

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: September 20, 2021

Agenda Item: 6A	Prepared by: Aaron C. Rucker, AICP
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: September 29, 2021
Subject: A request to amend the Town Center phase and future residential development area in the Barefoot Resort Planned Development District [Z-20-20]	Division: Planning and Development

Background:

In 2017, the Shops at Barefoot Village, a.k.a., Barefoot Town Center, was approved as six commercial buildings totaling 40,000 sq. ft with front building entrances facing a 100' public right-of-way with wide, tree-lined sidewalks, landscaped median, on-street parking, and parking in the side or rear. The first commercial building and roadway segment (Village Hill Drive) have been constructed, while the rest of the property remains vacant. The lower portion of the property is also vacant and reserved for future development.

Proposed Changes:

The property owner's authorized agent, Marina Cottages at Barefoot Landing, LP – Joe Morrison and Sands Winchester, LLC – Joe Morrison, has submitted a proposal to revise the Shops at Barefoot Village, a.k.a., Barefoot Town Center, by expanding the Sea Glass Cottages Phase 1 residential portion located to the south and southwest through changes to the master plan and governing documents. The 9.15-acre proposed Sea Glass Cottages Phase 2 neighborhood would consist of the following:

- 92 SF detached cottage homes ranging from 1,103 sq. ft to 1,693 sq. ft, average 1,317 sq. ft.
- 2.88 acres of open space, including three small ponds, a central lawn with pavilion and 1,300 sq. ft community swimming pool, and pocket-size greens and open spaces throughout.
- 169 total parking spaces, amounting to an additional 20 spaces over the requirement.
- Minimum 6-month rental terms for residents.
- 10' eave to eave building separations.
- Abandonment of 100' public right-of-way (Village Hill Drive) and conversion to private roadway through the court system.
- Fees for beach parking and park enhancement (\$1,100 and \$200 respectively) per dwelling unit to be paid at the time of building permit issuance (detailed in development agreement).
- Signalization of Barefoot Resort Bridge Road (detailed in development agreement).
- Low country/coastal architectural vernacular continues the design established.
- First row of perimeter homes orient front facades toward exterior public roads.
- Innovative stormwater management using bioretention pond and vegetation.
- Commonly owned with no fee simple ownership, consistent with Phase I.
- Pedestrian-friendly design with access drives providing street trees and sidewalks throughout the development.
- Developed in a single phase.

Staff received two revised exhibits prior to second reading. The Sapelo and Amelia building elevations were removed from Exhibit G. "Right-of-way" labeling references were replaced with "access street" on Exhibit H.

The included submittal packet details the proposed amendment in both text and illustrative exhibits.

Planning Commission Action:

The Planning Commission conducted a public hearing on May 18, 2021 and voted unanimously to recommend approval to City Council, conditioned upon adding a \$200 park enhancement fee per residential unit and traffic signal at Village Crossing Boulevard. These conditions have since been addressed. Additionally, there were concerns over density and safety raised by two members of the public in attendance.

Recommended Action:

Approve the proposed ordinance on second reading

Reviewed by Division Head

Reviewed by City Manager

Reviewed by City Attorney

Council Action:

Motion By _____ 2nd By _____ To _____

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH PROVIDING THAT THE CODE OF ORDINANCES, CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED BY REVISING THE BAREFOOT RESORT PDD (PLANNED DEVELOPMENT DISTRICT) CONCERNING BAREFOOT TOWN CENTER PHASE, A.K.A., SHOPS AT BAREFOOT VILLAGE, AND FUTURE RESIDENTIAL DEVELOPMENT SECTION OF THE DEVELOPMENT.

Section 1:

That the Barefoot Resort Planned Development District be amended per the attached PDD booklet entitled “Sea Glass Cottages Phase II: PDD Amendment, Development Regulations, dated September 20, 2021, and included in this ordinance with the following exhibits within:

- PDD text describing the development (9 pages),
- Exhibit A: Currently Approved PDD and Proposed PDD Amendment
- Exhibit A-1: Master Plan,
- Exhibit A-2: Designated Open Spaces,
- Exhibit A-3: Unit Color Key,
- Exhibit A-4: Parking Availability
- Exhibit B: Development Phasing Plan,
- Exhibit C: Building Materials List,
- Exhibit C-1: Building Color Palette,
- Exhibit D: Landscape Materials List,
- Exhibit D-1: Representative Landscape Plan,
- Exhibit E: Representative Signage Depictions,
- Exhibit E-1: Landscape Section,
- Exhibit F: Boundary Survey,
- Exhibit G: Building elevations,
- Exhibit H: Typical Street Section & Plan View,
- Exhibit I: Typical Lighting Fixtures,
- Exhibit J: Water and Sewer,
- Exhibit J-1: Stormwater Management Plan,
- Exhibit J-2: Fire Hydrant Location Diagram,
- Exhibit J-3: Fire Hose Pull Distance.

If a conflict arises between the amendments listed in the ordinance and those listed in the PDD booklet, the PDD booklet shall take precedence. The proposed changes are reflected in the PDD booklet.

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

FIRST READING: 9.20.2021

SECOND READING: 10.4.2021

REVIEWED:

City Manager

ORDINANCE: 21-36

SEA GLASS COTTAGES PHASE 2

PDD AMENDMENT

BAREFOOT RESORT & GOLF PDD

September 20, 2021



Barefoot Resort & Golf Planned Development District

Sea Glass Cottages Phase II

PDD Amendment
Development Regulations
September 20, 2021

Introduction

The Sea Glass Cottages Phase II (the "**Project**") is an expansion of a previously approved cottage neighborhood to the south and southwest of the cottage neighborhood. The new neighborhood will consist of not less than 86 cottages and not more than 92 cottages, three small ponds, and pocket- size open spaces, including a green lawn and community swimming pool, all located on approximately +/-9.15 acres, as shown on **Exhibit "A-1"** & **Exhibit "F"**. In addition, typical Building Elevations are attached hereto as **Exhibit "G"**.

The Master Plan, attached hereto as **Exhibit "A"**, shows an existing residential neighborhood to the west, The Retreat. To the southeast is an existing condominium high-rise, The North Tower Barefoot Resort. To the northeast is an existing commercial area, Barefoot Market & Cafe. Finally, to the south, Sea Glass Cottages Phase I and the Intracoastal Waterway.

As depicted on a regulation roadmap, the Project is positioned directly north of the Intracoastal Waterway and Harbor Point Drive, west of Premier Resort Blvd., east of Village Crossing Boulevard, and is South of Barefoot Resort Bridge Road in North Myrtle Beach, South Carolina.

Project Developer

The parcel, which is a small portion of the Barefoot Resort & Golf Planned Development District ("**PPD**"), is owned by Barefoot Towne Center, LLC, a South Carolina limited liability company ("**Landowner**"), and is proposed for development by Cottage Holdings, LLC, a South Carolina limited liability company ("**Developer**"). This phase is a continuation of the existing Sea Glass project, which is a residential rental community, restricted for rental periods of not less than Six (6) months, provided that the term of such rental may be extended to the same tenant, for additional periods of not less than Thirty (30) days, and that no sub-lease of assignment shall be allowed, the intent of which is to prohibit short-term rentals.

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 "**Barefoot Towncenter Phase**" and "**Future Residential Development**" (as shown on **Exhibit "A"**).

The amendment to the Master Plan for the PDD, which is attached hereto as **Exhibit "A-1"** shall replace any prior plan, and shall be deemed as 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 a single phase. The anticipated build-out schedule for the entire Project is three (3) years from the date construction of the Project is initiated, although the actual build-out schedule may be accelerated, depending on the market. The Phasing Plan for the Project is attached hereto as **Exhibit "B"**.

Development Description

The location of the Project is advantageous because it is in close proximity to both beautiful Wetlands and the Intracoastal Waterway and is situated before the various access roads for the residents of the PDD.

Architecturally, the Project borrows heavily from regional influences of South Carolina's Lowcountry, which is consistent with the PDD, while also incorporating materials that are suitable for and durable enough to withstand the demands of long-term activity. Cottages range in size from 924 sq ft to 1,693 sq ft, as shown on the table attached hereto as **Exhibit "H"**. Further, care and attention to detail have been especially given to this project to ensure that the Residential Cottage Concept pleases in every way.

The neighborhood plan accommodates both pedestrian and vehicular traffic while encouraging activity and interaction along the highly visible streetscape. Pedestrian sidewalks, surface street parking, and covered parking under the cottages all function as traffic calming devices.

The Project includes designated Common Green Spaces covering about 2.34 acres, and (3) Ponds totaling about 0.54 acres, together with a larger lawn and community swimming pool of about 1,300 square feet, all as referenced in **Exhibit "A-2"**. The Developers intend to have the option to utilize some of the Common Green spaces as gathering areas for use by the members of the neighborhood.

There will be a total of not less than 86 cottage units, and not more than 92 cottage units in this phase of the neighborhood with 10.1 units per acre of density (92 units on 9.15 acres). Residents will have a minimum of 117 surface & on-street parking spaces, based on the city of North Myrtle Beach off-street parking requirements per land use (1 space per one bedroom unit, 1.5 spaces per two bedroom unit and 2 spaces per three bedroom units), together with additional visitor parking as shown on the Master Plan for the Project attached hereto. The Project will be subject to a \$1100 Beach Access Parking Fee and a \$200 Park Enhancement Fee for each dwelling unit, to be paid by the Developer at the time of building permit issuance, as required by the City of North Myrtle Beach. The minimum rental term for units within the Project shall be Six (6) months, which rental term may be extended for successive periods of not less than Thirty (30) days, provided no sub-lease or assignment of such lease is allowed. Developer shall record a restriction on the property to that effect, and such restriction shall be binding on all current and future property owners and may be enforced by any Homeowners' Association that may be formed for the Project. The Developer shall also provide a copy of the recorded restriction to the Planning & Development Department prior to issuance of any building permits. This same restriction shall be included in any HOA covenants and restrictions at the time the HOA covenants and restrictions are recorded.

Landscape Services will be provided to each individual resident to allow consistency in the maintenance of the neighborhood grounds. The sidewalk width also allows for adequate width to provide both safety and atmosphere for residents.

The connectivity to existing roadways also allows for convenient ingress and egress for residents within the PDD so that they may take advantage of the conveniences of the surrounding amenities.

To create resident inclusion within the neighborhood will take more than physical proximity, it will require intentionally planning for the success of the neighborhood. This will be accomplished by generating both public and private opportunities throughout the neighborhood for the residents to interact and entertain.

One double sided “Welcome” sign, in accordance with the signage ordinances of the City of North Myrtle Beach, will be located at the northwest entrance of the Project, as represented on **Exhibit “E”**.

The surrounding wetlands, ponds, and open spaces will be visible to the neighborhood as an environmentally conscious and interactive experience for residents. Thus, the development will transform this underutilized land into a community made up of individuals with the common goals of living in a safe, clean and supportive Neighborhood where the natural surroundings will be appreciated and preserved.

Development Composition

Plan Name	Bedrooms	# of Units	Total bedrooms	Mix ¹		Unit S.F.	Parking Required
Edisto (at grade)	2	22	44	23.91%		1,293	33
Edisto (elevated)	2	14	28	15.22%		1,293	21
Sanibel (at grade)	2	20	40	21.74%		1,103	30
Sanibel (elevated)	2	8	16	8.70%		1,103	12
Hatteras (at grade)	2	6	12	6.52%		924	9
Marco (at grade)	3	10	30	10.87%		1,693	20
Marco (elevated)	3	2	6	2.17%		1,693	4
Pamplico (at grade)	3	8	24	8.70%		1,288	16
Pamplico (elevated)	3	2	6	2.17%		1,288	4
Totals		92	206	100.00%		Average S.F. 1,262.74¹	149

1. To the extent that the Composition Mix or the average square footage of the units is revised, the same shall be submitted to the zoning administrator for determination as to any required amendment to this PDD.

Infrastructure and Common Spaces

Stormwater drainage will be incorporated into the existing Lake System. The Stormwater Management Plan is attached hereto as **Exhibit “J-1”** with additional Stormwater Calculations on file with the City of North Myrtle Beach. Electrical services, cable television, internet and telephone services will be installed and maintained by the Property Owner(s) and the utility

companies providing the services. Water and sewage facilities will be dedicated to the City of North Myrtle Beach.

Landscaping, lighting and sidewalks will be maintained by the Property Owner(s), in keeping with the design and maintenance standards established by the Developer, together with any private roadways, parking areas, walkways, open spaces, common areas, amenity facilities, buildings, trash and other features of the Project, as shown on the attached Master Plan for the Project. One 30-yard trash compactor (or as needed) is proposed for the site. Waste removal will be provided by private waste removal services. A section plan of the, "Typical Private Street", is attached hereto as Exhibit "H".

The Landowner previously platted a proposed public street, with a right-of-way width of approximately 100 feet, for purposes of providing a commercial boulevard for the proposed commercial development previously planned for the portion of the PDD on which the Project is located. The existing commercial development adjacent to the Project has not provided the demand for continuing commercial development, and therefore the conversion of this portion of the PDD from commercial development to residential development also necessitates the closure of the proposed commercial boulevard as a public street, and the incorporation of the same into the Project and the existing commercial development as a private street.

The Landowner and the Developer will undertake the such actions as may be required in order to close the commercial boulevard as a public street and convert the same to a portion of the Project and a private roadway, the plans for such conversion to be approved by the City following the closure of the public roadway. The costs of such street closure, including any filing fees, hearing costs or attorneys fees, shall be the sole obligation of Landowner, its successors and assigns.

In addition, at the request of the City and the residents within the PDD, for the signalization of Barefoot Resort Bridge Road in order to promote the safety and welfare of the residents of the PDD, including pedestrians, bicycles and golf carts traveling on or crossing Barefoot Resort Bridge Road. The estimated costs of such signalization is not less than \$350,000.00, which costs are to be shared by the Landowner, the Developer and the City, in accordance with the terms of a separate Development Agreement Amendment, entered into simultaneously with the final approval of this Amendment to the PDD.

The Developer, prior to the 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 governing the operation of the Project.

1. During the Cottages Phase 2 design a full analysis of the stormwater system from the site including downstream existing conditions over the ICW. If pipe size upgrades are needed, the improvements will be made a part of the project plans
2. During the Cottages Phase 2 design a full analysis of the waste water system from the site to the existing pump station. If pump upgrades are needed, the improvements will be made a part of the project plans.

Special Events and Temporary Uses

The Developer intends to offer special events for the residents of the neighborhood, in which temporary vendors, games, crafts, street performers, artists and informational displays and booths may occupy the common areas, sidewalks, and open spaces as a part of celebrations, special events, and festivals. Special Events shall not be extended for periods of more than ten (10) days and are limited to a total of six (6) occurrences per year. Additionally, no more than

twenty (20) vendors per occurrence shall be permitted. A Special Event is defined as any event in which vendors are required to obtain a permit.

Such vendors shall be required to purchase business licenses, if applicable, from the City of North Myrtle Beach prior to commencing operations, and will otherwise be bound by both the ordinances of the City of North Myrtle Beach and the rules and regulations established by the Developer from time to time.

Dimensional Standards

The following dimensional standards will apply to the Project:

RESIDENTIAL USES & DEVELOPMENT REGULATIONS

Proposed Use	Min. Site Area	Setbacks ¹			Max Height	Imp. Surface	Min. Lot Width at Building Line	Separation of Structures ²
		Front Setback	Side Setbacks	Rear Setbacks				
Single Family Low Density	10,000	25'	10'	10'	40'	50%	60'	N/A
Single Family Med. Density	5,000	10'	4'	10'	35'	N/A	40'	N/A
Duplex	6,000	10'	4'	10'	35'	60%	50'	N/A
Townhouses	10,000	10'	4		35'	60%	20'	20' ⁵
Multifamily ^{6,7,8}	15,000	20'	20'	20'	70'	75%		20' *
Quadruple ⁹	10,000	20'	20'	20'	40'	75%	80'	20'
Cabins/Cottages	N/A	10'	5'	10'	35'	60%	25'	10' ²
Inns	12,000	20'	10' ¹⁰	10'	35'	75%	50'	20'
Parks, Amenities	1,000	10'	5'	10'	30'	70%	50'	20'
Accessory Uses and Structures	N/A	N/A	5'	10'	20'	N/A	N/A	20'

1 Setbacks shown for single family and multifamily are minimums only

2 Separation figures provided are minimums from wall to wall with eave overhangs not to exceed 12"

3 Can include privacy walls in side yards and zero lot line development

4 Zero between units - 10 from side property line

5 Separation of 20' is between groupings of buildings

6 Minimum Area per DU - 1350 sf

7 Minimum Separation Between Structures - 20'

- 8 Multifamily tracts as depicted on the Master Site Plan may include timeshare units
- 9 Minimum Area per DU - 1500 sf
- 10 Where approved on the Master Site Plan zero side yard setbacks shall be allowed.
- * For buildings in excess of 60' in height, a separation of 31' will apply

The setbacks and building separations referenced above only apply to the subdivisions of independent parcels; otherwise, the applicable setback shall be 25' from the boundary of the project. Sidewalk network is permitted within the boundary setback.

Building Materials & Landscaping Materials

The Developer has chosen both the 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 attached hereto as **Exhibit "C"**, together with a palette of acceptable colors for walls, trim and roofing, as attached hereto as **Exhibit "C-1"**. The Landscape Materials List is attached hereto as **Exhibit "D"**, together with a Representative Landscape Plan attached hereto as **Exhibit "D-1"**.

Signage & Lighting

Signage will consist of the identification of the Project and is intended to be harmonious with the surrounding PDD. The location, content, and size will be consistent with the sign regulations of the City of North Myrtle Beach. Lighting will be in keeping with the existing lighting from the PDD, together with landscape lighting and signage lighting, as depicted on **Exhibit "I"** attached hereto.

The Project will include one (1) freestanding double-sided monument sign at the Project's northwest entry. Signage on the front facing side will be faced north and be seen from Village Crossing Boulevard and the Barefoot Resort Bridge Rd. intersection. Signage on the back facing side will be faced south and be seen from the interior of Village Crossing Boulevard.

Such monument signs shall be used only by the Developers for the Project and not for any other off-premises uses. Representative depiction of the inspiration for the monument signage is attached hereto as **Exhibit "E"**.

Trees & Tree Canopy

Prior to permitting, the Developer shall provide a tree survey showing trees of greater than eight (8) inches caliper. Any removal of trees greater than twenty four (24) inches caliper will require approval of the board of zoning appeals. Any removed trees will be mitigated as required by the City of North Myrtle Beach.

Public Benefit

As an inducement to the City for the approval of this Amendment to the PDD, the Landowner and the Developer have agreed to provide certain public benefits, each of which may be more specifically described in a separate Development Agreement Amendment executed simultaneously with final approval of this Amendment. The proposed public benefits are as follows:

- A. The City and the Landowner that, in lieu of the conveyance of any portion of the Project 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 Project, in accordance with the approved Master Plan; or (ii) Seventeen Thousand Two Hundred and No/100 (\$17,200.00) Dollars In the aggregate, in the event the number of separate residential units constructed on the Project in accordance with the approved Master Plan is less than Eighty Six (86), 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 Project. To the extent the number of residential units increase on the Master Plan, the contribution shall also increase. To the extent the number of residential units decreases to a number which is less than the minimum number of units set forth in the Development Agreement, the Developer shall pay the minimum aggregate amount set forth in the Development Agreement. The imposition of the Park Enhancement Fee applicable to the Project shall thereafter apply only to the Project, 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.
- B. The City and the Landowner further acknowledge that the conversion of the Project 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 Project, 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 Project, 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 Project in accordance with the approved Master Plan; or (ii) Ninety Four Thousand Six Hundred and No/100 (\$94,600.00) Dollars in the aggregate, in the event the number of residential units constructed on the Project in accordance with the Master Plan is less than Eighty Six (86), 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 Project. To the extent the number of residential units increase on the Master Plan, the contribution shall also increase. To the extent the number of residential units decreases to a number which is less than the minimum number of units set forth in the Development Agreement, the Developer shall pay the minimum aggregate amount set forth in the Development Agreement. The imposition of the Beach Access Parking Fee applicable to the Project shall thereafter apply only to the Project, 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. A portion of the Project, and additional real property was previously platted as a public street of approximately 100 feet in width (the "Commercial Boulevard") in anticipation of continued expansion of the commercial development upon a portion of the Project. As a result of the lack of demand for commercial development, and the conversion of the Project from commercial development to residential development pursuant to the PDD Amendment, the City no longer desires to maintain the Commercial Boulevard as a public street, and the Landowner and Developer shall take such action as may be required by the City, which includes the filing of an action for street closure in the Fifteenth Judicial District, and upon a ruling closing the Commercial Boulevard as a public street and

converting the same to a private street, to be maintained by the Landowner and/or the Developer, their respective successors and assigns, as a private street.

- D. Landowner and Developer agree that, as a result of the relative density of the residential development set forth in the PDD Amendment, the City desires to insure the preservation of a portion of the Project as open space, to make provisions for additional guest parking, and to insure adequate on-site amenity facilities for the residents upon the Project. Therefore, in accordance with the master plan attached to the PDD Amendment, 2.34 acres of the Project are and shall be set aside as open space, guest parking and on-site amenity facilities, the exact location of which open space, guest parking and on-site amenity facilities shall be subject to the master plan attached to the PDD Amendment, as the same may be further amended from time to time.
- E. The City desires to provide for additional signalization of Barefoot Resort Bridge Road (the "Traffic Signal"), in order to promote the safety and welfare of residents, including pedestrians, bicycles and golf carts traveling on or crossing Barefoot Resort Bridge Road, which include the residents of the Project. Landowner and Developer have estimated that the costs of such signalization, in accordance with the standards of the City and the South Carolina Department of Transportation will total of not less than Three Hundred Fifty Thousand and No/100 (\$350,000.00) Dollars, as set forth on **Exhibit "H"** attached to the Development Agreement Amendment executed simultaneously with the approval of this Amendment (the "Traffic Signal Estimated Cost"). The Traffic Signal Estimated Cost cannot be absorbed by the Project alone, and, in order to equitably allocate the Traffic Signal Estimated Cost among as many of the benefiting property owners as is feasible and fair, Landowner, Developer and the City agree that the actual cost of the Traffic Signal shall be shared between Landowner, Developer and the City, with the City contributing One Hundred Fifty Thousand and No/100 (\$150,000.00) Dollars, and the Landowner, Developer and any other parties within the PDD, by separate agreement providing the remaining balance of the costs of the Traffic Signal, to the extent the City, the Landowner and/or the Developer are successful in securing any available public funds as a contribution to the costs of the Traffic Circle, the contribution to the costs of the Traffic Signal by the City shall be reduced in an amount equal to the same amount or amounts of such public funds.

Amendment & Enforcement

Upon final approval by the City of North Myrtle Beach, the Developer will implement 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 of North Myrtle Beach and submission of an appropriate minor or major planned development district, in accordance with the ordinance of the City of North Myrtle Beach.

Exhibits:

Exhibit "A"	<i>Currently Approved PDD & Proposed PDD amendment</i>
Exhibit "A-1"	<i>Master Plan</i>
Exhibit "A-2"	<i>Designated Open Spaces</i>
Exhibit "A-3"	<i>Unit Color Key</i>
Exhibit "A-4"	<i>Parking Availability</i>
Exhibit "B"	<i>Development Phasing Plan</i>
Exhibit "C"	<i>Building Materials List</i>
Exhibit "C-1"	<i>Building Color Palette</i>
Exhibit "D"	<i>Landscape Materials List</i>
Exhibit "D-1"	<i>Representative Landscape Plan</i>
Exhibit "E"	<i>Representative Signage Depictions</i>
Exhibit "F"	<i>Boundary Survey</i>
Exhibit "G"	<i>Building Elevations</i>
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Exhibit "I"	<i>Typical Lighting Fixtures</i>
Exhibit "J"	<i>Water and Sewer</i>
Exhibit "J-1"	<i>Stormwater Management Plan</i>
Exhibit "J-2"	<i>Fire Hydrant Location Diagram</i>
Exhibit "J-3"	<i>Fire Hose Pull Distance</i>



Sea Glass Cottages—Phase 2: Exhibits

EXHIBIT A

**CURRENTLY APPROVED PDD &
PROPOSED PDD AMENDMENT**



EXHIBIT A: CURRENTLY APPROVED PDD—REVISED JULY 16TH, 2019



EXHIBIT A: PROPOSED PDD AMENDMENT—REVISED JUNE 29TH, 2021



EXHIBIT A-1

MASTER PLAN



EXHIBIT A-1: MASTER PLAN



UNIT COUNT:	92 UNITS
UNIT SIZE:	924 S.F. TO 1693 S.F.
SURFACE PARKING:	117 SPACES
PARKING UNDER UNITS:	52 SPACES
TOTAL PARKING SPACES:	169 SPACES
ACCESSIBLE PARKING:	12 SPACES

PROPERTY AREA:	-9.15 ac. (100%)
STORMWATER:	~ .54 ac. (5.9%)
IMPERVIOUS SURFACE:	-5.11 ac. (55.8%)
GREEN SPACES:	-2.17 ac. (23.7%)
POOL, POOL DECK & PAVILION:	-0.12 ac. (1.3%)

OPEN SPACES
 - GREEN SPACES



EXHIBIT A-2

DESIGNATED OPEN SPACES



EXHIBIT A-2: DESIGNATED OPEN SPACES

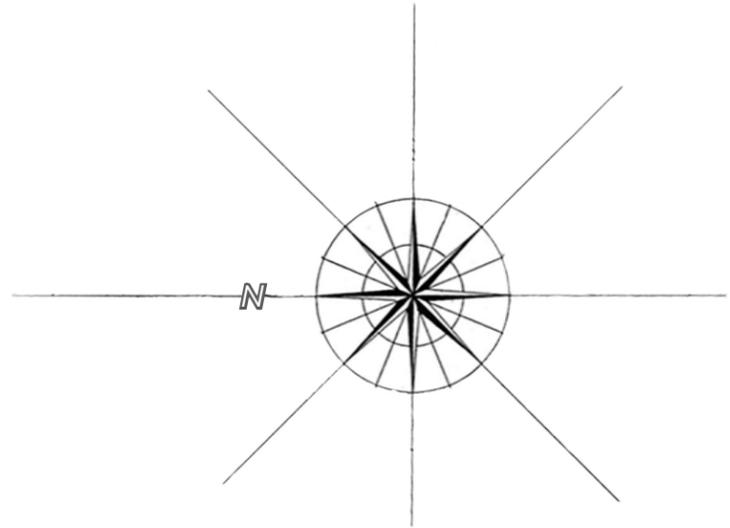


EXHIBIT A-3

UNIT COLOR KEY



EXHIBIT A-3: UNIT COLOR KEY



REQUIRED PARKING:
 TWO BEDROOM UNITS: 70 UNITS AT 1.5/UNIT
 THREE BEDROOM UNITS: 22 UNITS AT 2/UNIT
 TOTAL REQUIRED: 149

PROVIDED PARKING:
 SURFACE PARKING: 117
 PARK UNDER SPACES: 52
 OVERFLOW AND VISITOR PARKING: 20
 TOTAL PROVIDED: 169

	AT GRADE	ELEVATED	WITH POOL
2 BED	 EDISTO - 22 UNITS	 EDISTO - 13 UNITS	 EDISTO - 1 UNIT
2 BED FLAT	 SANIBEL - 20 UNITS	 SANIBEL - 8 UNIT	
2 BED FLAT	 HATTERAS - 6 UNITS		
3 BED	 MARCO - 10 UNITS	 MARCO - 1 UNIT	 MARCO - 1 UNIT
3 BED	 PAMPICO - 8 UNITS	 PAMPICO - 2 UNITS	

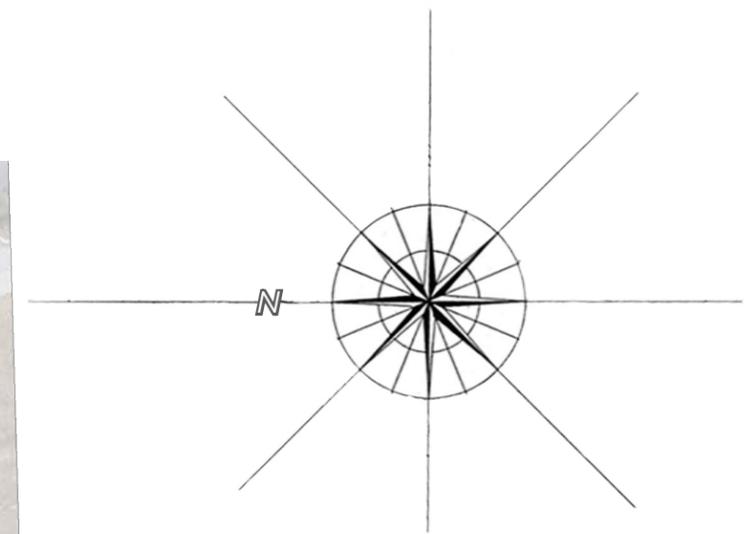
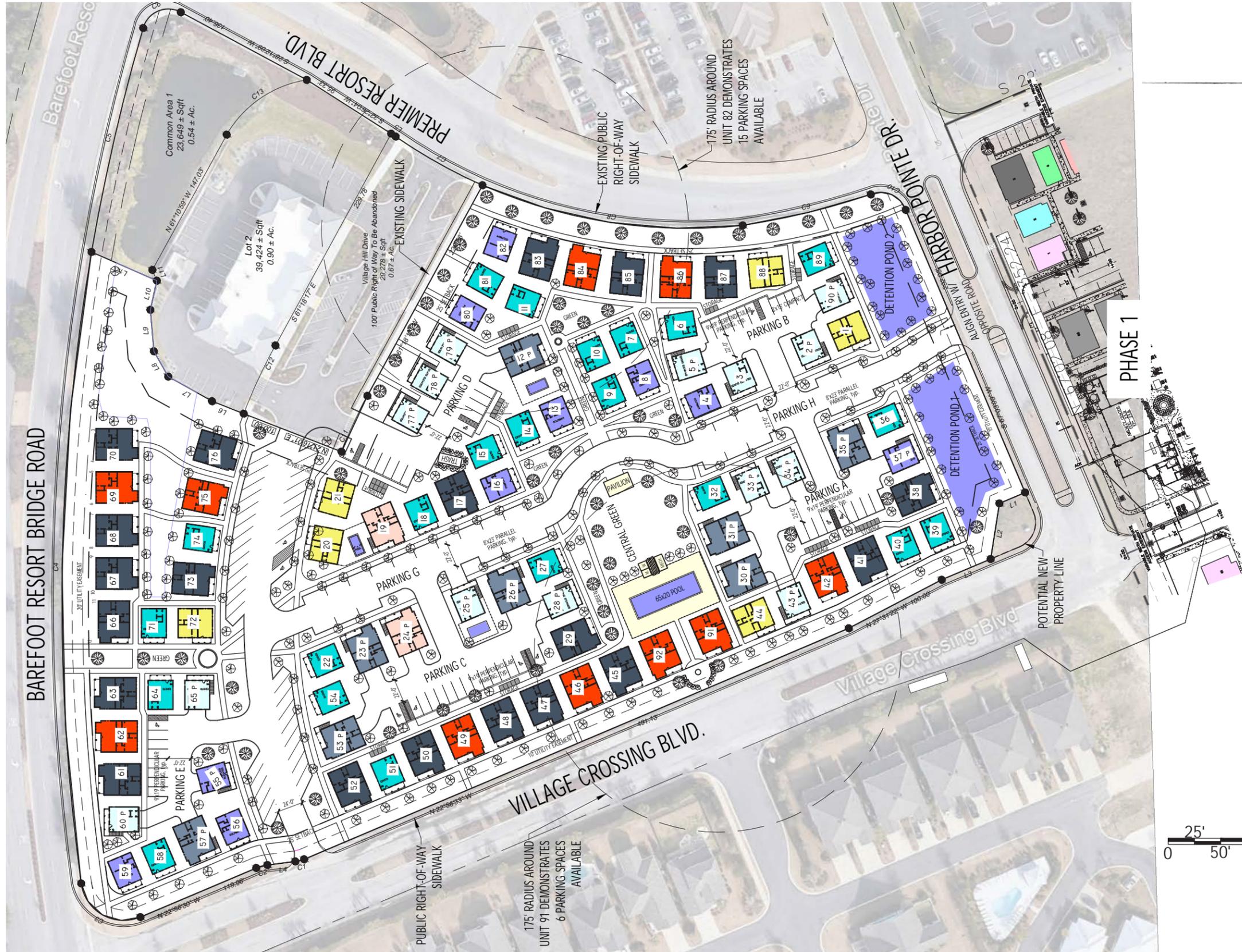


EXHIBIT A-4

**PARKING AVAILABILITY WITHIN
A CERTAIN RADIUS**



EXHIBIT A-4: PARKING AVAILABILITY WITHIN A CERTAIN RADIUS



REQUIRED PARKING:
 TWO BEDROOM UNITS: 70 UNITS AT 1.5/UNIT
 THREE BEDROOM UNITS: 22 UNITS AT 2/UNIT
 TOTAL REQUIRED: 149

PROVIDED PARKING:
 SURFACE PARKING: 117
 PARK UNDER SPACES: 52
 OVERFLOW AND VISITOR PARKING: 20
 TOTAL PROVIDED: 169



EXHIBIT *B*
DEVELOPMENT PHASING PLAN



EXHIBIT B: DEVELOPMENT PHASING PLAN



EXHIBIT C

BUILDING MATERIALS LIST



EXHIBIT C: BUILDING MATERIALS LIST

1. Siding
 - Fiber cement lap siding
 - Fiber cement board & batten siding
 - Fiber cement shake siding
2. Exterior Trim & Other
 - Fiber cement trim
 - Pressure-treated columns
 - PVC shutters
 - Pressure-treated pickets
3. Roofing
 - Asphalt roof shingles
 - Metal roofing
4. Patio/Porch/Deck
 - Concrete slab
 - Salt concrete finish
 - Tile
 - Treated & composite decking
 - Treated & composite rails
 - Pavers
5. Windows and Exterior Doors
 - Vinyl-clad windows & doors



EXHIBIT C-1

BUILDING COLOR PALETTE



EXHIBIT C-7: BUILDING COLOR PALETTE



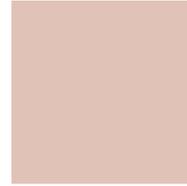
Aiken Ivory
DCR 002



Blake House
Yellow
DCR 008



Yellow
Jessamine
DCR 009



State Street
Pink
DCR 032



Sarah Hopton
Pearl
DCR 047 NRH



Chinese
Wisteria
DCR 048



Onyx
Black Roof
Shingles



Blue Heron
DCR 054



Confederate
Flannel
DCR 055



Hurricane Blue
DCR 056



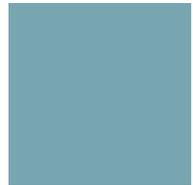
Antique
Pewter
DCR 057



Garden
Fountain
DCR 058



Secession
Blue
DCR 064



Elizabeth
Street Blue
DCR 072



Sea Glass
DCR 077



Weathered
Stucco
DCR 083



Charleston
White
DCR 100



Longitude
Lane
DCR 091



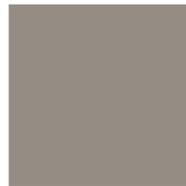
Aunt Betty's
China
DCR 101



Quill
DCR 102



Weatherboard
DCR 103



Natural Stone
Taupe
DCR 104



Oyster Shell
DCR 116



Dove
DCR 117



Bermuda
Stone
DCR 119



EXHIBIT *D*

LANDSCAPE MATERIALS LIST & STREET TREE STANDARDS



EXHIBIT D: LANDSCAPE MATERIALS LIST

1. Trees

A. Large Trees

- Southern Live Oak
- Laurel Oak
- Southern Magnolia
- White Poplar
- American Holly

B. Small Trees

- Crepe Myrtle
- American Holly
- Wax Myrtle
- Palmetto
- Nellie Stevens Holly
- European Fan Palm
- Redbud, Eastern
- Dogwood, Flowering
- Cherry, Kwanzan

2. Shrubs

A. Large Shrubs

- Pittosporum
- Ligustrum
- Variegated Ligustrum
- Loropetalum
- Dwarf Palmetto
- Oleander

B. Small Shrubs

- Dwarf Youpon Holly
- European Fan Palm
- Glossy Abelia
- Indian Hawthorn
- Dwarf Pittosporum
- Nandina

3. Grasses

- Sweet Grass
- Muhly Grass
- Cord Grass

4. Ground Cover

- Liriope
- Daylily
- Dwarf Gardenia
- Shore Juniper

5. Sod

- Centipede
- Bermuda
- St. Augustine

6. Annuals

- Petunia
- Vinca
- Impatiens
- Pansy
- Ornamental Cabbage
- Additional Various Annuals TBD

EXHIBIT D: STREET TREE STANDARDS

2.2 Street Tree Standards

All trees located in tree lawns should be native species and cultivars with good hardiness to withstand harsh street and urban conditions.

Seasonal leaf and fruit drop can be a maintenance issue and safety concern for pedestrians. Planting locations for trees should be carefully considered to minimize any required maintenance or pedestrian conflicts with debris.

Minimum Species Required:

- **5 to 20 Trees Required:** Minimum of two types of trees shall be planted.
- **20 to 100 Trees Required:** Minimum of five types of trees shall be planted.
- **20+ Trees Required:** Minimum of seven types of trees shall be planted.

Minimum Installation Size (*in accordance with the current edition of the American Standards for Nursery Stock*)

- **Canopy Trees:** Two-inch caliper
- **Palms:** 12-14' height. Use of palms is reserved for areas adjacent to the ocean or in limited "accent" plantings.
- **Understory Trees:** May be used when a larger canopy tree may conflict with utilities.
 - **Single Stem Deciduous Understory Trees:** One-inch caliper with a minimum height of ten feet
 - **Multi-stemmed Deciduous Understory Trees:** Ten feet height
 - **Evergreen Understory Trees:** Ten feet height



EXHIBIT *D-1*
**REPRESENTATIVE LANDSCAPE
PLAN**



EXHIBIT D-7: REPRESENTATIVE LANDSCAPING PLAN



EXHIBIT *E*
**REPRESENTATIVE SIGNAGE
DEPICTIONS**



EXHIBIT E: REPRESENTATIVE SIGNAGE DEPICTIONS

Images are representative of welcome signs for the cottage village—actual constructed signage may differ.

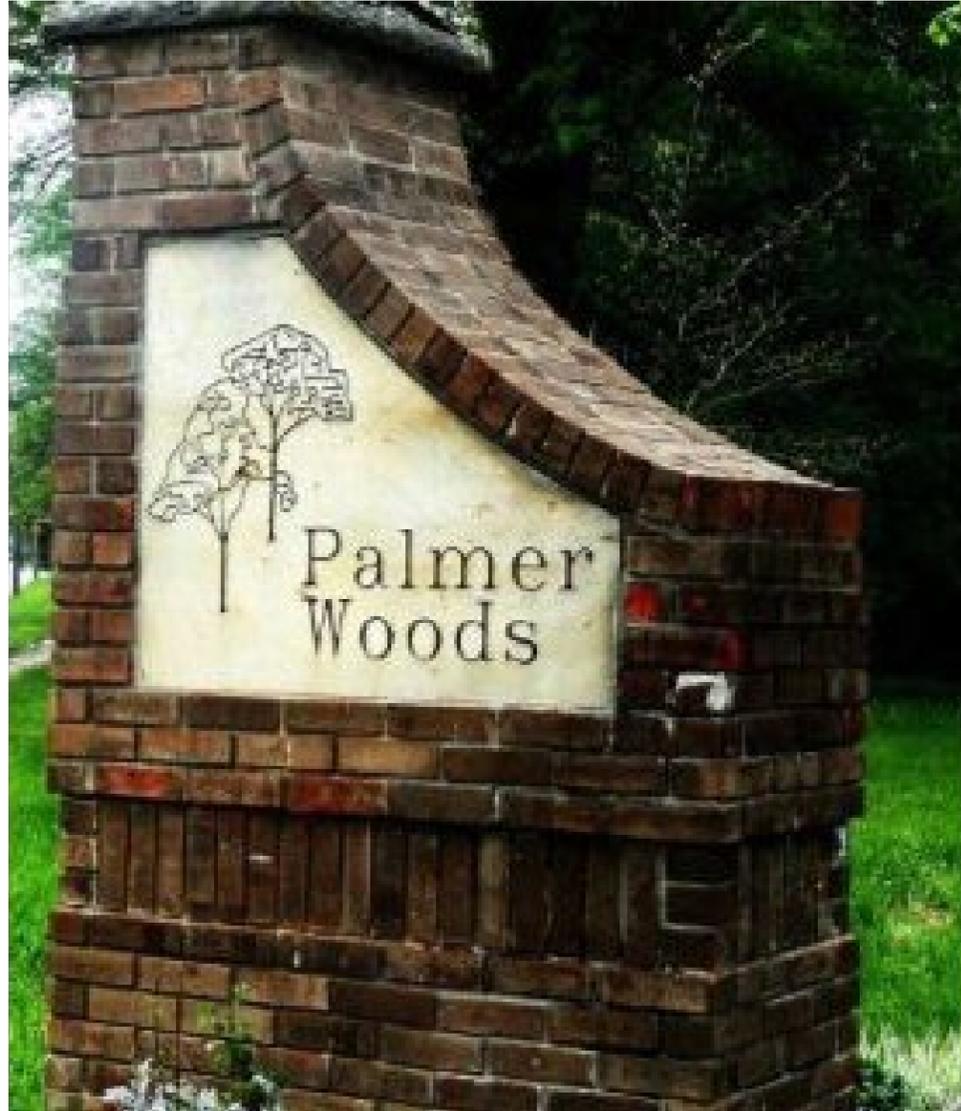


EXHIBIT *F*
BOUNDARY SURVEY



EXHIBIT F: BOUNDARY SURVEY

- Legend**
- irf - iron rebar found
 - ipf - iron pipe found
 - irs - iron rebar set
 - pknf - pk nail found
 - cmf - concrete monument found
 - △ - map / computed point



Line Table

Line	Bearing	Distance
L1	S 22°54'00" E	26.83'
L2	N 81°01'40" W	53.85'
L3	S 22°55'54" E	50.60'
L4	N 07°17'19" W	26.91'
L5	N 32°26'04" E	5.17'
L6	N 21°23'56" E	32.51'
L7	S 29°13'54" W	47.88'
L8	S 62°23'45" W	27.77'
L9	S 65°11'42" W	39.58'
L10	S 77°32'10" E	28.47'
L11	N 67°28'47" E	11.04'
L12	S 23°38'50" W	87.99'

Curve Table

Curve	Length	Radius	Delta	Bearing	Distance	Tangent
C1	8.60'	30.00'	16°25'56"	N 14°11'32" W	8.57'	4.33'
C2	11.04'	40.50'	15°37'04"	N 15°03'41" W	11.01'	5.55'
C3	75.03'	40.98'	104°57'29"	N 29°37'52" E	84.97'	83.34'
C4	633.50'	1850.00'	17°43'56"	S 69°03'49" E	601.09'	304.18'
C5	218.83'	1850.00'	8°25'58"	S 76°58'52" E	218.82'	109.68'
C6	44.49'	25.00'	101°57'53"	N 22°47'26" W	38.85'	30.85'
C7	94.99'	488.76'	11°08'08"	N 29°12'59" E	94.84'	47.65'
C8	254.02'	488.76'	29°46'41"	N 08°45'35" E	251.17'	129.85'
C9	125.83'	730.27'	9°45'59"	N 13°33'40" W	125.68'	63.07'
C10	43.71'	25.00'	83°18'09"	N 23°52'53" E	38.36'	26.44'
C11	58.68'	450.00'	7°28'17"	S 65°02'25" E	58.64'	29.38'
C12	71.72'	550.00'	7°28'17"	S 65°02'25" E	71.67'	35.91'
C13	95.52'	107.75'	50°47'32"	N 34°15'46" W	82.42'	51.16'

FINAL PLAT OF RECORD
APPROVED FOR RECORDING
L. Suzanne Patchard
 ADMINISTRATIVE OFFICIAL
 CITY OF NORTH MYRTLE BEACH

Reference

- Map of Lot 2B & 2A-1 - Barefoot Resort, Final Subdivision & Recombination Plat prepared for Barefoot Village Investments, LLC by DDC Engineers, Inc. dated 10/11/12 and recorded in Plat Book 256, Page 187, Horry County Register of Deeds.

Notes

- This property is subject to all easements and restrictions of record.
- This document represents a subdivision of an existing parcel of record.
- This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45051C0 567H dated 8/23/99. Flood zone lines shown hereon (if applicable) are scaled and approximate only.
- Existing Parcel Identification Numbers and references for the adjoining properties are as shown (if applicable) on the face of this plat.
- No title search has been performed by this office.
- Parcel ID No. 358-00-00-021
- Bearings shown are based on NAD 83 South Carolina State Plane coordinate system and all distances are horizontal ground distances, not grid distances.
- This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
- No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
- Common Areas, Open Spaces and private right-of-ways are to be owned and maintained by the Property Owners Association.
- As a condition of approval, all Property Owners Associations covenants and restrictions shall be recorded at the Horry County Register of Deeds as a component of the Final Plat of Subdivision as per Section 20-32 of the Land Development Regulations.
- A disclosure statement signed by the owner / subdivider outlining the maintenance responsibilities for private streets and other common areas (and open space) shall be provided to the City of North Myrtle Beach as per Section 20-32 of the Land Development Regulations.
- All improvements to rights-of-way shall meet the City of North Myrtle Beach complete street standards as per Section 20-40 of the Land Development Regulations.
- Iron pins (1/2" rebar) set at all corners unless otherwise noted.
- No trees greater than 16" in diameter affect this property other than shown.

Certificate of Ownership and Dedication

I (We) hereby certify 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, establish minimum building lines and dedicate all streets, alleys, walks, parks and other sites to public or private uses as noted.

Roger E. Grigg Name
Roger E. Grigg Signature
 2-26-18 Date

Instrument#: 201800025287, PLAT BK: 279 PG: 304 DDC TYPE: 061 03/05/2018 at 11:46:33 AM, 1" OF 1 MARION D. FOXWORTH III, Horry County, SC REGISTRAR OF DEEDS

CRESCENT MOON

 3099 Ino Dr.
 Loris, S.C. 29569
 Phone: (843) 716-6021

DRAWN BY: KLM JOB #2017-042 REVISIONS: 02/02/2018 revised from 100' to 50' Cul - De - Sac
 APPROVED BY: BWS DATE OF SURVEY: 01/12/2018
 SURVEYED BY: BWS

Final Plat
The Shops at Barefoot Village, Phase 1
 of Pin # 358-00-00-021
 Containing 11.26 ± Acres Total
 City of North Myrtle Beach, Horry County, South Carolina
 for
 Barefoot Towne Centre, LLC

GRAPHIC SCALE

 (IN FEET)
 1 inch = 60 ft.

Certificate of Accuracy
 It is hereby certified that this plat is true and correct to the accuracy required in Division 4, Section 20-35(C), "Degree of Accuracy". I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no visible encroachments or projections other than shown.

Barry W. Grigg No. 25438
L. Suzanne Patchard No. 00464
 2/26/18 Date

Certificate of Approval of Public Water Supply and Sewage Disposal System
 I hereby certify that a public water supply and a sewage disposal system, meeting the full requirements of the city's subdivision regulations, has been installed or that a guarantee of the installation of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.
 Date: 02/26/2018
Kevin D. Blayton
 City Engineer

Certificate of Approval of Streets and Storm Drainage System
 I hereby certify that streets and a storm drainage system, meeting the full requirements of the city's subdivision regulations, have been installed or that a guarantee of the installation of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.
 Date: 02/26/2018
Kevin D. Blayton
 City Engineer

Current Owner
 Barefoot Towne Centre, LLC
 3501 N Kings Hwy
 Myrtle Beach, SC 29577
 843-626-7676

EXHIBIT G

BUILDING ELEVATIONS



EXHIBIT G: BUILDING ELEVATIONS



Precedent: Streetscape, Sea Glass Cottages Phase 1.
Representative of architecture only; see exhibit D for landscaping.



Precedent: Cottage Common Green, Sea Glass Cottages Phase 1.
Representative of architecture only; see exhibit D for landscaping.



Precedent: Streetscape, Isle Cottage Apartment Homes.
Representative of architecture only; see exhibit D for landscaping.



Precedent: Cottage Common Green, Isle Cottage Apartment Homes.
Representative of architecture only; see exhibit D for landscaping.



EXHIBIT G: BUILDING ELEVATIONS

MARCO 3 BR / 2.5 BA

AREA

FIRST FLOOR HEATED:	1,109	sq. ft.
SECOND FLOOR HEATED:	584	sq. ft.
TOTAL HEATED:	1,693	sq. ft.

COVERED PORCH:	82	sq. ft.
----------------	----	---------

DIMENSIONS

WIDTH:	30'0"
DEPTH:	40'0"
CEILING 1st:	9'0"
CEILING 2nd:	8'0"



ELEVATION



ELEVATED ELEVATION

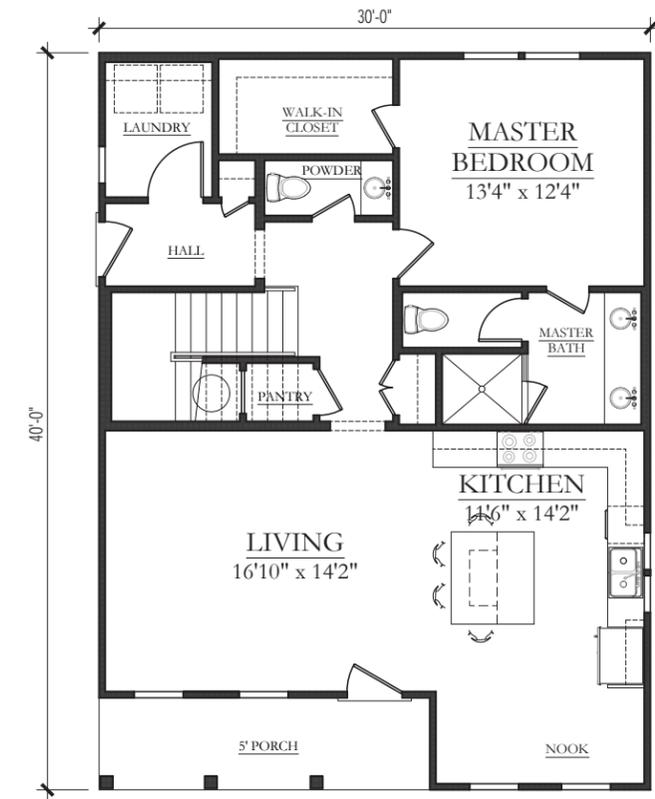
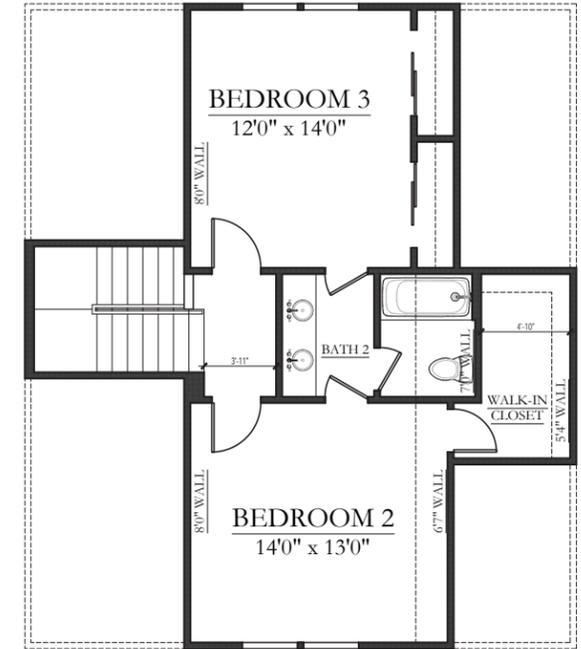


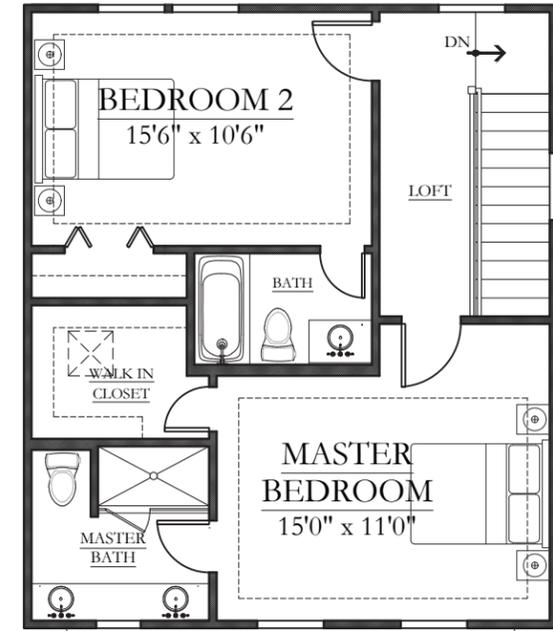
EXHIBIT G: BUILDING ELEVATIONS



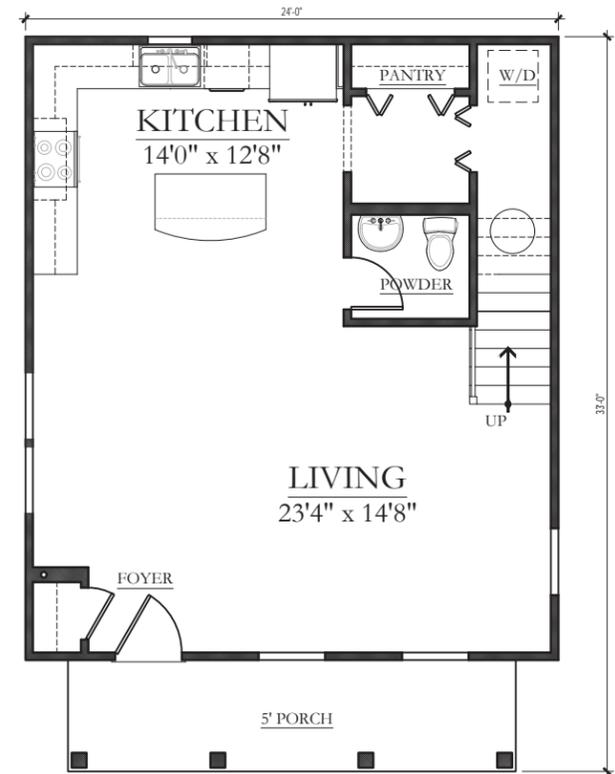
ELEVATION



ELEVATED ELEVATION



SECOND FLOOR



FIRST FLOOR

EDISTO 2 BR / 2.5 BA

AREA

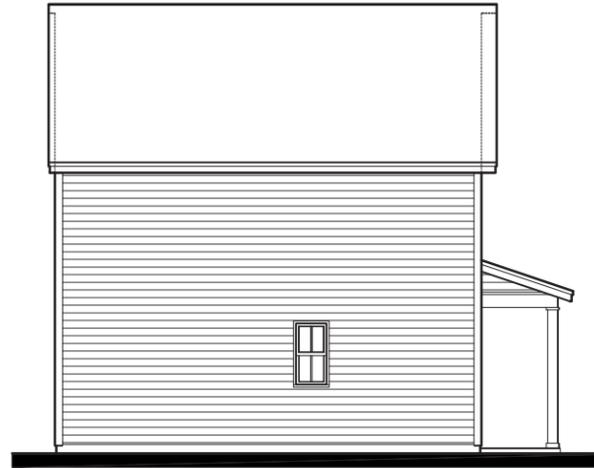
HEATED 1st:	672	sq. ft.
HEATED 2nd:	621	sq. ft.
TOTAL HEATED:	1,293	sq. ft.

DIMENSIONS

WIDTH:	24'0"
DEPTH:	33'0"
CEILING 1st:	9'0"



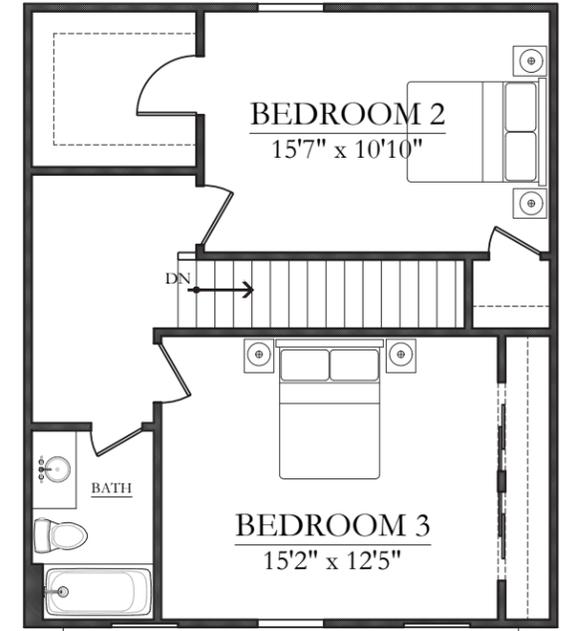
EXHIBIT G: BUILDING ELEVATIONS



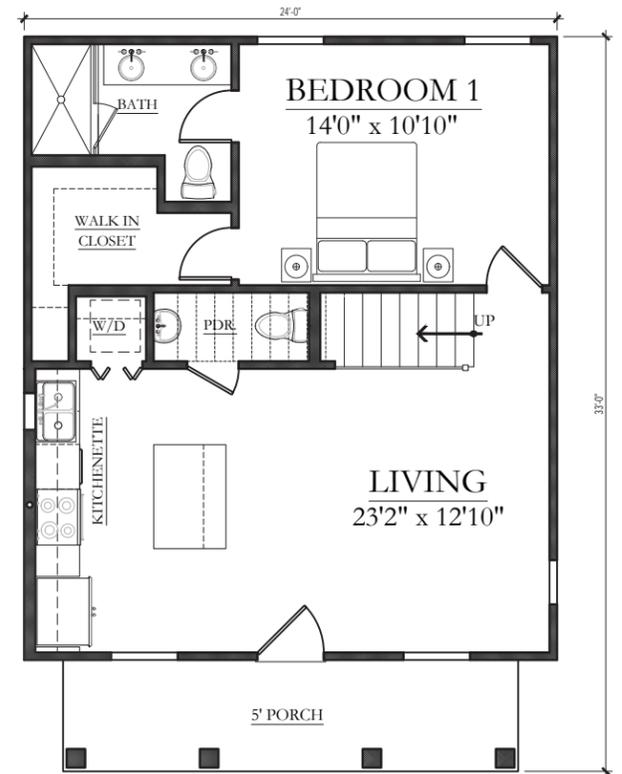
ELEVATION



ELEVATED ELEVATION



SECOND FLOOR



FIRST FLOOR

PAMPLICO
3 BR / 2.5 BA

AREA	
HEATED 1st:	672 sq. ft.
HEATED 2nd:	616 sq. ft.
TOTAL HEATED:	1288 sq. ft.

DIMENSIONS	
WIDTH:	240"
DEPTH:	330"
CEILING 1st:	90"



EXHIBIT G: BUILDING ELEVATIONS

SANIBEL

2 BR / 2 BA

AREA

TOTAL HEATED: 1,103 sq. ft.

COVERED PORCH: 82 sq. ft.

DIMENSIONS

WIDTH: 30'0"

DEPTH: 40'0"

CEILING 1st: 9'0"



ELEVATION



ELEVATED ELEVATION

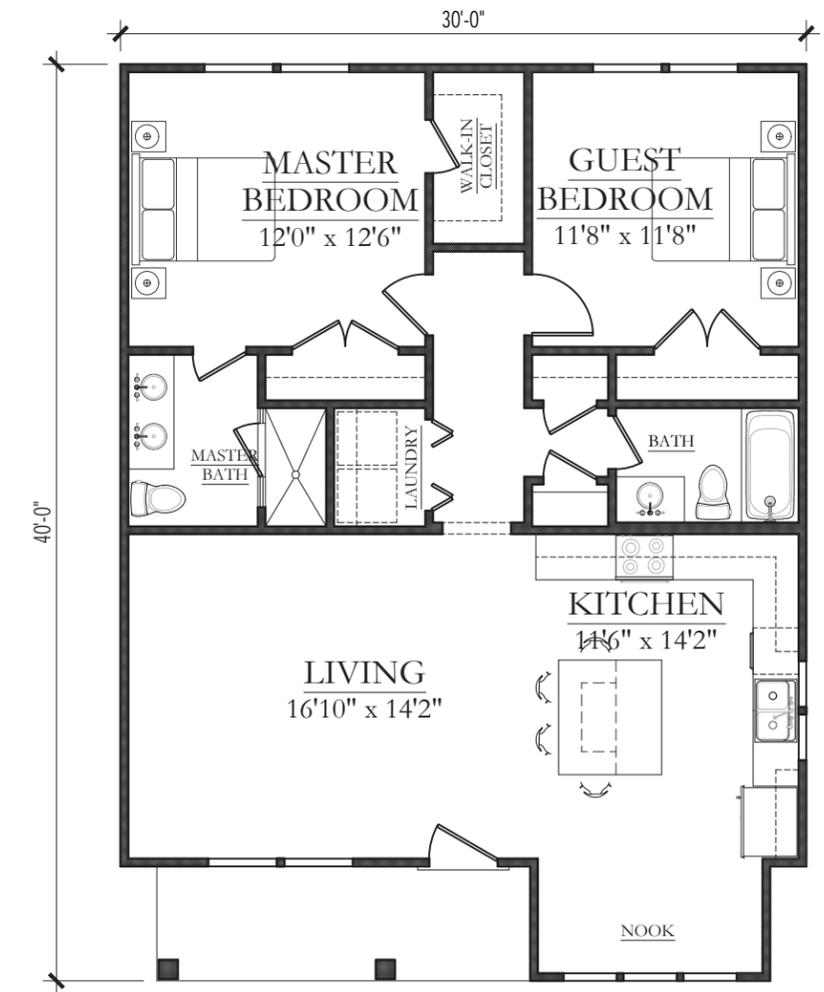
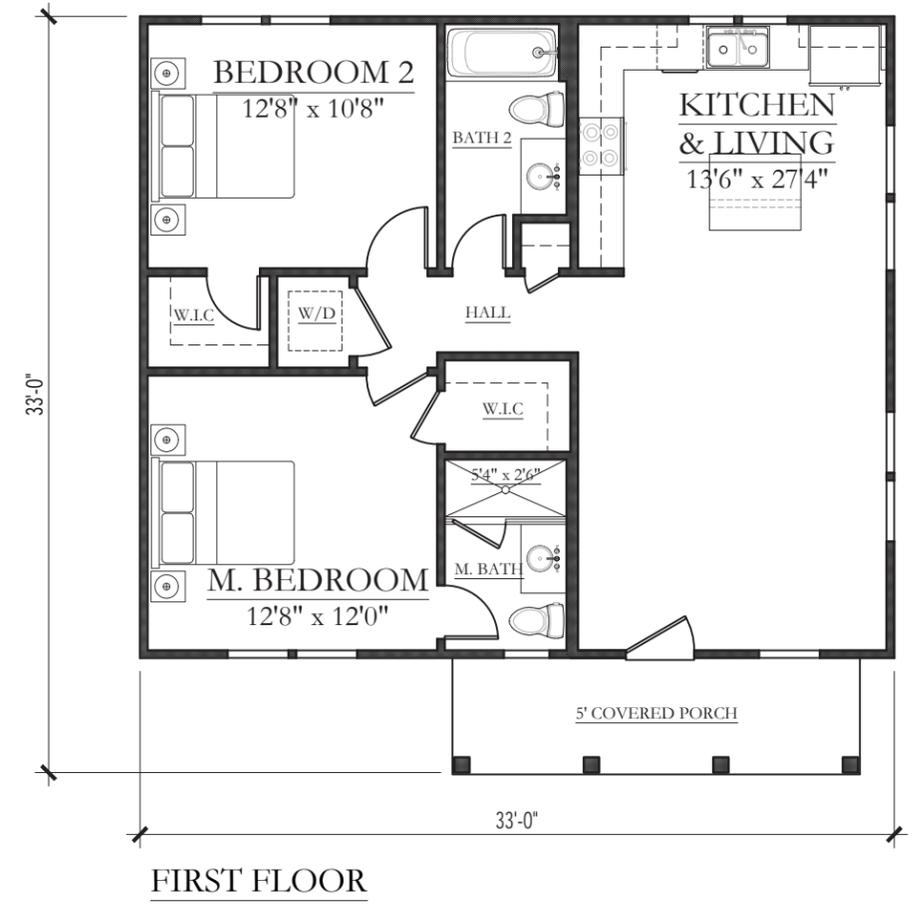


EXHIBIT G: BUILDING ELEVATIONS



HATTERAS

2 BR / 2 BA

AREA	
TOTAL HEATED:	924 sq. ft.
PORCH:	88 sq. ft.
DIMENSIONS	
HEATED:	33'0"
DEPTH:	33'0"
CEILING:	9'0"



EXHIBIT G: BUILDING ELEVATIONS



Cottage Streetscape

EXHIBIT G: BUILDING ELEVATIONS



Edisto

Sanibel

Pamplico

Edisto

Pamplico



Edisto

Pamplico

Pamplico

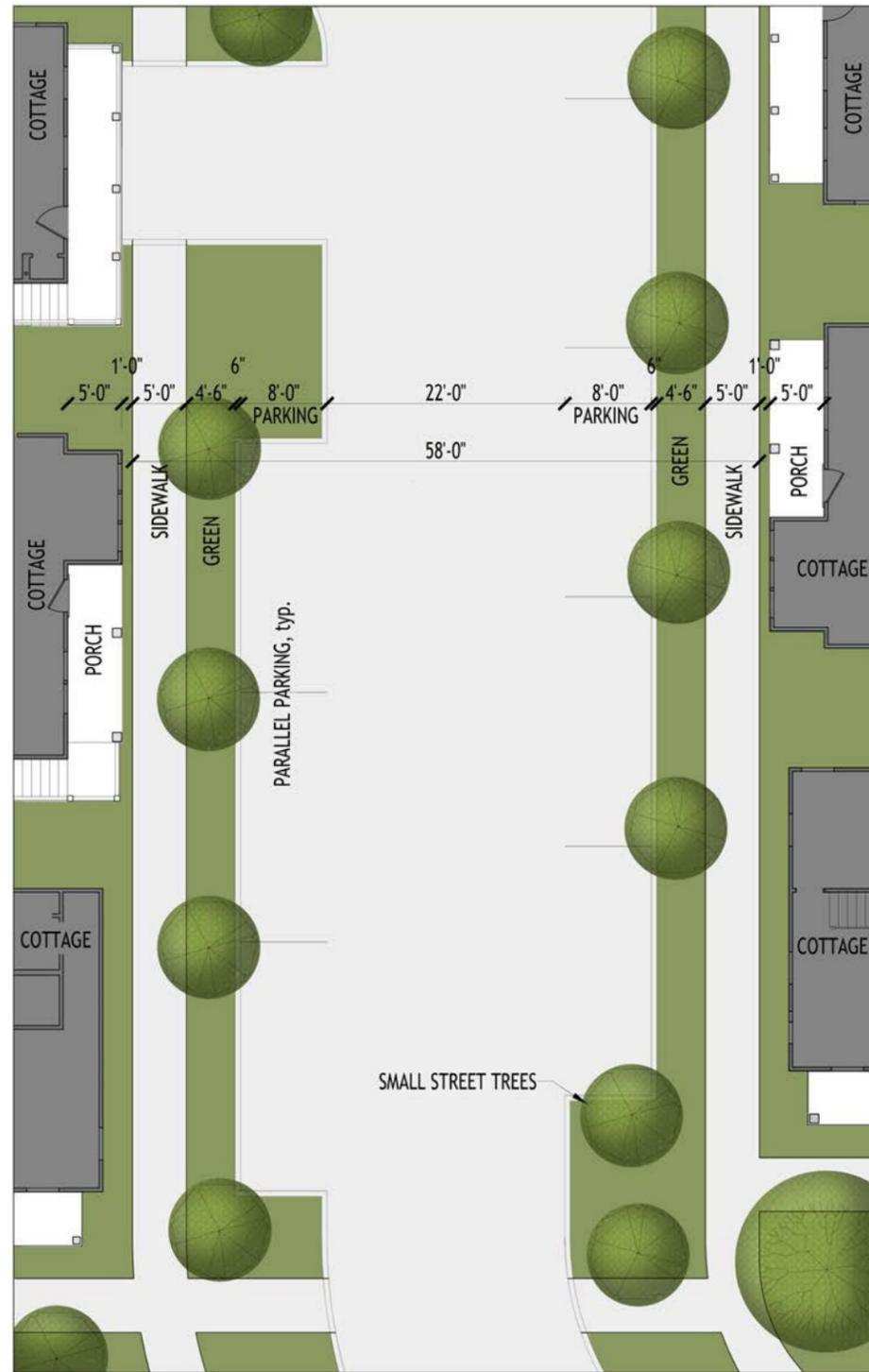
Edisto



EXHIBIT *H*
**TYPICAL STREET SECTION &
PLAN VIEW**

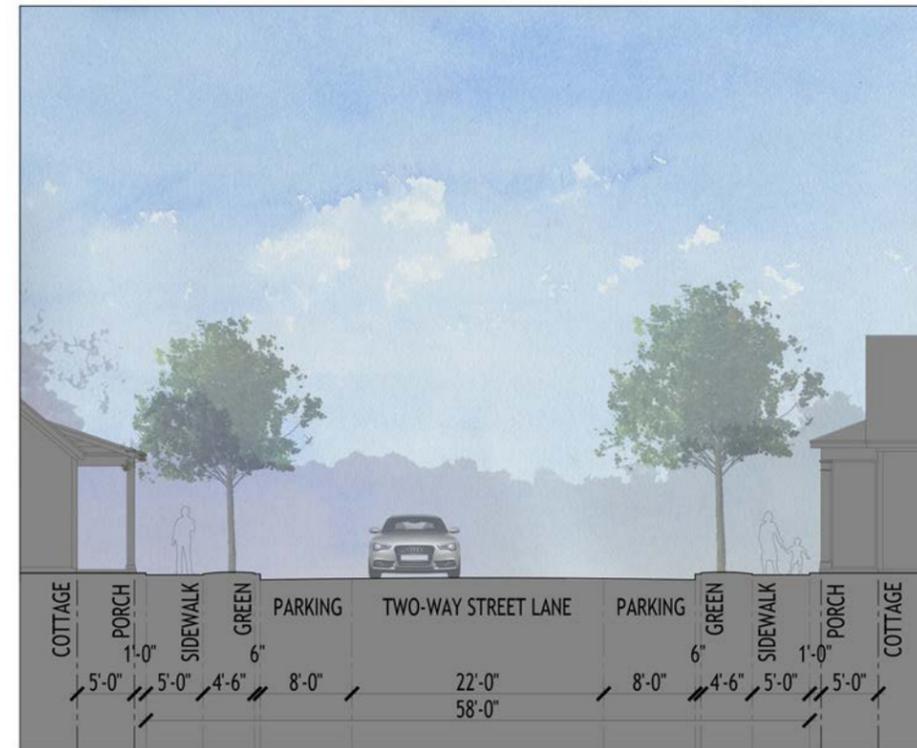


EXHIBIT H: TYPICAL STREET SECTION & PLAN VIEW



Street B Plan Detail

- Street B Features:
- Roadway width: 39'-0" (includes 2 travel lanes, curb, & parallel parking)
 - Parking: 8' x 23' parallel parking
 - Tree lawn: 4'-6" on both sides
 - Median: none
 - Pedestrian sidewalks: 5' on both sides
 - Bicycle lanes: none
 - Golf cart usage: may cross roadway & may share lanes with other vehicles



Street B Section

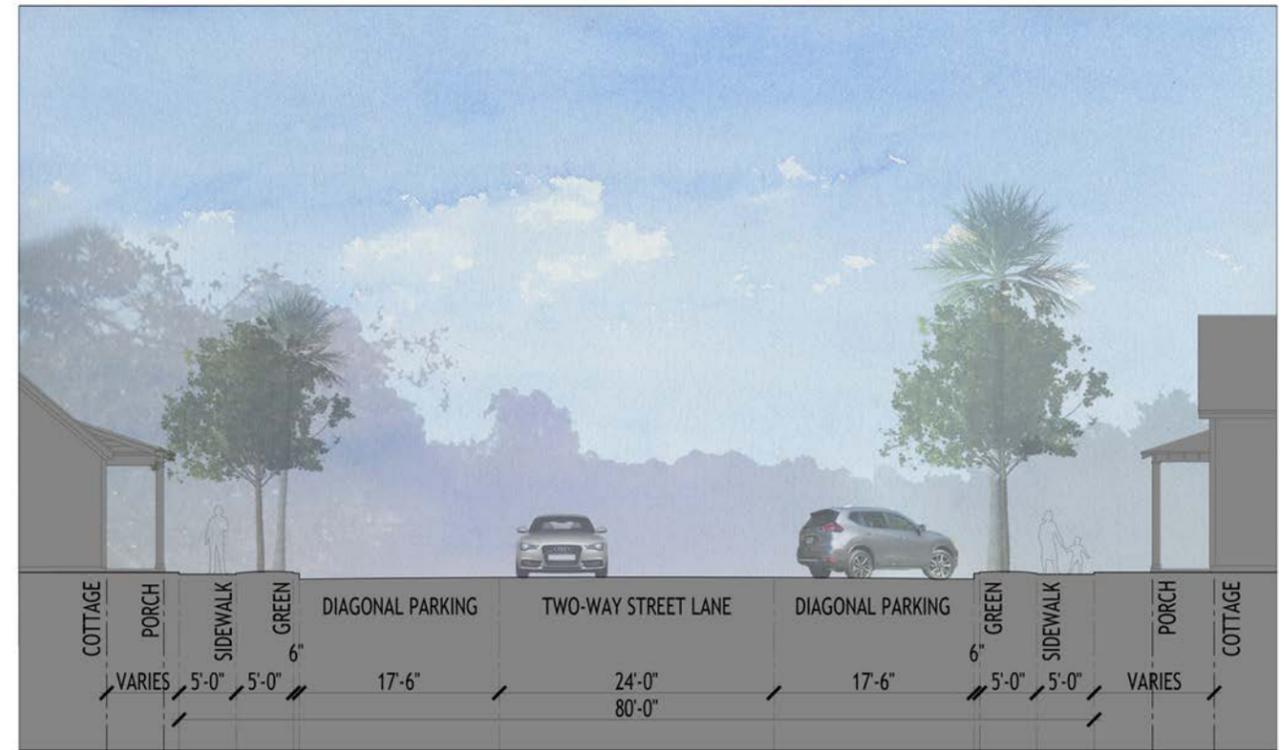


EXHIBIT H: TYPICAL STREET SECTION & PLAN VIEW



Street A Plan Detail

- Street A Features:**
- Roadway width: 71'-0" (includes 2 travel lanes, curb, & diagonal parking)
 - Parking: 8'-6" x 16' diagonal parking
 - Tree lawn: 5'-0" on both sides
 - Median: none
 - Pedestrian sidewalks: 5' on both sides
 - Bicycle lanes: none
 - Golf cart usage: may cross roadway & may share lanes with other vehicles



Street A Section

EXHIBIT /
TYPICAL LIGHTING FIXTURES



EXHIBIT 1: TYPICAL LIGHT FIXTURES

Drayton Single and Drayton Double-Head LED fixtures
Horry Electric Cooperative



EXHIBIT J

WATER AND SEWER



EXHIBIT J: WATER AND SEWER



Barefoot Cottages

Phase 2
Water & Sewer Exhibit

CLIENT:

Sands Winchester, LLC.

LOCATION: North Myrtle Beach, South Carolina

DATE: June 29, 2021

DRAWN BY: NTP

JOB NUMBER: J-27388.0002

REVIEWED BY: WAW

SHEET: 1" = 200'



611 Burroughs & Chapin Boulevard • Suite 202
Myrtle Beach, SC 29577 • 843.839.3545

www.thomasandhutton.com

NOTE: LOCATION OF UTILITIES ARE CONCEPTUAL IN NATURE AND SUBJECT TO BE ADJUSTED DURING FULL DESIGN

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EXHIBIT *J-1*
STORMWATER MANAGEMENT PLAN



EXHIBIT J-1: STORMWATER MANAGEMENT PLAN



THOMAS & HUTTON
 611 Burroughs & Chapin Boulevard • Suite 202
 Myrtle Beach, SC 29577 • 843.839.3545
 www.thomasandhutton.com

Barefoot Cottages
 Phase 2
Drainage Exhibit
 CLIENT: Sands Winchester, LLC.
 LOCATION: North Myrtle Beach, South Carolina
 DATE: June 29, 2021
 JOB NUMBER: J-27388.0002
 DRAWN BY: NTP
 REVIEWED BY: WAW
 SHEET: SCALE: 1" = 200'

EXHIBIT J-2
FIRE HYDRANTS



EXHIBIT J-2: FIRE HYDRANTS



Barefoot Cottages

Phase 2
 Fire Hydrant Exhibit
 CLIENT:
Sands Winchester, LLC.
 LOCATION: North Myrtle Beach, South Carolina
 DATE: June 29, 2021
 JOB NUMBER: J-27388.0002
 DRAWN BY: NTP
 REVIEWED BY: WAW
 SHEET: SCALE: 1" = 200'



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EXHIBIT J-3

FIRE HOSE PULL DISTANCE



EXHIBIT J-3: FIRE HOSE PULL DISTANCE

- Unit 70: Point A to 3 - 184', Point A to 4 - 185'
- Unit 69: Point A to 5 - 186', Point B to 6 - 159'
- Unit 68: Point B to 7 - 159', Point C to 8 - 189'
- Unit 67: Point C to 9 - 189', Point C to 10 - 152'
- Unit 66: Point C to 11 - 151', Point D to 12 - 154'

BAREFOOT RESORT BRIDGE ROAD

