

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: August 29, 2022

Agenda Item: 2A	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM	
Agenda Section: Business: Ordinance. Second Reading	Date: August 24, 2022	
Subject: Amendment to the Parkway Group Planned Development District (PDD) creating Parcel 3/ Building 4 at the Palmetto Coast Industrial Park [Z-22-19]	Division: Planning and Development	
<u>History and Background:</u> Near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway, the Parkway Group PDD was originally entitled in 2008. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. The section to the northwest of Highway 31 was largely undetailed at the master plan level but governed by the approved PDD narrative and pattern book. The Palmetto Coast Industrial Park section of the Parkway Group PDD was approved by City Council on May 2, 2022. In that amendment, Parcel 3 was identified as future development. <u>Proposed Changes:</u> The applicant, Mark Stoughton of DRG, agent for the developer, has requested an amendment to the Parkway Group PDD revising the Palmetto Coast Industrial Park and creating a beverage packaging and distribution complex on Parcel 3/Building 4 of the park. The current PDD proposal contains one warehouse building totaling 164,850 square feet with 100 standard/accessible parking spaces and 80 tractor trailer parking spaces. A possible future expansion creates an additional 52,500 square feet of warehouse space and 23 tractor trailer stalls. One driveway allows access to the site from Water Tower Road, an additional connection is provided to the internal industrial park driveway system. Stormwater ponds and wetlands buffer the property frontage along Water Tower Road and rear of the property, and a decorative fence and landscaping screen the future trailer stalls from the public right-of-way. Architectural elevations aligned with the previously approved industrial park elevations have also been included in the proposal. <u>Planning Commission Action:</u> The Planning Commission conducted a public hearing on August 16, 2022 and voted unanimously to approve the request. There were no public comments. <u>Recommended Action:</u> 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
PARCEL 3/BUILDING 4 AT THE PALMETTO COAST
INDUSTRIAL PARK.**

Section 1:

That the Parkway Group PDD be amended to include updated exhibits for Parcel 3/Building 4 at the Palmetto Coast Industrial Park as depicted in Exhibit A attached and included in this ordinance.

Section 2:

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

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

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED:

City Manager

FIRST READING: 8.22.2022
SECOND READING: 8.29.2022

ORDINANCE: 22.35

A written project description of

**CONSUMER BEVERAGE PACKAGING AND
DISTRIBUTION COMPLEX
A PORTION OF THE PARKWAY GROUP
PLANNED DEVELOPMENT
DISTRICT (PDD)**

August 9, 2022

Exhibit A

PDD DOCUMENT TABLE OF CONTENTS

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Section 7:	MAINTENANCE AND CONTROL
Section 8:	CONSTRUCTION SCHEDULE
Section 9:	OFF-SITE AND STREETScape IMPROVEMENTS
Section 10:	FEES AND PUBLIC BENEFITS
Section 11:	AMENDMENTS AND ENFORCEMENT
Exhibit “A”:	Boundary Survey of the Property
Exhibit “B”:	Location Map

PDD Documentation Provided in Separate Exhibit Supplement

- (i) Conceptual Site Plan
- (ii) Schematic Utility Plan
- (iii) Schematic Drainage Plan
- (iv) Building Conceptual Elevations
- (v) Building Materials Call Out Sheet
- (vi) Landscape Materials List

SECTION 1: PURPOSE AND INTENT STATEMENT

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

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

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

This particular portion of the Parkway Group PDD is a portion of the property owned by Henry Road West, LLC, an original party to the Parkway Group PDD and the corresponding Development Agreement. The site consists of approximately 25.09 acres, located west of S.C. Highway 31. The property is a portion of Horry County TMS/PIN No.: 155-00-01-053/389-00-00-0002.

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

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

SECTION 2: LEGAL DESCRIPTION

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

SECTION 3: PROJECT DEVELOPER AND TITLE

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

SECTION 4: SITE PLAN

A separate Exhibit Supplement to this Document, submitted together with this Document, contains the PDD Documentation, including the Master Site Plan depicting the parcel, which has been surveyed, but not yet subdivided, and the improvements to be made for development of the Project (“**Site Plan**”). The Site Plan shall be binding on the Property and any major departure shall be authorized by amendment only. The controlling Site Plan shall negate any contradiction between the Site Plan and any other plan, and this PDD Amendment. This Project includes One (1) parcel comprising the Project, which is adjacent to and will be coordinated with the previously approved Two (2) Phase Palmetto Industrial Park, which will include Three (3) separate Buildings.

SECTION 5: DEVELOPMENT DESCRIPTION

The Consumer Beverage Packaging and Distribution Complex is planned to include One (1) separate building, with an additional footprint for future expansion of that building. The initial building of approximately 164,850 square feet, with the front façade of this building, together with the required employee/customer paved parking spaces located on Water Tower Road, while circulation, loading facilities and trailer parking are located in the rear of this building. Future expansion of the building would add approximately 52,500 additional square feet, with additional parking and trailer parking located in a screened area near the entrance to the Project, with the view of this trailer parking shielded from view of the public roadways, together with other needs which would typically be found in a light industrial or distribution environment, including, but not limited to on-site commercial equipment storage. Proposed parking is a blend of the City requirement for both the light industrial district and distribution, with the Project providing One (1) parking space for each 912 square feet of interior occupancy area, which is consistent with design parking requirements for similar facilities operated by the Developer which accommodate operational demands as well as employees and customers.

In addition, development of the Project will address the requirements for “Firewise Communities” as to materials and conditions which are appropriate for the avoidance of fire hazards, which will include the avoidance of pine straw as a landscaping material, the use of fire resistant roofing materials and exterior wall materials, maintaining exterior building surfaces to avoid vegetation or

other “fuels”, incorporating landscaping materials that reduce the flammability of the site, and maintaining adequate separations between the building and the property boundary, including the use of storm water retention as a fire buffer.

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

The arterial roadway for the portion of the Parkway Group PDD is by way of Water Tower Road, providing access to and from South Carolina Highway 31 to the Project. A central private roadway provides access to the Project, and, upon completion, circulation is provided between the Amended Site Plan Parcel and Palmetto Industrial Park, with turn radiuses appropriate for large trucks. The building elevations, materials and colors are functional and consistent with light industrial and distribution uses in the Developer’s other similar projects and the underlying tenant, who is the holder of trademarks and other intellectual property associated with its national brand.

Table 1 below identifies the dimensional standards for the Project.

**TABLE 1
PROPOSED DIMENSIONAL STANDARDS CHART**

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

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

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

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

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

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

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

Permitted Uses are as follows:

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

SECTION 7: MAINTENANCE AND CONTROL

It will be the responsibility of the Developer to maintain or provide for the maintenance of the property within the PDD, including any private roadways, pathways and driveways. The Developer's maintenance responsibilities and restrictions will cover the private rights-of-way, driveways, landscape areas, trees, parking areas, pathways, walkways, open space, common areas, wetland buffers, wetlands, buildings and other features of the development as appropriate under this Document, applicable City Zoning Regulations and Subdivision Regulations.

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

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

SECTION 8: CONSTRUCTION SCHEDULE

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

SECTION 9: OFF-SITE AND STREETScape IMPROVEMENTS

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

Water Tower Road, which abuts the Amended Site Plan Parcel presently does not allow for the installation of sidewalks and street trees which would otherwise be required under the Complete Streets provisions of the City's land development regulations. The Developer will in lieu of the installation of such sidewalks and street trees, contribute to the City, an amount equal to One Hundred Fifteen Thousand and No/100 (\$115,000.00) Dollars, in Two (2) separate equal installments, the first of which shall be in the amount of Fifty-Seven Thousand Five Hundred and No/100 (\$57,500.00) Dollars due and payable on or before the issuance of the building permit for the first building within the Project, and the second of which shall be in the amount of Fifty-Seven Thousand Five Hundred and No/100 (\$57,500.00) Dollars due and payable on or before the issuance of the certificate of occupancy for the first building within the Project, each of such payments to be used by the City for the improvement of Water Tower Road.

SECTION 10: FEES AND PUBLIC BENEFITS

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

- A. Developer shall widen the paved section of Water Tower Road, within the existing public right-of-way of Water Tower Road, to accommodate turning movements (both acceleration and deceleration lanes), concurrently with the sitework improvements for the first building within the Amended Site Plan Parcel, such improvements being either (i) complete; or (ii) bonded in accordance with the City's typically roadway improvement bonding standards, at or prior to the issuance of a certificate of occupancy for the first building within the Amended Site Plan Parcel.
- B. The City intends to improve Water Tower Road to comply with the Complete Streets portion of the City's land development regulations, provided however, that as of the date of this Amendment, the existing roadway section of Water Tower Road does not allow for installation of sidewalks or street trees, and therefore, in lieu of sidewalks and street trees being installed during the development of the Amended Site Plat Parcel, the owner of the Amended Site Plan Parcel, will contribute to the City, based upon an engineer's estimate approved by the City, an amount equal to One Hundred Fifteen Thousand and No/100 (\$115,000.00) Dollars, in two separate and equal installments, the first of such installments due and payable on or before the issuance of the building permit of the first building within the Amended Site Plan Parcel, and the second of such installments due and payable on or before the issuance of the certificate of occupancy for the first building within the Amendment Site Plan Parcel, to be used by the City for improvement of Water Tower Road.
- C. Developer shall install or cause to be installed, streetlights within the Project, together with streetlights along the boundary of the Project with Water Tower Road, in accordance with the Code of Ordinances. To the extent such streetlights are located within the public right-of-way of Water Tower Road, following the installation of such streetlights at the expense of Developer, the City shall thereafter contribute toward the monthly cost for each streetlight in an amount equal to the costs for the base street light fixture offered by the utility provider. The remaining monthly cost for each streetlight, including additional charges associated with an enhancement street light fixture, if any, shall be borne by the Developer and/or Owners Association established by Developer for the Amended Site Plan Parcel.

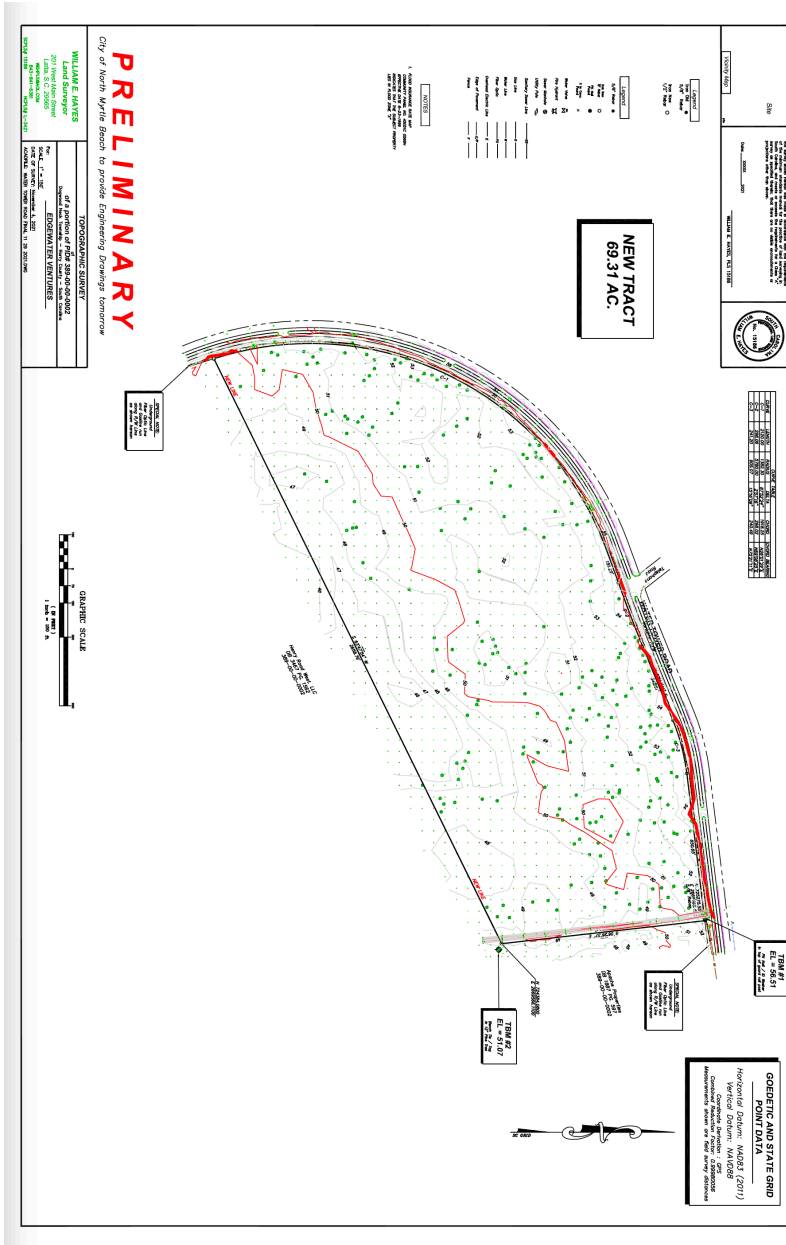
SECTION 11: AMENDMENTS AND ENFORCEMENT

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.

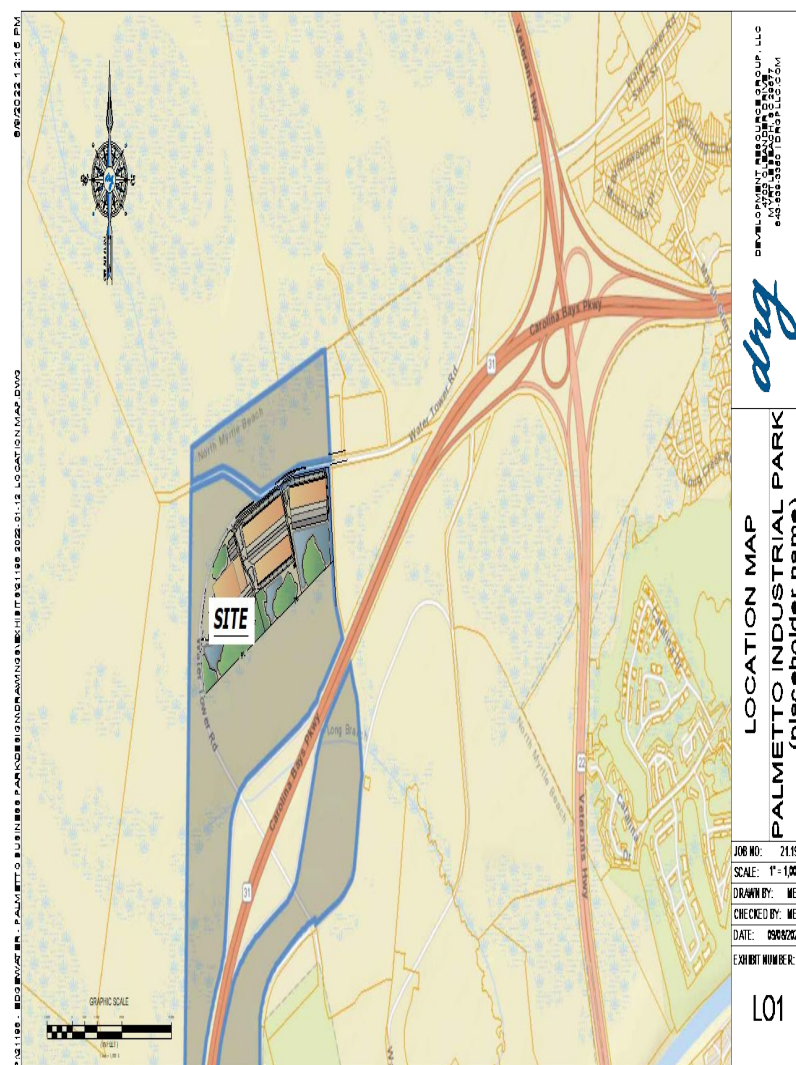
Expansions and further amendments to this PDD shall not be permitted without review by the Zoning Administrator and approval as prescribed by the City of North Myrtle Beach Zoning Regulations.

Map of Property

Map of Property



Location Map



8/9/2022 10:17 AM
P:\21196 - EDGEWATER - PALMETTO BUSINESS PARK\DESIGN\DRAWINGS\21196 PARCEL 3 MASTER.DWG

SITE DATA

CITY OF NORTH MYRTLE BEACH
ZONING = PARKWAY GROUP PUD
TOTAL AREA = ±69.37 ACRES
WETLAND AREA = ±14.22 ACRES
WETLAND FILL = ±0.49 ACRES
POND AREA = ±6.43 ACRES (9.3%)
BLDG AREA = 710,850 SF
CAR PARKS = 637
TRAILER PARKS = 163

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

DRIVEWAY 1

WB-67 TRUCK ACCESS
AUXILIARY RIGHT IN
AUXILIARY LEFT IN
SINGLE EXIT LANE
80' RADII

EX. MEDIAN BREAK
TO BE CLOSED

WATER TOWER ROAD

DOUBLE LEFT
TURN LANE

EXISTING
MEDIAN TO
REMAIN

TELEPHONE ROAD
PRIVATE EASEMENT

DRIVEWAY 2

WB-67 TRUCK ACCESS
AUXILIARY RIGHT IN
AUXILIARY LEFT IN
SINGLE EXIT LANE
80' RADII

BUILDING 2

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

BUILDING 1

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

PARCEL 1

WETLAND TO
BE FILLED
0.25± ACRES

'BACK' WB-67 DOCKING BAYS
(CONCRETE)

TRUCK DRIVE (ASPHALT)

TRAILER PARKING 60' x 12' (CONCRETE)

EXISTING
MEDIAN TO
REMAIN

WETLAND
1.02± ACRES

EXPANSION
350' x 150'
52,500 SF

BUILDING 4

INDUSTRIAL WAREHOUSE
471' x 350'
164,850 SF
BLDG HEIGHT 50'±

'BACK' DOCKING BAYS
(CONCRETE)

PARCEL 2

BUILDING 3

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

GUARDRAIL TO RUN
LENGTH OF EX. DITCH

WATER TOWER W/ FENCE
& ACCESS ROAD
(APPROX. LOCATION)

STORMWATER POND
3.6± ACRES

PARCEL 1

19.62 ACRES

WETLAND
2.61± ACRES

60' DRAINAGE
DITCH EASEMENT

PORTION OF
WETLAND TO
BE FILLED
0.24± ACRES

PARCEL 2

24.66 ACRES

WETLAND
2.36± ACRES

STORMWATER
POND
1.2± ACRES

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

20' WETLAND BUFFER
(ALL WETLANDS - TYP.)

PARCEL 3

25.09 ACRES

WETLAND
6.88± ACRES

STORMWATER
POND
1.63± ACRES

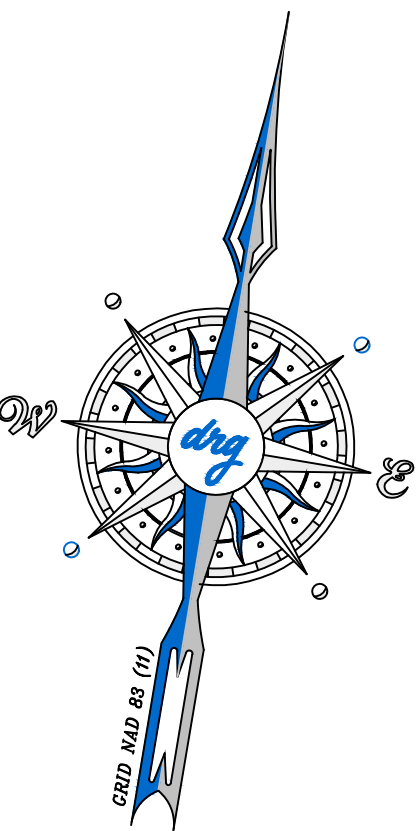
DUAL STACK
ENTRANCE LANES

WETLAND
1.10± ACRES

NEW
MEDIAN
BREAK

EX. MEDIAN
BREAK
TO BE
CLOSED

EXISTING
MEDIAN
TO
REMAIN



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

drq

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

CONCEPTUAL PARCEL 3

SITE PLAN

PALMETTO INDUSTRIAL PARK
(placeholder name)

JOB NO: 21.196
SCALE: 1" = 100'
DRAWN BY: MES
CHECKED BY: MES
DATE: 08/09/2022
EXHIBIT NUMBER:

C2

8/9/2022 10:54 AM
P:\21196 - EDGEWATER - PALMETTO BUSINESS PARK\DESIGN\DRAWINGS\EXHIBITS\21196 2022-08-09 PARCEL 3 ONLY EXHIBIT.DWG

SITE DATA

CITY OF NORTH MYRTLE BEACH
ZONING = PARKWAY GROUP PUD
PARCEL AREA = ±25.09 ACRES
WETLAND AREA = ±6.71 ACRES
WETLAND FILL = ±0.00 ACRES
POND AREA = ±1.63 ACRES (6.5%)
BLDG AREA = 217,350 SF
CAR PARKS = 100
TRAILER PARKS = 103

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

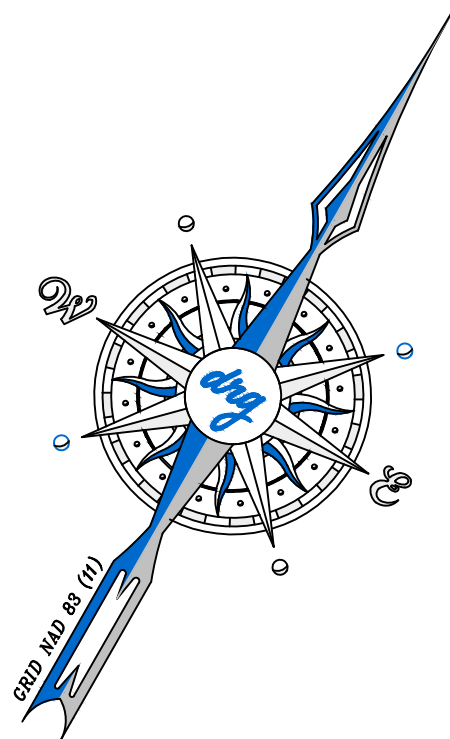
EXISTING
MEDIAN TO
REMAIN

WATER TOWER ROAD

WETLAND
1.02± ACRES

23 TRAILER STALLS
(PART OF EXPANSION)

TRAILER EXPANSION TO
TIE INTO FUTURE DRIVE
BY OTHERS



drg

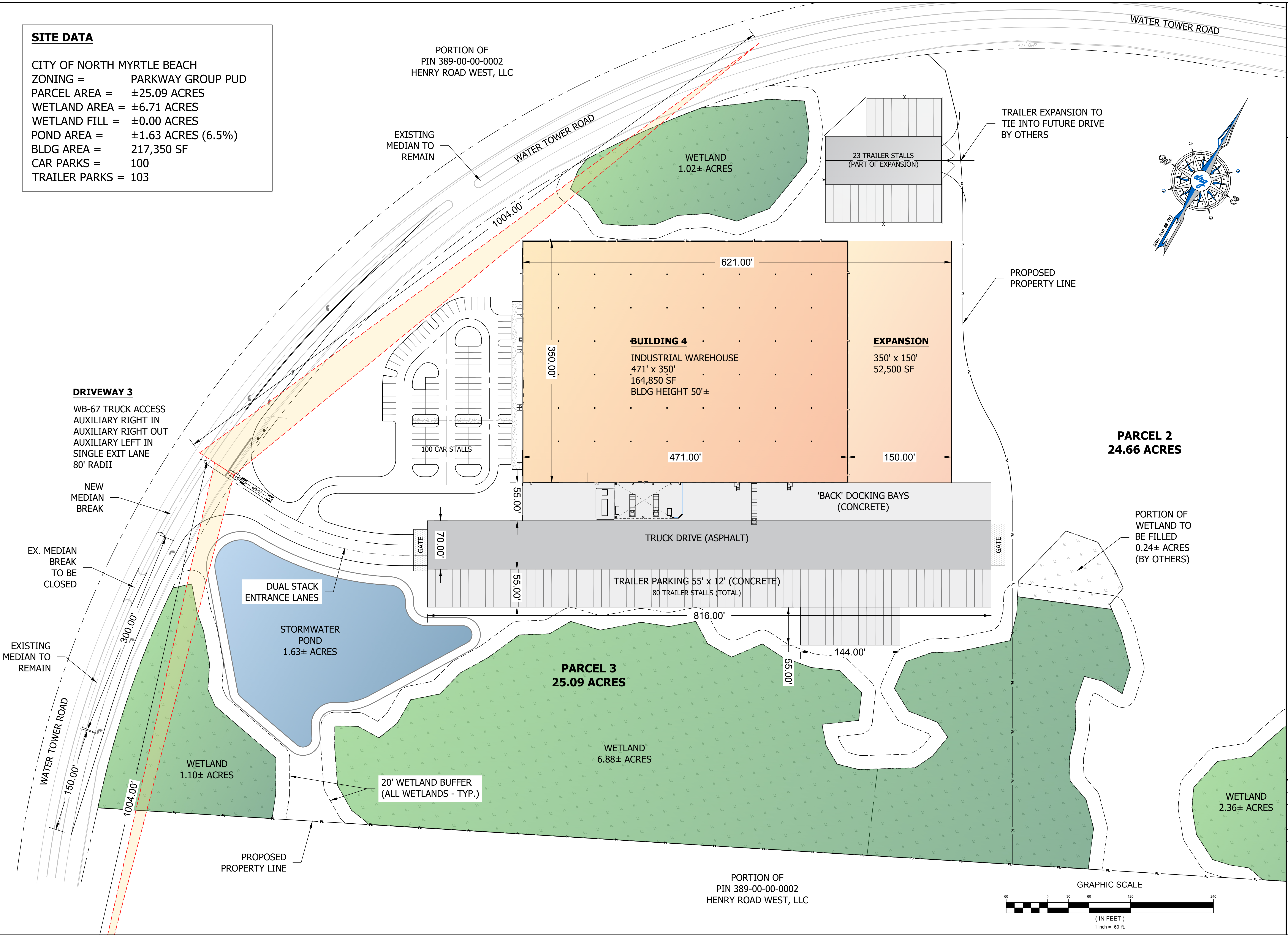
DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

CONCEPTUAL PARCEL 3
SITE PLAN (ISOLATED)

PALMETTO INDUSTRIAL PARK
(placeholder name)

JOB NO: 21.196
SCALE: 1" = 60'
DRAWN BY: MES
CHECKED BY: MES
DATE: 08/09/2022
EXHIBIT NUMBER:

C3





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

SCHEMATIC UTILITY PLAN

PALMETTO INDUSTRIAL PARK
(placeholder name)

JOB NO: 21.196
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DRAWN BY: MES
CHECKED BY: MES
DATE: 08/09/2022
EXHIBIT NUMBER:

U1

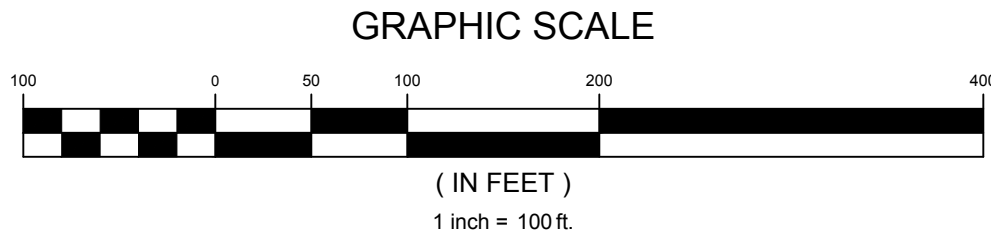
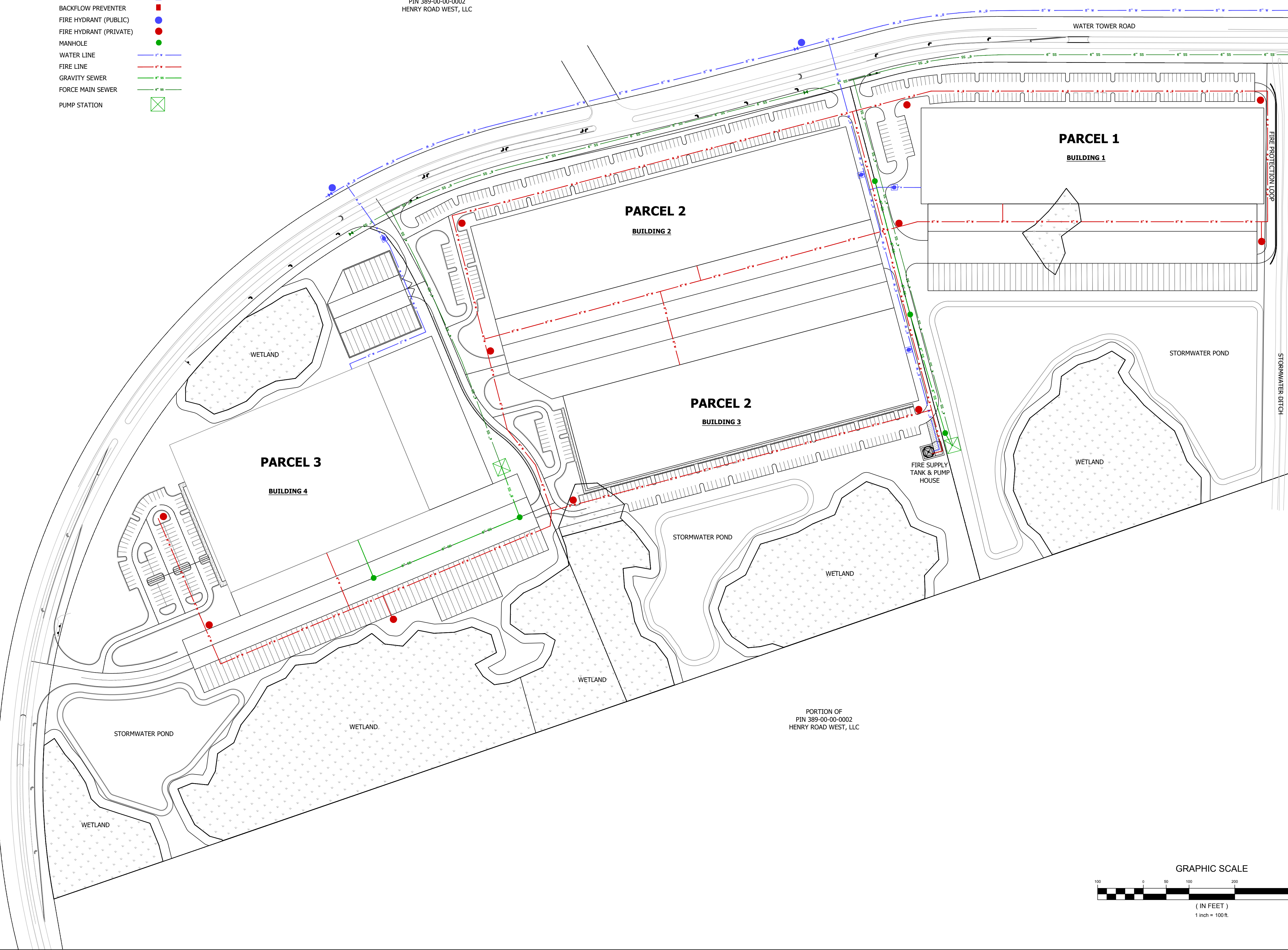
LEGEND

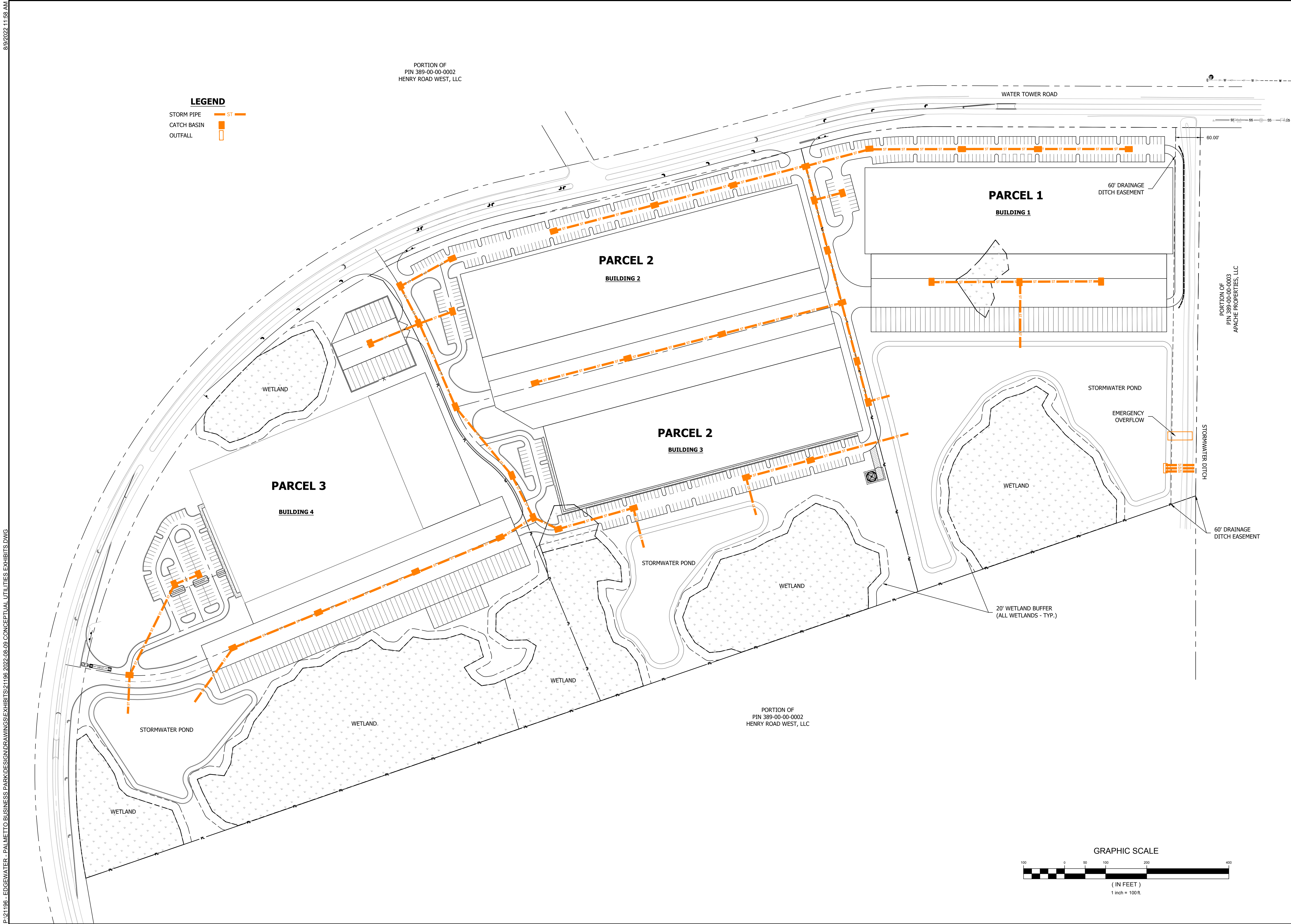
- WATER METER
- BACKFLOW PREVENTER
- FIRE HYDRANT (PUBLIC)
- FIRE HYDRANT (PRIVATE)
- MANHOLE
- WATER LINE
- FIRE LINE
- GRAVITY SEWER
- FORCE MAIN SEWER
- PUMP STATION

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

EXISTING
8" WATERLINE
EXISTING
6" SEWER FORCEMAIN

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

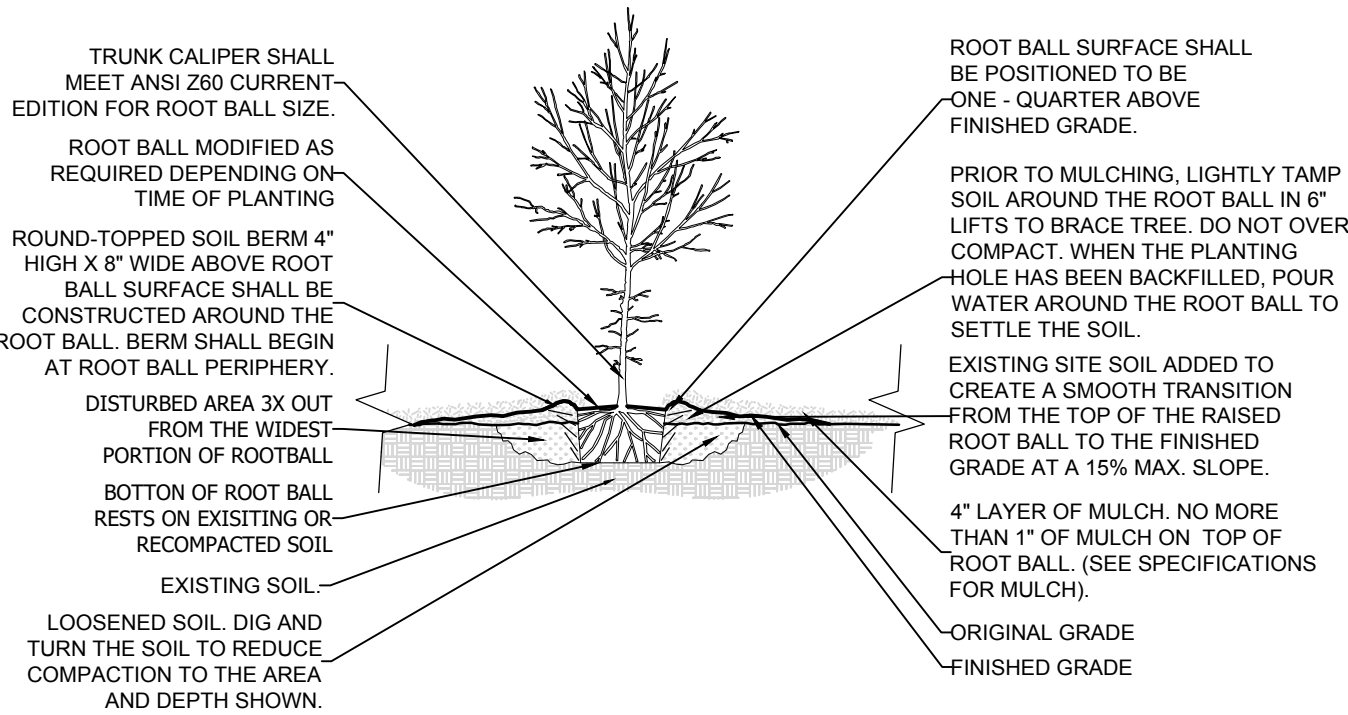
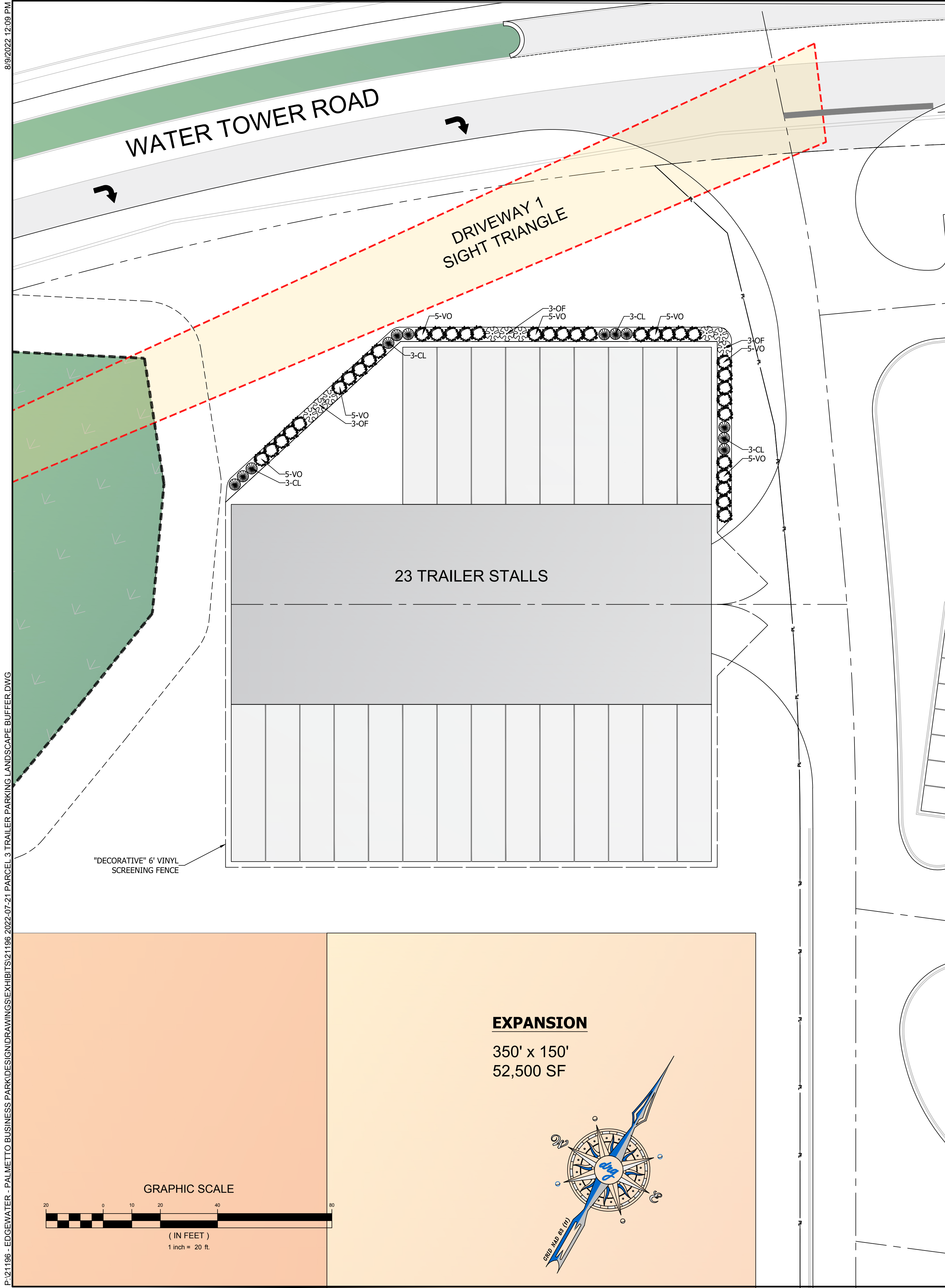




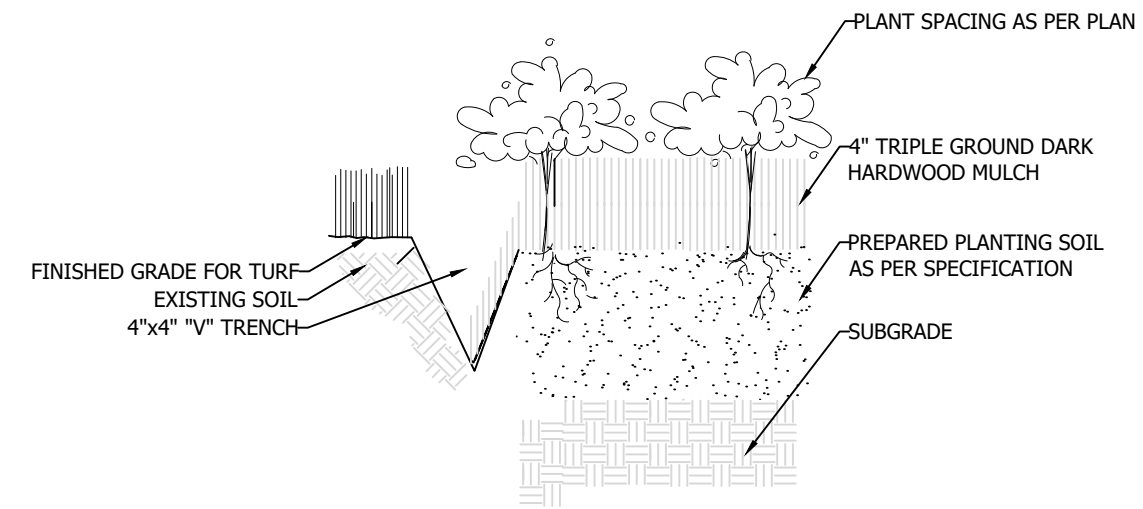
SCHEMATIC DRAINAGE PLAN

PALMETTO INDUSTRIAL PARK
(placeholder name)

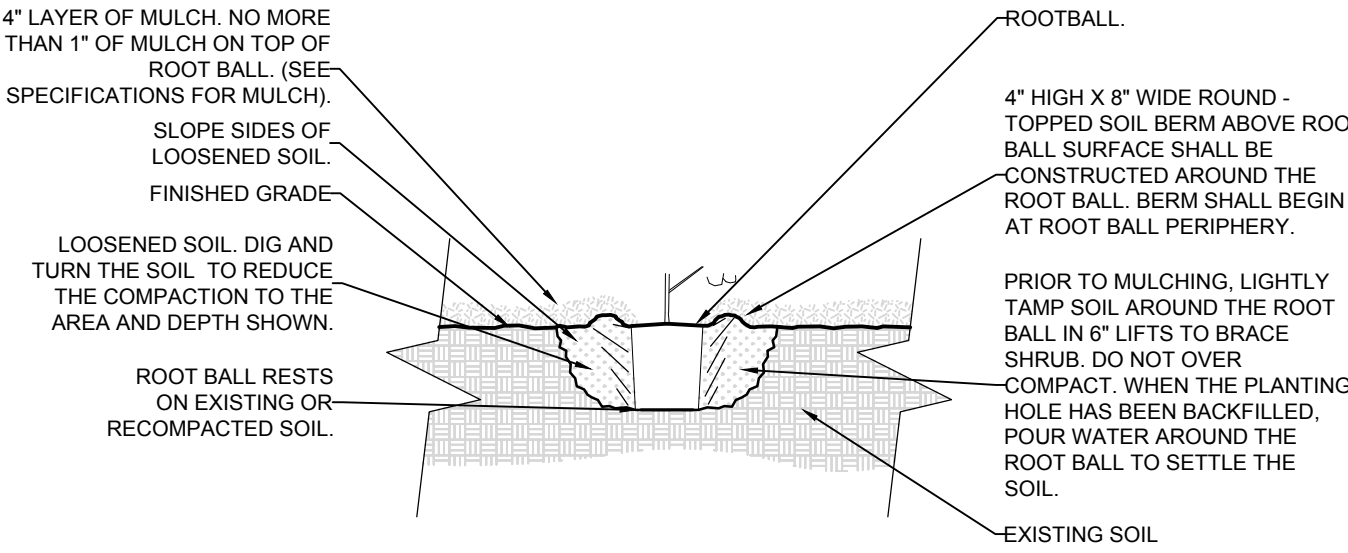
JOB NO:	21.196
SCALE:	1" = 100'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	08/09/2022
EXHIBIT NUMBER:	



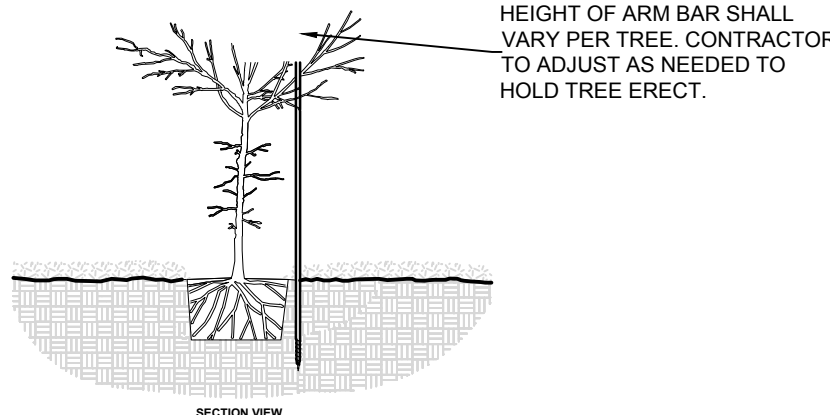
1. TREE PLANTING DETAIL



3. BED EDGING DETAIL



2. SHRUB PLANTING DETAIL



4. TREE STAKING DETIAL

PLANT SCHEDULE

SYMBOL	ID	QTY.	PLANT (Scientific Name / Common Name)	CONTAINER	SIZE	HEIGHT	NOTES
TREES							
	CL	12	Cupressus x Leylandii / Leyland Cypress	30 GAL	2" Caliper (Min.)	7' (Min.)	
	OF	09	Osmanthus fragrans / Frangrant Osmanthus	30 GAL	2" Caliper (Min.)	7' (Min.)	
SHRUBS							
	VO	35	Viburnum odoratissimum / Sweet Viburnum	5G		18" (Min.)	White

LANDSCAPE NOTES:

- REFERENCE SITE WORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY.
- THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY "V-NOTCH" AS PER DETAILS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED UNLESS INDICATED ON THE PLANT QUANTITIES. BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF TRIPLE GROUND DARK HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED IN ALL LANDSCAPE BEDS AFTER PLANTING IS COMPLETED.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE BY OWNER.

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING THE ACCEPTANCE BY OWNING. SHOULD PLANT MATERIAL FAIL DURING THAT WARRANTY PERIOD THE OWNER MAY REQUEST FOR THE ONE-TIME REPLACEMENT.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

TRAILER STORAGE LANDSCAPE SCREENING

PALMETTO INDUSTRIAL PARK
(placeholder name)

drq

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

JOB NO:	21.196
SCALE:	1" = 20'
DRAWN BY:	SCH
CHECKED BY:	MES
DATE:	08/09/2022
EXHIBIT NUMBER:	

L2



ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PO BOX 1308
300 SOUTH DAWSON STREET
RALEIGH, NORTH CAROLINA 27602
919.821.5547
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SEALS

ASSOCIATES / CONSULTANTS

PROJECT 000-000

Building 4
Palmetto Coast
Industrial Park
North Myrtle Beach

CLIENT
Edgewater Ventures

DRAWING TITLE
RENDERING

REVISIONS		
NUMBER	DESCRIPTION	DATE

DRAWN BY	Author	A-201
CHECKED BY	Checker	
DATE ISSUED	5.25.21	OF



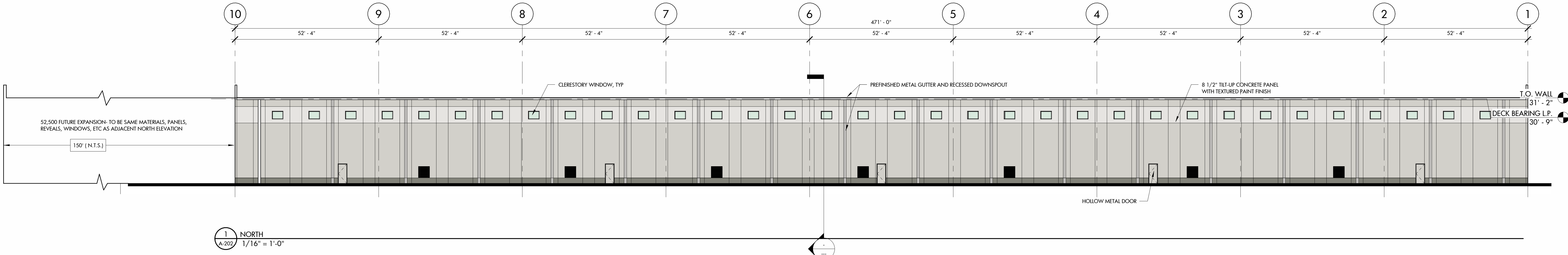
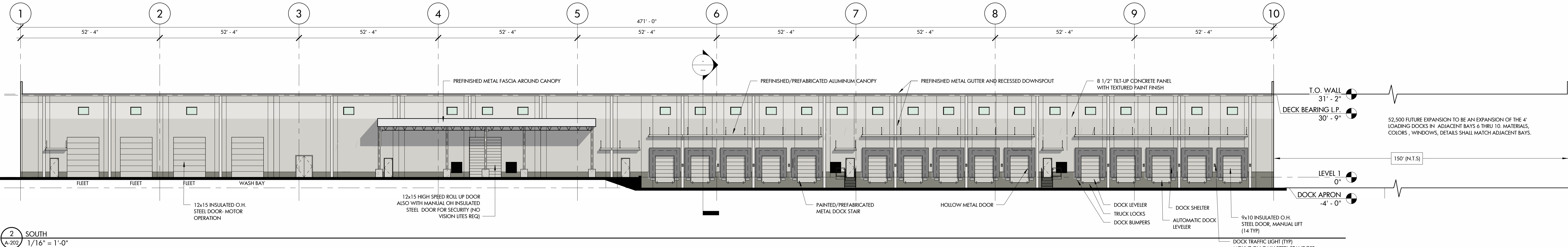
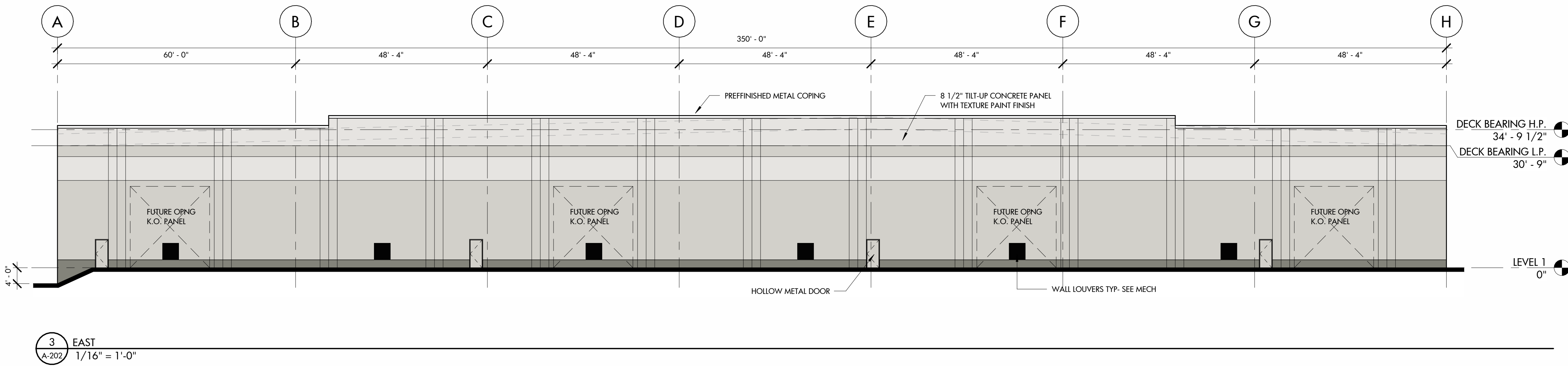
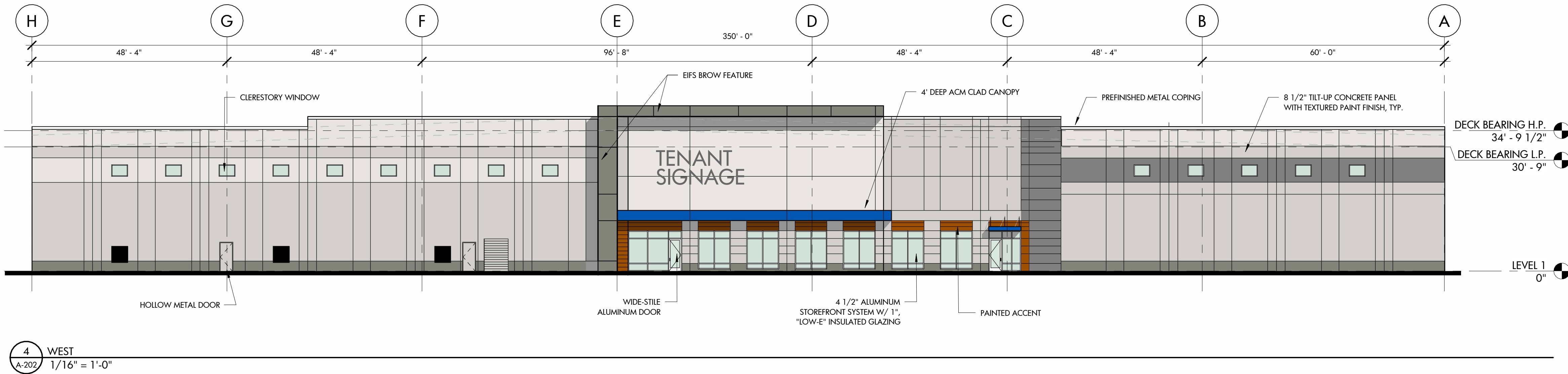
ARCHITECTURE
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SEALS

ASSOCIATES / CONSULTANTS



PROJECT 000-000

Building 4
Palmetto Coast
Industrial Park
North Myrtle Beach

CLIENT

Edgewater Ventures

DRAWING TITLE
EXTERIOR ELEVATIONS

REVISIONS		
NUMBER	DESCRIPTION	DATE

DRAWN BY KT
CHECKED BY SJ
DATE ISSUED 07.21.22
A-202
OF

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

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

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

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

6C. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-19: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating Parcel 3/Building 4 at the Palmetto Coast Industrial Park through changes to the governing documents, including narrative, plans, and elevations.

History and Background

Near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway, the Parkway Group PDD was originally entitled in 2008. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. The section to the northwest of Highway 31 was largely undetailed at the master plan level but governed by the approved PDD narrative and pattern book. The Palmetto Coast Industrial Park section of the Parkway Group PDD was reviewed by Planning Commission on March 22, 2022, and approved by City Council on May 2, 2022. In that amendment, Parcel 3 was identified as future development.

Proposed Changes

The applicant, Mark Stoughton of DRG, agent for the developer, has requested an amendment to the Parkway Group PDD revising the Palmetto Coast Industrial Park and creating a beverage packaging and distribution complex on Parcel 3/Building 4 of the park. The current PDD proposal contains one warehouse building totaling 164,850 square feet with 100 standard/accessible parking spaces and 80 tractor trailer parking spaces. A possible future expansion creates an additional 52,500 square feet of warehouse space and 23 tractor trailer stalls. One driveway allows access to the site from Water Tower Road, and additional connection is provided to the internal industrial park driveway system. Stormwater ponds and wetlands buffer the property frontage along Water Tower Road and rear of the property. Architectural elevations like the previously approved elevations have also been included in the proposal.

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 September 19, 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 detailing Parcel 3/Building 4 at the Palmetto Coast Industrial Park [Z-22-19] as submitted.

OR

- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Parkway Group PDD detailing Parcel 3/Building 4 at the Palmetto Coast Industrial Park [Z-22-19] as submitted.

OR

- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$0.00 on
FILE NUMBER:	Z-22-19
Complete Submittal Date:	



City of North Myrtle Beach, SC

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

Notice Published:	July 28, 2022
Planning Commission:	August 16, 2022
First Reading:	August 17, 2022
Second Reading:	August 24, 2022

GENERAL INFORMATION

Date of Request: July 22, 2022	Property PIN(S): 389-00-00-0002
Property Owner(s): Henry Road West LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: North of intersection of Hwy 31 and Water Tower Rd	Project Contact: MARK STOUGHTON
Contact Phone Number: 8438393350	Contact Email Address: mark@drgpllc.com
PDD Name: Parkway Group PDD	Total Area of Property: 25.09 Acres
Proposed Amendment: Amendment to PDD to allow for additional Bldg 4 / Parcel 3 at Palmetto Industrial Park	

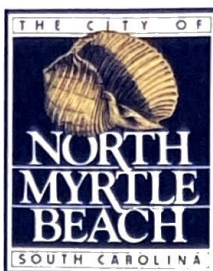
RECORDED COVENANT INFORMATION

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



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 01/11/22

Nature of Approval Requested: PDD Amendment

Property PIN(s): 389-00-00-0002

Property Address/Location: Southside of Water Tower Rd. near intersection with Telephone Rd.

I, Michael H. Massardo, hereby authorize Development Resource Group, LLC

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

Signature

Manager

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.