

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: October 3, 2022

Agenda Item: 5A	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Consent: Ordinance. Second Reading	Date: September 28, 2022
Subject: Amendment to the Parkway Group Planned Development District (PDD) regarding the ICG Truss Warehouse and Laydown Yard [Z-22-14]	Division: Planning and Development

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. Located across the street from the proposed development, the Palmetto Coast Industrial Park section of the Parkway Group PDD was approved by City Council on May 2, 2022.

Proposed Changes:

The applicant, Mark Stoughton of DRG, agent for the developer, has requested an amendment to the Parkway Group PDD creating the ICG Truss Warehouse and Laydown Yard. The current PDD proposal contains one warehouse/office building totaling ~18,000 square feet with 78 standard/accessible parking spaces, 5,250 square feet woodshed, and eight-acre laydown yard. The laydown yard is screened with a 6' decorative perimeter fence and 5' landscape buffer. Two driveways allow access to the site from Water Tower Road. Architectural elevations have also been included in the proposal.

Planning Commission Action:

The Planning Commission conducted a public hearing on August 16, 2022 and voted unanimously to approve the request. 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 _____ 2 nd By _____ To _____
--

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH
PROVIDING THAT THE CODE OF ORDINANCES, CITY OF
NORTH MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED
BY REVISING THE PARKWAY GROUP PLANNED
DEVELOPMENT DISTRICT (PDD) CONCERNING THE ICG
TRUSS WAREHOUSE AND LAYDOWN YARD.**

Section 1:

That the Parkway Group Planned Development District be amended to include updated plan, elevations, and narrative for the ICG Truss Warehouse and Laydown Yard 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: 9.19.2022

SECOND READING: 10.3.2022

ORDINANCE: 22-41

A written project description of

**BUILDING MATERIALS DISTRIBUTION AND
ASSEMBLY COMPLEX
A PORTION OF THE PARKWAY GROUP
PLANNED DEVELOPMENT
DISTRICT (P.D.D.)**

August 9, 2022

Exhibit A

PDD DOCUMENT TABLE OF CONTENTS

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

PDD Documentation Provided in Separate Exhibit Supplement.

- (i) Conceptual Site Plan
- (ii) Schematic Utility Plan
- (iii) Schematic Drainage Plan
- (iv) 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 12 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 a building materials distribution and assembly complex, 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 an affiliated business to a national building company having a significant presence in the local market (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 “**Building Materials Distribution and Assembly Complex**”. The developer is Innovative Construction Group, and its related affiliates. The term “Developer” throughout this Document will include all subsidiaries and affiliates of Innovative Construction Group, 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 share a common drive with a future expansion of the existing United Parcel Service facility within the PDD.

SECTION 5: DEVELOPMENT DESCRIPTION

The Building Materials Distribution and Assembly Complex is planned to include One (1) separate building, with both an office component and a warehouse/distribution component, under the same roof. The building consist of approximately 21,000 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, warehousing and trailer parking are located in the rear of this building. There is also a storage yard, with assembled building components awaiting transport, as well as building components awaiting repair and minor assembly located on the Northern side of the building, which will be screened from Water Tower Road by a combination of fencing and landscape hedges. Proposed parking is a blend of the City requirement for both the light industrial district and distribution, which is consistent with design parking requirements for similar facilities operated by the Developer which accommodate operational demands as well as employees and transportation vehicles.

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

All on-site wetland which remain following development shall be surrounded with a minimum 20-foot wide water quality buffer, within which no building construction shall occur.

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 shared private roadway provides access to the Project on the Northern boundary, while a separate private driveway near the Southern boundary provides access to the Project, for employees, deliveries and transportation, 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.

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	10	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, Assembly, 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 10 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, Assembly, 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.

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. The perimeter fencing

along Water Tower Road is intended to be decorative in nature, and not merely chain link, with landscaping materials sufficient to provide opacity within Five (5) years of installation.

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 Thirty Five Thousand and No/100 (\$35,000.00) Dollars, in Two (2) separate equal installments, the first of which shall be in the amount of Seventeen Thousand Five Hundred and No/100 (\$17,500.00) 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 Seventeen Thousand Five Hundred and No/100 (\$17,500.00) 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 site work improvements for the first building within the Amended Site Plan Parcel, such improvements being either (i) complete; or (ii) bonded in accordance with the City's typically roadway improvement bonding standards, at or prior to the issuance of a certificate of occupancy for the first building within the Amended Site Plan Parcel.

(B) The City intends to improve Water Tower Road to comply with the Complete Streets portion of the City's land development regulations, provided however, that as of the date of this Amendment, the existing roadway section of Water Tower Road does not allow for installation of sidewalks or street trees, and therefore, in lieu of sidewalks and street trees being installed during the development of the Amended Site 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 Thirty Five Thousand and No/100 (\$35,000.00) 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 street lights along the boundary of the Project with Water Tower Road, in accordance with the Code of Ordinances. To the extent such street lights are located within the public right-of-way of Water Tower Road, following the installation of such street lights 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

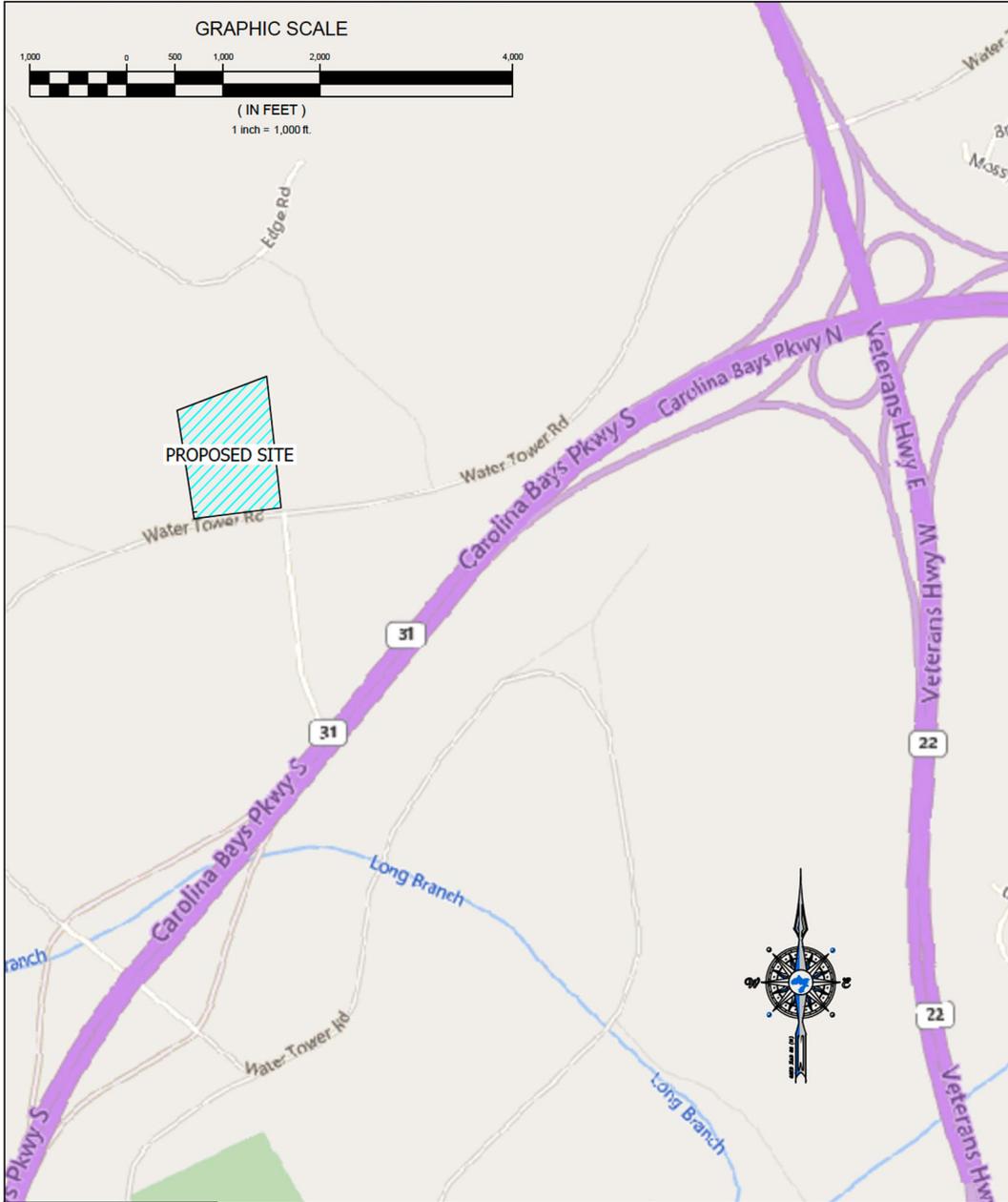
The Developer shall record the approved ordinance in the public records of Horry County and return two (2) time-stamped copies to the City of North Myrtle Beach.

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.

Location Map

2022-08-08
DRG, LLC ©

P:\22118 - PULTE IGC LAYDOWN AREA\DESIGN\DRAWINGS\EXHIBITS\22118 LOCATION MAP.DWG



JOB NO:	22.118
SCALE:	1" = 1,000'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	08/08/2022
EXHIBIT NUMBER:	B

LOCATION MAP
IGC TRUSS WAREHOUSE & LAYDOWN YARD



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

P:22118 - PULTE ICG LAYDOWN AREA DESIGN DRAWINGS SHEET DRAWINGS 22118 SITE PLAN.DWG 8/9/2022 1:31 PM



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



PIN 360-14-02-0001
TMS 155-00-01-140
Current Owner:
City of NMB
D.B. 3676/1131

PIN 389-00-00-0002
TMS 155-00-01-053
Current Owner:
Henry Road West LLC
D.B. 3467/1562

PIN 389-00-00-0003
TMS 155-00-01-054
Current Owner:
Apache Properties LLC
D.B. 1887/597

PIN 389-00-00-0002
TMS 155-00-01-053
Current Owner:
Henry Road West LLC
D.B. 3467/1562

PIN 389-00-00-0003
TMS 155-00-01-054
Current Owner:
Apache Properties LLC
D.B. 1887/597

SITE PLAN
ICG TRUSS PLANT

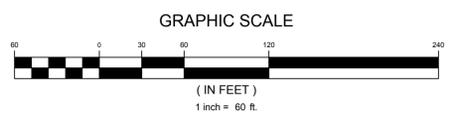
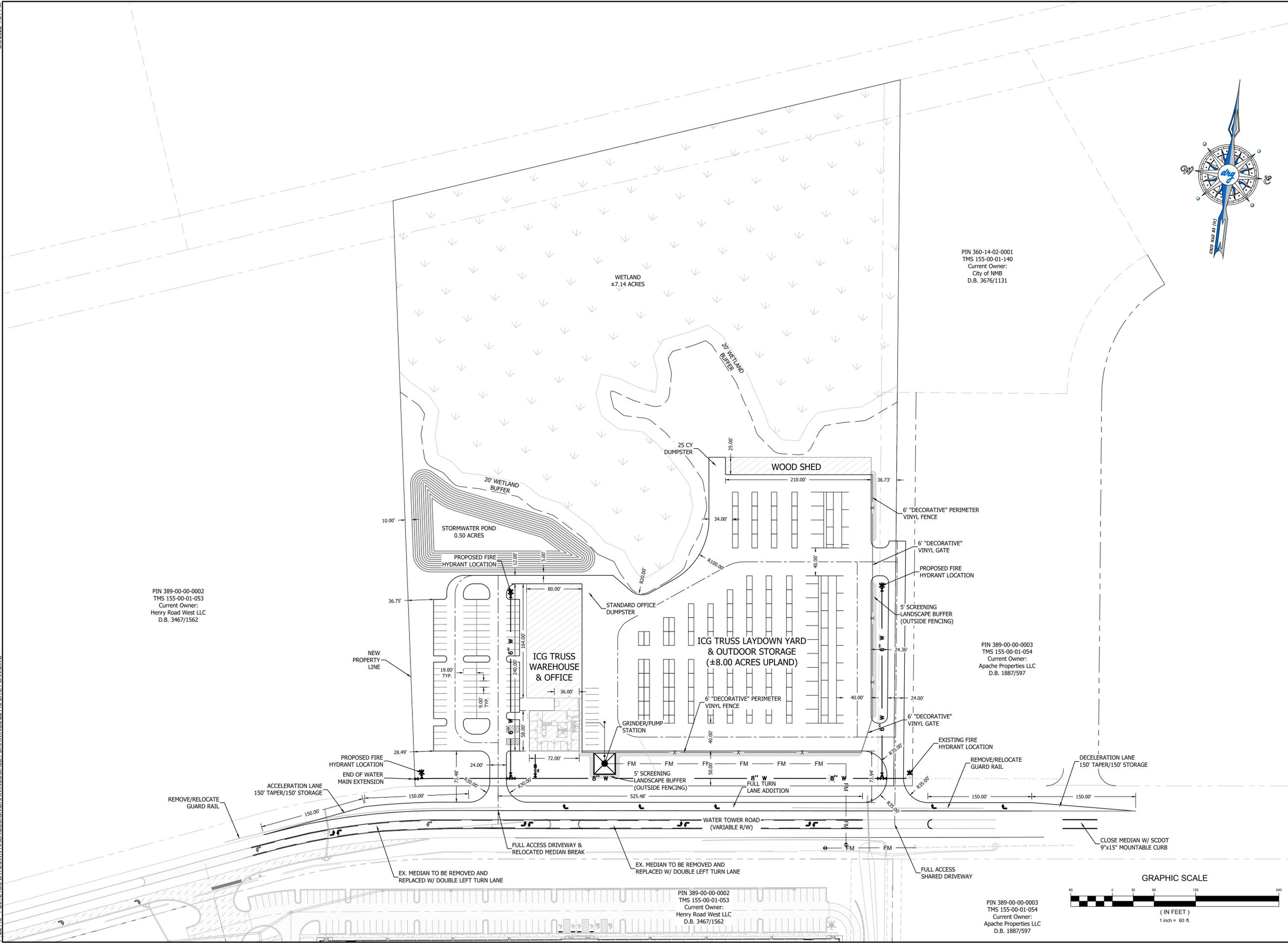
PREPARED FOR:
PULTE HOME COMPANY, LLC
4401 LEEDS AVENUE, SUITE 400
NORTH CHARLESTON, SC 29405
843-353-5137

PLANS FOR PERMITTING

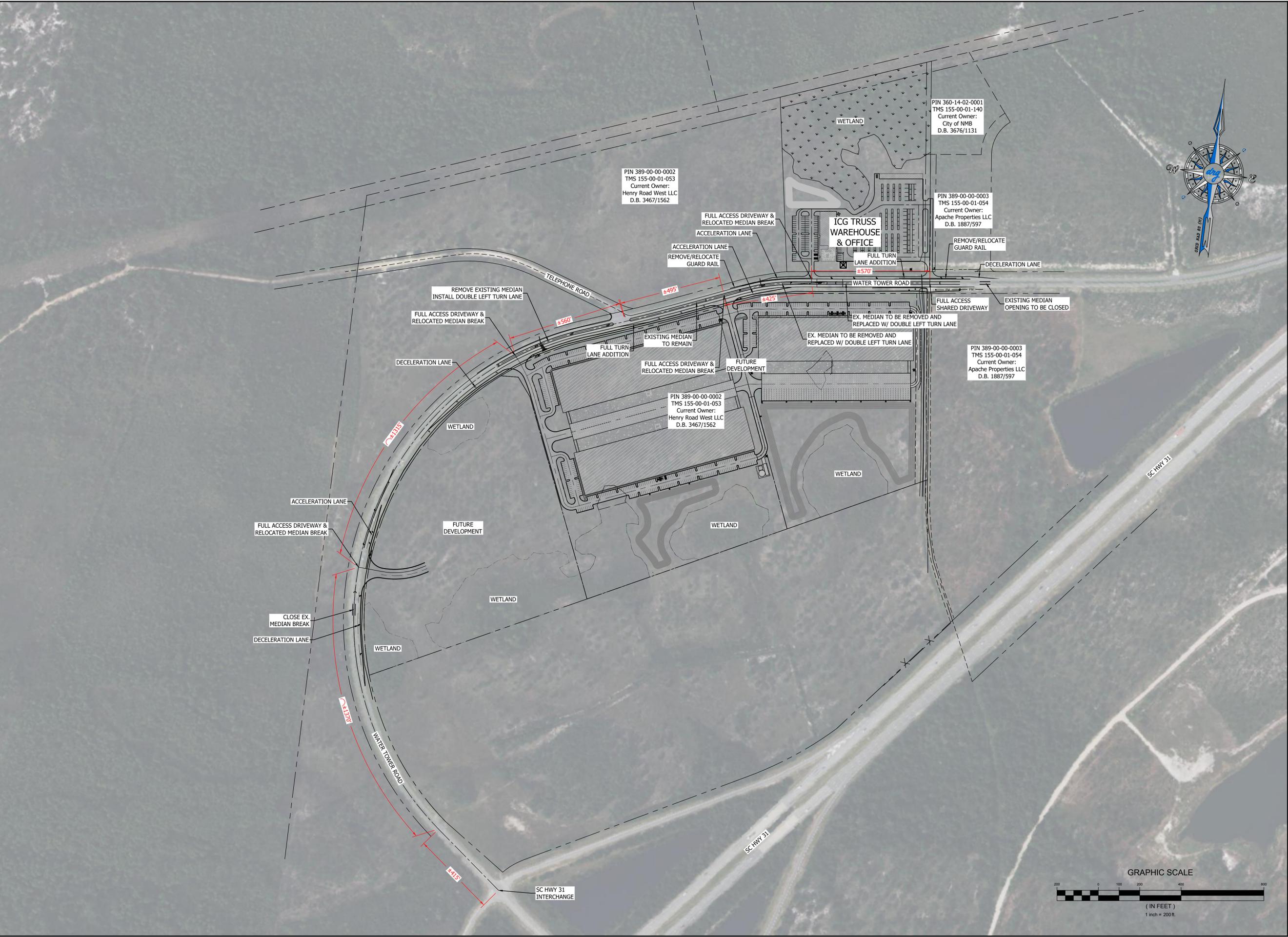
JOB NO: 22.118
SCALE: 1" = 60'
DRAWN BY: MES
CHECKED BY: MES
APPROVED BY: MES
DATE: 08/09/2022

SHEET NUMBER:

C4.0



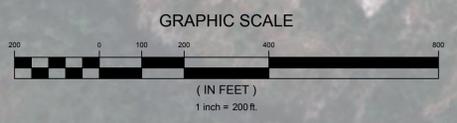
2022-08-03 DRG, LLC ©
P:\22118 - PULTE IGC LAYDOWN AREA\DESIGN\DRAWINGS\EXHIBITS\22118_2022-06-30 WATER TOWER ROAD & DRIVEWAYS EXHIBIT.DWG



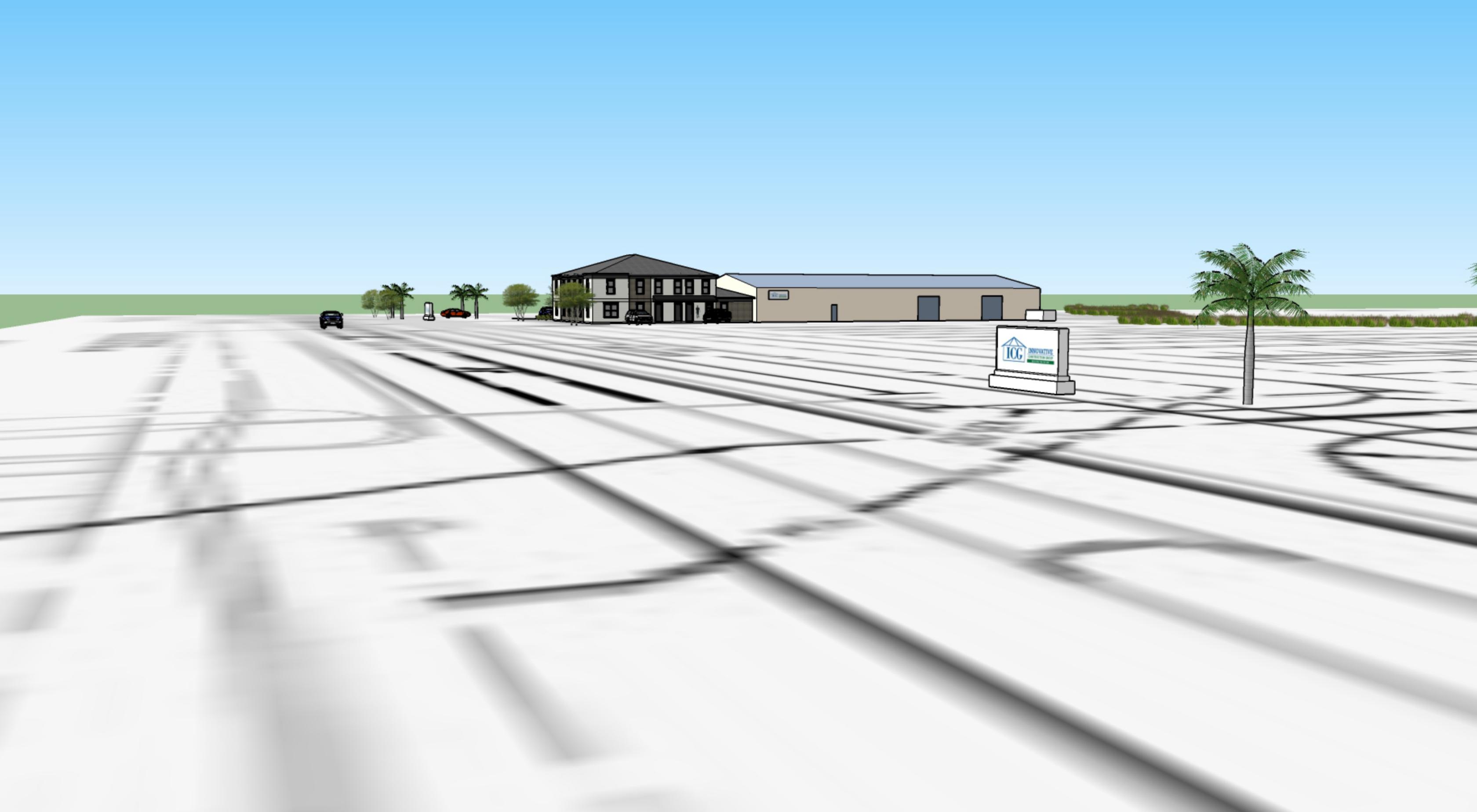
DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

WATER TOWER ROAD DRIVEWAYS EXHIBIT
ICG TRUSS WAREHOUSE & OFFICE

JOB NO:	22.118
SCALE:	1" = 200'
DRAWN BY:	MES
CHECKED BY:	MES
DATE:	08/03/2022
EXHIBIT NUMBER:	



DW-1









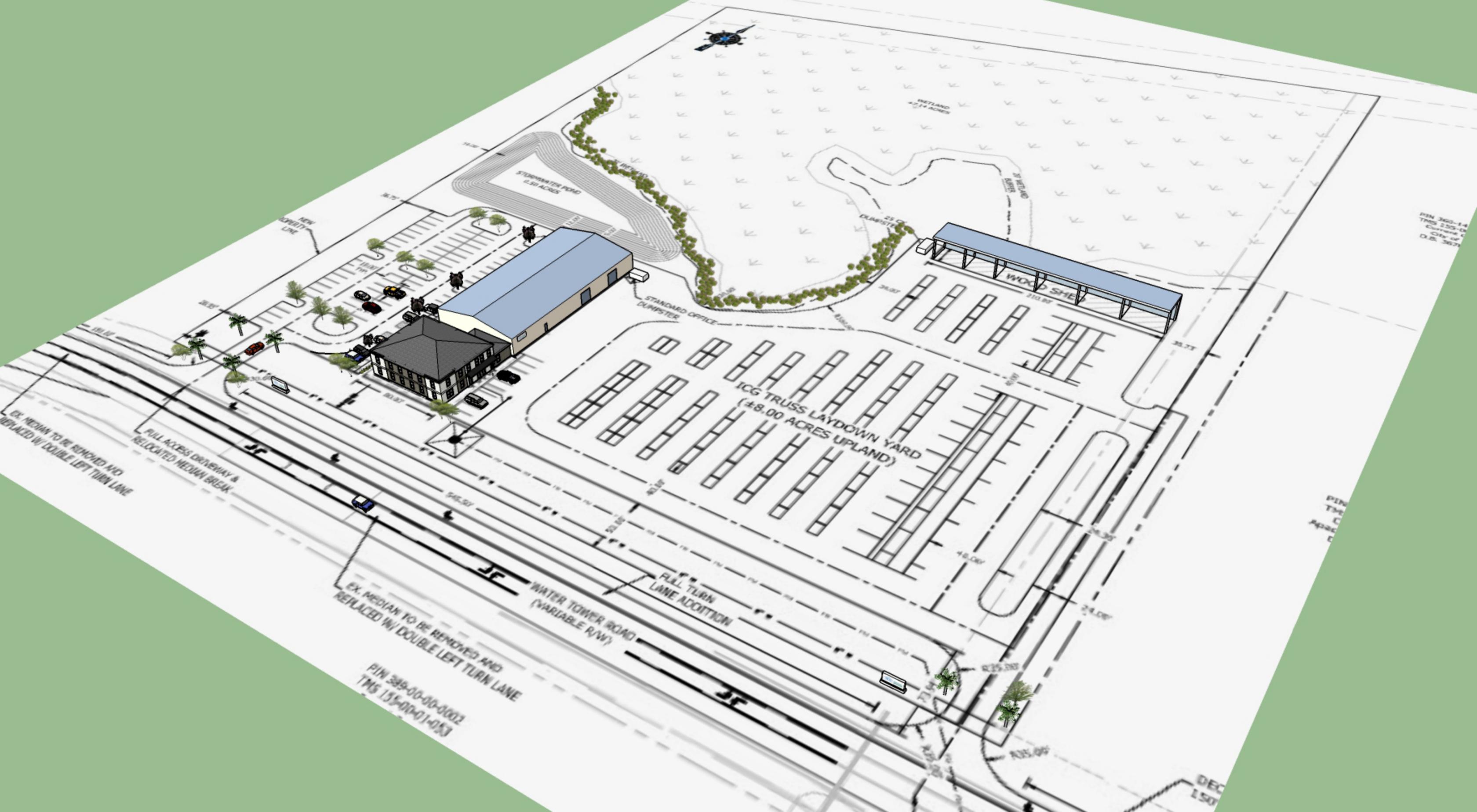


ICG INNOVATIVE





ICG INNOVATIVE
CONSTRUCTION GROUP



PIN 389-00-00-0002
TMS 135-00-01-053

PIN
THE
C
APAC
C

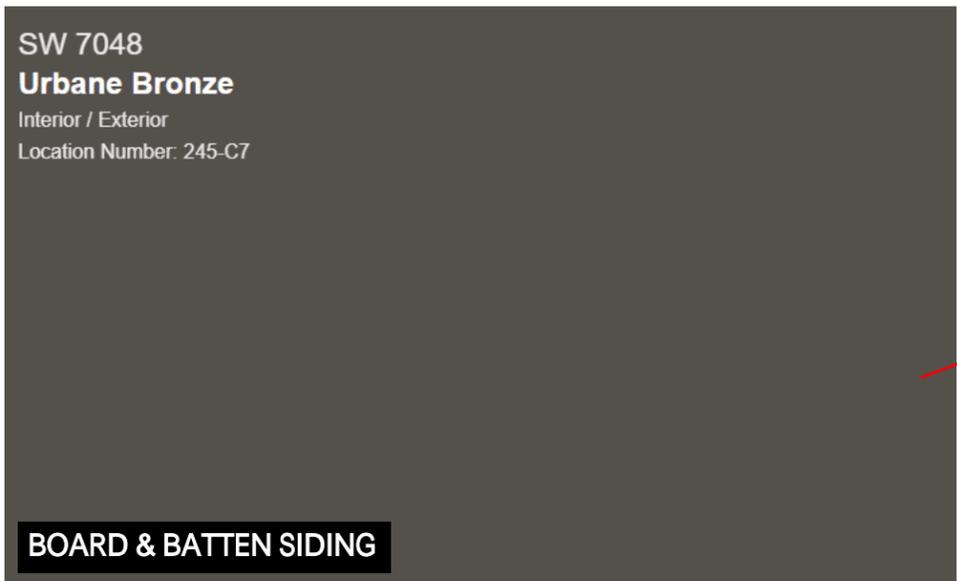
PIN 389-00-00-0002
TMS 135-00-01-053

DEC
150



I.C.G. SERVICE CENTER
MYRTLE BEACH, SC
07.20.22
EXTERIOR MATERIAL SELECTIONS

INNOVATIVE
CONSTRUCTION GROUP
BUILDING THE FUTURE





ICG Truss Warehouse & Laydown Yard Approved Plant Material. Additional cultivars and species of below genus are acceptable.

Common Name	Botanical Name
Abelia	<i>Abelia grandifolia</i>
American Holly	<i>Ilex opaca</i>
Arborvitae	
Eastern Arborvitae	<i>Thuja occidentalis</i> 'Emerald'
Oriental Arborvitae	<i>Thuja orientalis</i>
Green Giant Arborvitae	<i>Thuja plicata x standishii</i> 'Green Giant'
Azalea	<i>Rhododendron x</i>
Bald Cypress	<i>Taxodium distichum</i>
Beautyberry	<i>Callicarpa americana</i>
Black Gum	<i>Nyssa sylvatica</i>
Blue Pacific Juniper	<i>Juniperus conferta</i> 'Blue Pacific'
Boxwood	<i>Buxus sp.</i>
Cabbage Palm	<i>Sabal palmetto</i>
Cleyera	<i>Cleyera japonica</i>
Camellia	<i>Camellia sasanqua</i> 'Kanjiro', 'Setsugekka'
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Carolina Silverbell	<i>Halesia tetraptera</i>
Cast Iron Plant	<i>Aspidistra elatior</i>
Chastetree	<i>Vitex agnus-castus</i>
Chinese Fringe Flower	<i>Loropetalum chinensis</i>
Chinese Fringe Tree	<i>Chionanthus retusus</i>
Chinese Podocarpus	<i>Podocarpus macrophyllus</i> 'Maki'
Cleyera	<i>Ternstroemia gymnanthera</i>
Crape Myrtle	<i>Lagerstromieia sp/x</i>
Creeping Juniper	<i>Juniperus horizontalis</i>
Creeping Rosemary	<i>Rosmarianus officinalis</i> 'Prostratus'
Dahoon Holly	<i>Ilex cassine</i>
Dwarf Palmetto	<i>Sabal minor</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Fatsia	<i>Fatsia Japonica</i>
Florida Anise	<i>Illicium 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 x 'Nellie Stevens'</i>
Oak Leaf Red Holly	<i>Ilex x 'Conaf'</i>
Festive Red Holly	<i>Ilex x 'Conive'</i>
Robin Red Holly	<i>Ilex x 'Conin'</i>
Rotunda Holly	<i>Ilex cornuta 'Rotunsa'</i>
Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>
Emily Bruner Holly	<i>Ilex x 'Emily Bruner'</i>
Indian Hawthorne	<i>Raphiolepis indica</i>
Japanese Camellia	<i>Camellia japonica</i>
Jelly Palm	<i>Butia capitata</i>
Juniper	<i>Juniperus 'Spartan'</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Laurel Oak	<i>Quercus laurifolia</i>
Leyland Cypress	<i>Cupressocyparis leylandii</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Live Oak	<i>Quercus virginiana</i>
Loblolly Pine	<i>Pinus taeda</i>
Longleaf Pine	<i>Pinus palustris</i>
Loquat	<i>Eriobotrya japonica</i>
Majestic Beauty Indian Hawthorn	<i>Raphiolepis umbellata 'Majestic Beauty'</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Mondo Grass	<i>Ohiopogon japonicus</i>
Nellie Stevens' holly	<i>Ilex x 'Nellie Stevens'</i>
Nuttall Oak	<i>Quercus nutallii</i>
Okame Cherry	<i>Prunus x 'Okame'</i>
Oleander	<i>Nerium oleander</i>
Overcup Oak	<i>Quercus lyrata</i>
Pampas Grass	<i>Cortaderia selloana</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Pittosporum	<i>Pittosporum tobira</i>
Red Bud	<i>Cercis canadensis</i>
Red Maple	<i>Acer rubrum</i>
Red Oak	<i>Quercus rubra</i>
River Birch	<i>Betula nigra</i>
Rose Hybrids	<i>Rosa x</i>
Satsuki Azaleas	<i>Rhododendron 'Satsuki', 'Gumpo'</i>
Sawtooth Oak	<i>Quercus acutissima</i>
Shrub Yew	<i>Podocarpus macrophyllus</i>
Shumard Oak	<i>Quercus shumardii</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Southern Indica Azalea	<i>Rhododendron 'Formosa', 'George Tabor', 'G.G. Gerning'</i>
Southern Red Oak	<i>Quercus falcata</i>
Star Jasmine	<i>Trachelospermum asiaticum</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Sycamore	<i>Platanus occidentalis</i>
Tea Olive	<i>Osmanthus fragrans</i>
Tuliptree	<i>Liriodendron tulipifera</i>

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

6A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-14: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the ICG Truss Warehouse and Laydown Yard 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.

Proposed Changes

The applicant, Mark Stoughton of DRG, agent for the developer, has requested an amendment to the Parkway Group PDD creating the ICG Truss Warehouse and Laydown Yard. The current PDD proposal contains one warehouse/office building totaling ~18,000 square feet with 78 standard/accessible parking spaces, 5,250 square feet woodshed, and eight-acre laydown yard. The laydown yard is screened with a 6' decorative perimeter fence and 5' landscape buffer. Two driveways allow access to the site from Water Tower Road. Architectural 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 creating the Truss Warehouse and Laydown Yard [Z-22-14] as submitted.

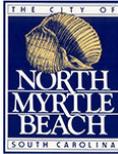
OR

- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Parkway Group PDD creating the Truss Warehouse and Laydown Yard [Z-22-14] as submitted.

OR

- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on July 6, 2022
FILE NUMBER:	Z-22-14
Complete Submittal Date:	July 6, 2022



Notice Published:	July 28, 2022
Planning Commission:	August 15, 2022
First Reading:	September 19, 2022
Second Reading:	October 3, 2022

City of North Myrtle Beach, SC

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

GENERAL INFORMATION

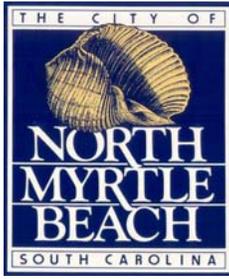
Date of Request: June 30, 2022	Property PIN(S): 38900000002
Property Owner(s): HENRY ROAD WEST LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Northeast of Water Tower Road and Telephone Road intersection	Project Contact: MARK STOUGHTON
Contact Phone Number: 843-839-8408	Contact Email Address: mark@drgpllc.com
PDD Name: Parkway Group PDD	Total Area of Property: 359.2 Acres
Proposed Amendment: Update to existing PDD to allow for ICG Truss Warehouse and Laydown Yard	

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.



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date:

Nature of Approval Requested:

Property PIN(s):

Property Address/Location:

I, _____, hereby authorize _____

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

Signature

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.