

## REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: September 20, 2021

Agenda Item: 7J	Prepared by: L. Suzanne Pritchard, PLA, AICP
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: September 15, 2021
Subject: Barefoot Resort PDD and Barefoot Resort Villas Townhomes section of the Dye Estates [Z-21-7]	Division: Planning & Development

### **Background:**

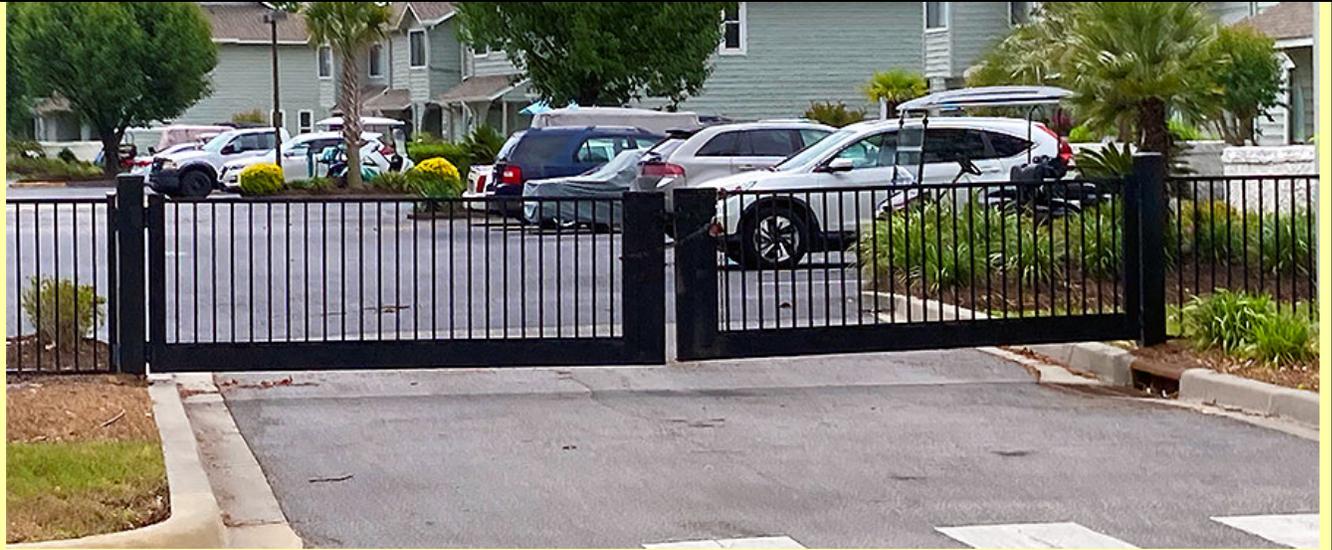
The Barefoot Resort Villas Townhomes section of the Dye Estates was approved by City Council on November 4, 2002. Only two of the originally approved buildings have been constructed. After passing first reading on May 3, 2021, City Council remanded this PDD amendment back to Planning Commission to allow the developer and the existing residents time to reach a consensus on the proposed architecture and site plan.

### **Proposed Changes:**

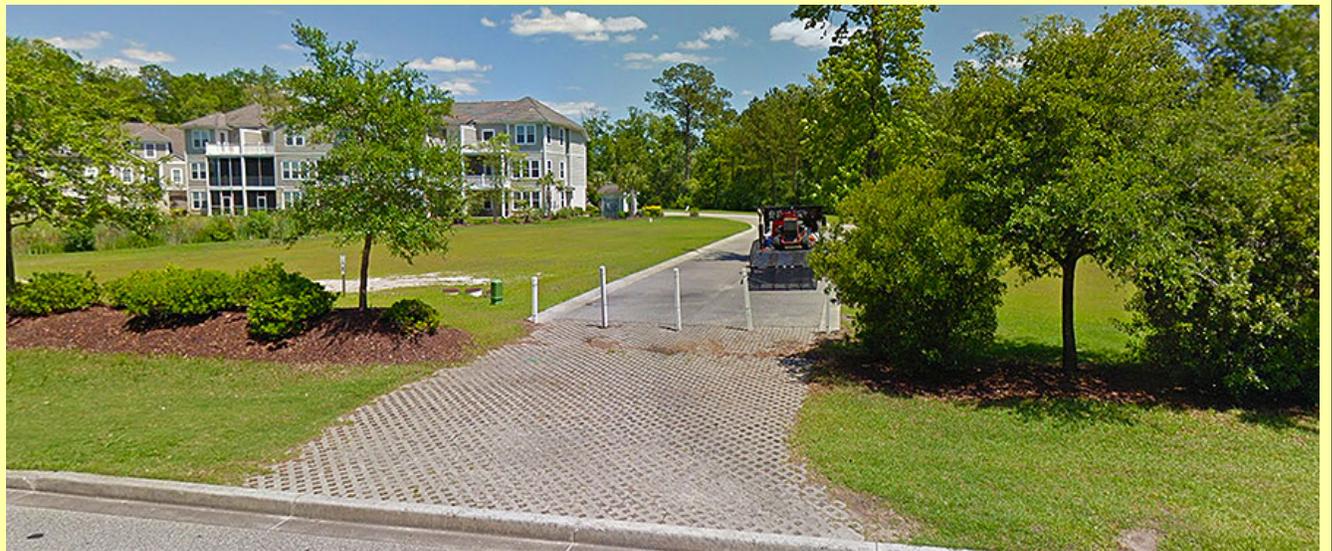
The applicant has submitted a revised site plan and elevations to complete the Barefoot Resort Villas Townhomes at the Dye Estates. The proposal reduces the density from 51 units in the 2002 proposal to 47 units. The site plan has been revised to meet the current dead-end street standards for emergency 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 in the proposed buildings complement the architectural styles used in the existing buildings.

In the proposal submitted to City Council for the May 17 meeting, an image was included to show the emergency access gates for the proposed development. The gate depicted in the image is the emergency gate for the Shadow Moss community onto Sea Hope Way in the Coastal North Town Center Village Shops (see *Figure 1*). This gate was created in 2015-2016, but this gate does not meet current standards as it relies on a Knox Key Lock instead of the currently required electronic siren-activated switch and Knox Key Switch. In lieu of the full metal gates with electronic switches at the two emergency access points, the developer has proposed breakaway bollards in a contrasting color, as currently on site at the existing emergency access (see *Figure 2*). The fire marshal has approved this bollard solution, but since the Planning Commission meeting on August 17, the residents at the Dye Townhomes and Dye Estates have made it clear that they prefer the full metal gate solution. Staff does have some concern on relying on electronic gates for emergency access, as without regular use, the switch component may be defective if/when the fire department does need to use the access given Barefoot Resort's history of wildfire.



*Figure 1.* Shadow Moss Place emergency access gates as depicted in the May 17 version of the proposed PDD document. These gates do not meet current requirements and would need to have an electronic, siren-activated Knox key-switch to meet today's standards.



*Figure 2.* Current bollards at existing emergency access. These bollards meet the fire marshal's requirements for emergency access and are proposed to be used at both emergency access points on Club Course Drive.

*Continued on Next Page*

**Planning Commission Action:**

The Planning Commission conducted a public hearing on August 17 and voted unanimously to approve the request. There were no public comments at the meeting as all had been addressed through the previous meetings and workshop process.

**Recommended Action:**

Approve or deny the proposed ordinance on 2nd 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 updated plan, elevations, and narrative 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: \_\_\_\_\_

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

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



## Dye Estates MF-4 Barefoot Resort and Golf

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North Myrtle Beach, SC

5/17/21

Revised 09/13/21

# Exhibit A



**DDC Engineers**  
BOLTON & MENK, INC.





**DDC Engineers**  
BOLTON & MENK, INC.

1298 Professional Drive  
Myrtle Beach, SC 29577  
Office: 843.692.3200  
Fax: 843.692.3210  
[www.ddcinc.com](http://www.ddcinc.com)



September 13, 2021

**Re: Dye Estates**  
**DDC P/N 21043L**

Ms. Pritchard:

Please find the updated graphics which include all of our updates based upon staff comments. If you may have any questions, please contact me at your convenience.

Sincerely,  
**DDC ENGINEERS**

Brent J. Schulz  
Principal Planner





CITY OF NORTH MYRTLE BEACH  
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 06/15/21

Nature of Approval Requested: PDD Amendment

Property PIN(s): 35809040001

Property Address/Location: Barefoot Resort-Adjacent to Club Course Drive

I, Ronnie Parker, Jr., hereby authorize James M. Wooten

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

  
\_\_\_\_\_  
Signature  
Manager  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
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.

# **BAREFOOT RESORT & GOLF PLANNED DEVELOPMENT DISTRICT**

## **DYE ESTATES MF-4**

### **PDD AMENDMENT**

#### **DEVELOPMENT REGULATIONS**

**August 9, 2021**

#### **INTRODUCTION**

The Dye Estates MF-4 (the “***Project***”) is envisioned as a residential enclave adjacent to the driving range and practice facilities for the Dye Private Golf Course within Barefoot Resort & Golf Planned Development District, within the City of North Myrtle Beach, South Carolina (the “***City***”). This portion of the district is intended to include not more than Forty Seven (47) attached fee simple townhomes in total, Ten (10) of which currently exist, and an additional Thirty Seven (37) of which are to be improved on One (1) separate parcel, identified as Horry County TMS/PIN No.: 143-00-01-075/358-09-04-0001, totaling approximately 5.1 acres, the boundary survey of which is included in an Exhibit Supplement submitted with this amendment, the parcel fronts on Club Course Drive, a Public Right-of-Way, but is accessible by way of Pete Dye Drive, a private Right-of-Way. The parcel is bounded by Club Course Drive and jurisdictional wetlands lying between the Project and Pete Dye Drive.

#### **PROJECT DEVELOPER**

This parcel, being a small portion of the Barefoot Resort & Golf Planned Development District (“***PDD***”), is currently owned by MMG Holdings LLC, a South Carolina limited liability company (“***MMG***”), the proposed developer is NVR, Inc., a Virginia corporation (“***NVR***”), its successors and assigns being sometimes referred to as “***Developer***”. The Project is being built in up to Eleven (11) separate sub-phases of a single phase of development, a Phasing Plan being included in the Exhibit Supplement attached hereto, and the Project will be marketed 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 multi-family townhome community, with Two (2) buildings presently constructed. The amendment to the Master Plan for the PDD, which is included 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.

As a result of the collapse in the global real estate market, the previously proposed project on the site was shuttered following the construction of Two (2) buildings. The resulting dormancy of the

property, and the few number of existing residential units has strained the existing homeowners association's ability to maintain the property. By restarting development of the Project, and the sale of additional units, the Developer will not only stabilize the community, including the existing residential units, but by completion of the Project, will also provide a mechanism for funding the perpetual maintenance of the Project.

### **PROJECT PHASING**

The Project is anticipated to be developed in Eleven (11) separate sub-phases, each consisting of a single building, and a total of Eleven (11) separate buildings, the smallest of which will include Three (3) subdivided attached fee simple townhomes, and the largest of which will include Five (5) subdivided attached fee simple townhomes. Sub-Phase 1 through Sub-Phase 11 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 in an Exhibit Supplement submitted with this Amendment.

As a result of the prior proposed project on the site having completed Two (2) existing buildings, the Project will incorporate the previously proposed roadway network, which is depicted in an Exhibit Supplement submitted with this Amendment. The street design of the Public Right-of-Way is consistent with the Development Standards of both the PDD and the City.

### **DEVELOPMENT DESCRIPTION**

The location of the Project is prominent as it fronts on Club Course Drive, is accessible by way of Pete Dye Drive, and it is both near the entrance to and abuts the golf practice facility for the Dye Private Golf Course within the PDD. Existing mature vegetation is being maintained in an effort to protect the privacy of the residents of the Project, and to avoid having homes directly accessed from Club Course Drive. Architecturally the Project is compatible with the existing buildings, while recognizing the needs and desires of the current real estate market which will insure the viability and success of the Project. The Project will incorporate materials that are suitable for and durable enough to withstand the demands of both the coastal environmental and to minimize the scope of future maintenance. Public components of the Project, including water and sewer distribution lines, will be dedicated to the City, while private components, such as private right-of-way, 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 the existing Private Right-of-Way. Additional 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. City services for trash and refuse will be provided with a shared

dumpster. The Private Right-of-Way will provide adequate width and turning capacity to allow the City to provide services to the residents of the Project.

### **INFRASTRUCTURE AND COMMON SPACES**

Storm drainage will incorporate both underground and above ground drainage systems. 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 Private 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.

### **DIMENSIONAL STANDARDS**

The dimensional standards which will apply to the Project are set forth in the Exhibit Supplement submitted together with this narrative.

### **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 the existing buildings and both pedestrian and vehicular traffic, as well as being sustainable in light of periodically intense use. The Landscape Materials List is included 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 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 including in an Exhibit Supplement submitted with this Amendment.

### **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. Landowner and Developer agree that the minimum term of any rental agreement for residential units constructed upon the Subject Property shall be Six (6) months, provided that following any such initial Six (6) month period, residential leases may be extended for periods of less than Six (6) months to the same tenant, provided such extensions are for successive periods of not less than Thirty (30) days. No sub-lease or assignment shall be permitted which would result in a party occupying a residential unit for a period of less than Six (6) months, the express intent of this provision being to prohibit short-term and/or overnight rentals.
- C. 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) Seven Thousand and No/100 (\$7,000.00) 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 Thirty Five (35), 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.
- D. The City and the Landowner further acknowledge that the completion of the Subject Property and its corresponding 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) Thirty Eight Thousand Five Hundred and No/100 (\$38,500.00) 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 Thirty Five (35) 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.

- E. 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 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.**

REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF NORTH CAROLINA  
 EXPIRES 12/31/2008  
 11/28/2006 12:10:40 PM EST

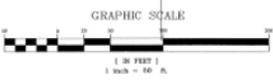
**PHASE 8 - UNITS (Total Units / Phase)**  
 Phase 1 - Units 1, 2, 3 & 4 [4]  
 Phase 2 - Units 5, 6, 7, 8 & 9 [5]  
 Phase 3 - Units 10, 11, 12, 13 & 14 [5]  
 Phase 4 - Units 15, 16, 17, 18 & 19 [5]  
 Phase 5 - Units 20, 21, 22, 23 & 24 [5]  
 Phase 6 - Units 25, 26, 27, 28 & 29 [5]  
 Phase 7 - Units 30, 31, 32, 33 & 34 [5]  
 Phase 8 - Units 35, 36 & 37 [3]  
 Phase 9 - Units 38, 39, 40, 41 & 42 [5]  
 Phase 10 - Units 43, 44, 45, 46 & 47 [5]  
 Phase 11 - Units 48, 49, 50 & 51 [4]  
 TOTAL NUMBER OF UNITS = 51

**AREA TABLE**  
 X(77) = 0.774 Ac.  
 1/4" ASSE = 0.462 Ac.  
 1/2" ASSE = 0.413 Ac.  
 3/4" ASSE = 0.402 Ac.  
 1" ASSE = 0.321 Ac.  
 1 1/4" ASSE = 0.361 Ac.  
 1 1/2" ASSE = 0.406 Ac.  
 1 3/4" ASSE = 0.472 Ac.  
 2" ASSE = 0.441 Ac.  
 2 1/4" ASSE = 0.552 Ac.  
 TOTAL AREA = 6.049 Ac.

**OWNER/DEVELOPER:**  
 CAP CARE OF FLORIDA, INC.  
 P. O. BOX 5967  
 HIGH POINT, NC 27262  
 PHONE: (336) 668-1109  
 FAX: (336) 668-0334  
 CONTACT: KONNY PARKER, JR.

**CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT**  
 The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) hereby declare on items as specifically shown or indicated on said plan.  
 Printed Name: S. Parker, Sr. and David J. Miller Signature: [Signature] Date: 11/28/06  
 Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF ACCURACY**  
 I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina" and meets or exceeds the requirements for a CLASS A survey as specified herein.  
 Date: November 28, 2006  
 Robert K. Warner, P. L. S.  
 15177  
 S.C. Registration Number



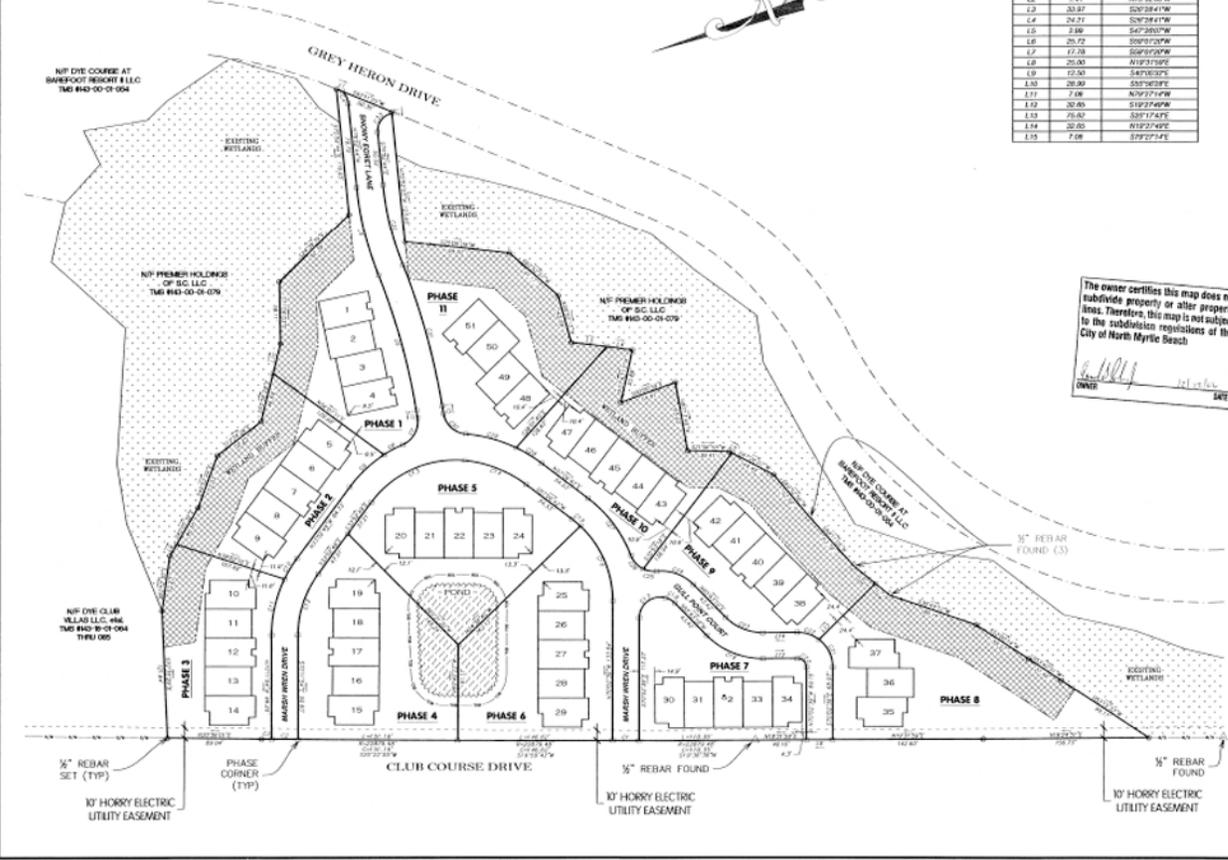
Reference: 20060000002, PLAT 88, 279 P.C. 27  
 DISTRICT: 84, 12, 2006, 04/02/2006 P.L. 1 OF 4  
 BILLERY G. SHIFFER  
 HOBBS COUNTY, S.C. REGISTRAR OF DEEDS

**LINE TABLE**

LINE	LENGTH	BEARING
L1	4.30	S47°12'00"W
L2	1.41	N75°00'00"W
L3	33.87	S02°28'41"W
L4	24.21	S27°08'41"W
L5	2.80	S42°20'00"W
L6	26.72	S08°00'00"W
L7	17.78	S08°00'00"W
L8	25.00	N17°31'00"E
L9	12.50	S47°00'00"E
L10	28.89	S55°30'00"E
L11	7.08	N27°17'00"W
L12	30.45	S19°27'40"W
L13	75.42	S37°14'00"E
L14	20.25	N19°27'40"E
L15	7.08	S39°27'40"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	25.00	23879.48	25.00	S19°40'40"W
C2	25.00	23879.48	25.00	S20°00'00"W
C3	9.43	23879.48	9.43	S20°25'50"W
C4	12.00	18.50	12.01	N07°12'00"E
C5	42.45	377.30	42.18	N07°24'00"W
C6	70.37	400.50	70.04	S00°45'00"E
C7	21.10	53.50	20.88	S47°30'00"E
C8	20.37	233.50	20.34	N07°12'00"W
C9	44.84	755.50	44.59	N07°24'00"W
C10	22.80	722.50	22.86	N07°12'00"W
C11	18.30	755.50	18.69	N07°24'00"W
C12	60.44	68.50	61.40	N00°00'00"W
C13	30.20	68.50	31.36	N07°12'00"W
C14	60.44	1123.50	61.65	N07°12'00"W
C15	10.72	68.50	10.72	N07°12'00"E
C16	60.12	68.50	61.39	N07°24'00"E
C17	26.58	20.00	27.68	N17°42'00"W
C18	10.02	18.50	9.90	N07°12'00"E
C19	18.24	23.50	17.74	S47°25'40"W
C20	11.42	8.90	12.05	N07°00'00"E
C21	50.82	33.50	28.74	N07°20'00"E
C22	12.00	33.50	21.89	N07°12'00"E
C23	28.18	48.50	28.15	S47°25'40"W
C24	28.81	43.50	27.83	N07°00'00"E
C25	12.00	33.50	12.64	S39°34'00"W
C26	17.88	23.50	17.43	S07°00'00"W
C27	68.20	722.50	68.30	N07°00'00"E
C28	28.49	128.50	28.57	N07°12'00"E
C29	43.11	128.50	43.24	N07°12'00"E
C30	31.07	23.50	23.88	S07°40'00"W
C31	22.74	692.50	197.47	S07°40'00"E
C32	81.48	297.50	81.19	N07°24'00"W
C33	24.58	65.50	23.35	N07°12'00"W



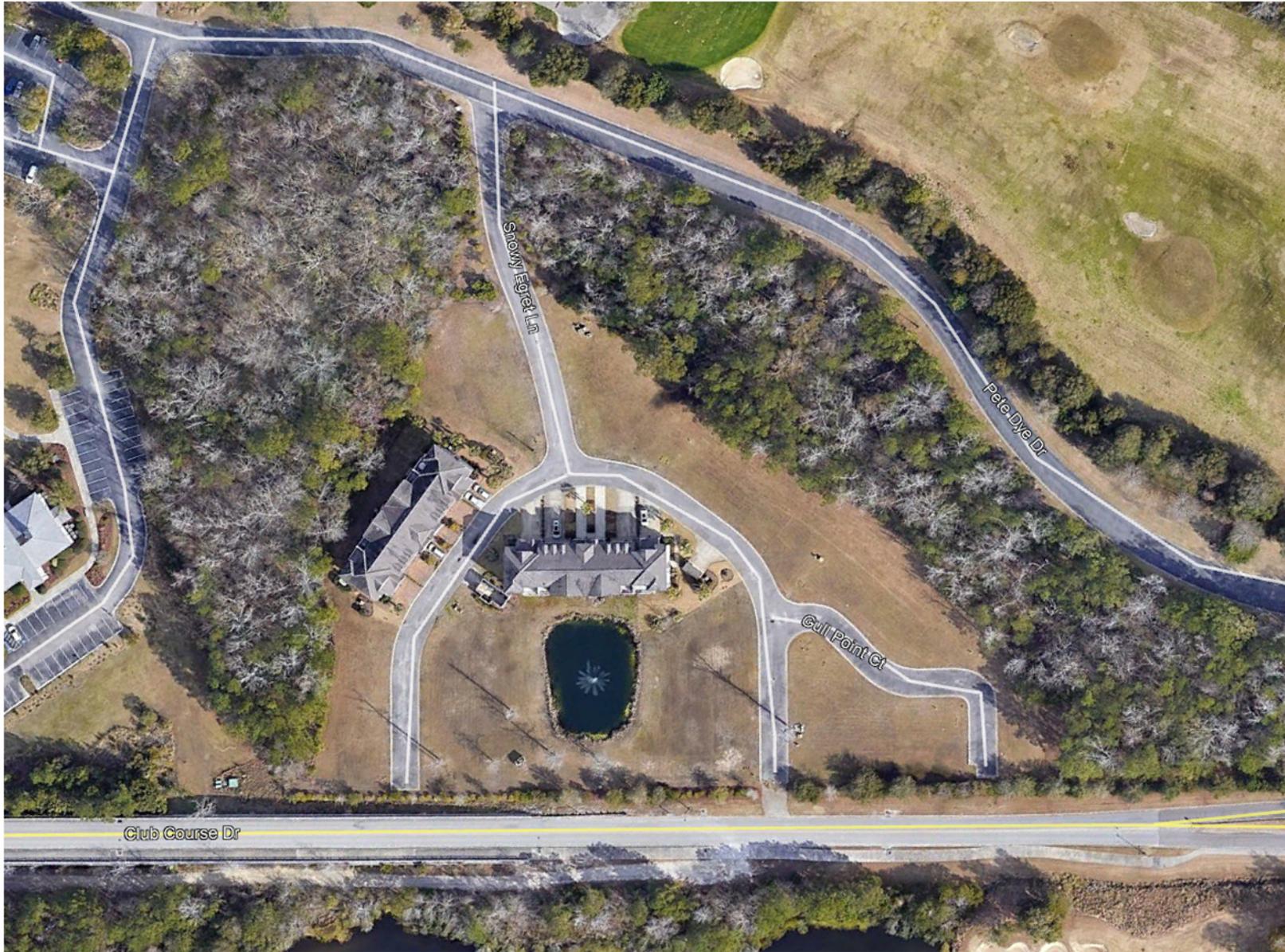
The owner certifies this map does not subdivide property or alter property lines. Therefore, this map is not subject to the subdivision regulations of the City of North Myrtle Beach.

- NOTES:**
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  - FOR CURRENT ZONING & SETBACK REQUIREMENTS CONTACT THE CITY OF NORTH MYRTLE BEACH PLANNING & DEVELOPMENT DEPARTMENT, ZONING SECTION @ (843) 280-5565.
  - REFERENCE "BOUNDARY, TREE & TOPO SURVEY", PREPARED BY THIS OFFICE FOR CAP CARE OF FLORIDA, DATED APRIL 1, 2005.
  - THIS PROPERTY IS LOCATED IN ZONE "X-OUT" AS SHOWN ON FEMA MAP No. 45051C027B II, DATED AUGUST 23, 1999.
  - PROPOSED LAND USE: MULTI-FASED/MULTI-FAMILY TOWNHOMES
  - PARENT TMS: #143-00-01-075
  - THE CREATION OF THESE 11 PARCELS IS TO FACILITATE THE BUILDING DEVELOPMENT FOR PHASE 1 THRU PHASE 11.
  - PHASE LINES ARE TO BE ABANDONED UPON RECORDATION OF INDIVIDUAL PHASE'S "PHASE PLAT". PROPERTY IS TO BE INCORPORATED INTO THE HOMEOWNER'S ASSOCIATION (H.O.A.).
  - LAST PROPERTY TRANSFER: DEED BOOK 2849 @ PAGE 355.
  - CURRENT ZONING: PUD
  - PROPERTY IS TO BE INCORPORATED AND/OR COMBINED WITH THE MASTER H.O.A. COVENANTS & RESTRICTIONS.
  - ALL ROADS, ROAD DRAINAGE, PONDS, BERMS, COMMON AREAS, OPEN SPACES AND WETLAND BUFFER AREAS ARE TO BE PRIVATE AND OWNED & MAINTAINED BY THE H.O.A.
  - ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED.

DATE: 11/28/06  
 SCALE: 1" = 50'  
 SOUTH CAROLINA  
 HOBBS COUNTY  
 PROJECT: THE DYE TOWNHOMES AT BAREFOOT RESORT AT North Myrtle Beach  
 SHEET TITLE: PHASING PLAT FOR PHASES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11  
 PROJECT NO: N/A  
 SHEET NO: 88-280 P.355  
 RECORD NO: 1430001075  
 DRAWN BY: WST  
 CHECKED BY: RAV  
 FILE NO: 051174  
 SHEET NO: 051183  
 SHEET TITLE: 051183PLAT  
 SHEET NO: 1  
 TOTAL SHEETS: 1



# DYE ESTATES MULTI-FAMILY RECORDED PHASING PLAN



**DDC Engineers**  
BOLTON & MENK, INC.

**DYE ESTATES MULTI-FAMILY**  
EXISTING CONDITIONS



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

# Dye Townhomes



-  OVERSTORY TREE
-  UNDERSTORY TREE
-  SHRUB
-  PERENNIALS
-  STREET LIGHTS

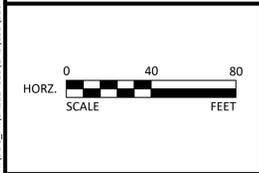


This site plan is an artist's rendering and is for illustrative purposes only.





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 H:\DDC\_ARCH\0124028\CAD\CAD\1043 - Dye Estates\DWG\MF - sit.dwg - 36x24 DDC.BMI, 6/9/2021 11:00:20 AM, ARCH, full bleed (18.00 x 24.00 inches)




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 Phone: (843) 692-3200  
 Email: MyrtleBeach@bolton-menk.com  
[www.bolton-menk.com](http://www.bolton-menk.com)

DATE	03/26/21			
SCALE	1" = 40'			
DESIGNED	SCH			
DRAWN	SCH			
CHECKED	SCH			
CLIENT PROJ. NO.	1	06/08/2021	Revised Site Plan Using the McPherson Models	JTW
	NO.	DATE	REVISION DESCRIPTION	BY
21043L				

<b>NVR, INC</b> DYE ESTATES MULTI-FAMILY NORTH MYRTLE BEACH, SOUTH CAROLINA	
<b>SITE PLAN</b>	

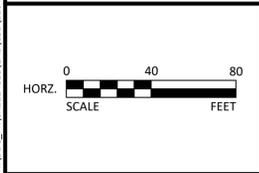
SHEET  
**C1.01**

**LEGEND**

- Overstory Tree
- Understory Tree
- Shrub
- Perennials



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DATE	06/09/2021			
SCALE	1" = 40'			
DESIGNED	JS			
DRAWN	JS			
CHECKED				
CLIENT PROJ. NO.	21043L	NO.	DATE	REVISION DESCRIPTION

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

SHEET  
**L1.01**



Optional Rooftop Terrace

Optional Rooftop Terrace





**CEDAR SHAKE SIDING**

**HARDIEPLANK SIDING**

**ARCHITECTURAL  
ASPHALT SHINGLES**



**STONE OR BRICK ACCENTS**

**MONOSLAB FOUNDATION**

**VINYL WINDOWS**

**5A. 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 were constructed. At the April 20 meeting, Planning Commission recommended approval of the proposed major PDD amendment. When this proposal was heard by City Council, the public voiced concern over the quality of the proposed architecture. City Council concurred and asked the applicant to revise the proposed architecture and have Planning Commission review the proposal again. At the June 22 meeting, the applicant requested to postpone the item to revise the proposal per comments at the meeting. The applicant then submitted a revised proposal and amendment to the Barefoot Resort Development Agreement for consideration at this meeting.

**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 September 20, 2021.

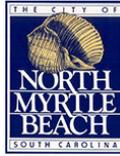
**Planning Commission Action**

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-21-7] 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.



CITY OF NORTH MYRTLE BEACH  
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 06/15/21

Nature of Approval Requested: PDD Amendment

Property PIN(s): 35809040001

Property Address/Location: Barefoot Resort-Adjacent to Club Course Drive

I, Ronnie Parker, Jr., hereby authorize James M. Wooten

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

  
\_\_\_\_\_  
Signature  
Manager  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
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.



## Dye Estates MF-4 Barefoot Resort and Golf

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North Myrtle Beach, SC

5/17/21

Revised 08/10/21



**DDC Engineers**  
BOLTON & MENK, INC.





**DDC Engineers**  
BOLTON & MENK, INC.

1298 Professional Drive  
Myrtle Beach, SC 29577  
Office: 843.692.3200  
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August 10, 2021

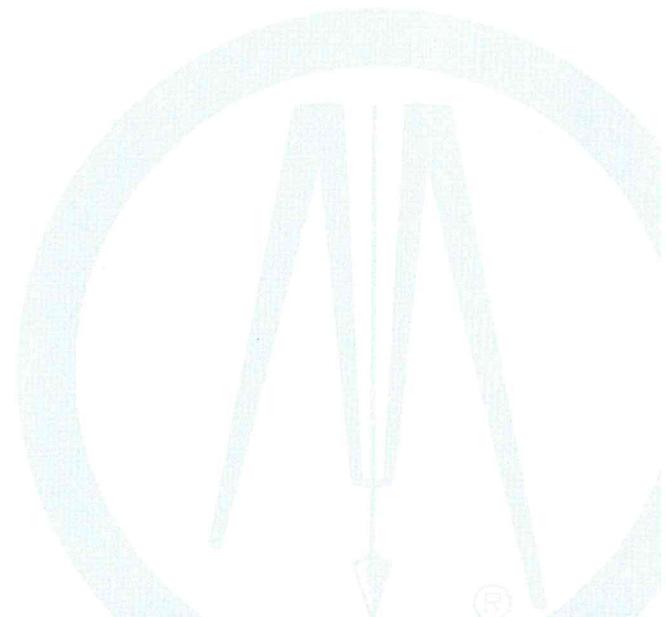
**Re: Dye Estates**  
**DDC P/N 21043L**

Ms. Pritchard:

Please find the updated text and graphics which include all of our updates based upon staff comments. If you may have any questions, please contact me at your convenience.

Sincerely,  
**DDC ENGINEERS**

Brent J. Schulz  
Principal Planner





CITY OF NORTH MYRTLE BEACH  
LETTER OF AGENCY

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\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature  
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Title

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