

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: July 18, 2022

Agenda Item: 6C	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: July 14, 2022
Subject: Amendment to the Parkway Group Planned Development District (PDD) creating Phases 2 and 3 of Waterside [Z-22-8]	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 updated pattern book for the Waterside development at their October 4, 2021 meeting.

Proposed Changes:

The applicant, Robert “Shep” Guyton, agent for the developer, has requested an amendment to the Parkway Group PDD creating Phases 2 and 3 of Waterside within Neighborhoods 1 (Rosewood), 2 (Sycamore), and 3 (Wax Myrtle). A breakdown of the proposed neighborhoods is provided below:

Neighborhood	Use	Dwelling Units	Setbacks			Impervious Surface	Separation of Structures*
			Front	Side	Rear		
1 – Rosewood	Townhome	282	15	0	15	NA	10
2 – Sycamore	Single-Family	165	20	5	0	64%	10
3 – Wax Myrtle	Single-Family	91	20	5	0	64%	10
Maximum Height: 35’ for All Neighborhoods/Uses, Except Amenities Where the Height Shall be Limited to 50’.							

The current area of the proposed development is 161.65 acres, and the proposed overall density is 3.32 units/acre. 17.9% of the proposed development (29.08 acres) is common open space. Neighborhood 1 is accessed from Long Branch Loop at two locations, and neighborhoods 2 and 3 are accessed from the existing Waterside Phase 1 at three locations. An emergency fire access connects Grande Dunes North and Neighborhood 2. A 50’-wide riparian buffer is provided along the Long Branch Stream connecting to the Intracoastal Waterway, and the developer is providing a ½-acre trail head near the amenity site to allow public access to the Long Branch trail that will eventually be located within this riparian buffer. A large amenity area provides a clubhouse, pool, outdoor event space, tot lot, picnic shelter/grill area, cabanas, tennis courts, pickleball courts, bocce courts, community garden, small/large dog park, and golf-cart parking.

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 and staff comments prior to second reading, as well as having an amenity center clubhouse at least 50% of the size of the pool deck. There were no public comments.

Recommended Action:

Approve or deny the proposed ordinance on second 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
PHASES 2 AND 3 OF WATERSIDE.**

Section 1:

That the Parkway Group Planned Development District be amended to include updated plan, elevations, and narrative for Phases 2 and 3 of Waterside as depicted in Exhibit A attached and included in this ordinance.

Section 2:

That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2022.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED:

City Manager

FIRST READING: 6.20.2022

SECOND READING: 7.18.2022

ORDINANCE: 22-27

A written project description of
WATERSIDE PHASE 2 AND PHASE 3
A PORTION OF THE PARKWAY GROUP
PLANNED DEVELOPMENT
DISTRICT (P.D.D.)
June 15, 2022

PDD DOCUMENT TABLE OF CONTENTS

Section 1:	PURPOSE AND INTENT STATEMENT
Section 2:	LEGAL DESCRIPTION
Section 3:	PROJECT DEVELOPER AND TITLE
Section 4:	MASTER SITE PLAN
Section 5:	DEVELOPMENT DESCRIPTION
Section 6:	GENERAL DEVELOPMENT STANDARDS THROUGHOUT THE PDD
Section 7:	RESIDENTIAL REGULATIONS
Section 8:	MAINTENANCE AND CONTROL
Section 9:	CONSTRUCTION SCHEDULE
Section 10:	OFF-SITE AND STREETScape IMPROVEMENTS
Section 11:	AMENDMENTS AND ENFORCEMENT

APPENDICES: **Exhibit “A”:** Map of Amended Site Plan Parcel

Exhibit “B”: Location Exhibit

Exhibit Supplement (PDD Documentation):

- (1) Master Site Plan (With Off-Site Improvements) Combined Phase 2 and Phase 3
- (2) Neighborhood 1 (Rosewood) (Single Family Attached) Concept and Site Plan
- (3) Neighborhood 2 (Sycamore) (Single Family Detached) Concept and Site Plan
- (4) Neighborhood 3 (Wysteria) (Single Family Detached) Concept Site Plan
- (5) Conceptual Storm Water and Utility Plan
- (6) Open Space Plan
- (7) Long Branch Riparian Trail Circulation and Trailhead Site
- (8) Neighborhood 1 (Rosewood) Building Materials Call-Out Sheet
- (9) Neighborhood 1 (Rosewood) Building Elevations
- (10) Amenity Site Details
- (11) Typical Landscape Section and Exhibits

- (12) Landscape Materials
- (13) Typical Roadway Sections
- (14) Amenity Site Vignette

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 P.D.D. (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 undeveloped parcels combined frontage along the Atlantic Intracoastal Waterway and S.C. Highway 22, and are bisected by S.C. Highway 31, forming the Southern most 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 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 PDD, which Master Development Agreement is recorded in Deed Book 3382 at Page 3357, in the public records of Horry County, South Carolina, together with that certain First Amendment to Master Development Agreement, dated March 23, 2020 and effective December 16, 2019, recorded March 24, 2020 in Deed Book 4298 at Page 2823, in the Office of the Register of Deeds for Horry County, South Carolina (collectively the “**Development Agreement**”).

Pursuant to the terms of the Development Agreement, property owners within the PDD, their successors and assigns, have agreed to provide certain reimbursements and public benefits, which include certain fees at the time of building permit issuance, together with the granting of a perpetual non-exclusive easement 100’ in width along Long Branch Creek for the construction by the City of a 25’ multi-purpose recreational path. The alignment set forth in this Amendment provides for a slight shift to accommodate shifting of the creek channel as a result of erosion. Future amendments to the 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.

Because of the diverse nature of the properties encumbered by the PDD, the original PDD plan was conceptual in nature, and unlikely to be the actual plan for development of the respective Tracts, without further amendments. The amendment of the Development Agreement, which has or will be submitted prior to the final approval of this amendment is intended to facilitate the submittal and approval of each of the Tracts, or portions thereof, as the same may be subdivided, assembled or combined, independent of each of the other Tracts, such that each project, whether residential or commercial can adopt its own identity and characteristics. The specific amendment proposed is for Phase 2 and Phase 3 of Waterside, a portion of the property within the PDD, and this particular amendment addresses Phase 2 and Phase 3 of a Project, which includes the previously approved Three (3) neighborhoods, collectively totaling 207 residential lots. The initial Three (3) neighborhoods previously approved are known and referred to as Pinnacle Ridge, Copper Meadow and Copper Creek. The portion of the PDD encompassed by this Amendment

is referred to as the Amended Site Plan Parcel (“Amended Site Plan Parcel”) that encompass approximately 163.5 acres, with a combination of single family attached residential homes in Neighborhood 1 (Rosewood), and single family detached homes in Neighborhood 2 (Sycamore) and Neighborhood 3 (Wysteria), together with leisure and recreational amenities, which collectively include all of Horry County PIN No.: 389-00-00-0233 (Coterra); 389-00-00-0235 (Coterra); and 390-00-00-1662 (Myrtle Holding).

It is the specific intent of this PDD document (“PDD” or “PDD Document”) to create and maintain a interconnected pedestrian driven residential community which includes a variety of single family and multi-family residential areas, limited neighborhood commercial areas, open spaces, common areas, and amenities, including recreational and passive spaces, which are together referred to as “Waterside” (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: PROPERTY DESCRIPTION

The Amended Site Plan Parcel, lying and situate in the City of North Myrtle Beach, Horry County, South Carolina, and being more particularly shown and depicted on the map attached hereto as Exhibit “A”. In addition, a location exhibit, showing the Amended Site Plan Parcel within the PDD is attached hereto as Exhibit “B”.

SECTION 3: PROJECT DEVELOPER AND TITLE

The Project title of this development is “Waterside”, with the Amended Site Plan Parcel encompassing Phase 2 and Phase 3, adjacent to the previously approved Phase 1 of Waterside. The developer is Meritage Homes of the Carolinas, Inc., an Arizona corporation (“Meritage”), and its related affiliates. The term “Developer” throughout this Document will include all subsidiaries and affiliates of Meritage, 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: MASTER SITE PLAN

The Exhibit Supplement to this Document, submitted separately, but attached hereto, contains the PDD Documentation, including the Master Site Plan depicting the off-site improvements and the remaining Three (3) neighborhoods within the Amended Site Plan Parcel, which comprise the balance of the Project, together with Three (3) separate neighborhoods (“Master Site Plan”). The Master Site Plan shall be binding on the Property and any major departure shall be authorized by amendment only. The controlling Master Site Plan shall negate any contradiction between the Master Site Plan and any other plan, and this PDD Document. This Amended Site Plan Parcel portion of the Project will ultimately include Five (5) phases (Phase 2, Amenity Center, Phase 3(a), Phase 3(b) and Phase 3(c), respectively), any one of which may be further developed in sub-phases,

and any of which may be developed in any particular order. A general description of the anticipated development within each phase is presented below.

- A. Phase 2. Development in Phase 2 will include the construction of off-site improvements, including the extension of the Project spine road to the boundary of this portion of the Amended Site Plan Parcel, together with the roadways and associated utilities required to provide for access and development to Neighborhood 1 (Rosewood), which is located within Phase 2 the Project, consisting of 273 residential units located on approximately 78.89 acres, which is shown on the Master Plan. The majority of the relevant infrastructure necessary for the Phase 2 development, including water, sewer, drainage and other supporting utilities and other improvements will be installed in accordance with construction plans to be approved by and in accordance with the requirements as per City of North Myrtle Beach departmental reviews.
- B. Amenity Center. Development in Phase 2 will include the Amenity Center Site for the Project, which will include a swimming pool and pool cabana, a clubhouse, grill shelter, tot lot, Bocce Ball, Tennis Court, Pickle Ball Courts and a dog park segregated for small dogs and large dogs, located on approximately 3 +/- acres. Phase 2 will also include the installation of a riparian trailhead of approximately ½ acre, along Long Branch Creek (the “**Long Branch Riparian Trailhead Site**”), and pathways connecting with the multi-purposes path located along the spine road of the Project, and within the 100’ riparian buffer along Long Branch Creek (the “**Long Branch Riparian Trail**”). The majority of the relevant infrastructure necessary for the Phase II development, including water, sewer, drainage and other supporting utilities and other improvements will be installed in accordance with construction plans to be approved by and in accordance with the requirements as per City of North Myrtle Beach departmental reviews.
- C. Phase 3. Development in Phase 3 will include the remaining Neighborhood 2 (Sycamore) and Neighborhood 3 (Wysteria), each of which will be a single family detached neighborhood, as shown on the Master Site Plan. The majority of the relevant infrastructure necessary for the Phase III development, including water, sewer, drainage and other supporting utilities and other improvements will be installed in accordance with construction plans to be approved by and in accordance with the requirements as per City of North Myrtle Beach departmental reviews.
- D. Each of Neighborhood 1 (Rosewood), Neighborhood 2 (Sycamore) and Neighborhood 3 (Wysteria) incorporate a private internal roadways having a right-of-way width of 30 feet, with a 10 foot easement located on each side of the right-of-way. The interior connections between common areas and open space are designed to encourage use of these areas for interconnectivity. The interior roadways, together with the common areas and open spaces shall be maintained by the homeowners association established for the Waterside community.

SECTION 5: DEVELOPMENT DESCRIPTION

Merriam-Webster's Collegiate Dictionary defines "Community" as "an interacting population of various kinds of individuals (as species) in a common location" or "a group of people with a common characteristic or interest living together within a larger society". In today's real estate market, communities are typically a collection of neighborhoods, neighborhoods having been now defined in terms of product type, which ignores the larger concept of creating a sense of belonging, a way of life and diversity with a common purpose. In true communities or neighborhoods, there are networks of paths for automobiles, pedestrians, bicyclists and other forms of transportation, but automobiles are not given priority over every other user. Waterside is designed to anticipate a variety of users, and to balance the environment between them.

Modern communities are designed to accommodate faster and faster traffic at higher and higher volumes, resulting in wider and wider streets. Where pedestrian paths are provided, they are typically incidental. Successful communities integrate not only the paths required for circulation, but incorporate open space and structures as the critical spatial components, in a human scale. The inevitable growth of the smaller scale roadways of the past into larger collector streets is an example of the emphasis on function at the expense of perceived space, and of how sites evolve into single uses rather than a diversity of uses. In a traditional community, open space must be thought of as the building block for design, which weaves a palette for enjoying the outdoors between the neighborhoods within the Project, their respective residents, and the visitors to the Project attracted by the surrounding natural resources.

Good circulation responds to the topography, water bodies, wetlands and utilities to enhance movement within the community. By avoiding typical highway standards, and instead pursuing narrowing rights-of-way, which increase the proximity of neighbors, and balances street design requirements for sale and efficient movement with the scale of the Project. The Waterside concept is to network activities, which is the integration of both the amount of diversity which is experienced along the walkways and paths, as well as the variety of interest that is offered to potential users. The more diverse the activities being connected by the opportunity to use pathways, the more likely pedestrians are to use it. The design speed for roadways within Waterside has been significantly reduced, by narrowing the width of the private rights-of-way from 50 feet to 30 feet, by changing the texture of the materials to be used at the intersection and crossings, and by reducing roadway setbacks in order to encourage structures closer to the right-of-way, further emphasizing the human scale of the community.

The more compact and intimate the neighborhood, and the closer the activities of living can occur within walking distance of one's home, the more connected neighbors become. Residents are offered a range of options for getting where they want to go rather than having to depend solely on their automobile. The Three (3) neighborhoods within the Amended Site Plan Parcel, together with the previously approved initial Three (3) neighborhoods of Waterside, Pinnacle Ridge, Copper Creek and Copper Meadow are all limited density, in that five of the six neighborhoods are single family detached homes, and only one neighborhood incorporates an attached single family product. These neighborhoods are connected not only with vehicular pathways, but with multi-purpose paths which wander between neighborhoods, connecting amenities, common elements and open spaces with routing that is independent of vehicular pathways.

The relationship between leisure and recreation has to be better understood. Leisure is time and experience based, while recreation is activity and space based. One is aesthetically oriented and the other is functionally oriented. While a good community should provide both, the two are not the same, and must be balanced so the needs of the residents are being met in equal proportion. Smaller more usable neighborhood parks, which are easier to access, have more familiar faces and can be more easily monitored create a sense of ownership among the residents. Most neighborhoods would gladly assume maintenance responsibilities for smaller, intimate parks. The interconnection of activities, through the use of pathways, provides opportunities for activities to all residents, in a changing environment from formal recreation spaces, to smaller shaded areas within the mature trees of the Long Branch Riparian Trail, which ultimately joins the Atlantic Intracoastal Waterway.

The Waterside Community will be the subject of master covenants, conditions and restrictions, which will apply to the community as a whole, as well as additional covenants, conditions and restrictions which may be applicable only to certain portions of the community (collectively the “CCRs”). In addition to limitations imposed by the PDD, as amended, and the Development Agreement, as amended, the CCRs will continue to define the building size, aesthetic style and shared amenities and open spaces of each of the respective neighborhoods within the Waterside Community. In addition, the CCRs will address the requirements for “Firewise Communities” as to materials and conditions which are appropriate for the avoidance of fire hazards.

The arterial roadway providing access from the off-site Traffic Circle to Phase 1 of the Project, will be extending to the Northeastern boundary of the property owned or to be owned by the Developer, which extension is anticipated to also be a public roadway. The remaining roadways within the Project, in which the rights-of-way which are anticipated to be Thirty (30) feet, will remain private. Setbacks and easements will be arranged so as to allow for off-street parking of at least one car in depth for the residences. All water and sewer systems within the Project, upon completion, will be dedicated to the City of North Myrtle Beach. The architectural style of the homes within Neighborhood 2 and Neighborhood 3 will be limited to those building elevations previously approved under the PDD. The architectural style of the attached single family homes within Neighborhood 1 are attached to this PDD Document within the Exhibit Supplement submitted simultaneously with this PDD Document.

Architecture, signage design and landscaping are proposed to be controlled with detailed design guidelines, which will be administered by a property owners association (“POA”) and/or an architectural review board (“ARB”). Table 1 below identifies the dimensional standards for Waterside.

[Remainder of page intentionally left blank]

**TABLE 1
PROPOSED DIMENSIONAL STANDARDS CHART**

Permitted Uses	Min. Site Area S.F.		Setbacks (Feet)		Max. Height*	Impervious Surface	Separation of Structures**
		Front	Side	Rear			
Neighborhood 1 Single Family Attached	No Minimum Site Size	15	0	15	35	N/A	10
Neighborhood 2 Single Family Detached	2,500	20	5	0	35	64%	10
Neighborhood 3 Single Family Detached	2,000	20	5	0	35	64%	10
Amenities	1,000	10	10	10	50	N/A	10
Single Family Attached In Common	No Minimum Site Size	15	0	15	35	N/A	20

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

**Separation figures are minimums and are measured from wall to wall.

***Residential accessory buildings shall maintain a minimum 10' separation from the primary structure.

Maximum projection into building setback shall comply with the ordinances of the City of North Myrtle Beach.

SECTION 6: GENERAL DEVELOPMENT STANDARDS THROUGHOUT THE AMENDED SITE PLAN PARCEL.

- A. Densities. The overall density for the Amended Site Plan Parcel through all Phases, will not exceed 530 residential units.

If the proposed target density is not achieved for a particular tract within the Amended Site Plan Parcel, then the Developer may transfer the unused density from one phase or tract to another, within which a similar use is permitted, subsequent to approval from the City of North Myrtle Beach.

The anticipated number of bedrooms per unit for detached single family homes is between two (2) and four (4). The anticipated number of bedrooms per unit for attached single family homes is between Two (2) and Three (3).

- B. Permitted Uses Within the Amended Site Plan Parcel.

Permitted Uses within the Amended Site Plan Parcel are as follows:

- (1) Single Family: Fee simple detached, semi-detached, attached, and in-common dwellings or site condominium units.

- (2) Amenity and Recreational Areas. Commons areas, common elements, clubhouses, pools, bath houses, picnic shelters, barbeque/fire pits, multi-purpose paths, jogging trails, sports fields and open spaces.
- (3) Docks and Promenades. Day docks, decks, gazebos, bridges and elevated walkways.
- (4) Temporary Uses. Temporary uses shall be reviewed and sanctioned by the POA subsequent to issuance of a City of North Myrtle Beach business license, provided that:
 - (i) No more than Ten (10) temporary uses will be allowed at one time.
 - (ii) Unenclosed structures associated with temporary uses shall not occupy more than 400 square feet of surface area unless prior approval has been obtained from the City of North Myrtle Beach.
 - (iii) Any single temporary use shall not remain in place longer than ninety (90) calendar days unless prior approval has been obtained from the City of North Myrtle Beach.
 - (iv) Written permission must be obtained from the Developer and appropriate permits obtained from the City of North Myrtle Beach prior to commencement of a temporary use.
- (5) Change of One Permitted Use to Another Permitted Use. Should a designated use within the Amended Site Plan Parcel change after the final construction of a building, any construction modifications of the building must be completed and the PDD approvals obtained for the proposed use, as necessary, to bring it into compliance with the current development standards of this Document and the building code.
- (6) Long Branch Riparian Trailhead Site. The Developer will provide a site, adjacent to the Long Branch Riparian Trail, as a trailhead for visitors within and without the Project, which includes all-weather parking, which may take the form of “grass-crete” or other structural vehicular support designed to allow grass to continue to grow in these areas, while preserving the same for parking.

SECTION 7: RESIDENTIAL REGULATIONS

Geographic Description. The residential neighborhood regulations applicable to the residential portions of the Amended Site Plan Parcel shall be included in a set of restrictive covenants, either applicable to all residential neighborhoods as a master declaration, or applicable to each neighborhood individually, or both.

Public Purpose. The public purpose of the Residential Neighborhood Regulations is to establish and thereafter maintain for its residents, tenants and visitors a sense of community through the design of exterior spaces and buildings at a human scale with appropriate architectural transitions. The sense of community will be further enhanced by the utilization of generous vegetation in and around the residential portion of the Project.

SECTION 8: FEES AND PUBLIC BENEFIT

(A) Coterra shall convey to the City, within Ninety (90) days of the Effective Date of this Amendment, the Long Branch Riparian Trailhead Site of approximately One-Half (1/2) acre in size, in fee simple adjacent to the designated amenity parcel within the Amended Site Plan Parcel, to form the basis of a pedestrian connection to the previously reserved easement in favor of the City to the Long Branch Riparian Trail continuing to its outfall at the Atlantic Intracoastal Waterway, within the PDD, 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 configuration of which is shown in the Exhibit Supplement submitted herewith. To the extent the Long Branch Riparian Trail should require further documentation, Coterra shall, within Ninety (90) days of the Effective Date of this Amendment, grant to the City, and record in the public records of Horry County, South Carolina, a perpetual easement for the Long Branch Riparian Trail. Further the costs of surveying, platting, recording and conveying the Long Branch Riparian Trailhead Site, or the Long Branch Riparian Trail, shall be the sole expense of Coterra, the City bearing no expense in such conveyance.

(B) For the Neighborhood 1 (Rosewood), Neighborhood 2 (Sycamore) and Neighborhood 3 (Wysteria) portion of the Amended Site Plan Parcel The Developer shall pay to the City, as to each respective Neighborhood, a park enhancement fee in an amount equal to \$300 for each residential unit within the respective Neighborhood, paid 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 respective Neighborhood also paid at the time of each respective building permit.

(C) For the portion of the Amended Site Plan Parcel which is the subject of this Agreement, the on-site amenity, as shown on the Amended Site Plan Parcel, shall be commenced prior to the date on which the building permit is issued for the 200th home, whether single family detached or single family attached, within the Amended Site Plan Parcel, and such on-site amenity shall be completed prior to the date on which the certificate of occupancy is issued for the 250th home within the Amended Site Plan Parcel, whether single family detached or single family attached.

(D) Pursuant to Title 6, Chapter 31, Section 120 of the Code of Laws for the State of South Carolina, this Agreement shall be recorded in the public records of Horry County, South Carolina, on or before the date which is Fourteen (14) days following the date on which the City Council of the City approves this Agreement at second and final reading.

SECTION 9: MAINTENANCE AND CONTROL

It will be the responsibility of the Developer to maintain or provide for the maintenance of the property within the PDD, including any private roadways, pathways and driveways. The Developer's maintenance responsibilities and restrictions will cover the private rights-of-way, driveways, landscape areas, trees, parking areas, pathways, walkways, open space, common areas, buildings and other features of the development as appropriate under this Document, applicable City Zoning Regulations and Subdivision Regulations. Upon execution and recording of the declarations of conditions, covenants and restrictions, and/or the master deed for any particular building, the foregoing responsibilities shall be assumed by the applicable POA.

SECTION 10: 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 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.

[illegible]

EXHIBIT “B”
Location Map



PDD Exhibit Supplement (PDD Documentation)

- (1) Master Site Plan (With Off-Site Improvements) Combined Phase 2 and Phase 3
- (2) Neighborhood 1 Rosewood (Single Family Attached) Concept and Site Plan
- (3) Neighborhood 2 Sycamore (Single Family Detached) Concept and Site Plan
- (4) Neighborhood 3 Wysteria (Single Family Detached) Concept Site Plan
- (5) Conceptual Storm Water and Utility Plan
- (6) Open Space Plan
- (7) Long Branch Riparian Trail Circulation and Trailhead Site
- (8) Neighborhood 1 Rosewood Building Materials Call-Out Sheet
- (9) Neighborhood 1 Rosewood Building Elevations
- (10) Amenity Site Details
- (11) Typical Landscape Section and Exhibits
- (12) Landscape Materials
- (13) Typical Roadway Sections
- (14) Amenity Site Vignette
- (15) Atlantic Intracoastal Waterway Amenity



LOCATION MAP

DENSITY CHART:

NORTH MYRTLE BEACH, SOUTH CAROLINA
CURRENT ZONING: PDD IN NORTH MYRTLE BEACH
NOTE: PROPERTY MUST BE RE-SUBMITTED AND REZONED FOR ZONING COMPLIANCE IN NORTH MYRTLE BEACH.

NEIGHBORHOODS 2 & 3 DENSITY
41' WIDE LOTS: 138 DU'S
30' x 80' PAD (ONLY ON 25%) (Lot Numbers in Copper)
30' x 72' PAD (ON REMAINING 75%) (Lot Numbers in Red)

51' WIDE LOTS: 114 DU'S
40' x 75' PAD (Lot Numbers in Light Green)

NEIGHBORHOODS 2 & 3 TOTAL DU'S: 252 DU'S
NEIGHBORHOOD 1 TOTAL DU'S: 282 DU'S

*BASED ON 24 UNITS / ACRE (UPLAND)

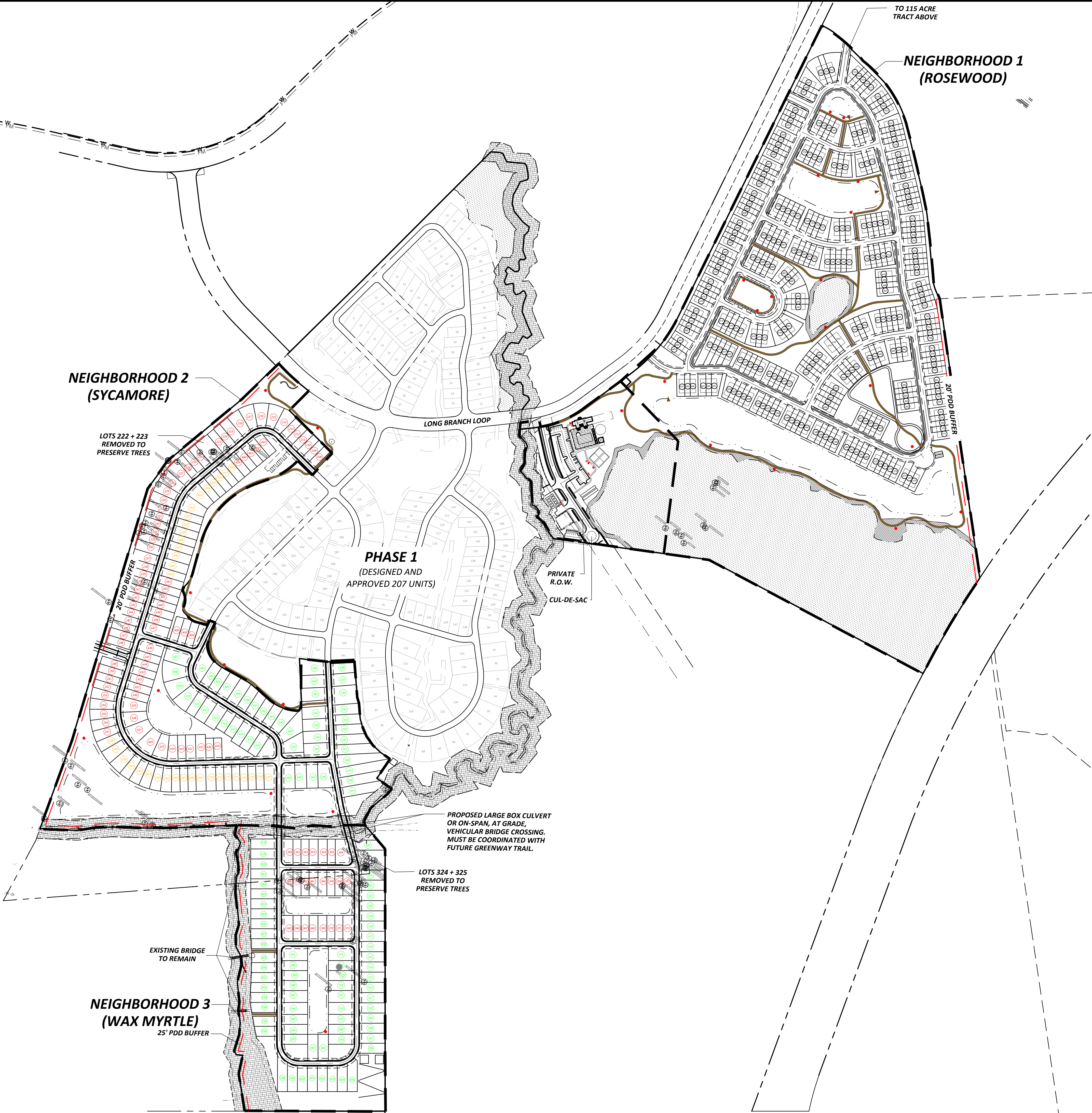
NOTE: SPINE ROAD SHALL BE PUBLIC AND INCLUDE 10' MULTI-PURPOSE PATH THAT WILL MEANDER IN AND OUT OF RIGHT-OF-WAY. ALL OTHER ROADS SHALL BE PRIVATE.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO REVISIONS. TOTAL LOT COUNTS ARE NOT GUARANTEED & MAY CHANGE BASED ON FINAL LOT SIZE & SITE ENGINEERING. WETLAND LOCATION& ACREAGE IS NOT GUARANTEED TO BE ACCURATE.

NOTE: ALL SOFT TRAILS TO BE INSTALLED WITH DECOMPOSED GRANITE MATERIAL AND MEET ADA STANDARDS.

LEGEND:

- BENCH
- 10' SOFT TRAIL
- CRAB DOCK



TO 115 ACRE TRACT ABOVE

NEIGHBORHOOD 1 (ROSEWOOD)

NEIGHBORHOOD 2 (SYCAMORE)

LOTS 222 + 223 REMOVED TO PRESERVE TREES

PHASE 1 (DESIGNED AND APPROVED 207 UNITS)

PRIVATE R.O.W. CUL-DE-SAC

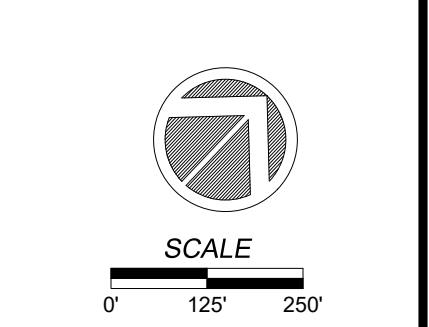
PROPOSED LARGE BOX CULVERT OR ON-SPAN, AT GRADE, VEHICULAR BRIDGE CROSSING. MUST BE COORDINATED WITH FUTURE GREENWAY TRAIL.

LOTS 324 + 325 REMOVED TO PRESERVE TREES

EXISTING BRIDGE TO REMAIN

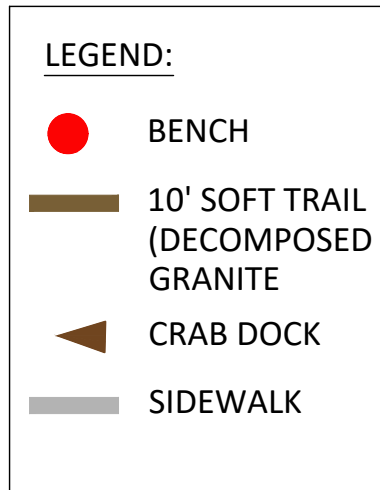
NEIGHBORHOOD 3 (WAX MYRTLE)

25' PDD BUFFER



NO.	DATE	CITY & COUNTY COMMENTS FROM 04/21/22	BY
1	05/04/22	REVISION DESCRIPTION	JLS
NOTIFICATION IS HEREBY GIVEN THAT THIS DOCUMENT IS THE PROPERTY OF PDC ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM PDC ENGINEERS, INC. PRINTS AND/OR COPIES OF PLANS WITHOUT SIGNATURE AND SEAL ARE INVALID.			

MASTER SITE PLAN (WITH OFF-SITE IMPROVEMENTS) COMBINED PHASE 2 & 3	
WATERSIDE	
HORRY COUNTY, SOUTH CAROLINA	
PREPARED FOR: MERITAGE HOMES	
SCALE:	1" = 250'
DATE:	04/04/2022
DESIGNED BY:	
DRAWN BY:	BSH
APPROV. BY:	
PROJECT NO.:	21048
1	
FILE NO.:	



NEIGHBORHOOD 1 (ROSEWOOD)

NORTH MYRTLE BEACH, SOUTH CAROLINA
CURRENT ZONING: PDD IN NORTH MYRTLE BEACH

NOTE: PROPERTY MUST BE RE-SUBMITTED AND REZONED FOR ZONING COMPLIANCE IN NORTH MYRTLE BEACH.

TOTAL: 282 DU'S

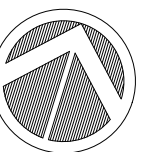
ROW: 25' PRIVATE, ALL STREETS

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO REVISIONS. TOTAL LOT COUNTS ARE NOT GUARANTEED & MAY CHANGE BASED ON FINAL LOT SIZE & SITE ENGINEERING. WETLAND LOCATION & ACREAGE IS NOT GUARANTEED TO BE ACCURATE.

n/f
MYRTLE HOLDING COMPANY, LLC
PIN #359-00-00-0016
D.B. 3795, Pg. 2598
P.B. 264, Pg. 301
115.25 ± AC.

n/f
INVESTORS MANAGEMENT GROUP, LLC
PIN #390-00-00-0002
D.B. 3750, Pg. 471
P.B. 157, Pg. 257
22.60 ± AC.

n/f
COTERRA CHESTNUT, LLC
PIN #389-00-00-0233
D.B. 3795, Pg. 2595
80.70 ± AC.



SCALE



0' 50' 100'

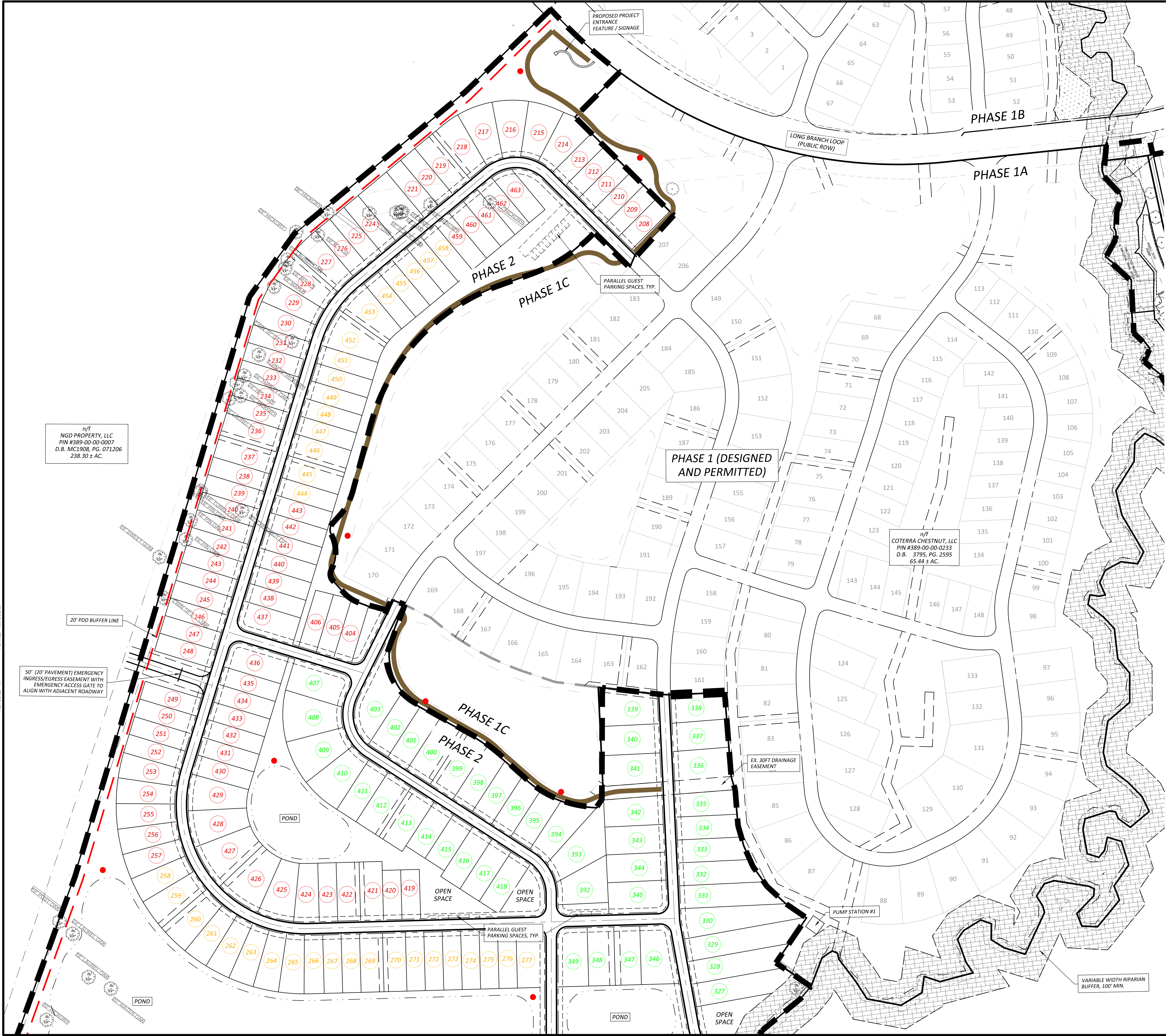
	CITY & COUNTY COMMENTS FROM 04/27/22	JLS
1.	REVISION DESCRIPTION	BT
NO.	DATE	
	(S) 06/30/22	
	AND ALL RIGHTS WITH REGARD TO COPYRIGHT ARE RESERVED AS OF THE DATE OF THIS DOCUMENT. PRINTS AND/OR COPIES OF PLANS WITHOUT SIGNATURE AND SEAL ARE INVALID.	

NEIGHBORHOOD 1 (SINGLE FAMILY ATTACHED))

WATERSIDE
HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR: MERITAGE HOMES

SCALE:	1" = 100'
DATE:	04/04/2022
DESIGNED BY:	
DRAWN BY:	BSH
APPROV. BY:	
PROJECT NO.:	21048
2	
FILE NO.:	



NEIGHBORHOOD 2 (SYCAMORE)

NORTH MYRTLE BEACH, SOUTH CAROLINA
CURRENT ZONING: PDD IN NORTH MYRTLE BEACH

NOTE: PROPERTY MUST BE RE-SUBMITTED AND REZONED FOR ZONING COMPLIANCE IN NORTH MYRTLE BEACH.

TOTAL: 163 DU'S

ROW: 30' PRIVATE, ALL STREETS

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO REVISIONS. TOTAL LOT COUNTS ARE NOT GUARANTEED & MAY CHANGE BASED ON FINAL LOT SIZE & SITE ENGINEERING. WETLAND LOCATION& ACREAGE IS NOT GUARANTEED TO BE ACCURATE.

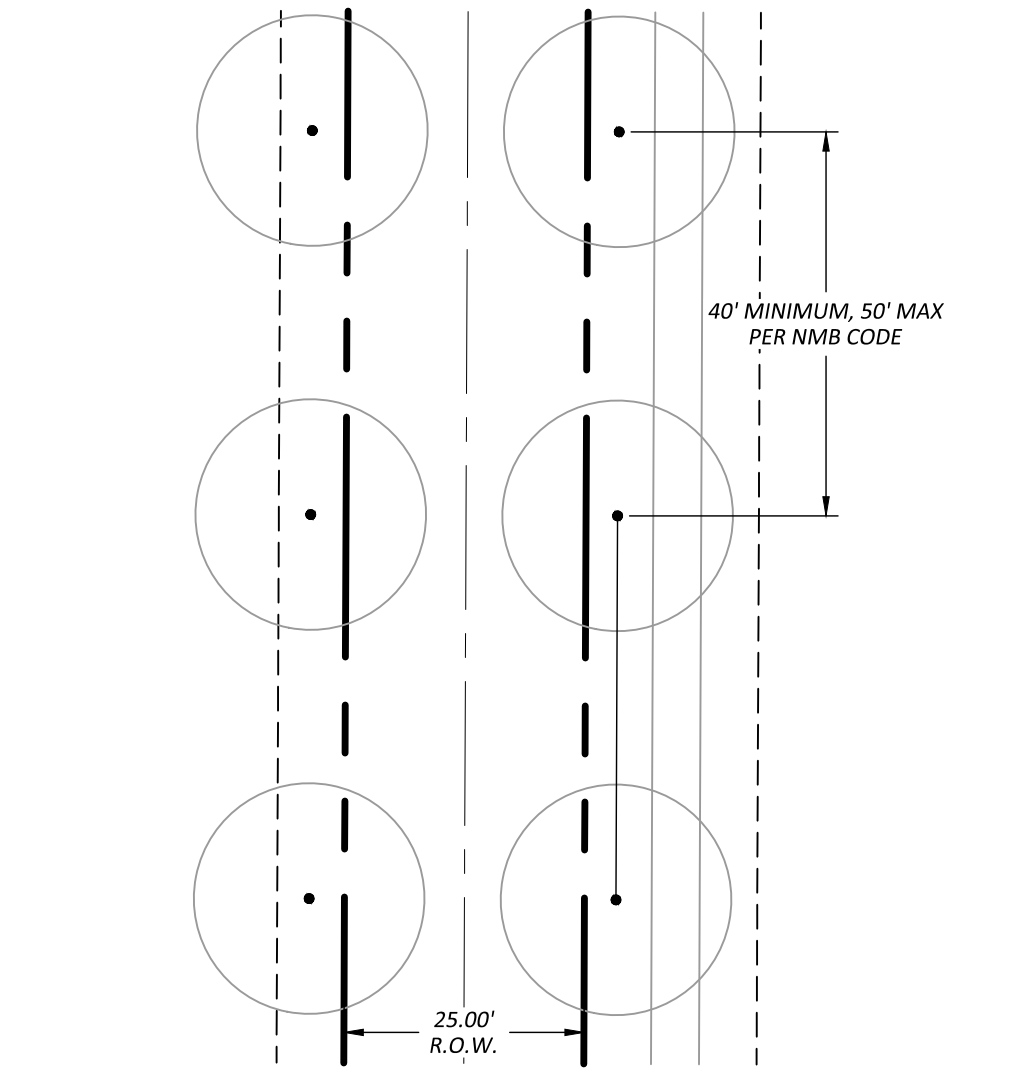
LEGEND:

BENCH

10' SOFT TRAIL
(DECOMPOSED GRANITE)

CRAB DOCK

SIDEWALK



STREET TREE LAYOUT AND SPACING
1" = 20'

SCALE

0' 50' 100'

NO.	DATE	REVISION DESCRIPTION	JLS	BY
05/04/22		CITY & COUNTY COMMENTS FROM 04/21/22		
NOTIFICATION IS HEREBY GIVEN THAT THIS DOCUMENT IS THE PROPERTY OF PDC ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PDC ENGINEERS, INC. PRINTS AND/OR COPIES OF PLANS WITHOUT SIGNATURE AND SEAL ARE INVALID.				

NEIGHBORHOOD 2 (SINGLE FAMILY DETACHED)
CONCEPT AND SITE PLAN

WATERSIDE
HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR: MERITAGE HOMES

SCALE: 1" = 100'

DATE: 04/04/2022

DESIGNED BY:

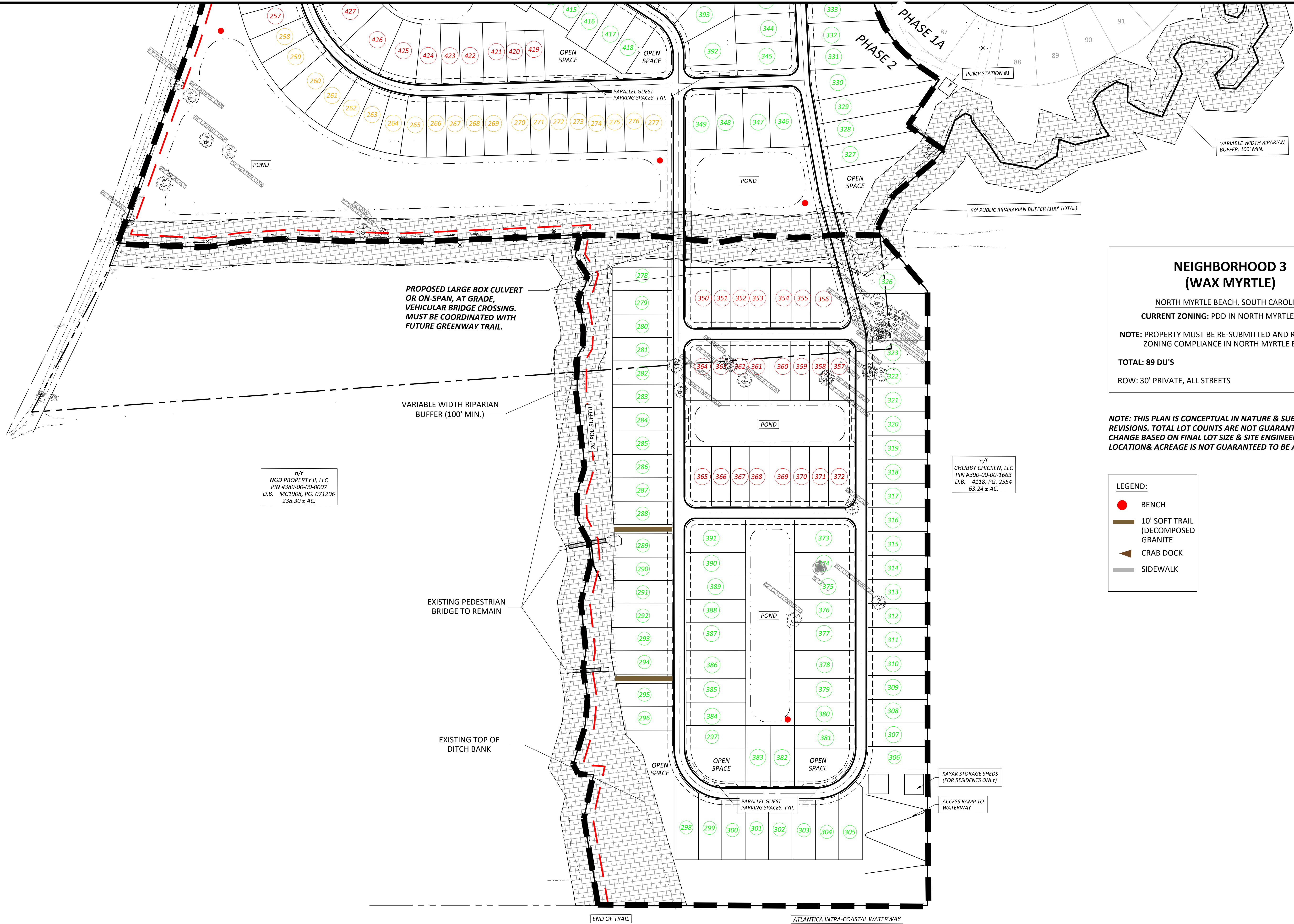
DRAWN BY: BSH

APPROV. BY:

PROJECT NO.: 21048

3

FILE NO.:



n/f
NGD PROPERTY II, LLC
PIN #389-00-00-0007
D.B. MC1908, PG. 071206
238.30 ± AC.

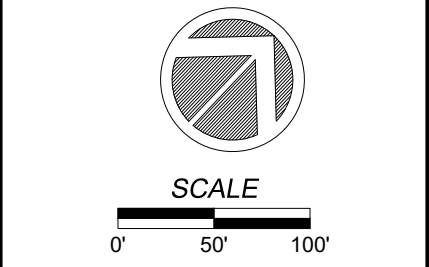
n/f
CHUBBY CHICKEN, LLC
PIN #390-00-00-1663
D.B. 4118, PG. 2554
63.24 ± AC.

**NEIGHBORHOOD 3
(WAX MYRTLE)**
NORTH MYRTLE BEACH, SOUTH CAROLINA
CURRENT ZONING: PDD IN NORTH MYRTLE BEACH
NOTE: PROPERTY MUST BE RE-SUBMITTED AND REZONED FOR ZONING COMPLIANCE IN NORTH MYRTLE BEACH.
TOTAL: 89 DU'S
ROW: 30' PRIVATE, ALL STREETS

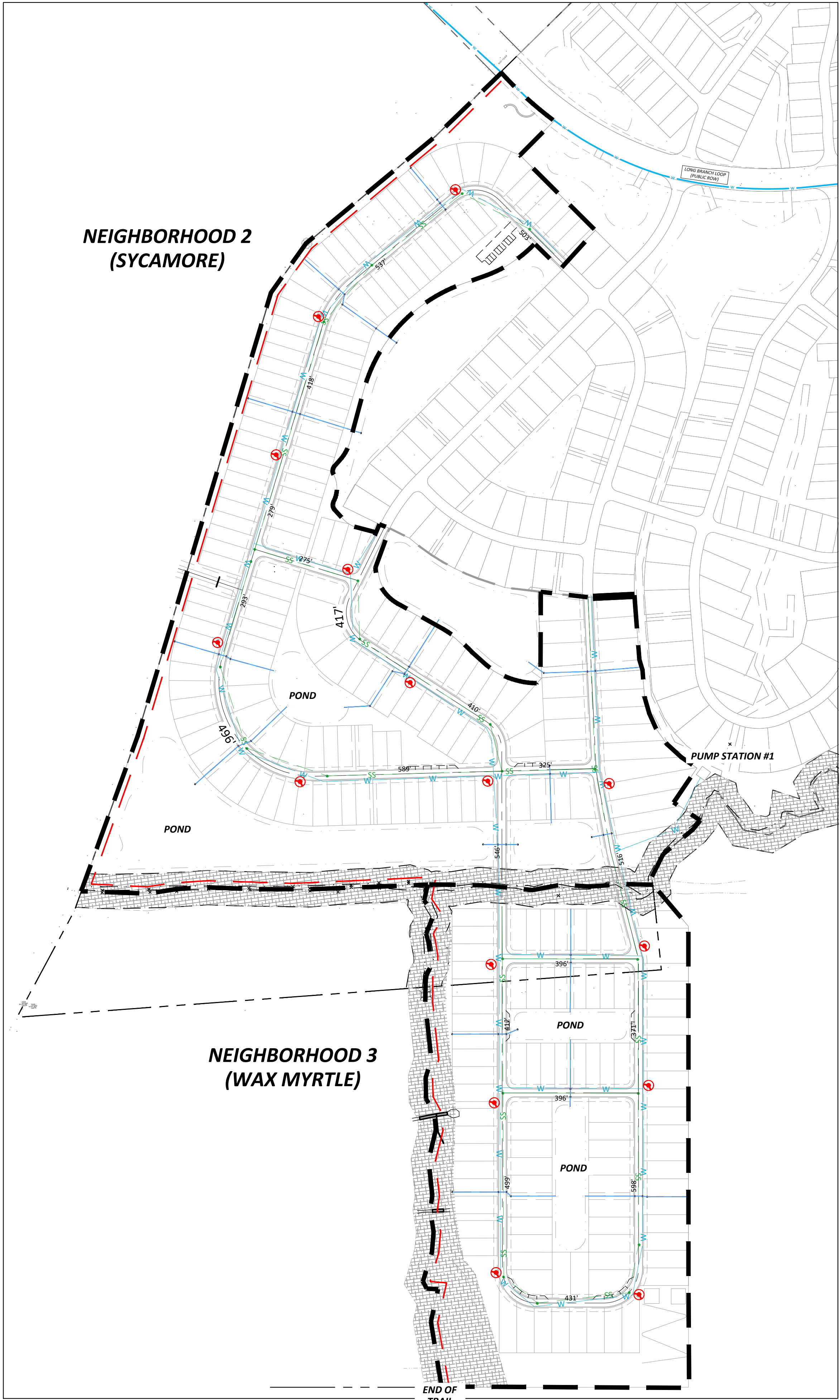
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO REVISIONS. TOTAL LOT COUNTS ARE NOT GUARANTEED & MAY CHANGE BASED ON FINAL LOT SIZE & SITE ENGINEERING. WETLAND LOCATION & ACREAGE IS NOT GUARANTEED TO BE ACCURATE.

LEGEND:
● BENCH
— 10' SOFT TRAIL (DECOMPOSED GRANITE)
▲ CRAB DOCK
— SIDEWALK

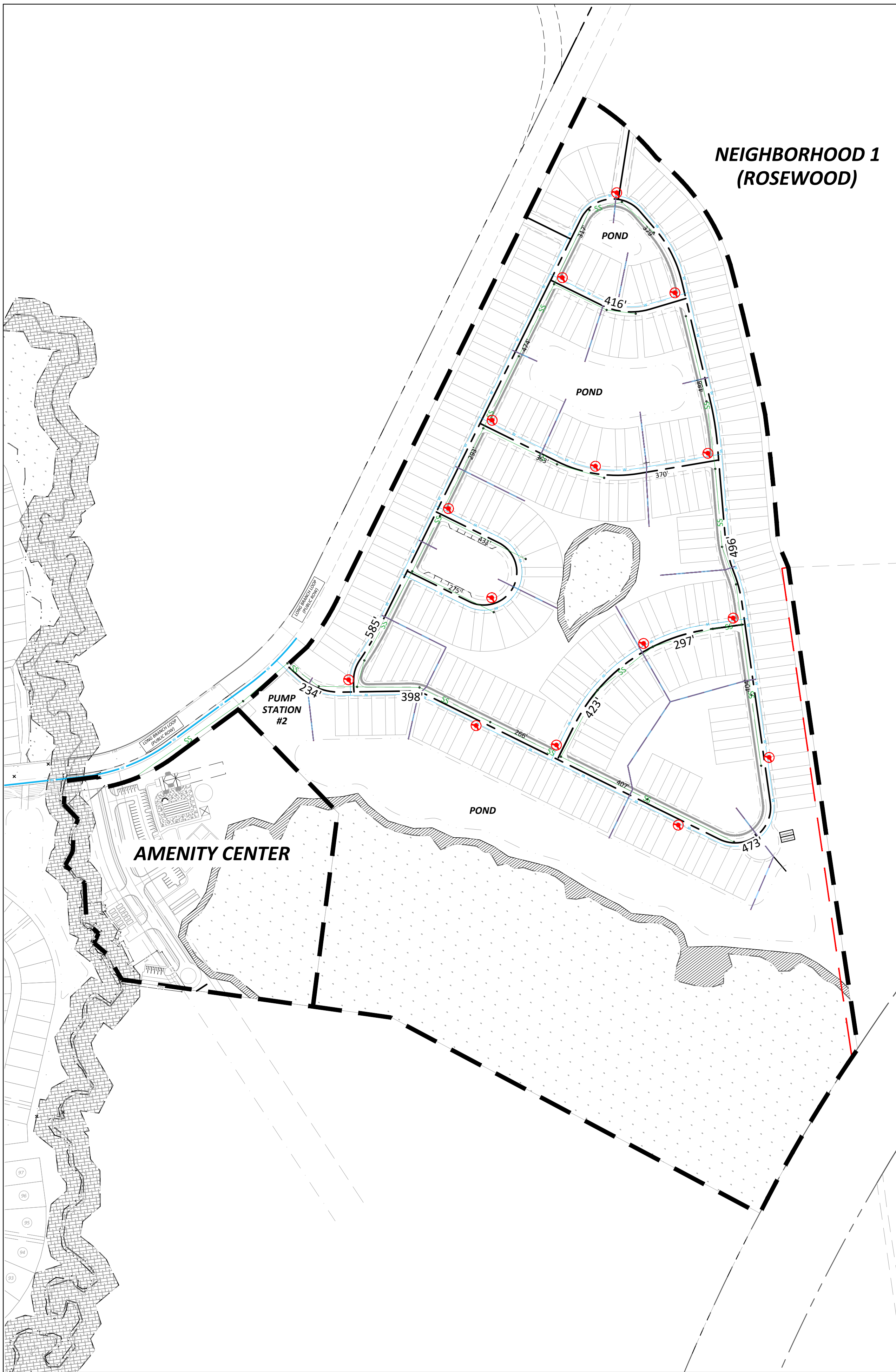
NO.	DATE	REVISION DESCRIPTION	BY
1	05/04/22	CITY & COUNTY COMMENTS FROM 04/21/22	JLS



Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1208 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210



NEIGHBORHOOD 2 & 3 EXHIBIT



NEIGHBORHOOD 1 EXHIBIT

LEGEND:

 HYDRANT

**CONCEPTUAL STORM WATER
AND UTILITY PLAN**

WATERSIDE

HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR: MERITAGE HOMES

SCALE: 1" = 200'

DATE: 04/04/2022

DESIGNED BY:

DRAWN BY: BSH

APPROV. BY:

PROJECT NO.: 21048

5

FILE NO.:

1	05/06/22	CITY & COUNTY COMMENTS FROM 04/21/22	JLS	BY
NO.	DATE	REVISION DESCRIPTION		
© NOTIFICATION IS HEREBY GIVEN THAT THIS DOCUMENT IS THE PROPERTY OF PDC ENGINEERS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PDC ENGINEERS, INC. PRINTS AND/OR COPIES OF PLANS WITHOUT SIGNATURE AND SEAL ARE INVALID.				

PDC Engineers

A BOLTON & MENK, INC. COMPANY

Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1208 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

NEIGHBORHOOD	TOTAL ACERAGE	RECREATIONAL OPEN SPACE	COMMON OPEN SPACE
1 (ROSEWOOD)	80.80 ACRES	13.97 ACRES	00.00 ACRES
2 (SYCAMORE)	43.95 ACRES	06.24 ACRES	00.00 ACRES
3 (WYSTERIA)	24.99 ACRES	01.19 ACRES	02.15 ACRES
AMENITY CENTER	11.91 ACRES	03.35 ACRES	02.15 ACRES
TOTAL	161.65 ACRES	29.05 ACRES	00.00 ACRES

NEIGHBORHOOD	UPLAND	POND	WETLAND
1 (ROSEWOOD)	00.00 ACRES	07.38 ACRES	22.70 ACRES
2 (SYCAMORE)	00.00 ACRES	05.24 ACRES	02.11 ACRES
3 (WYSTERIA)	00.00 ACRES	01.40 ACRES	02.53 ACRES
AMENITY CENTER	00.00 ACRES	00.00 ACRES	04.83 ACRES
TOTAL	00.00 ACRES	15.01 ACRES	32.17 ACRES

-  SINGLE-FAMILY LOTS
-  WETLANDS
-  COMMON OPEN SPACE
-  RECREATIONAL OPEN SPACE

NOTE: ALL SOFT TRAILS TO BE INSTALLED WITH DECOMPOSED GRANITE MATERIAL AND MEET ADA STANDARDS.

- BENCH
- 10' SOFT TRAIL
(DECOMPOSED GRANITE)
- CRAB DOCK
- SIDEWALK

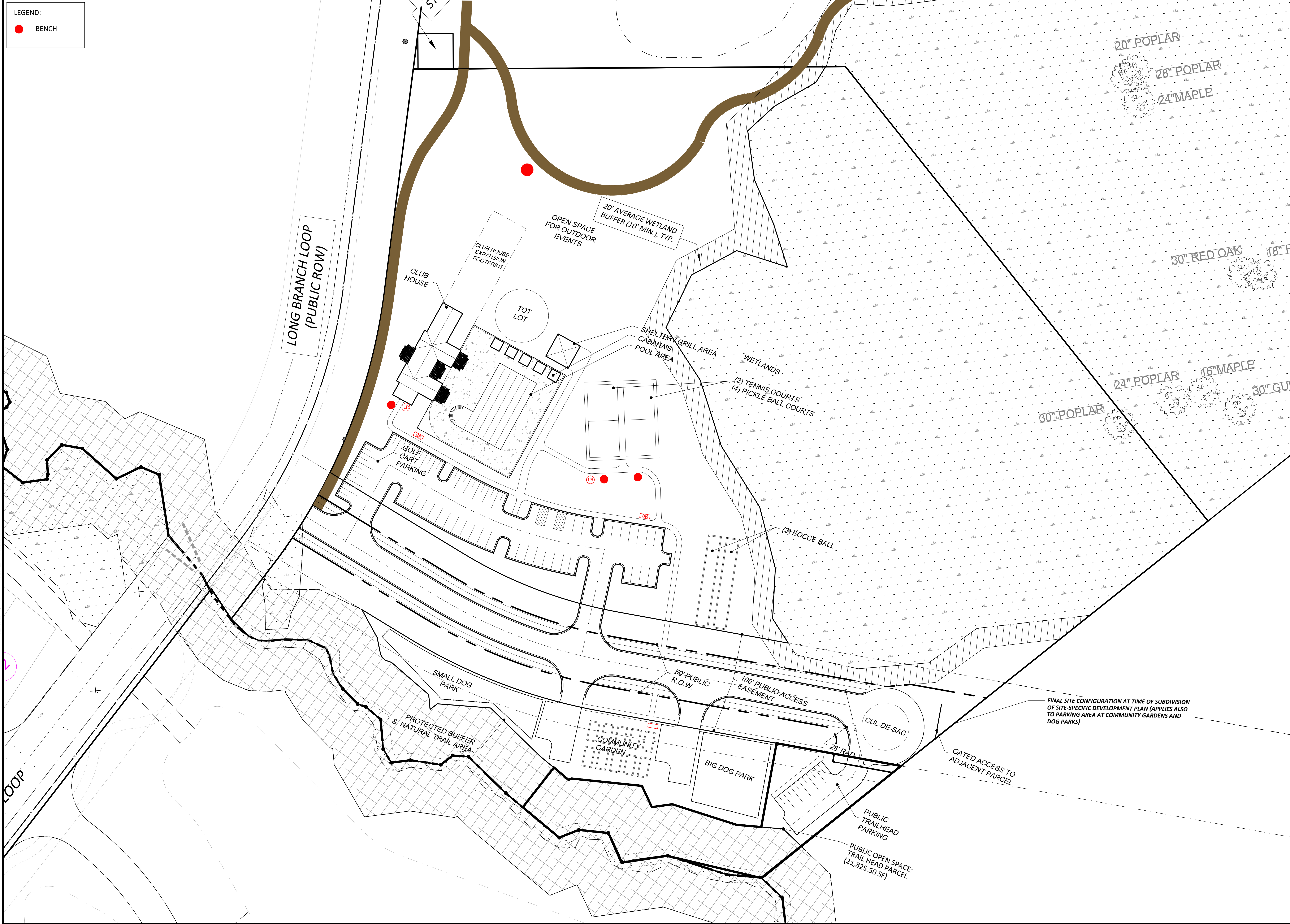


NO.	DATE	CITY & COUNTY COMMENTS FROM 04/21/22	JLS
		REVISION DESCRIPTION	BY
1	05/06/22	NO NOTATIONS HEREFOR AS THIS DOCUMENT IS THE PREP OF A LOCATION FOR DOCUMENT. PRINTS AND/OR COPIES OF PLANS WITHOUT SIGNATURE AND SEAL ARE INVALID.	

OPEN SPACE PLAN

WATERSIDE
HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR: MERITAGE HOMES

SCALE:	1" = 250'
DATE:	04/04/2022
DESIGNED BY:	
DRAWN BY:	BSH
APPROV. BY:	
PROJECT NO.:	21048
6	
FILE NO.:	



LEGEND:

● BENCH

AMENITY SITE DETAILS

WATERSIDE

HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR: MERITAGE HOMES

SCALE: 1" = 40'

DATE: 04/04/2022

DESIGNED BY:

DRAWN BY: BSH

APPROV. BY:

PROJECT NO.: 21048

10

FILE NO.:

05/04/22

1

NO.

CITY & COUNTY COMMENTS FROM 04/21/22

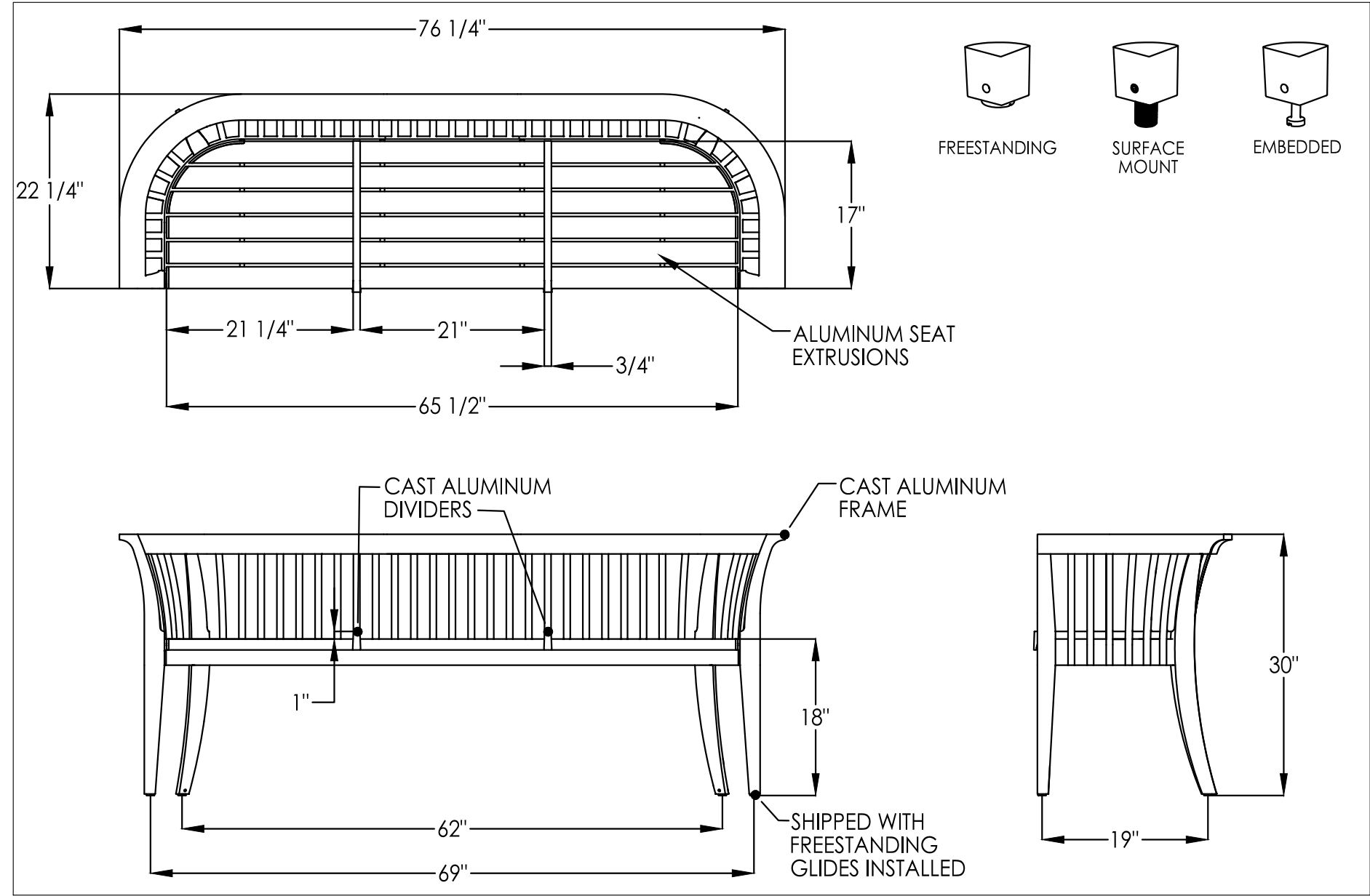
REVISION DESCRIPTION

JLS

BY

Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1208 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

PDC Engineers
A BOLTON & MENK, INC. COMPANY



BENCH NOTES

MANUFACTURER: LANDSCAPE FORMS
PRODUCT: MELVILLE BACKED BENCH W/ DIVIDERS

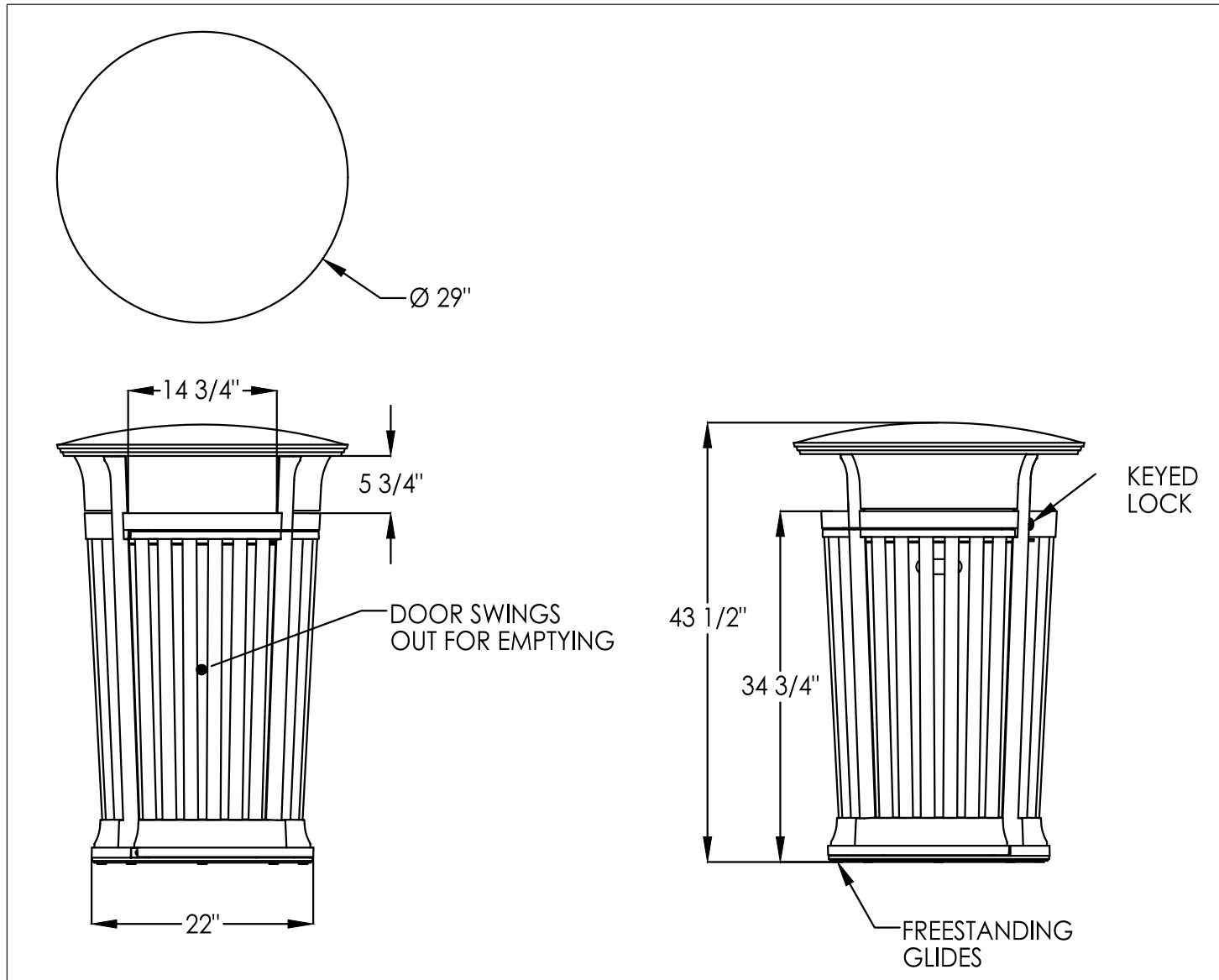
URL: <https://www.landscapiforms.com/en-us/product/Pages/Melville-Bench.aspx>

MATERIAL: POWERCOATED METAL

COLOR: STORMCLOUD

MOUNTING: SURFACE

REFER TO MANUFACTURERS SPECS FOR MOUNTING AND INSTALLATION INSTRUCTIONS.



TRASH RECEPTACLE NOTES

MANUFACTURER: LANDSCAPE FORMS

PRODUCT: POE LITTER RECEPTACLE WITH STANDARD SIDE OPENING AND KEYED LOCK

SIZE: 34 GALLON, 43-1/2" HIGH X 29" D

MATERIAL: CAST AND EXTRUDED ALUMINUM

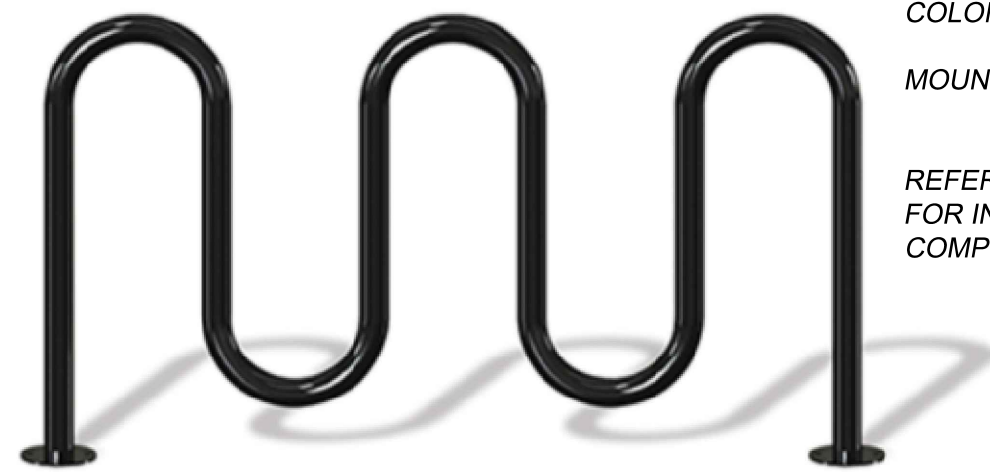
URL: <https://www.landscapiforms.com/en-US/product/Pages/Poe-Litter.aspx>

MATERIAL: POWERCOATED METAL

COLOR: STORMCLOUD

MOUNTING: SURFACE

REFER TO MANUFACTURERS SPECS FOR MOUNTING AND INSTALLATION INSTRUCTIONS.



BIKE RACK NOTES

MANUFACTURER: THE PARK CATALOG

PRODUCT: 7 BIKE WAVE RACK

URL: <https://www.theparkcatalog.com/7-bike-wave-rack-2-3-8in-heavy-duty-543-1003>

MATERIAL: POWERCOATED METAL

COLOR: SILVER

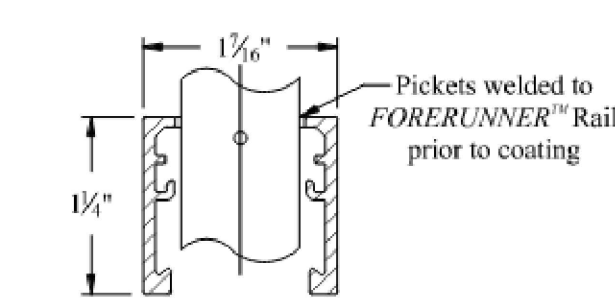
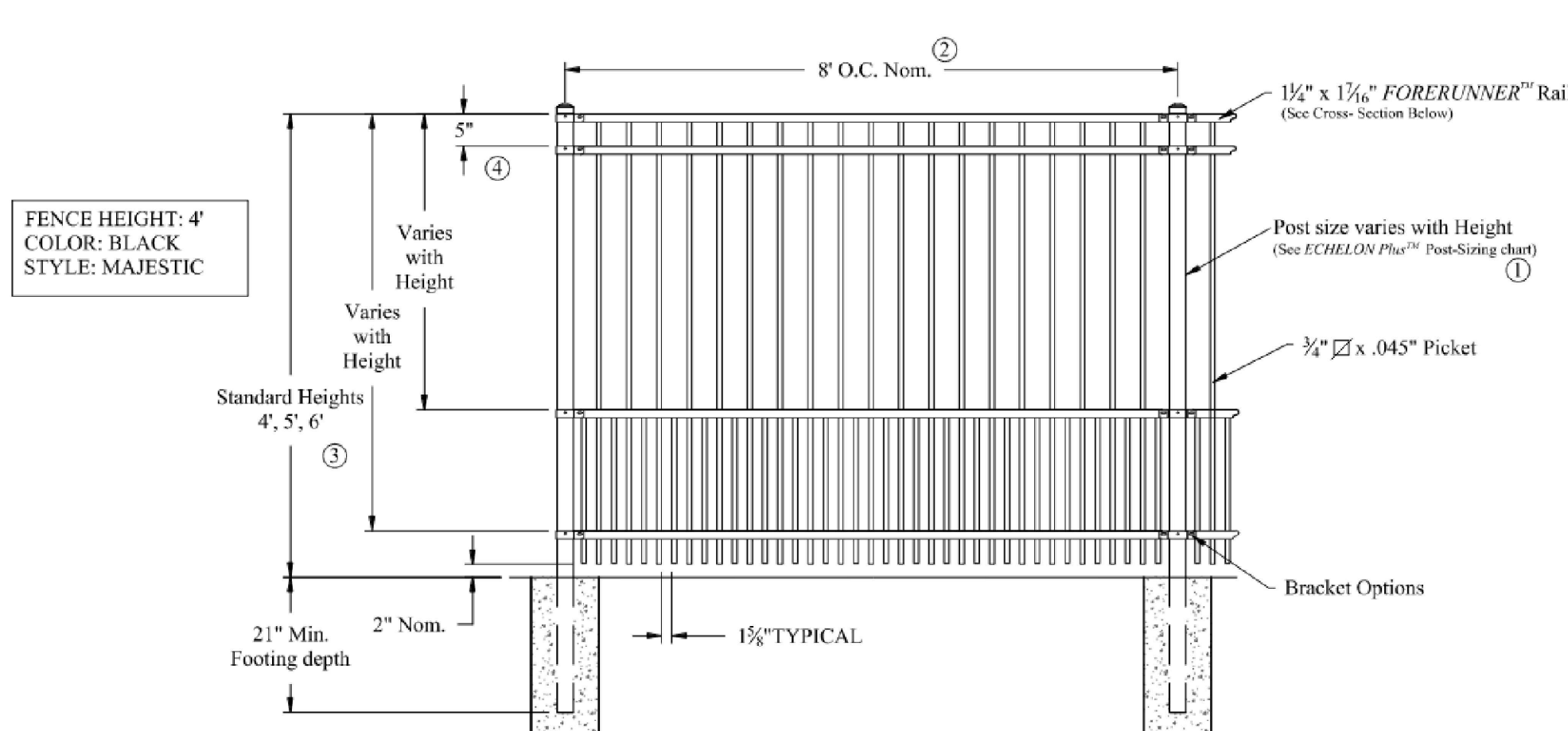
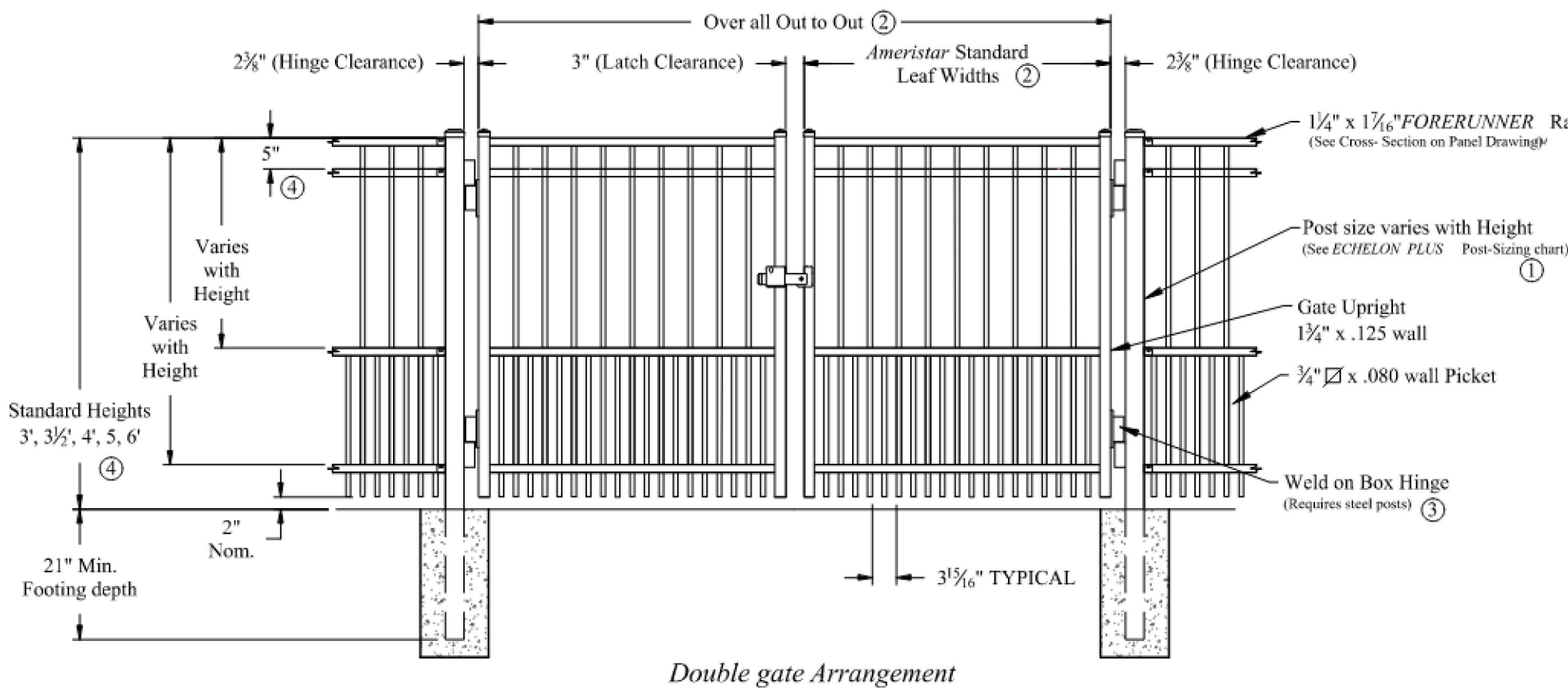
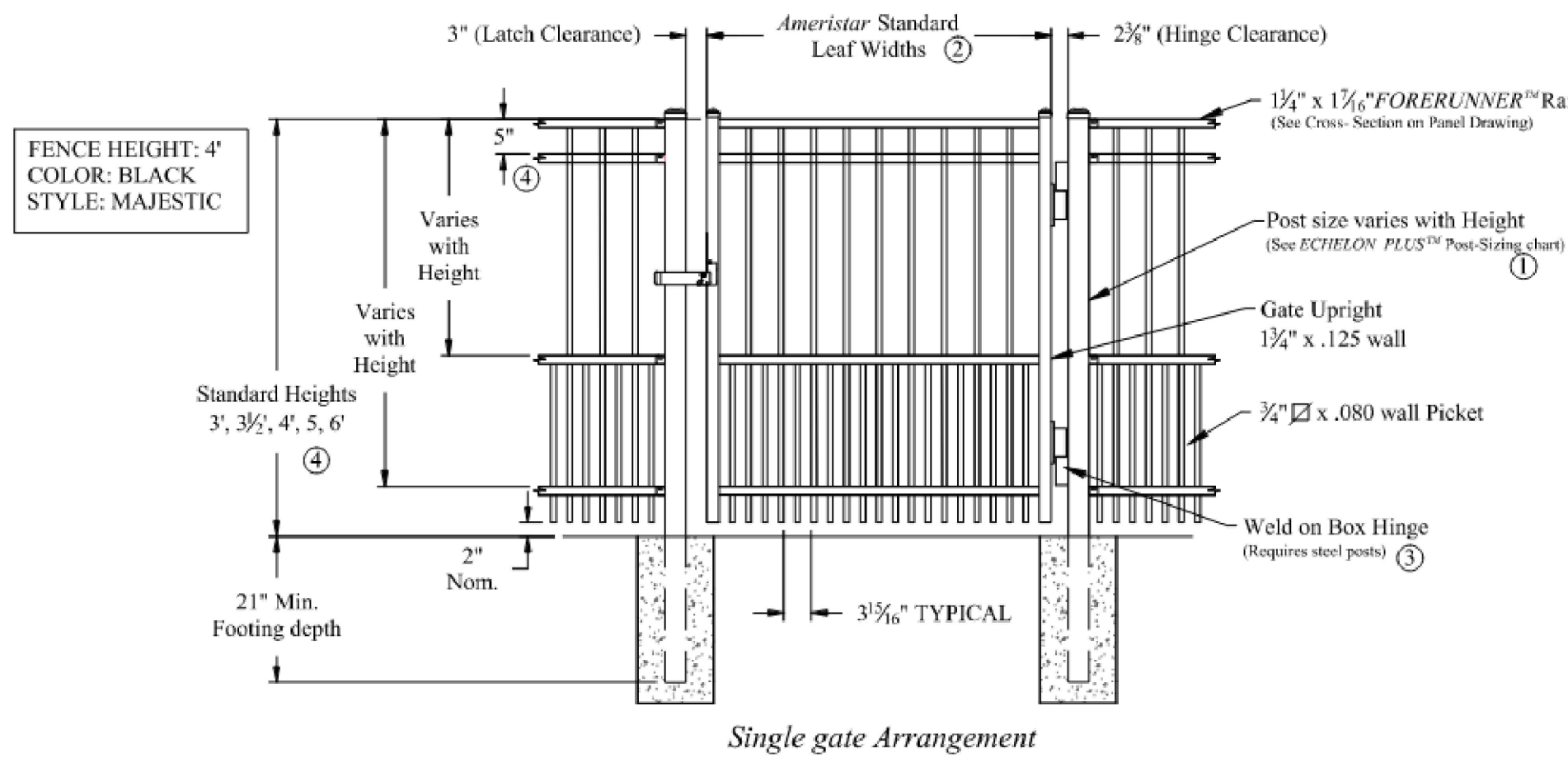
MOUNTING: SURFACE

REFER TO MANUFACTURERS SPECS FOR INSTALLATION AND REQUIRED COMPONENTS.

1 BENCH
N.T.S.

2 TRASH RECEPTACLE
N.T.S.

3 BIKE RACK
N.T.S.



NOTES:

- 1.) Post size depends on fence height, weight and wind loads. See ECHELON PLUS™ post sizing chart.
- 2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- 4.) Fourth rail optional. Some heights noted require a fourth rail.

SINGLE GATE

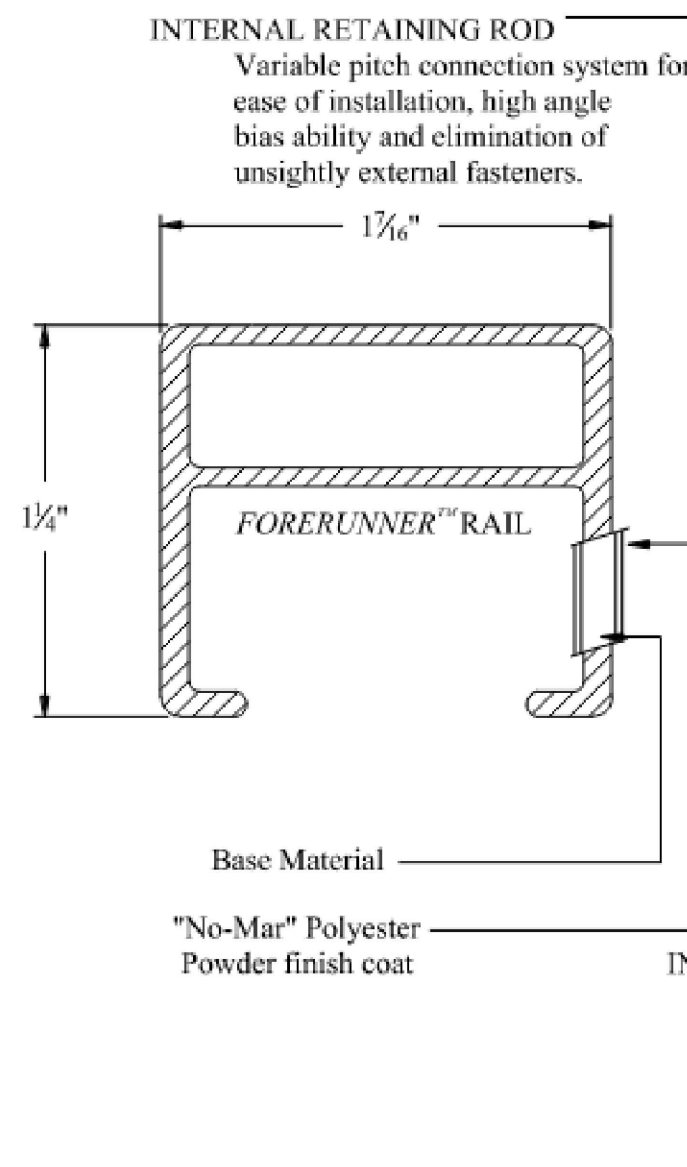
DOUBLE GATE

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

NOTES:

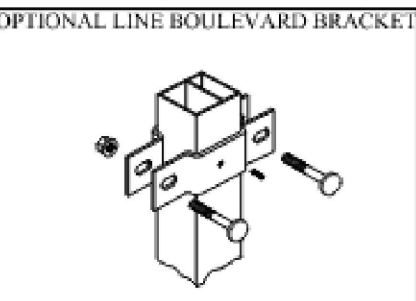
- 1.) Post size depends on fence height and wind loads. See ECHELON PLUS™ post sizing chart.
- 2.) Panels also available for 6' on center post spacing.
- 3.) Additional heights available on request.
- 4.) Fourth rail optional. Some heights noted require a fourth rail.

PANEL BRACKET
Specially designed two-point connection ensures fixity of rail ends for increased strength.



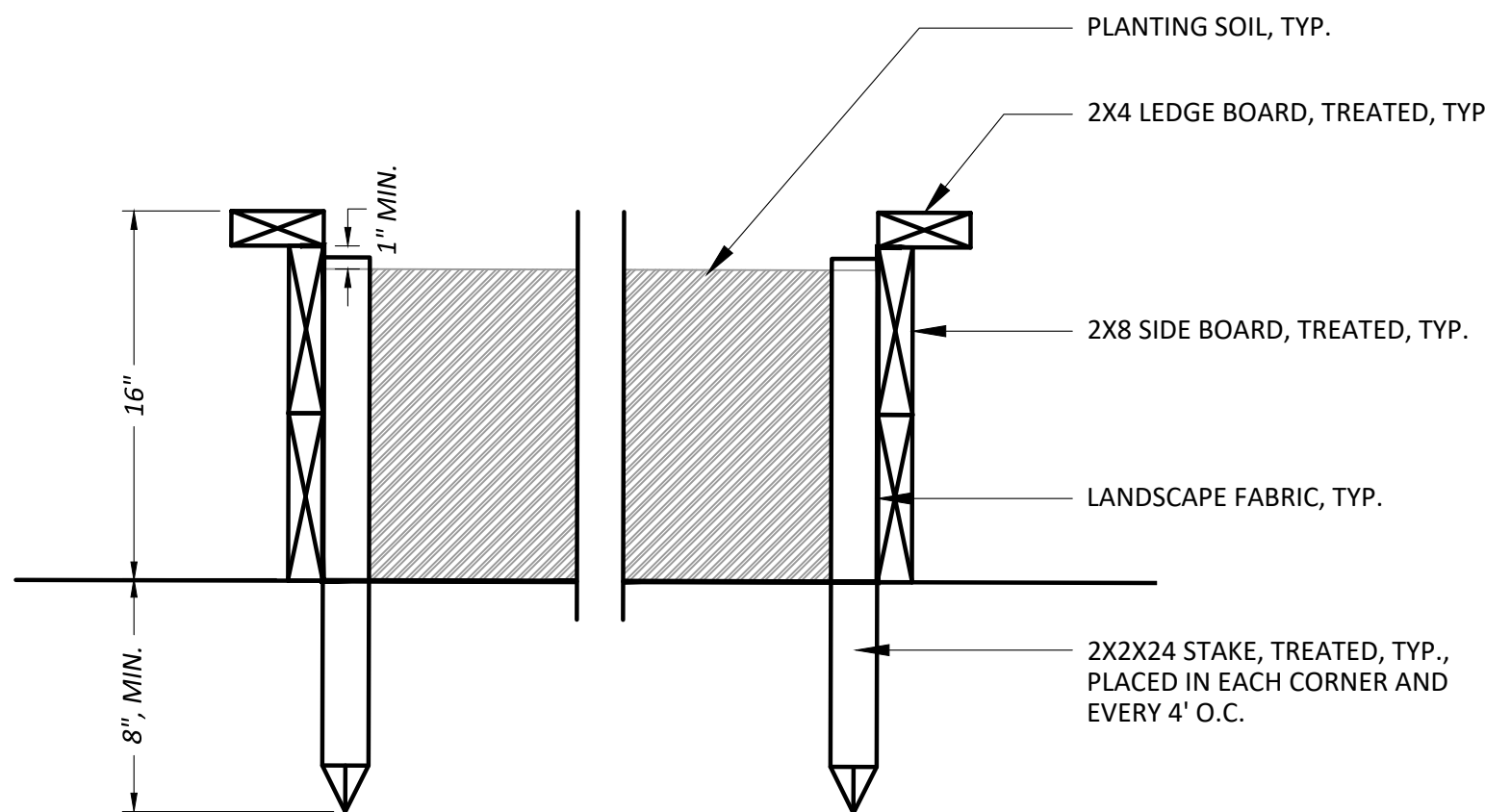
INTERIOR GUIDE CHANNEL
Channel forms lower limit of raceway for retaining rod and allows for high angle bias ability.

FORERUNNER™ RAIL
"U"-Channel specially formed high strength architectural shape.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

4 AMERISTAR DOG PARK FENCE GATE - 4'
N.T.S.



5 COMMUNITY GARDEN BEDS
N.T.S.

6 AMERISTAR DOG PARK FENCE - 4'
N.T.S.

DATE	REVISION	DESCRIPTION	BY	JLS
05/01/22	1	CITY & COUNTY COMMENTS FROM 04/21/22		
NOTIFICATION IS HEREBY GIVEN THAT THIS DOCUMENT IS THE PROPERTY OF PDC ENGINEERS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT, PRINTS AND/OR COPIES OF PLANS WITHOUT SIGNATURE AND SEAL, ARE INVALID.				

AMENITY SITE VIGNETTE
TYPICAL MATERIALS/DETAILS

WATERSIDE
Horry County, South Carolina

PREPARED FOR: MERITAGE HOMES

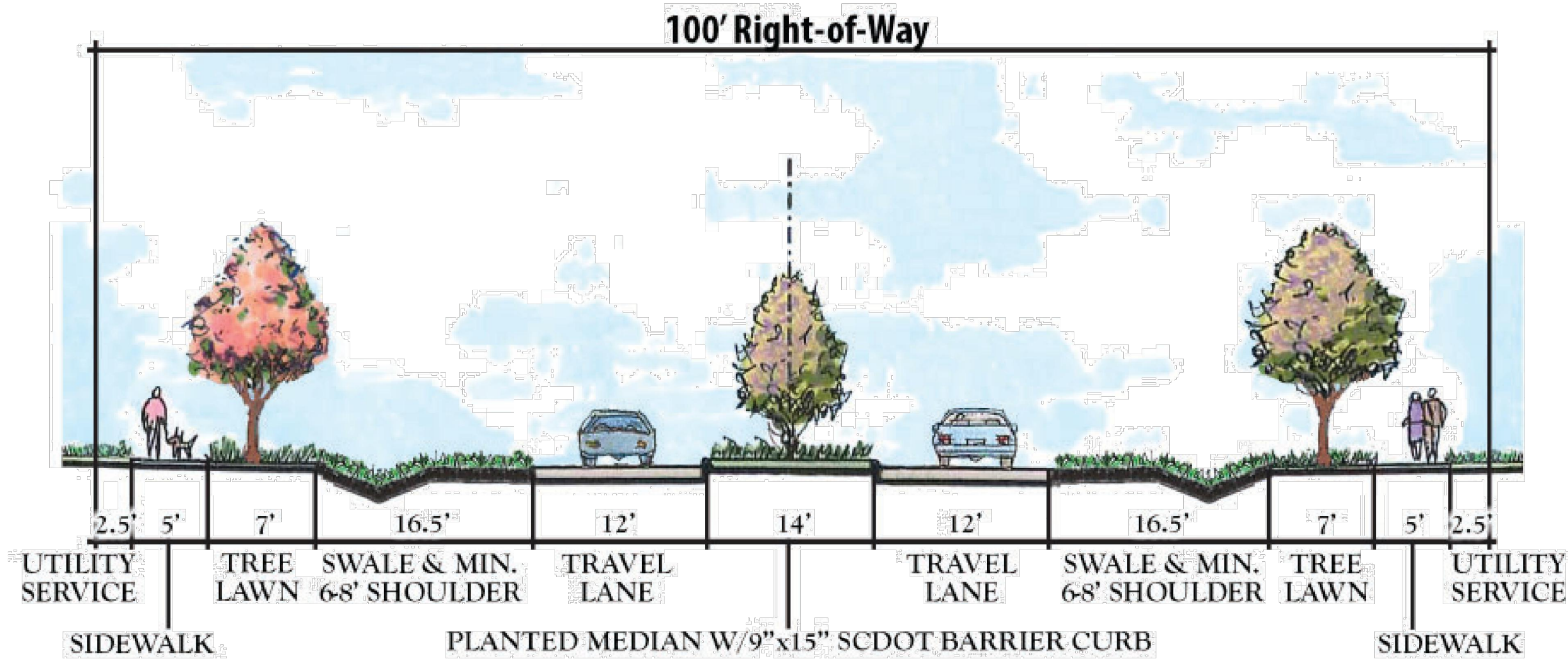
SCALE:	1" = 30'
DATE:	04/04/2022
DESIGNED BY:	
DRAWN BY:	BSH
APPROV. BY:	
PROJECT NO.:	21048

10.2

FILE NO.:

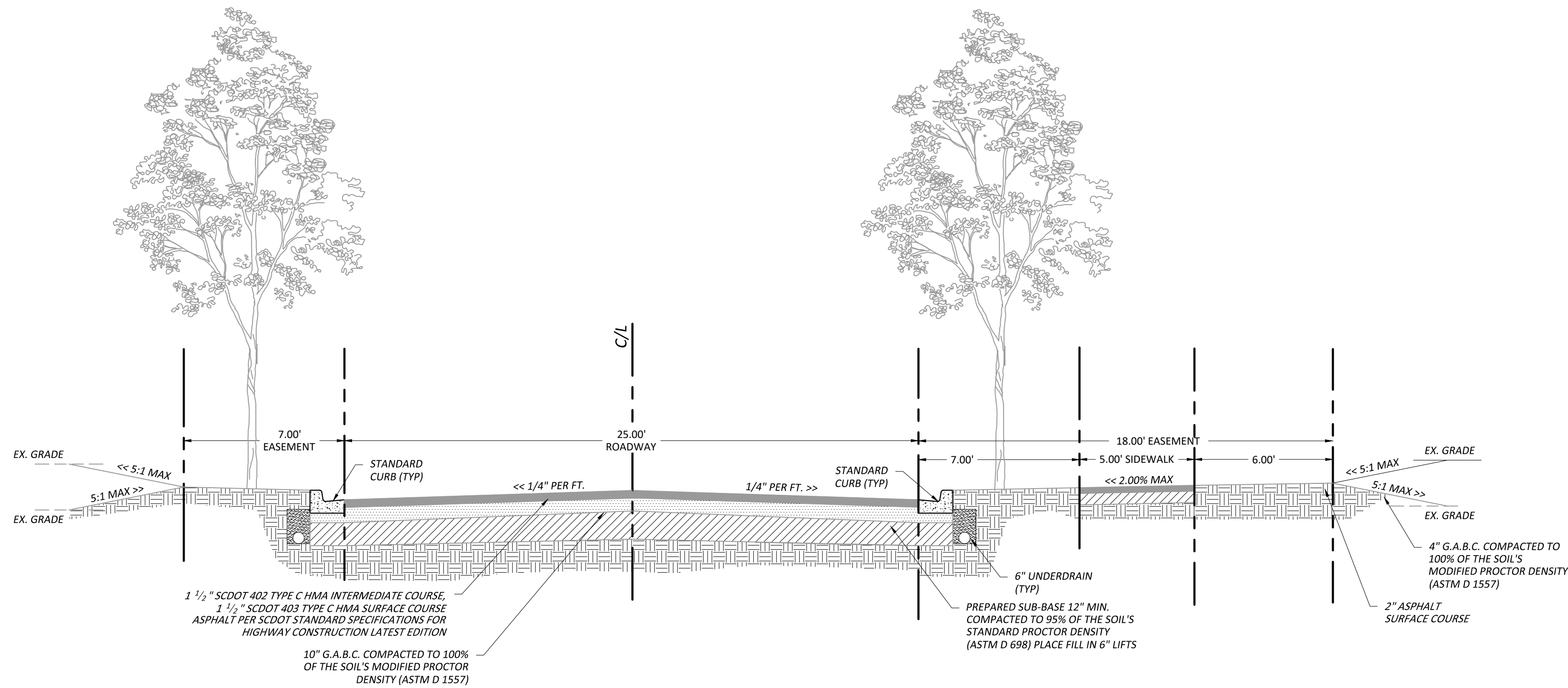
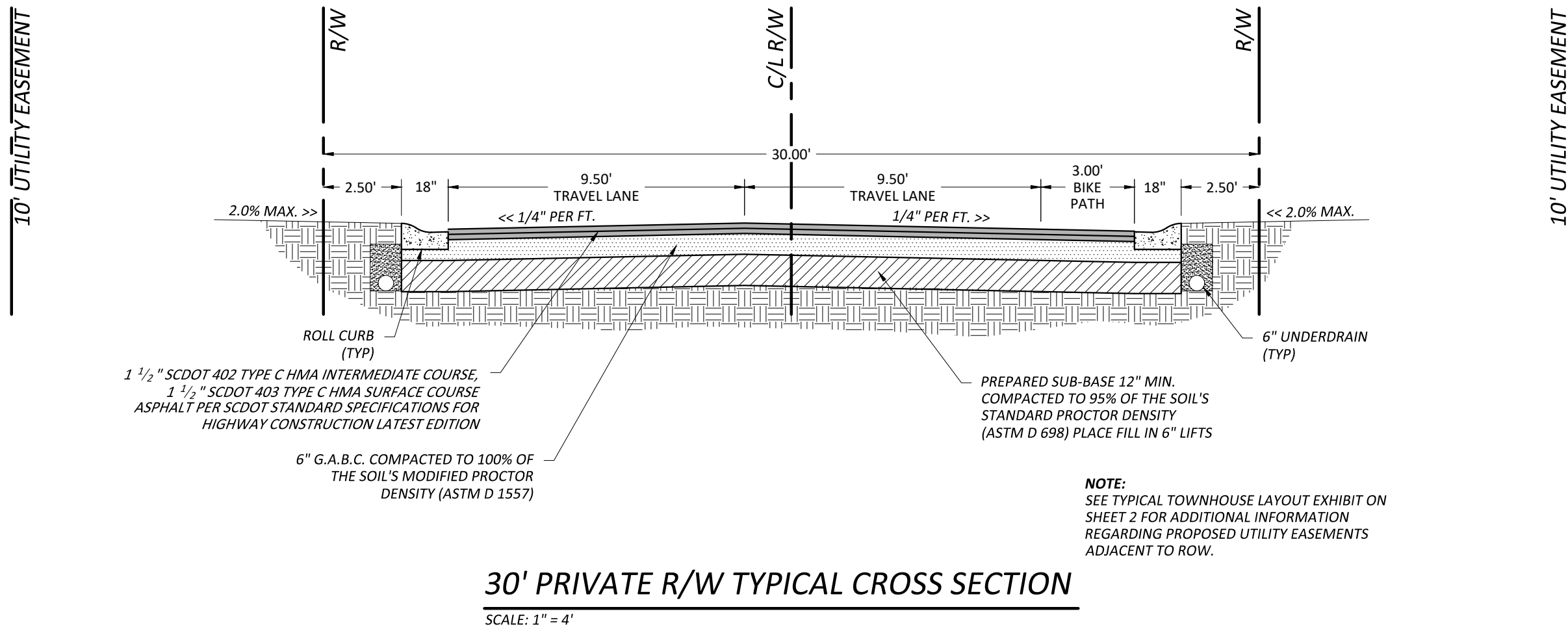


SCALE
0' 20' 40'



CROSS-SECTION (Not to Scale)

* SOURCE: CITY OF NORTH MYRTLE BEACH STREET PLANNING MANUAL



25' R/W CROSS SECTION - NEIGHBORHOOD 1 (ROSEWOOD)

SCALE: 1" = 4'

TYPICAL ROAD SECTIONS

WATERSIDE

HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR: MERITAGE HOMES

SCALE: N/A

DATE: 04/04/2022

DESIGNED BY:

DRAWN BY: BSH

APPROV. BY:

PROJECT NO.: 21048

13

FILE NO.:

NO.

DATE

CITY & COUNTY COMMENTS FROM 04/21/22

REVISION DESCRIPTION

BY

JLS

1

05/04/22

NOTIFICATION IS HEREBY GIVEN THAT THIS DOCUMENT IS THE PROPERTY OF PDC ENGINEERS, LANDSCAPE ARCHITECTS & ENVIRONMENTALISTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DOCUMENT. PRINTS AND/OR COPIES OF PLANS WITHOUT SIGNATURE AND SEAL ARE INVALID.

PDC Engineers

A BOLTON & MENK, INC. COMPANY

Consulting Engineers, Surveyors, Planners,
Landscape Architects & Environmentalists
1208 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

5C. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-8: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating Phases 2 and 3 of Waterside through changes to the governing documents, including narrative, plans, and exhibits.

History and Background

Planning commission last re-approved the preliminary plat for Phase 1 of the Waterside subdivision at their December 7, 2021, meeting. The pattern book of architecture for the Waterside homes was updated with Parkway PDD amendment Z-21-17, reviewed by Planning Commission at their August 17, 2021, meeting.

Proposed Changes

The applicant, Robert “Shep” Guyton, agent for the developer, has requested an amendment to the Parkway Group PDD creating Phases 2 and 3 of Waterside within Neighborhoods 1 (Rosewood), 2 (Sycamore), and 3 (Wysteria). A breakdown of the proposed neighborhoods is provided below:

Neighborhood	Use	Dwelling Units	Setbacks			Impervious Surface	Separation of Structures*
			Front	Side	Rear		
1 – Rosewood	Townhome	282	15	0	15	NA	10
2 – Sycamore	Single-Family	165	20	5	0	64%	10
3 – Wysteria	Single-Family	91	20	5	0	64%	10
Maximum Height: 35’ for All Neighborhoods/Uses, Except Amenities Where the Height Shall be Limited to 50’.							

The current area of the proposed development is 161.65 acres, and the proposed overall density is 3.32 units/acre. 17.9% of the proposed development (29.08 acres) is common open space. Neighborhood 1 is accessed from Long Branch Loop at two locations, and neighborhoods 2 and 3 are accessed from the existing Waterside Phase 1 at three locations. An emergency fire access connects Grande Dunes North and Neighborhood 2. A 50’-wide riparian buffer is provided along the Lang Branch Stream connecting to the intracoastal Waterway, and the developer is providing a ½-acre trail head near the amenity site to allow public access to the Long Branch trail that will be eventually located within this riparian buffer. A large amenity area provides a clubhouse, pool, outdoor event space, tot lot, picnic shelter/grill area, cabanas, tennis courts, pickleball courts, bocce courts, community garden, small/large dog park, and golf-cart parking. Architectural elevations for the townhomes have been included in your packet for review; the single-family detached elevations were approved with the major amendment Z-21-17.

Staff Review

Planning & Development, Planning Division

The Planning Department is reviewing the proposed amendment and will provide further comments at the workshop. Initial comments are as follows:

1. Old Comments Not Addressed, or Not Addressed in Full:

- a. Provide gated access conforming with the standards of the Street Planning Manual providing a free exit loop after the gate keypad where the project enters the adjacent Chubby Chicken parcel (designated as six estate lots on private conservation easement property).
- b. When the original Waterside Phase 1 amendment was approved in 2016, significant consideration was given to creating an overall neighborhood with a fine-grained level of detail – architecture, landscaping, and amenities. The street design standards in this first section of the development deviated from the city standards because so much attention and thoughtful placemaking went into the design of phase 1. The city approved a non-standard

street section without sidewalks because robust pedestrian spaces were created connecting the parcels at the rear of the lots. Street trees were not required because the vigorous landscaping plan created finely detailed, layered, lush plantings throughout the development. The new phases of the neighborhood have asked for the same substandard right-of-way approved in the first phase, but these new phases have not provided the same detailed, highly designed standards and connectivity as seen in the first phase. Staff recommends that the 30' private right-of-way with 10' easements on either side be substituted with the approved standard 25' private right-of-way with 12.5' easements on each side. The standard right-of-way provides for street trees and sidewalks in a way that makes pedestrian use of these spaces pleasant and safe for all.

- c. Provide safe, off-street, guest parking areas arranged throughout all three neighborhoods.
- d. Provide a supplemental planting detail to create a buffer/screen separating Neighborhood 1 from Long Branch Loop given the future traffic along this collector.

2. New Comments:

- a. Concept site plans 2, 3, and 4 provide an overlay of all 16-24" existing trees. There may be some locations where removing a lot will save a significant stand of large trees, such as lots 222-223 in Neighborhood 2 or lots 324-324 in Neighborhood 3.
- b. Staff recommends renaming the "Wysteria" neighborhood, not only because of the unconventional spelling, but also because it promotes a genus of plants of which several species are quite invasive in our state.
- c. On the Open Space Plan (exhibit 6), differentiate between the single-family detached lots and the townhome lots.
- d. Label buffers as "naturalized" or "former roadbed" on master plan to indicate there is no supplemental planting.
- e. Remove 61' lots referenced on the master site plan as there are no lots of that width in the proposed development.
- f. Concept site plans 2, 3, and 4 reference a 10' soft trail. Provide further detail on these plans specifying a decomposed granite material accessible for all users (meeting ADA standards).

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 Phases 2 and 3 of Waterside [Z-22-8] 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 Phases 2 and 3 of Waterside [Z-22-8] as submitted.

OR

- 3) I move (an alternate motion).

4/19/22, 3:14 PM

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on April 19, 2022
FILE NUMBER:	Z-22-8
Complete Submittal Date:	April 19, 2022



Notice Published:	April 14, 2022
Planning Commission:	May 3, 2022
First Reading:	May 16, 2022
Second Reading:	June 20, 2022

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: April 6, 2022	Property PIN(S): 38900000233; 38900000235 and 39000001662
Property Owner(s): Cottera Chestnut, LLC and Myrtle Holding Company, LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Parkway PDD near Highway 22, Highway 31 and Atlantic Intracoastal Waterway	Project Contact: Robert Guyton
Contact Phone Number: (843) 839-2100	Contact Email Address: rsGuyton@guytonlawfirm.com
PDD Name: Parkway Group PDD	Total Area of Property: 163 Acres
Proposed Amendment: Waterside Phase 2 and Phase 3 submittal adding the remaining 3 Neighborhoods and Amenity Center to previously approved 3 Neighborhoods of Phase 1.	

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: Robert Guyton

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

PAID

APR 19 2022

North Myrtle Beach
843-280-5580 or 843-280-5585
REC#: 01769555 4/19/2022 3:20 PM
OPER: C6 TERM: 006
REF#: 6552 DT
TRAN: 3.2200 PUD FEE
COTTERA CHESTNUT LLC
BUILDING PERMITS 500.00CR
TENDERED: 500.00 CHECK
APPLIED: 500.00-
CHANGE: 0.00

LETTER OF AGENCY

To: City of North Myrtle Beach

Re: Horry County PIN No: 389-00-00-0233; 389-00-00-0235 and 390-00-00-1662

Property Location: Portion of Parkway Group PUD, Intersection of U.S. Highway 22 and Carolina Bays Parkway.

Property Owner: Coterra Chestnut, LLC Horry County PIN No.: 389-00-00-0233
and 389-00-00-0235
Myrtle Holding Company, LLC PIN No.: 390-00-001662

In connection with the above referenced property, I hereby appoint the person shown below as my agent for purposes of filing such applications for zoning amendments, including site plans, and subdivision plats, permits, construction drawings, development agreement amendments and any other submittals for the above referenced properties as may be required.

Authorized Agent: Robert S. Guyton, and DDC Engineers, Inc.

Agent's Address: 4605 B Oleander Drive, Suite 202
Myrtle Beach, SC 29577

Agent's Telephone: (843) 839-2100

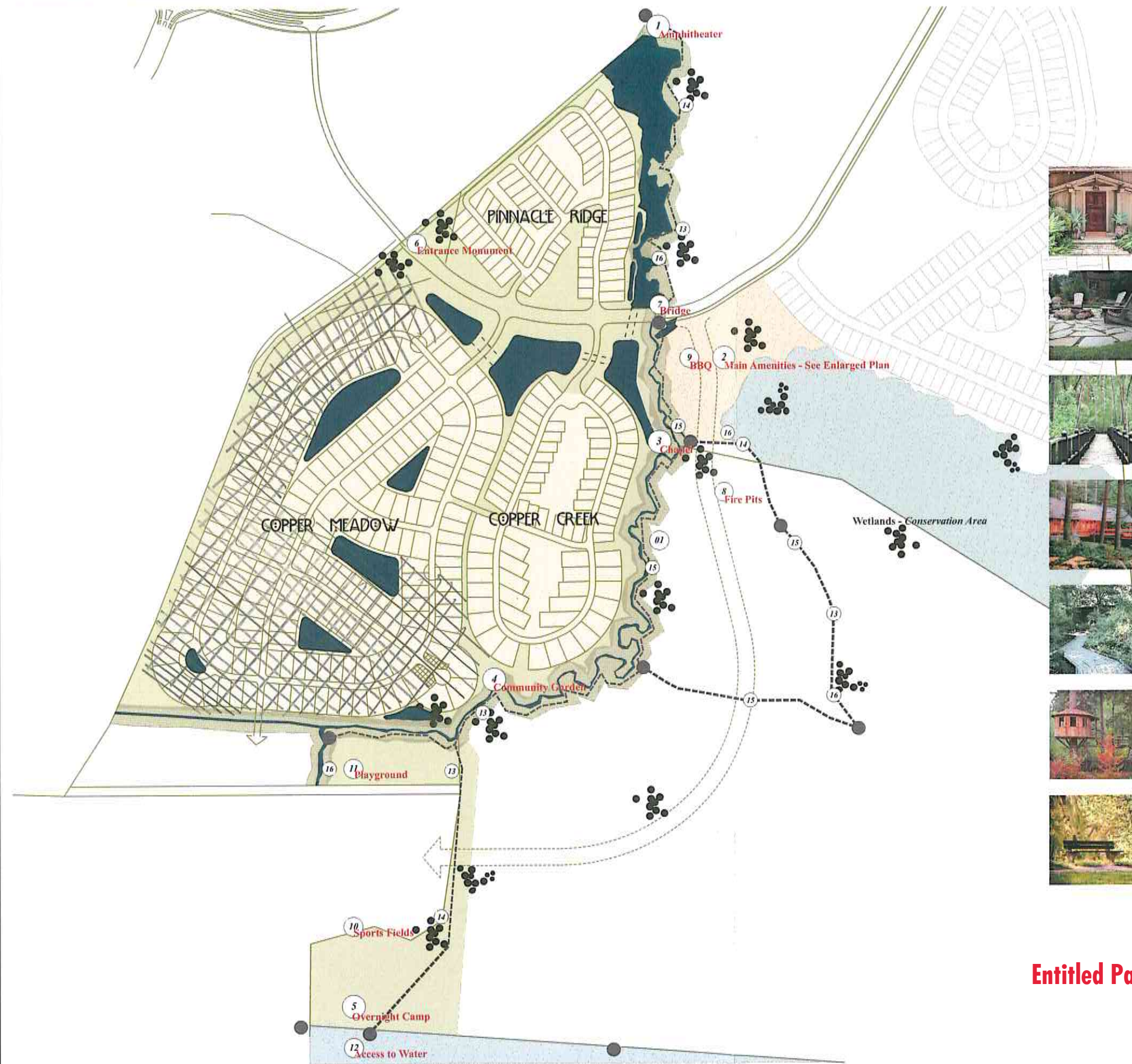
COTERRA CHESTNUT, LLC, a South Carolina limited liability company

By: _____
Name: _____
Title: _____
Telephone: (____) _____

MYRTLE HOLDING COMPANY, LLC,
a South Carolina limited liability company

By: _____
Name: _____
Title: _____
Telephone: (____) _____

WATERSIDE



Landmarks

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

Pond

Creek

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

Path - Walk, Run, Bike

Visual Landscape
Seasonal vegetation



**Entitled Parkway Group PDD Plan
Phase 1 of Waterside**



11.07.12