	12'	None	None	None	None	None	Cross or share roadway

Principal Arterial

Urban Boulevard: 4-Lane Divided

(4-Lane Divided with Raised Median, Bike Lanes, Sidewalks, Landscaping)





Design Features

Roadway Width
72' including 4 travel lanes, bike lanes, planted median, and curb and gutter

On-Street Parking
None

Tree Lawn
8'

Median
12' planted with 1' curb and gutter

Pedestrian Facilities
6' sidewalks, both sides

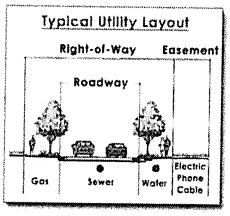
Bicycle Facilities
4' bike lanes, both sides

Golf Cart Usage
May cross roadway

Roadway Capacity

24,000 to 33,000 vehicles per day

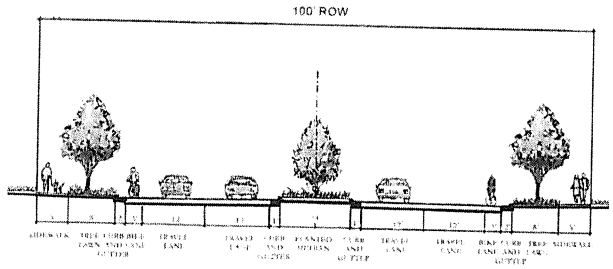
Typical Utility Layout

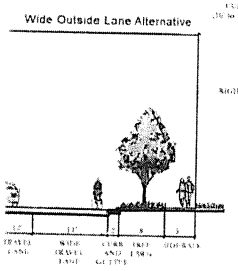


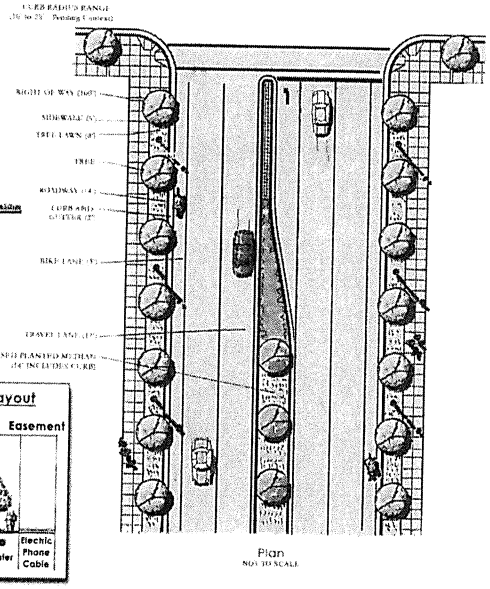
Principal Arterial

Parkway: 4-Lane Divided with 16' Median

(4-Lane Divided with Raised Median, Bike Lanes, Sidewalks, Landscaping)







Design Features

Roadway Width
74' including 4 travel lanes, bike lanes, planted median, and curb and gutter

On-Street Parking
None

Tree Lawn
8'

Median
14' planted with 1' curb and gutter

Pedestrian Facilities
5' sidewalks, both sides

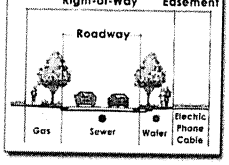
Bicycle Facilities
3' bike lanes, both sides

Golf Cart Usage
None

Roadway Capacity

28,000 to 40,000 vehicles per day

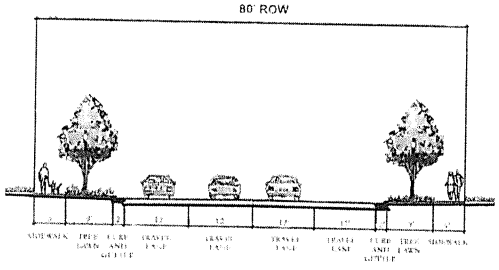
Typical Utility Layout



Principal Arterial

Principal Arterial: 4-Lane Undivided

(4-Lane, Sidewalks, Landscaping)



Design Features

Roadway Width
52' including 4 travel lanes and curb and gutter

On-Street Parking
None

Tree Lawn
9'

Median
None

Pedestrian Facilities
5' sidewalks, both sides

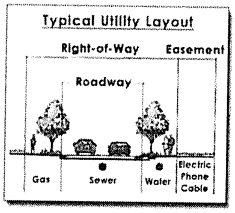
Bicycle Facilities
None

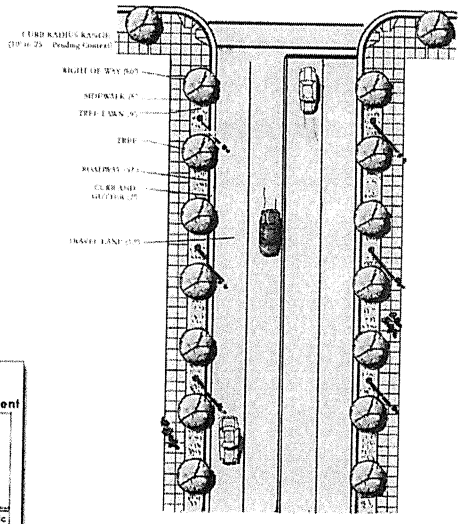
Golf Cart Usage
May cross roadway

Roadway Capacity

19,000 to 29,000 vehicles per day

Typical Utility Layout

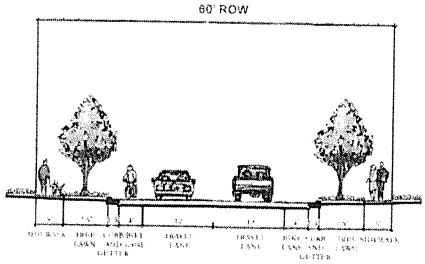


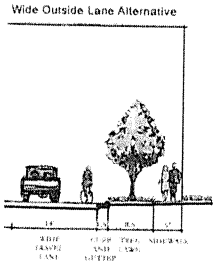


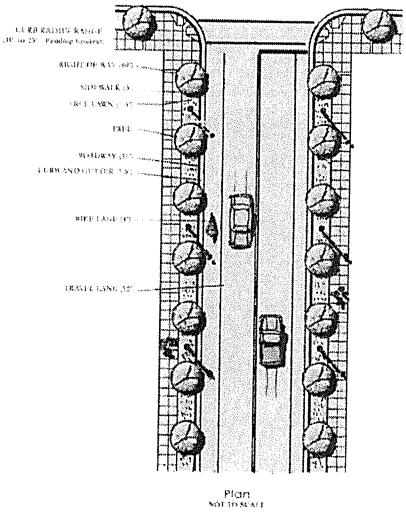
Plan
NOT TO SCALE

Minor Arterial A: 2-Lane with Bicycle Facilities

(2-Lane, Sidewalks, Landscaping)







Design Features

Roadway Width
35' including 2 travel lanes, bike lanes, and curb and gutter

On-Street Parking
None

Tree Lawn
7.5'

Median
None

Pedestrian Facilities
5' sidewalks, both sides

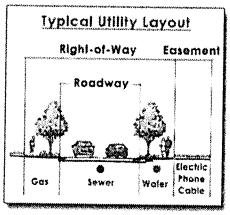
Bicycle Facilities
4' bike lanes, both sides

Golf Cart Usage
May cross roadway

Roadway Capacity

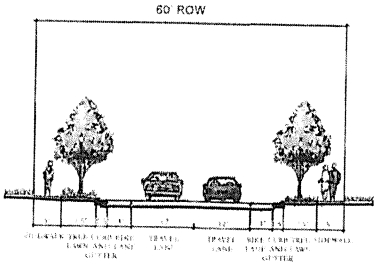
9,000 to 14,000 vehicles per day

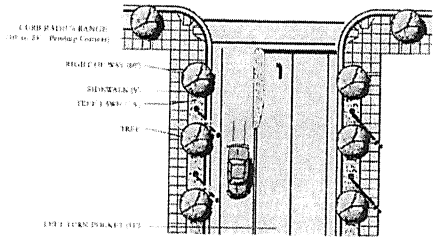
Typical Utility Layout

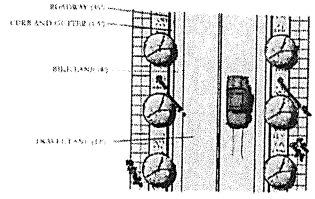


Minor Arterial B: 2-Lane with Turn Pockets

(2-Lane, Turn Pockets at Major Intersections Sidewalks, Landscaping)







Plan

Design Features

Roadway Width
35' including 2 travel lanes, bike lanes, and curb and gutter

On-Street Parking
None

Tree Lawn
7.5'

Median
None

Pedestrian Facilities
5' sidewalks, both sides

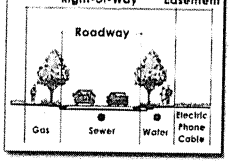
Bicycle Facilities
4', bike lanes, both sides

Golf Cart Usage
May cross roadway

Roadway Capacity

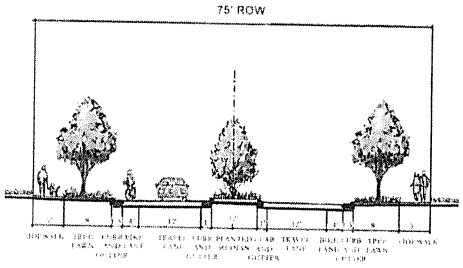
10,000 to 20,000 vehicles per day

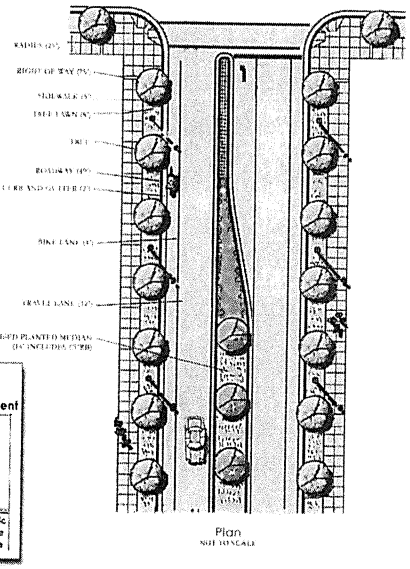
Typical Utility Layout



Minor Arterial C: 2-Lane Divided with Bike Lanes (14' Median)

(4-Lane Divided with Raised Median, Bike Lanes, Sidewalks, Landscaping)





Design Features

Roadway Width
49' including 2 travel lanes, bike lanes, planted median, and curb and gutter

On-Street Parking
None

Tree Lawn
8'

Median
12' planted with 1' curb and gutter

Pedestrian Facilities
5' sidewalks, both sides

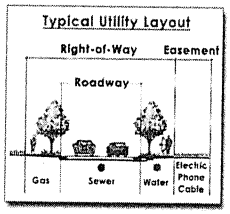
Bicycle Facilities
4' bike lanes, both sides

Golf Cart Usage
May cross roadway

Roadway Capacity

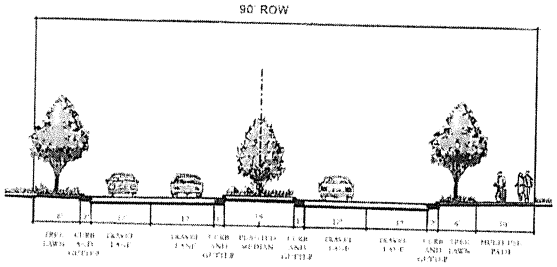
12,000 to 20,000 vehicles per day

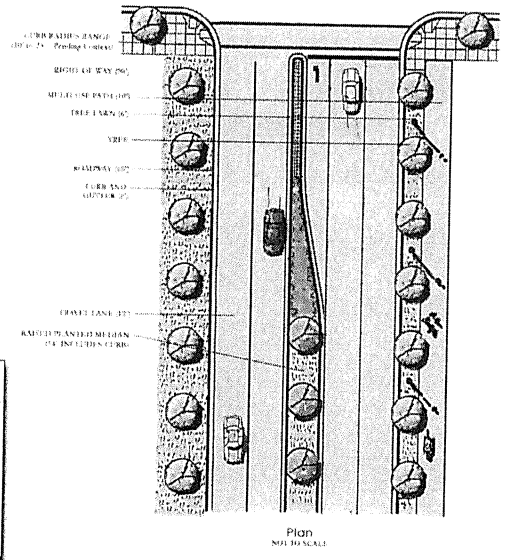
Typical Utility Layout



Minor Arterial D: 4-Lane Divided with 16' Median

(4-Lane Divided with Raised Median, Multi-Use Path, Landscaping)





Plan
NOT TO SCALE

Design Features

Roadway Width
68' including 4 travel lanes, planted median, and curb and gutter

On-Street Parking
None

Tree Lawn
6'

Median
14' planted with 1' curb and gutter

Pedestrian Facilities
10' multi use path, one side

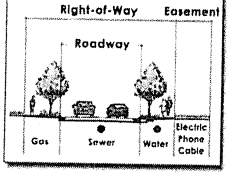
Bicycle Facilities
10' multi-use path, one side

Golf Cart Usage
May cross roadway

Roadway Capacity

28,000 to 40,000 vehicles per day

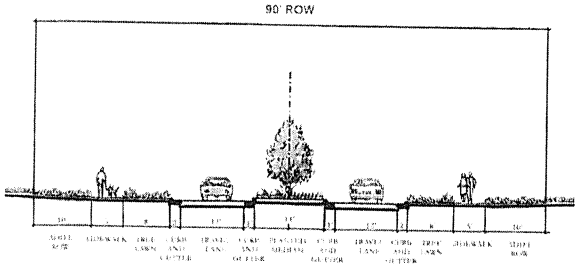
Typical Utility Layout

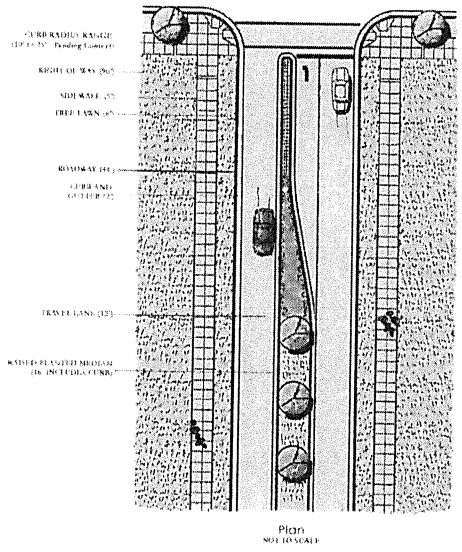


Minor Arterial

Local Transitional Street: 2-Lane Divided on 4-Lane Divided Right-of-Way

(2-Lane Divided with Raised Median, Sidewalks, Landscaping)





Design Features

Roadway Width
44' including 2 travel lanes, planted median, and curb and gutter

On-Street Parking
None

Tree Lawn
8'

Median
14' planted with 1' curb and gutter

Pedestrian Facilities
5' sidewalks, both sides

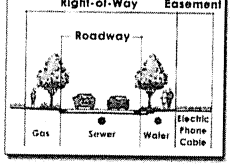
Bicycle Facilities
None

Golf Cart Usage
May cross roadway

Roadway Capacity

12,000 to 20,000 vehicles per day

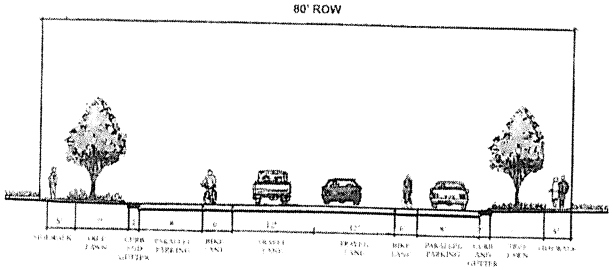
Typical Utility Layout



Collector

Avenue: 2-Lane Undivided with Parking

(2-Lane, Bike Lanes, Parallel Parking, Sidewalks, Landscaping)



Design Features

Roadway Width
50' including 2 travel lanes, bike lanes, parallel parking, and curb and gutter

On-Street Parking
8' parallel, both sides

Tree Lawn
7'

Median
None

Pedestrian Facilities
5' sidewalks, both sides

Bicycle Facilities
6' bike lanes, both sides

Golf Cart Usage
May cross roadway

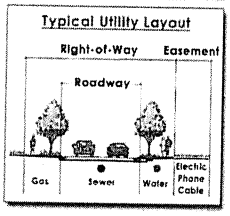
Roadway Capacity

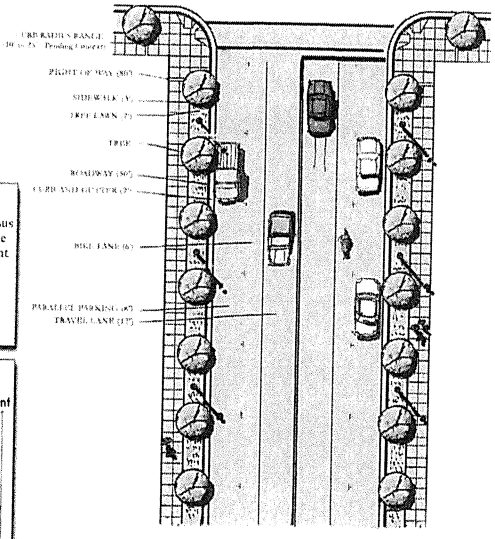
6,000 to 14,000 vehicles per day

Notes

- The use of curb and gutter versus swale ditch will depend upon the street's proximity to development and the natural environment.
- The type (i.e. residential, commercial, rural, etc.) will depend on the adjacent land use served.

Typical Utility Layout



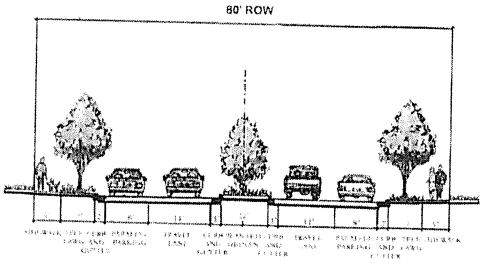


Plan
NOT TO SCALE

Collector

Avenue: 2-Lane Divided with Parking

(2-Lane Divided with Raised Median, Parallel Parking, Sidewalks, Landscaping)



Notes

- The use of curb and gutter versus swale ditch will depend upon the street's proximity to development and the natural environment.
- The type (i.e. residential, commercial, rural, etc.) will depend on the adjacent land use served.

Design Features

Roadway Width
56' including 2 travel lanes, parallel parking, planted median, and curb and gutter

On-Street Parking
8' parallel, both sides

Tree Lawn
7'

Median
12' planted with 1' curb and gutter

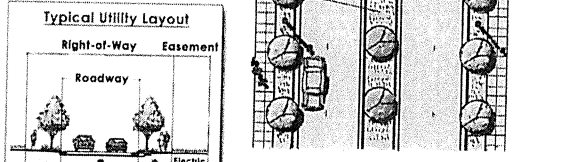
Pedestrian Facilities
5' sidewalks, both sides

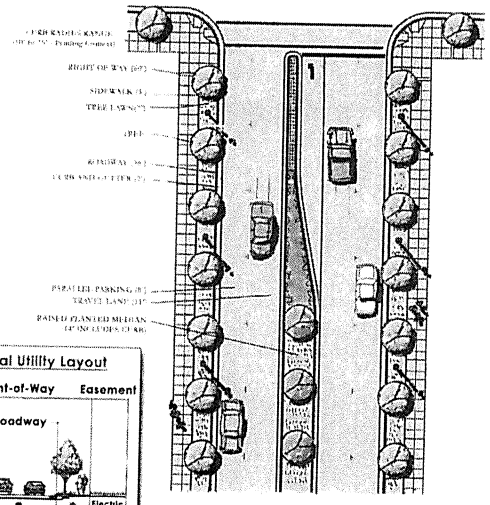
Bicycle Facilities
None

Golf Cart Usage
May cross roadway
May share lane with other vehicles

Roadway Capacity

12,000 to 20,000 vehicles per day



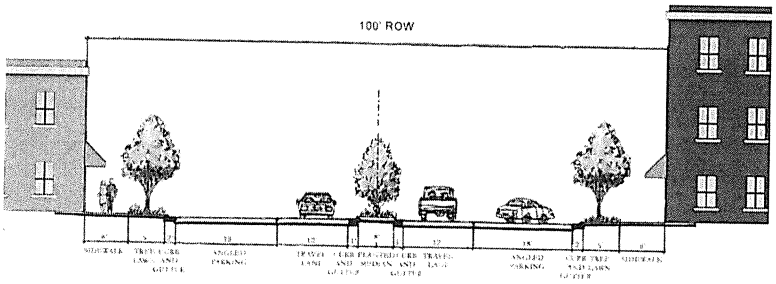


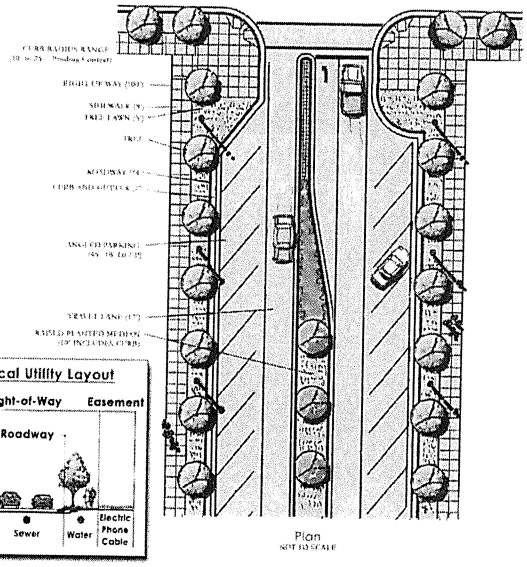
Plan
NOT TO SCALE

Collector

Main Street: 2-Lane Divided with Angled Parking

(2-Lane Divided with Raised Median, Angled Parking, Sidewalks, Landscaping)





Design Features

Roadway Width
74' including 2 travel lanes, angled parking, planted median, and curb and gutter

On-Street Parking
18' angled; both sides

Tree Lawn
5'

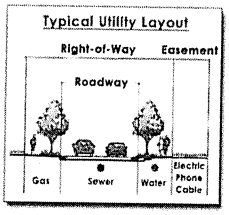
Median
8' planted with 1' curb and gutter

Pedestrian Facilities
8' sidewalks, both sides

Bicycle Facilities
None

Golf Cart Usage
May cross roadway
May share lane with other vehicles

Typical Utility Layout



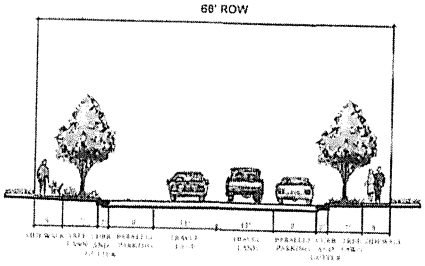
Roadway Capacity

9,500 to 19,000 vehicles per day

Collector

Local Collector Street: 2-Lane with Parallel Parking

(2-Lane, Parallel Parking, Sidewalks, Landscaping)



Design Features

Roadway Width
42' including 2 travel lanes, parallel parking, and curb and gutter

On-Street Parking
8' parallel, both sides

Tree Lawn
7'

Median
None

Pedestrian Facilities
5' sidewalks, both sides

Bicycle Facilities
None

Golf Cart Usage
May cross roadway
May share lane with other vehicles

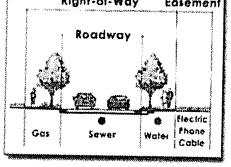
Roadway Capacity

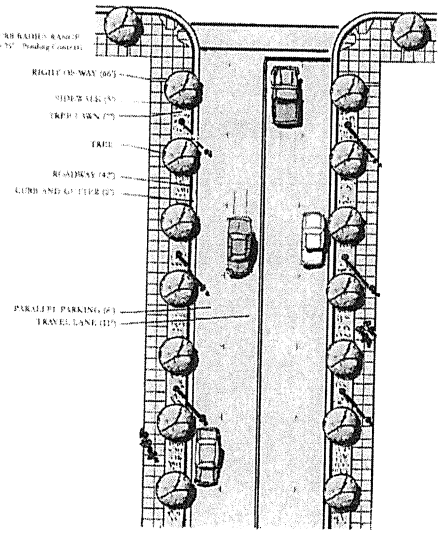
9,000 to 14,000 vehicles per day

Notes

- The use of curb and gutter versus swale ditch will depend upon the street's proximity to development and the natural environment.
- The type (i.e. residential, commercial, rural, etc.) will depend on the adjacent land use served.

Typical Utility Layout



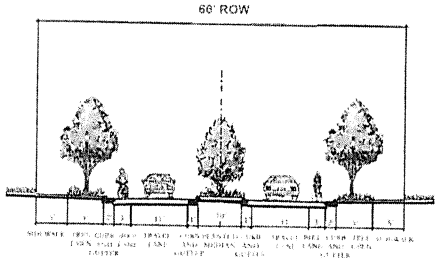


Plan
NOT TO SCALE

Collector

Local Collector Street: 2-Lane Divided

(2-Lane Divided with Raised Median, Bike Lanes, Sidewalks, Landscaping)



Notes

- The use of curb and gutter versus swale ditch will depend upon the street's proximity to development and the natural environment.
- The type (i.e. residential, commercial, rural, etc.) will depend on the adjacent land use served

Design Features

Roadway Width
44' including 2 travel lanes, bike lanes, planted median, and curb and gutter

On-Street Parking
None

Tree Lawn
5'

Median
10' planted with 1' curb and gutter

Pedestrian Facilities
5' sidewalks, both sides

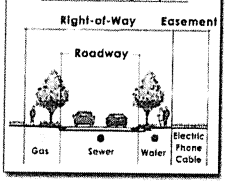
Bicycle Facilities
3' bike lanes, both sides

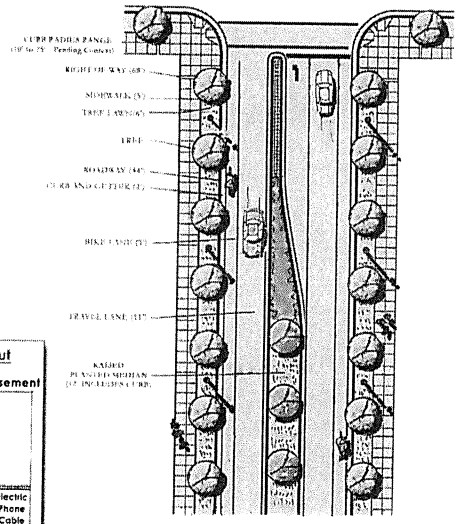
Golf Cart Usage
May cross roadway
May share lane with other vehicles

Roadway Capacity

8,000 to 12,000 vehicles per day

Typical Utility Layout





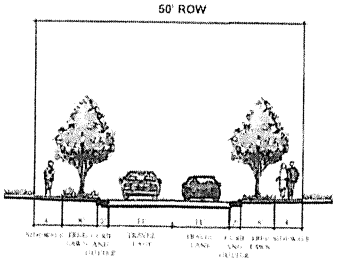
Plan
NOT TO SCALE



Collector

Local Collector Street: 2-Lane

(2-Lane, Sidewalks, Landscaping)



Design Features

Roadway Width
26' including 2 travel lanes and curb and gutter

On-Street Parking
None

Tree Lawn
8'

Median
None

Pedestrian Facilities
4' sidewalks, both sides

Bicycle Facilities
None

Golf Cart Usage
May cross roadway
May share lane with other vehicles

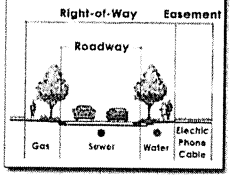
Roadway Capacity

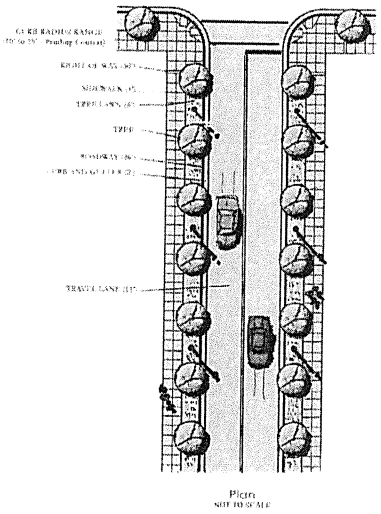
9,000 to 14,000 vehicles per day

Notes

- An alternative to this cross section could include two 14' travel lanes with a 5' sidewalk on one side.
- The use of curb and gutter versus swale ditch will depend upon the street's proximity to development and the natural environment.
- The type (i.e. residential, commercial, rural, etc.) will depend on the adjacent land use served.

Typical Utility Layout



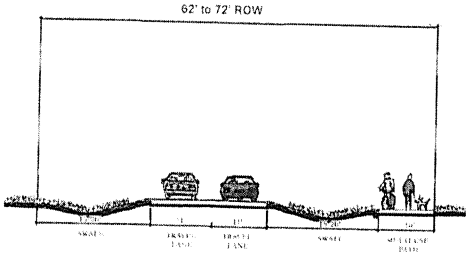


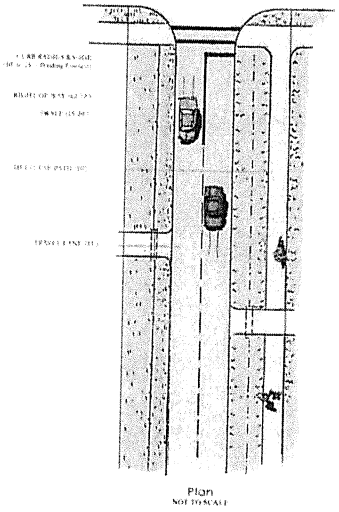
Plan
NOT TO SCALE

Rural Local Street: 2-Lane with Multi-Use Paths

[2-Lane, Multi-Use Paths, Swale]

Local Street





Plan
NOT TO SCALE

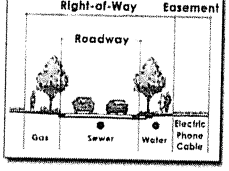
Design Features

Roadway Width 22' including 2 travel lanes	Median None
On-Street Parking None	Pedestrian Facilities 10' multi use path, one side
Tree Lawn None	Bicycle Facilities 10' multi use path, one side

Roadway Capacity

9,000 to 14,000 vehicles per day

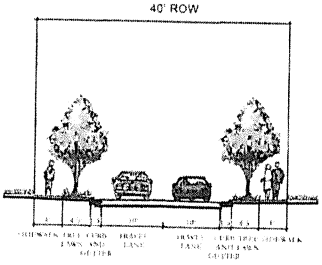
Typical Utility Layout

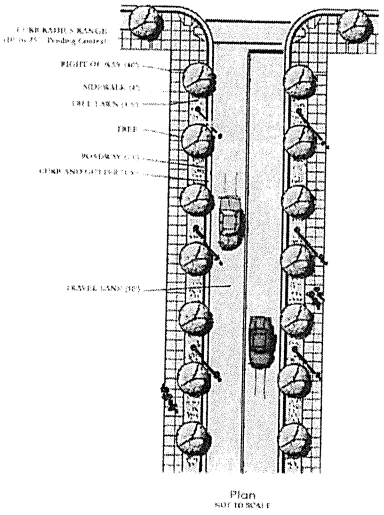


Local Street

Local Street: 2-Lane

(2-Lane, Sidewalks, Landscaping)





Plan
NOT TO SCALE

Design Features

Roadway Width
23' including 2 travel lanes and curb and gutter

On-Street Parking
None

Tree Lawn
4.5'

Median
None

Pedestrian Facilities
4' sidewalks, both sides

Bicycle Facilities
None

Golf Cart Usage
May cross roadway
May share lane with other vehicles

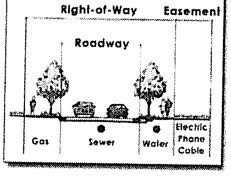
Roadway Capacity

7,000 to 9,000 vehicles per day

Notes

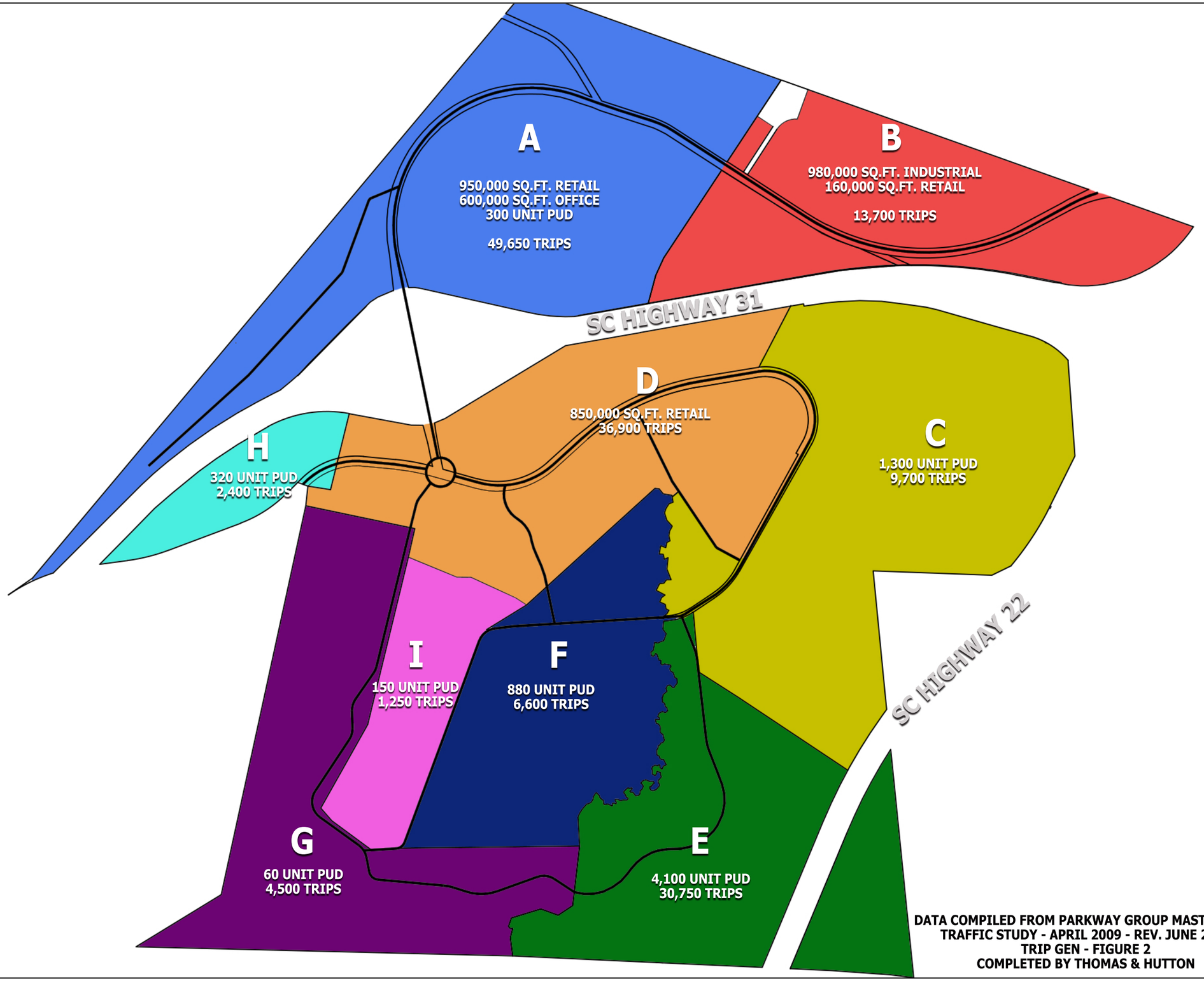
- An alternative cross section could include two 14' travel lanes with a 5' sidewalk on one side.

Typical Utility Layout



APPENDIX B

4/15/2022 8:08 AM
P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\DRAWINGS\TRAFFIC\TRAFFICE.DWG



DATA COMPILED FROM PARKWAY GROUP MASTER PLAN
TRAFFIC STUDY - APRIL 2009 - REV. JUNE 2015
TRIP GEN - FIGURE 2
COMPLETED BY THOMAS & HUTTON

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

CURRENT TRAFFIC EXHIBIT

PARKWAY GROUP PDD

JOB NO:	21.172
SCALE:	1"=1,000'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	04/15/2022
EXHIBIT NUMBER:	1

4/13/2022 10:40 AM

PARCEL PIN #'(S) : 389-00-00-0002 (PORTION),
389-00-00-0003 (PORTION)

BUNGALOWS AT WATERWAY HILLS

PROPOSED PROJECT BOUNDARY:	40.342± ACRES
POND WATER SURFACE	3.05 ± ACRES
AMENITY AREA	0.65 ± ACRES
POOL AREA	2,000 SQ.FT. (10 SQ.FT./USER PER $\frac{1}{3}$ DENSITY)
TOTAL OPEN SPACE	4.52 ± ACRES

UNIT TYPE	
4 UNIT TOWNHOMES	36
DUPLEX	17
DETACHED SINGLE	122
TOTAL	301

PARKS PROVIDED 591

MULTI-FAMILY AT WATERWAY HILLS

PROPOSED PROJECT BOUNDARY:	20.5± ACRES
POND WATER SURFACE	2.5 ± ACRES
AMENITY AREA	0.95 ± ACRES
TOTAL OPEN SPACE	4.41 ± ACRES

UNIT TYPE	
3-STORY UNITS	36
TOTAL	308

PARKS PROVIDED 513

APACHE COMMERCIAL AT PARKWAY

PROPOSED PROJECT BOUNDARY:	6.02 ± ACRES
POND WATER SURFACE	3.36 ± ACRES
TOTAL OPEN SPACE	6.03 ± ACRES (19%)

LAND USE	
FUEL	4,500 SQ.FT.
RETAIL/RESTAURANT	42,950 SQ.FT.
TOTAL	47,450 SQ.FT.

PARKS PROVIDED 208

BUILDING SETBACKS TO BE SET BY PDD AMENDMENT
BUILDING SEPARATION 10'



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

MASTER PLAN

PARKWAY PUD

JOB NO:	21.172
SCALE:	1"=150'
DRAWN BY:	SCH
CHECKED BY:	RFW
DATE:	3/8/2022
EXHIBIT NUMBER:	

1

P:\21172 - THIRD LAKE DEVELOPMENT - THE COTTAGES AT WATERWAY HILLS\DESIGN\REPORTS\TRAFFIC\TIA\PLAN 3.2.22.DWG

5A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-7: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Village at Waterway Hills through changes to the governing documents, including narrative, plans, elevations, and other exhibits.

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. To date, little progress has been made on actual construction of the PDD, but the UPS site has finished construction and portions of the Grande Dunes North and Phase 1 of the Waterside subdivision infrastructure are underway. Planning Commission most recently reviewed this PDD during the Palmetto Coast Industrial Park Proposal, approved by City Council on May 2.

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 and Apache sections into the Village at Waterway Hills. Although there was little definition/configuration of these areas at the plan level, the originally entitled PDD showed these areas to house a total of 422,721 square feet of commercial development.

The current Village at Waterway Hills proposal contains three sections of development within 67.89 acres: Bungalows, Multi-Family, and Commercial. All sites are accessed from Long Branch Loop after the traffic circle at the Water Tower Road/Henry Road intersection. Street trees and pedestrian walkways are created connecting all elements of the proposal, and a 2.4-acre Long Branch Trailhead provided next to the long branch riparian buffer for future development by the city. Architectural elevations, materials, and colors in the coastal vernacular style are included in the PDD proposal for review. A comparison of the currently entitled and proposed elements is detailed below:

Section	Name	Currently Entitled Elements	Proposed Elements

Henry Road West	Commercial-4	96,047 SF Commercial Use	**Bungalows: 40.32 Acres (Density: 7.24 Units/Acre)**
			• 292 Total Dwelling Units:
			  o 32, 4-Unit Townhomes (128)
			  o 17 Duplex (34)
			  o 130 Single-Family Detached (130)
			• 591 Parking Spaces
			• Amenities:
			  o Clubhouse & Amenity Center
			  o Minimum 2,000 SF Pool
			  o Benches, Swings
			  o Bocce Court
			  o Fishing Pier
			  o Fire Pit
			• Open Space: 4.52 Acres (11.2%)

Apache	Commercial-5	56,674 SF Commercial Use	**Multi-Family: 20.5 Acres (Density: 14.44 Units/Acre)** • 296 Dwelling Units in Eight, Three-Story Buildings • 513 Parking Spaces

			• Amenities:
			  ○ Clubhouse & Amenity Center
			  ○ Minimum 2,000 SF Pool
			  ○ Hammock Garden
			  ○ Putting Green
			  ○ Swings
			  ○ Dog Wash
			  ○ Bocce Court
			  ○ Fishing Pier
			  ○ Fire Pit
			• Open Space: 4.41 Acres (21.5%)

	Commercial-4B	270,000 SF Commercial Use	**Commercial: 7.07 Acres (Density: 14.44 Units/Acre)** • 4,500 SF Fuel • 42,950 SF Retail/Restaurant • 208 Parking Spaces

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 June 20, 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 Village at Waterway Hills [Z-22-7] 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 Village at Waterway Hills [Z-22-7] as submitted.

OR

3) I move (an alternate motion).

PDD Zoning Finance Account Code:	**3.22**
FEE PAID:	$500.00 on April 7, 2022
FILE NUMBER:	Z-22-7
Complete Submittal Date:	April 7, 2022

Notice Published:	April 14, 2022
Planning Commission:	May 17, 2022
First Reading:	June 20, 2022
Second Reading:	July 18, 2022

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: April 4, 2022	**Property PIN(S): 389-00-00-0002; 389-00-00-0003**
Property Owner(s): HENRY ROAD WEST LLC; APACHE PROPERTIES LLC	**Type of Zoning Map Amendment: Major PDD Amendment**
Address or Location: Water Tower Road & Henry Road	**Project Contact: MARK STOUGHTON**
Contact Phone Number: 704-201-1922	**Contact Email Address: rhogan@thirdlakedevelopment.com**
PDD Name: Parkway Group PDD	**Total Area of Property: 66.86 Acres**
Proposed Amendment: PDD Amendment to allow proposed site plans, and all required entitlement therein.	

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: MARK STOUGHTON

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.

1018 2nd Avenue South · North Myrtle Beach, SC 29582 · Telephone: (843) 280-5566 · Facsimile: (843) 280-5581

HENRY ROAD WEST
PROPOSED GROSS DENSITIES

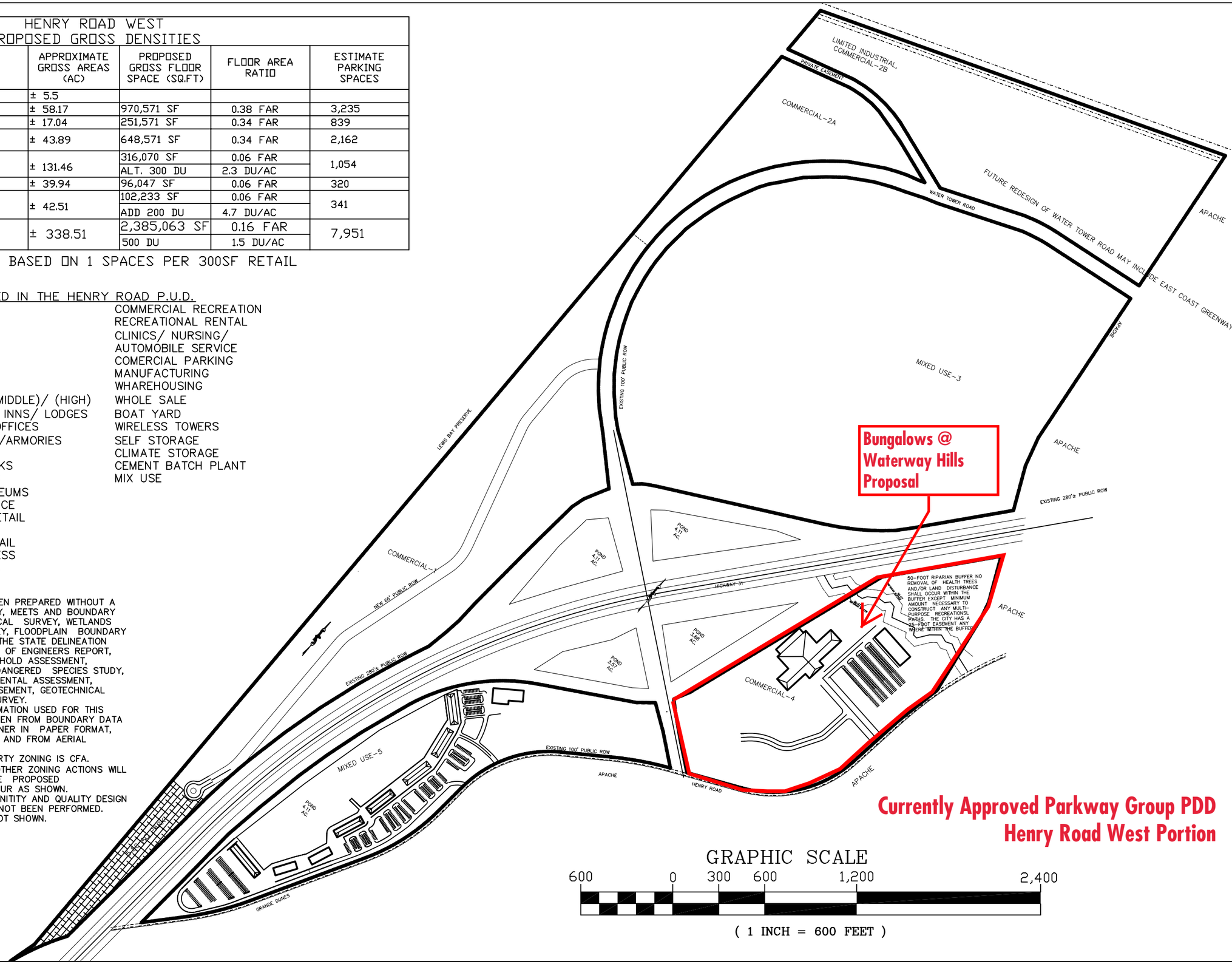
PROPOSED USE	APPROXIMATE GROSS AREAS (AC)	PROPOSED GROSS FLOOR SPACE (SQ.FT)	FLOOR AREA RATIO	ESTIMATE PARKING SPACES
PARK	± 5.5			
COMMERCIAL-1	± 58.17	970,571 SF	0.38 FAR	3,235
COMMERCIAL-2A	± 17.04	251,571 SF	0.34 FAR	839
LIMITED INDUSTRIAL, COMMERCIAL-2B	± 43.89	648,571 SF	0.34 FAR	2,162
MIXED USE-3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

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	

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, ARCHEOLOGICAL ASSESEMENT, 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 CFA. REZONING AND/OR OTHER ZONING ACTIONS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT TO OCCUR AS SHOWN.
4. STORMWATER QUANITITY AND QUALITY DESIGN AND ANALYSIS HAS NOT BEEN PERFORMED.
5. SETBACKS ARE NOT SHOWN.



GRAPHIC SCALE

600 0 300 600 1,200 2,400

(1 INCH = 600 FEET)

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	DENSITY/SF/ AMMENITY	7/7/08	RM
2	CITY COMMENTS	8/22/08	RM
3	CITY COMMENTS	10/1/08	RM

CIVIL & LAND RESOURCES, INC.
P.O. BOX 70457, MYRTLE BEACH, SC 29572
P (843) 839-3640
F (843) 839-3641

SHEET TITLE: MASTER SITE PLAN

SCALE: AS SHOWN

SEPTEMBER 17, 2007

PROJECT: HENRY ROAD WEST P.U.D.
PREPARED FOR
HENRY ROAD WEST LLC.

NORTH MYRTLE BEACH SOUTH CAROLINA

REF. PB.:
REF. DB.:
TMS: 155-00-01-053
DRAWN BY:
ENGR:
REF. DWG:

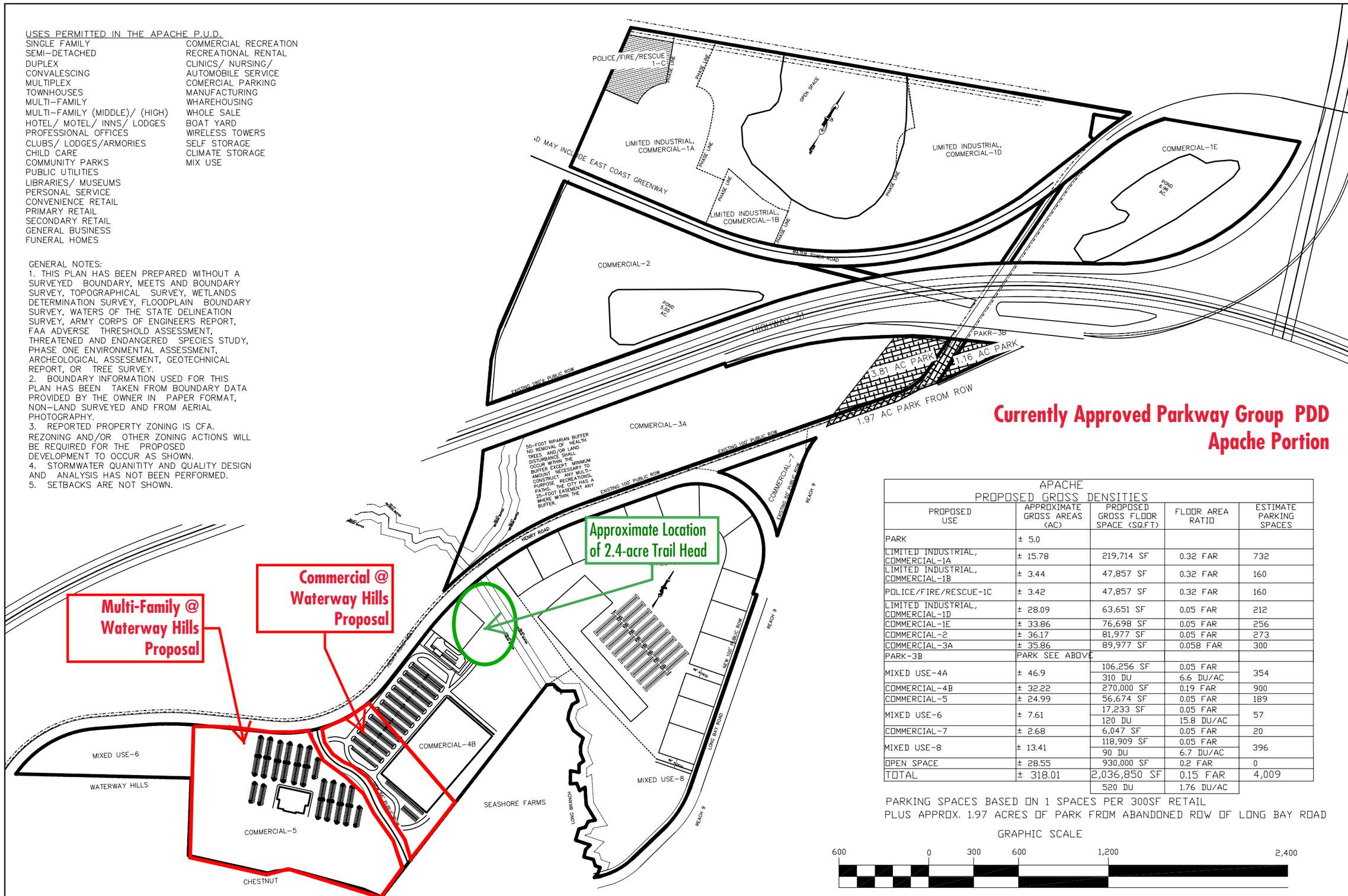
2-A

USES PERMITTED IN THE APACHE 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	MIX USE
PUBLIC UTILITIES	
LIBRARIES/ MUSEUMS	
PERSONAL SERVICE	
CONVENIENCE RETAIL	
PRIMARY RETAIL	
SECONDARY RETAIL	
GENERAL BUSINESS	
FUNERAL HOMES	

GENERAL NOTES:

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3. REPORTED PROPERTY ZONING IS CFA. REZONING AND/OR OTHER ZONING ACTIONS WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT TO OCCUR AS SHOWN.
4. STORMWATER QUANITITY AND QUALITY DESIGN AND ANALYSIS HAS NOT BEEN PERFORMED.
5. SETBACKS ARE NOT SHOWN.



Currently Approved Parkway Group PDD
Apache Portion

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, COMMERCIAL-1A	± 15.78	219,714 SF	0.32 FAR	732
LIMITED INDUSTRIAL, COMMERCIAL-1B	± 3.44	47,857 SF	0.32 FAR	160
POLICE/FIRE/RESCUE-1C	± 3.42	47,857 SF	0.32 FAR	160
LIMITED INDUSTRIAL, COMMERCIAL-1D	± 28.09	63,651 SF	0.05 FAR	212
COMMERCIAL-1E	± 33.86	76,698 SF	0.05 FAR	256
COMMERCIAL-2	± 36.17	81,977 SF	0.05 FAR	273
COMMERCIAL-3A	± 35.86	89,977 SF	0.058 FAR	300
PARK-3B	PARK SEE ABOVE			
MIXED USE-4A	± 46.9	106,256 SF	0.05 FAR	354
		310 DU	6.6 DU/AC	
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
		120 DU	15.8 DU/AC	
COMMERCIAL-7	± 2.68	6,047 SF	0.05 FAR	20
MIXED USE-8	± 13.41	118,909 SF	0.05 FAR	396
		90 DU	6.7 DU/AC	
OPEN SPACE	± 28.55	930,000 SF	0.2 FAR	0
TOTAL	± 318.01	2,036,850 SF	0.15 FAR	4,009
		520 DU	1.76 DU/AC	

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

GRAPHIC SCALE

600 0 300 600 1,200 2,400

(1 INCH = 600 FEET)

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	DENSITY/SF/ AMMENITY	7/7/08	RM
2	CITY COMMENTS	8/22/08	RM
3	CITY COMMENTS	10/1/08	RM

CIVIL & LAND RESOURCES, INC.
ENGINEERING & SURVEYING CONSULTANTS
P.O. BOX 70657
MYRTLE BEACH, SC 29572
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F (843) 839-3641

SHEET TITLE: MASTER SITE PLAN

OCTOBER 01, 2007

SCALE: AS SHOWN

PROJECT: APACHE P.U.D.
PREPARED FOR
APACHE LLC.

NORTH MYRTLE BEACH SOUTH CAROLINA

REF. PB.:
REF. DB.:
TMS: 155-00-01-054
DRAWN BY:
ENGR:
REF. DWG: