

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: November 7, 2022

Agenda Item: 7F	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: November 2, 2022
Subject: Amendment to the Parkway Group Planned Development District (PDD) regarding The Preserve [Z-21-30]	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. Today, progress is being made on design and construction throughout the PDD with projects such as the Grande Dunes North Village, Village at Waterway Hills, Waterside, The Preserve, Palmetto Coast Industrial Park, and the UPS Facility.

Proposed Changes:

The applicant, Greg Duckworth, agent for the developer, has requested an amendment to the Parkway Group PDD revising a portion of the Apache tract into the Preserve. Understanding there were conceptual-level designs of this area predicted to change, the originally entitled PDD illustrated a total of 321,189 square feet of commercial development, 400 residential dwelling units (mixed use), and 4.97 acres of parkland.

The Preserve proposal contains four sections of development within 110 acres: Paired Villas, Build-to-Rent, Bungalows, Multi-Family, and Commercial. All sections are accessed via Long Branch Loop and Henry Road as one travels from the roundabout to points interior. The originally planned curve in Long Branch Loop has been eliminated and now functions as a three-way stop. Street connections into the adjacent, undeveloped Coterra property and into the future townhouse section of Waterside have been provided. Street trees, pedestrian paths, and open spaces are created connecting elements of the proposal using complete street standard rights-of-way and multi-use trails along Long Branch Creek. Architectural elevations, materials, and colors in the coastal vernacular style are included in the PDD proposal for review. A comparison of the currently entitled and proposed elements is detailed below:

Section	Name	Currently Entitled Elements	Proposed Elements: Each Section Includes Workout Facilities and Active Courts (Pickle Ball, Tennis, Etc.)
Apache	Park	4.97 AC	Paired Villas (Density: 3.85 Units/Acre) <ul style="list-style-type: none"> • 227 Dwelling Units • Estimated 1,160 SF Pool • Estimated 3,405 SF Clubhouse Build-to-Rent (Density: 6.74 Units/Acre) <ul style="list-style-type: none"> • 207 Dwelling Units • Estimated 2,500 SF Pool with 5,500 SF Deck
	Commercial-3A	89,977 SF Commercial Use	
	Commercial-7	6,047 SF Commercial Use	
	Mixed Use-4A	106,256 SF Commercial	

		Use, 310 Dwelling Units	Multi-Family: 19.83 Acres (Density: 18.66 Units/Acre) <ul style="list-style-type: none"> • 370 Dwelling Units in 32, Three-Four Story Buildings • 748 Parking Spaces • Estimated 2,500 SF Pool with 5,500 SF Deck Commercial: 10,000 SF <ul style="list-style-type: none"> • 96 Parking Spaces
	Mixed Use 8	118,909 SF Commercial Use, 90 Dwelling Units	

Planning Commission Action:

The Planning Commission conducted a public hearing on August 30, 2022 and voted unanimously to approve the request. There were no public comments, but the Planning Commission noted concern on the elevations, shingles, and use of invasive shrubs. In response to these comments, the applicant revised the single-family elevations and how they might connect, added additional architectural shingle color choices, and removed the invasive species from the plant palette.

Recommended Action:

Approve or deny the proposed ordinance on first reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney
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Council Action:
 Motion By _____ 2nd By _____ To _____

ORDINANCE

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

Section 1:

That the Parkway Group PDD be amended to include updated plan, elevations, and narrative for the Preserve 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: 11.7.2022

SECOND READING: _____

ORDINANCE: _____



Preliminary Master Plan and PDD Modification Request

Applicant: Environmental Concepts, LLC
on behalf of Longleaf Real Estate, LLC and AmveStar Capital, LLC

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Exhibit C1-C3	Soil Survey, LIDAR Topography, FEMA Map
Exhibit E1	Preliminary Master Site Plan
Exhibit F1	Supplemental Pattern Book
Exhibit G1-G2	Preliminary Stormwater, Preliminary Fire Hydrant Locations
Exhibit H1	Vegetative Buffer Areas
Exhibit I1	North Myrtle Beach Street Standards
Exhibit J1-J4	Build-to-Rent Clubhouse Site Plan, Single Family Amenities Site Plan, Multifamily Clubhouse Site Plan, Multifamily Secondary Amenities Site Plan
Exhibit K1	Existing Land Use
Exhibit L1	Green Space Site Plan
Exhibit M1	Single Family Phasing Plan
Exhibit N1-N3	Detailed Sections of Preliminary Master Site Plan
Exhibit O1	Typical Single Family Lot Diagram

PROJECT DEVELOPER AND CONSULTANTS

The following is a list of the professional team that has been consulted and provided design and development expertise with respect to this application.

- | | |
|-----------------------------------|--|
| 1. Developer | Longleaf Real Estate, LLC; AmveStar Capital, LLC |
| 2. Legal | AmveStar Capital, LLC |
| 3. Landscape | Environmental Concepts, LLC |
| 4. Pre-Development Civil Engineer | DN Engineering, Inc. |
| 5. Wetlands Consultant | Southern Palmetto Environmental Consulting, LLC |

I. APPLICANT INFORMATION

Any questions, comments, or request related to this application should be directed to the following address and contacts below.

Applicant:

Longleaf Real Estate, LLC and AmveStar Capital, LLC on behalf of Apache Properties, LLC.

Contract Information:

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Longleaf Real Estate:

Leveraging its background in multifamily and single-family community development, Longleaf invests in income-producing and development opportunities throughout coastal markets in the Southeast. Longleaf utilizes a data-driven approach and its strong local relationships to source value-add and opportunistic investment opportunities in the multifamily, student housing, build-to-rent, and build-to-sale property sectors.

AmveStar (a subsidiary of The Klotz Group of Companies):

The Klotz Group of Companies is a vertically integrated private equity real estate investment platform serving as the parent company for a group of operating subsidiaries, investment partnerships, funds and ventures. Originally bought in 1995 by Jeff Klotz as NPI services then later transformed into The Klotz Group of Companies, the company's investments have included over 125,000 apartment units, 43 ground-up developments and numerous other projects in e-commerce, healthcare, printing, manufacturing, and marketing. The Klotz Group of Companies operates mainly throughout the Southeast with its corporate headquarters in Atlantic Beach, FL.

The Klotz Group of Companies mission is to promote a transparent and institutional quality standard by capitalizing on the expertise of its teams, executives and management professionals whose experience combines both operational and niche market knowledge to create value for residents, employees, partners, shareholders and investors, both foreign and domestic.

II. PROJECT INTRODUCTION

Environmental Concepts (hereinafter, referred to as the "Applicant") on behalf of Longleaf Real Estate, LLC and AmveStar Capital, LLC is pleased to submit this preliminary master plan and PDD amendment for what will be known as The Preserve on a portion of original Apache tract.

The Preserve is a well situated 110± acre site at the southeast corner of Highway 31 and highway 22. Additionally, The Preserve PDD borders Long Branch creek to the south, and Watertower Road Loop to the east within the Apache Properties, LLC tract identified by Horry County PIN 3890000003.

The master plan associated with “Apache Properties, LLC” in the original Parkway Group Planned Development District shows 400 multifamily dwelling units and 321,200 square feet of commercial retail space.

The current Preliminary Master Plan for The Preserve PDD project showed 804 dwelling units and 10,000 square feet of commercial retail space (see Exhibit “E1”). The mixture of residential ranges from for-sale Single Family, to build-to-rent homes and to for rent apartments; there will also be an adequately sized commercial retail area providing walkable shops and services (Each of these are referred to as sub-developments throughout this document) for the 804 RDUs. The architectural style is intended to be traditional low country style while offering a full spectrum of housing options that meet a residents’ needs throughout their lifestyle.

The Applicant plans to incorporate ample open space, use of conservation areas, long multiuse trails, bike paths and an extensive amenity package for each sub-development.

A. Principles and Objectives of The Preserve Planned Development District Amendment

The Preserve PDD plans to be the premier living community in the beautiful coastal city of North Myrtle Beach. The community is planned along Watertower Road with easy access to SC Highway 31 & Highway 22 and wraps around a large existing pond mapped out to be the centerpiece of the Paired-Villas housing portion of The Preserve PDD. The northern side of the community consists of 10,000 square feet of commercial retail space accessible directly from Watertower Road which will serve as a mini gathering spot for both residents and visitors. Located behind the commercial parcel is a Build-to-Rent community with on-site resort style amenities and easy walkability to the retail. Lastly, the multifamily community will have natural wetlands and select bodies of water in the northeastern portion of the site and will be easily accessible off Watertower road, providing residents a third option for living within The Preserve PDD.

All components have been carefully placed to maximize the residents’ sense of “Experiential Lifestyle Living” and maximize the consumers satisfaction rating while attracting nationally recognized shops to the retail. Access to multiple community amenities strategically placed across the development, as well as a breathtaking walking / biking trail on the western side of the project will provide residents added benefits and visitors with an experience to remember. The Preserve will be unrivaled in ample quality housing and walkability to world class amenities and commercial retail to suit everyone’s needs.

B. Purpose and Intent Statement

The purpose of the Planned Development District (PDD) amendment for The Preserve PDD is consistent with the City of North Myrtle Beach PDD zoning district purpose statement, “to provide flexibility in the development of the land, promote the appropriate land use, and improve the design, character and quality of new development, facilitate the provision of livable streets and utilities, to preserve the natural and scenic features of open areas . . .” The subject amendment to the Parkway Group PDD is also consistent with article (6)(a)7. of the North Myrtle Beach PDD zoning district by providing a variety of housing types and price ranges within the project, including workforce housing defined as housing affordable to career classes such as teachers, police, fire officers, medical technicians, office workers and similar fields. Additionally, the amendment to the Parkway Group PDD incorporates a commercial element. The Preserve is contemplated as a multi-phased commercial and residential development with a cohesive design character providing a variety of housing options with targeted commercial areas. This document provides a written and illustrative planning and design concept which identifies the type, quality, and character of the proposed development and an analysis of existing on and offsite conditions and limitations. The preliminary master plan has been planned and designed so that it can be implemented in multiple independent phases and continue to provide pedestrian and vehicular circulation, open space and landscaping.

All development within The Preserve PDD will be regulated by the attached Preliminary Master Site Plan (Exhibit E1), The Preserve PDD development standards (Exhibit F1).

III. EXISTING CONDITIONS

The following section along with the referenced exhibits is intended to supply detailed information on the existing conditions of the sub-tract of Apache Properties LLC which The Preserve PDD will be located.

A. Current Ownership

The Applicant, Apache Properties, LLC owns the parcel associated with The Preserve.

B. Location and Adjacent Property Owners

The Apache Properties, LLC tract is 161.61± acre site is located west of the Intracoastal Waterway and east of Highway 31 with access from Watertower Road. The entire parcel is part of the Parkway Group Planned Development District originally approved in 2008.

The Preserve PDD portion of the greater Apache Properties, LLC tract is bound by Highway 31 to the northeast, Long Branch creek to the south, and Watertower Road Loop to the east.

Location maps and aerials of the subject property are included as Exhibits "A1".

Historically most of the surrounding property was used for commercial timbering and agriculture. However, more recently these properties have been slated for development within the City of North Myrtle Beach, Parkway Group PDD. Although some of the development projects within the Parkway Group PDD are moving forward, one of the objectives of the subject amendment is to spur development by offering more product diversity suitable to current market conditions.

The precise location of all of the individual property owners is detailed on the boundary survey, which is attached hereto as Exhibit "B1". The plan for The Preserve PDD amendment has incorporated sensitivity of design as it relates to the surrounding land by fronting rental homes and apartments along Highway 31, pedestrian paths along Long Branch creek, and buffers along the other borders. An aerial photograph showing the Preliminary Master Plan in context with the adjoining property is attached as Exhibit "E1".

C. Current Zoning

The 110± acre sub-tract of Apache Properties, LLC, known as The Preserve, is part of the Parkway Group Planned Development District originally approved in 2008.

The master plan associated with "Apache Properties, LLC" in the original Parkway Group Planned Development District shows 400 multifamily dwelling units and 321,200 square feet of commercial retail space.

D. Boundary Survey

A boundary survey for the portion of Apache Properties, LLC east of Highway 31 is attached as Exhibit "B1". The Preserve PDD portion of the greater Apache Properties, LLC includes tract 1, tract 2, and tract 3.

E. Topographical Information

A topographical exhibit (Exhibit "C2") was prepared using available Horry County LIDAR. A full topographical survey will be completed for final engineering and construction.

F. Soils

The existing soil conditions are portrayed on the soil map (see Exhibit "C1"). The information was compiled from the USDA soil surveys. There are a variety of soil types onsite.

G. Streams and Wetlands Study

The streams and freshwater wetlands on the property have been delineated by Southern Environmental Resources (Exhibit "B2").

Based on recent changes to The U.S. Army Corps of Engineers policy, a field verification of the streams and freshwater wetland, and subsequent "Preliminary Jurisdictional Determination", will not be completed until construction plans are available.

The Preserve Preliminary Master Plan indicates one contemplated jurisdictional crossings to accommodate vehicular circulation. The crossing will be permitted with temporary and minimal disturbance to the jurisdictional streams. Additional temporary impacts could occur to facilitate pedestrian access to natural, educational, interpretive trails. Prior to any wetland disturbance or crossing, the Applicant will obtain all necessary permits from the appropriate local, state or federal agencies. Additionally, the Applicant has agreed to preserve a 50' riparian buffer along the Long Branch Creek and incorporate a trail system for access to this unique amenity. The land included in The Preserve PDD was effectively clear cut between 2015 and 2016 and the new sprouts outside of the wetland delineated areas consist of low-value pine. Tree protection and sensitivity to tree removal will be part of each phase and regulated by each development's governing documents.

I. FEMA Zones

The subject property is found on FEMA Firm map panel 45051C0591K. None of the property lies within the 100-year flood hazard area. The FEMA Firm map panel can be found on Exhibit "C3".

J. Easements

At the time the last or final Certificate of Occupancy is granted for the sub-developments adjacent to the Long Branch Creek, the developer must grant to the City a perpetual, non-exclusive easement in the one hundred (100) foot riparian buffer bordering Long Branch Creek, as shown on the Preliminary Master Site Plan, for the purpose of constructing a multipurpose path for uses including but not limited to biking, jogging, and hiking (hereinafter referred to as "Long Branch Easement"). Said Long Branch Easement shall be fifty (50) feet in width from the bank of the creek extending as necessary to construct the multi-purpose path and will run from the area where Long Branch Creek crosses Watertower Road Loop, just south of the Henry Road West and Apache border, to the Atlantic Intracoastal Waterway.

III. DEVELOPMENT PLAN

The Preliminary Master Plan for The Preserve PDD project showed 804 dwelling units and 10,000 square feet of commercial retail space (see Exhibit "E1"). The mixture of residential ranges from for-sale Single Family, to build-to-rent homes and for rent apartments; there will also be a right-sized commercial retail area providing walkable shops and services (Each of these are referred to as sub-developments throughout this document). The architectural style is intended to be traditional low country style while offer a full spectrum of housing options that meet a residents' needs at any stage of life.

The Applicant plans to incorporate open space, conservation areas, multiuse trails, bike paths and an extensive amenity package for each sub-development.

A. Land Use Summary

The Applicant is proposing an equivalent residential density of approximately 7± units per gross acre for The Preserve PDD amendment. The Preliminary Master Site Plan provides for 15% open space which meeting the City of North Myrtle Beach requirements for a PDD. The project will provide interpretive nature multiuse trails along the Long Branch creek and preserve wetlands and other unique natural features of the site. Additionally, there are pocket parks interspersed among the various neighborhoods within The Preserve PDD and a luxury resort style amenity for each of the sub-developments. The Preliminary Master Plan for the project allows for a mixture of residential ranges from for-sale Single Family, to build-to-rent homes and for rent apartments; there will also be a right-sized commercial retail area providing walkable shops and services. (Exhibit "E1")

B. Controlling Documents for Site Design and Development

The development of The Preserve PDD will be implemented by a series of specialized, inter-related documents, the Preliminary Master Plan, associated design standards, covenants and restrictions, thoroughfare standards, landscaping standards and architectural guidelines.

C. Master Plan

The property will be developed in accordance with the Preliminary Master Plan, which is attached hereto as Exhibit “E1”. For the purposes of designating land use, the Preliminary Master Plan is divided into 3 major housing types, and a commercial area. The various housing types and commercial area are clustered in neighborhood pods and interspersed throughout the site to create an integrated community plan linked through common area amenities, pedestrian trails, bike paths, pocket parks and vehicular circulation.

Within The Preserve PDD are four defined sub-developments connected via walking and multiuse paths. The following are the use breakdown within those sub-developments:

- 1. Commercial Retail 10,000 square feet
- 2. Multifamily 370 Residential Units
- 3. Single Family 227 Residential Units
- 4. Build-to-Rent 207 Residential Units

All parking requirements will meet the City of North Myrtle Beach’s “Off-street parking requirements per land use”. (Sec. 23-43).

D. Development Standards

- 1. Density

Use Type	RDU/SF
Commercial	10,000 Sq. Ft.
Multifamily	370 Residential Units
Single Family	227 Residential Units
Build-to-Rent	207 Residential Units

- 2. Unit Mix

- i) Commercial Retail – 10,000 Square Feet
- ii) Multifamily – 370 Residential Units

Type	Count	Sq. Ft.
Studio	60	650-680
1-Bedroom	152	850-900
2-Bedroom	144	1,050 -1100
3-Bedroom	14	1,175 -1250
Total / Average	370	916 -1,005

- iii) Single Family – 227 Residential Units

Type	Count	Sq. Ft.
Single Family	227	1,450 – 2,800

- iv) Build-to-Rent – 207 Residential Units

Type	Count	Sq. Ft.
2-Bedroom, Single Story	65	1,050 - 1,500
2-Bedroom, Two Story	142	1,000 - 1,300
Total / Average	207	1,062 - 1,362

3. Dimensional Standards Chart

Proposed Use	Min. Setback	Min. Setback	Min. Setback	Max Height	Separation of Structure
	FRONT	SIDE	REAR		
Commercial	15'	0'	10'	45'	15'
Multi-family	10'	10'	5'	70'	10'
Single Family	15' (2)	0' (1)	10'	40'	10'
Build-to-Rent	10'	0'	5'	40'	10'
Auxiliary Building	10'	10'	10'	40'	10'

(1) Side setbacks where there is not a shared wall there will be a 5' setback allowing for 10' of separation between buildings.

(2) Front porches and patios will be allowed up to 10' from the front property line.

4. Permitted Uses

- i) Commercial
 - a. Primary Building: Professional Offices, Professional Service, Convenience Retail, Primary Retail, Secondary Retail, General Business, Commercial Recreation, Medical Offices and related offices ancillary to the primary use.
 - b. Commercial Zone Auxiliary Buildings. Auxiliary Buildings sharing the same site with the primary Building may be used for the same purposes.
- ii) Multifamily
 - a. Primary Building: Multi-Family, together with related amenities, club houses, swimming pools, open space and recreational components.
 - b. Ancillary Buildings: Garage, storage, garden shed, pool house, boat/RV storage.
- iii) Single Family and Build-to-Rent
 - a. Primary Building: Single Family Detached, Single Family Attached, Single Family in Common, Townhomes, together with related amenities, club houses, swimming pools, open space and recreational components.
 - b. Ancillary Buildings: Garage, storage, garden shed, pool house, boat/RV storage.
- iv) Amenity and Recreational Areas.
 - a. Commons areas, clubhouses, swimming pools, recreational lots/fields, picnic shelters, walking paths, and open spaces.
- v) 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.

5. Design Standards

The development design standards for The Preserve PDD Amendment attached hereto as Exhibit "F1". The development standards show the various permitted housing types, neighborhood character, lot specifications and setbacks.

A list of buffer/landscape materials, building materials, finishes, and architectural style is attached hereto as Exhibit "H1".

6. Parking

i) Multifamily

Per City of North Myrtle Beach Multifamily Parking Requirements by Land Use

Type	Unit Count	Req. Parking	
		Ratio	Count
Studio	60	1.0	60
1-Bedroom	152	1.0	152
2-Bedroom	144	1.5	216
3-Bedroom	14	2.0	28
Guest Parking	n/a	5.0% of Density	19
Total / Average	370	-	475

As Designed

Type	Parking Count	Parking Ratio
Garage	48	-
Open Space	700	-
Total / Average	748	2.02

ii) Build-to-Rent

Per City of North Myrtle Beach Multifamily Parking Requirements by Land Use

Type	Unit Count	Req. Parking	
		Ratio	Count
2-Bedroom, 1-Car Garage	207	1.5	130
2-Bedroom, 2-Car Garage	n/a	1.5	142
Guest Parking	n/a	5.0% of Density	10
Total / Average	207	-	320

As Designed

Type	Est. Parking Count	Est. Parking Ratio
Garage	272	-
Driveway	130	-
Open Space	89	-
Total / Average	481	2.32

E. Street Standards

The street standards are attached hereto as Exhibit "I1" (hereinafter, referred to as the "Street Standards"). The referenced document details the layout of traffic lanes, parking, sidewalks, multi-use lanes, and bike paths which will be built within the rights-of-way shown on the Preliminary Master Plan. There are other pedestrian paths and bike trails located outside the rights-of-way which are incorporated into various areas of the Preliminary Master Plan.

The Single-Family community will be built to jurisdiction standards and be turned over to the applicable jurisdictions at completion post inspection.

The Build-to-Rent and multifamily sub-development will have a private system of roads will be controlled by the owner of the sub-development.

The spine road consisting of Henry Road and Long Branch Loop will be built to the city's "2.6.8 70' Rural Collector" standards.

F. Signage

Signage for The Preserve will meet the requirements of the existing Pattern Book and Additional Pattern Book as shows on Exhibit "F1".

G. Flexibility Statement

Consistent with the City of North Myrtle Beach PDD zoning district purpose statement, "to provide flexibility in the development of the land, promote the appropriate land use, and improve the design, character and quality of new development, facilitate the provision of livable streets and utilities, to preserve the natural and scenic features of open areas . . .", the Applicant would like to incorporate the following statement to be included in all approvals and the official record for The Preserve PDD Amendment.

Although this design has been submitted in an almost finalized version, based on close attention paid to topography, natural drainage conditions, wetlands and trees, the design may need to undergo minor alterations based on actual site conditions before construction is begun and market conditions at the specific point in time.

Every consideration will be given by The City of North Myrtle Beach to allow the desired character of the neighborhood to remain. In addition, the site standards agreed to in this PDD Amendment, such as those related to road standards, density, lot sizes, dimensions, setbacks, and buffers (at an individual lot of level and overall project level) are guaranteed and protected.

H. Compatibility of Land Use with the Surrounding Area

The plan for The Preserve PDD Amendment has incorporated sensitivity of design as it relates to the surrounding land uses. The build-to-rent and multifamily communities border Highway 31 and Long Branch Creek while the Single-Family tract borders Long Branch Creek.

I. Open Space and Amenities

Open space within The Preserve PDD amendment has been calculated using the entire boundary of the project and is not applicable to any phasing of the development. The Preliminary Master Plan depicts more than 15% of open space including wetlands, buffers, natural areas, stream buffers, active parks, passive parks, perimeter buffers, community landscape areas and stormwater facilities. As this is a Preliminary Master Plan market conditions, site conditions, and construction realities could affect the final design and configuration of the contemplated open space and amenity. However, the applicant is committed to providing a minimum of 15% open space for the entire amended PDD.

As Designed

TOTAL AREA: 119.69 AC

TOTAL OPEN SPACE REQUIRED @ 15% OF SITE: 17.95 AC

TOTAL OPEN SPACE SHOWN: 25.60 AC (INCLUDES LAKES) (21%)

TOTAL WETLAND IN SITE: 17.36 AC

TOTAL OPEN SPACE INCLUDING 50% of WETLAND: 35.28 AC (29%)

Amenity OPEN SPACE: 2.30 ac

Active open space: 12.94 AC

Passive open space: 11.28 AC

The location of the various green spaces is attached as Exhibit "L1".

The Preserve PDD incorporates a significant investment into neighborhood amenities privately maintained by the community association or by the sub-development's respective owner. To provide the highest quality livable community and reduce residents' dependence on public amenities, the Applicant has incorporated multi-use trails and pedestrian paths to connect the various land uses within The Preserve PDD.

The private amenity centers for each sub-development contemplates the following features:

- a. Community pool
- b. Workout facilities
- c. Active courts (pickle ball, tennis, etc.)
- d. Meeting and entertainment in both conditioned and underroof areas

An amenities site plan for each of the land use types has been provided as Exhibit "J1-J4".

Additionally, design has emphasized an existing lake for dramatic views when entering the Single-Family portion of the PDD and pocket parks throughout. These contemplated amenity features are subject to change based on market conditions and construction realities.

J. Buffers and Landscaping

The Preliminary Master Plan is designed to preserve, enhance, and incorporate the unique natural features of the property. Formal street tree plantings will be of a type that maintains the natural character of the property and incorporate existing trees as much as practicable.

Buried utilities may encroach into buffer yards and some buffer yards are not intended to be left undisturbed. Some buffer areas may incorporate pedestrian trails, grassed areas and landscaping and are intended to provide area separation rather than opaque screening.

One area of The Preserve PDD Amendment, along Highway 31 and the Build-to-Rent and multifamily development, the landscape buffer "plan shall indicate at least one (1) tree for each twenty-five (25) linear feet of landscape area and one (1) shrub for every ten (10) linear feet of landscape area. A minimum of fifteen-hundredths (15) inch caliper of trees is required for each linear foot of perimeter landscape area."

The second designated, along Henry Road/Long Branch Loop and the Single-Family homes, "the screen shall contain shrubs at least thirty (30) inches high at the time of planting. The screen shall be planted in the required perimeter yard. The spacing of the shrubs shall be according to the vegetative screen section contained in this article. The type of shrub used needs to be capable of attaining a height of at least six (6) feet at maturity. Maturity shall mean that, within five (5) years of planting, the entire vegetative screen shall achieve at least seventy-five (75) percent opacity from twelve (12) inches to six (6) feet above ground level. A list of plants capable of achieving this desired effect is found in section 23-66."

K. Setbacks

Lot standards and building setbacks will be in accordance with this document and Exhibit "F1". Setbacks from the jurisdictional wetlands and ditches will be an average of 20 feet or as established by the U.S. Army Corps of Engineers and the South Carolina Department of Health and Environmental Control (hereinafter, referred to as "DHEC").

For the Single-Family development, a diagram showing the setbacks on a standard lot have been included as Exhibit "O1".

L. Right-of-Way and Easement Improvements

The Preserve PDD will have a private street network for the build-to-rent and multifamily rental developments that will be maintained by the owners of those developments.

The street network for the Single-Family community will be built by the developer of that tract and then turned over to the City of North Myrtle Beach as public streets.

The "Street Standards," attached hereto as Exhibit "I1" details the designs of the various streets and pedestrian facilities.

A 10' multiuse trail consisting of natural material will be constructed by the developer within the 25' riparian buffer along Long Branch creek.

A preliminary Fire Hydrant Location Plan has been prepared by DN Engineering Inc. and included as Exhibit "G2".

M. Streams, Wetlands and Natural Resource Protection

The streams and freshwater wetlands on the property have been delineated by Southern Environmental Resources (see Exhibit "B2").

Based on recent changes to The U.S. Army Corps of Engineers policy, a field verification of the streams and freshwater wetland, and subsequent "Preliminary Jurisdictional Determination", will not be completed until construction plans are available.

The Preserve Preliminary Master Plan indicates one contemplated jurisdictional crossing to accommodate vehicular circulation. The crossing will be permitted with temporary and minimal disturbance to the jurisdictional streams. Additional temporary impacts could occur to facilitate pedestrian access to natural, educational, interpretive trails. Prior to any wetland disturbance or crossing, the Applicant will obtain all necessary permits from the appropriate local, state or federal agencies. Additionally, the Applicant has agreed to preserve a 50' riparian buffer along the Long Branch Creek and incorporate a trail system for access to this unique amenity. The land included in The Preserve PDD was effectively clear cut between 2015 and 2016 and the new sprouts outside of the wetland delineated areas consist of low-value pine. Tree protection and sensitivity to tree removal will be part of each phase and regulated by each development's governing documents.

N. Stormwater Management

Stormwater management for The Preserve PDD Amendment will adhere to the current standards of the City of North Myrtle Beach and DHEC. Best Management Practices and other accepted practices will be employed to reduce post-development discharges and improve stormwater quality. Collection and conveyance of stormwater runoff will involve a combination of shallow, grass lined swales, open ditches and conventional storm sewer systems. Where topography permits, stormwater runoff from roads shall drain naturally. As necessary to achieve proper drainage, catch basins and storm drainage piping will be installed to collect and convey stormwater. Stormwater runoff from the developed land will be routed through vegetative buffers or other control devices. Vegetated buffers will be maintained around critical areas and open drainage channels to prevent erosion and control sediment. Every effort will be made to create aesthetically pleasing stormwater systems within the landscape.

A preliminary Stormwater Management Plan has been prepared by DN Engineering Inc. and included as Exhibit "G1".

O. Utility Services

A water distribution and sanitary sewer collection plan will be completed as part of the preparation of the final construction plans and included as Exhibit "G1". The project's water and sewer system will be owned, maintained, and operated by Grand Strand Water and Sewer Authority (hereinafter, referred to as "GSWSA").

Irrigation for the common areas, streetscape, and pocket parks will be served by a private system maintained by a community association or the property owner, depending on the development. Irrigation water will be pumped from onsite ponds that will be refilled by irrigation wells to maintain normal pond levels.

Electric service will be provided by the Horry Electric Cooperative. All electrical services will be underground.

P. Ownership of the Improvements

Private roads, drainage systems, open spaces, and other proposed amenities and improvements will be maintained by the property owner.

For segments of the development where individual lots are sold to homeowners, a Homeowners Association will be in place to oversee the maintenance and compliance of the common areas. The Homeowners Association will be governed by an elected board of owners from within the community.

Any public infrastructure will be constructed in accordance with approved plans and turned over to the appropriate authorized agency.

Q. Phasing and Construction Schedule

The Preserve PDD's sub-developments will be completed independently and, within each sub-development, will have project specific phasing as market conditions require. For the Single-Family development, a phasing map has been included as Exhibit "M1".

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.

With respect to each of the three segments of residential development, their respective amenity areas will be completed, and a certificate of occupancy issued, at or prior to the issuance of certificates of occupancy for fifty percent (50%) of the RDUs in the applicable segment (e.g., segment a., 185 multifamily RDUs, segment b., 104 build-to-rent RDUs, and segment c., 114 Single Family RDUs). With respect to the commercial facility, that portion of the mixed-use development will be completed, and a certificate of occupancy issued, at or prior to the issuance of certificates of occupancy for eighty percent (80%) of the total RDUs regardless of the segment or type (643 RDUs).

R. Example of Declaration of Covenants, Restrictions and Easements

The substance of the Covenants, Restrictions and Easements for the Single-Family development will be consistent with other targeted owner-occupied communities in the market and incorporate the requirements of this document. The build-to-rent and multifamily communities will be maintained by their respective owner in accordance with this agreement.

S. Public Benefit Analysis

The target residents for The Preserve PDD development will be retirees, pre-retirees looking to downsize, second home buyers, and more, The Preserve PDD will likely have a positive impact on the tax base and will directly spur investment in the commercial areas of the Parkway Group PDD, including as part of The Preserve PDD.

The Preserve PDD Preliminary Master Plan incorporates a significant investment into neighborhood amenities, interconnect multiuse trails, and commercial retail areas for the greater community's use. To provide the highest quality livable community and reduce residents' dependence on public amenities, the Applicant has incorporated multi-use trails and pedestrian paths to connect the various land uses within The Preserve PDD. Incorporating all of these features into the Preliminary Master Plan, minimizes dependence on City resources.

Lastly, as part of the PDD amendment, the Developer has agreed to the following fees, collectively known as the Enhancement Fees, and total \$5,000 per RDU.

1. Beachfront Parking Enhancement Fee in an amount equal to \$1,100.00 per RDU, as shown on the preliminary plat approved by the City, which fee shall be payable at the time of building permit issuance for each such RDU.
2. A Park Enhancement Fee in an amount equal to \$300.00 per RDU, as shown on the preliminary plat approved by the City, which fee shall be payable at the time of building permit issuance for each such RDU.
3. A Public Safety Enhancement fee in an amount equal to \$3,600.00 per RDU, as shown on the preliminary plat approved by the City, which fee shall be payable at the time of building permit issuance for each such RDU.

Exhibit A1

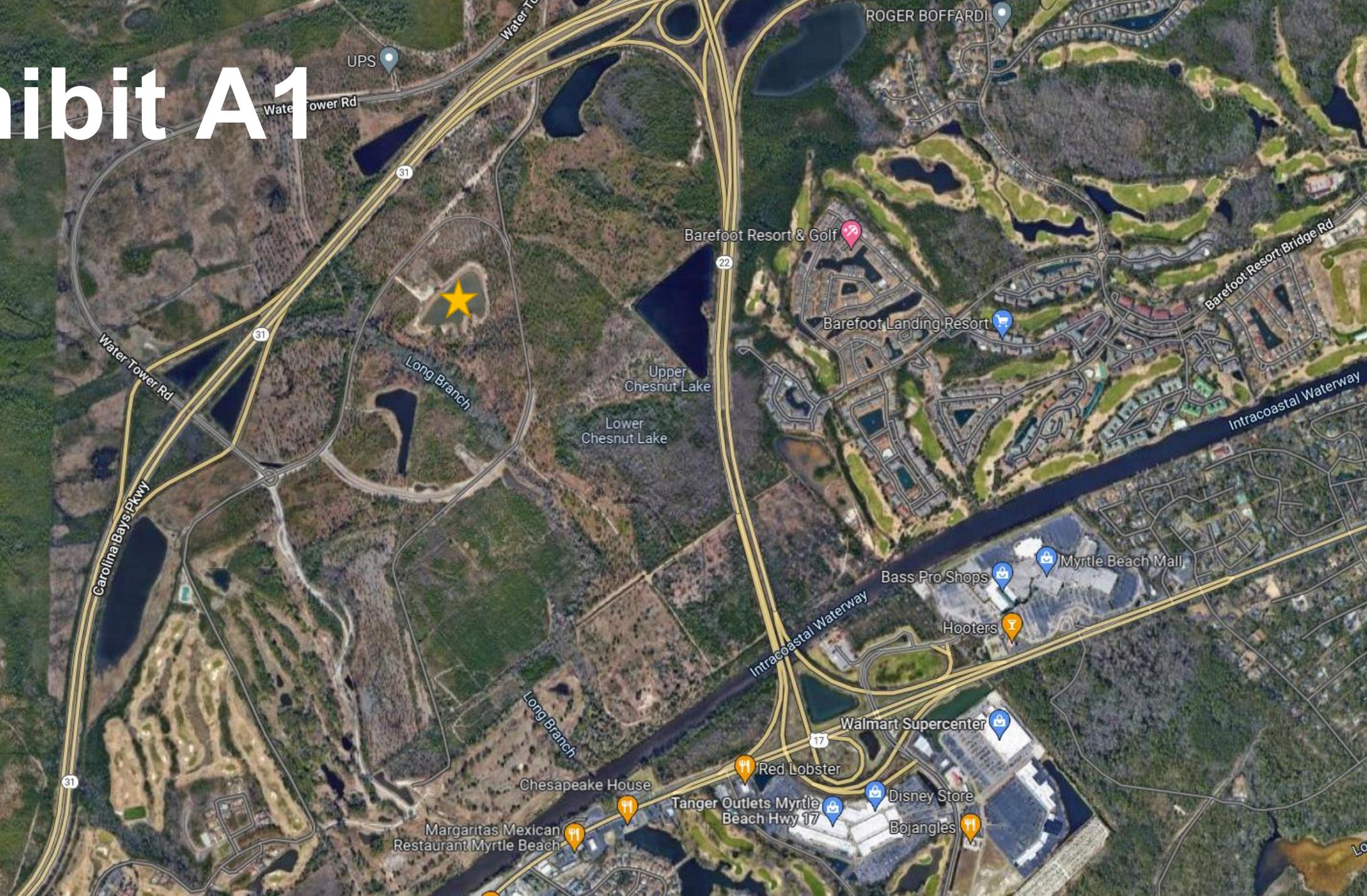
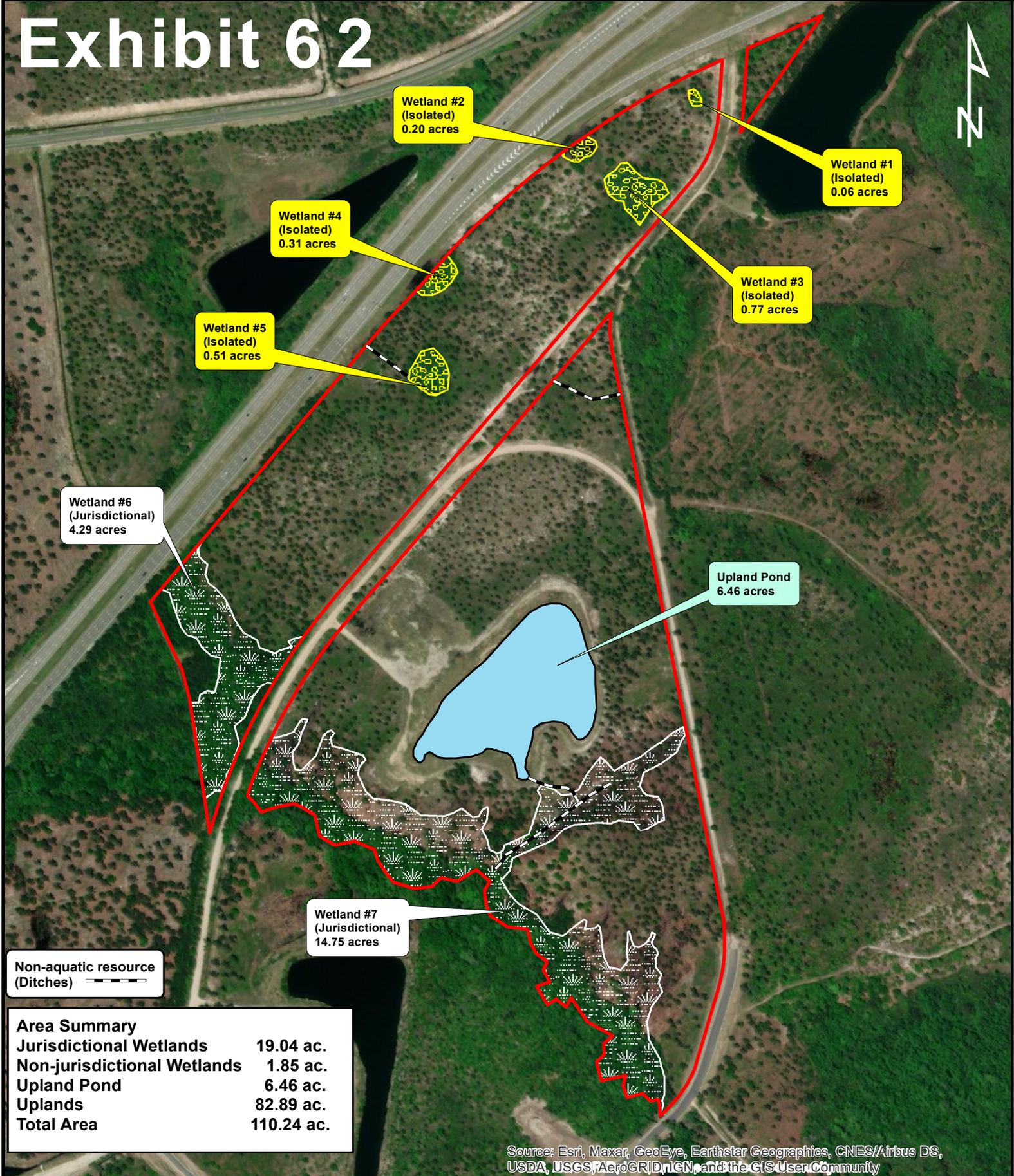


Exhibit 62



Non-aquatic resource
(Ditches)

Area Summary	
Jurisdictional Wetlands	19.04 ac.
Non-jurisdictional Wetlands	1.85 ac.
Upland Pond	6.46 ac.
Uplands	82.89 ac.
Total Area	110.24 ac.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit C1

Soil Map—Horry County, South Carolina
(The Preserve PDD)



Map Scale: 1:8,080 if printed on A portrait (8.5" x 11") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/22/2022
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Horry County, South Carolina
Survey Area Data: Version 24, Aug 30, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

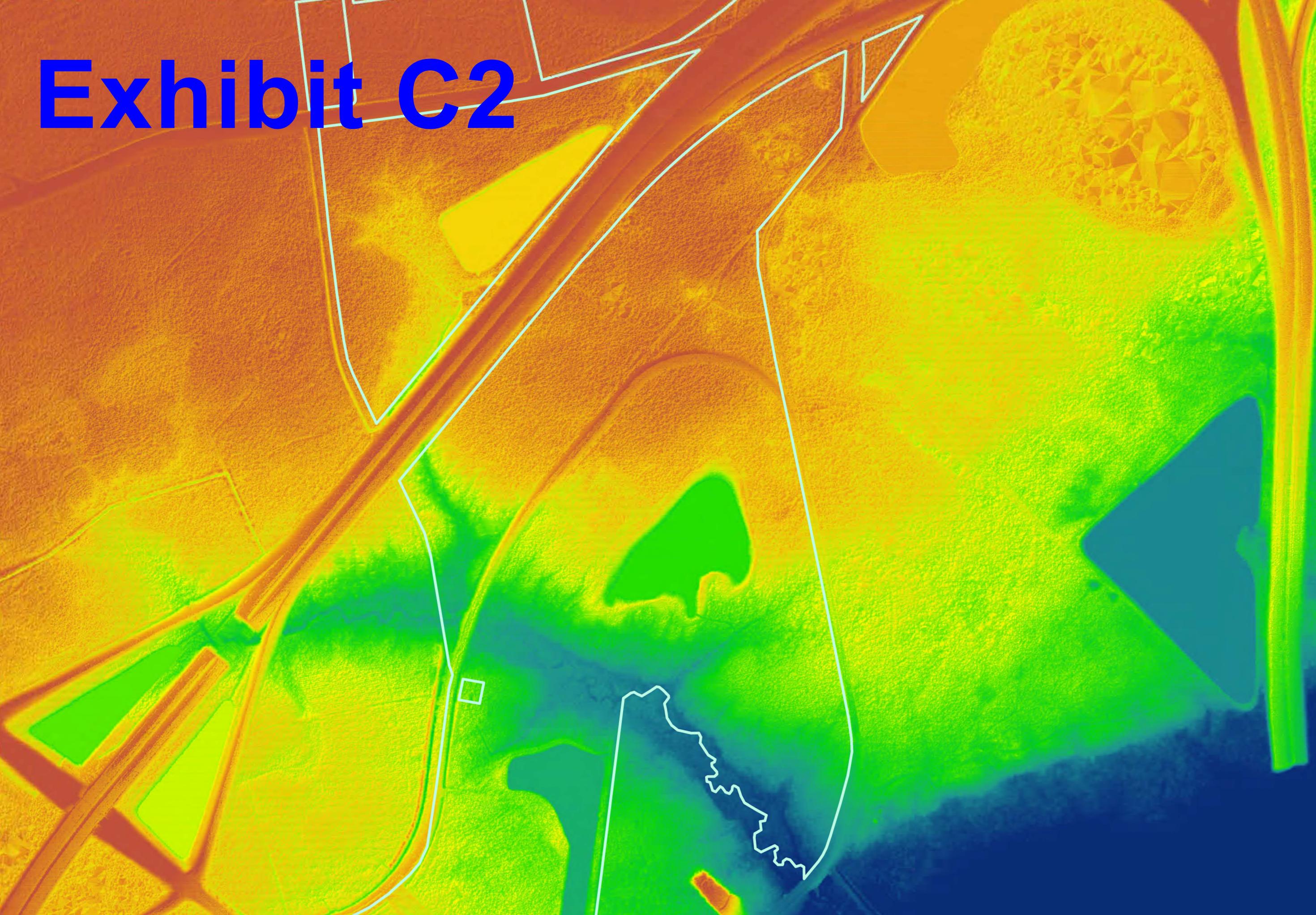
Date(s) aerial images were photographed: Oct 5, 2020—Oct 8, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ec	Echaw sand	48.5	38.0%
Le	Leon fine sand	53.7	42.1%
Ly	Lynn Haven sand	13.6	10.7%
Yo	Yonges fine sandy loam	11.8	9.2%
Totals for Area of Interest		127.6	100.0%

Exhibit C2





FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-6627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

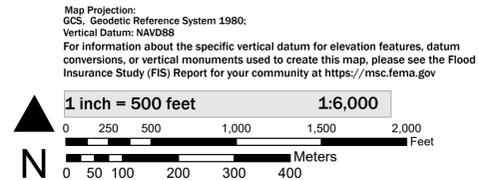
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map: Orthoimagery, Last refreshed October, 2020.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 5/21/2022 3:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at <https://www.fema.gov/media-library/assets/documents/118418>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

SCALE



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

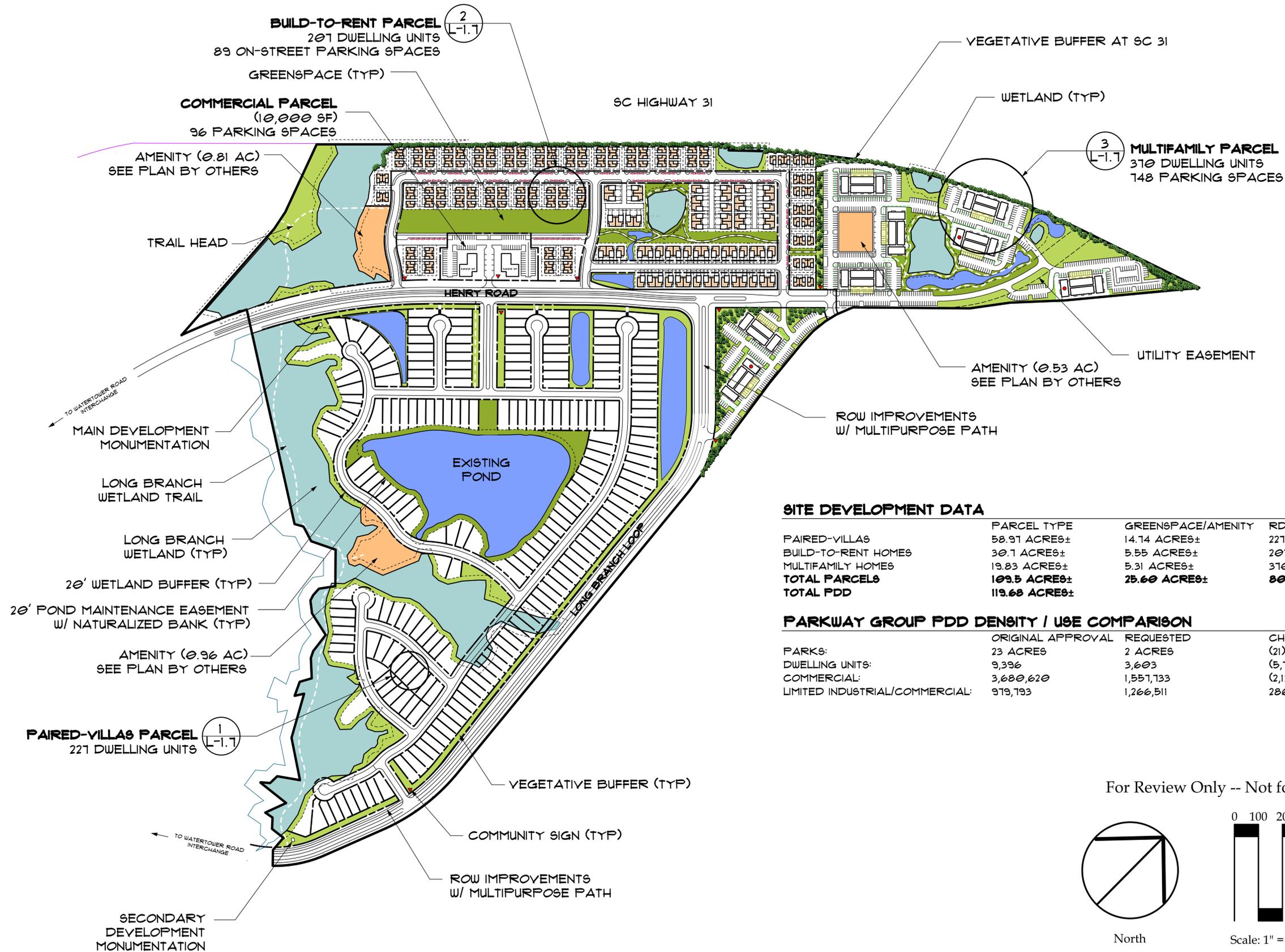
PANEL 591 OF 803

Panel Contains:

COMMUNITY	NUMBER	PANEL
CITY OF MYRTLE BEACH	450109	0591
HORRY COUNTY	450104	0591



Exhibit C3



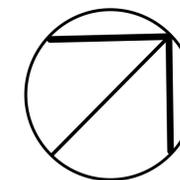
SITE DEVELOPMENT DATA

	PARCEL TYPE	GREENSPACE/AMENITY	RDU'S	RDU PER ACRE
PAIRED-VILLAS	58.91 ACRES±	14.74 ACRES±	221	3.85
BUILD-TO-RENT HOMES	30.1 ACRES±	5.55 ACRES±	207	6.74
MULTIFAMILY HOMES	19.83 ACRES±	5.31 ACRES±	370	18.66
TOTAL PARCELS	109.5 ACRES±	25.60 ACRES±	804	7.34
TOTAL PDD	119.68 ACRES±			6.12

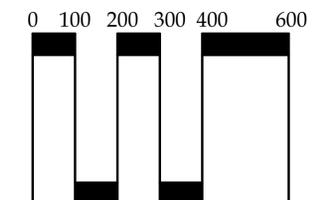
PARKWAY GROUP PDD DENSITY / USE COMPARISON

	ORIGINAL APPROVAL	REQUESTED	CHANGE
PARKS:	23 ACRES	2 ACRES	(21) ACRES
DWELLING UNITS:	9,396	3,603	(5,793)
COMMERCIAL:	3,680,620	1,557,133	(2,122,887)
LIMITED INDUSTRIAL/COMMERCIAL:	979,793	1,266,511	286,718

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North



Scale: 1" = 200'

Site Related Data:
Site Related Data & Boundary Information Taken from a Survey by: Venture Engineering,
Titled: Apache Alt Major PDD Amendment (1-22-22).DWG Date: 11/24/21 Scale: 1"=200'
This Plan Shall Not Be Construed to be Survey Accurate.



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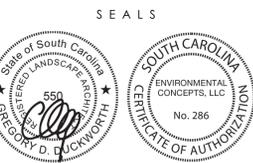
PROJECT
Site Development Plans
The Preserve PDD
North Myrtle Beach • South Carolina
Prepared For:
Longleaf Real Estate

PROJECT NUMBER
21-080

RELEASE
Planning Commission

DATE
08/10/22

REVISIONS



SHEET TITLE

Site Plan

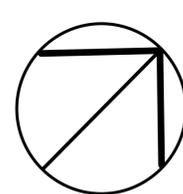
SHEET NUMBER

L-1.0

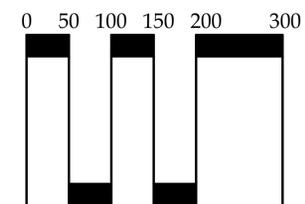


BUILD TO RENT PARCEL
 GARAGE PARKING = 272 SPACES (132% OF RDUS)
 DRIVEWAY PARKING = 120 SPACES
 PARALLEL PARKING = 89 SPACES
 TOTAL PARKING = 481 SPACES

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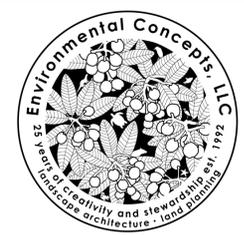


North



Scale: 1" = 100'

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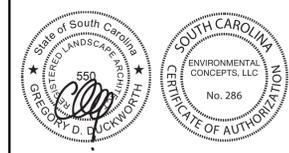
PROJECT NUMBER
 21-080

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REVISIONS

SEALS



SHEET TITLE
**Build-To-Rent
 Site Plan**

SHEET NUMBER

L-1.4

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UNDER GARAGE PARKING -IMPACTED AREA HIGHLIGHTED BY YELLOW BOX. END UNITS WILL NOT BE IMPACTED (3 OF THE 5 ON ONE SIDE WILL BE IMPACTED - TYP).

VEGETATIVE BUFFER AT SC 31

WETLAND (TYP)

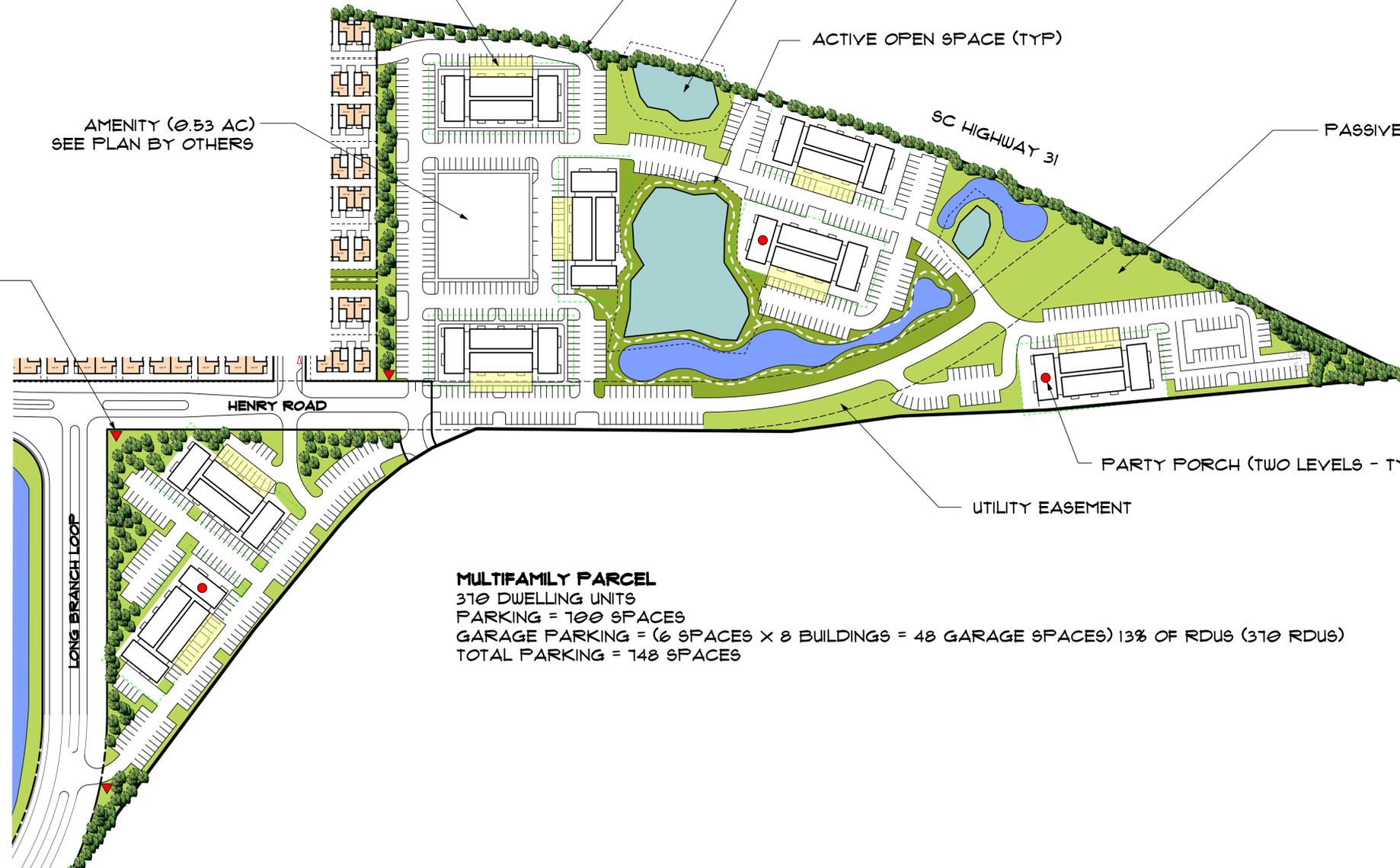
ACTIVE OPEN SPACE (TYP)

SC HIGHWAY 31

PASSIVE OPEN SPACE (TYP)

AMENITY (0.53 AC)
SEE PLAN BY OTHERS

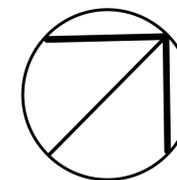
COMMUNITY SIGN (TYP)



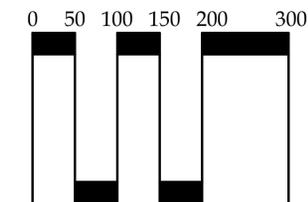
MULTIFAMILY PARCEL

310 DWELLING UNITS
 PARKING = 100 SPACES
 GARAGE PARKING = (6 SPACES X 8 BUILDINGS = 48 GARAGE SPACES) 13% OF RDUS (310 RDUS)
 TOTAL PARKING = 148 SPACES

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North



Scale: 1" = 100'

Site Related Data:
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 Titled: Apache Alt Major PDD Amendment (1-22-22).DWG Date: 11/24/21 Scale: 1"=200'
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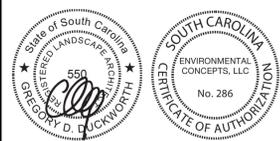
PROJECT NUMBER
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 Planning Commission

DATE
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REVISIONS

SEALS



SHEET TITLE
 Multi-Family
 Site Plan

SHEET NUMBER

L-1.5

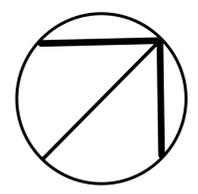


PAIRED-VILLAS PARCEL
221 DWELLING UNITS

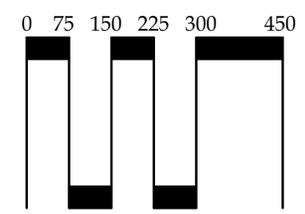
DEVELOPMENT INFO:

TOTAL LENGTH OF STREETS: 6,851 LF
 TOTAL LENGTH OF CUL-DE-SACS SHOWN: 1,008 LF (14.1%)
 MAX ALLOWABLE CUL-DE-SAC LENGTH: 1,029 LF (15%)

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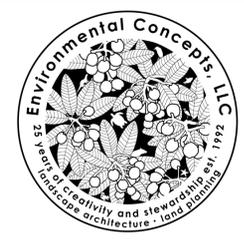
North



Scale: 1" = 150'

Site Related Data:
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Longleaf Real Estate

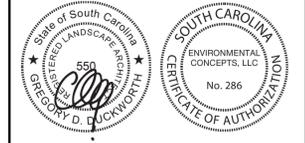
PROJECT NUMBER
21-080

RELEASE
Planning Commission

DATE
08/10/22

REVISIONS

SEALS



SHEET TITLE
Paired Villas Site Plan

SHEET NUMBER

L-1.6

Exhibit F1

PARKWAY GROUP PDD AMENDMENT

SUPPLEMENTAL PATTERN BOOK I NORTH MYRTLE BEACH, SC

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THEME AND CHARACTER

This Supplemental Pattern Book has been created to guide the development of a new mixed-use development within the amended area of the Parkway Group PPD in North Myrtle Beach. The general theme and architectural character for development shall be Coastal Contemporary. The characteristics of Coastal Contemporary architecture and planning are influenced by the patterns of historic Lowcountry architecture, and the clean lines and open spaces found in present-day home design. It is within this imagery that we have fashioned the architectural and site planning suggestions of this Supplemental Pattern Book.

It is familiarity with historic examples and modern renditions of historic examples demonstrated in this Pattern Book that should give guidance to the design of structures within the amended area within the Parkway Group PDD. The images within this Supplemental Pattern Book are not meant to be all-inclusive.

COMMERCIAL

COMMERCIAL

Building A Design WATER TOWER ROAD / INTERIOR ELEVATION

SECONDARY ACCENT

Regatta
SW 6517

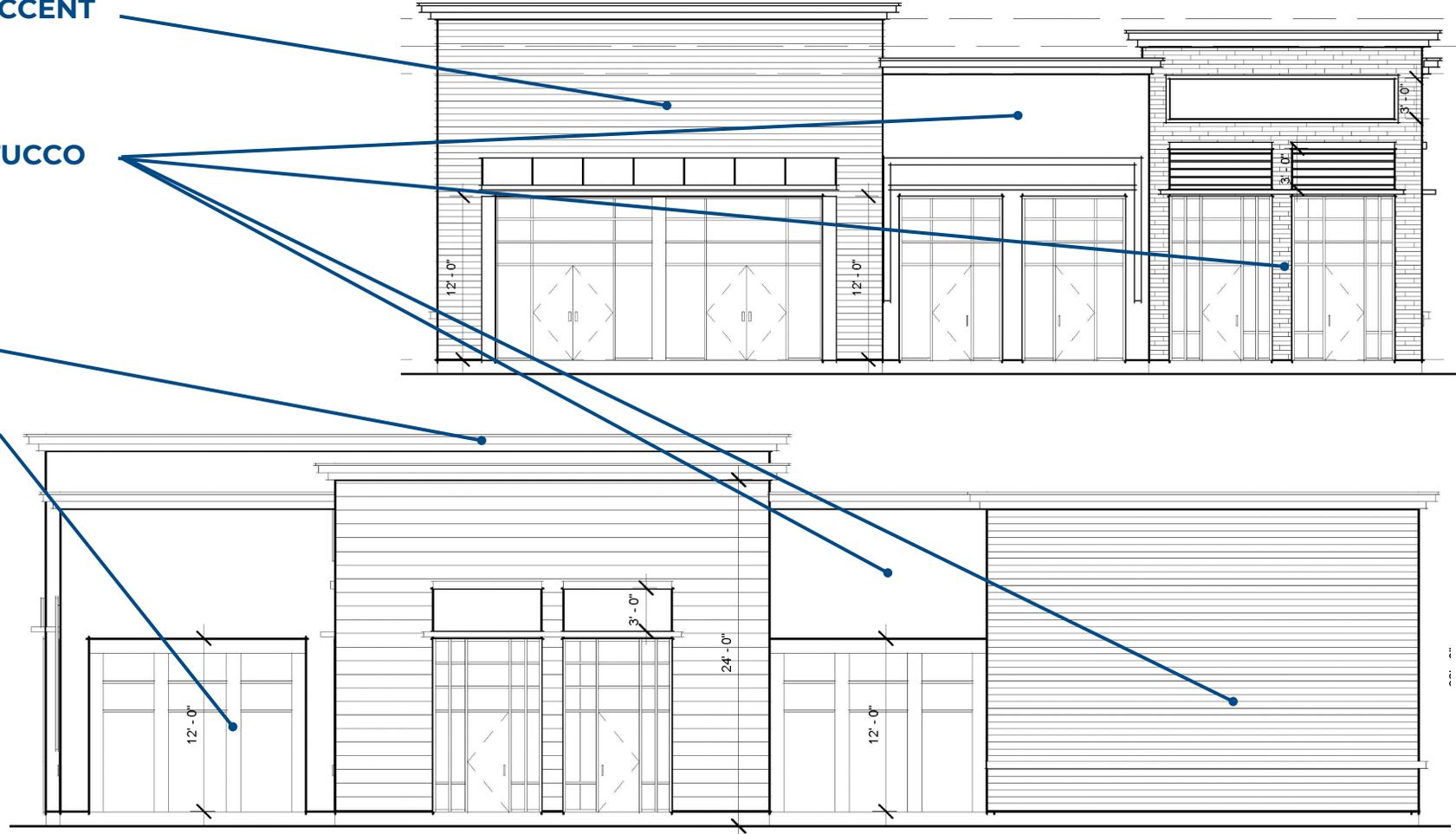
LAP SIDING, STUCCO

Pure White
SW 7005

TRIM

Extra White
SW 7006

Perle Noir
SW 9154



COMMERCIAL

Building B Design WATER TOWER ROAD / INTERIOR ELEVATION

SECONDARY ACCENT

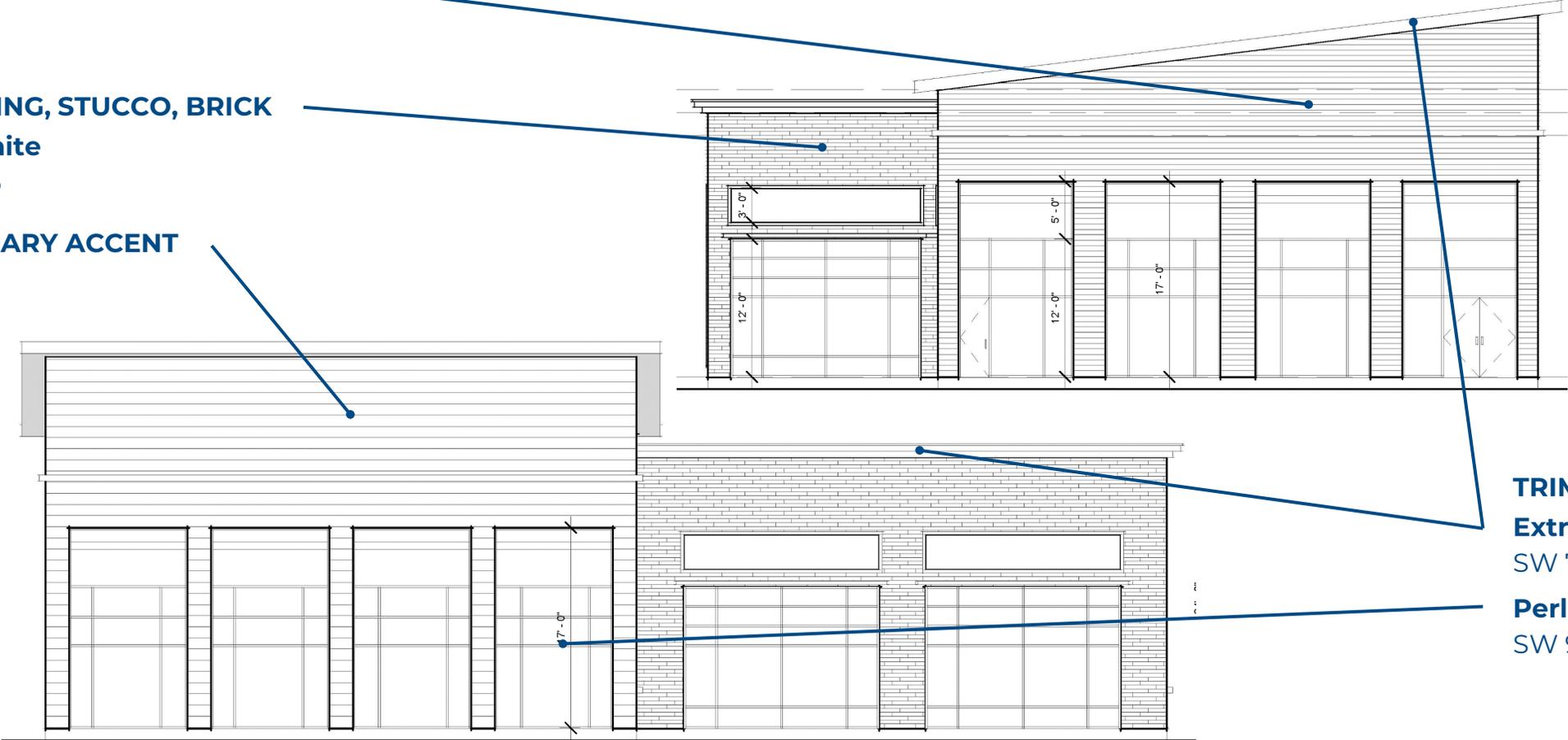
Regatta
SW 6517

LAP SIDING, STUCCO, BRICK

Pure White
SW 7005

SECONDARY ACCENT

Regatta
SW 6517

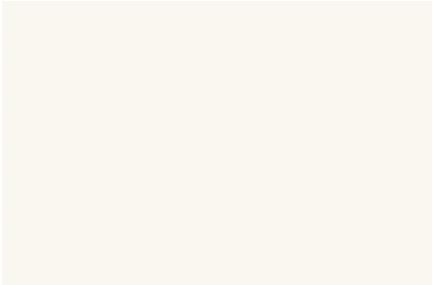


TRIM
Extra White
SW 7006
Perle Noir
SW 9154

COMMERCIAL

Building Design

LAP SIDING, STUCCO



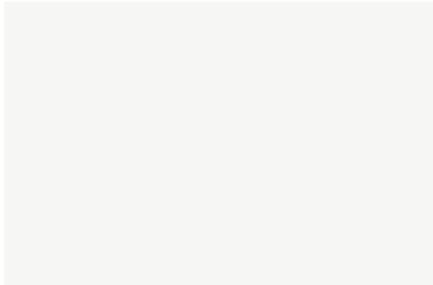
Pure White
SW 7005

SECONDARY ACCENT



Regatta
SW 6517

TRIM



Extra White
SW 7006



Perle Noir
SW 9154

COMMERCIAL

Commercial Scenes



COMMERCIAL

Commercial Scenes



COMMERCIAL

Building Materials

WINDOWS

- Wood double-hung and casement
- Clad double-hung with aluminum rim accessories
- Wood or clad simulated divided-lights
- French Doors
- Cellular PVC double-hung and casement
- Wood or PVC simulated divided-lights
- Direct set transoms and sidelights

SHUTTERS

- Wood
- Cellular PVC

ENTRY DOORS

- Wood doors
- Fiberglass doors
- Steel doors

COLUMNS

- Composite columns
- Wood columns

EXTERIOR SIDINGS

- Wood
- Hardiplank
- Fiber cement cladding board

EXTERIOR MOLDING TRIM & BRACKETS

- Wood
- Cellular PVC
- Fypon
- Duraflex

SOFFITS

- Vinyl
- Fiber cement
- Wood
- Cellular PVC

PORCH CEILINGS

- Wood
- Ply-bead
- T & G beaded paneling

FENCING

- Wood
- Aluminum
- Steel and wrought iron
- Vinyl

GARAGE DOORS

- Wood
- Aluminum
- Cellular PVC
- Fiberglass

ROOF SHINGLES

- Wood
- Syline synthetic slate
- Synthetic shakes
- Slate
- Copper and metal
- Composite shingles
- Architectural dimensional shingles

COMMERCIAL

Signage Guidelines

PRIMARY ENTRANCE

Development Identifying Sign

- Size (Max)** 10 Height x 22' Width
- Sign Area** 220SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main entries of areas within The Preserve

SECONDARY ENTRANCE

Welcome Sign

- Size (Max)** 8' Height x 16' Width
- Sign Area** 72SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main and/or secondary entries of The Preserve



COMMERCIAL

Setbacks

PROPOSED USE	MIN. SETBACK (FEET):	MIN. SETBACK (FEET):	MIN. SETBACK (FEET):	MAX HEIGHT	SEPERATION OF BUILDINGS
	FRONT	SIDE	REAR		
Commercial	15	0	10	45	15
Auxiliary Building	10	10	10	40	10

MULTIFAMILY

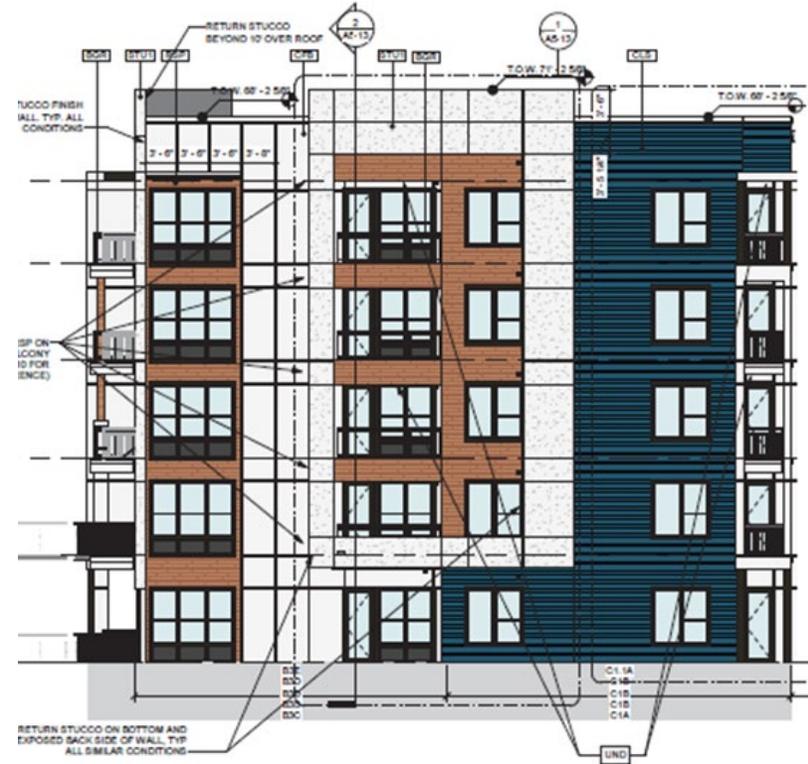
MULTIFAMILY

Residential Building Design 1st FLOOR RESIDENCES



MULTIFAMILY

Residential Building Design END ELEVATION



MULTIFAMILY

Residential Building Design CORNER PARTY PORCH*

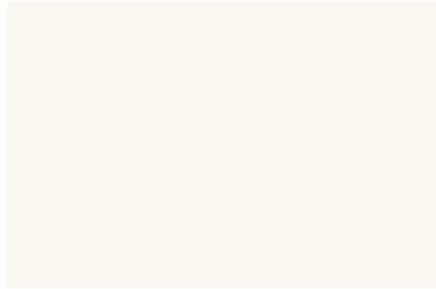


* Select residential buildings will have a two-story amenity space to supplement the primary amenity space for the project.

MULTIFAMILY

Residential Building Design

PRIMARY



Pure White
SW 7005

SECONDARY ACCENT



Regatta
SW 6517



Perle Noir
SW 9154



Nichiha Vintagewood
Spruce

MULTIFAMILY

Residential Building Scenes



MULTIFAMILY

Clubhouse Design

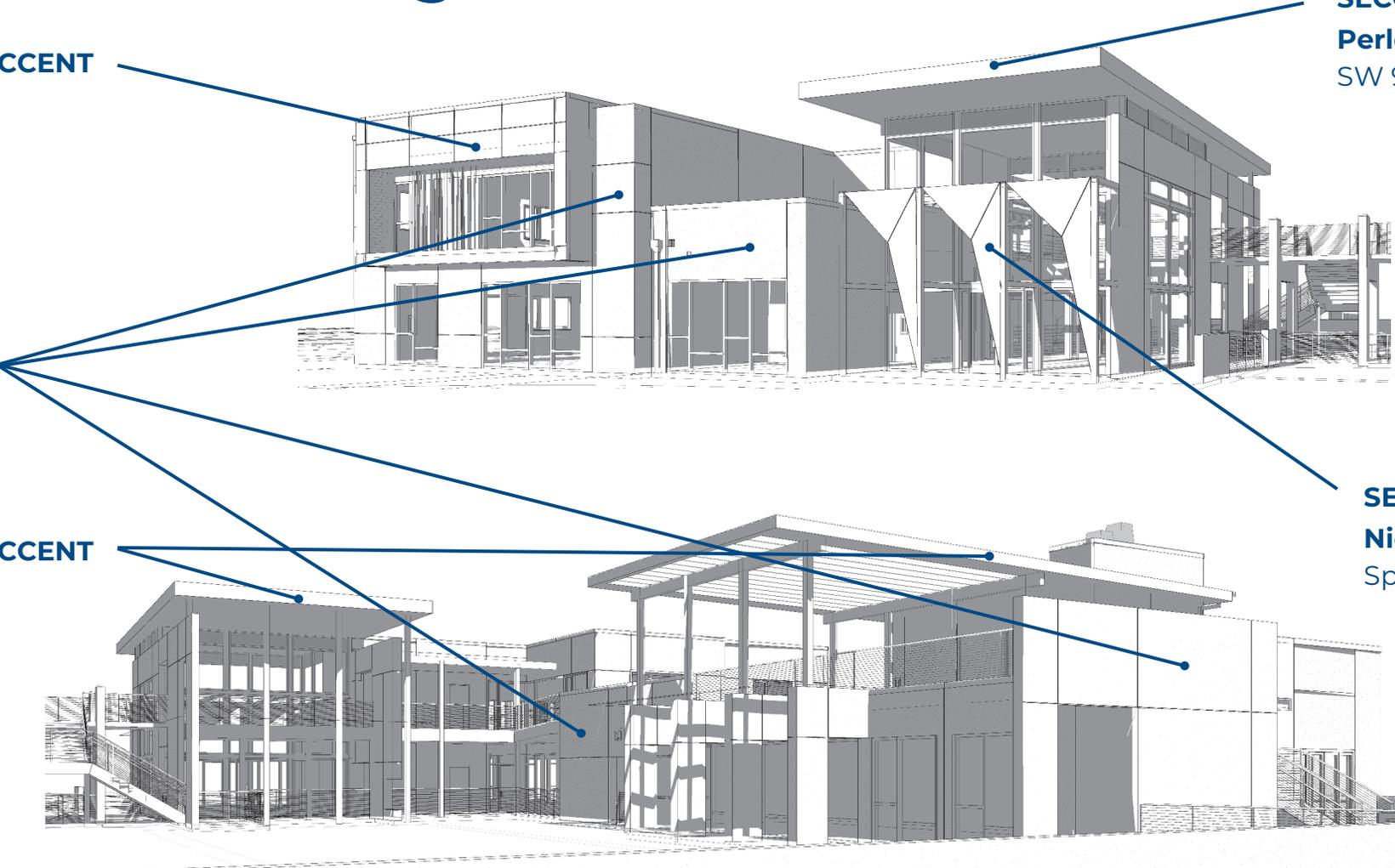
SECONDARY ACCENT
Regatta
SW 6517

SECONDARY ACCENT
Perle Noir
SW 9154

PRIMARY
Pure White
SW 7005

SECONDARY ACCENT
Perle Noir
SW 9154

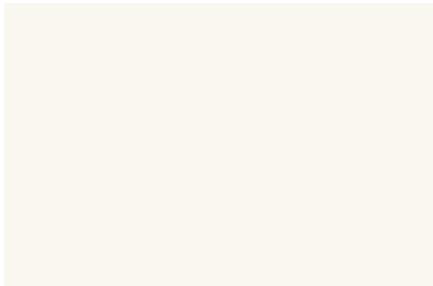
SECONDARY ACCENT
Nichiha Vintagewood
Spruce



MULTIFAMILY

Clubhouse Design

PRIMARY



Pure White
SW 7005

SECONDARY ACCENT



Regatta
SW 6517



Perle Noir
SW 9154



Nichiha Vintagewood
Spruce

MULTIFAMILY

Amenities Design

Amenity Area	0.53 Acres
Pool Area	2,500 Sq. Ft. (Min 10 Sq. Ft a User per 1/3 Density)
Pool Deck	5,500 Sq. Ft.
Other Amenities	Pickleball Court, Dog Park, Bocce Ball Court, Pavilion, Pocket Park

MULTIFAMILY Clubhouse Scenes

Interior



Lounge



Work From Home



Leasing Center

Exterior



Pool



Outdoor Kitchen



Outdoor Lounge

MULTIFAMILY

Building Materials

WINDOWS

- Wood double-hung and casement
- Clad double-hung with aluminum rim accessories
- Wood or clad simulated divided-lights
- French Doors
- Cellular PVC double-hung and casement
- Wood or PVC simulated divided-lights
- Direct set transoms and sidelights

SHUTTERS

- Wood
- Cellular PVC

ENTRY DOORS

- Wood doors
- Fiberglass doors
- Steel doors

COLUMNS

- Composite columns
- Wood columns

EXTERIOR SIDINGS

- Wood
- Hardiplank
- Fiber cement cladding board

EXTERIOR MOLDING TRIM & BRACKETS

- Wood
- Cellular PVC
- Fypon
- Duraflex

SOFFITS

- Vinyl
- Fiber cement
- Wood
- Cellular PVC

PORCH CEILINGS

- Wood
- Ply-bead
- T & G beaded paneling

FENCING

- Wood
- Aluminum
- Steel and wrought iron
- Vinyl

GARAGE DOORS

- Wood
- Aluminum
- Cellular PVC
- Fiberglass

ROOF SHINGLES

- Wood
- Syline synthetic slate
- Synthetic shakes
- Slate
- Copper and metal
- Composite shingles
- Architectural dimensional shingles

MULTIFAMILY

Signage Guidelines

PRIMARY ENTRANCE

Development Identifying Sign

- Size (Max)** 10 Height x 22' Width
- Sign Area** 220SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main entries of areas within The Preserve



SECONDARY ENTRANCE

Welcome Sign

- Size (Max)** 8' Height x 16' Width
- Sign Area** 72SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main and/or secondary entries of The Preserve



MULTIFAMILY

Setbacks

PROPOSED USE	MIN. SETBACK (FEET):	MIN. SETBACK (FEET):	MIN. SETBACK (FEET):	MAX HEIGHT	SEPERATION OF BUILDINGS
	FRONT	SIDE	REAR		
Multi-family	10	10	5	70	10
Auxiliary Building	10	10	10	40	10

Single Family

Single Family

Residential Building Design



Single Family Clubhouse Design



Single Family

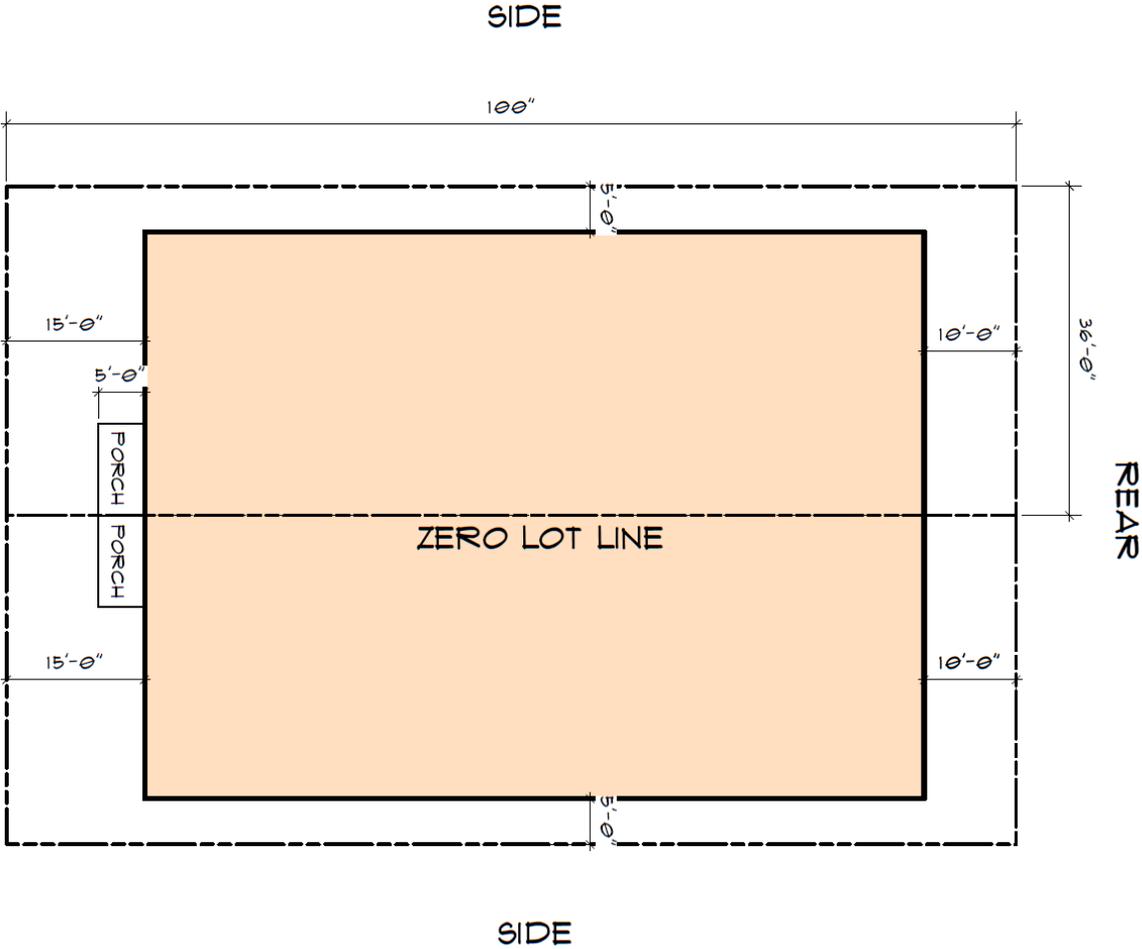
Amenities Design

Amenity Area	0.96 Acres
Pool Area	1,160 Sq. Ft. (Min 10 Sq. Ft a User per 1/3 Density)
Other Amenities	Pickleball Court, Dog Park, Bocce Ball Court, Pavilion, Pocket Park

Single Family

Typical Lot Diagram

REPRESENTATIVE OF TWO LOTS AS A DUPLEX



Single Family

Building Materials

WINDOWS

- Wood double-hung and casement
- Clad double-hung with aluminum rim accessories
- Wood or clad simulated divided-lights
- French Doors
- Cellular PVC double-hung and casement
- Wood or PVC simulated divided-lights
- Direct set transoms and sidelights

SHUTTERS

- Wood
- Cellular PVC

ENTRY DOORS

- Wood doors
- Fiberglass doors
- Steel doors

COLUMNS

- Composite columns
- Wood columns

EXTERIOR SIDINGS

- Wood
- Hardiplank
- Fiber cement cladding board
- Brick

EXTERIOR MOLDING TRIM & BRACKETS

- Wood
- Cellular PVC
- Fypon
- Duraflex

SOFFITS

- Vinyl
- Fiber cement
- Wood
- Cellular PVC

PORCH CEILINGS

- Wood
- Ply-bead
- T & G beaded paneling

FENCING

- Wood
- Aluminum
- Steel and wrought iron
- Vinyl

GARAGE DOORS

- Wood
- Aluminum
- Cellular PVC
- Fiberglass

ROOF SHINGLES

- Wood
- Syline synthetic slate
- Synthetic shakes
- Slate
- Copper and metal
- Composite shingles
- Architectural dimensional shingles

Single Family Signage Guidelines

PRIMARY ENTRANCE

Large Development Sign

- Size (Max)** 25' Height x 50' Width
- Sign Area** 800SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main entry of The Preserve at Watertower Road

Development Identifying Sign

- Size (Max)** 10 Height x 22' Width
- Sign Area** 220SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main entries of areas within The Preserve



SECONDARY ENTRANCE

Welcome Sign

- Size (Max)** 8' Height x 16' Width
- Sign Area** 72SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main and/or secondary entries of The Preserve

Builder

- Size (Max)** 7' Height x 4' Width
- Sign Area** 20SF per Side
- Materials** High grade wood product or equal
- User** Identifies individual builders, consultants, etc.

Nature Trail

- Size (Max)** 5' Height x 4' Width
- Sign Area** 20SF per Side
- Materials** High grade wood product or equal
- User** Identifies individual builders, consultants, etc.



Single Family

Setbacks

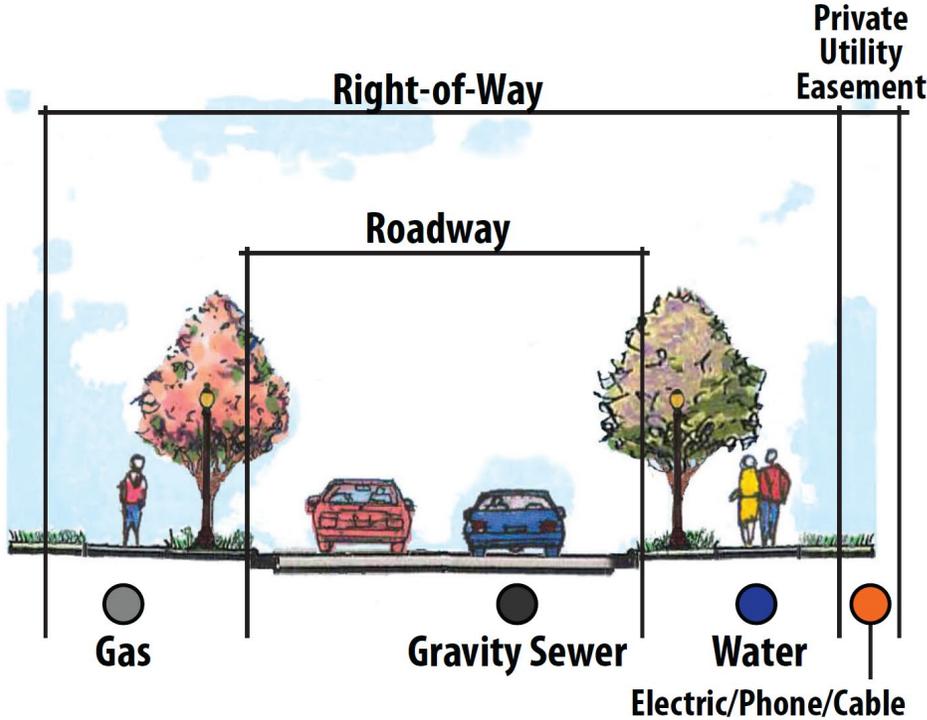
PROPOSED USE	MIN. SETBACK (FEET):	MIN. SETBACK (FEET):	MIN. SETBACK (FEET):	MAX HEIGHT	SEPERATION OF BUILDINGS
	FRONT	SIDE	REAR		
Single Family, Duplex, Townhomes	15 (2)	0 (1)	10	40	10
Auxiliary Building	10	10	10	40	10

(1) Side setbacks where there is not a shared wall there will be a 5' setback allowing for 10' of separation between buildings.
 (2) Porches and patios will be allowed up to 10' from front property line.

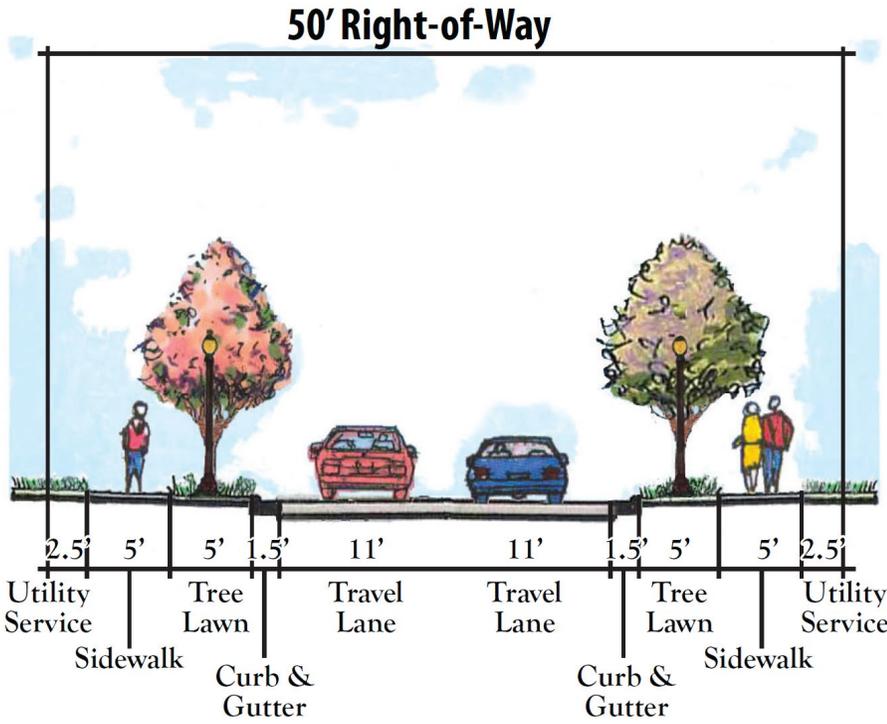
Single Family Street Design

2.6.4 50' Local Street

Provides access to residential, industrial, or commercial districts, as well as to mixed-use areas. Speeds and motor vehicle traffic volumes are low, providing a safe and comfortable environment for pedestrians and bicyclists. The general intent is to keep the pavement on these streets as narrow as possible. This street type offers the lowest levels of traffic, and through traffic is discouraged.



UTILITY LAYOUT (Not to Scale)



CROSS-SECTION (Not to Scale)

Single Family

Natural Multipurpose Trail Design

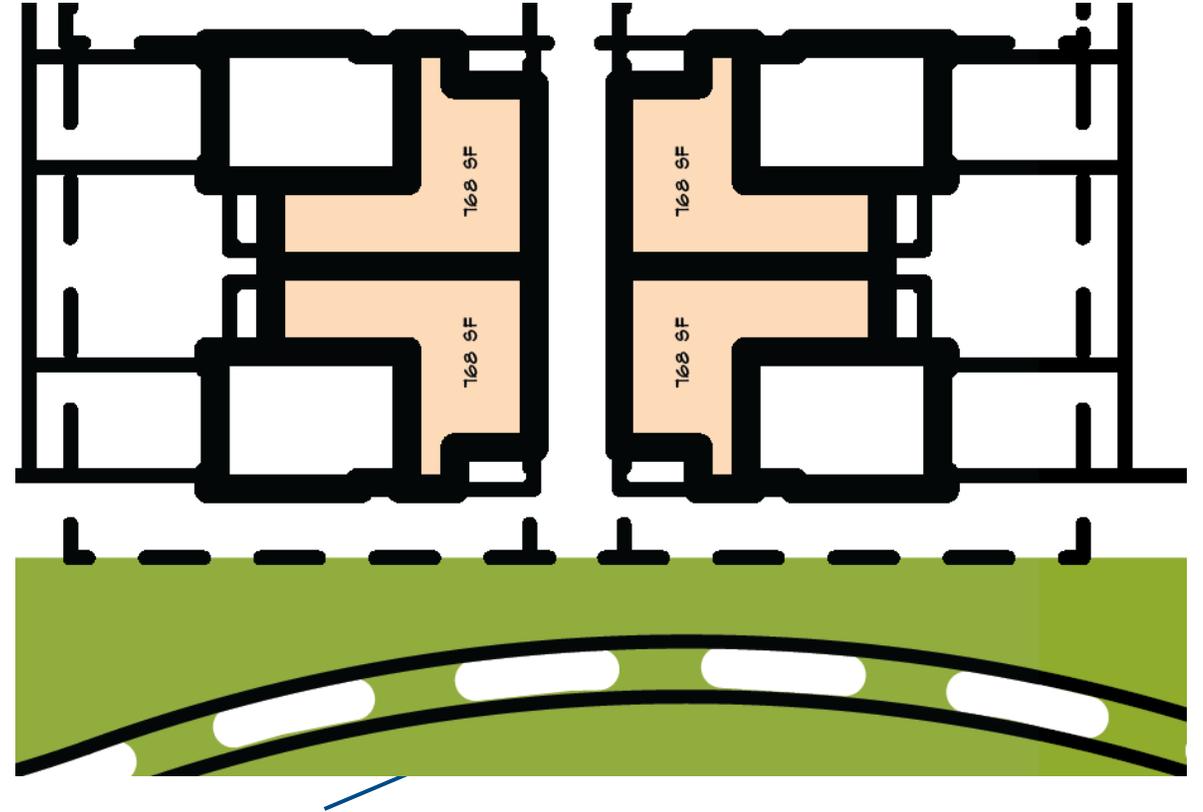
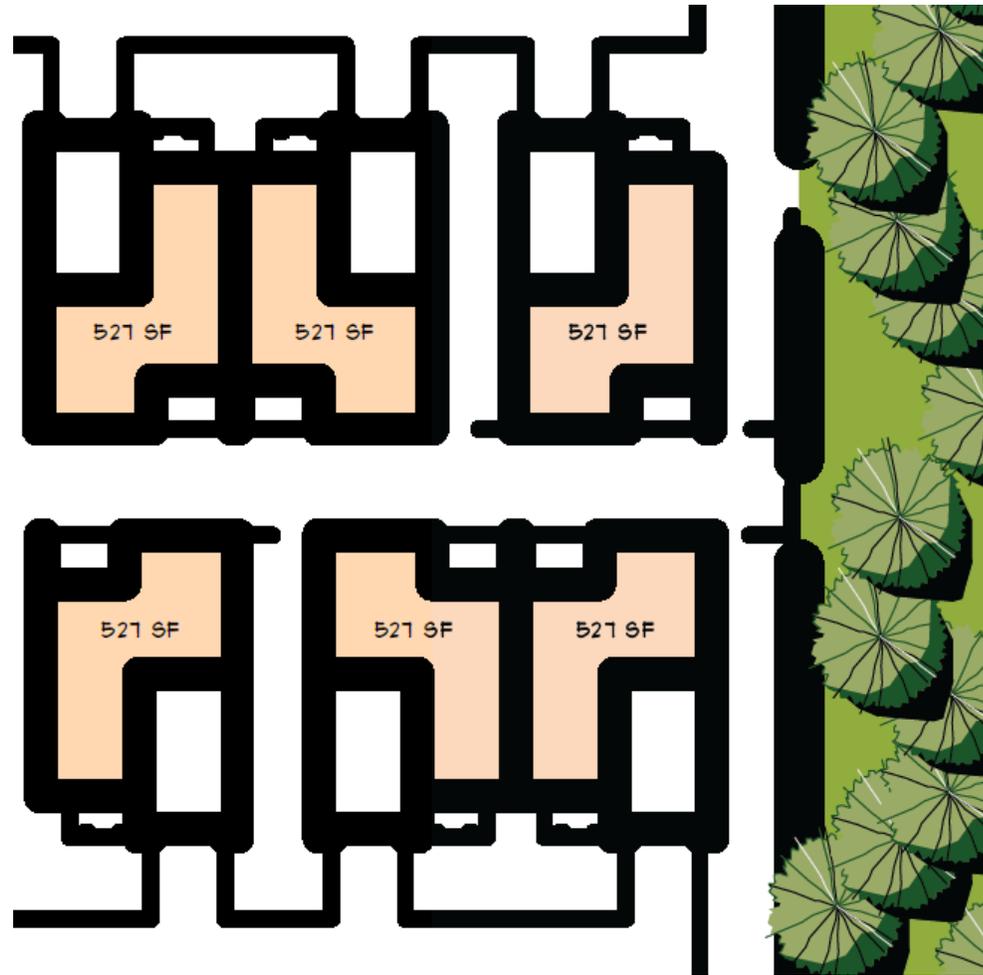


10' Multiuse Trail A 10' multiuse trail consisting of natural material will be constructed by the developer within the 50' riparian buffer along Long Branch creek.

BUILD-TO-RENT

BUILD-TO-RENT

Footprint



BUILD-TO-RENT

One Story Residence Design FRONT ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

SW 6191

Perle Noir

SW 9154

Pure White

SW 7005

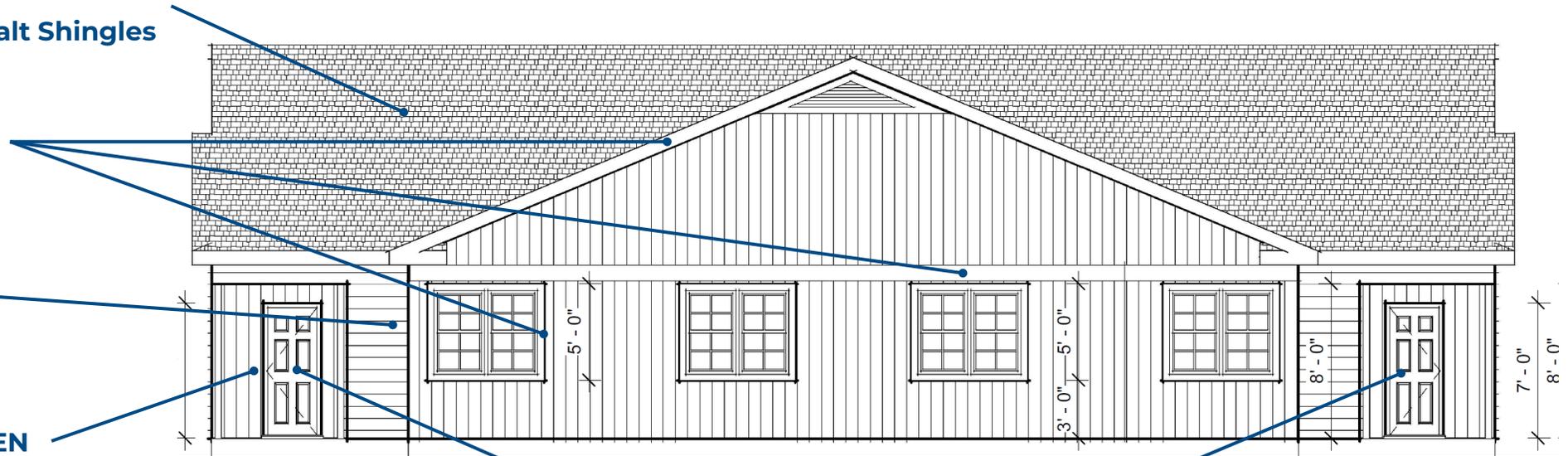
EXTERIOR DOOR

Contented

SW 6191

Perle Noir

SW 9154



BUILD-TO-RENT

One Story Residence Design MOTOR COURT ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

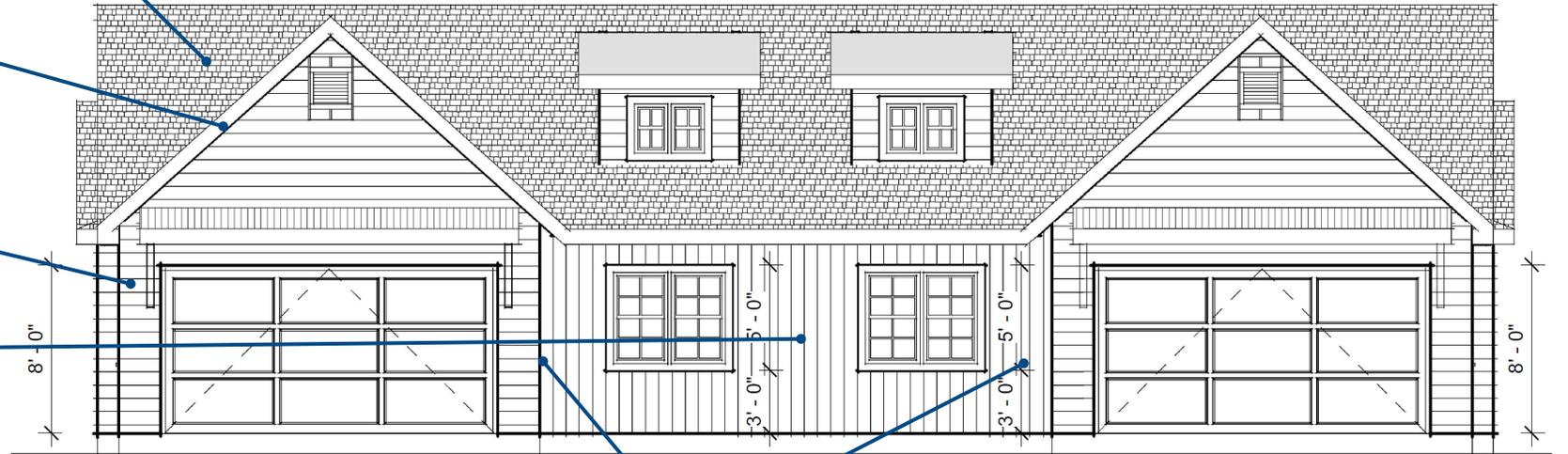
SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

Perle Noir

SW 9154

BUILD-TO-RENT

One Story Residence Design SIDE ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

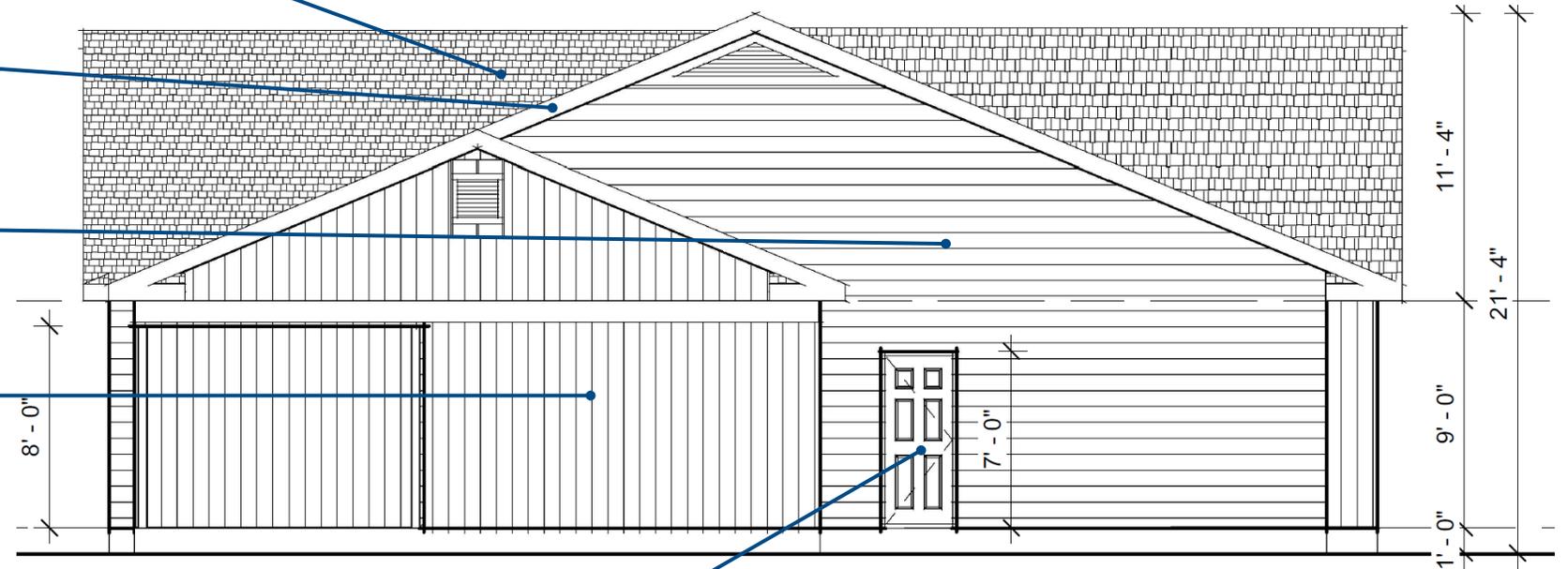
SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

Perle Noir

SW 9154

BUILD-TO-RENT

Two Story Residence Design FRONT ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

Perle Noir

SW 9154

BUILD-TO-RENT

Two Story Residence Design MOTOR COURT ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

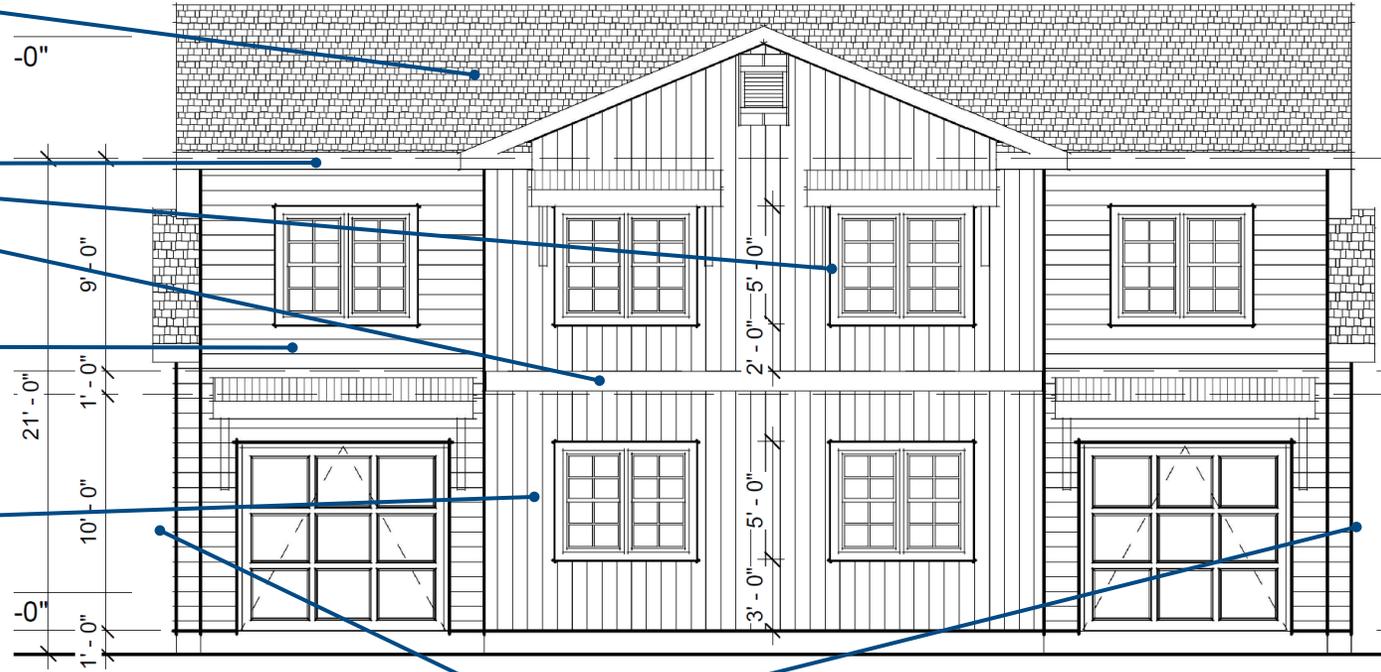
SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

Perle Noir

SW 9154

BUILD-TO-RENT

Two Story Residence Design SIDE ELEVATION

ROOFING

Architectural Asphalt Shingles

Charcoal, Black

TRIM

Extra White (Trim)

SW 7006

LAP SIDING

Pure White

SW 7005

BOARD AND BATTEN

Contented

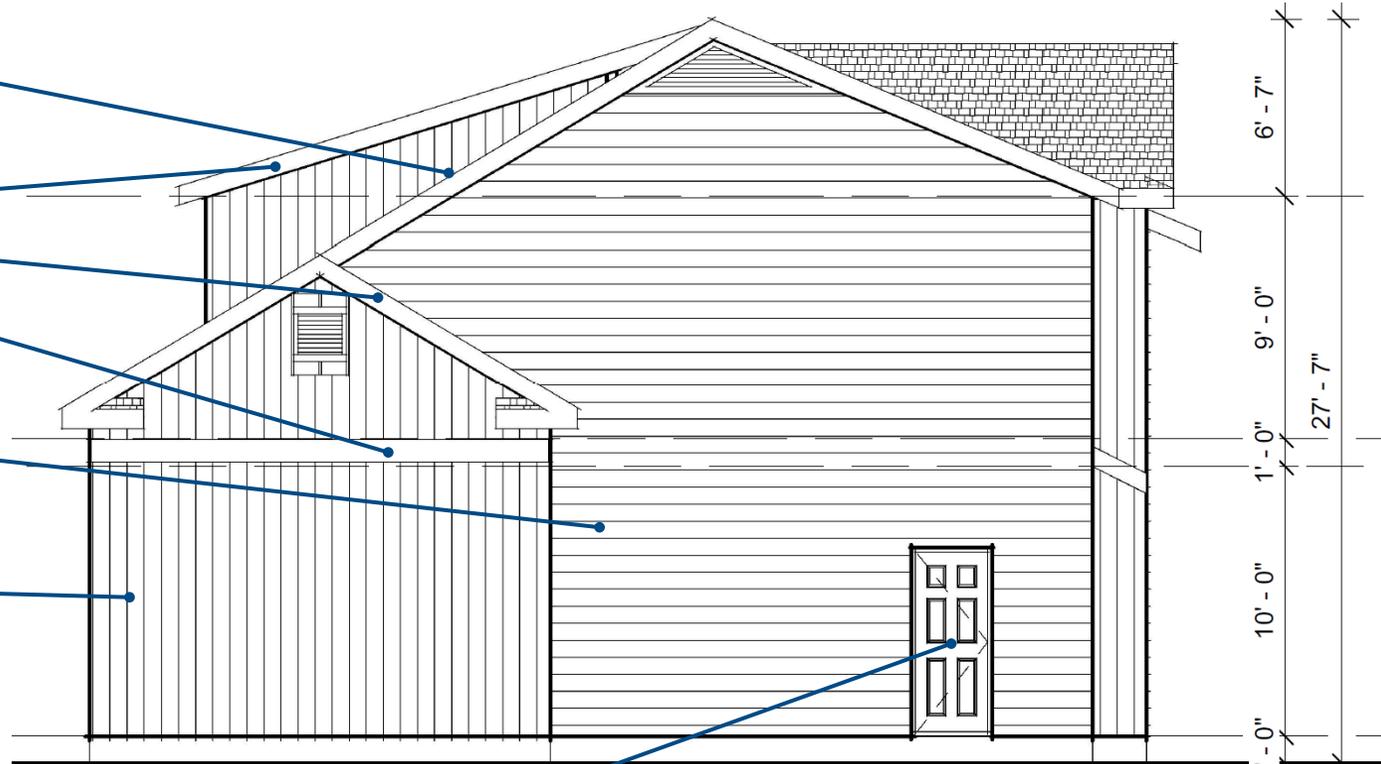
SW 6191

Perle Noir

SW 9154

Pure White

SW 7005



EXTERIOR DOOR

Contented

SW 6191

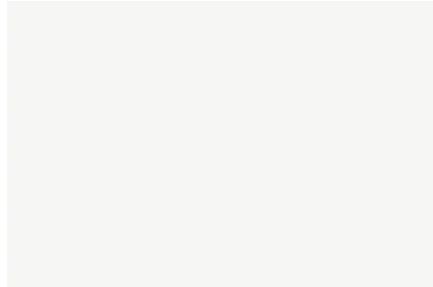
Perle Noir

SW 9154

BUILD-TO-RENT

Building Design

TRIM



Extra White
SW 7006

BOARD AND BATTEN



Contented
SW 6191

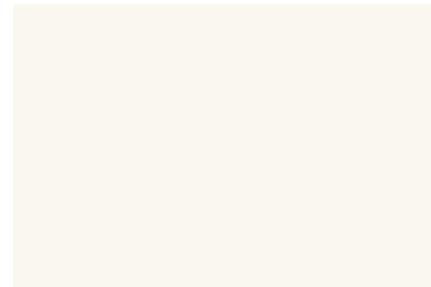


Perle Noir
SW 9154



Stream
SW 6499

LAP SIDING



Pure White
SW 7005

FRONT DOOR



Contented
SW 6191



Perle Noir
SW 9154

BUILD-TO-RENT

Building Design

ARCHITECTURAL SHINGLES



Gray



Weathered Wood



Dove Gray



Black Shadow

BUILD-TO-RENT

Residential Scenes REPRESENTATIVE IMAGES



BUILD-TO-RENT

Clubhouse Design

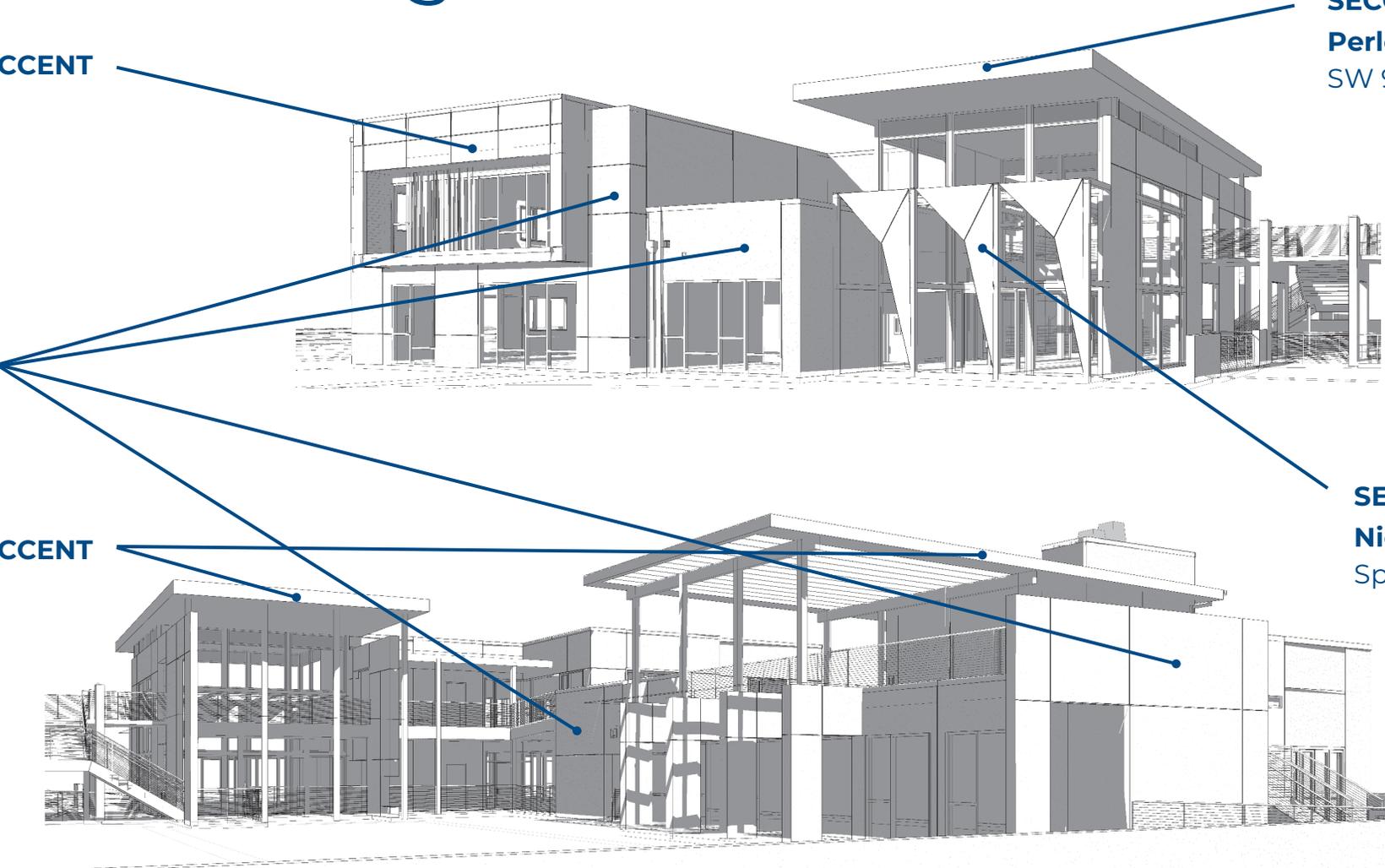
SECONDARY ACCENT
Stream
SW 6499

SECONDARY ACCENT
Perle Noir
SW 9154

PRIMARY
Pure White
SW 7005

SECONDARY ACCENT
Perle Noir
SW 9154

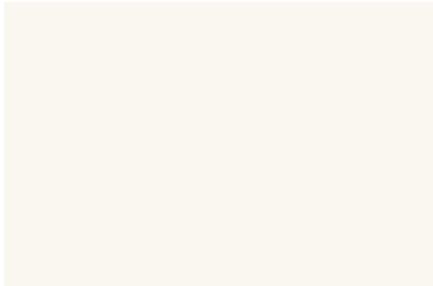
SECONDARY ACCENT
Nichiha Vintagewood
Spruce



BUILD-TO-RENT

Clubhouse Design

PRIMARY



Pure White
SW 7005

SECONDARY ACCENT



Stream
SW 6499



Perle Noir
SW 9154



Nichiha Vintagewood
Spruce

BUILD-TO-RENT

Amenities Design

Amenity Area	0.81 Acres
Pool Area	2,500 Sq. Ft. (Min 10 Sq. Ft a User per 1/3 Density)
Pool Deck	5,500 Sq. Ft.
Other Amenities	Pickleball Court, Dog Park, Bocce Ball Court, Pavilion, Pocket Park

BUILD-TO-RENT

Clubhouse Scenes

Interior



Lounge



Work From Home



Leasing Center

Exterior



Pool



Outdoor Kitchen



Outdoor Lounge

BUILD-TO-RENT

Building Materials

WINDOWS

- Wood double-hung and casement
- Clad double-hung with aluminum rim accessories
- Wood or clad simulated divided-lights
- French Doors
- Cellular PVC double-hung and casement
- Wood or PVC simulated divided-lights
- Direct set transoms and sidelights

SHUTTERS

- Wood
- Cellular PVC

ENTRY DOORS

- Wood doors
- Fiberglass doors
- Steel doors

COLUMNS

- Composite columns
- Wood columns

EXTERIOR SIDINGS

- Wood
- Hardiplank
- Fiber cement cladding board
- Brick

EXTERIOR MOLDING TRIM & BRACKETS

- Wood
- Cellular PVC
- Fypon
- Duraflex

SOFFITS

- Vinyl
- Fiber cement
- Wood
- Cellular PVC

PORCH CEILINGS

- Wood
- Ply-bead
- T & G beaded paneling

FENCING

- Wood
- Aluminum
- Steel and wrought iron
- Vinyl

GARAGE DOORS

- Wood
- Aluminum
- Cellular PVC
- Fiberglass

ROOF SHINGLES

- Wood
- Syline synthetic slate
- Synthetic shakes
- Slate
- Copper and metal
- Composite shingles
- Architectural dimensional shingles

BUILD-TO-RENT

Signage Guidelines

PRIMARY ENTRANCE

Development Identifying Sign

- Size (Max)** 10 Height x 22' Width
- Sign Area** 220SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main entries of areas within The Preserve



SECONDARY ENTRANCE

Welcome Sign

- Size (Max)** 8' Height x 16' Width
- Sign Area** 72SF per Side
- Materials** Brick, stone, stucco, metal, accent trim, wood
- User** Identifies main and/or secondary entries of The Preserve

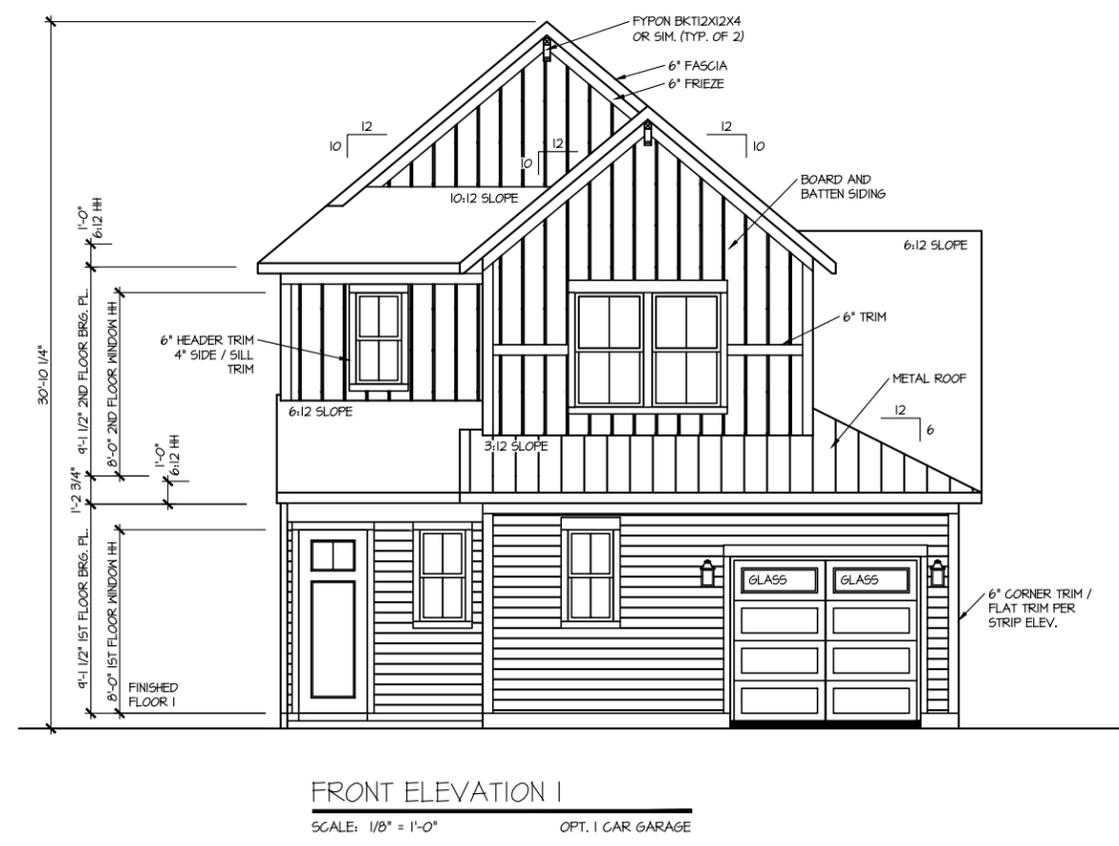
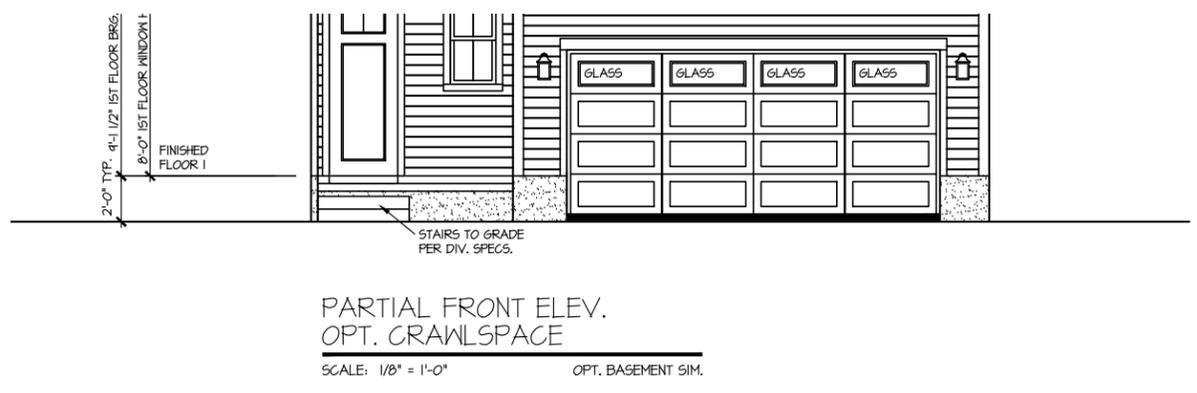
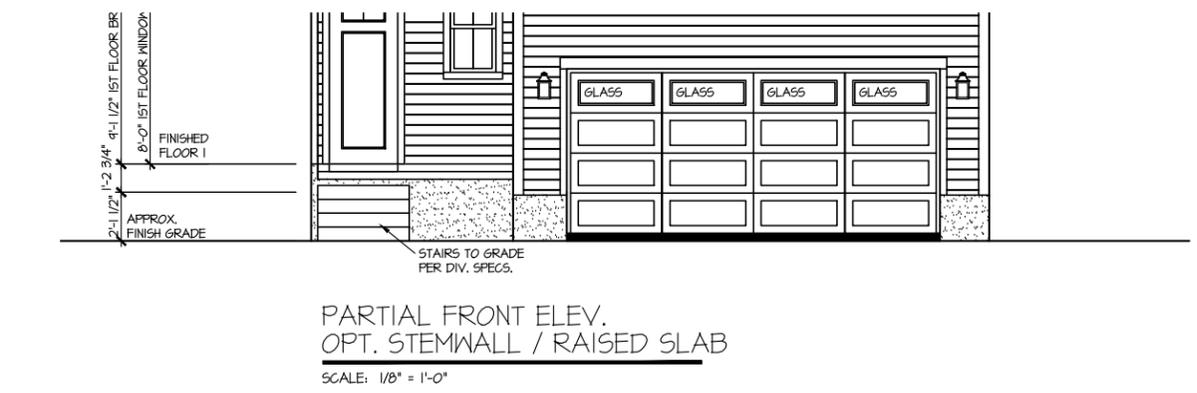
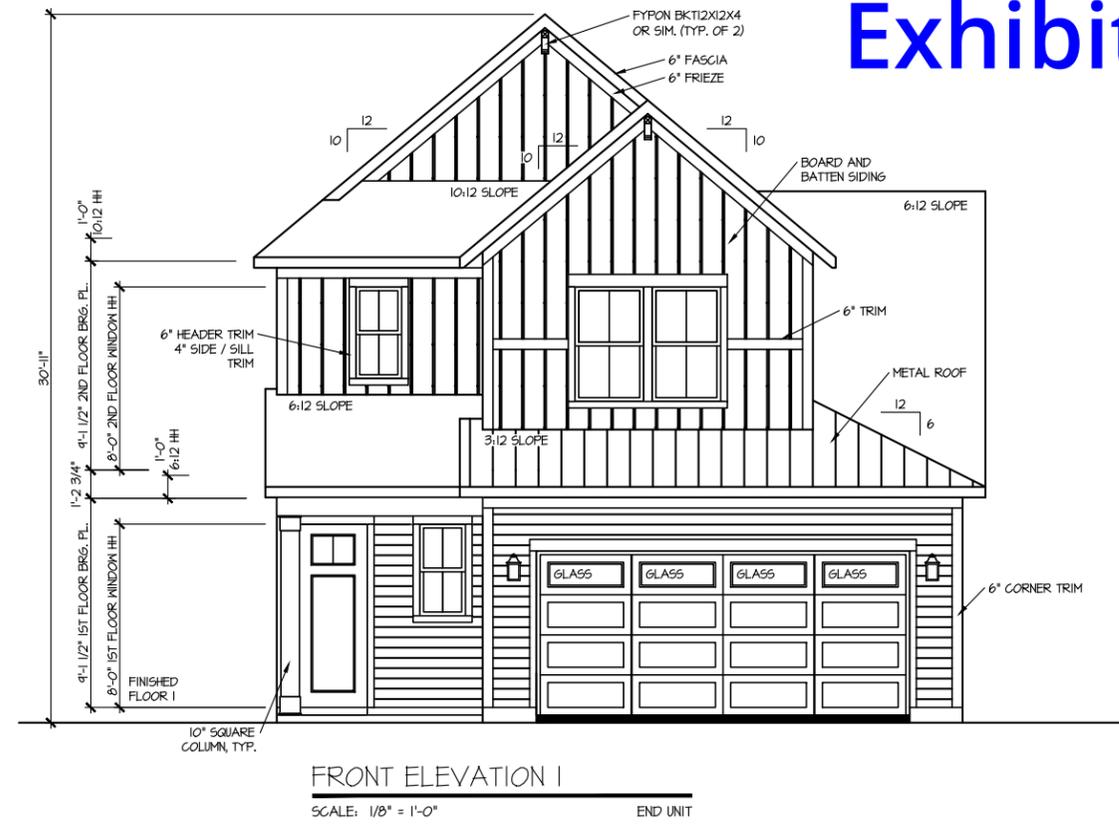


BUILD-TO-RENT

Setbacks

PROPOSED USE	MIN. SETBACK (FEET):	MIN. SETBACK (FEET):	MIN. SETBACK (FEET):	MAX HEIGHT	SEPERATION OF BUILDINGS
	FRONT	SIDE	REAR		
Build-to-Rent	10	0	5	40	10
Auxiliary Building	10	10	10	40	10

Exhibit F4



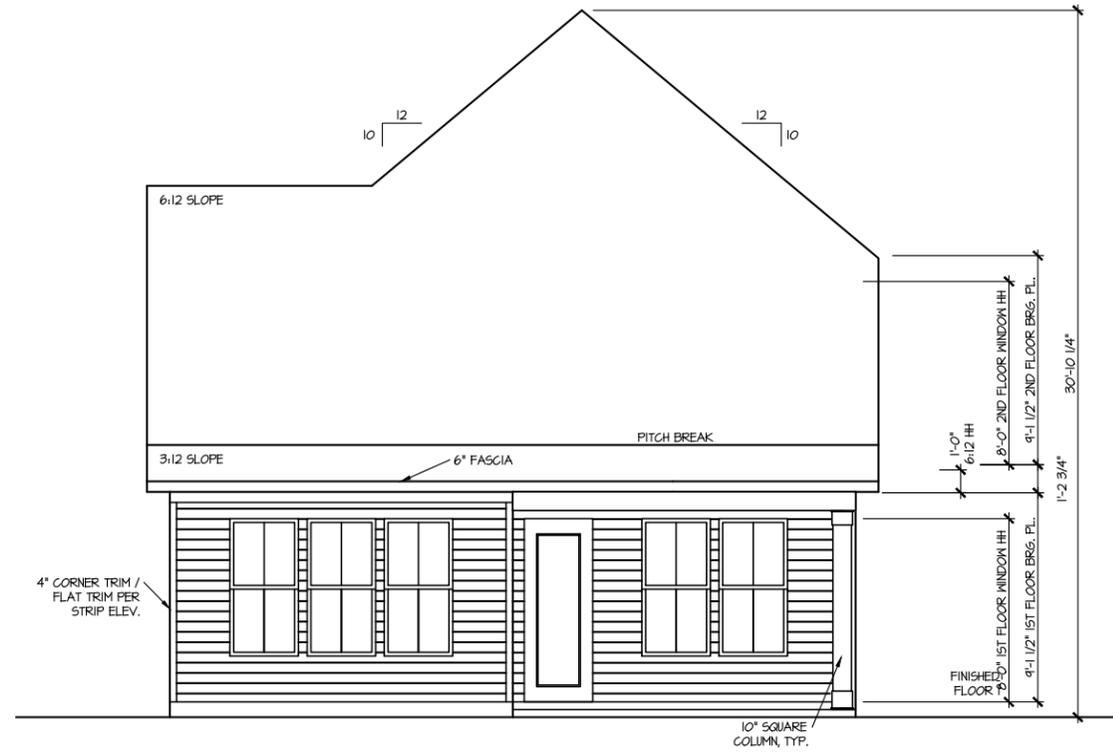
CHANGE
DATE

DRAWN BY:
DATE:
PLAN NO

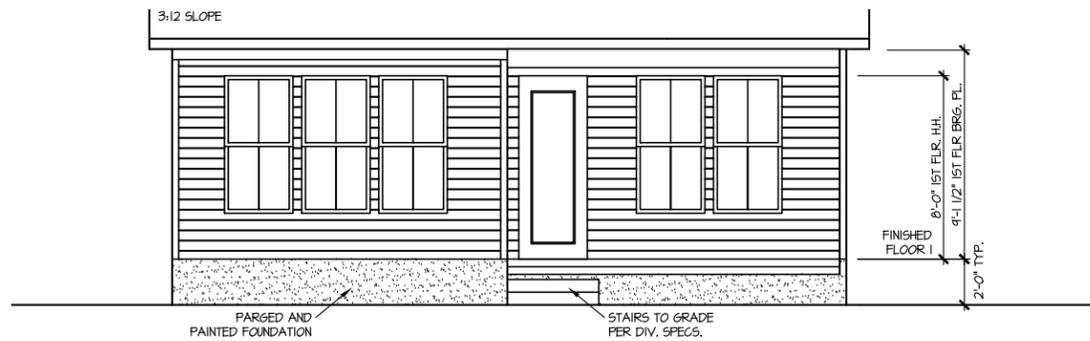
HOUST NAME
DRAWING TITLE



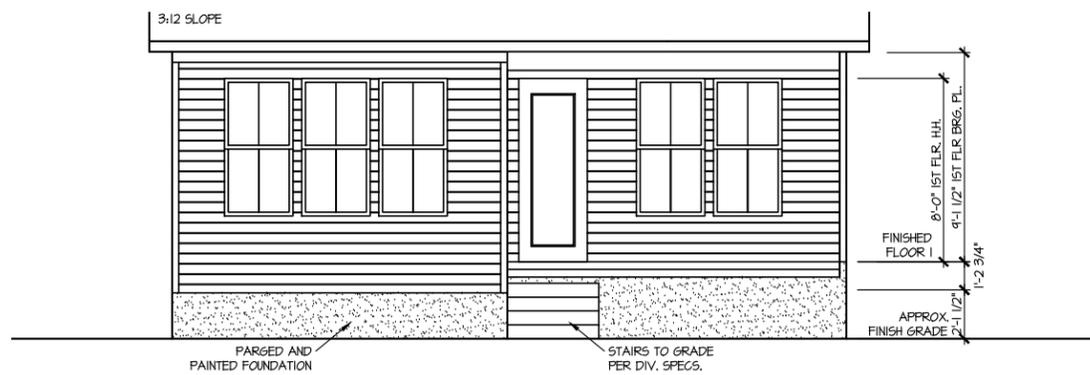
REAR ELEVATION I
SCALE: 1/8" = 1'-0" INTERIOR UNIT



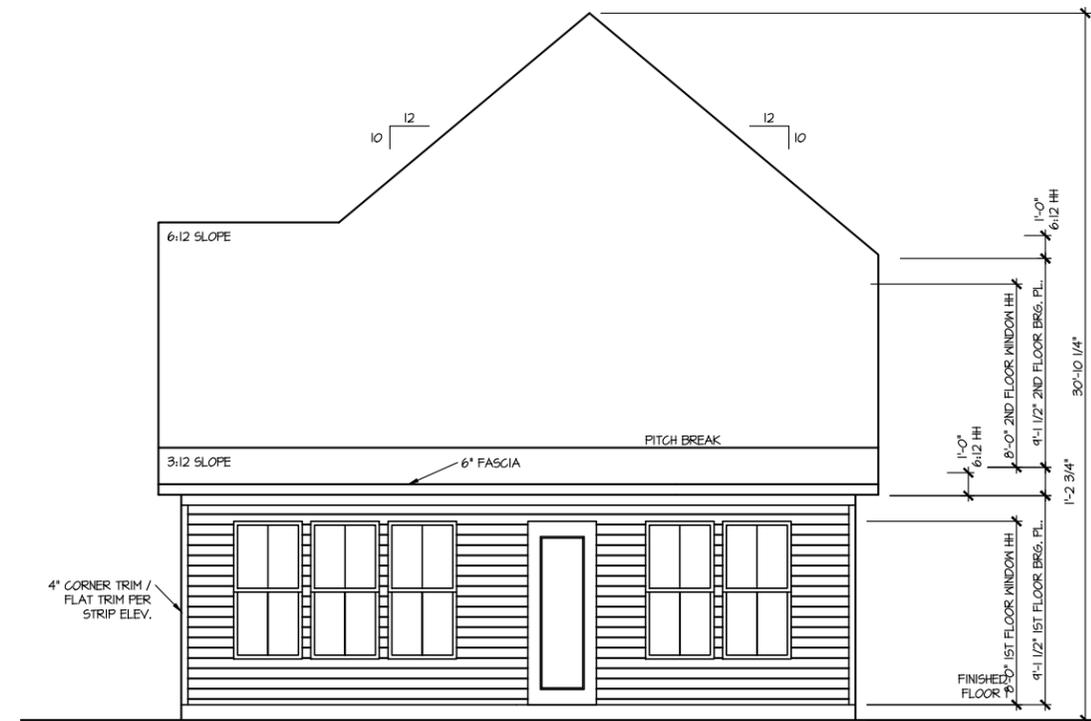
REAR ELEVATION I
SCALE: 1/8" = 1'-0" END UNIT



PARTIAL REAR ELEV.
OPT. STEMWALL / RAISED SLAB
SCALE: 1/8" = 1'-0"



PARTIAL REAR ELEV.
OPT. CRAWLSPACE
SCALE: 1/8" = 1'-0"



REAR ELEVATION
OPT. SUNROOM
SCALE: 1/8" = 1'-0" ELEV. 1 SHOWN
ALL OTHERS SIM.

DATE CHANGE

DRAWN BY:

DATE:

PLAN NO.

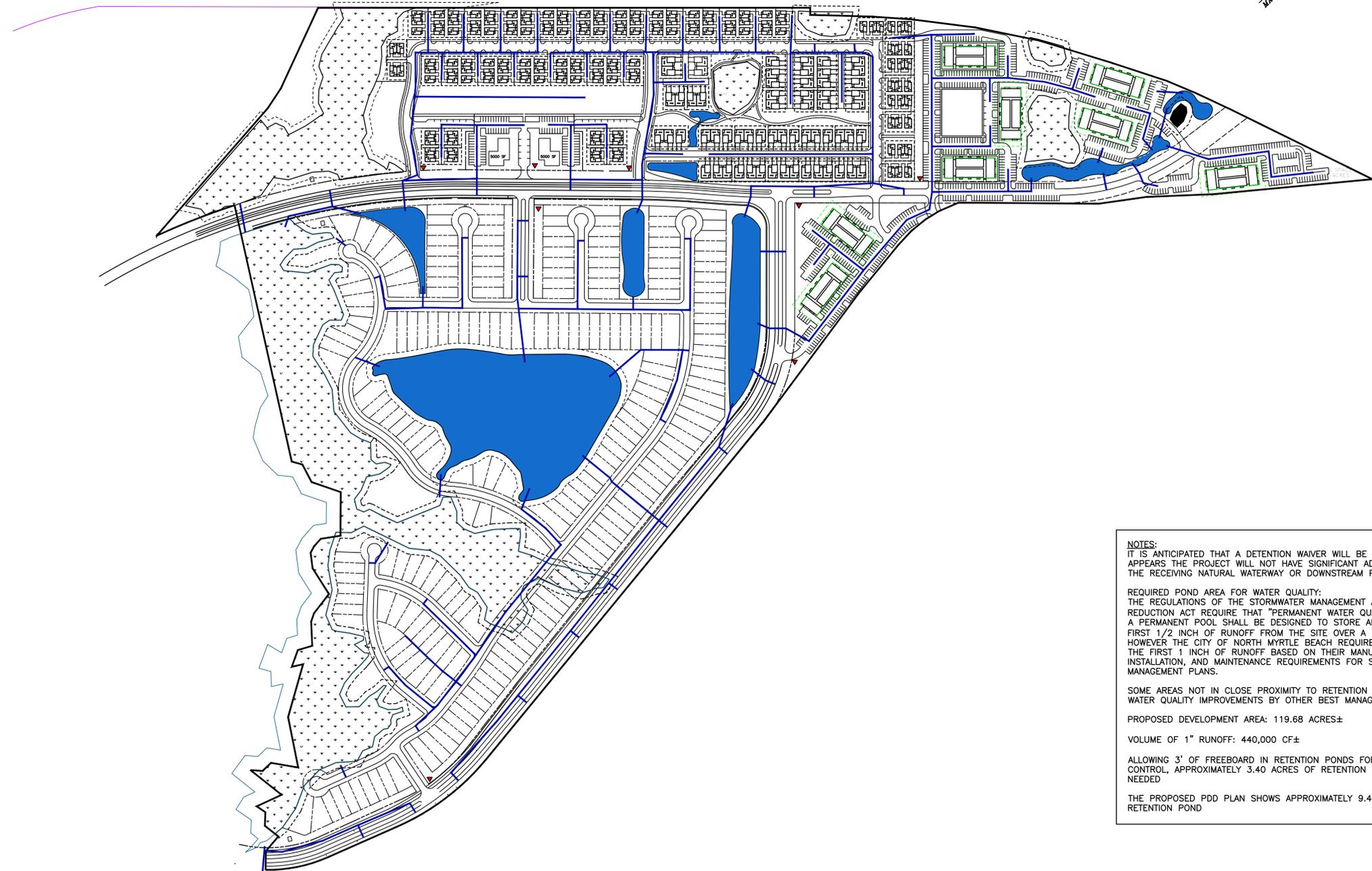
HOUSE NAME:

DRAWING TITL

SHEET No.

A.3.1

Exhibit ; %



NOTES:
 IT IS ANTICIPATED THAT A DETENTION WAIVER WILL BE GRANTED. IT APPEARS THE PROJECT WILL NOT HAVE SIGNIFICANT ADVERSE IMPACT ON THE RECEIVING NATURAL WATERWAY OR DOWNSTREAM PROPERTIES.

REQUIRED POND AREA FOR WATER QUALITY:
 THE REGULATIONS OF THE STORMWATER MANAGEMENT AND SEDIMENT REDUCTION ACT REQUIRE THAT "PERMANENT WATER QUALITY PONDS HAVING A PERMANENT POOL SHALL BE DESIGNED TO STORE AND RELEASE THE FIRST 1/2 INCH OF RUNOFF FROM THE SITE OVER A 24-HOUR PERIOD. HOWEVER THE CITY OF NORTH MYRTLE BEACH REQUIRES DETENTION OF THE FIRST 1 INCH OF RUNOFF BASED ON THEIR MANUAL OF DESIGN, INSTALLATION, AND MAINTENANCE REQUIREMENTS FOR STORMWATER MANAGEMENT PLANS.

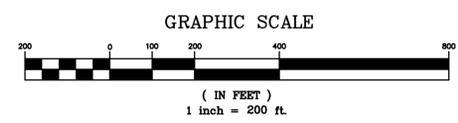
SOME AREAS NOT IN CLOSE PROXIMITY TO RETENTION PONDS MAY REQUIRE WATER QUALITY IMPROVEMENTS BY OTHER BEST MANAGEMENT PRACTICES.

PROPOSED DEVELOPMENT AREA: 119.68 ACRES±

VOLUME OF 1" RUNOFF: 440,000 CF±

ALLOWING 3' OF FREEBOARD IN RETENTION PONDS FOR WATER QUALITY CONTROL, APPROXIMATELY 3.40 ACRES OF RETENTION POND AREA IS NEEDED

THE PROPOSED PDD PLAN SHOWS APPROXIMATELY 9.40 ACRES± OF RETENTION POND



DN ENGINEERING INC.
 4664 DOCK ROAD
 CONWAY, SC 29526
 PHONE: 843-365-0187
 EMAIL: dnorris@dnengineering.com

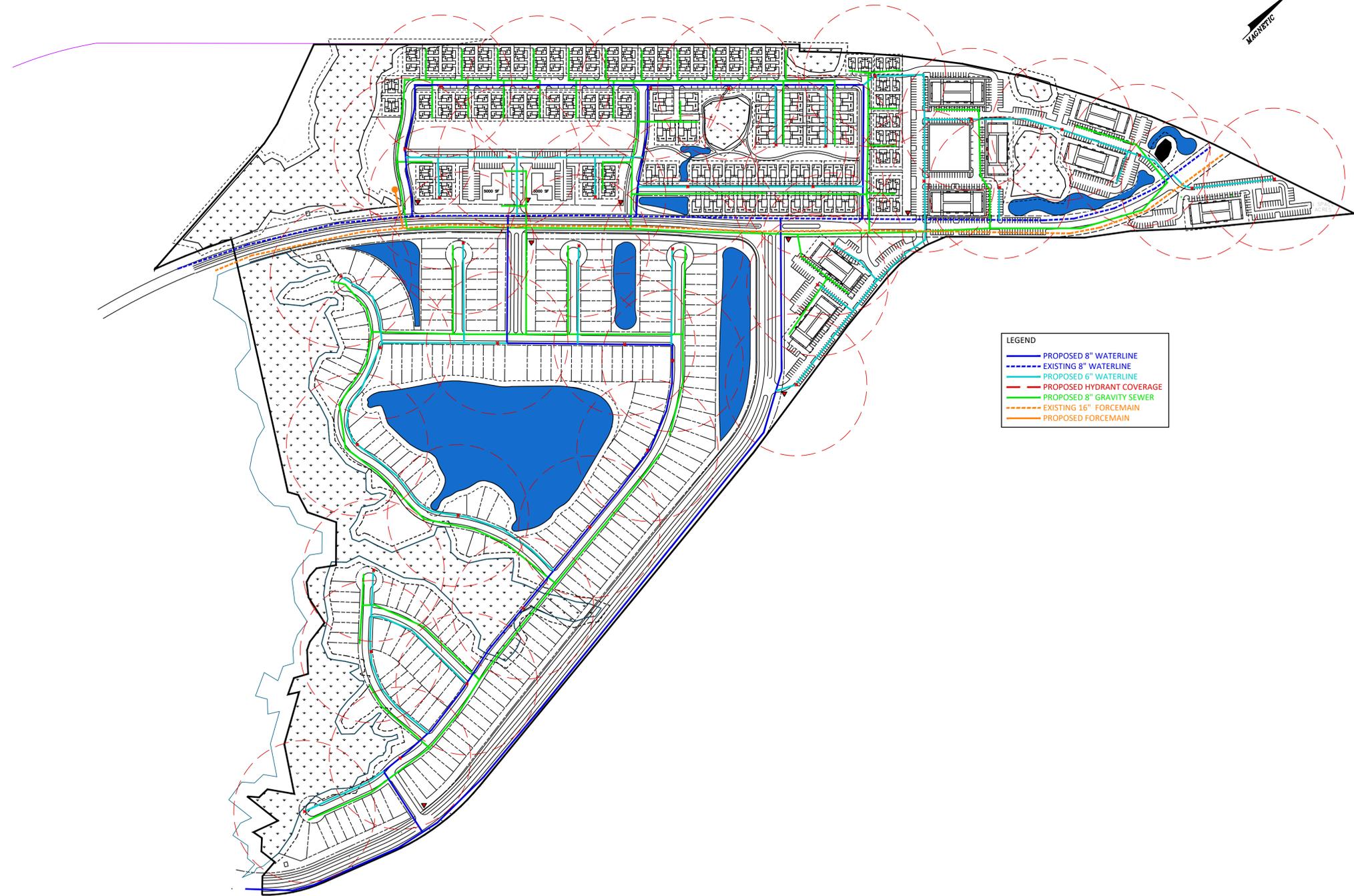
DRAINAGE EXHIBIT
 THE PERSERVE PDD
 CITY OF NORTH MYRTLE BEACH
 Horry County, South Carolina
 PREPARED FOR:
 LONGLEAF REAL ESTATE

SCALE: SEE PLAN
 JOB NO: PERSERVE
 DESIGNED BY: M.NORRIS
 DRAWN BY: M.NORRIS
 CHECKED BY: D.NORRIS
 DATE: 05/05/2022
 REVISION:

SHEET NUMBER:
 G1
 1 OF 2

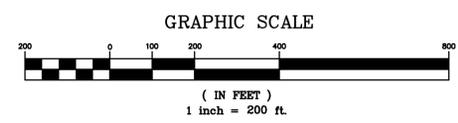
REPRODUCTION OR REUSE OF THIS DRAWING IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY FORBIDDEN

Exhibit G2



LEGEND

- PROPOSED 8" WATERLINE
- - - EXISTING 8" WATERLINE
- - - PROPOSED 6" WATERLINE
- - - PROPOSED HYDRANT COVERAGE
- PROPOSED 8" GRAVITY SEWER
- - - EXISTING 16" FORCEMAIN
- PROPOSED FORCEMAIN



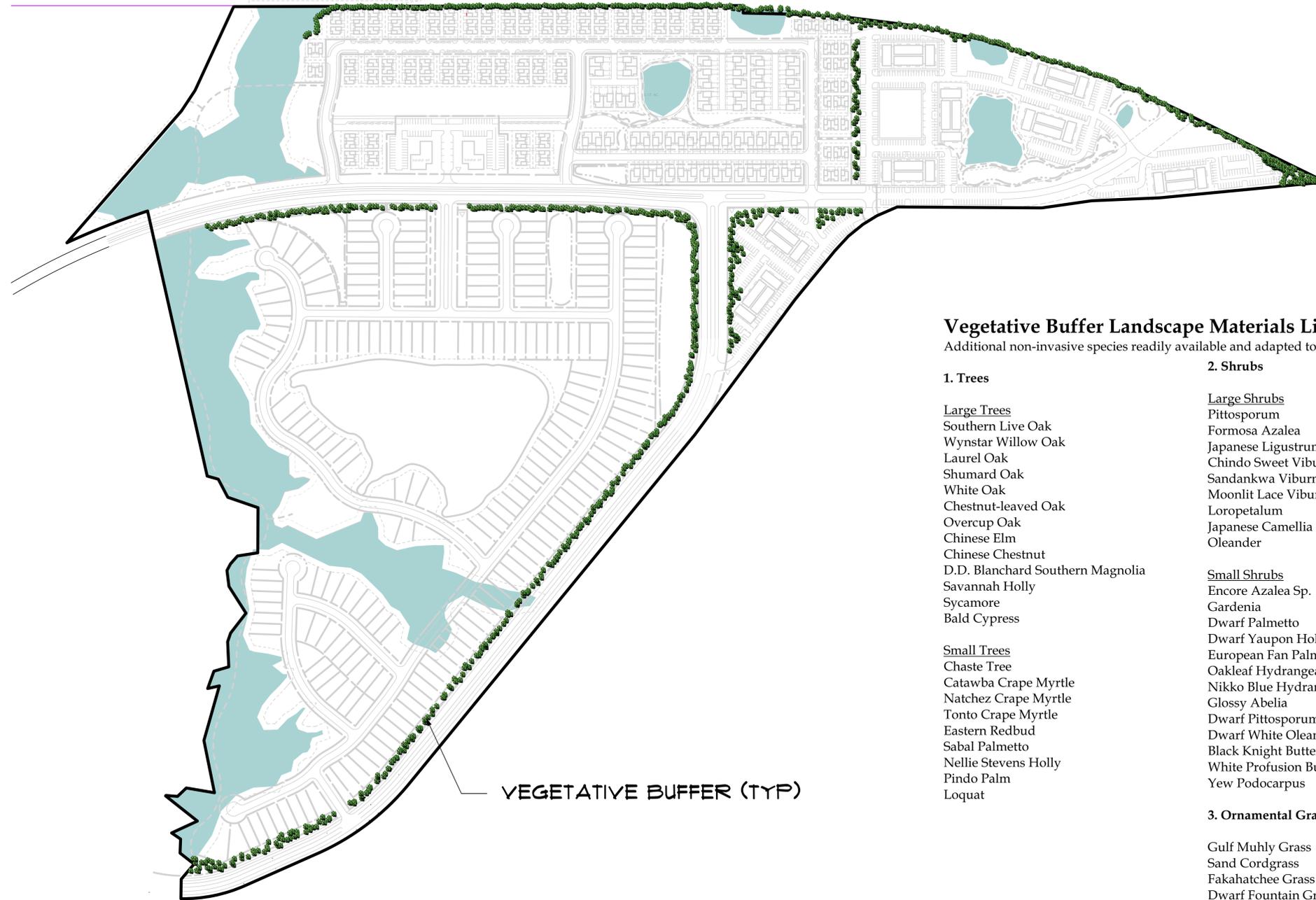
DN ENGINEERING INC.
 4664 DOCK ROAD
 CONWAY, SC 29526
 PHONE: 843-365-0187
 EMAIL: dnorris@dnengineering.com

WATER & SEWER EXHIBIT
 THE PERSERVE PDD
 CITY OF NORTH MYRTLE BEACH
 HORRY COUNTY, SOUTH CAROLINA
 PREPARED FOR:
 LONGLEAF REAL ESTATE

SCALE: SEE PLAN
 JOB NO: PERSERVE
 DESIGNED BY: M.NORRIS
 DRAWN BY: M.NORRIS
 CHECKED BY: D.NORRIS
 DATE: 05/05/2022
 REVISION:

SHEET NUMBER:
 G2
 2 OF 2

REPRODUCTION OR REUSE OF THIS DRAWING IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY FORBIDDEN



VEGETATIVE BUFFER (TYP)

Vegetative Buffer Landscape Materials List:

Additional non-invasive species readily available and adapted to the region are accepted.

1. Trees

Large Trees

- Southern Live Oak
- Wynstar Willow Oak
- Laurel Oak
- Shumard Oak
- White Oak
- Chestnut-leaved Oak
- Overcup Oak
- Chinese Elm
- Chinese Chestnut
- D.D. Blanchard Southern Magnolia
- Savannah Holly
- Sycamore
- Bald Cypress

Small Trees

- Chaste Tree
- Catawba Crape Myrtle
- Natchez Crape Myrtle
- Tonto Crape Myrtle
- Eastern Redbud
- Sabal Palmetto
- Nellie Stevens Holly
- Pindo Palm
- Loquat

2. Shrubs

Large Shrubs

- Pittosporum
- Formosa Azalea
- Japanese Ligustrum
- Chindo Sweet Viburnum
- Sandankwa Viburnum
- Moonlit Lace Viburnum
- Loropetalum
- Japanese Camellia
- Oleander

Small Shrubs

- Encore Azalea Sp.
- Gardenia
- Dwarf Palmetto
- Dwarf Yaupon Holly
- European Fan Palm
- Oakleaf Hydrangea
- Nikko Blue Hydrangea
- Glossy Abelia
- Dwarf Pittosporum
- Dwarf White Oleander
- Black Knight Butterfly Bush
- White Profusion Butterfly Bush
- Yew Podocarpus

3. Ornamental Grasses

- Gulf Muhly Grass
- Sand Cordgrass
- Fakahatchee Grass
- Dwarf Fountain Grass

4. Ground Cover

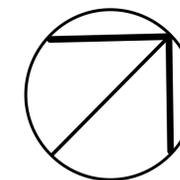
- Variiegated Flax Lily
- Japanese Plum Yew
- Emerald Goddess Liriope
- Asian Star Jasmine
- Agapanthus
- African Iris

5. Sod

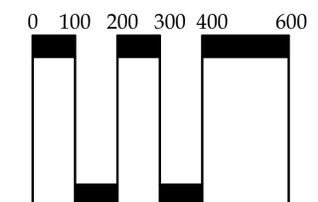
- Bermudagrass
- Centipedegrass (use this)
- St. Augustine
- Zoysia

6. Perennials

- After Midnight Coneflower
- Autumn Joy Stonecrop
- Becky Shasta Daisy
- Bengal Tiger Canna
- Goldsturm Black Eyed Susan
- Morning Glory Hibiscus
- Pardon Me Dwarf Daylily
- Lantana Sp.



North



Scale: 1" = 200'

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PROJECT

Site Development Plans
The Preserve PDD
 North Myrtle Beach • South Carolina
 Prepared For:
Longleaf Real Estate

PROJECT NUMBER

21-080

RELEASE

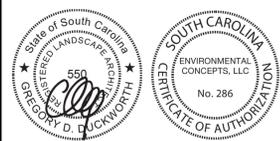
Planning Commission

DATE

08/02/22

REVISIONS

SEALS



SHEET TITLE

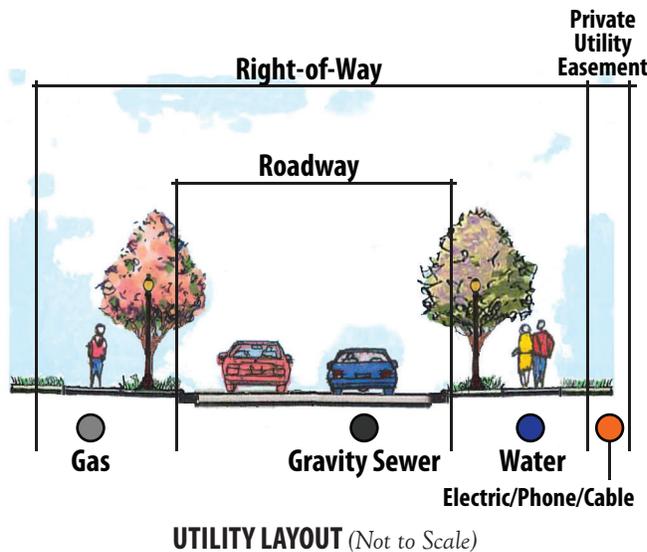
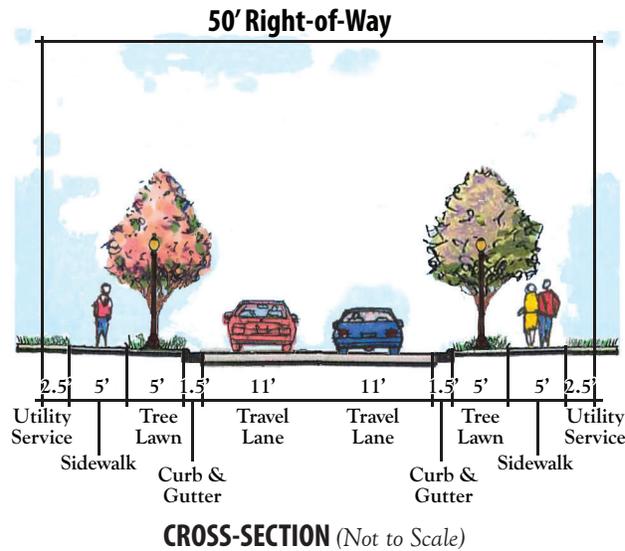
Vegetative Buffer

SHEET NUMBER

L-1.3

2.6.4 50' Local Street

Provides access to residential, industrial, or commercial districts, as well as to mixed-use areas. Speeds and motor vehicle traffic volumes are low, providing a safe and comfortable environment for pedestrians and bicyclists. The general intent is to keep the pavement on these streets as narrow as possible. This street type offers the lowest levels of traffic, and through traffic is discouraged.



Trip Distances:

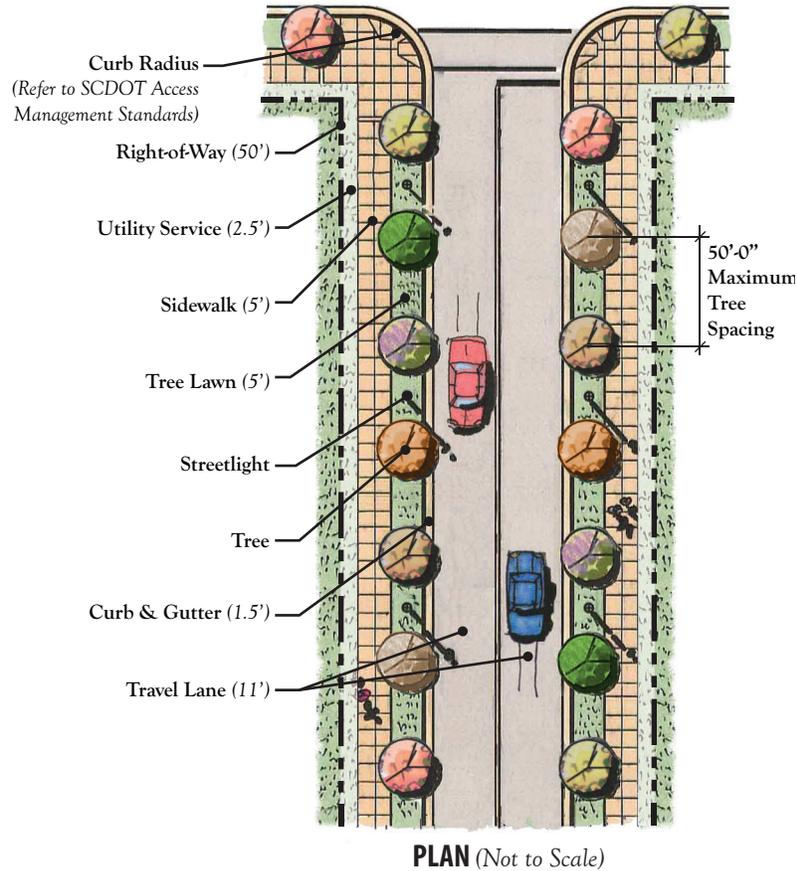
Provides for short-distance movements; not intended for through traffic; connects to alleys, collectors and arterials.

Access Controls:

Provides direct access to uses.

Number of Lanes:

Two lanes; one lane in each direction.



Design Features:

Roadway Width:

25' including two travel lanes and curb and gutter

On-Street Parking:

As approved by the directors

Tree Lawn:

5", both sides

Median:

None

Pedestrian Facilities:

5' sidewalks, both sides

Bicycle Facilities:

Share the road

Golf Cart Usage:

May cross roadway
May share lane with other vehicles

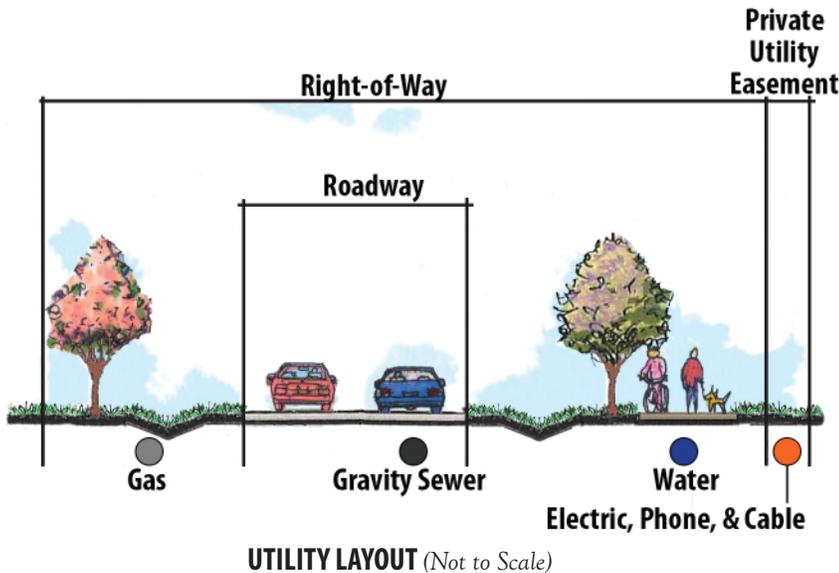
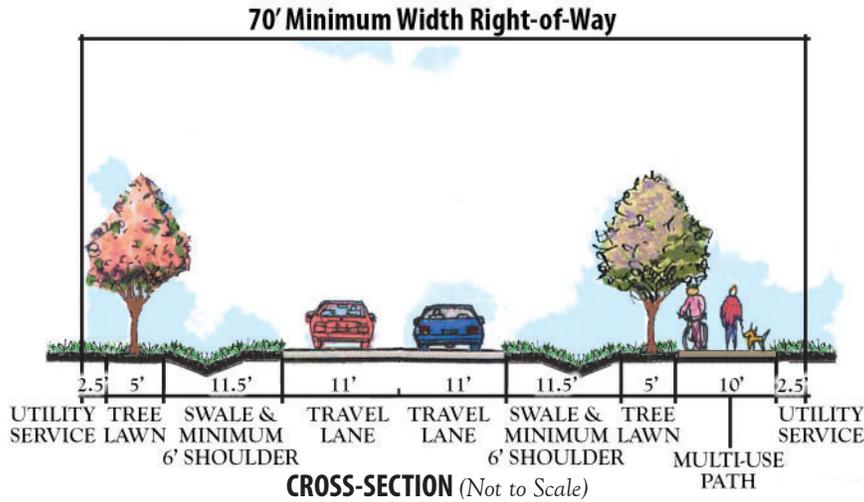
Roadway Capacity:

Low Volume

Notes: None

2.6.8 70' Rural Collector

Provides access to residential, industrial, or commercial districts, as well as to mixed-use areas. Speeds and motor vehicle traffic volumes are low, providing a safe and comfortable environment for pedestrians and bicyclists. The general intent is to keep the pavement on these streets as narrow as possible. Within neighborhoods, collectors distribute trips to the area and destination; collectors also collect traffic from local streets and channel it into arterials. Traffic control devices may be installed to protect pedestrians and facilitate traffic flow.



Trip Distances:

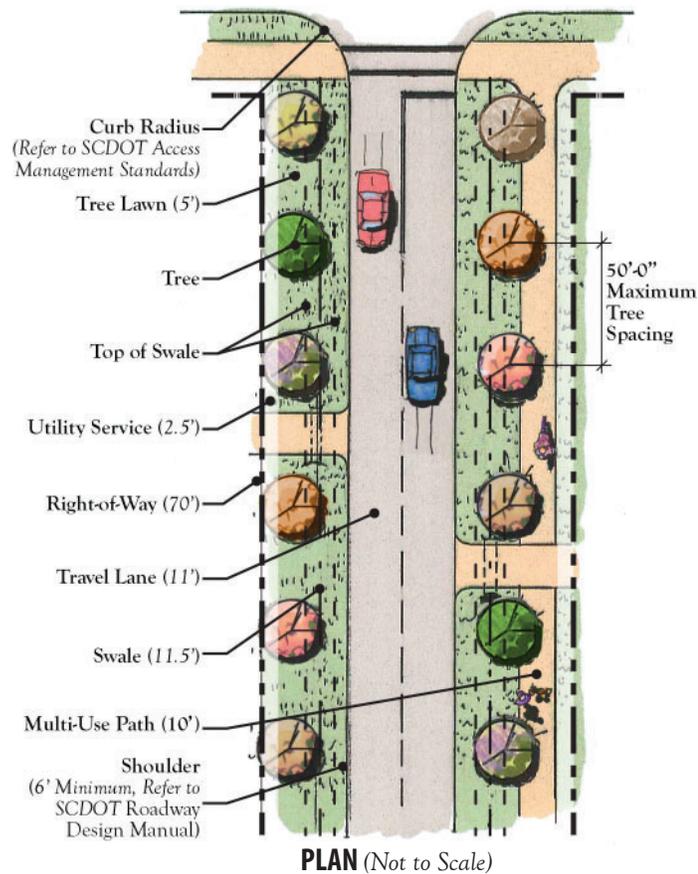
Provides for short-distance movements; collects and distributes traffic between local streets and arterial streets.

Access Controls:

Provides direct access to abutting land; some access control through spacing or location of driveways and intersections.

Number of Lanes:

Two lanes; one lane in each direction.



Design Features:

Roadway Width:

22' including two travel lanes

On-Street Parking:

None

Tree Lawn:

5', both sides

Median:

None

Pedestrian Facilities:

10' multi-use path, one side

Bicycle Facilities:

10' multi-use path, one side

Golf Cart Usage:

May cross roadway
May share lane with other vehicles

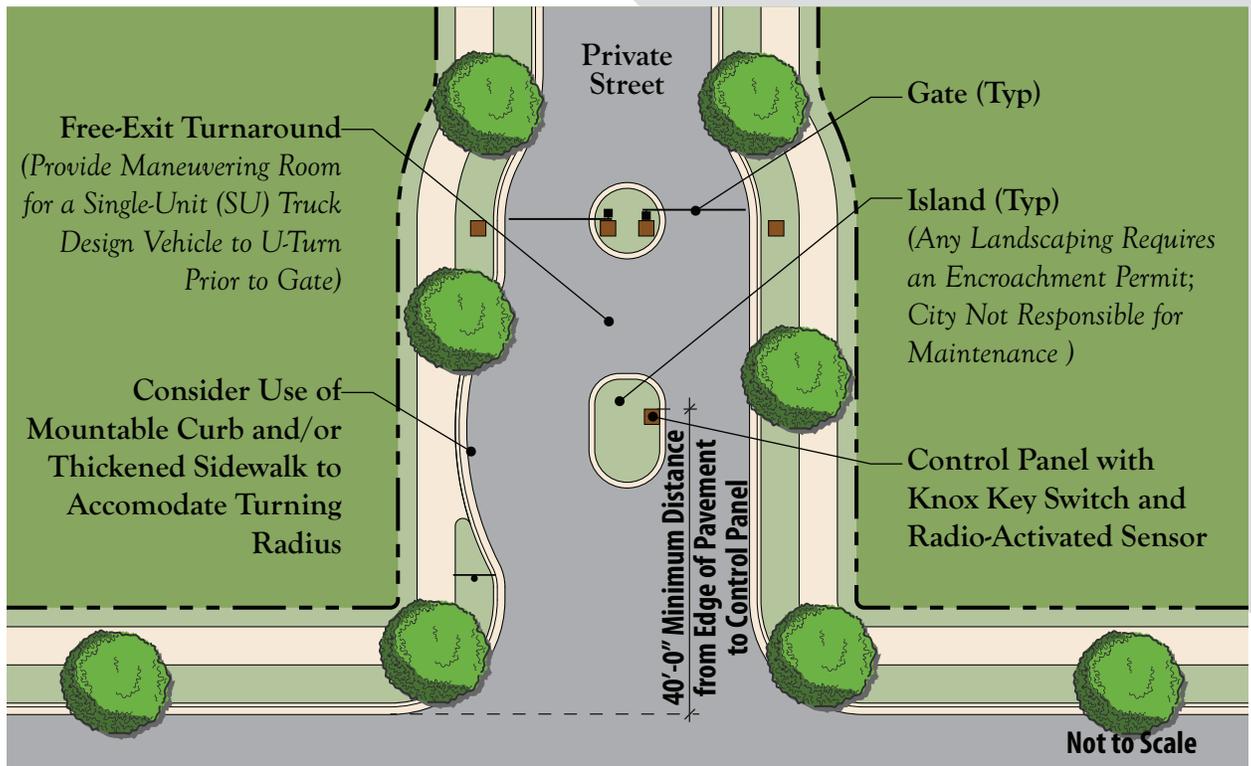
Roadway Capacity:

Medium Volume

Notes: None.

CHAPTER 3. OTHER DESIGN STANDARDS

3.1 Private Gate Standards

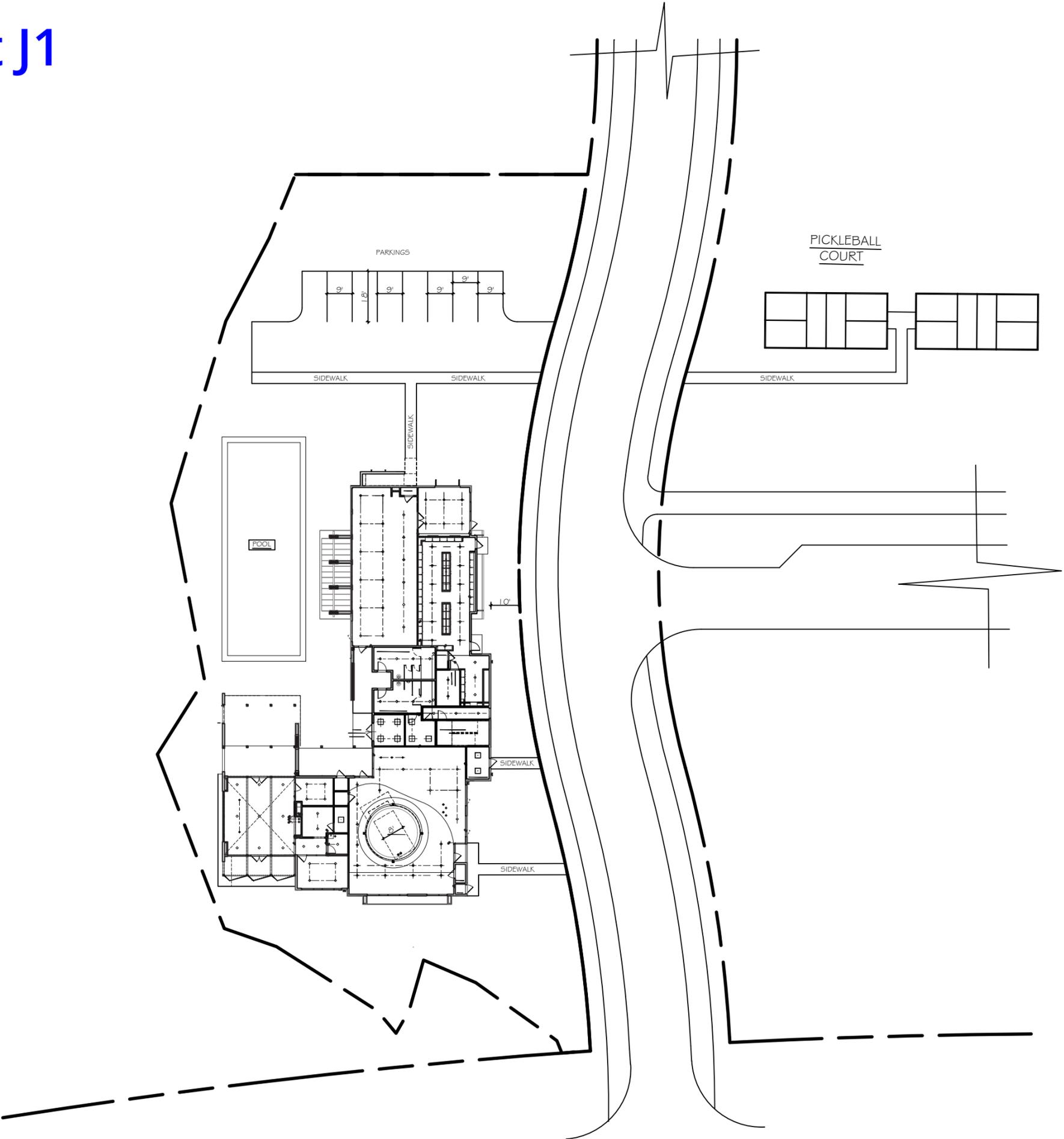


3.2 Multi-purpose Path Standard

A multi-use path can be used when approved by the Planning Commission as an alternate pedestrian accommodation option. A maintenance schedule may be required, depending on the surfacing material used.



Exhibit J1



note

ARCHITECT

DESIGNED :
CHECKED :
DATE

CLIENT:

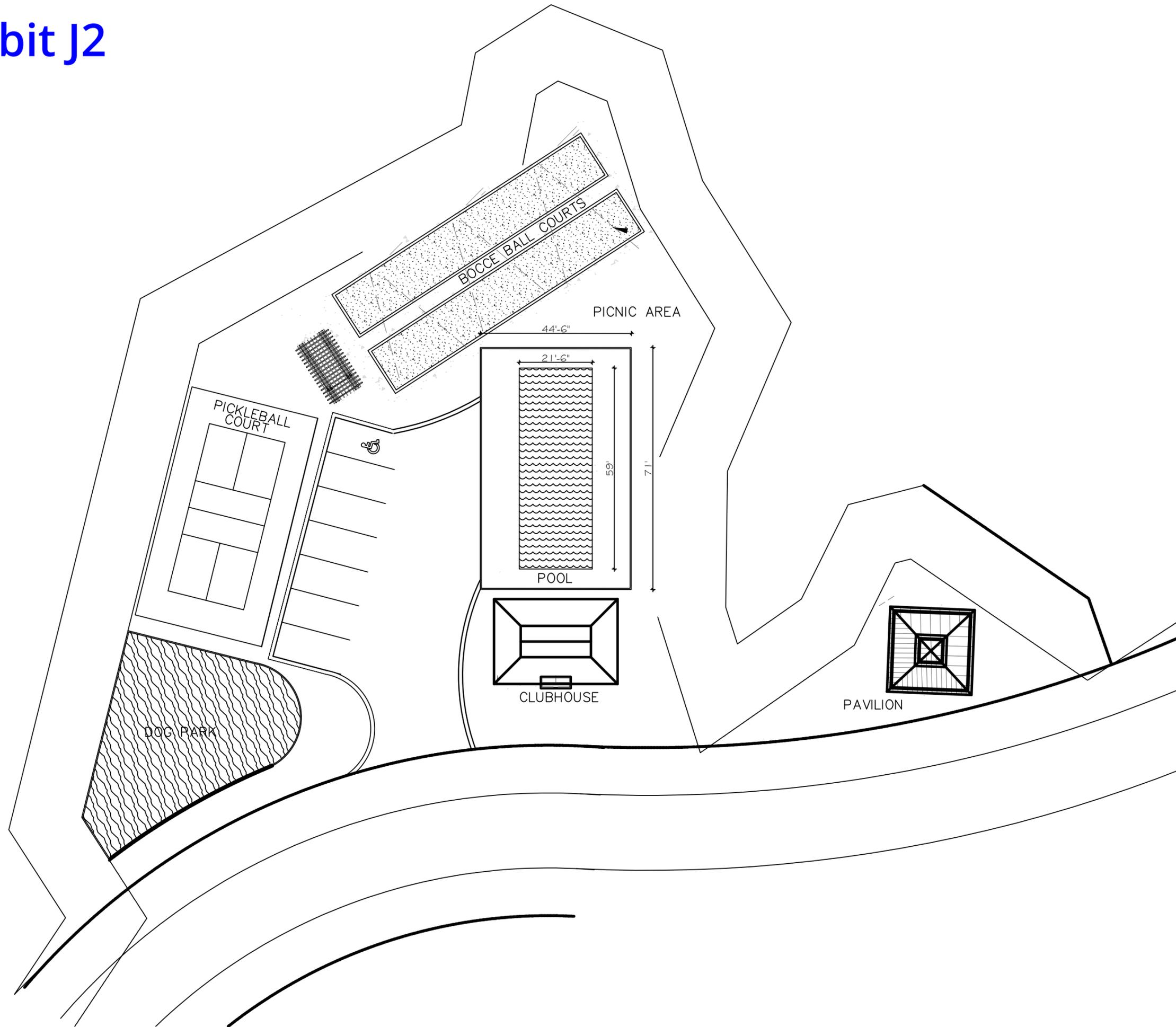
PROJECT
SITE PLAN

LOCATION

SHEET NO:
A I

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

Exhibit J2



note

ARCHITECT

DESIGNED :
CHECKED :
DATE :

CLIENT:

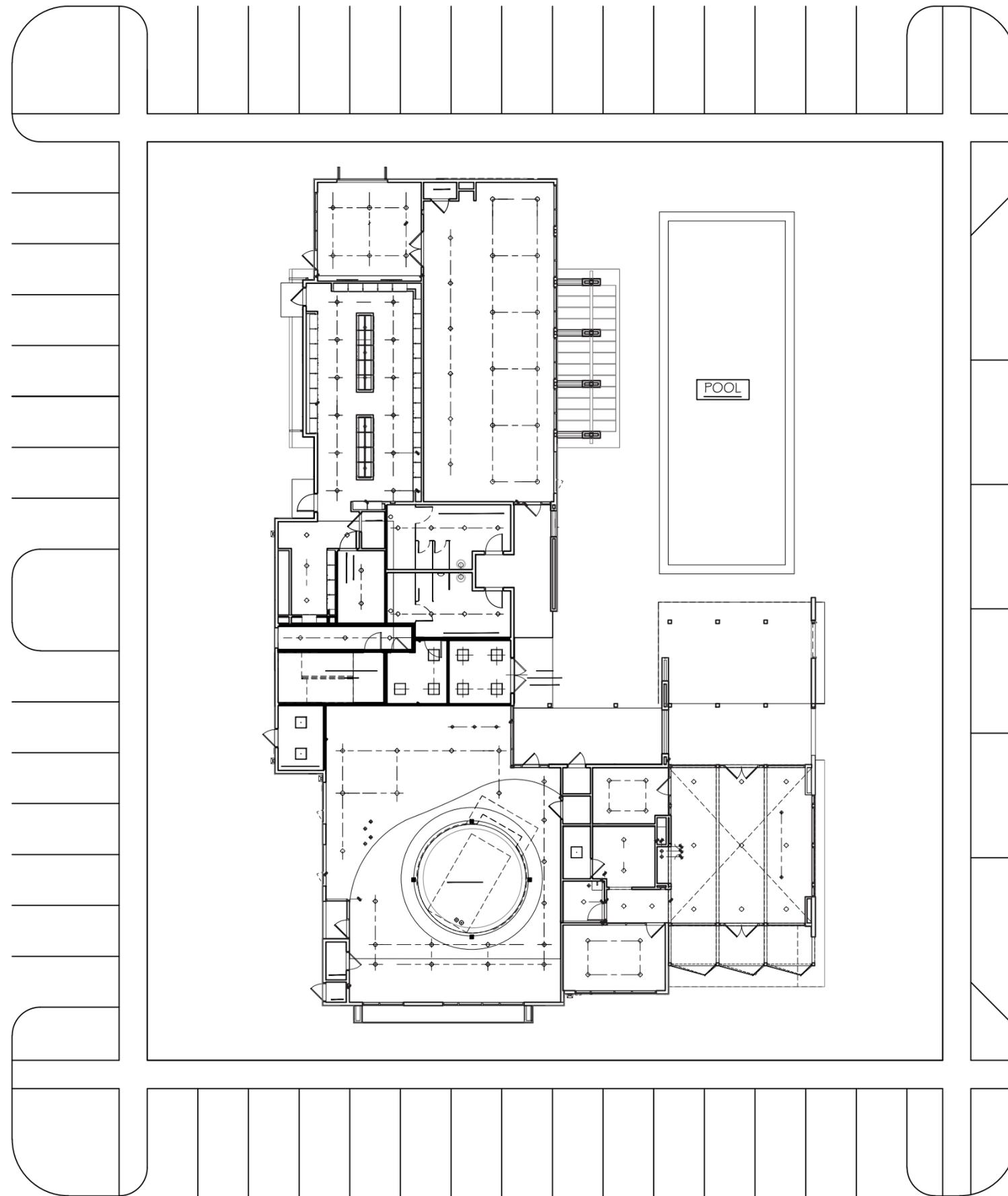
PROJECT
SITE PLAN

LOCATION

SHEET NO:
A I

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

Exhibit J3



note

ARCHITECT

DESIGNED :

CHECKED :

DATE :

CLIENT:

PROJECT
MULTIFAMILY
CLUBHOUSE

LOCATION

SHEET NO:
A I
SCALE :
1/16" = 1'-0"

Exhibit J4



note

ARCHITECT

DESIGNED :

CHECKED :

DATE :

CLIENT:

PROJECT
MULTIFAMILY
AMENITIES

LOCATION

SHEET NO:	SCALE :
A I	1/64" = 1'-0"

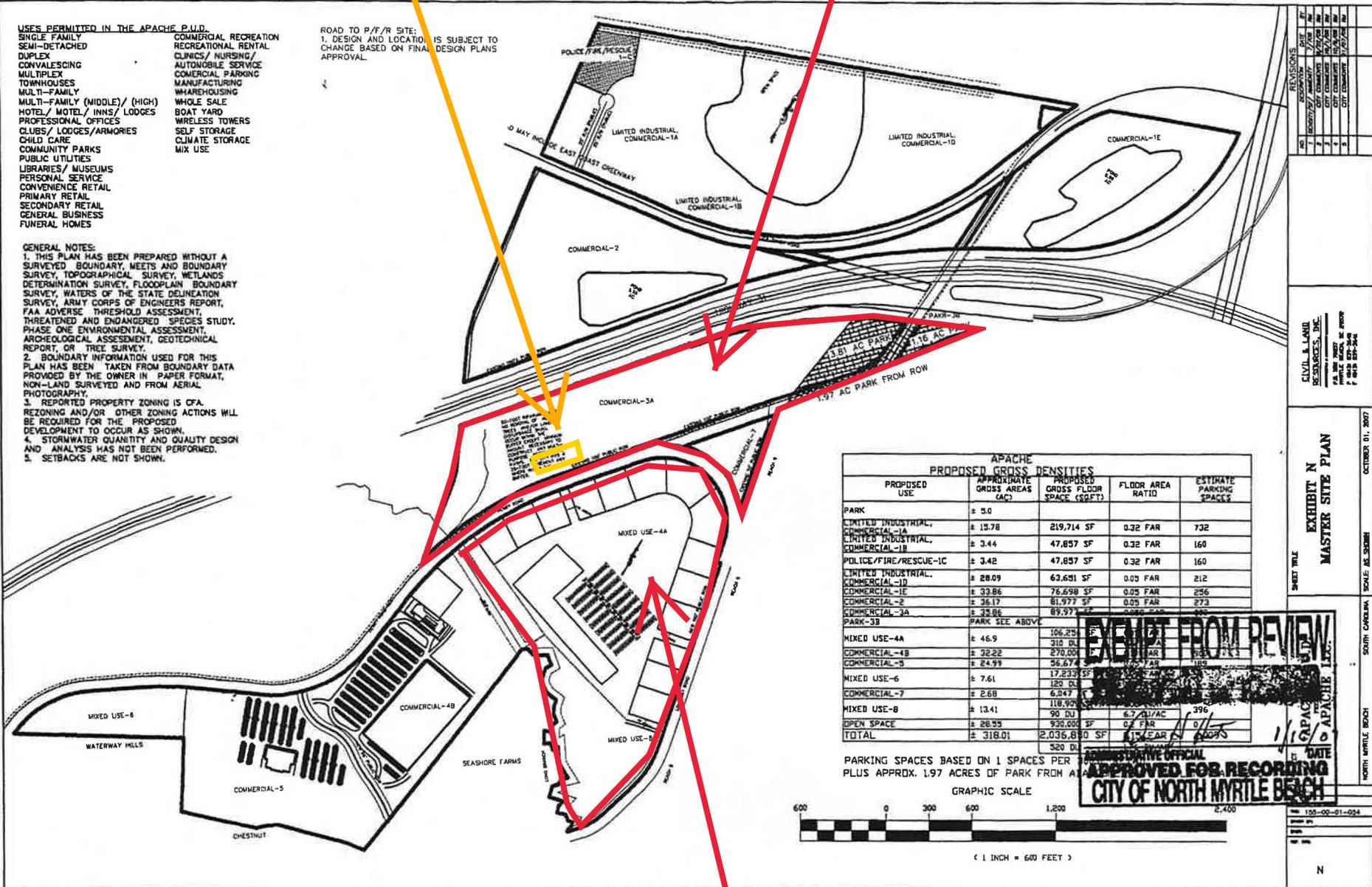
Existing Use: Commercial
Requested Use: Commercial

Existing Use: Commercial
Requested Use: Multifamily, Build-to-Rent

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

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

ROAD TO P/F/R SITE:
1. DESIGN AND LOCATION IS SUBJECT TO CHANGE BASED ON FINAL DESIGN PLANS APPROVAL.



APACHE PROPOSED GROSS DENSITIES

PROPOSED USE	APPROXIMATE GROSS AREAS (AC)	PROPOSED GROSS FLOOR SPACE (SQFT)	FLOOR AREA RATIO	ESTIMATE PARKING SPACES
PARK	± 5.0			
LIMITED INDUSTRIAL, COMMERCIAL-1A	± 15.78	219,714 SF	0.32 FAR	702
LIMITED INDUSTRIAL, COMMERCIAL-1B	± 3.44	47,857 SF	0.32 FAR	160
POLICE/FIRE/RESCUE-1C	± 3.42	47,857 SF	0.32 FAR	160
LIMITED INDUSTRIAL, COMMERCIAL-1D	± 28.09	63,651 SF	0.05 FAR	212
COMMERCIAL-1E	± 33.86	76,698 SF	0.05 FAR	256
COMMERCIAL-2	± 26.17	61,977 SF	0.05 FAR	273
COMMERCIAL-3A	± 35.86	89,577 SF	0.05 FAR	306
PARK-3B	PARK SEE ABOVE			
MIXED USE-4A	± 46.9	106,250 SF	0.05 FAR	366
COMMERCIAL-4B	± 22.22	270,000 SF	0.05 FAR	900
COMMERCIAL-5	± 24.99	56,674 SF	0.05 FAR	189
MIXED USE-6	± 7.61	17,233 SF	0.05 FAR	57
COMMERCIAL-7	± 2.68	6,047 SF	0.05 FAR	20
MIXED USE-8	± 13.41	90 DU	6.7 LI/AC	396
OPEN SPACE	± 28.53	930,000 SF	0 FAR	0
TOTAL	± 318.01	2,036,600 SF	0.17 FAR	1,605

PARKING SPACES BASED ON 1 SPACES PER 100 SF PLUS APPROX. 1.97 ACRES OF PARK FROM APACHE P.U.D.

GRAPHIC SCALE
600 0 300 600 1,200 2,400
(1 INCH = 600 FEET)

**EXHIBIT N
MASTER SITE PLAN**

OCTOBER 01, 2007

SCALE: AS SHOWN

SOUTH CAROLINA

NORTH MYRTLE BEACH

155-00-01-024

N

EXEMPT FROM REVIEW

APACHE P.U.D.

APACHE INC.

APPROVED FOR RECORDING

CITY OF NORTH MYRTLE BEACH

Instrument#: 200900006306, DEED BK: 3482 PG: 3426 DOCYPR: 108 01/20/2009 at 02:19:01 PM, 70 OF 83 BAILLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

Exhibit K1

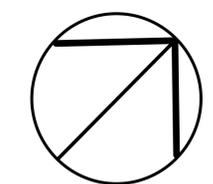
Existing Zoning: Mixed Use
Requested Use: Residential



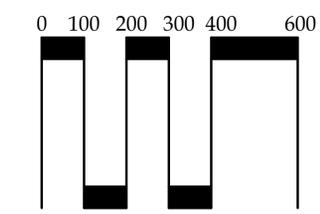
OPEN SPACE DATA

TOTAL AREA: 119.69 AC
 TOTAL OPEN SPACE REQUIRED @ 15% OF SITE: 17.95 AC
 TOTAL OPEN SPACE SHOWN: 25.60 AC (INCLUDES LAKES) (21%)
 TOTAL WETLAND IN SITE: 17.36 AC
 TOTAL OPEN SPACE INCLUDING 50% OF WETLAND: 35.28 AC (29%)

AMENITY OPEN SPACE: 2.30 AC
 ACTIVE OPEN SPACE: 12.94 AC
 PASSIVE OPEN SPACE: 11.28 AC



North



Scale: 1" = 200'

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PROJECT

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The Preserve PDD
 North Myrtle Beach • South Carolina
 Prepared For:
Longleaf Real Estate

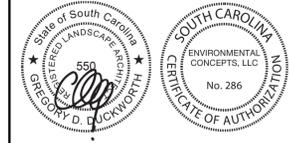
PROJECT NUMBER
 21-080

RELEASE
 Planning Commission

DATE
 08/09/22

REVISIONS

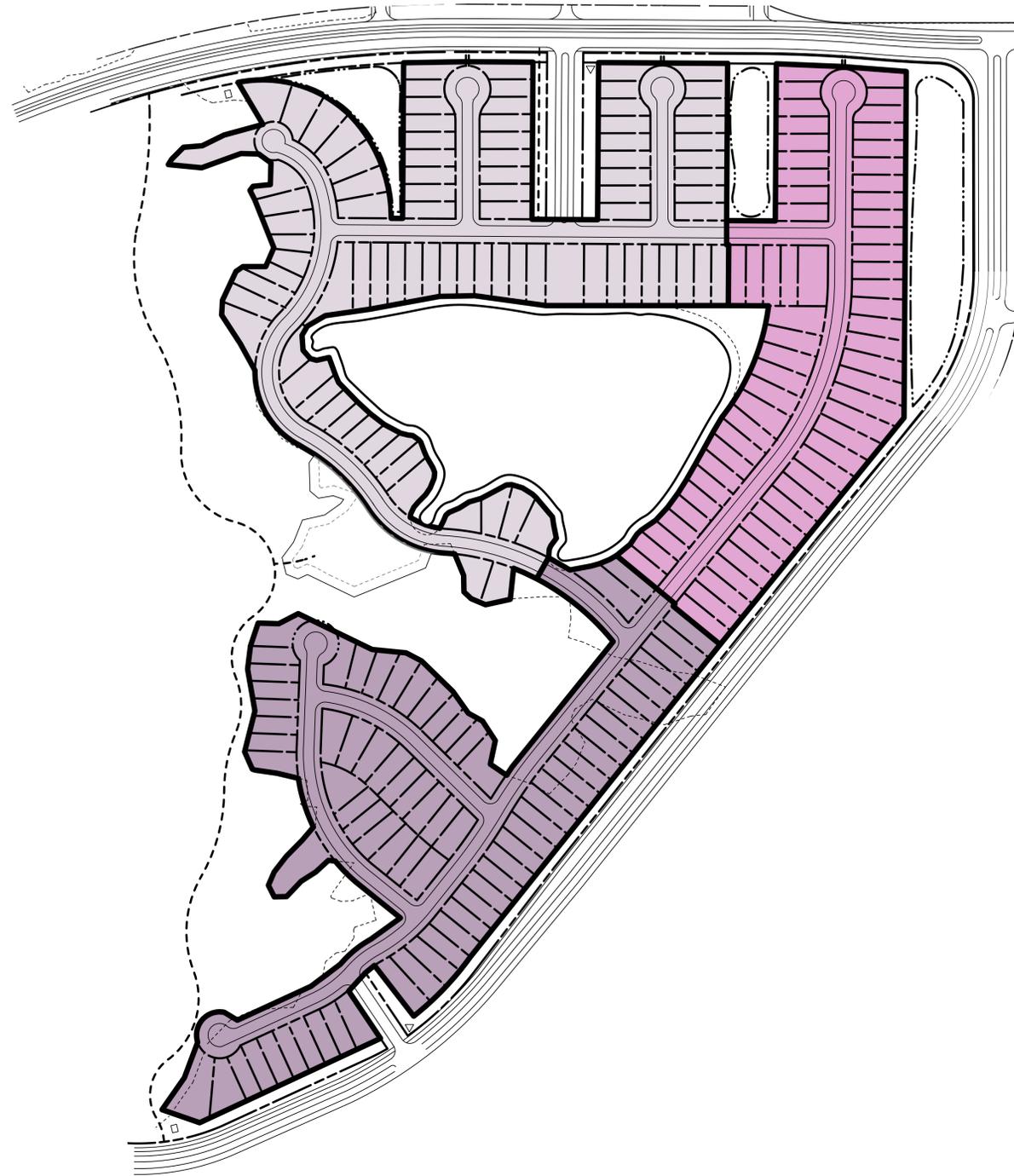
SEALS



SHEET TITLE
 Open Space
 Plan

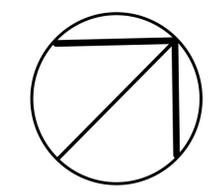
SHEET NUMBER

L-1.1

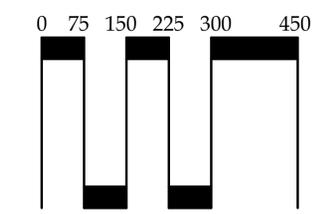


PAIRED VILLAS PHASE MAP

- PHASE 1
- PHASE 2
- PHASE 3



North



Scale: 1" = 150'

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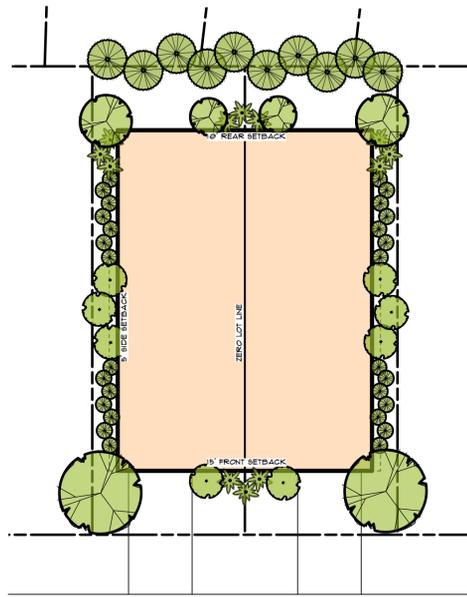
SEALS



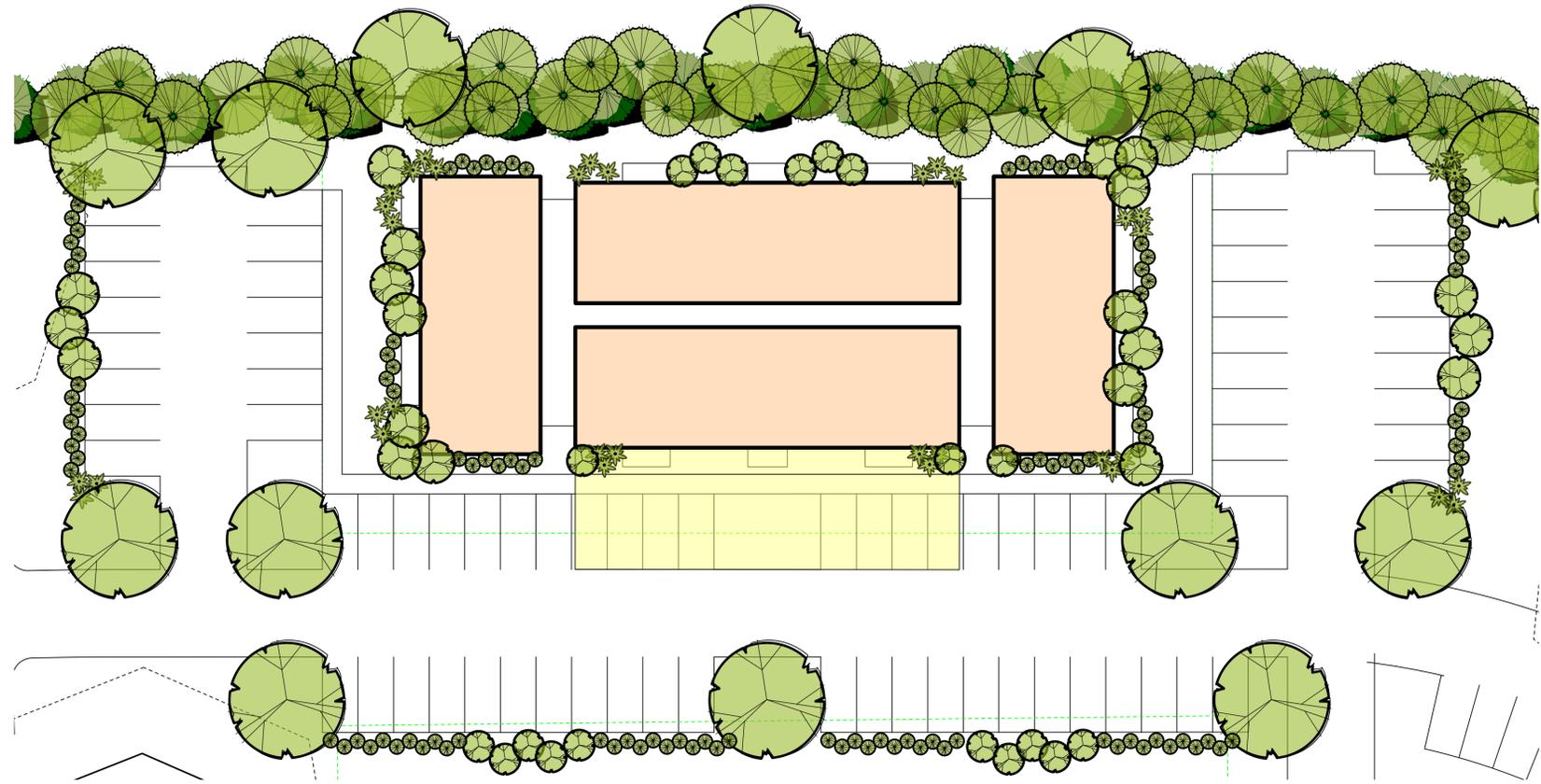
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**Paired Villas
Phase Map**

SHEET NUMBER

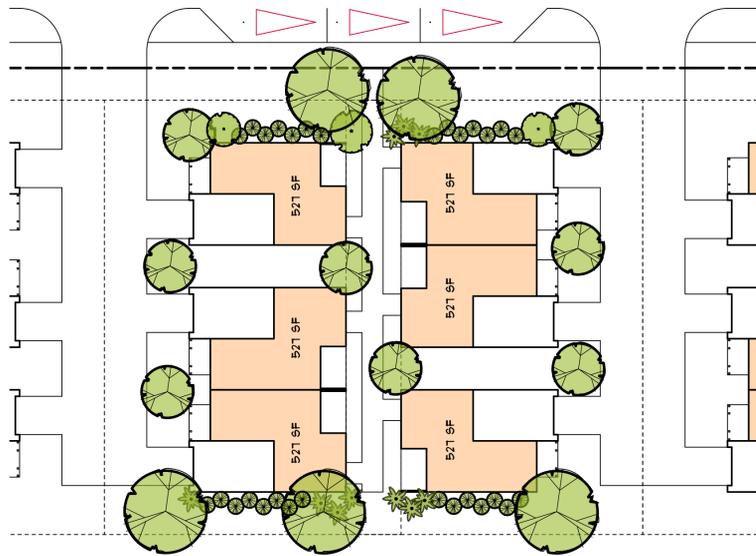
L-1.2



1
L-1.7
DETAIL - PAIRED-VILLAS PARCEL
SCALE 1"=20'



3
L-1.7
DETAIL - MULTIFAMILY PARCEL
SCALE 1"=20'



2
L-1.7
DETAIL - BUILD-TO-RENT PARCEL
SCALE 1"=20'

Exhibit O1

Product Vignette Plans:
 These Plans Have Been Prepared by Environmental Concepts, LLC to Illustrate the General Location and Arrangement of Residential Development and Existing Conditions, etc. THE DEVELOPMENT OF A RESIDENTIAL TRACT IS A CREATIVE PROCESS. THIS PLAN IS SUBJECT TO CHANGE IN Response to the Changing Requirements of the Following: The Developer, Governmental Agencies, Property Owners Needs, and Increased Knowledge of Ecological Needs.



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Longleaf Real Estate

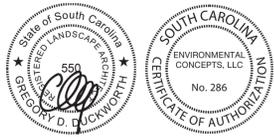
PROJECT NUMBER
 21-080

RELEASE
 Planning Commission

DATE
 08/10/22

REVISIONS

SEALS



SHEET TITLE

Product Vignette Plans

SHEET NUMBER

L-1.7



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Myrtle Beach SC 29572
843 692-9999 Fax 843 692-9899
www.environmentalconceptslc.com

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PROJECT

Site Development Plans
The Preserve PDD
North Myrtle Beach • South Carolina
Prepared For:
Longleaf Real Estate

PROJECT NUMBER

21-080

RELEASE

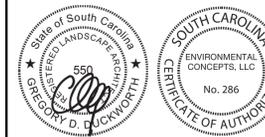
Planning Commission

DATE

08/10/22

REVISIONS

SEALS



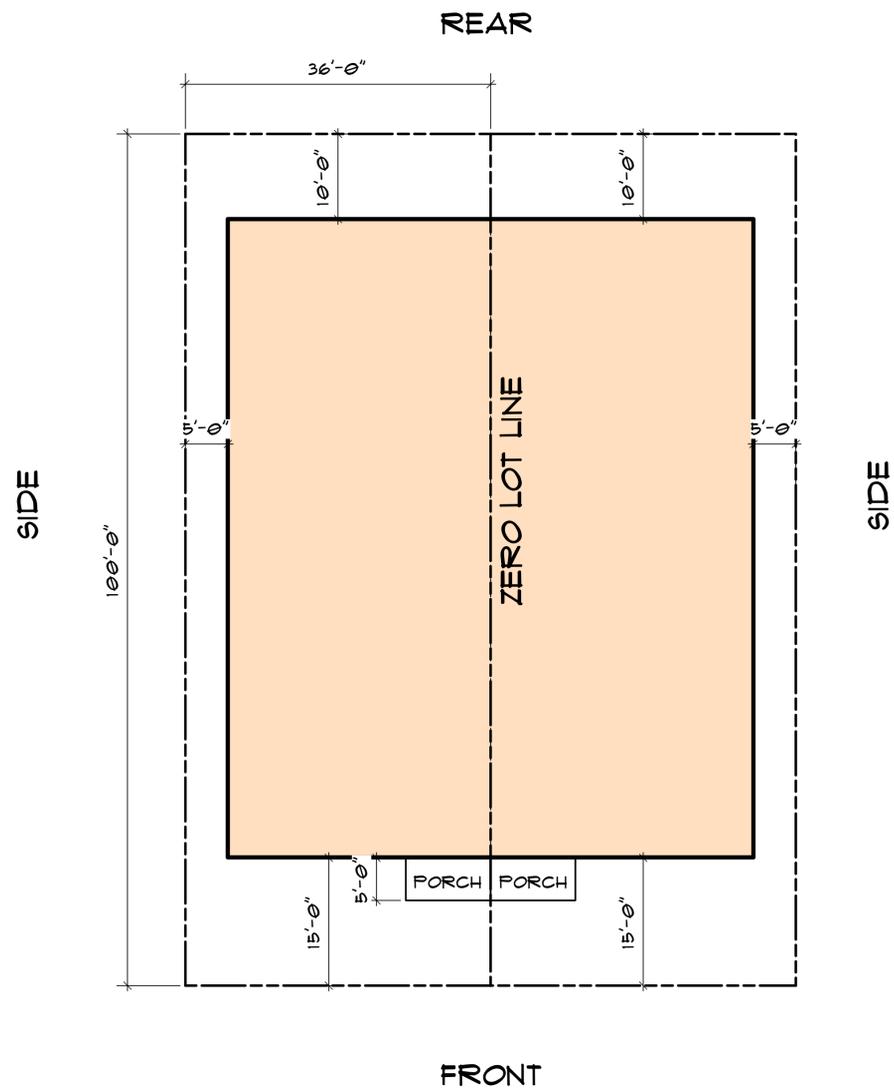
SHEET TITLE

Paired Villas
Lot Diagram

SHEET NUMBER

L-1.8

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**PAIRED-VILLAS
LOT DIAGRAM**

5A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-30: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Preserve through changes to the governing documents, including narrative, plans, and other exhibits.

History

Planning Commission postponed this proposal at their June 21 meeting to allow the applicant additional time to address concerns, including the following: High density, largely undefined amenities, 24-foot driveway lengths, lack of architectural detail on building elevations, reduction of dimensional site standards/setbacks, the build-to-rent use, lack of single-family detached homes, barrack-like nature of the development, the cookie-cutter nature of the paired villas, lack of material and color detail, siting of the multi-family buildings, and low percentage of open space.

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. Today, progress is being made on construction of the PDD, as the UPS site has finished construction, portions of the Grande Dunes North and Phase 1 of the Waterside subdivision infrastructure are underway, Palmetto Coast Industrial Park has been approved, and new phases of development are seeking entitlement with the Village at Waterway Hills and Waterside Phases 2 and 3.

Proposed Changes

The applicant, Greg Duckworth, agent for the developer, has requested an amendment to the Parkway Group PDD revising a portion of the Apache tract into the Preserve. Understanding there were conceptual-level designs of this area predicted to change, the originally entitled PDD illustrated a total of 321,189 square feet of commercial development, 400 residential dwelling units (mixed use), and 4.97 acres of parkland.

The Preserve proposal contains four sections of development within 110 acres: Paired Villas, Build-to Rent, Bungalows, Multi-Family, and Commercial. All sections are accessed via Long Branch Loop and Henry Road as one travels from the roundabout to points interior. The originally planned curve in Long Branch Loop has been eliminated and now functions as a three-way stop. Street connections into the adjacent, undeveloped Coterra property and into the future townhouse section of Waterside have been provided. Street trees, pedestrian paths, and open spaces are created connecting elements of the proposal using complete street standard rights-of-way and multi-use trails along Long Brach Creek. Architectural elevations, materials, and colors in the coastal vernacular style are included in the PDD proposal for review. A comparison of the currently entitled and proposed elements is detailed below:

Section	Name	Currently Entitled Elements	Proposed Elements: Each Section Includes Workout Facilities and Active Courts (Pickle Ball, Tennis, Etc.)
Apache	Park	4.97 AC	Paired Villas (Density: 3.85 Units/Acre) <ul style="list-style-type: none"> • 227 Dwelling Units • Estimated 1,160 SF Pool • Estimated 3,405 SF Clubhouse Build-to-Rent (Density: 6.74 Units/Acre) <ul style="list-style-type: none"> • 207 Dwelling Units • Estimated 2,500 SF Pool with 5,500 SF Deck Multi-Family: 19.83 Acres (Density: 18.66 Units/Acre)
	Commercial-3A	89,977 SF Commercial Use	
	Commercial-7	6,047 SF Commercial Use	
	Mixed Use-4A	106,256 SF Commercial Use, 310	

		Dwelling Units	<ul style="list-style-type: none"> • 370 Dwelling Units in 32, Three-Four Story Buildings
	Mixed Use 8	118,909 SF Commercial Use, 90 Dwelling Units	<ul style="list-style-type: none"> • 748 Parking Spaces • Estimated 2,500 SF Pool with 5,500 SF Deck <p>Commercial: 10,000 SF</p> <ul style="list-style-type: none"> • 96 Parking Spaces

Staff Review

Planning & Development, Planning Division

The Planning Department notes that many of the previous comments from planning commission have not been addressed. There is also concern that the minimum building footprints do not met the pending ordinance regarding minimum single-family in common building products (900 SF for a single-story dwelling unit; 1,300 SF for a two-story unit).

Planning & Development, Zoning Division

The Zoning Administrator has no further comment on the proposal.

Public Works

The Director of Public Works has reviewed the proposed amendment and is comfortable moving it forward but reserves additional comments prior to city council.

Public Safety

The Fire Marshal reserves the right to comment on access widths, truck radii, and fire hydrant spacing at the construction level.

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 Preserve [Z-21-30] 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 Preserve [Z-21-30] as submitted.

OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on October 18, 2021
FILE NUMBER:	Z-21-30
Complete Submittal Date:	October 14, 2021



Notice Published:	
Planning Commission:	
First Reading:	
Second Reading:	

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: October 14, 2021	Property PIN(S): 3890000003
Property Owner(s): Apartment Asset Advisors LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: East of intersection of Carolina Bays Parkway and Hwy 22	Project Contact: Jordan Rodes
Contact Phone Number: Jordanrodes@sccoast.net	Contact Email Address: JordanRodes@sccoast.net
PDD Name: Parkway Group PDD; Apache East - Master Tract	Total Area of Property: 104 Acres
Proposed Amendment: We are asking for a change of use for this portion of the PDD from commercial to residential	
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). <i>Applicant's E-signature: Jordan Rodes</i>	
<small>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.</small>	

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

North Myrtle Beach
843-280-5550 or 843-280-5585
REC: 01734127 10/18/2021 3:01 PM
OPER: CC TERM: 002
REF#: 11320 RW
TRAN: 3.2200 PUD FEE
APARTMENT ASSET ADVISORS LLC
JORDAN RODES 500.00ER
BUILDING PERMITS
TENDERED: 500.00 CHECK
APPLIED: 500.00-
CHANGE: 0.00

PAID
OCT 18 2021



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 11/04/21

Nature of Approval Requested: PDD Amendment

Property PIN(s): 38900000003

Property Address/Location: Intersection of Highway 31 and Highway 22

I, Keith C. Hinson & Apache Properties, LLC, hereby authorize Jeff Klotz, Josh Hughes, Stephen McKinney, Apartment Asset Advisors, LLC & ISAOA ATIMA

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

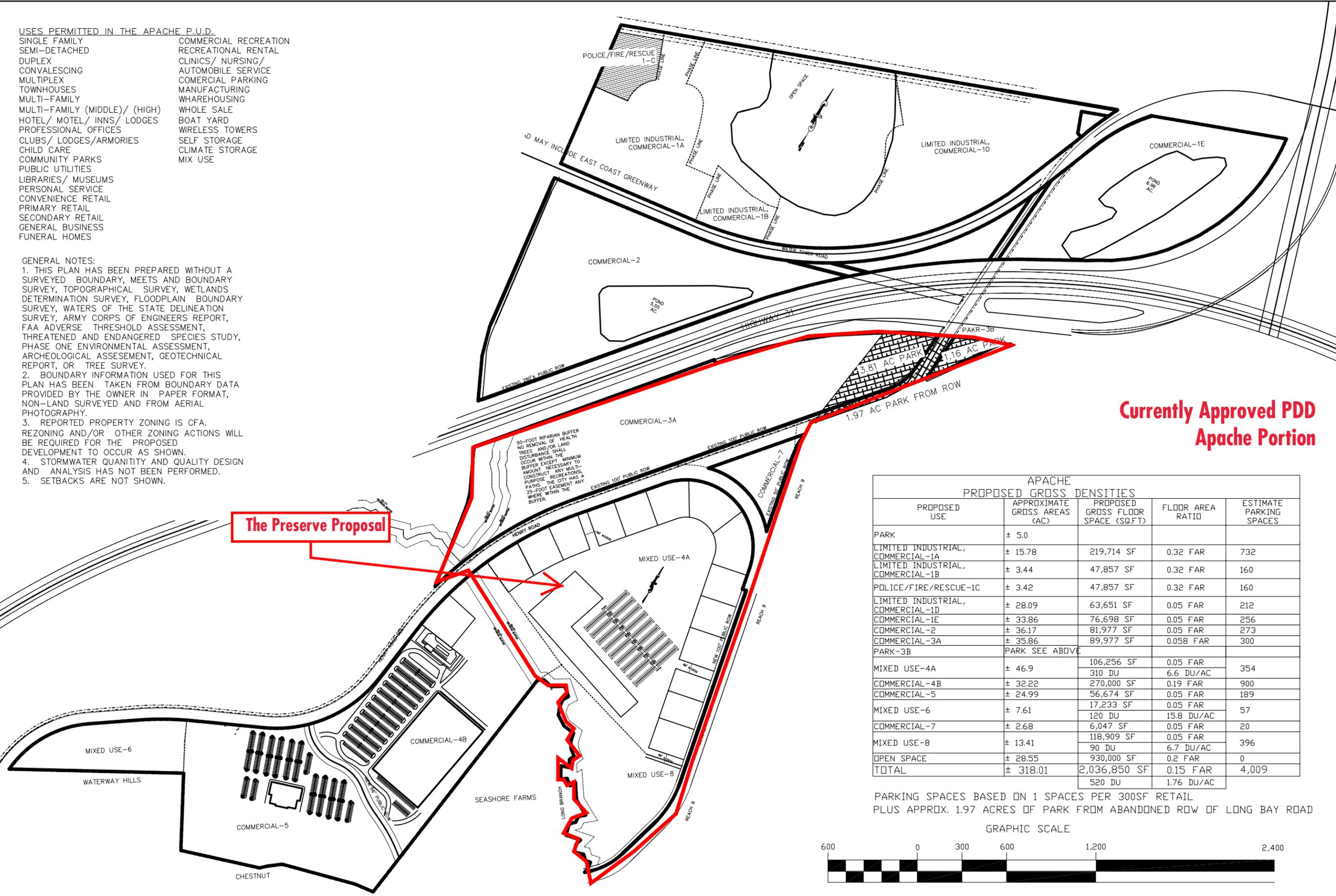
12/22/21

	
Signature	Signature
<u>SECRETARY / TREASURER</u>	
Title	Title
Signature	Signature
Title	Title
Signature	Signature
Title	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.

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

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



**Currently Approved PDD
Apache Portion**

APACHE PROPOSED GROSS DENSITIES				
PROPOSED USE	APPROXIMATE GROSS AREAS (AC)	PROPOSED GROSS FLOOR SPACE (SQ.FT)	FLOOR AREA RATIO	ESTIMATE PARKING SPACES
PARK	± 5.0			
LIMITED INDUSTRIAL, COMMERCIAL-1A	± 15.78	219,714 SF	0.32 FAR	732
LIMITED INDUSTRIAL, COMMERCIAL-1B	± 3.44	47,857 SF	0.32 FAR	160
POLICE/FIRE/RESCUE-1C	± 3.42	47,857 SF	0.32 FAR	160
LIMITED INDUSTRIAL, COMMERCIAL-1D	± 28.09	63,651 SF	0.05 FAR	212
COMMERCIAL-1E	± 33.86	76,698 SF	0.05 FAR	256
COMMERCIAL-2	± 36.17	81,977 SF	0.05 FAR	273
COMMERCIAL-3A	± 35.86	89,977 SF	0.058 FAR	300
PARK-3B	PARK SEE ABOVE			
MIXED USE-4A	± 46.9	106,256 SF 310 DU	0.05 FAR 6.6 DU/AC	354
COMMERCIAL-4B	± 32.22	270,000 SF	0.19 FAR	900
COMMERCIAL-5	± 24.99	56,674 SF	0.05 FAR	189
MIXED USE-6	± 7.61	17,233 SF 120 DU	0.05 FAR 15.8 DU/AC	57
COMMERCIAL-7	± 2.68	6,047 SF	0.05 FAR	20
MIXED USE-8	± 13.41	118,909 SF 90 DU	0.05 FAR 6.7 DU/AC	396
OPEN SPACE	± 28.55	930,000 SF	0.2 FAR	0
TOTAL	± 318.01	2,036,850 SF 520 DU	0.15 FAR 1.76 DU/AC	4,009

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



< 1 INCH = 600 FEET >

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

CIVIL & LAND RESOURCES, INC.
 PROFESSIONAL ENGINEERS
 P.O. BOX 774657 SC 29572
 MYRTLE BEACH, SC
 P (843) 839-3640
 F (843) 839-3641

MASTER SITE PLAN

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

PROJECT: APACHE P.U.D. PREPARED FOR APACHE LLC.
 REF. PB.:
 REF. DB.:
 TMS: 155-00-01-054
 DRAWN BY:
 ENGR:
 REF. DWG.: