

## REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: September 20, 2021

Agenda Item: 7G	Prepared by: L. Suzanne Pritchard, PLA, AICP
Agenda Section: New Business: Ordinance. First Reading	Date: September 15, 2021
Subject: Barefoot Resort PDD and Townhomes at Barefoot Resort [Z-21-15]	Division: Planning & Development

### **Background:**

The 4.76-acre parcel was originally planned to house up to 11 multi-family buildings with a total of 120 dwelling units. On June 2, 2014, City Council approved a major PDD amendment revising the parcel to site a 138-room Wyndham hotel and restaurant as well as a separate 20-unit multi-family building. City Council held a workshop on an earlier version of this proposal on July 14, 2021.

### **Proposed Changes:**

The applicant has submitted an amendment to the Barefoot Resort PDD revising the hotel/multi-family site into a 57-unit Townhome project through changes to the master plan, elevations, and narrative. The 57 townhomes will be built in 10 phases (1 phase per building) fronting an internally organized 40' right-of-way with sidewalk along one side. A four-foot-high hedge will separate the development from Barefoot Resort Bridge Road, and six guest parallel parking spaces are provided within the right-of-way.

Outstanding staff comments from the Planning Commission meeting include the following items; staff anticipates the first two minor tweaks to be addressed before second reading:

1. Provide lease documents from driving range outlining the drainage maintenance requirements.
2. Remove reference to "tandem" guest parking spaces from PDD document. These parking spaces are not counted by our Zoning Ordinance as they can be obstructed.
3. Provide typical landscape plan for the townhouse building and Barefoot Resort Bridge Road hedge, so all stakeholders can understand how the development will appear from this busy thoroughfare.



*Figure 1.* Excerpt from July 14, 2021, workshop proposal - Façade facing Barefoot Resort Bridge Road.

4. Significant changes have been made to the building façades facing Barefoot Resort Bridge Road since the July 14 workshop. The building elevations shown to City Council at the workshop indicated a traditional front façade with a long, shallow front porch that extended most of the width of the townhome with a more formal, front door entry (See *Figure 1*). The building elevation now facing Barefoot Resort is a rear elevation with larger leisure spaces for entertaining and gathering that are associated with more informal, private space (See *Figure 2*).



*Figure 2.* Excerpt from current proposal - Façade facing Barefoot Resort Bridge Road.

**Planning Commission Action:**

The Planning Commission conducted a public hearing on August 17 and voted unanimously to approve the request. Public comments brought up at the meeting included concern over losing a large hotel site and its effect on the City’s sports tourism, loss of accommodations tax revenue, concern on overcrowding at the Dye Estates pool, and worries that the project did not include enough on-site amenities.

**Recommended Action:**

Approve 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 \_\_\_\_\_ 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 TOWNHOMES AT BAREFOOT RESORT ON LOT 61-B OFF BAREFOOT RESORT BRIDGE ROAD.**

**Section 1:**

That the Barefoot Resort Planned Development District be amended to include updated plan, elevations, and narrative for the Townhomes at Barefoot Resort 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: \_\_\_\_\_

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

ORDINANCE: \_\_\_\_\_

**BAREFOOT RESORT & GOLF PLANNED DEVELOPMENT DISTRICT**

**THE TOWNHOMES AT BAREFOOT RESORT**

**PDD AMENDMENT**

**DEVELOPMENT REGULATIONS**

**August 9, 2021**

**INTRODUCTION**

The Townhomes at Barefoot Resort (the “***Project***”) is envisioned as residential enclave adjacent to the driving range and practice facilities for the Three (3) public play golf courses within Barefoot Resort & Golf Planned Development District, within the City of North Myrtle Beach, South Carolina (the “***City***”). This district is intended to include Fifty Seven (57) attached fee simple townhomes on One (1) separate parcel, identified as Horry County TMS/PIN No.: 155-00-01-125/390-04-01-0039, totaling approximately 4.76 acres, the boundary survey of which is included as **Exhibit “A”**, in an Exhibit Supplement submitted with this amendment, the parcel fronts on, Barefoot Resort Bridge Road, a Public Right-of-Way. The parcel is bounded by Barefoot Resort Bridge Road and a spoil basin for Reach 8 of the Atlantic Intracoastal Waterway which is operated as a golf practice facility.

**PROJECT DEVELOPER**

This parcel, being a small portion of the Barefoot Resort & Golf Planned Development District (“***PDD***”), is currently owned by Vermex Hotels LLC, a South Carolina limited liability company (“***Vermex***”), the proposed developer is Pulte Home Company, LLC, a Michigan limited liability company (“***Pulte***”), its successors and assigns being sometimes referred to as “***Developer***”. The Project is being built in up to Ten (10) separate sub-phases of a single phase of development, and marketing for sale as primary and second home residences.

**MASTER SITE PLAN AMENDMENT**

The most recent amendment to the Master Plan for the PDD indicated the area on which the Project is to be constructed as a hotel, restaurant and condominium building, and the original PDD Master Plan indicated the area as a golf practice facility. The amendment to the Master Plan for the PDD, which is included as **Exhibit “B”**, in an Exhibit Supplement submitted with this Amendment and shall replace any prior plan, and shall be deemed the controlling plan for this portion of the Master Plan for the PDD, together with this narrative, unless and until further amended.

**PROJECT PHASING**

The Project is anticipated to be developed in Ten (10) separate sub-phases, each of such sub-phases consisting of a single building, and a total of Ten (10) separate buildings, the smallest of which

will include Four (4) subdivided attached fee simple townhomes, and the largest of which will include Six (6) subdivided attached fee simple townhomes. Sub-Phase 1 will consist of Four (4) subdivided attached fee simple townhomes. Sub-Phase 2 through Sub-Phase 10 will each consist of Six (6) subdivided attached fee simple townhomes. Sub-Phase 1 through Sub-Phase 10 may be constructed in any order, as the demand for occupancy occurs, and more than one Phase may be constructed simultaneously. The anticipated build-out schedule for the entire Project is Four (4) years, based upon One (1) Sub-Phase being constructed in the first year, and not less than One (1) additional Sub-Phase being constructed approximately every Six (6) months thereafter, although the actual build-out schedule may be accelerated based upon demand. The Phasing Plan for the Project is included as **Exhibit “C”**, in an Exhibit Supplement submitted with this Amendment.

The Project will include a Forty (40’) foot Public Right-of-Way, with a Twelve (12) foot travel line in each direction, One and One-Half (1.5’) Feet on each side of the travel lane for curb and gutter, and an additional variable width on each side of the travel lane for utilities, sidewalks and other facilities servicing the residents of the Project as shown on **Exhibit “B”** and **Exhibit “D”**. The Public Right-of-Way will be constructed in a single phase. A Cross Section of the Public Right-of-Way is included as **Exhibit “D”**, in an Exhibit Supplement submitted with this Amendment. The street design of the Public Right-of-Way is not consistent with the Development Standards of the City, but is consistent with the PDD.

### **DEVELOPMENT DESCRIPTION**

The location of the Project is prominent as it fronts on Barefoot Resort Bridge Road, and it is both near the entrance to and abuts the golf practice facility. In an effort to protect the privacy of the residents of the Project, and to avoid direct exposure to homes fronting on Barefoot Resort Bridge Road, an opaque landscape hedge of not less than Four (4) feet in height, will be installed along the boundary of Barefoot Resort Bridge Road, in order to provide adequate screening at maturity.

Architecturally the Project borrows heavily from regional influences of South Carolina’s Low Country, which is consistent with the PDD, while also incorporating materials that are suitable for and durable enough to withstand the demands of commercial activity. The Public Right-of-Way concept of the Project, is visually appealing, and serves the residents of the Project while maintaining privacy and discouraging through traffic from visitors traveling along Barefoot Resort Bridge Road. Because the Public Right-of-Way is a interior roadway, residents may back into the Public Right-of-Way from their homes, which would not be allowed on a higher traffic arterial roadway.

A sidewalk will be located within the Public Right-of-Way, in order to separate vehicular and pedestrian traffic. The internal sidewalk will connect to the sidewalk along Barefoot Resort Bridge Road to enhance the effectiveness of the landscaping and berm.

Street trees and street lighting will alternate along the Public Right-of-Way, with street trees occurring every other Lot, on opposite sides of the Public Right-of-Way. Street lighting will also alternate, the spacing of which shall be in accordance with the development regulations of the City.

The Public Right-of-Way will be dedicated to and owned and maintained by the City, following development and conveyance by the Developer. Public components of the Public Right-of-Way, including water and sewer distribution lines, will also be dedicated to the City, while private components, such as pavers, landscaping and other improvements which would not be maintained by the City, will be maintained by the homeowner’s association for the Project pursuant to a separate encroachment agreement with the City.

Each Townhome will provide its own parking. Required parking will be located not less than Nineteen (19’) feet from the edge of sidewalks within the Public Right-of-Way. Six (6) parking spaces will be located within the common areas outside of the boundary of any particular Townhome. U.S Postal Service will be provided to residents of the Project in accordance with the requirements of the U. S. Postal Service, although the Developer anticipates mailboxes will be located in more than one location within the Project, each location servicing multiple residents. City services for trash and refuse will be provided with roll-out trashcans. The Public Right-of-Way will provide adequate width and turning capacity to allow the City to provide such services to the residents of the Project. The smallest lot within the Project will consist of not less than Two Thousand Five Hundred (2,500) square feet. The parking table for the project is provided below.

**PARKING TABLE**

Total Number of Lots	57
Parking Required at 2 Spaces Per Unit	114
Parking Provided (2 Driveway)	114
Additional Off-Site Guest Parking Provided	6
Tandem On-Site Guest Parking Provided	57
<b>TOTAL PARKING SPACES PROVIDED</b>	<b>177</b>

**INFRASTRUCTURE AND COMMON SPACES**

Storm drainage will incorporate both underground and above ground drainage systems with an outfall into the existing detention pond outside the boundary of the Project on the Southwest side of the Project, with surface drainage on the remaining portion of the Project being directed to the existing storm drainage facilities within the driving range/spoil basin. Electrical services, cable television, internet and telephone services will be installed underground. These facilities will be maintained by the property owner(s) and the utility companies providing services. Water and Sewer facilities will be dedicated to the City. Landscaping, lighting and pavers, whether within the Public Right-of-Way or within the common areas of the Project, will be maintained by the property owner(s), in keeping with design and maintenance standards established by the Developer, and together with any private roadways, parking areas, walkways, open spaces, common areas, buildings and other features of the Project.

The Developer, prior to conveyance of any portion of the Project, will provide for the maintenance and control of the Project, including any roadways, pathways, driveways, open spaces, common areas, parking areas and common walls by restrictive covenants recorded in the public records of Horry County, South Carolina and applicable to the Project. In addition, the Developer may

establish rules and regulations from time to time, governing the residents occupying the buildings within the Project, which would be comparable to rules and regulations established in other high quality townhome communities within the City.

**RECREATIONAL AMENITIES**

The Project is both located and designed to take advantage of the existing golf facilities, and to provide a golf experience for the potential home purchaser. In much the same manner as the previously approved hotel, restaurant and condominium project, the Project is anticipated to attract golf enthusiasts, both as owners and visitors. To that end, each home will include a golf membership providing golf and amenity privileges for residents and guests at both the Three (3) public golf courses, as well as the private Dye Club facilities, which include a swimming pool, spa and dining options.

**DIMENSIONAL STANDARDS**

The following dimensional standards will apply to the Project:

**RESIDENTIAL USES AND DEVELOPMENT REGULATIONS**

<b>Proposed Use</b>	<b>Minimum Site Area</b>	<b>Front</b>	<b>Setbacks Side</b>	<b>Rear</b>	<b>Max Height</b>	<b>Imp. Surface Ratio</b>	<b>Min. Lot Width</b>	<b>Minimum Bldg. Separation</b>
Single Family Medium Density	1,800 SF	15’*	0’	10’	35’	N/A	20’	20’ Minimum Building Setback from Side Property Line is 10’

\*All required parking shall be located not less than Nineteen (19’) feet from the Public Right-of-Way or any sidewalk located within any easement adjoining the Private Right-of-Way, whichever is closer to the building located on the Lot. Privacy walls are allowed within the setbacks.

**BUILDING MATERIALS AND LANDSCAPE MATERIALS**

The Developer has chosen both building materials and landscape materials intended to reinforce the South Carolina Lowcountry image of the Project, while being highly compatible with both pedestrian and vehicular traffic, as well as being sustainable in light of periodically intense use. The Building Materials List is included as **Exhibit “E”**, in an Exhibit Supplement submitted with this Amendment, together with the Building Elevations and a palette of acceptable colors for walls, included as **Exhibit “G”**, in the same Exhibit Supplement. The Landscape Materials List is included as **Exhibit “F”**, in the Exhibit Supplement submitted with this Amendment.

**DIRECTIONAL SIGNAGE AND LIGHTING**

Directional signage will be consistent, in both its material, coloring and numbering schemes. The size, location and content will consistent with the signage ordinances of the City, with representative depictions of the Project signage, including building signage, directional signage and monument signage included as Exhibit “H”, in an Exhibit Supplement submitted with this Amendment. Lighting will be in keeping with the existing lighting within the PDD, together with landscape lighting and signage lighting as depicted on Exhibit “I”, also including in an Exhibit Supplement submitted with this Amendment.

In addition, the Project will include Two (2) freestanding Monument signs, one on the northernmost entry to the Project, and one on the southernmost entry to the Project, each having signage on the front facing Barefoot Resort Bridge Road. Such monument signs shall be used only for the Project and not for other off-premises advertising. Each building shall be numbered for Emergency Services identification purposes, on the building side facing the Public Right-of-Way, and a number installed on each subdivided attached fee simple townhome facing the Public Right-of-Way also for Emergency Services purposes.

### **PUBLIC BENEFIT**

1. **Additional Amendments.** As a condition to the approval of the PDD, the City, the Landowner and the Developer have agreed that certain additional amendments to the Development Agreement, which include the following:

- A. Landowner and Developer specifically covenant and agree not to subject the Subject Property to a conservation easement or other restrictive covenant, whereby any portion of the Subject Property shown on the approved Master Plan included in the PDD is restricted for future development of such portion of the Subject Property, the same shall also constitute a default hereunder, provided that, for purposes of this Agreement any conveyance to any homeowners association having jurisdiction over any portion of the Subject Property shall not be deemed such an easement or restriction, and shall not constitute a default.
  
- B. The City and the Landowner that, in lieu of the conveyance of any portion of the Subject Property by the Landowner to the City, the Landowner and the City agree instead to a fee-in-lieu of conveyance, providing the funds necessary to allow the City to expand its existing parks (the “**Park Enhancement Fee**”). The Park Enhancement Fee shall be in an amount equal to the greater of (i) Two Hundred and No/100 (\$200.00) Dollars for each separate residential unit constructed on the Subject Property in accordance with the Master Plan; or (ii) Eleven Thousand and No/100 (\$11,000.00) Dollars in the aggregate, in the event the number of separate residential units constructed on the Subject Property in accordance with the approved Master Plan is less than Fifty Five (55), in total. The Park Enhancement Fee shall be due and payable at the time of the issuance of a building permit for such residential unit constructed on the Subject Property. The imposition of the Park Enhancement Fee applicable to the Subject Property shall thereafter apply only to the Subject Property, and not to any other portion of the Land, and shall constitute a portion of the public benefit negotiated by the Landowner, the Developer and the City as a part of the PDD Amendment.

- C. The City and the Landowner further acknowledge that the conversion of the Subject Property from commercial space to residential units will increase the demand for beach access and services to be provided by the City, including, but not limited to beach access parking. In lieu of the Landowner being required to make provisions for beach access parking for the residents of the Subject Property, the Landowner, and Developer, if Developer is successor in title to Landowner, agree to pay to the City, for such residential properties to be constructed on the Subject Property, a fee-in-lieu of providing beach access parking. Such fee-in-lieu shall be used by the City to expand its existing and future beach access parking (the “***Beach Access Parking Fee***”). The Park Enhancement Fee shall be in an amount equal to the greater of (i) One Thousand One Hundred and No/100 (\$1,100.00) Dollars for each separate residential unit constructed on the Subject Property, in accordance with the Master Plan; or (ii) Sixty Thousand Five Hundred and No/100 (\$60,500.00) Dollars in the aggregate, in the event the number of separate residential units constructed on the Subject Property in accordance with the approved Master Plan is less than Fifty Five (55) in total. The Beach Access Parking Fee shall be due and payable at the time of the issuance of a building permit for such residential unit constructed on the Subject Property. The imposition of the Beach Access Parking Fee applicable to the Subject Property shall thereafter apply only to the Subject Property, and not to any other portion of the Land, and shall constitute a portion of the public benefit negotiated by the Landowner, the Developer and the City as a part of the PDD Amendment.
- D. The City and a predecessor in title to Landowner entered into that certain instrument entitled “Minor Amendments to the Modification to Development Agreement dated August 1, 2003 and The Sewer and Water Extension Agreement dated August 2, 2003” (the “***Prior Amendment***”), which Prior Amendment provides, among other things for fees as follows: (a) Police/Fire Substation Fee in an amount equal to Four Hundred Fifty and No/100 (\$450.00) Dollars per Density Unit (the “***Fire Station Fee***”); (b) a Water Extension Fee in an amount equal to Five Hundred and No/100 (\$500.00) Dollars per Density Unit (the “***Water Extension Fee***”); and (c) a Sewer Extension Fee in an amount equal to One Hundred Seventy Five and No/100 (\$175.00) Dollars per Density Unit (the “***Sewer Extension Fee***”). Landowner and Developer acknowledge and agree that the Fire Station Fee, the Water Extension Fee and the Sewer Extension Fee are and shall remain applicable to the Subject Property, and that, for purposes of this PDD Amendment, Density Unit shall be deemed equivalent to the residential units otherwise described herein.

### **AMENDMENT AND ENFORCEMENT**

Upon final approval by the City, the Developer will cause this amendment to the PDD to be recorded in the public records of Horry County, South Carolina. Expansions of and further amendments to the Project shall be permitted only upon approval by the Zoning Administrator of the City and submittal of an appropriate minor or major planned development district, in accordance with the ordinance of the City.

**Exhibits:**                    **SEE SEPARATE EXHIBIT SUPPLEMENT, WHICH INCLUDES THE FOLLOWING EXHIBITS:**

<b>Exhibit “A”</b>	<b>Boundary Survey</b>
<b>Exhibit “B”</b>	<b>Site Plan (Utility Master Plan and Site Plan Exhibit)</b>
<b>Exhibit “C”</b>	<b>Development Phasing Plan</b>
<b>Exhibit “D”</b>	<b>Public Right-of-Way Cross Section</b>
<b>Exhibit “E”</b>	<b>Home Pattern Book (Materials Call-Outs and Elevations)</b>
<b>Exhibit “F”</b>	<b>Landscape Materials List</b>
<b>Exhibit “G”</b>	<b>Building Plans, Covered Porch Plans and Color Palette</b>
<b>Exhibit “H”</b>	<b>Representative Signage Photographs</b>
<b>Exhibit “I”</b>	<b>Typical Lighting Fixtures</b>



8/17/2021 11:17 AM  
P:21114 - PULTE - BAREFOOT TOWNSHIP DESIGN DRAWINGS EXHIBIT 1 OF 2 | 114.2021.08-4 OVERALL LAND PLAN LOT COUNT EXHIBIT.DWG



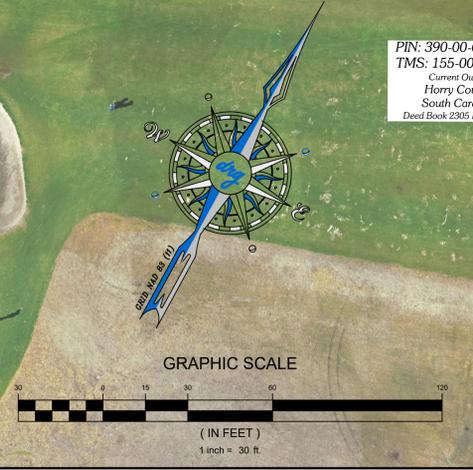
DEVELOPMENT RESOURCE GROUP, LLC  
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MYRTLE BEACH, SC 29577  
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**SITE DETAILS**

TOTAL SITE AREA = 4.76 ACRES  
 # OF MULTI - FAMILY LOTS = 57 RESIDENTIAL LOTS  
 DENSITY = 12 UNITS/ACRE

	= LOTS		= OPEN SPACE/ COMMON AREA
	= MULTI - FAMILY UNITS		= LANDSCAPE BUFFER
	= ROADWAY		= ROW
	= SIDEWALK		= DRIVEWAY



PIN: 390-00-00-0239  
TMS: 155-00-01-087  
Current Owner  
Horry County  
South Carolina  
D.B. 2305 Pg. 1265

PIN: 390-00-00-0239  
TMS: 155-00-01-087  
Current Owner  
Horry County  
South Carolina  
Deed Book 2305 Page 1265

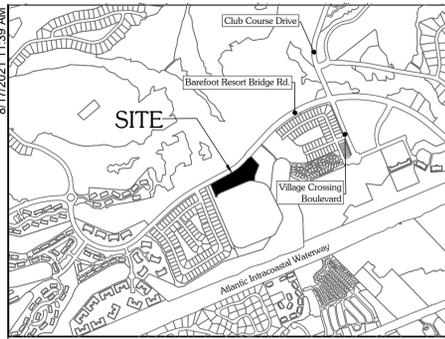
PIN: 390-04-02-0002  
TMS: 155-00-01-109  
Current Owner  
BRGC, LLC  
Deed Book 3331 Page 1351

OVERALL LAND PLAN EXHIBIT  
BAREFOOT TOWNS (PULTE)

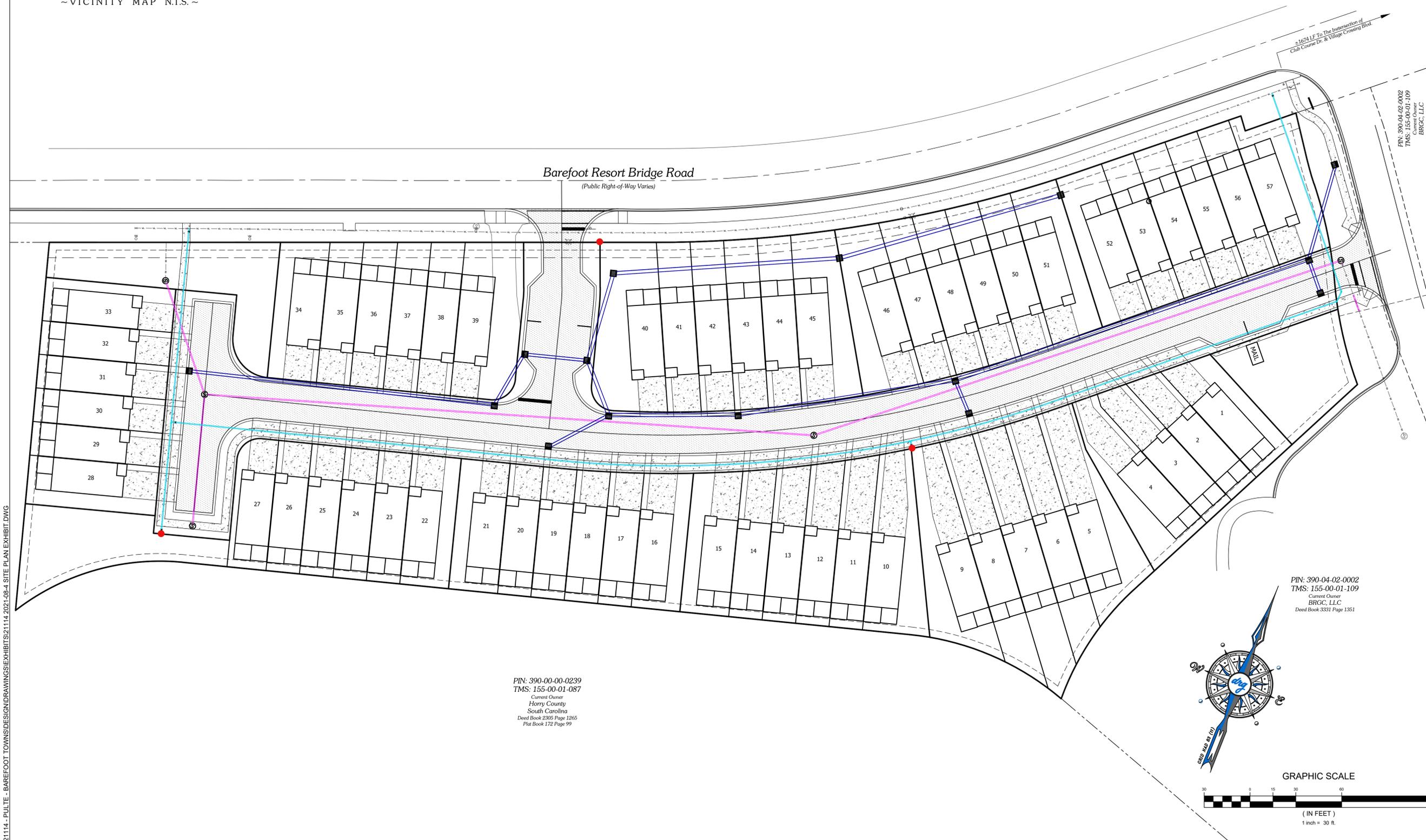
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CHECKED BY:	JCP
DATE:	8/17/2021
EXHIBIT NUMBER:	

OLP

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- HYDRANT
- WATER
- SEWER
- STORM

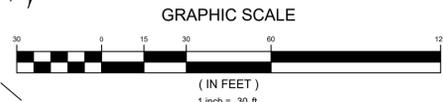


± 1674 LF To The Intersection of  
Club Course Dr. & Village Crossing Blvd.

PIN: 390-04-02-0002  
TMS: 155-00-01-109  
Current Owner  
BRCC, LLC  
Deed Book 3331 Page 1351

PIN: 390-00-00-0239  
TMS: 155-00-01-087  
Current Owner  
Horry County  
South Carolina  
Deed Book 2305 Page 1265  
Plat Book 172 Page 99

PIN: 390-04-02-0002  
TMS: 155-00-01-109  
Current Owner  
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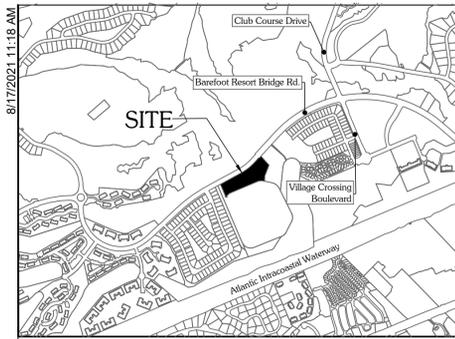
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UTILITY MASTER PLAN  
EXHIBIT  
BAREFOOT TOWNHOMES

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DRAWN BY:	JCP
CHECKED BY:	JCP
DATE:	8/17/2021
EXHIBIT NUMBER:	

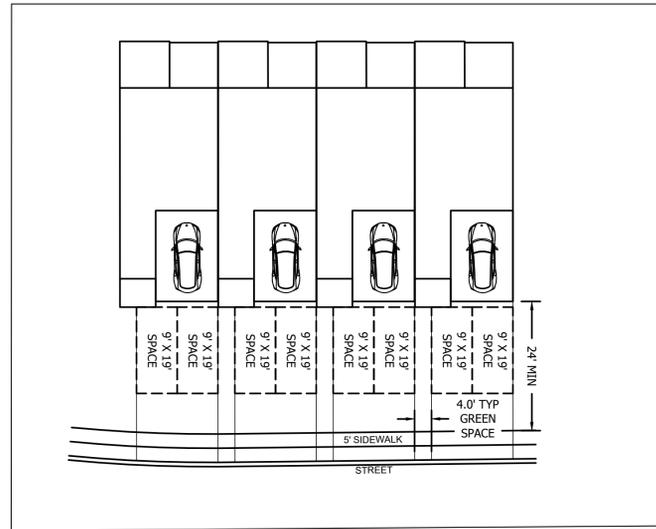
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~ VICINITY MAP N.T.S. ~

TOTAL - SUBDIVISION DATA		
TOTAL TRACT	4.76 acres	207,444.60 sf.
TOTAL RIGHT OF WAY	0.97 acres	42,253.00 sf.
TOTAL OPEN SPACE	0.35 acres	15,246.00 sf.
TOTAL PRIVATE LOTS	3.44 acres	149,846.00 sf.
TOTAL LINEAR FEET OF PRIVATE STREETS		
ROAD A	1,014.21 ft.	
ROAD B	121.82 ft.	
ROAD C	755.77 ft.	
ROAD D	136.62 ft.	
TOTAL # OF LOTS		
SMALLEST LOT (#29 thru 32)	57	1,875 sqft
LARGEST LOT (#40)	57	4,666 sqft
PARKING REQUIRED		
2 SPACES / UNIT	114	
PARKING PROVIDED		
2 DRIVEWAY SPACES/ UNIT	114	
1 GARAGE SPACE / UNIT	57	
6 ON STREET SPACES	6	
TOTAL ZONING CODE PARKING PROVIDED	120	



PARKING EXHIBIT

Barefoot Resort Bridge Road  
(Public Right-of-Way Varies)

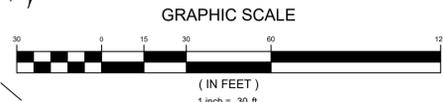


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TMS: 155-00-01-109  
Current Owner  
BRCC, LLC  
Deed Book 3331 Page 1351

PIN: 390-04-02-0002  
TMS: 155-00-01-109  
Current Owner  
BRCC, LLC  
Deed Book 3331 Page 1351

PIN: 390-00-00-0239  
TMS: 155-00-01-087  
Current Owner  
Horry County  
South Carolina  
Deed Book 2305 Page 1265  
Plat Book 172 Page 99

LEGEND	
○	IRON PIPE FOUND
●	IRON PIPE SET
C/A	COMMON AREA
G	GARAGE
S	SCREENED PORCH



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SITE PLAN EXHIBIT  
BAREFOOT TOWNHOMES

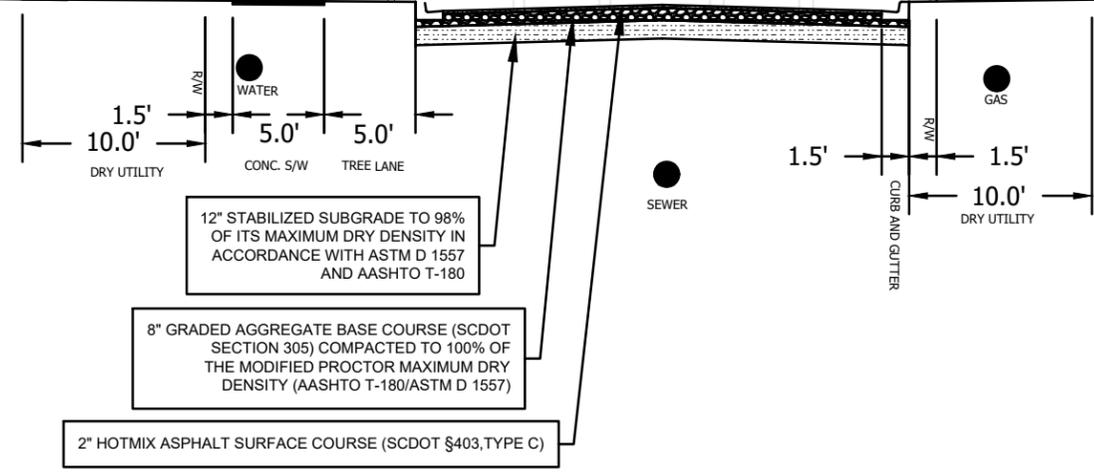
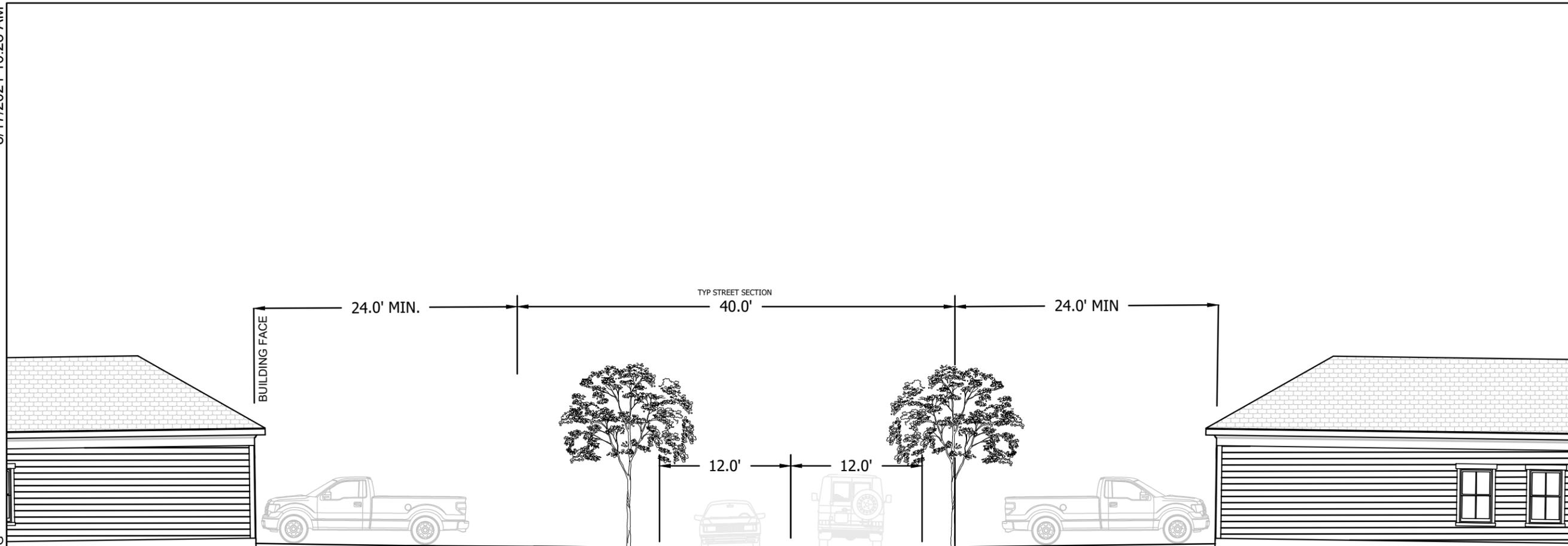
JOB NO:	21114
SCALE:	1" = 30'
DRAWN BY:	JCP
CHECKED BY:	JCP
DATE:	8/17/2021
EXHIBIT NUMBER:	

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8/17/2021 11:18 AM





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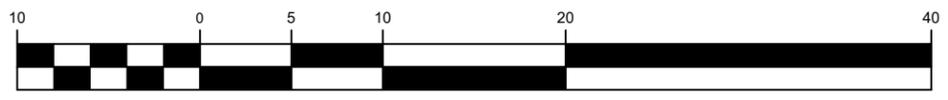


**BAREFOOT TOWNHOMES**  
**PUBLIC RIGHT-OF-WAY**  
**CROSS SECTION**

JOB NO: 21114  
 SCALE: 1"=10'  
 DRAWN BY: BJD  
 CHECKED BY: JCP  
 DATE: 8/17/21  
 EXHIBIT NUMBER:

**EX-D**

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 10 ft.



# Home Pattern Book

**Barefoot Townhomes PDD - Pulte Home Company LLC**

# Home Plans and Styles

The photographs and renderings presented in this book are representative of the size, type and style of homes to be built in Barefoot Townhomes. These images represent only a sample of the product portfolio; please see the Home Plan Supplement (included as a separate appendix) for all home plans and styles. As long as the builders home plans are within a similar architectural style, the plans are deemed approved.



## Material Diagram

# HOME PLANS AND STYLES



## **Landscape Materials List:**

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

### **1. Trees**

#### Large Trees

Southern Live Oak  
Wynstar Willow Oak  
Laurel Oak  
Shumard Oak  
White Oak  
Chinese Elm  
Chinese Chestnut  
D.D. Blanchard Southern Magnolia  
Nellie Stevens Holly  
Savannah Holly  
Sycamore

#### 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  
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**

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

### **5. Sod**

Bermudagrass  
Centipedegrass

PRODUCTION MANAGER	ACKLEY
CURRENT RELEASE DATE:	4
REV #	DATE / DESC
△	9-24-18
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE  
**MULTIFAM**

COMMUNITY NAME  
**SOUTHEAST AREA**

LAWSON COMMUNITY ID

GARAGE HANDING

SPECIFICATION LEVEL  
**P1, P2**

PLAN NAME  
**BYRN**

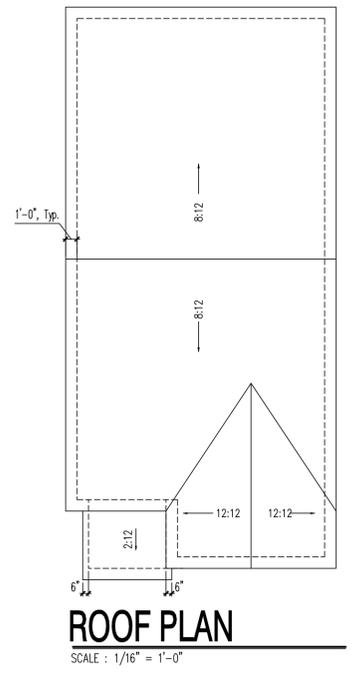
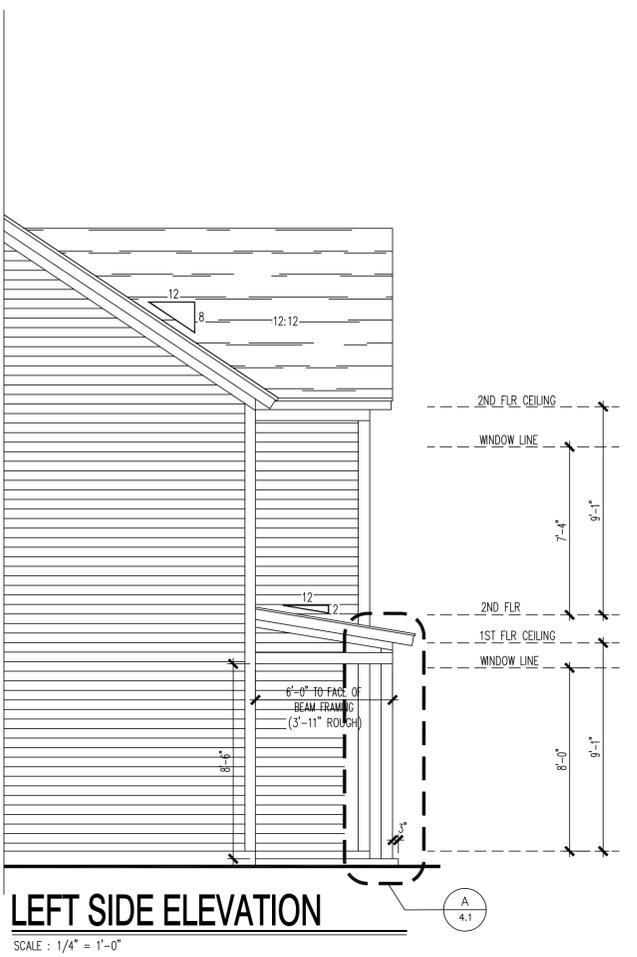
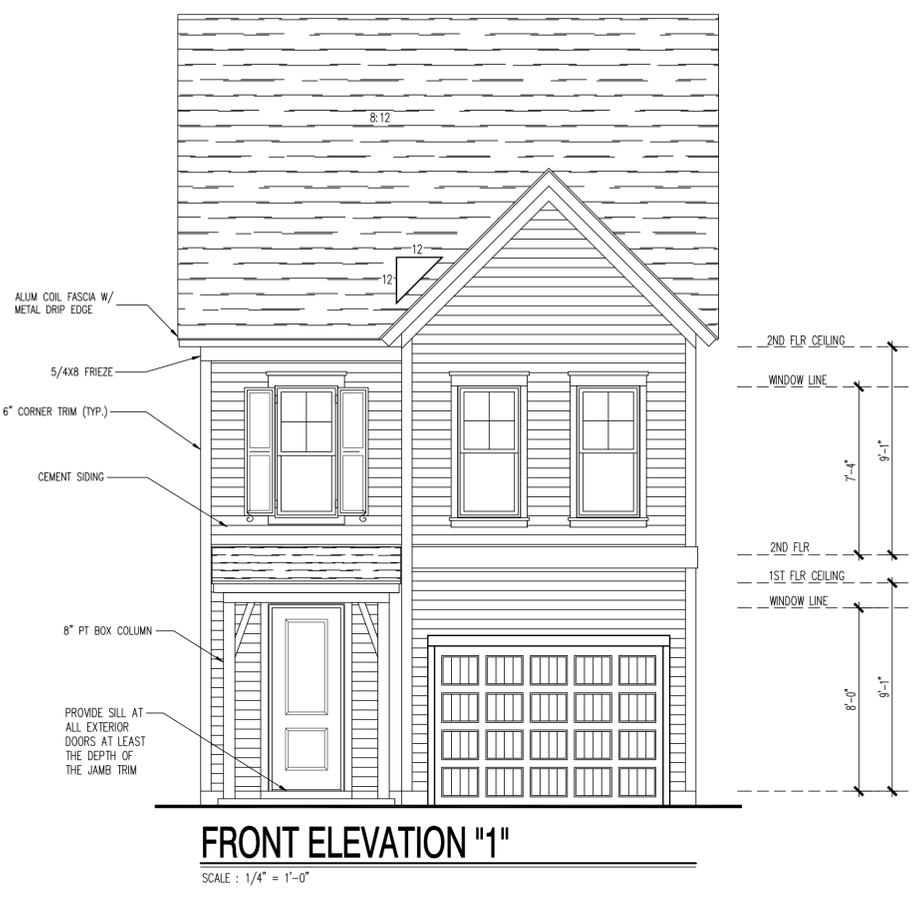
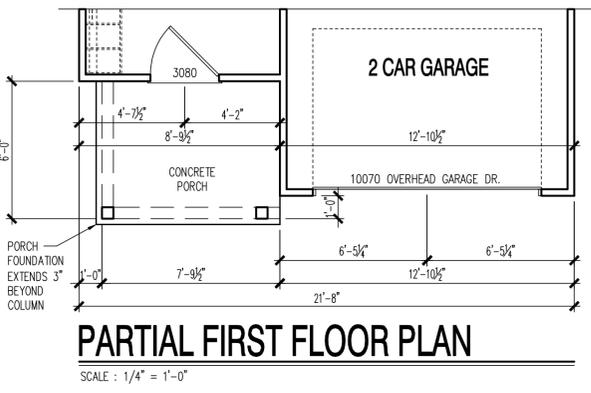
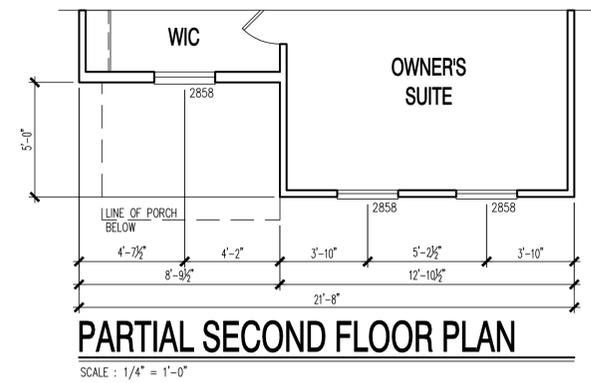
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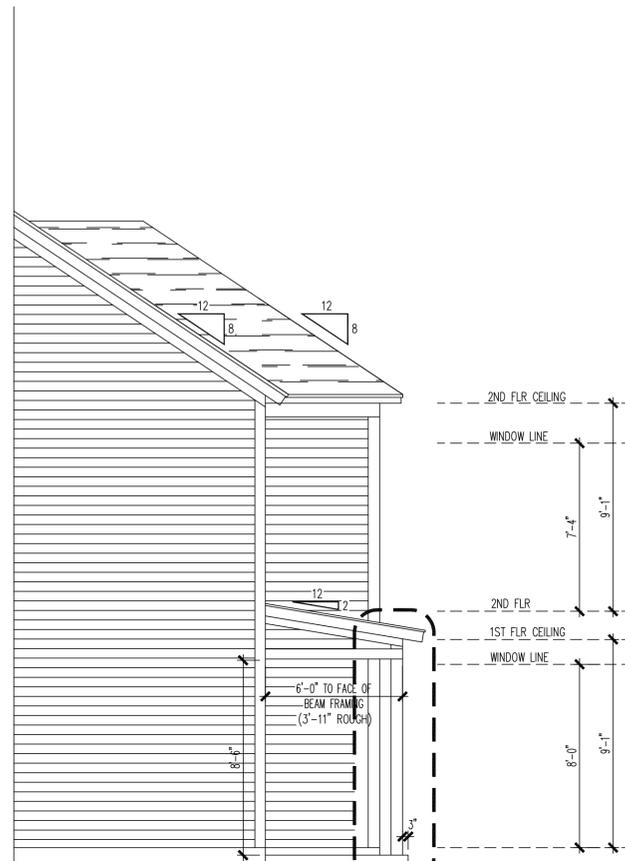
LAWSON PLAN ID

LEGACY PLAN NUMBER  
**same as cu**

SHEET  
**3.1**

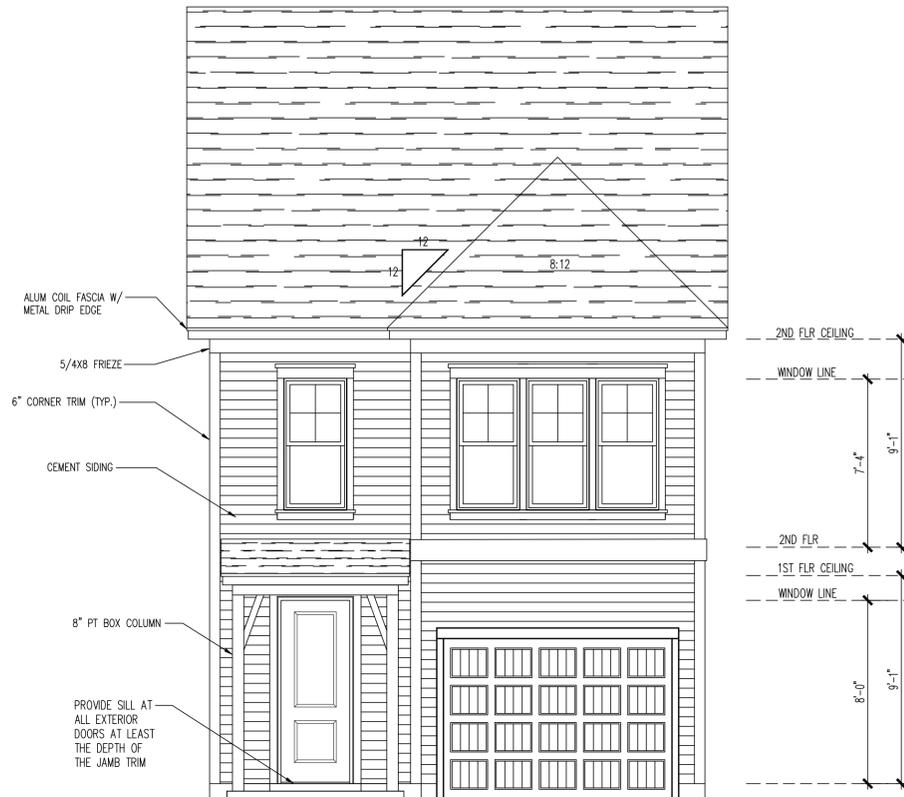
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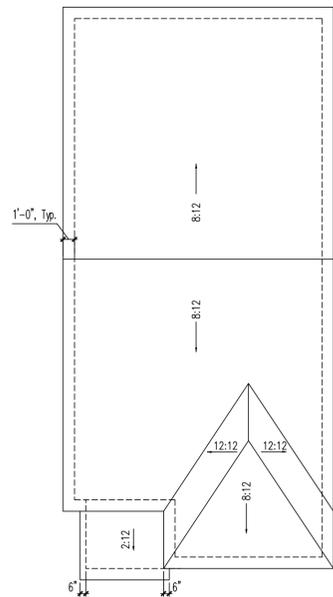
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SCALE : 1/4" = 1'-0"



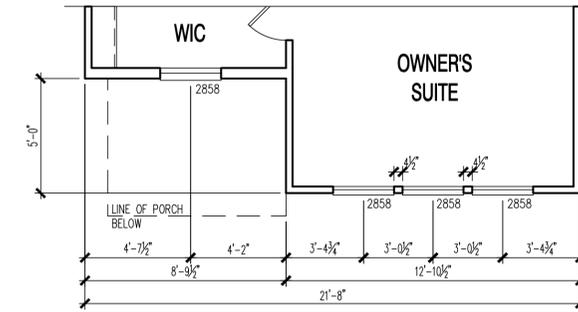
**FRONT ELEVATION "2"**

SCALE : 1/4" = 1'-0"



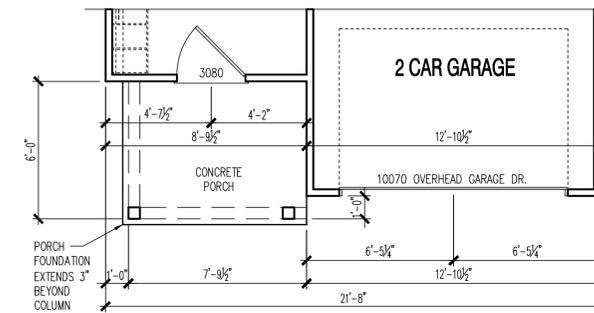
**ROOF PLAN**

SCALE : 1/16" = 1'-0"



**PARTIAL SECOND FLOOR PLAN**

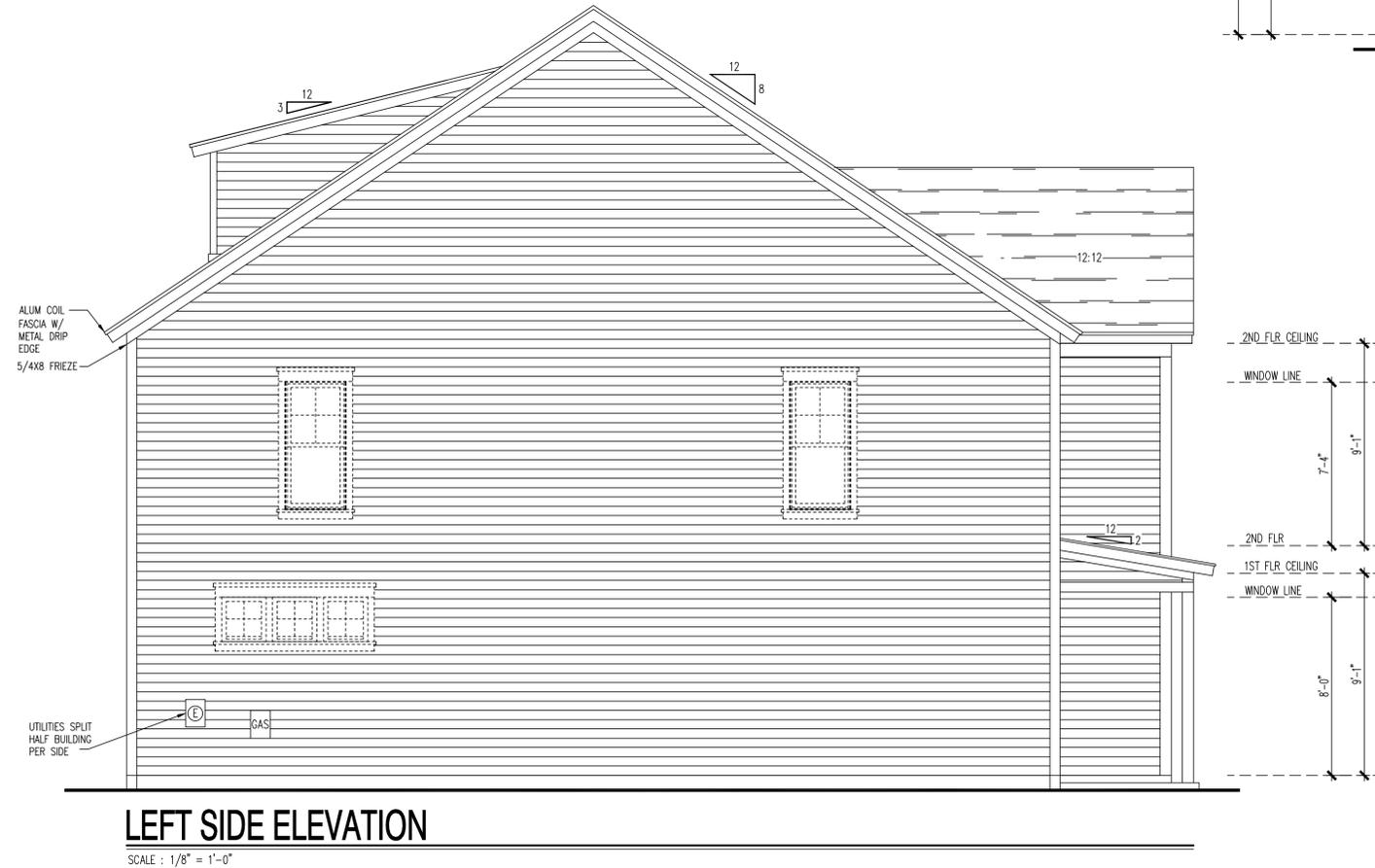
SCALE : 1/4" = 1'-0"



**PARTIAL FIRST FLOOR PLAN**

SCALE : 1/4" = 1'-0"

△		
△		
△		
△		
△		
△		
△		
△		



### LEFT SIDE ELEVATION

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



### RIGHT SIDE ELEVATION

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



The BYRNES  
SIDE ELEVATIONS

REV #	DATE / DESCRIPTION
1	4-21-17
2	9-24-18
3	
4	
5	
6	
7	
8	
9	
10	

PRODUCTION MANAGER  
ACKLEY

PROJECT TYPE  
**MULTIFAMILY**

COMMUNITY NAME  
**SOUTHEAST AREA SET**

GARAGE HANDING

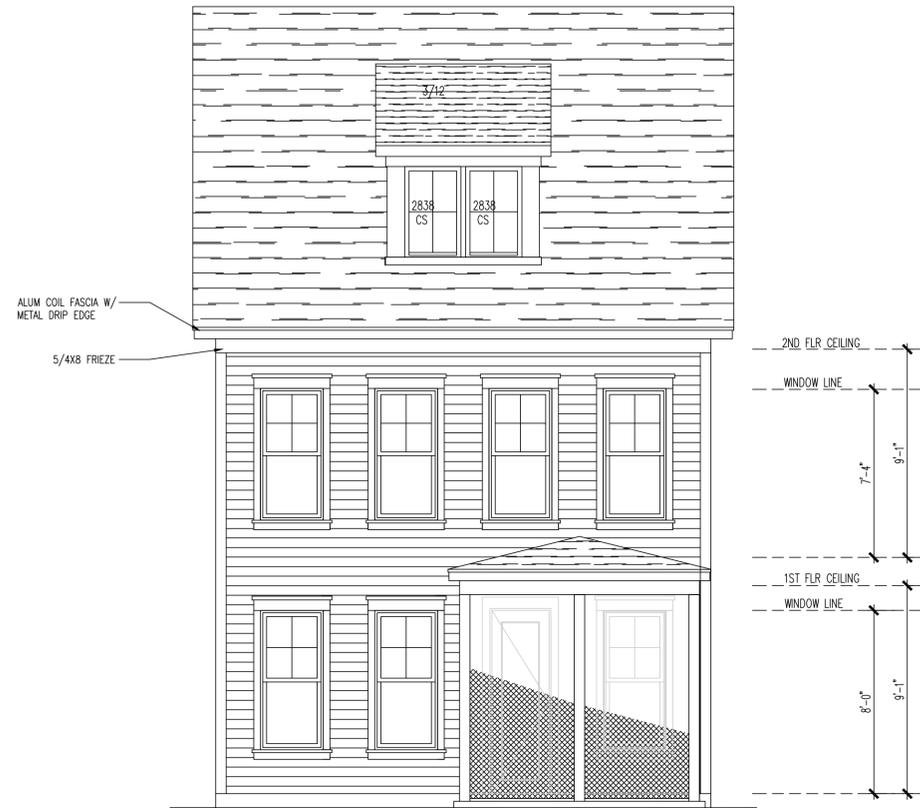
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**P1, P2**

PLAN NAME  
**BYRNES**

LEGACY PLAN NUMBER / NAME  
**same as current**

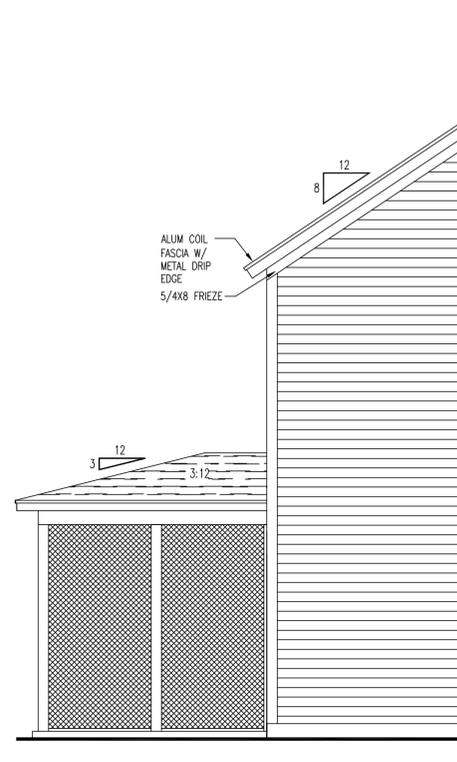
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS IS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



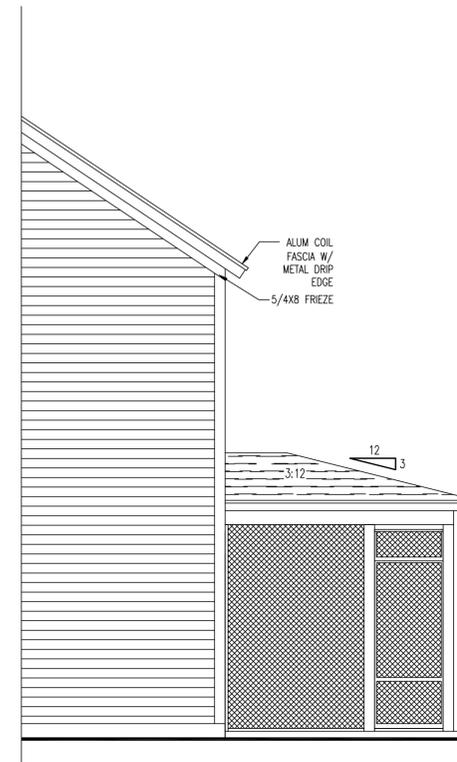
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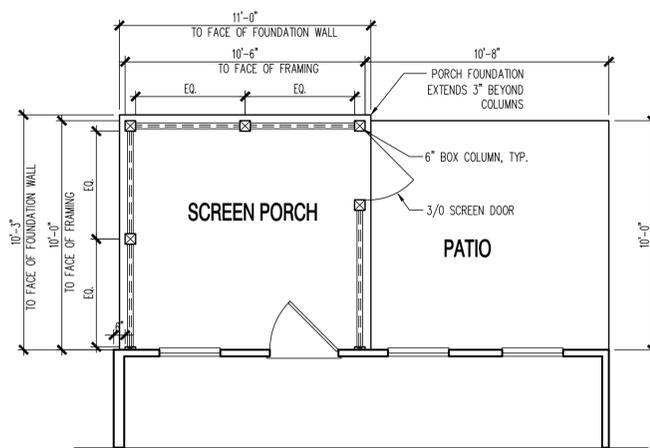
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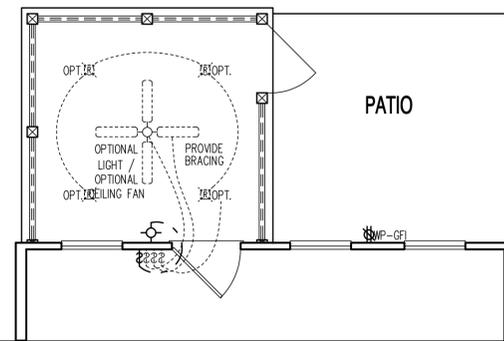
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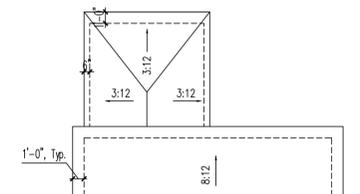
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SCALE : 1/4" = 1'-0"



**OPT. SCREEN PORCH ELECTRICAL PLAN**

SCALE : 1/4" = 1'-0"



**PARTIAL ROOF PLAN**

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

REV #	DATE / DESCRIPTION
1	4-21-17
2	9-24-18
3	
4	
5	
6	
7	
8	
9	
10	

PRODUCTION MANAGER  
ACKLEY

PROJECT TYPE  
**MULTIFAMILY**

COMMUNITY NAME  
**SOUTHEAST AREA SET**

GARAGE HANDING

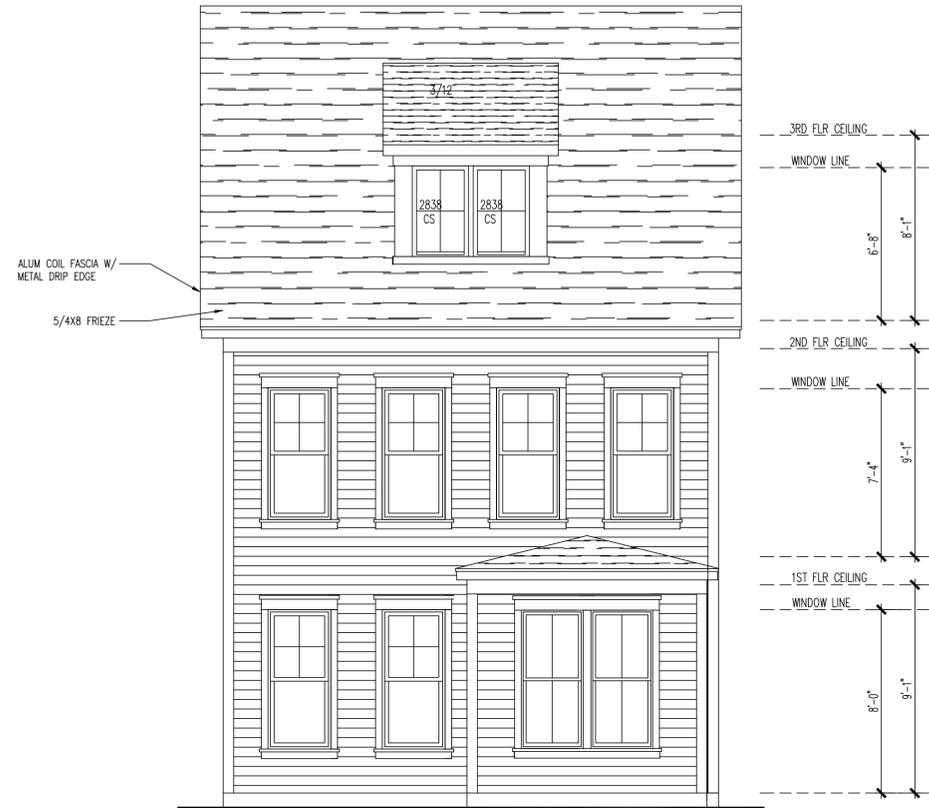
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**P1, P2**

PLAN NAME  
**BYRNES**

LEGACY PLAN NUMBER / NAME  
**same as current**

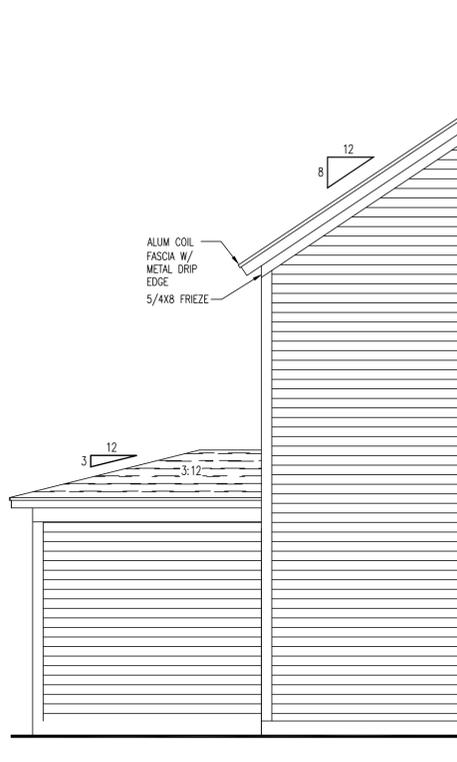
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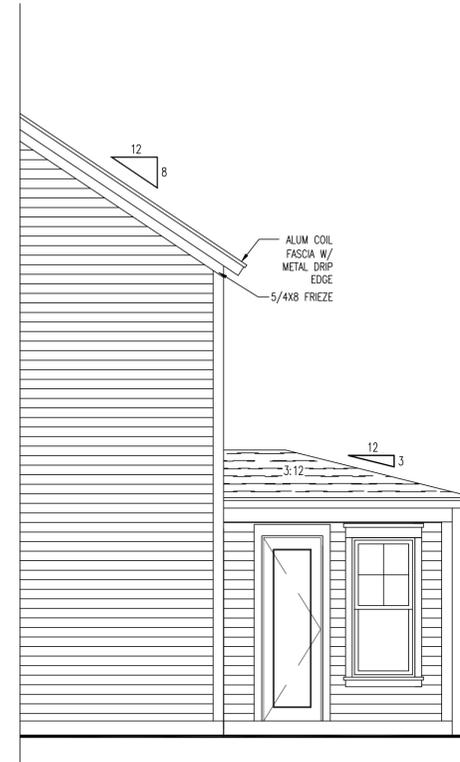
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SCALE : 1/4" = 1'-0"



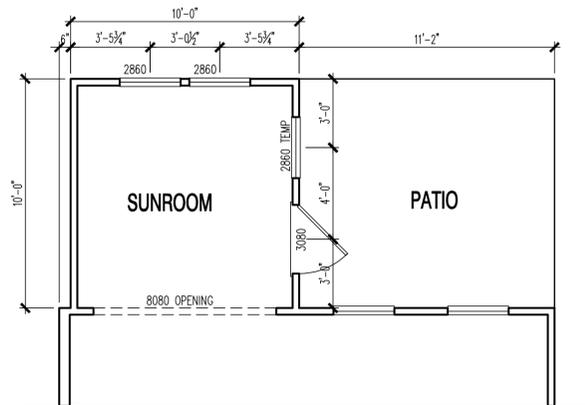
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SCALE : 1/4" = 1'-0"



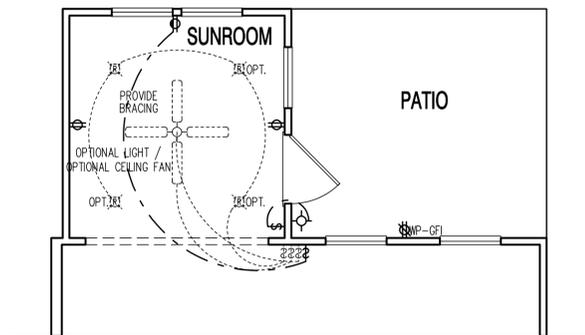
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SCALE : 1/4" = 1'-0"



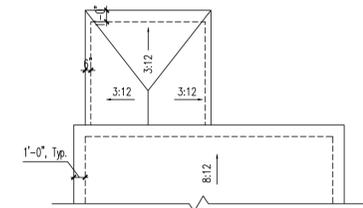
**OPT. SUNROOM FLOOR PLAN**

SCALE : 1/4" = 1'-0"



**OPT. SUNROOM ELECTRICAL PLAN**

SCALE : 1/4" = 1'-0"



**PARTIAL ROOF PLAN**

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

REV #	DATE / DESCRIPTION
1	4-21-17
2	9-24-18

PRODUCTION MANAGER  
ACKLEY

PROJECT TYPE  
**MULTIFAMILY**

COMMUNITY NAME  
**SOUTHEAST AREA SET**

LAWSON COMMUNITY ID  
-

GARAGE HANDING

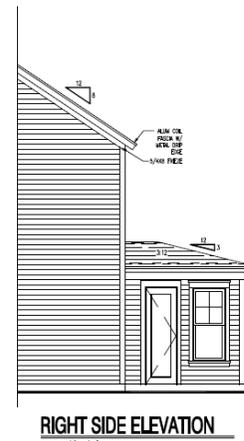
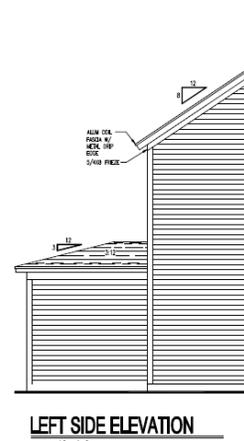
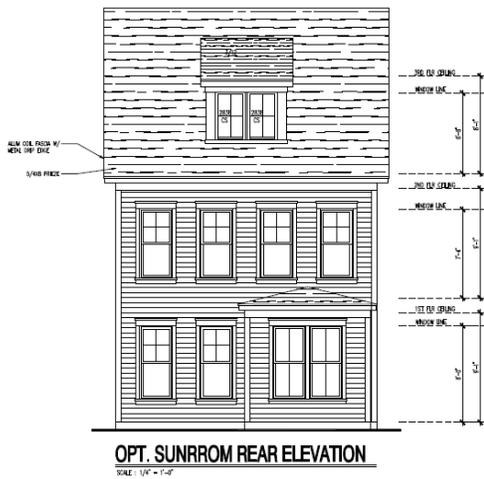
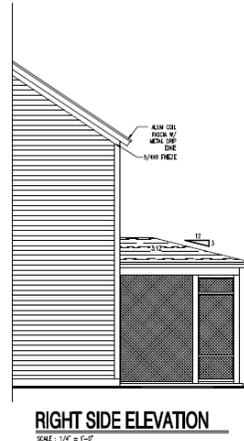
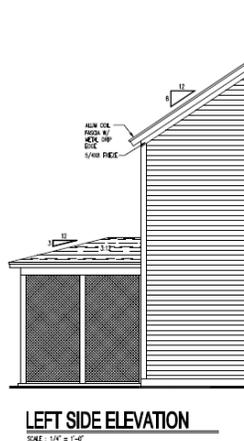
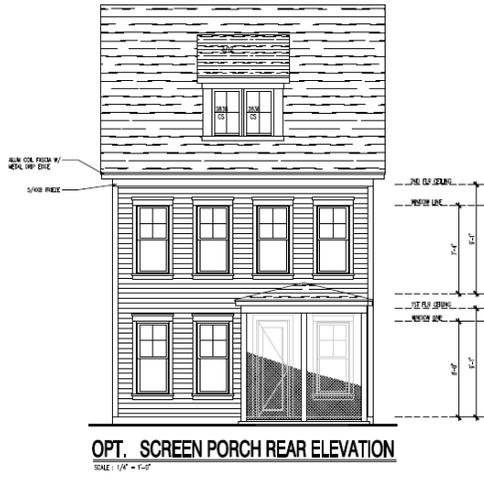
SPECIFICATION LEVEL  
**P1, P2**

PLAN NAME  
**BYRNES**

LEGACY PLAN NUMBER / NAME  
**same as current**

SHEET  
**2.5**

# Rear Elevation Options for Barefoot Towns

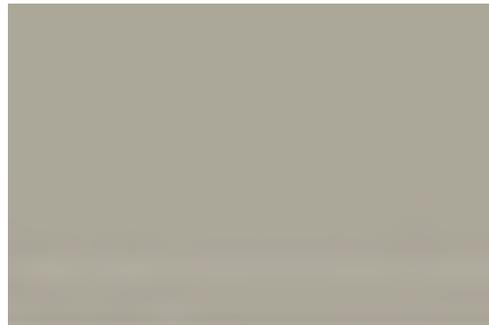


## Color Schemes for Barefoot Towns

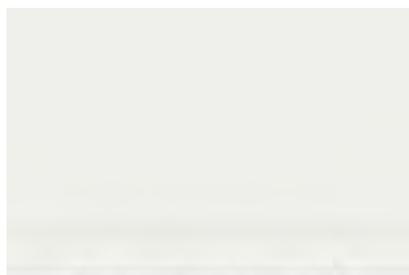
Barefoot Townhomes											
No.	Siding & Shake (per elevation)	Trim everywhere	Aluminum Fascia	Vinyl Soffit	Windows	Garage Door	Front Door, Shutters (per plan)	Gutters - per option selection	Metal Roof	Roof Shingles	Picture Frame Screen Porch Panels (Metal)
	Sherwin Williams	Sherwin Williams	Alside	Alside	Plygem	Clopay	Sherwin Williams	Mastic	SV	Tamko	Metal
1	Westchester Gray	Chelsea Gray	Castle Gray	Cape Cod	White	Chelsea Gray	Distance	Gray	Galvalume - aluminum	Driftwood	Bronze
2	Charleston White	Chelsea Gray	Castle Gray	Cape Cod	White	Chelsea Gray	Distance	Gray	Galvalume - aluminum	Driftwood	Bronze
3	Argos	Charleston White	White	White	White	White	Naval	White	Galvalume - aluminum	Driftwood	Bronze
4	Coopers Basin	Charleston White	White	White	White	White	Naval	White	Galvalume - aluminum	Driftwood	Bronze

## Color Selections for Barefoot Towns

Additional colors in same color families are acceptable for substitution based on owner selection and market availability.



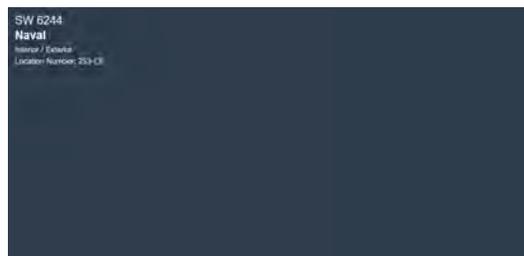
Match of Alcoa™ 5MA97743 Castle Gray \*

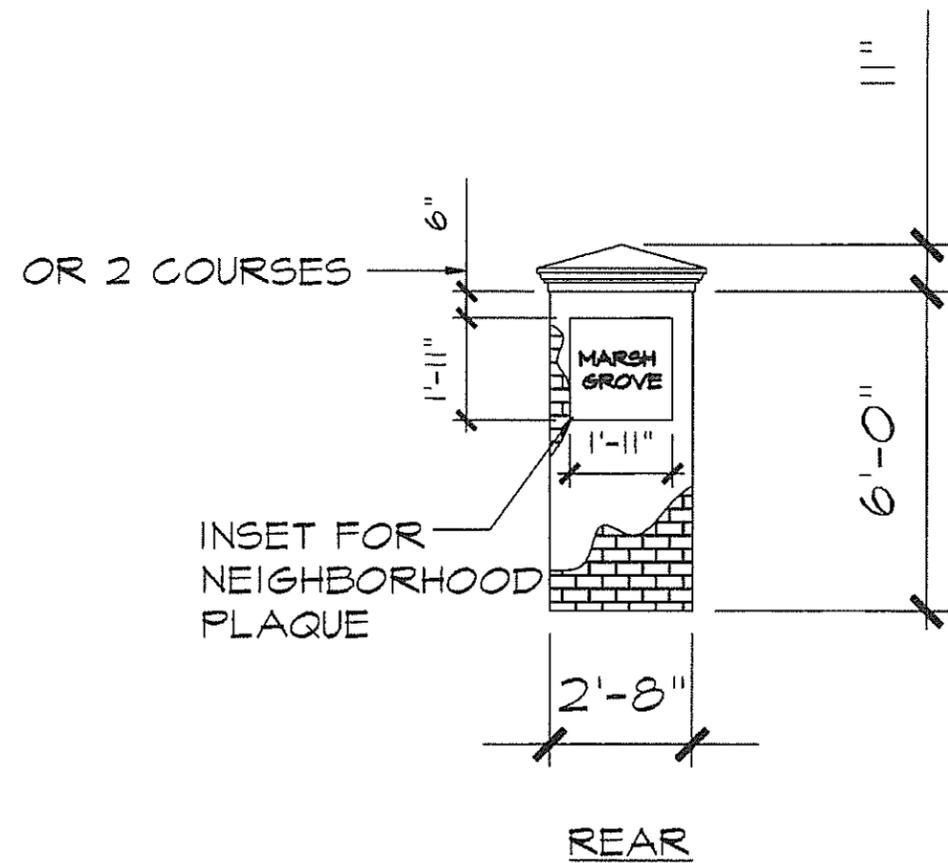
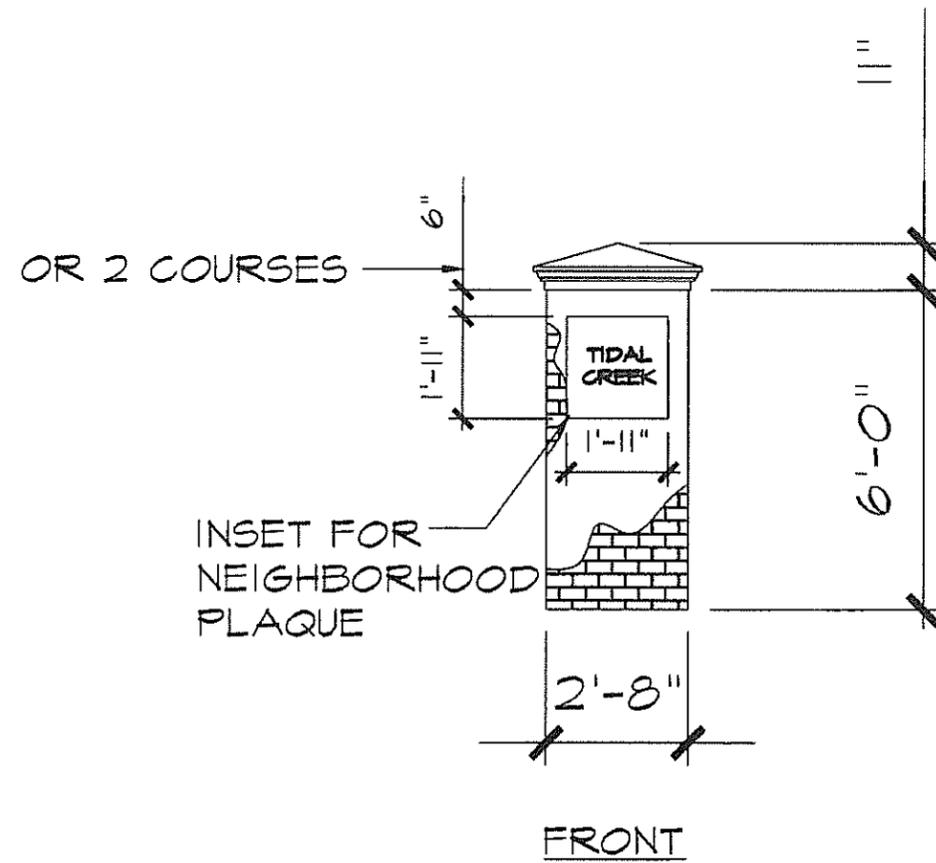
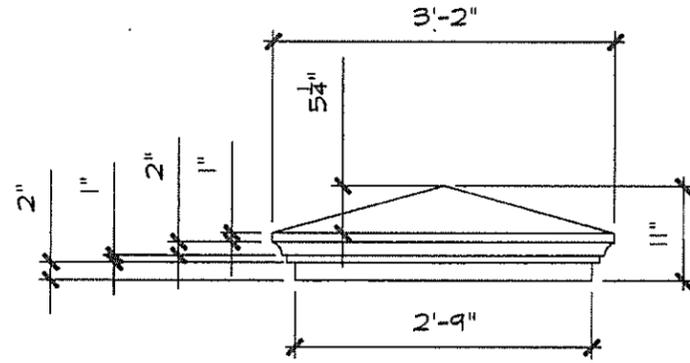
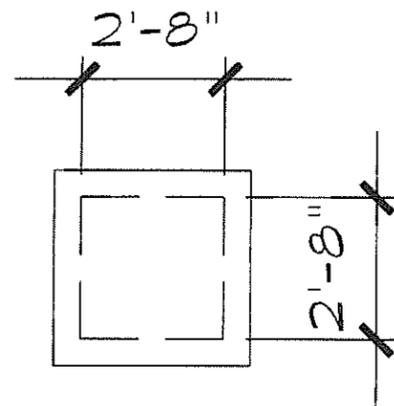


Match of Duron™ DCR100 (2) Charleston White \*



Match of Duron™ DCR071 Cooper's Basin \*





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elevation: 0/0

DO NOT SCALE. NO FIELD DIMENSIONS. NOT TO BE USED FOR CONSTRUCTION.

revisions:  
date: 12/23/09  
designed by:  
drawn by: CENTEX  
checked by:  
date: C

sheet:

# HERITAGE LED COLLECTION - *Recommended Uses*

Lighting Application			
	Kingston	Lexington	Washington
Residential Security			
Streets	■	■	■
Roadways			
Parking Lots - Small commercial	■	■	■
Parking Lots - Large commercial			■
Auto Sales Lots			
Commercial Security			
Walkways	■	■	
Works with Overhead Electric Service			
Works with Underground Electric Service	■	■	■
Decorative	■	■	■

# THE HERITAGE LED COLLECTION

Fixture Type	Description	Wattage and Type	Lumens	Area of Illumination	Monthly Charge
	<b>The Kingston</b> Octagonal-style with a contemporary flare. Used for streetscapes, walkways, residential communities and retail store parking lots. Combine with a decorative 14' pole from The Heritage Collection.	100W LED T3	6,100	65' x 115'	\$19.48
	<b>The Lexington</b> The simple elegance of an Acorn-style. Used for streetscapes, walkways, residential communities and retail store parking lots. Combine with a decorative 14' pole from The Heritage Collection.	80W LED T3	9,303	65 x 115'	\$13.57
	<b>The Washington</b> Large acorn-style. Used for streetscapes and retail store parking lots. Combine with a decorative 14' pole from The Heritage Collection.	100W LED T3	10,709	65' x 125'	\$21.69

All decorative fixtures above can be installed on double brackets.

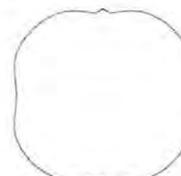
## Light Distribution Types



T2



T3



T5

Prices may vary due to fuel adjustment and any applicable taxes. Prices indicated above are monthly costs including the approximate energy charge. Area of illumination refers to minimum level of approximately .25 foot-candle.

**5B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-15:** City staff has received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the master plan and associate documents to reflect a townhome development on the former hotel site.

**History**

The 4.76-acre parcel was originally planned to house up to 11 multi-family buildings with a total of 120 dwelling units. On June 2, 2014, City Council approved a major PDD amendment revising the parcel to site a 138-room Wyndham hotel and restaurant as well as a separate 20-unit multi-family building. City Council held a workshop on an earlier version of this proposal on July 14, 2021.

**Proposed Changes**

The applicant has submitted an amendment to the Barefoot Resort PDD revising the hotel/multi-family site into a 57-unit Townhome project through changes to the master plan, elevations, and narrative. The 57 townhomes will be built in 10 phases (1 phase per building) fronting an internally organized 40’ right-of-way with sidewalk along one side. A three-foot high landscaped berm will separate the development from Barefoot Resort Bridge Road, and six, guest parallel parking spaces are provided within the right-of-way. Three common areas are also provided within the development; the only use of these spaces called out in the amendment is to provide 11 additional parking spaces.

**Staff Review**

*Planning & Development, Planning Division*

The Planning Division is reviewing the amendment; staff will present any comments at workshop. The subdivision plat and preliminary subdivision plat need to be removed from exhibit C as these will be considered by planning commission in future actions.

*Planning & Development, Zoning Division*

The Zoning Administrator is reviewing the amendment; staff will present any comments at workshop.

*Public Works*

The Public Works Department is reviewing the amendment; staff will present any comments at workshop.

*Public Safety*

The Fire Marshal is reviewing the amendment; staff will present any comments at workshop.

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 20, 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-21-15] 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-21-15] as submitted.  
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	<b>3.22</b>
FEE PAID:	\$500.00 on June 22, 2021
FILE NUMBER:	Z-21-15
Complete Submittal Date:	June 22, 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: June 18, 2021	Property PIN(S): 39004010039
Property Owner(s): Vermex Hotels LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Lot 61-B Barefoot Resort, Barefoot Resort Bridge Road	Project Contact: Robert Guyton
Contact Phone Number: 8438392100	Contact Email Address: rsguyton@guytonlawfirm.com
PDD Name: Barefoot Resort & Golf PDD	Total Area of Property: 4.76 Acres
Proposed Amendment: Amendment to the Master Plan to reflect townhome development on the site of former proposed hotel.	

**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: Robert Guyton

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.

**LETTER OF AGENCY**

**To:** City of North Myrtle Beach

**Re:** Horry County TMS/PIN No.: 155-00-01-125/390-04-01-0039

**Property Location:** Barefoot Resort Bridge Road between Via Palma Drive and Golf Academy Drive.

**Property Owners:** Vermex Hotels, LLC (Fee Simple)  
Pulte Home Company, LLC (Equitable Owner)

In connection with the above referenced property, I hereby appoint the person shown below as my agent for purposes of filing such applications for development agreements and development agreement amendments, zoning and zoning amendments, including site plans, and subdivision plats for the above referenced properties as may be required.

**Authorized Agent:** Robert S. Guyton of Robert S. Guyton, P.C., and Robert Wilfong of Development Resource Group, LLC.

**Agent's Address:** Guyton: 4605 B Oleander Drive, Suite 202  
Myrtle Beach, SC 29577

Wilfong: 4703 Oleander Drive  
Myrtle Beach, SC 29577

**Agent's Telephone:** Guyton: (843) 839-2100

Wilfong: (843) 839-3350

[Signatures appear on the following page]

**FEE SIMPLE OWNER:**

**VERMEX HOTELS, LLC**, a South Carolina limited liability company

By:   
Name: Francisco Leballo  
Title: Partner

Address: 4980 Barefoot Resort Bridge Road  
North Myrtle Beach, South Carolina 29582

Phone: 843-390-3232

**EQUITABLE OWNER:**

**PULTE HOME COMPANY, LLC**, a Michigan limited Liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

FEE SIMPLE OWNER:

**VERMEX HOTELS, LLC**, a South Carolina limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Address: 4980 Barefoot Resort Bridge Road  
North Myrtle Beach, South Carolina 29582

Phone: \_\_\_\_\_

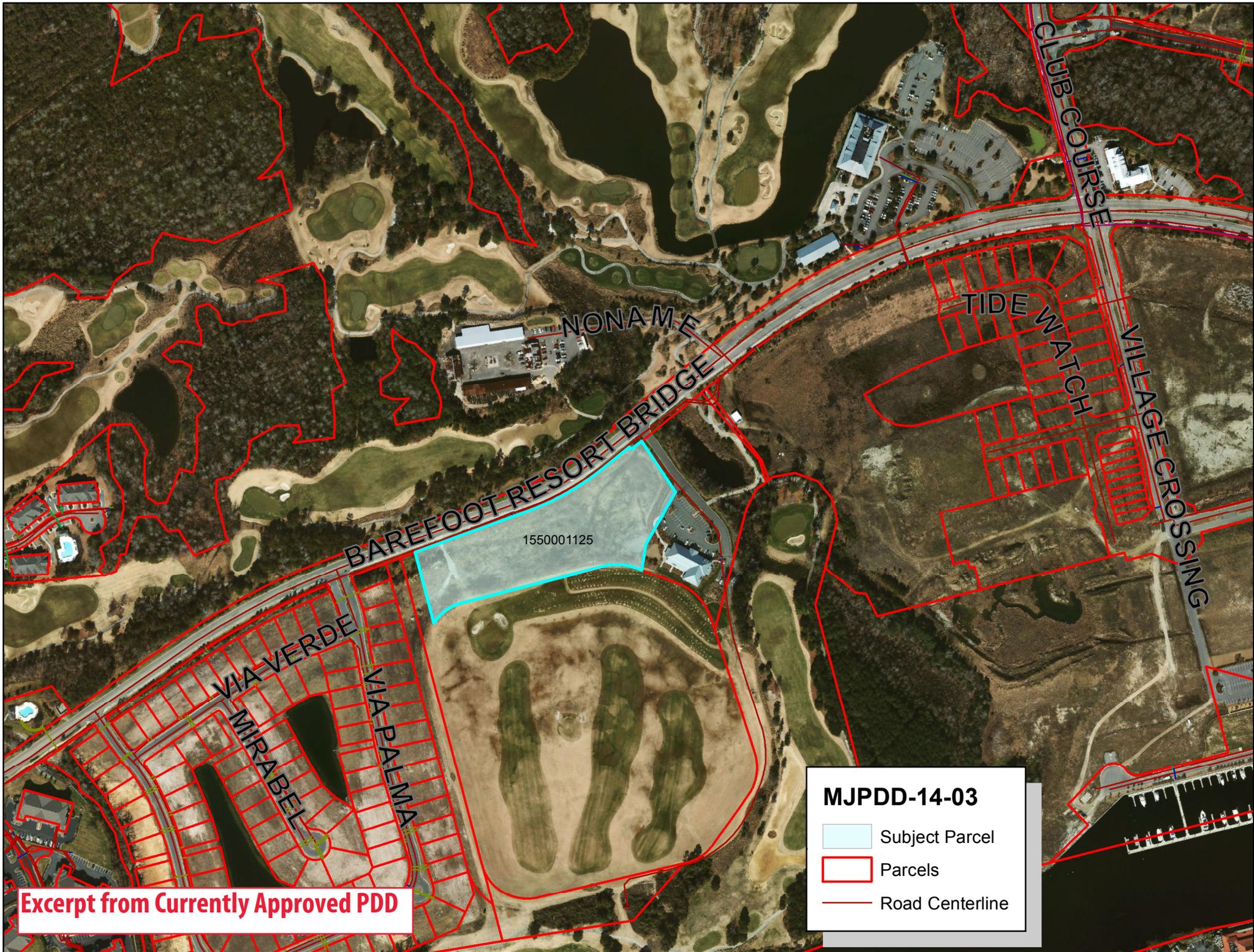
EQUITABLE OWNER:

**PULTE HOME COMPANY, LLC**, a Michigan limited Liability company

By:  \_\_\_\_\_  
Name: SIDNEY DUPUY  
Title: DIRECTOR OF LAND DEVELOPMENT

Address: 4401 LEEDS AVE  
N. CHARLESTON SC 29405

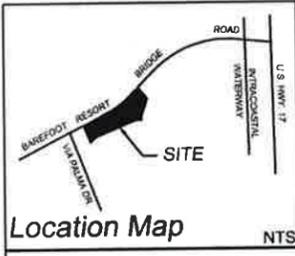
Phone: 843-860-8485



**MJPDD-14-03**

-  Subject Parcel
-  Parcels
-  Road Centerline

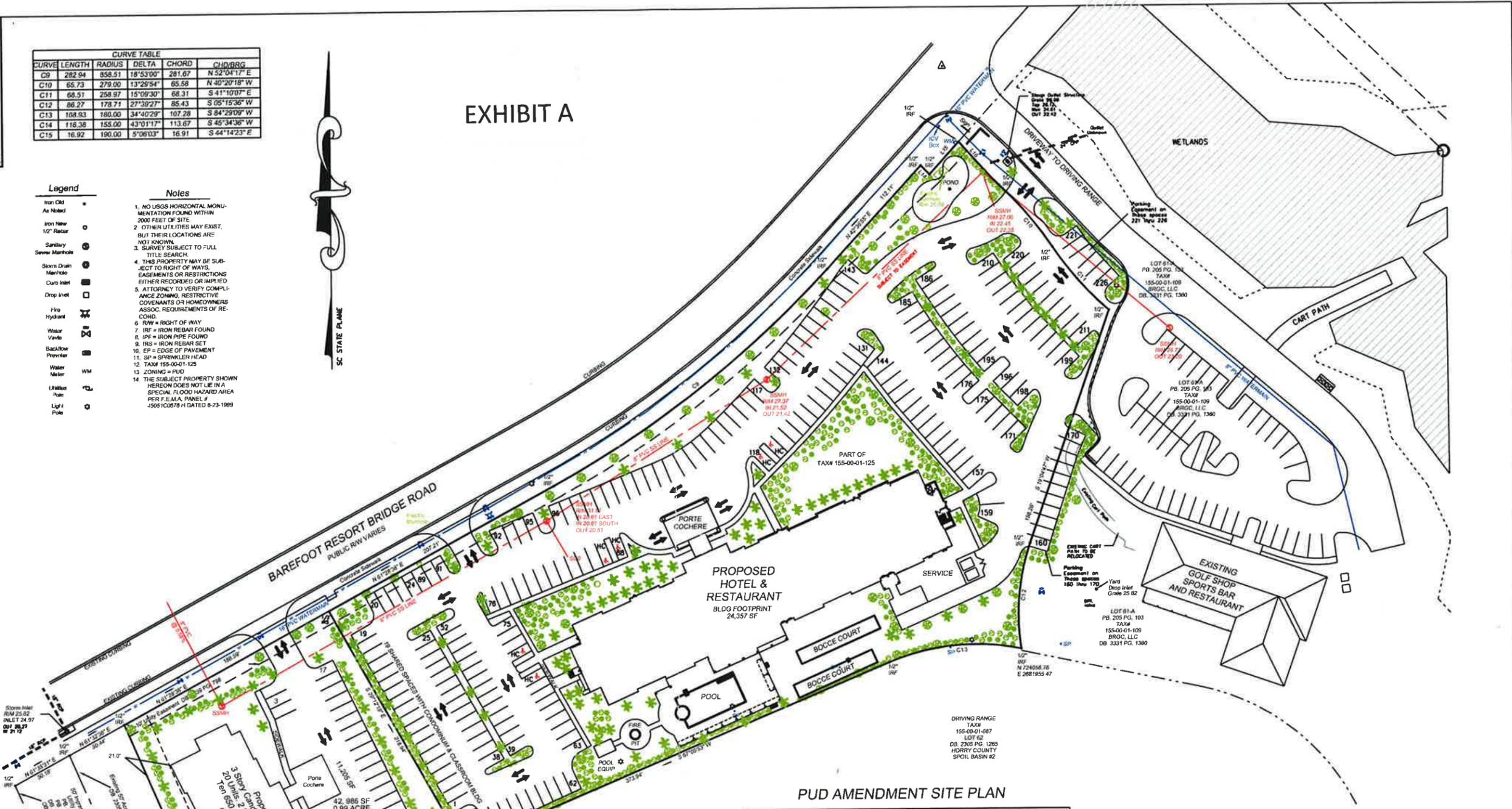
**Excerpt from Currently Approved PDD**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHD/BRG
C9	282.94	858.51	18°53'00"	281.67	N 52°04'17" E
C10	65.73	279.00	13°29'54"	65.58	N 40°20'18" W
C11	68.51	258.97	15°09'30"	68.31	S 41°10'07" E
C12	86.27	178.71	27°39'27"	85.43	S 05°15'36" W
C13	108.93	180.00	34°40'29"	107.28	S 84°29'09" W
C14	116.38	155.00	43°01'17"	113.67	S 45°34'36" W
C15	16.92	190.00	5°06'03"	16.91	S 44°14'23" E

### EXHIBIT A

- Legend**
- Iron Old \*
  - As Noted ○
  - Iron New ○
  - 1/2" Rebar ○
  - Sandary
  - Sewer Manhole ○
  - Storm Drain
  - Manhole
  - Curb Inlet
  - Drop Inlet
  - Fire Hydrant
  - Water Valve
  - Backflow Preventer
  - Water Meter
  - Utility Pole
  - Light Pole
- Notes**
- NO UNLESS HORIZONTAL MONUMENTATION FOUND WITHIN 2000 FEET OF SITE.
  - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
  - SURVEY SUBJECT TO FULL TITLE SEARCH.
  - THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
  - ATTORNEY TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD.
  - R/W = RIGHT OF WAY
  - IRF = IRON REBAR FOUND
  - IPF = IRON PIPE FOUND
  - IRS = IRON REBAR SET
  - EP = EDGE OF PAVEMENT
  - SP = SPRINKLER HEAD
  - TAX# 155-00-01-125
  - ZONING = PUD
  - THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. PANEL # 4505100579 H DATED 8-23-1989



LINE TABLE		
LINE	LENGTH	BEARING
L14	10.05	S 44°58'18" E
L15	35.18	N 42°04'35" E
L16	30.86	S 42°03'59" E

### PUD AMENDMENT SITE PLAN

**A Site Plan, Boundary & Topographical Survey**  
 SHOWING  
**LOT 61-B**  
 Plat Book 205 at Page 103  
**BAREFOOT RESORT**  
 4.76 Acres Total  
 North Myrtle Beach, Horry County, S.C.  
 the property of  
**COASTAL RESORTS HOLDING**

**WYNDHAM SITE**  
 PARKING BREAKDOWN  
 82 "K" ROOMS @ 1 SPACE EA. : 82 SPACES PROVIDED  
 56 "OO" ROOMS @ 1.5 EA. : 84 SPACES PROVIDED  
 151 SEAT RESTAURANT : 51 SPACES PROVIDED  
 REQUIRED PARKING: 217 SPACES  
 PROVIDED PARKING: 220 SPACES + 6 HANDICAP SPACES = 226 SPACES TOTAL  
 SITE AREA: 4.76 ACRES

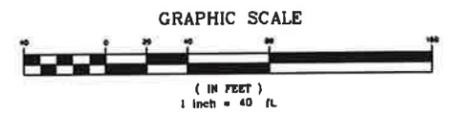
**SITE INFO CONDOMINIUMS**  
 IMPERVIOUS CALCULATIONS:  
 21,088 SF IN EXISTING AND PROPOSED BLDGS AND PARKING AREAS  
 42,986 SF IN SITE TOTAL 0.99 ACRE  
 21,088 / 42,986 = 49.1% IMPERVIOUS COVERAGE  
 PARKING:  
 20 2 BEDROOM ROOMS AT 1.5 SPACES PER ROOM = 30 SPACES  
 10 CLASSROOMS AT 1 SPACE PER CLASSROOM = 10 SPACES  
 40 SPACES REQUIRED  
 11 SPACES PROVIDED. 22 ONSITE AND 19 SHARED FROM HOTEL

**SITE INFO WYNDHAM HOTEL**  
 IMPERVIOUS CALCULATIONS:  
 125,184 SF IN EXISTING AND PROPOSED BLDGS AND PARKING AREAS  
 164,534 SF IN SITE TOTAL 3.77 ACRES  
 125,184 / 164,534 = 76.0% IMPERVIOUS COVERAGE  
 LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH MYRTLE BEACH PARKING LOT SECTION 23-56 AND PERIMETER LANDSCAPE AREAS IN SECTION 23-56.  
 NO SIGNIFICANT TREES LOCATED ON SUBJECT PROPERTY  
 NO WETLANDS ON SUBJECT PROPERTY  
 PROPERTY TO BE SERVED BY PUBLIC WATER SUPPLY  
 PROPERTY TO BE SERVED BY PUBLIC SEWAGE DISPOSAL

for the benefit of:  
**COASTAL RESORTS HOLDING**

**Russ Courtney & Associates, LLC**  
 Land Surveying & Design  
 1109-2 Sea Mountain Hwy.  
 North Myrtle Beach, S.C. 29582  
 Ocean Isle Beach, N.C. 28469  
 PHONE: (810) 579 - 3790  
 OFFICE: (843) 249 - 7735  
 FAX: (843) 249 - 3377  
 Russ Courtney Sr., PLS

DRAWN: RAC  
 SCALE: 1" = 40'  
 APPROVED: RAC  
 ACAD FILE: BAREFOOT RESORT WYNDHAM.DWG  
 SURVEY BY: RAC  
 FOLDER: JUNE 25, 2013  
 DATE OF SURVEY: OCTOBER 15, 2013



CERTIFICATE OF ACCURACY



**Excerpt from Currently Approved PDD**

Russ Courtney & Associates, LLC  
 MAY 2014 DATE 1/2" IRF

REVISED 5-08-2014 TO CORRECT FOOTPRINT OF CONDOMINIUM BLDG PER PC WORKSHOP RAC  
 REVISED 4-11-2014 TO REMOVE "SIGNS TO BE PERMITTED SEPARATELY" PER SEAN RAC  
 REVISED 4-04-2014 PER ARCHITECT AND CITY REVIEW RAC

