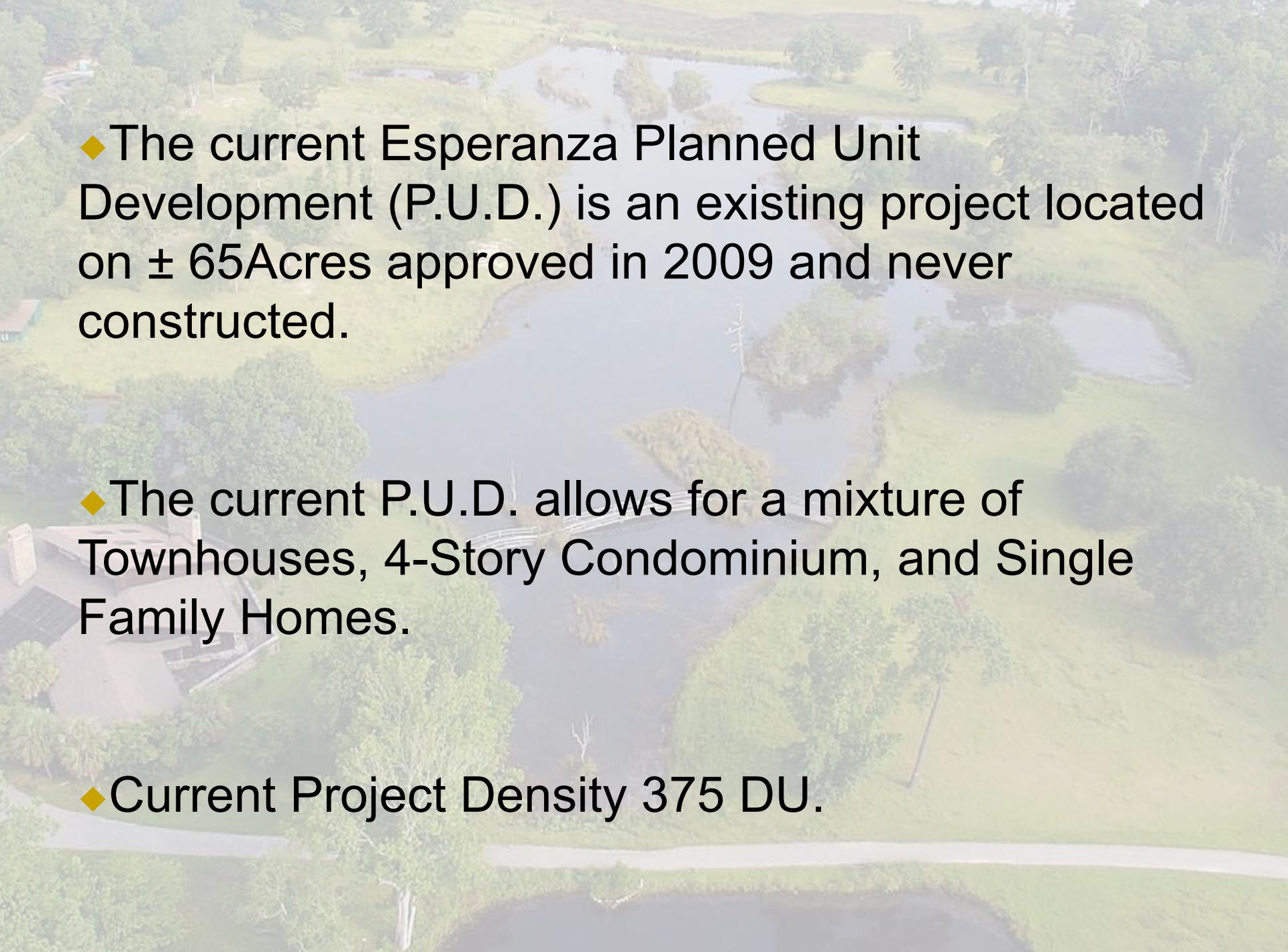


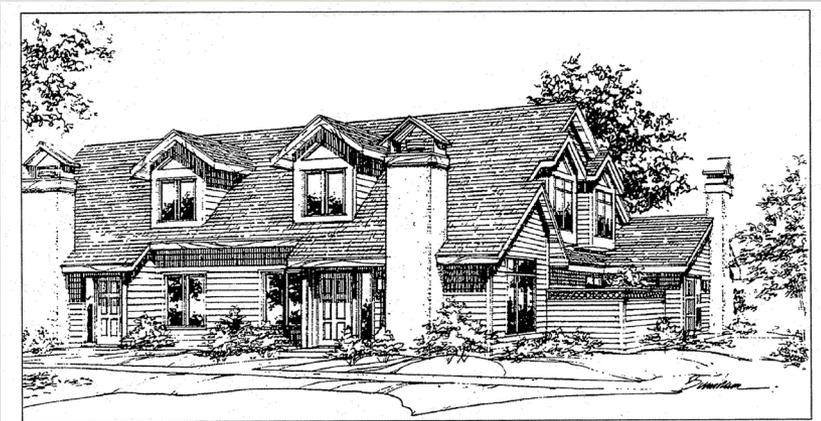
# HOPE POINTE PDD

CITY OF NORTH MYRTLE BEACH, SC 29579  
DECEMBER, 2020



- 
- ◆ The current Esperanza Planned Unit Development (P.U.D.) is an existing project located on ± 65 Acres approved in 2009 and never constructed.
  - ◆ The current P.U.D. allows for a mixture of Townhouses, 4-Story Condominium, and Single Family Homes.
  - ◆ Current Project Density 375 DU.





An aerial photograph of a golf course. A large, irregularly shaped pond is the central feature, surrounded by green grass and scattered trees. In the lower-left corner, a large, modern clubhouse with a flat roof and several chimneys is visible. A paved path or road runs horizontally across the bottom of the frame. The overall scene is lush and green, typical of a well-maintained golf course.

*Existing Conditions*

# *Hope Pointe Vicinity Aerial*

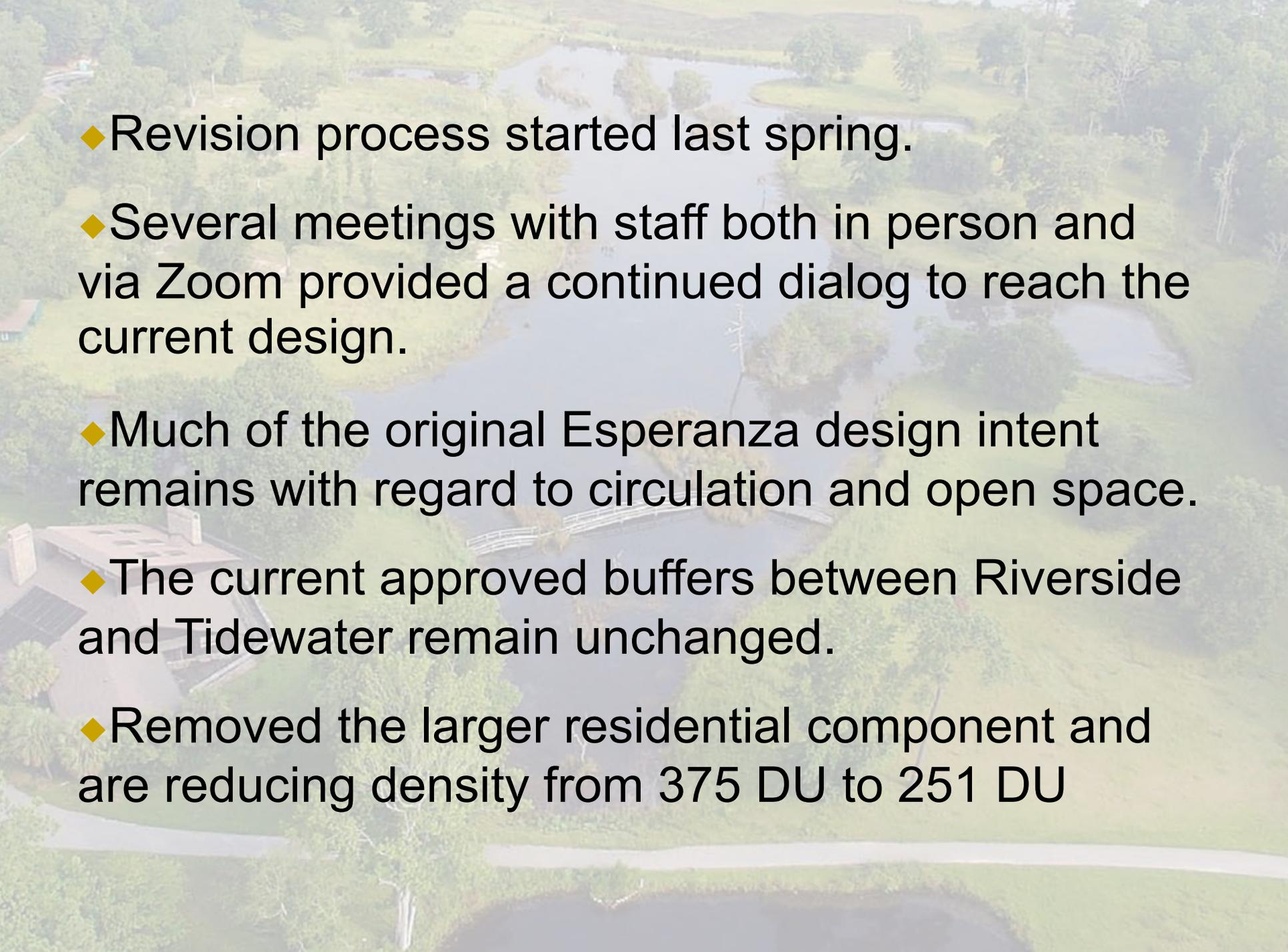


# *Site Photograph*



An aerial photograph of a golf course. A large, irregularly shaped pond is the central feature, surrounded by green grass and scattered trees. In the lower-left corner, a large, modern clubhouse with a flat roof and several chimneys is visible. A paved path or road runs horizontally across the bottom of the image. The overall scene is lush and green.

# *Hope Pointe Site Plan*

- 
- An aerial photograph of a park area. A river flows through the center, with a bridge crossing it. The surrounding area is lush with green trees and grass. In the foreground, there's a paved path or road. The overall scene is a natural, green environment.
- ◆ Revision process started last spring.
  - ◆ Several meetings with staff both in person and via Zoom provided a continued dialog to reach the current design.
  - ◆ Much of the original Esperanza design intent remains with regard to circulation and open space.
  - ◆ The current approved buffers between Riverside and Tidewater remain unchanged.
  - ◆ Removed the larger residential component and are reducing density from 375 DU to 251 DU

# Hope Pointe Site Plan



TOWNHOMES - 146 UNITS  
 SINGLE-FAMILY - 105 LOTS (52' x 120' TYP)



**ESPERANZA P.U.D.**  
**MASTER SITE PLAN**  
 NORTH MYRTLE BEACH, SOUTH CAROLINA  
 PREPARED FOR: NORTH MYRTLE BEACH PLANNING COMMISSION



# Illustrative Plan



**HOPE POINTE PDD  
RENDERING**  
City of North Myrtle Beach, SC  
12/14/20

An aerial photograph of a golf course. A large, irregularly shaped pond is the central feature, surrounded by lush green grass and scattered trees. In the lower-left corner, a large, modern clubhouse with a flat roof and several chimneys is visible. A paved path or road runs horizontally across the bottom of the frame. The overall scene is a well-maintained golf course environment.

# *Project Elevations*

# Single-Family Elevations



# Single-Family Elevations



# Townhouse Elevation:



# Ship Store Elevation



# Signage



Entrance & Monument Layout



Entrance & Monument Layout  
PERSPECTIVE



## *PDD Document Changes*

- ◆ Removed the larger residential component and are reducing density from 375 DU to 251 DU
- ◆ Restructuring of the Commercial Component (Ship Store)
- ◆ Commercial component tied to 50% project completion.
- ◆ Increase in project Open Space (+/- 31 AC Total).
- ◆ Restructured Contributions for Public Good to match current density. (8 subphase contributions of \$33,000, Total \$264,000 plus \$300 per unit fee)
- ◆ Public Good Avg. Per Unit \$1,300

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# *Discussion*