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1 **2019-32 (1<sup>ST</sup> READING): AN ORDINANCE TO AMEND THE GRANDE DUNES**  
2 **PLANNED UNIT DEVELOPMENT TO INCLUDE A NEW EXHIBIT 4A, “ROADWAY**  
3 **MASTER PLAN.”**

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4 **Applicant/Purpose:** Grande Dunes Myrtle Beach (GDMB) / to amend the Grande Dunes PUD &  
5 include a new exhibit 4A, “Roadway Master Plan”.

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7 **Brief:**

- 8 • The Members Club is a private golf club w/in the gated Golf Village community.
- 9 • GDMB also owns the former Waterways Hills Golf Course (being developed for residential  
10 & located in North Myrtle Beach) & desires to connect the 2 via a new roadway.
- 11 • The new roadway will connect the Members Club to Waterway Hills.
- 12 • GDMB proposes to control access to Golf Village & Waterway Hills via 2 sets of gates.
- 13 • Planning Commission (6/4/19): recommends denial (6-0)

14  
15 **Issues:**

- 16 • GDMB (owner of the Members Club) contends the private club is not sustainable w/  
17 current membership numbers.
- 18 • Connecting the Members Club to Waterway Hills opens up the potential for new  
19 membership sales while maintaining the privacy of the Club.
- 20 • Some residents of Golf Village are concerned the connection will negatively affect their  
21 quality of life & property values.
- 22 • Currently the only access to over 600 Grande Dunes residences is via the gated  
23 Intracoastal Waterway Bridge on Grande Dunes Boulevard. The proposed connection will  
24 provide a 2<sup>nd</sup> emergency access.

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26 **Public Notification:** Legal ad ran.

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28 **Alternatives:**

- 29 • Modify the proposed ordinance.
- 30 • Deny the proposed ordinance.

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32 **Financial Impact:** N/A.

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34 **City Manager’s Recommendation:** Recognizing the sentiment of the residents is in opposition  
35 to this road, generally connectivity is seen as a good thing. In this case, we are told that the  
36 developer needs to infuse cash into the operation of the Club. There appears to be 2 options.  
37 The 1<sup>st</sup> is the developer’s proposal, which would limit additional traffic to new members  
38 accessing the Club from Waterway Hills. The 2<sup>nd</sup> is to open the Club to the public via the bridge  
39 over the ICW. As the neighborhood appears to negatively correlate vehicular traffic w/ quality  
40 of life & property values, it seems to me that the developer’s proposal would likely result in  
41 less traffic, & is therefore the better alternative. (7/9/19)

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43 **Attachment(s):** Staff report, proposed ordinance.

CITY OF MYRTLE BEACH  
COUNTY OF Horry  
STATE OF SOUTH CAROLINA

ORDINANCE TO AMEND THE GRANDE  
DUNES PLANNED UNIT DEVELOPMENT TO  
INCLUDE A NEW EXHIBIT 4A, "ROADWAY  
MASTER PLAN"

WHEREAS, the Grande Dunes Planned Unit Development was implemented in 1998 via ordinance 981027-52; and

WHEREAS, management representatives of the Grande Dunes Myrtle Beach have provided an amendment to the master plan for the hierarchy of roads in the Grande Dunes Development; and

WHEREAS, the proposal has been presented in a duly noted public hearing and recommended on by the Myrtle Beach Planning Commission; and

WHEREAS, the Myrtle Beach City Council sees a need to amend the original master plan for the hierarchy of roads that was originally approved in 1999,

IT IS HEREBY ORDAINED that the Grande Dunes PUD is amended to include a supplement to "Exhibit 4, Hierarchy of Roads Master Plan Grande Dunes Resort" called "Exhibit 4A, Roadway Master Plan for Grande Dunes PUD" as attached to this ordinance.

This ordinance will take effect upon second reading.

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BRENDA BETHUNE, MAYOR

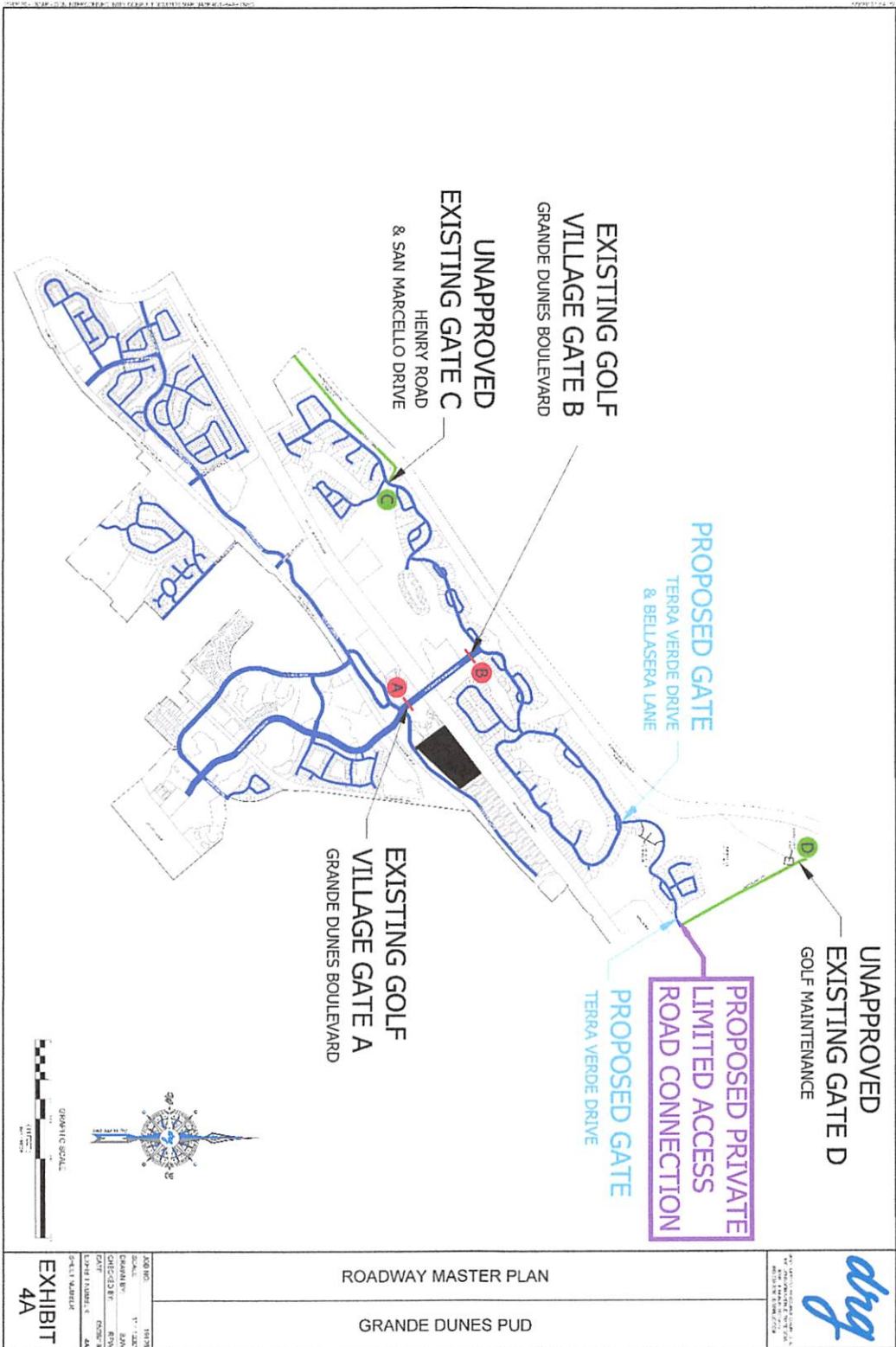
ATTEST:

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JENNIFER STANFORD, CITY CLERK

1<sup>st</sup> Reading: 7-9-19

2<sup>nd</sup> Reading:

2019-32 Exhibit A  
Grande Dunes PUD Amendment



1	<b>FILE</b>	TEXT 19-07 Grande Dunes PUD Amendment
2	<b>REQUESTED ACTION</b>	Amend the Grande Dunes PUD to include Exhibit 4A:
3		Roadway Master Plan
4	<b>FINANCIAL ANALYSIS:</b>	Any impact on property values will effect tax
5		revenues.
6	<b>STAFF COMMENTS</b>	<u>Police</u> : As long as gates are accessible to law
7		enforcement in emergency situations 24/7.
8		<u>Public Works</u> : Roadway construction plans for
9		proposed roadway improvements within the City
10		Limits will need to be submitted for review by the
11		City and site work permits issued upon plan
12		approval.
13		<u>Planning</u> : Connectivity is an essential component of
14		public safety, transportation, and community.
15		<u>Fire, Addressing</u> : No concerns.
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<b>Section 403. Findings of Fact Required</b>
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21 In reviewing any petition for a zoning amendment, the Planning Commission shall  
 22 identify and evaluate all factors relevant to the petition, and shall report its findings in full,  
 23 along with its recommendations for disposition of the petition, to the City Council.  
 24 Factors shall include, but shall not be limited to, the following:

- 26 403.A. Whether or not the requested zoning change is consistent with the  
 27 Comprehensive Plan or is justified by an error in the original ordinance.
- 28 403.B. The precedents and the possible effects of such precedents, which might  
 29 result from approval or denial of the petition.
- 30 403.C. The capability of the City or other government agencies to provide any  
 31 services, facilities, or programs that might be required if the petition were  
 32 approved.
- 33 403.D. Effect of approval of the petition on the condition or value of property in the  
 34 City.
- 35 403.E. Effect of approval of the petition on adopted development plans and policies  
 36 of the City.

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