
1 **2018-04 (2nd READING): ORDINANCE TO AMEND THE ARBOR GLEN PLANNED**
2 **UNIT DEVELOPMENT ORDINANCE TO INCLUDE A NEW EXHIBIT 8 (SIGNAGE) &**
3 **ADD DETAILS FOR THE VEGETATED BERM & FENCE REQUIRED ALONG PUD**
4 **BOUNDARIES.**

5 **Applicant/Purpose:** DR Horton (G3 Engineering, agents) /to add signage regulations & berm
6 design details to the Arbor Glen PUD

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8 **Brief:**

- 9 • Arbor Glen PUD is a residential PUD created in 2016 involving approximately 152 acres
10 of land in the city limits.
- 11 • Homebuilder DR Horton has purchased a large portion of the development & seeks to
12 brand the new neighborhood accordingly.
- 13 • The amendment would create a new Exhibit (#8) dedicated to signage & add language
14 to Section 10.1 of the PUD text.
- 15 • Buffer & fence requirements are proposed as previously promised by the applicant's
16 representative.
- 17 • Proposed textual changes involve additional descriptions in Section 8.2 (Landscape &
18 Buffering) & a reference to new exhibits.
- 19 • 12/5/17: Planning Commission recommends approval (6-0) w/appropriate
20 encroachment review.
- 21 • **No changes since 1st reading**

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23 **Issues:**

- 24 • Many of the signs proposed are located in future public rights-of-way.
- 25 • The applicant will go through the encroachment process in January to ensure that the
26 hold harmless agreements are in place to accommodate the sign structures.
- 27 • The sign tower proposed for the traffic circle has no precedent in the city.

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29 **Public Notification:**

- 30 • Planning Commission Notice: Legal ad ran; 2 property owners notified.
- 31 • City Council Meeting Notice: Normal Notice.

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33 **Alternatives:**

- 34 • Modify the request.
- 35 • Deny the proposed ordinance.

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37 **Manager's Recommendation:** I

- 38 • I recommend 1st reading (1/23/18).
- 39 • I recommend approval (2/13/18).

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41 **Attachment(s):** Proposed ordinance, staff report & application.

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

ORDINANCE TO AMEND THE ARBOR
GLEN PLANNED UNIT
DEVELOPMENT ORDINANCE TO
INCLUDE A NEW EXHIBIT 8
(SIGNAGE) AND ADD DETAILS FOR
THE VEGETATED BERM AND FENCE
REQUIRED ALONG PUD
BOUNDARIES

IT IS HEREBY ORDAINED that Ordinance 2016-076, Arbor Glen Planned Unit Development, is amended as follows:

Section 8 - Tree Protection/Landscape Buffering/Open Space Requirement

8.2 Landscape & Buffering:

- 1) A minimum twelve (12) foot wide buffer area shall be provided along the North, West, and South property boundary line of the PUD. The existing vegetated Myrtle Beach Air Force Base sewer outfall line buffer to remain on the East property boundary of the PUD, between existing homes and the PUD. A vegetated 6ft berm and 4ft fence will be constructed along the property boundary line off of Fred Nash Boulevard. A vegetated 6ft berm without a fence will be constructed off of Emory Rd. See Exhibit #2, and #6 A/B.

Section 10 - Signage Requirements

10.1 Signage standards and requirements for residential districts follow city regulations in Article 8 Section 805.A. with the exception of the signage/entry features allowed in the public rights-of-way and maintained via private maintenance and encroachment agreements. See Exhibit #8 (Signage) in its entirety.

IT IS FURTHER ORDAINED that Ordinance 2016-076, Arbor Glen Planned Unit Development, is amended by the following amended exhibits as attached to this ordinance:

- Exhibit A Conceptual Site Plan (becomes new Exhibit 2)
- Exhibit B Conceptual Open Space Plan (becomes new Exhibit 4)
- Exhibit C Landscape Buffer Plan (becomes new Exhibit 6.5)

IT IS FURTHER ORDAINED that Ordinance 2016-076, Arbor Glen Planned Unit Development, is amended by the addition of a new Exhibit 8 (Signage) consisting of the following new exhibits as attached to this ordinance:

- Exhibit A Entry Signage and Water Feature (becomes Exhibit 8.1)
- Exhibit B Entry Sign Detail (becomes Exhibit 8.2)
- Exhibit C Tower Perspective View (becomes Exhibit 8.3)
- Exhibit D Tower Plan View (becomes Exhibit 8.4)
- Exhibit E Floor & Roof Plans - Meridian Tower (becomes Exhibit 8.5)

1 Exhibit F Section & Elevation - Meridian Tower (becomes Exhibit 8.6)

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3 *(signage page follows)*

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5 This ordinance will take effect upon second reading.

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BRENDA BETHUNE, MAYOR

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12 ATTEST:

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JOAN GROVE, CITY CLERK

16

17 1st Reading:

18 2nd Reading: