

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: January 9, 2023

Agenda Item: 5F	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM	
Agenda Section: Consent: Ordinance. Second Reading	Date: January 3, 2023	
Subject: Amendment to the Parkway Group Planned Development District (PDD) regarding the Waterside Entry Sign [Z-22-27]	Division: Planning and Development	
<u>History:</u> Near the intersection of Highway 31 and Highway 22 and bounded by the Grande Dunes and Barefoot PDDs and the Intracoastal Waterway, the Parkway Group PDD was originally entitled in 2008. The originally approved PDD was approximately 1,363 acres and contained a variety of commercial and residential uses. 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, the Palmetto Coast Industrial Park, and the UPS Facility. <u>Proposed Changes:</u> The applicant has submitted a proposed sign package for the Waterside neighborhood including elevations, details, and plan views of the planned monument sign. The proposed sign elements include a brick column with stone cap, seven-foot-tall aluminum powder-coated blue sculptural elements, low stone wall with cap, reverse-lit channel lettering, and a wire mesh lattice living wall. A proposed ordinance has been attached for Council's review. <u>Planning Commission Action:</u> The Planning Commission conducted a public hearing on November 15, 2022 and voted unanimously to approve the request. There were no comments from the public. <u>Recommended Action:</u> Approve or deny the proposed ordinance on second reading		
Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney
Council Action: Motion By _____ 2nd By _____ To _____		

ORDINANCE

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

Section 1:

That the Parkway Group PDD be amended to include the drawings describing the Waterside Entry Sign 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 _____, 2023.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED:

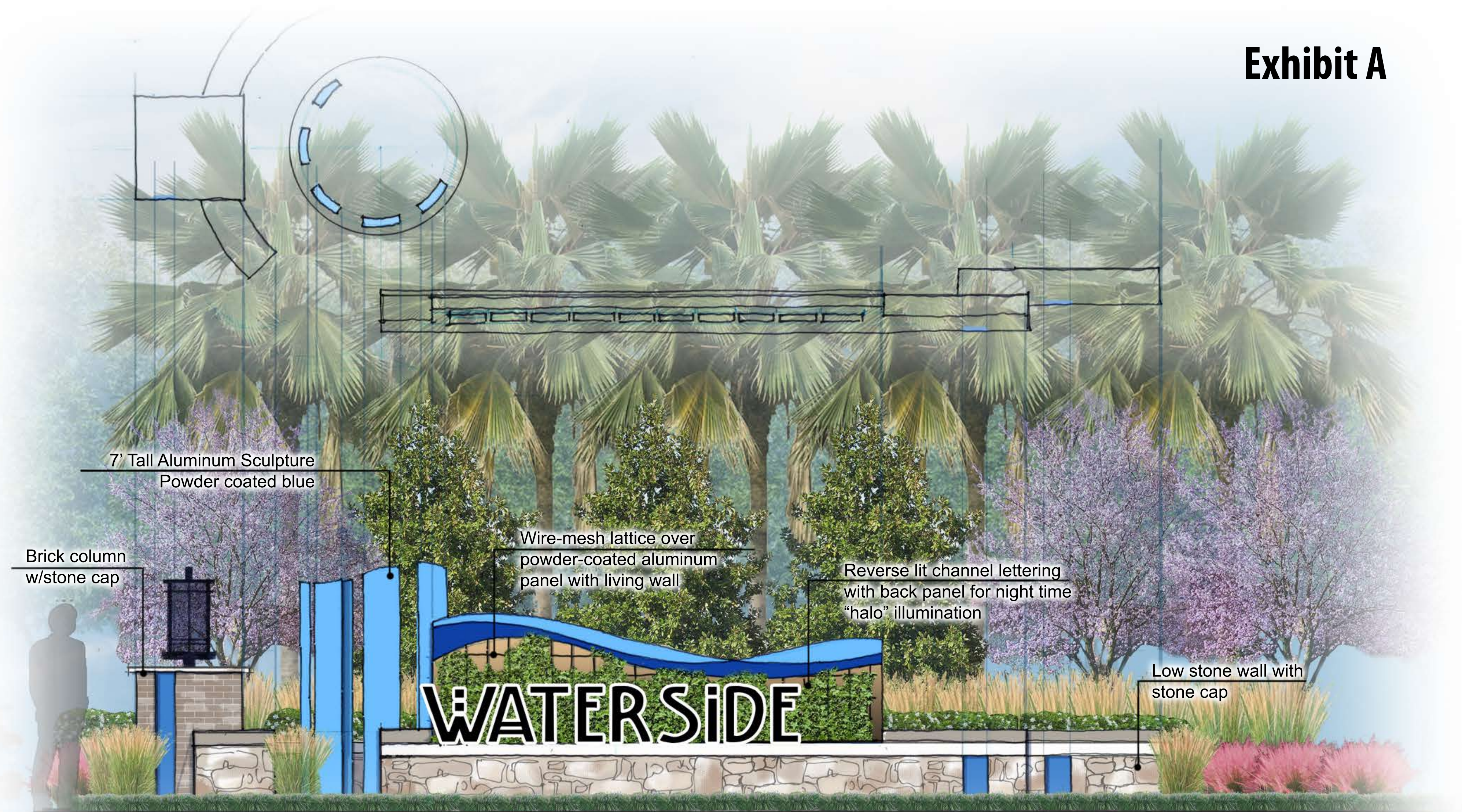
City Manager

FIRST READING: 12.5.2022

SECOND READING: 1.9.2023

ORDINANCE: 23-03

Exhibit A



NOTES:

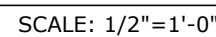
1. Max height 7' per JHA
2. Max 20 SF signage per JHA



This exhibit is conceptual in nature and may change at owner's discretion in order to meet jurisdictional codes, final site engineering requirements and budget based on pricing for the final plan.



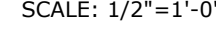
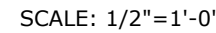
Waterside
Conceptual Monument
11.16.2022



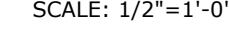
SCALE: 1/2"=1'-0"



SCALE: 1/2"=1'-0"

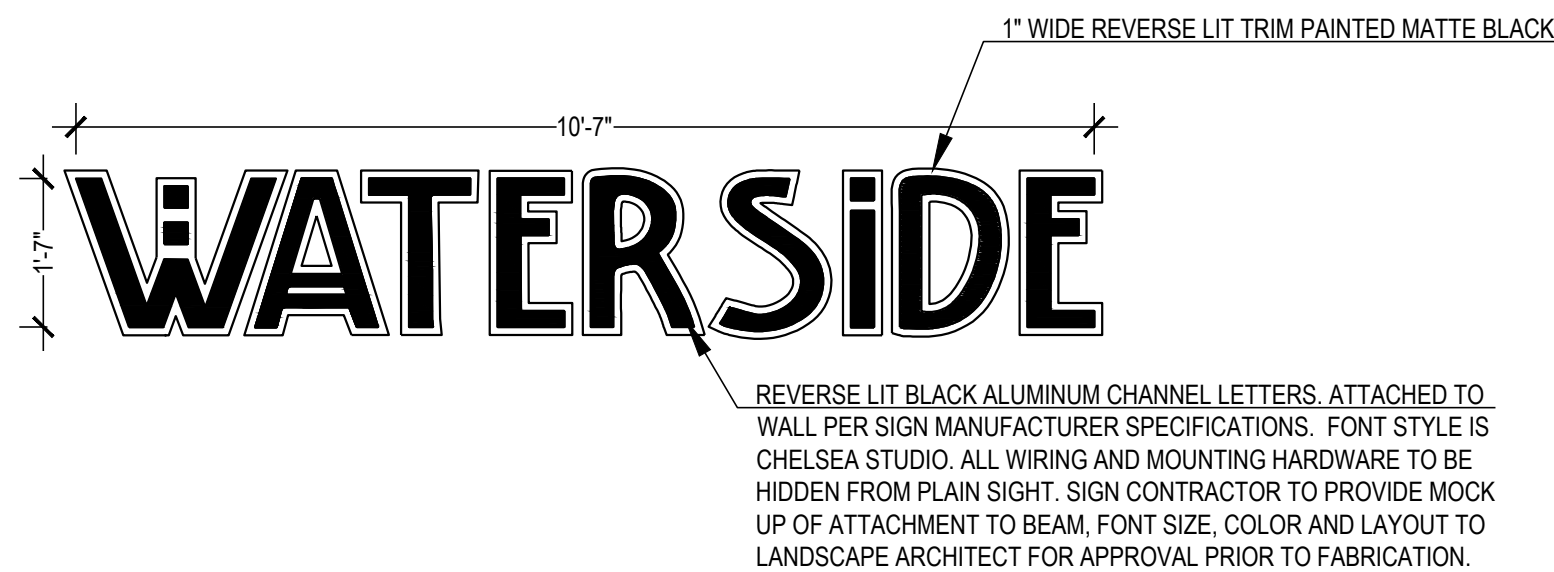


SCALE: 1/2"=1'-0"

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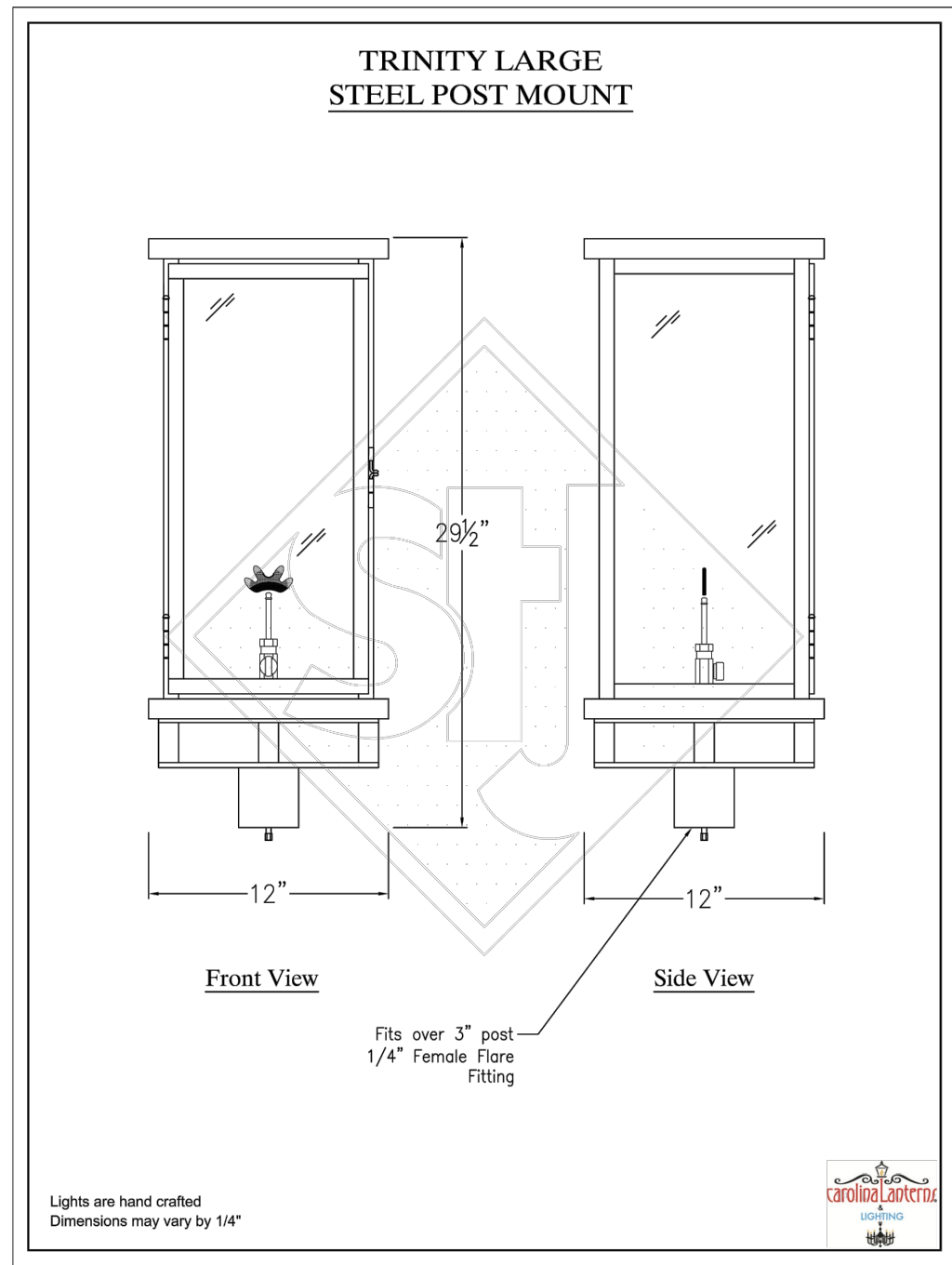
NORTH MYRTLE BEACH SC

JOB NO.:	761247-01
DESIGN:	SAF
DRAWN:	SAF / HI
CHECKED:	AH
SHEET NO.	
L1.1	



1 LETTERING - FRONT ELEVATION

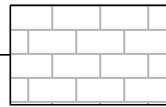
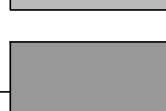
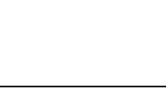
SCALE: 1/2"=1'-0"



2 LANTERN CUTSHEET

NOT TO SCALE

HARDSCAPE SCHEDULE LEGEND AND NOTES:

- | | | |
|--|--|--|
| <div data-bbox="2121 77 2145 124" style="display: inline-block; vertical-align: middle; text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; line-height: 40px; margin: 0 auto 0 auto;">A</div> </div>  | <p>MANUFACTURED BRICK VENEER
MFG: TRIANGLE BRICK
STYLE: MODULAR
COLOR: SOUTHAMPTON</p> | <p>1. ACTUAL STRUCTURAL DESIGN AND DETAIL TO BE PROVIDED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. MONUMENT WILL NOT BE ACCEPTED BY OWNER UNTIL CONTRACTOR HAS SUBMITTED APPROVAL FROM STRUCTURAL ENGINEER</p> |
| <div data-bbox="2121 130 2145 179" style="display: inline-block; vertical-align: middle; text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; line-height: 40px; margin: 0 auto 0 auto;">B</div> </div>  | <p>MANUFACTURED STONE VENEER
MFG: CENTURION
PATTERN: RUBBLE
COLOR: BUCKS COUNTY</p> | <p>2. CONTRACTOR IS RESPONSIBLE TO SUBMIT A SAMPLE OF ALL PROPOSED MATERIAL AND COLOR INCLUDING NATURAL STONE CAP, STONE VENEER, BRICK VENEER, MORTAR COLOR, POWDER COATED ALUMINUM, TREX, AND STUCCO FINISH/ COLOR TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASING OR CONSTRUCTION.</p> |
| <div data-bbox="2121 186 2145 235" style="display: inline-block; vertical-align: middle; text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; line-height: 40px; margin: 0 auto 0 auto;">C</div> </div>  | <p>NATURAL STONE CAP
COLOR: OFF-WHITE</p> | <p>3. CONTRACTOR TO PREPARE TWO 3'X3' MOCK-UPS FOR STONE VENEER AND MORTAR.</p> |
| <div data-bbox="2121 241 2145 290" style="display: inline-block; vertical-align: middle; text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; line-height: 40px; margin: 0 auto 0 auto;">D</div> </div>  | <p>POWDER COATED ALUMINUM
MFG: SHERWIN-WILLIAMS
COLOR: WOVEN WICKER, SW 9104</p> | <p>4. SIGN CONTRACTOR IS RESPONSIBLE TO SUBMIT SHOP DRAWINGS OF THE SIGN INCLUDING LETTER FONT/ STYLE, COLOR AND ATTACHMENT METHOD TO SIGN WALL TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.</p> |
| <div data-bbox="2121 296 2145 345" style="display: inline-block; vertical-align: middle; text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; line-height: 40px; margin: 0 auto 0 auto;">E</div> </div>  | <p>POWDER COATED ALUMINUM
MFG: SHERWIN-WILLIAMS
COLOR: FLYWAY, SW 6794</p> | <p>5. CONTACT LANDSCAPE ARCHITECT ONCE MONUMENTS HAVE BEEN STAKED IN THE FIELD FOR FINAL APPROVAL AND DISCUSSION TO DETERMINE FINISHED GRADE ELEVATION.</p> |
| <div data-bbox="2121 351 2145 400" style="display: inline-block; vertical-align: middle; text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; line-height: 40px; margin: 0 auto 0 auto;">F</div> </div>  | <p>POWDER COATED ALUMINUM
MFG: SHERWIN-WILLIAMS
COLOR: BLUEBLOOD, SW 6966</p> | <p>6. SOIL UNDERNEATH ALL FOOTINGS SHOULD REMAIN UNDISTURBED. IF DISTURBED THEN COMPACT STRUCTURAL FILL TO 95% OF PROCTOR COMPACTION USING LIFTS UNTIL DESIRED ELEVATION IS ACHIEVED.</p> |
| <div data-bbox="2121 406 2145 453" style="display: inline-block; vertical-align: middle; text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; line-height: 40px; margin: 0 auto 0 auto;">G</div> </div>  | <p>CUSTOM WIRE - MESH
1/2" DIAMETER
6"x6" INCH OPENINGS</p> | <p>7. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI OR STRUCTURAL ENGINEER RECOMMENDATION.</p> |
| <div data-bbox="2121 461 2145 508" style="display: inline-block; vertical-align: middle; text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; line-height: 40px; margin: 0 auto 0 auto;">H</div> </div>  | <p>REVERSE LIT CHANNEL LETTERING</p> | <p>8. ALL CMU FILL SHALL BE 3000 PSI GROUT (TYP. OF ALL)</p> |
| <div data-bbox="2121 517 2145 564" style="display: inline-block; vertical-align: middle; text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; line-height: 40px; margin: 0 auto 0 auto;">I</div> </div>  | <p>PAINTED HARD COAT STUCCO
MERLEX STUCCO-P-2090 THUNDER SKY OR APPROVED EQUAL</p> | <p>9. THE MONUMENT SIGN WALL AND COLUMNS HAVE BEEN DESIGNED TO COMPLY WITH THE WIND LOADING REQUIREMENTS OF THE 2018 NBCB AND ASCE-7-10 (105 MPH).</p> |

[illegible]

MERITAGE HOMES

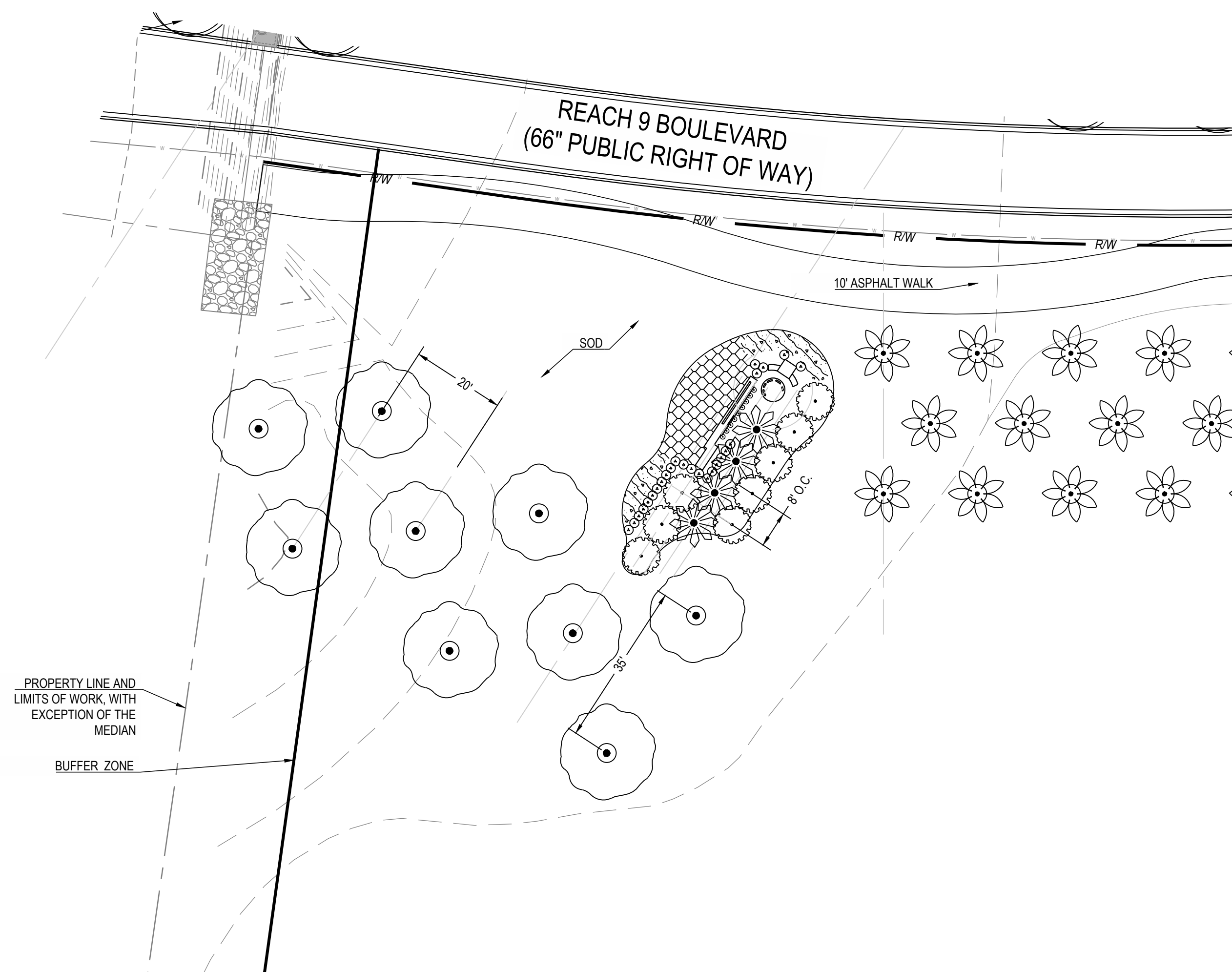
WATERSIDE

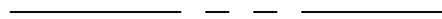
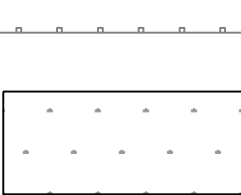
NORTH MYRTLE BEACH, SC

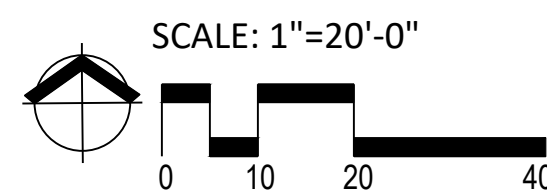
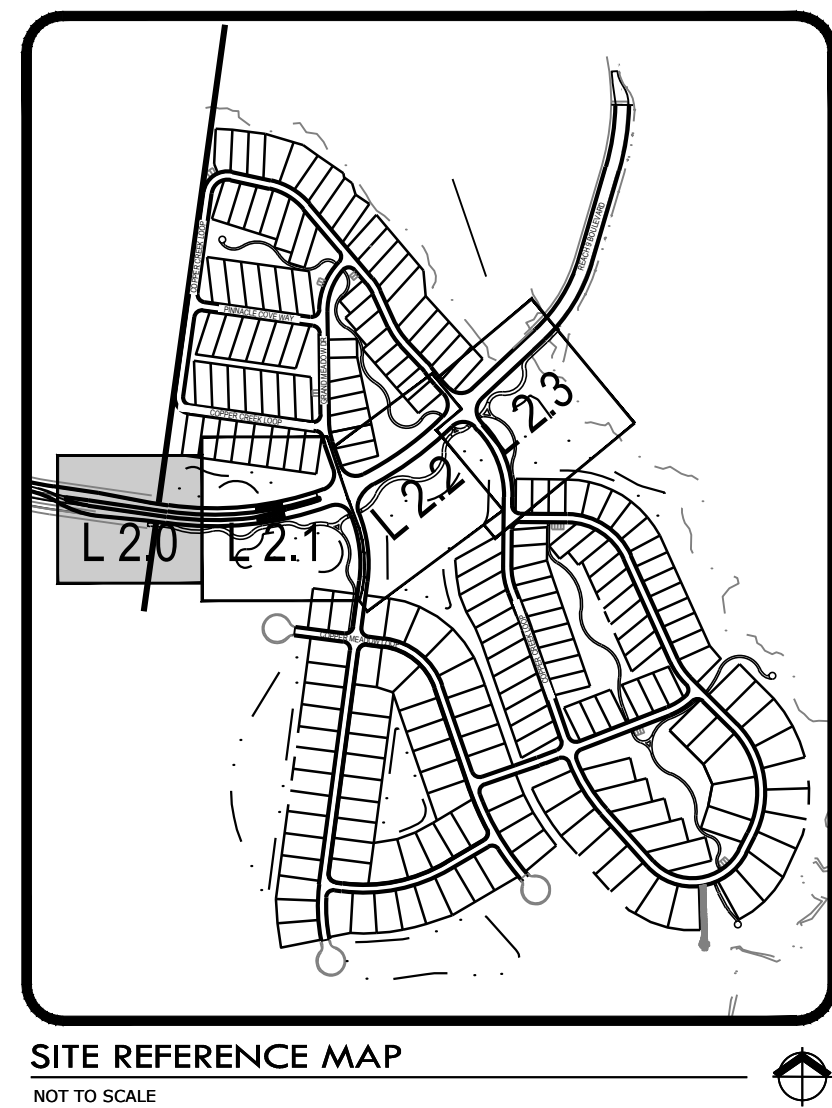
HARDSCAPE DETAILS

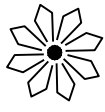
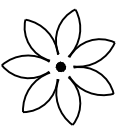
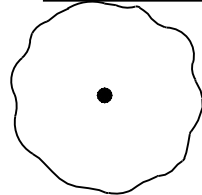
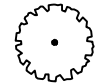
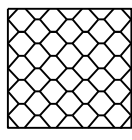
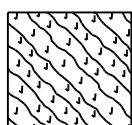
ISSUE: REVIEW SET	
DATE: 08/12/2022	
JOB NO.:	761247-01
DESIGN:	SAF
DRAWN:	SAF / HI
CHECKED:	AH
SHEET NO. L1.2	

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LEGEND	
	EXISTING/PROPOSED BOUNDARY
	EXISTING/PROPOSED LOT LINE
	EXISTING/PROPOSED RIGHT OF WAY
	EXISTING/PROPOSED PROPERTY LINE BUFFER
	EXISTING/PROPOSED CURB LINE
	PROPOSED FORCED SANITARY EASEMENT
	EXISTING EASEMENT LINE
	EXISTING/PROPOSED SETBACK LINE
	PROPOSED CONTOUR MAJOR LINE
	PROPOSED CONTOUR MINOR LINE
	EXISTING/PROPOSED GAS LINE
	EXISTING/PROPOSED SANITARY SEWER LINE
	EXISTING/PROPOSED STORM DRAIN SYSTEM
	EXISTING/PROPOSED WATER LINE
	PROPOSED WATER VALVES
	PROPOSED SANITARY SERVICE DRAIN
	PROPOSED GUARDRAIL
	EXISTING WETLAND
	WETLAND BUFFER
	EXISTING TREE CANOPY



PLANT SCHEDULE				
<u>PALM TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
	4	SABAL PALMETTO CABBAGE PALMETTO	#25	15'-0" OC
	12	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	#25	AS SHOWN
<u>YARD TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
	9	QUERCUS RUBRA RED OAK FULL, WELL-FORMED	2.5" CAL.	AS SHOWN
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
	0	CEPHALANTHUS OCCIDENTALIS BUTTONBUSH	3 GAL.	5'
	8	ILEX X 'EMILY BRUNER' EMILY BRUNER HOLLY	8' HT	8'-0" OC
	0	MYRICA CERIFERA 'DON'S DWARF' DON'S DWARF WAX MYRTLE	3 GAL.	3'-0" OC
	0	NERIUM OLEANDER 'DWARF' DWARF OLEANDER	3 GAL.	3'-0" OC
	0	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES' DWARF PODOCARPUS	3 GAL.	3'-0" OC
<u>GRASSES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
	25	CALAMAGROSTIS CINNOIDES REED GRASS	1 GAL.	2'-0" OC
	0	MUHLENBERGIA CAPILLARIS 'WHITE' WHITE MUHLY GRASS	3 GAL.	3'-0" OC
<u>VINE/ESPALIER</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
	9	TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE	3 GAL.	1'-6"
<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>
	668	SEASONAL ANNUALS	4" FLAT	8" O.C.
	53	TRADESCANTIA VIRGINIANA VIRGINIA SPIDERWORT	1 GAL.	3'-0" OC

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC. AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, ASPHALT OR CONCRETE, ARE TO BE PLACED ACCORDING TO STANDARDS OF THE NC DEPARTMENT OF TRANSPORTATION AND CMU SPECIFICATIONS.
- THREE (3) WORKING DAYS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: SOUTH CAROLINA UTILITIES PROTECTION SERVICE (SCUITS) AT 811 OR 800-633-6849 OR WWW.SC811.ORG AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF SOUTH CAROLINA UTILITIES PROTECTION SERVICE

THREE (3) WORKING DAYS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: SOUTH CAROLINA UTILITIES PROTECTION SERVICE (SC811) AT 811 OR 800-632-4949 OR WWW.SC811.ORG AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF SOUTH CAROLINA UTILITIES PROTECTION SERVICE.

[illegible]

WATERSIDE

MERITAGE HOMES

PLANTING PLAN

ISSUE: REVIEW SET	
DATE: 08/12/2022	
JOB NO.:	761247-01
DESIGN:	SAF
DRAWN:	SAF / HI
CHECKED:	AH
SHEET NO. L2.0	

6A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-27: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating Waterside entry monument sign and landscaping.

History

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 UPS Facility.

Proposed Changes

The applicant has submitted a proposed sign package for the Waterside neighborhood including elevations, details, and plan views of the planned monument sign. The proposed sign elements include a brick column with stone cap, seven-foot-tall aluminum powder-coated blue sculptural elements, low stone wall with cap, reverse-lit channel lettering, and wire mesh lattice living wall. The attached proposal includes the proposed exhibits for your review.

Staff Review

Planning & Development, Planning Division

The Planning Division has reviewed the proposed amendment and only suggests that a native species of climbing vine be used in lieu of the proposed Ivy.

Planning & Development, Zoning Division

The Zoning Administrator has no issue with the proposed amendment.

Public Works

The Public Works Department has no issue with the proposed amendment.

Public Safety

The Fire Marshal has no issue with the proposed amendment.

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 December 5, 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 [Z-22-27] as submitted.
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Parkway Group PDD [Z-22-27] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on October 14, 2022
FILE NUMBER:	Z-22-27
Complete Submittal Date:	October 14, 2022



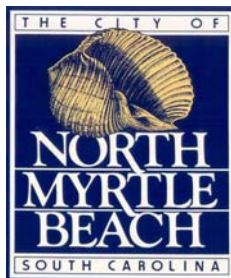
Notice Published:	October 27, 2022
Planning Commission:	November 15, 2022
First Reading:	December 5, 2022
Second Reading:	January 2, 2023

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: October 13, 2022	Property PIN(S): 389-00-00-0233
Property Owner(s): Meritage Homes of the Carolinas, LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Henry Road, Waterside Development	Project Contact: Eric Lalone
Contact Phone Number: 17044889757	Contact Email Address: eric.lalone@cesoinc.com
PDD Name: Waterside Phase 1	Total Area of Property: 96.18 Acres
Proposed Amendment: Addition of a monument entry sign and landscaping relative to the sign.	
RECORDED COVENANT INFORMATION	
I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).	
Applicant's E-signature: <u>Eric Lalone</u>	
This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.	

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



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 10/13/22

Nature of Approval Requested: PDD Amendment

Property PIN(s): 38900000236

Property Address/Location: Water Tower Rd

Veronica Perez

CESO

I, _____, hereby authorize _____

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

DocuSigned by:

Veronica Perez

8880699620F14A6...

Signature

Signature

Registered Agent of Corporation

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.