

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: May 17, 2021

Agenda Item: 6A	Prepared by: L. Suzanne Pritchard, PLA, AICP
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: May 12, 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. Addressing is not being revised because of the difficulty in changing existing addresses. The current addressing was created when the City's policy was to not provide addresses from driveways.

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 second 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 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:

City Attorney

REVIEWED:

City Manager

FIRST READING: 5-3-2021
SECOND READING: 5-17-2021

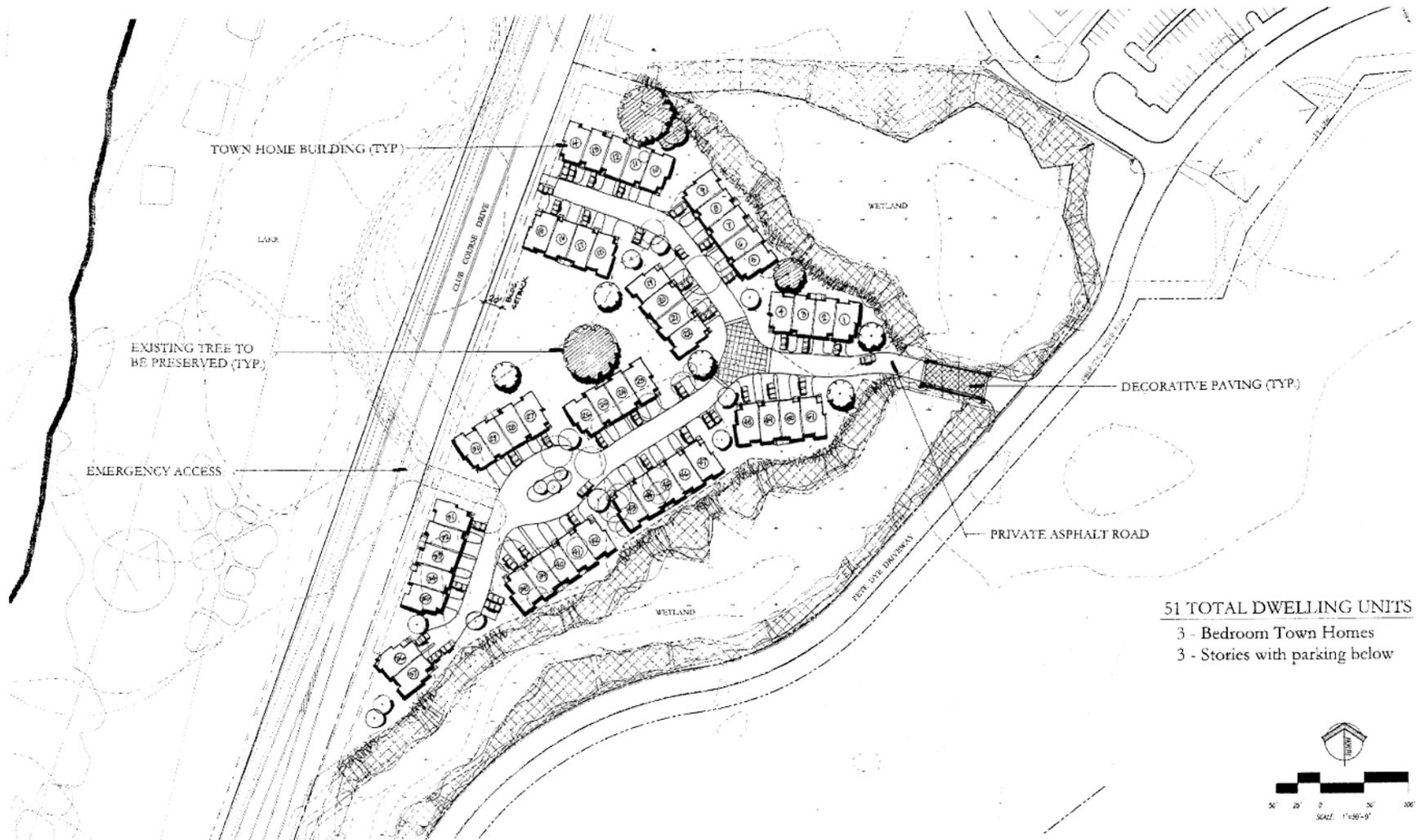
ORDINANCE: 21-20



Dye Estates MF-4
Barefoot Resort and Golf

North Myrtle Beach, SC
5/17/21

Exhibit A



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: 09-15-02
 North Myrtle Beach, South Carolina

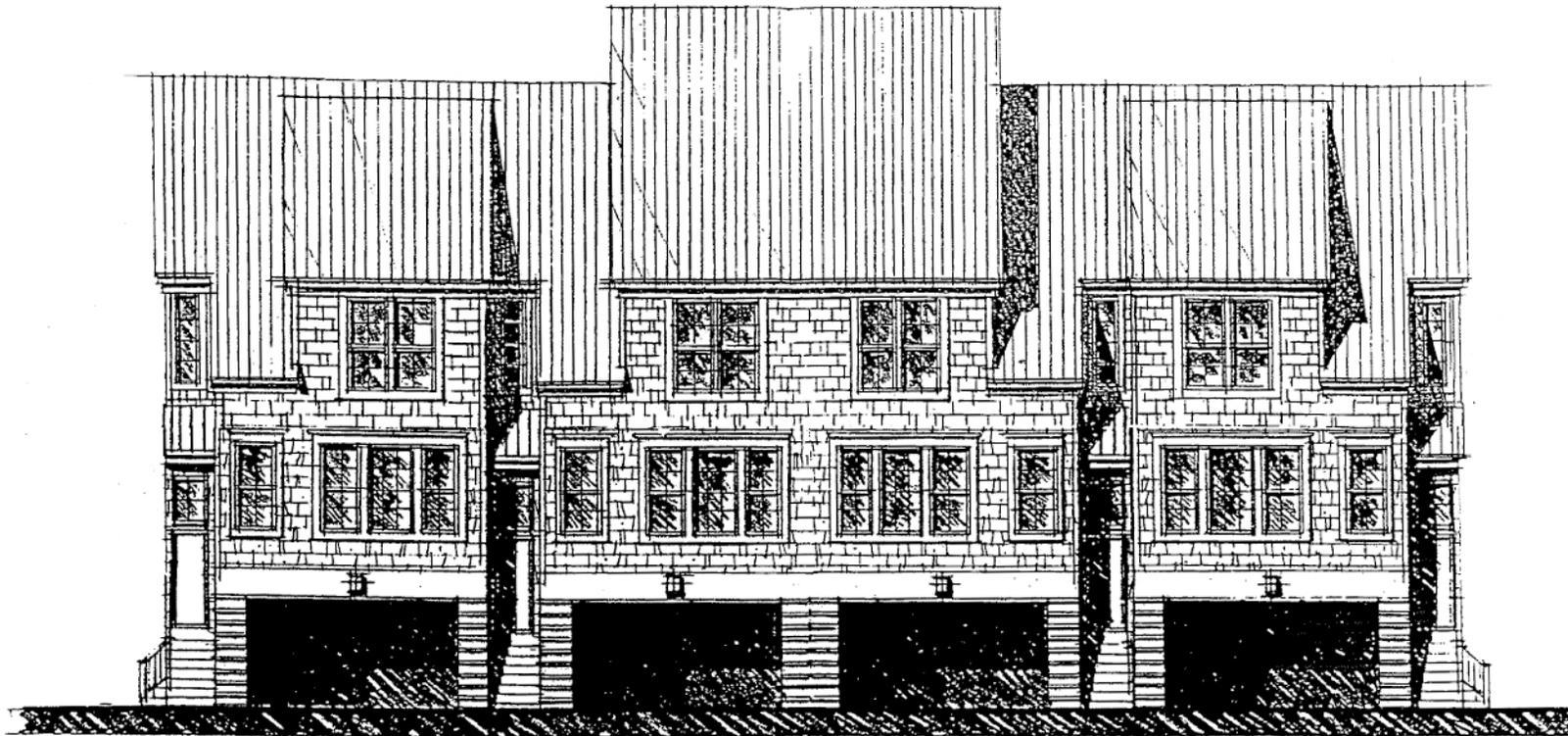
BAREFOOT RESORT VILLAS

Conceptual Site Plan - C



DYE ESTATES MULTI-FAMILY
2002 APPROVED PLAN

Existing



UNIT A

UNIT B

UNIT B

UNIT A

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



Townhome Concept
Barefoot Resort

September 6, 2002

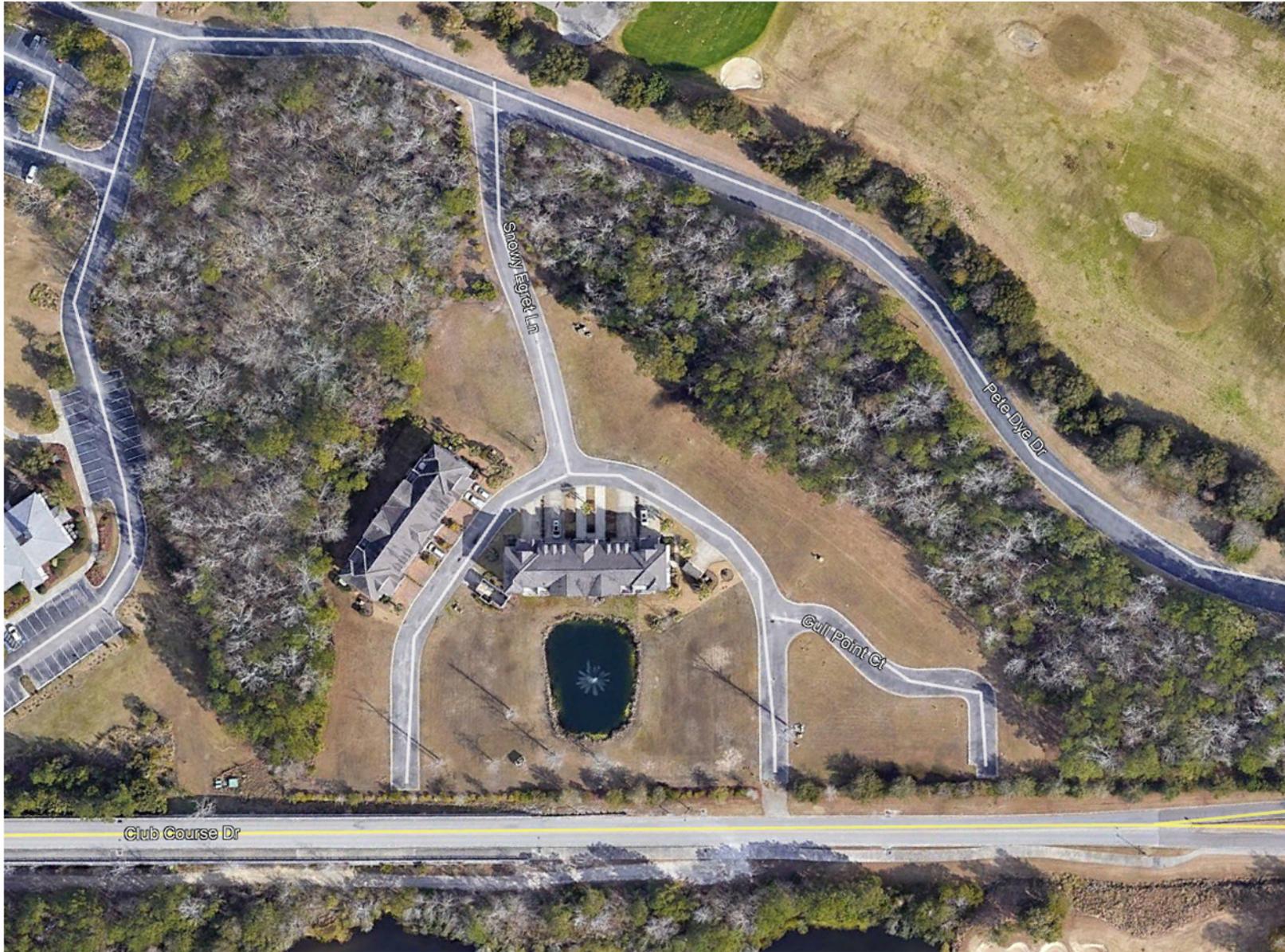


DDC Engineers
BOLTON & MENK, INC.

DYE ESTATES MULTI-FAMILY

2002 APPROVED ELEVATION

Existing



DDC Engineers
BOLTON & MENK, INC.

DYE ESTATES MULTI-FAMILY
EXISTING CONDITIONS

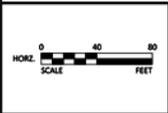
Existing



DYE ESTATES MULTI-FAMILY
EXISTING BLDG. 200 (LEFT) & BLDG. 500 (RIGHT)
Existing Elevations



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DDC Engineers
 A BOLTON & MENK, INC. COMPANY
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 MYRTLE BEACH, SOUTH CAROLINA 29577
 Phone: (843) 692-3200
 Email: Myrtlebeach@bolton-menk.com
www.bolton-menk.com

DATE	03/26/21		
SCALE	1" = 50'		
DESIGNED BY	SCH		
CHECKED BY	SCH		
DATE PLOTTED	2025		
NO.	DATE	REVISION DESCRIPTION	BY

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

SITE PLAN

SHEET
 1

L:\2021\Myrtle Beach Land Planning\Site Plans\DDC\04_17_2021\123121.PLA, ARCH L&S (Sheet) 0:20:00 2/28/2021

DDC Engineers
 BOLTON & MENK, INC.

DYE ESTATES MULTI-FAMILY
 REVISED 2002 APPROVED PLAN

Proposed



VINYL WINDOWS

CEDAR SHAKE SIDING

ARCHITECTURAL
ASPHALT SHINGLES

HARDIEPLANK SIDING

STONE OR BRICK ACCENTS

MONOSLAB FOUNDATION



DDC Engineers
BOLTON & MENK, INC.

DYE ESTATES MULTI-FAMILY
PROPOSED ROSECLIFF UNIT RENDERING

Proposed Units Ranging from 1,782 to 2,000 SF



DDC Engineers
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DYE ESTATES MULTI-FAMILY
CONSTRUCTED ROSECLIFF UNIT

Located in Royerford, PA



VINYL WINDOWS

CEDAR SHAKE SIDING

ARCHITECTURAL
ASPHALT SHINGLES

BOARD & BATTEN SIDING

MONOSLAB FOUNDATION

STONE OR BRICK ACCENTS

HARDIEPLANK SIDING



DDC Engineers
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DYE ESTATES MULTI-FAMILY
PROPOSED BETHANY UNIT RENDERING

Proposed Units Ranging from 2,032 to 2,100 SF



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DYE ESTATES MULTI-FAMILY
CONSTRUCTED BETHANY UNIT

Located in Wilmington, DE



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DYE ESTATES MULTI-FAMILY
COLOR PALATTE



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BOLTON & MENK, INC.

DYE ESTATES MULTI-FAMILY
STONE FACADE TO MATCH EXISTING UNITS



DDC Engineers
BOLTON & MENK, INC.

DYE ESTATES MULTI-FAMILY
EMERGENCY ACCESS GATE



May 7, 2021

Dye Townhomes HOA Members
North Myrtle Beach, SC

Dear Dye Townhome HOA Members,

I am writing to address some of the concerns that you have expressed about the new condominium buildings that will be established in the Dye Townhomes. Please know that you will continue to enjoy all of the benefits of maintenance and access to the common elements that you currently have subject to the Master Deed for the Dye Townhomes. You will continue to have the ability to apply for membership in The Dye Club, as will the homeowners in the new condominium buildings. There will be no material changes to community access and amenities. The construction of the new buildings as proposed is part of the evolution towards a fully developed community, a mutually desired outcome.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ronnie Parker, Jr.', is written over the typed name.

Ronnie Parker, Jr.
RS Parker Homes, LLC
Declarant, Dye Townhomes

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.

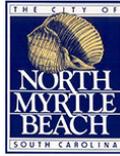
Alternative Motions

- 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:	3.22
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

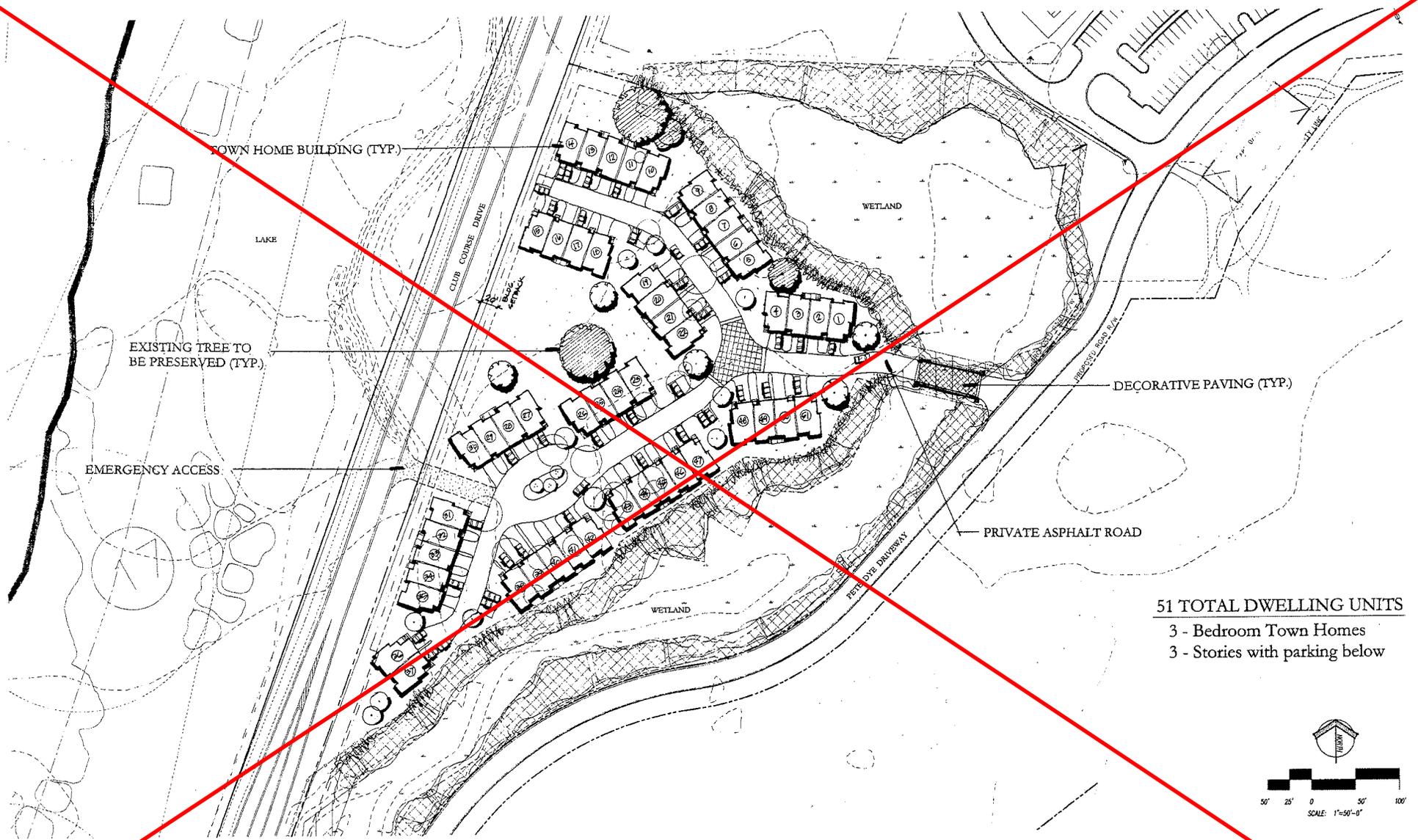
Date of Request: March 26, 2021	Property PIN(S): 35809040001
Property Owner(s): DDC Engineers - Agent	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: 2557 Pete Dye Dr.	Project Contact: Patty Crawford
Contact Phone Number: 843-692-3200	Contact Email Address: Sean.Hoelscher@bolton-menk.com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

RECORDED COVENANT INFORMATION

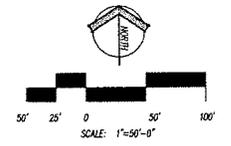
I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).

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.



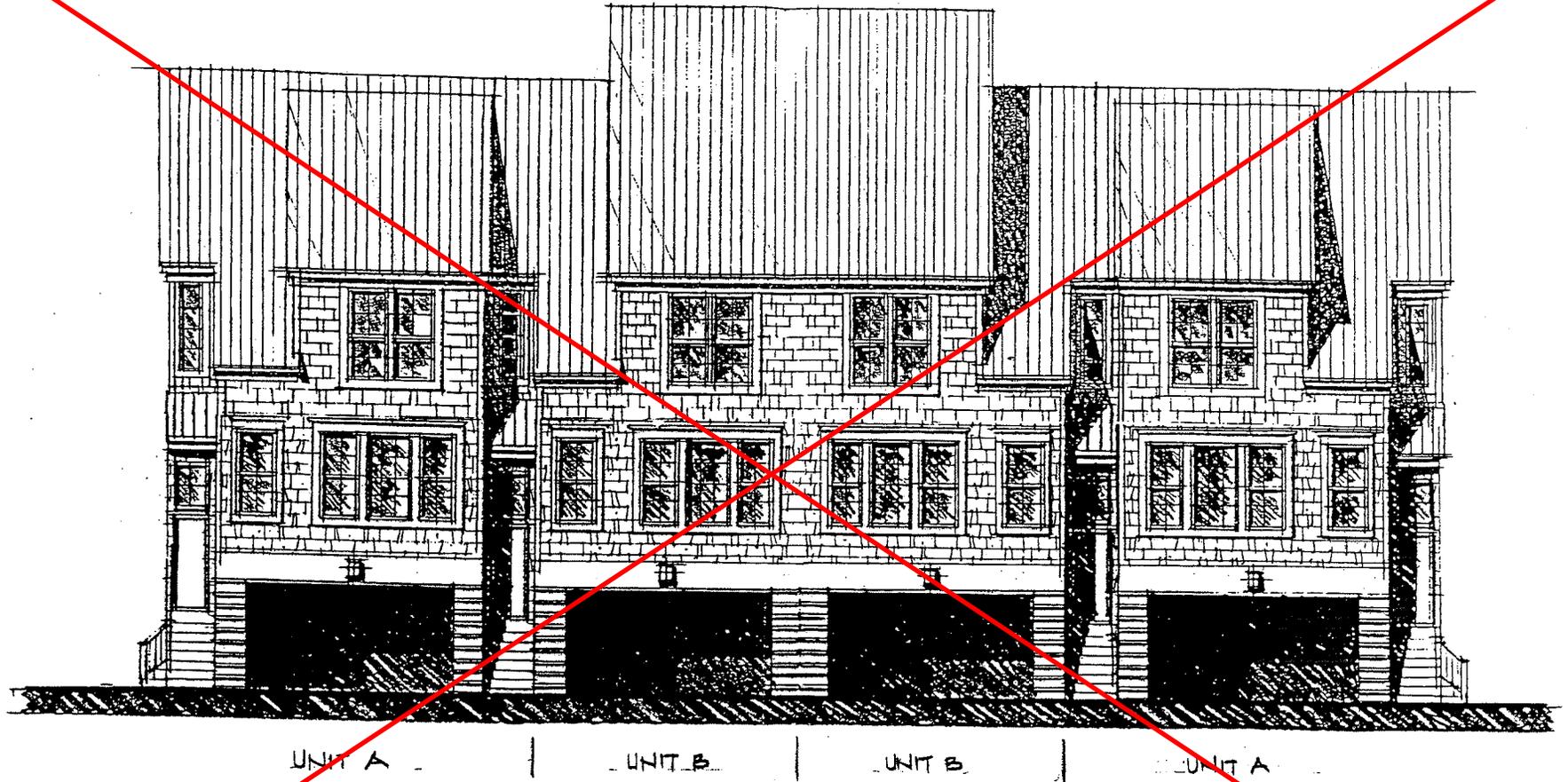
51 TOTAL DWELLING UNITS
 3 - Bedroom Town Homes
 3 - Stories with parking below



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



ROSECLIFF



BETHANY

Proposal

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www.bolton-menk.com

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