

**REQUEST FOR CITY COUNCIL CONSIDERATION**

Meeting Date: May 3, 2021

Agenda Item: 7D	Prepared by: L. Suzanne Pritchard, PLA, AICP
Agenda Section: New Business: Ordinance. First Reading	Date: April 28, 2021
Subject: Barefoot Resort PDD and Barefoot Resort Villas Townhomes section of the Dye Estates [Z-21-7]	Division: Planning and Development

**Background:**

The Barefoot Resort Villas Townhomes section of the Dye Estates was approved by City Council on November 4, 2002. Only two of the originally approved buildings have been constructed.

**Proposed Changes:**

The applicant has submitted a revised site plan and elevations to complete the Barefoot Resort Villas Townhomes at the Dye Estates. The proposal reduces the density from 51 units to 47 units. The site plan has been revised to meet the current dead-end street standards for emergency access. Driveway lengths have been increased to provide a full parking space length between the garage and street edge.

The proposed two-story elevations use a similar color and material palette as the currently approved three-story elevations to create a harmonious community between the two building types. The materials include fiber cement siding with cedar shake and board and batten accents, architectural asphalt shingles, vinyl windows, and stone or brick accents on the ground floor. The traditional architectural details match the architectural styles used in the existing buildings. A proposed ordinance has been attached for council’s review.

**Planning Commission Action:**

The Planning Commission conducted a public hearing on April 20, 2021 and voted unanimously to approve the request. There were no public comments.

**Recommended Action:**

Approve the ordinance on first reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney

**Council Action:**

Motion By \_\_\_\_\_ 2<sup>nd</sup> 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 BAREFOOT RESORT PLANNED  
DEVELOPMENT DISTRICT (PDD) CONCERNING THE  
BAREFOOT RESORT VILLAS TOWNHOMES SECTION OF  
THE DYE ESTATES.**

**Section 1:**

That the Barefoot Resort Planned Development District be amended to include an updated plan and elevations for the Barefoot Resort Villas Townhomes section of the Dye Estates 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 \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
Mayor Marilyn Hatley

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

FIRST READING: 5-3-2021

SECOND READING: \_\_\_\_\_

\_\_\_\_\_  
City Attorney

REVIEWED:

ORDINANCE: 21-20

\_\_\_\_\_  
City Manager



ROSECLIFF



BETHANY

**Exhibit A**

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**DDC Engineers**  
 A BOLTON & MENK, INC. COMPANY  
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 Email: MyrtleBeach@bolton-menk.com  
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DATE	03/26/21			
SCALE	1" = 50'			
DESIGNED	SCH			
DRAWN	SCH			
CHECKED	SCH			
CLIENT PROJ. NO.	20075			
	NO.	DATE	REVISION DESCRIPTION	BY

NVR, INC  
 DYE ESTATES MULTI-FAMILY  
 NORTH MYRTLE BEACH, SOUTH CAROLINA

SITE PLAN

SHEET

1

**7C. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-7:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the Barefoot Resort Villas Townhomes section of the Dye Estates through changes to the master plan, building footprint, and building elevations.

**History**

The Barefoot Resort Villas Townhomes section of the Dye Estates was approved by City Council November 4, 2002. Only two of the originally approved buildings have been constructed.

**Proposed Changes**

The applicant has submitted a revised site plan and elevations to complete the Barefoot Resort Villas Townhomes at the Dye Estates. The proposal reduces the density from 51 units to 47 units.

**Staff Review**

*Planning & Development, Planning Division*

The Planning Division has no issues with the proposed amendment.

*Planning & Development, Zoning Division*

The Zoning Administrator has no issues with the proposed amendment.

*Public Works*

The Public Works Department has no issues with the proposed amendment and will examine the water, sewer, drainage, and solid waste details at the site-specific development plan level of review.

*Public Safety*

The Fire Marshal has no issues 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 May 3, 2021.

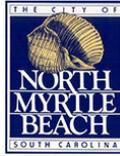
**Planning Commission Action**

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 Barefoot Resort PDD [Z-21-7] as submitted.  
  
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Robber’s Roost PDD [Z-21-7] as submitted.  
  
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	<b>3.22</b>
FEE PAID:	500 on March 26, 2021
FILE NUMBER:	Z-21-7
Complete Submittal Date:	March 26, 2021



Notice Published:	April 1, 2021
Planning Commission:	April 20, 2021
First Reading:	May 3, 2021
Second Reading:	May 17, 2021

**City of North Myrtle Beach, SC**

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

**GENERAL INFORMATION**

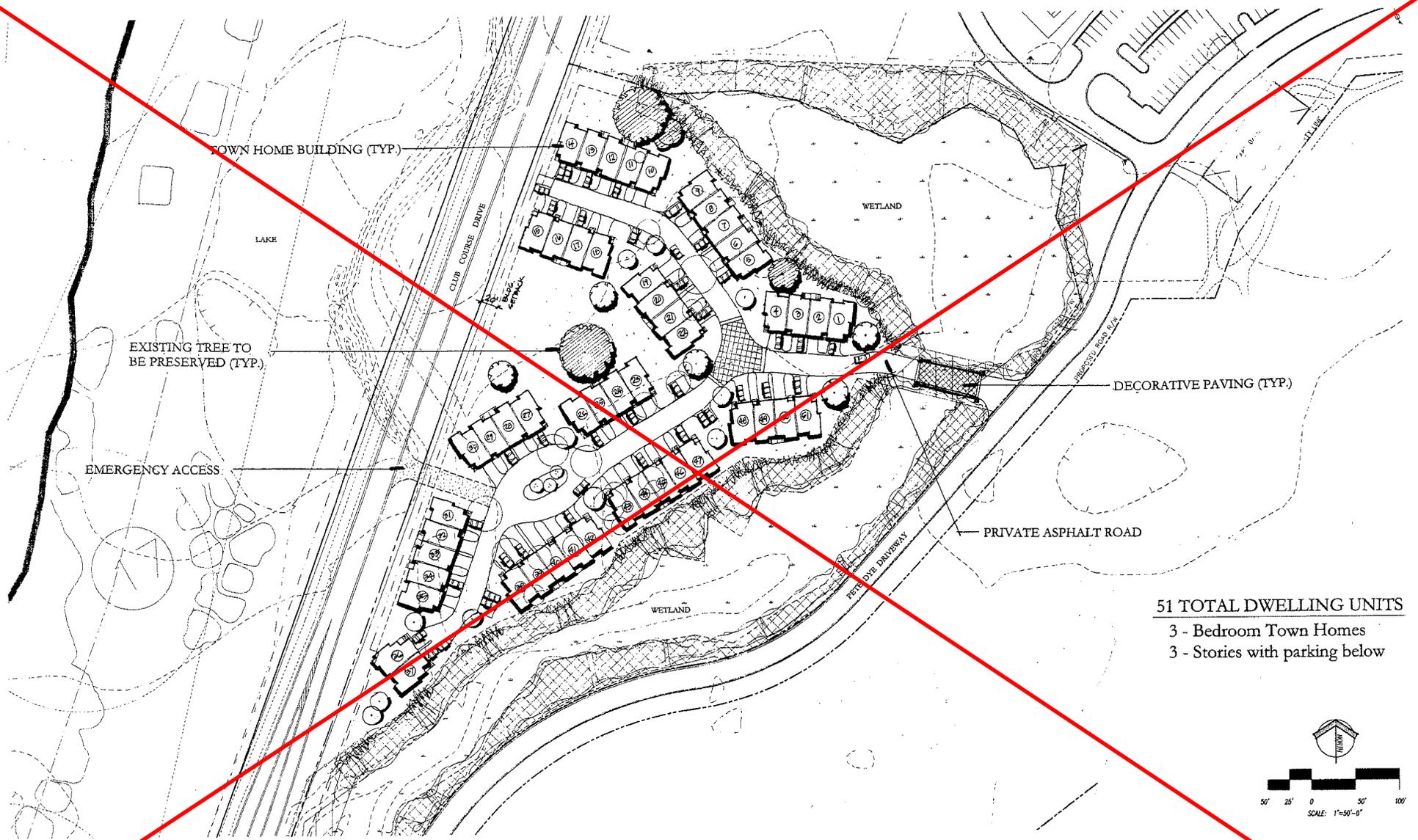
<b>Date of Request: March 26, 2021</b>	<b>Property PIN(S): 35809040001</b>
<b>Property Owner(s): DDC Engineers - Agent</b>	<b>Type of Zoning Map Amendment: Major PDD Amendment</b>
<b>Address or Location: 2557 Pete Dye Dr.</b>	<b>Project Contact: Patty Crawford</b>
<b>Contact Phone Number: 843-692-3200</b>	<b>Contact Email Address: Sean.Hoelscher@bolton-menk.com</b>
<b>PDD Name: Barefoot Resort</b>	<b>Total Area of Property: 5.1 Acres</b>
<b>Proposed Amendment: Amending the existing multi-family plan to accommodate new footprint and elevations</b>	

**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: true*

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.



TOWN HOME BUILDING (TYP.)

LAKE

EXISTING TREE TO BE PRESERVED (TYP.)

EMERGENCY ACCESS

CLUB COURSE DRIVE

WETLAND

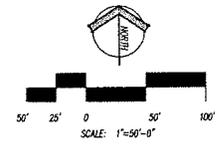
DECORATIVE PAVING (TYP.)

PRIVATE ASPHALT ROAD

WETLAND

51 TOTAL DWELLING UNITS

- 3 - Bedroom Town Homes
- 3 - Stories with parking below

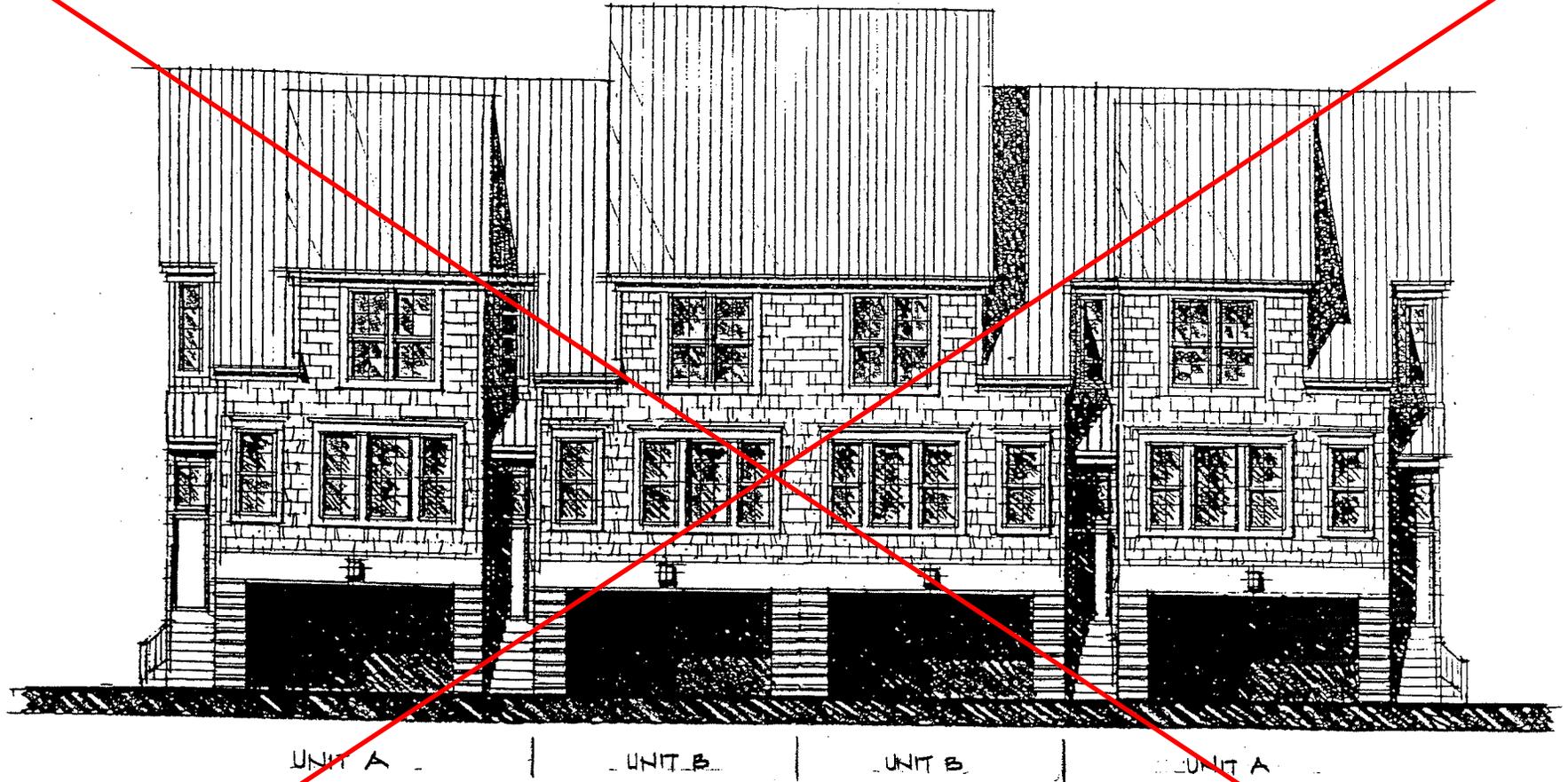


This plan is for illustrative purposes only, and is subject to change.  
 Date: 09.19.02  
 North Myrtle Beach, South Carolina

# BAREFOOT RESORT VILLAS

Conceptual Site Plan - C

**Existing Approved Plan**



Scale: 1/8" = 1'-0"



Townhome Concept  
Barefoot Res01

September 6, 20

**Existing Approved Elevations**