CITY OF CONWAY
PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 12, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Brantley Green, Mark Stanley, Chris Guidera, Kendall Brown, Alex Hyman, John Thomas, Brian O'Neil

Absent: Chris Sansbury, Gloria Robinson-Cooper

Staff: Mary Catherine Hyman, Planning Director; Alicia Shelley, Secretary; Taylor Newell, Public Information Officer; Le Hendrick, Fire Chief; Dale Long, Police Chief

Others: Mike Wooten, Monica Yates, Jessica Wise, approximately 30 people in attendance regarding Collins Jollie Tract

I. CALL TO ORDER

Chairman Green called the meeting to order at 5:30 p.m.

II. APPROVAL OF MINUTES

A Hyman stated that on page 3 under B, 4th paragraph to add the word department and then made a motion, seconded by Guidera to approve the July 9, 2019 minutes with this correction. The vote in favor was unanimous. The motion carried.

III. ANNEXATIONS

A. Request to annex approximately 0.36 acres of property located at 110 Clemson Road (TMS 151-19-02-030 | PIN 383-10-04-0004) and request to rezone from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1).

M Hyman stated that the annexation request was submitted by Brient Robison on August 2, 2019. The request is being made to allow an existing house that has recently changed ownership to tie into City water services. The rezoning request would go from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1).

There was no public input.
A Hyman made a motion that was seconded by Guidera, to recommend the annexation and rezoning to City Council. The vote in favor was unanimous. The motion carried.

IV. REZONINGS

A. Request to rezone, 673.25 acres of property located on Collins Jollie Road (portion of TMS 111-00-03-039 | PIN 295-00-00-0010 from City of Conway Low/Medium Density Residential (R1) to Planned Development District (PD).

M Hyman stated that this is a request to rezone 673 acres which is a portion of a larger parcel that is 828 acres. The parcel is currently zoned R1 which consists of 7500 lot size minimum with a 75-foot lot width at the front. This request is to rezone to Planned Development for a new development that will consist of single family, multifamily and some neighborhood commercial. With this proposal the developers also are proposing a development agreement that will have impact fees to help with the cost of the new development where this money can go towards fire protection, public safety, and also there is a proposal for an 8-acre city park on the parcel. If this agreement goes through it would freeze the current UDO regulations on this development. This request was introduced at the last Planning Commission meeting; a community meeting was also held. The Planning Commission is a recommending body so they will make a recommendation to City Council for 2 readings and 2 public hearings. Due to the nature of this request it has gone a little longer and taken it to more meeting to give the public more time to voice their opinion. The developer has asked to move it to City Council in December.

Mike Wooten, applicant presented the request to the Planning Commission. He stated that a Community Meeting was held and he hopes that addressed most of the concerns and abated the fears of lots of people. He explained the Planned Development District (PD) and stated that the city would receive $500 per unit plus an additional 4 mills of property tax added to each tax bill forever. He stated that this Municipal Improvement District would fund the fire, police, public works, solid waste and other city staff. He said there would be an almost -8-acre city park, boat and camper storage area, lighting and irrigation. The PD has mixed uses and the project would be denser. The multi family could even be a retirement center. There would be a 25-foot buffer around the perimeter. The area not requesting rezoning at this time may be divided later into 5 acre lots in respect for Ridgewood West, which is also part of the Development Agreement. The property that is being proposed as a PD is zoned R1 now and could have 1500 homes now. The PD only allows for approximately 2000 units. Having neighborhood commercial on site is a benefit for the neighborhood as residents would not have to go back to town for a loaf of bread. He stated that they just received the 190-page traffic study done by Stantec that calls for 3 lanes in some areas for turning and includes sidewalks.

There were approximately 25 residents in attendance.

Stanley had concerns with flooding and flash flooding as Collins Jollie area is an elevated area. Wooten answered saying this is a timber piece and ditches are throughout this
property to collect water. He stated that when the area gets a saturated rain, the rain hits the ditches and goes straight to Kingston Lake. He gave an example of Southwood. He stated that the Stormwater Ordinance will have to be followed.

O’Neil had concerns with the roads and traffic. Wooten responded by saying that the traffic study will be obeyed and that they are required to put sidewalks in and it will be widened to 3 lanes and to 4 lanes in some places.

A Hyman said that things of concern from the Community meeting that he gathered were the water, traffic, multi-family and commercial. He thinks her heard that Code required the 25-year event. Wooten said the standard of the industry is to design for a 25-year event, which is an event that 1 in a 25 year for any given event, which is about 71/2 inches in a 24-hour period. The 25-year event is the design standard. A Hyman asked why they didn’t request R2 and then he said that he realized that PD gives you flexibility to use the nature that is there to put in ponds, different sizes of lots, etc. and said that he liked the 5-acre lot idea as it does allow something different. Hyman had concerns with predecessors having to abide by this PD and also concerns with traffic. Wooten said that the Master Plan, Stormwater Plan, Sewer Plan and Traffic study will all be followed.

Hyman asked what the average lot size in the PD would be verses the R1 zoning district. Wooten said the average lot size is 7,000 and of course, R1 is 7,500.

Green asked if there is any provision over the 20 years can help maintain the under developed? Wooten said no. There will be a master ARB and a master HOA and individual associations for each neighborhood.

Guidera said that Crabtree Swamp feeds into Kingston Lake. Wooten said this project will reduce the flow of Crabtree due to the 59 acres of lakes.

Thomas is concerned with infrastructure and asked if the $500 per house and additional $4 mils would be enough to pay. M Hyman said that staff is working through this and could use the money for the park and moving of the fire station.

Thomas asked about lot sizes in Ridgewood. Jessica Wise of DDC said they are around 100x125.

Thomas asked if they thought about making the lot sizes bigger to have bigger homes. Wooten said that this is the minimum lot size but the opportunity to have bigger lots is available.

Brown had concerns with the security of the ponds. Wooten said the way the ponds are designed is with a slope now.

Green asked about the 200+ acres that are not being developed right now with regards to acreage and access. Wooten said that the minimum is 5 acre lots but someone could come in and buy 3 with 15 acres. The plan is for 40 1 acre lots and it will have its own access onto Collins Jollie and could potentially be gated.
A Hyman said that the statute allows for the method to have a design modification if this does become a PD, does this allow that? Monica said yes, by statute and UDO.

M Hyman said that a minor amendment, staff can handle but if it involves density or use, it would come back before Planning Commission and City Council.

Wooten said that the park abuts Ridgewood because that is where the city wants it and that is the only thing that abuts Ridgewood. With R1 zoning there will be no buffer required.

There was some discussion about the roads and a roundabout. M Hyman said this is a county road and they would work with them on the traffic study.

M Hyman said that staff did receive some emails with concerns and you have copies. She also received some comments over the phone from April O’Leary. April loved the idea of a PD consisting of the mixed uses, buffers, parks and open space but doesn’t like the location and density. She also loves that it doesn’t touch the wetlands, but wished there were more bio swales and less ponds.

Green stated that public input was open.

Kevin Monahan of 4365 Randall Road has concerns with stormwater, buffer, schools and police presence.

Michael Finneran of Ridgewood West said he is against multi-family and commercial. M Hyman stated that the non-residential design standards shall adhere to the UDO.

William Will of Grier Crossing is concerned with stormwater. Guidera stated that developing this may be a plus and even alleviate the water. M Hyman said that she totally understands everyone’s concern but Grier Crossing is not in the city limits.

Barb Eisenhardt had concerns with the gravity sewer system, clearing out of the entire property, setbacks of 5 feet, safety of the ponds, and traffic. M Hyman said this was GSW&S service area.

Ara Leigh Beam of Ridgewood West had concerns with schools already at capacity, fire is understaffed now, multi-family, commercial uses and stormwater.

Le Hendrick, Fire Chief said they have looked at several proposals over the past year.

Police Chief, Dale Long said that there is some level of stress for his department but if the plan comes in phases it should be possible for the police department to up staff accordingly.

Kurt Schwinger, lives in Elmhurst and suggests doubling the impact fee to $1000 for the police, fire and adding a substation to cover that area. He stated that he rides a bicycle out that way and the traffic is going to be horrendous and he suggests a bicycle path on each side of the road from Long Avenue to here.
Le Hendrick said that a new fire station will add much more cost than just a building and put a strain on our services. He would need 7 new firefighters to maintain our ISO and a new fire truck. Moving Station 2 would be a better option than building a 4th fire station.

M Hyman said that the City could cover the 5-mile radius with the 3 stations.

A man spoke, but refused to give his name and only stated that he was an “Angry resident whose address is clearly visible on the map” stated there is a fire station 1.7 miles from the center. Chief Hendrick says that is Horry County’s.

Green made a motion to close public input. A Hyman seconded the motion and the motion carried unanimously.

Wooten addressed the concerns and said that water and sewer for this tract is under the jurisdiction of Grand Strand Water and Sewer, which requires the use of gravity sewer systems. The development will be done in phases over the next 20 years and the grading will be done by each phase. 5’ side setbacks are the standard industry in this type of subdivision. Ponds are in each subdivision comparable to this one and fence is only placed where the adjacent property owner does it themselves in their own yard. Horry County Schools is aware of the PD and have put it into their master plan. Even if this is turned down, there will be 1500 homes put here, which we are building about 400 more than that and for that the City will get impact fees and 4 more mils on taxes forever. We have given the adjoining neighborhood a lot of respect with large lots beside them. A park will be placed beside them and we have done all we can to protect the people that live there now. It would cost about $1.8 million to put a bike path on both sides of the road in this neighborhood. We would be willing if the city is to abate the bike path, abate the sidewalks on Collins Jollie and combine and have a multi-purpose path on one side or the other. We will talk to staff on that issue.

M Hyman said that the way the ordinance is written; staff cannot waive sidewalks but City Council can.

Wooten said that he appreciates this boards positive decision and thanked staff for all their help.

A Hyman asked for clarification that whatever is decided tonight would still be the ultimate decision and could be changed by City Council.

M Hyman said yes, and that the development agreement would have 2 public hearings before City Council.

O’Neil made a motion to recommend the PD to City Council, and have a multi-purpose path on one side of the road in place of the sidewalks. Guidera seconded the motion. The vote in favor was unanimous. The motion carried.

M Hyman said that staff would send the new December dates to the property owners.
V. TEXT AMENDMENTS

A. Discussion on possible amendments to Article 6 of the Unified Development Ordinance concerning the default residential zoning district

MC Hyman stated that on December 17, 2018, City Council approved an amendment to create a new single-family residential zoning district “R” with larger lot sizes. This was the result of concern with the quality of small lot subdivisions in the City. Prior to the creation of the R district, the City’s largest sized residential lot, R-1, was 7,500 square feet, or roughly 1/6 of an acre. Small lot subdivisions create many issues for the City: On-street parking, speeding, parking of recreational vehicles, fences, accessory structures, including sheds, kids’ toys, i.e. trampolines, playhouses, inflatable pools, and drainage easements and access to them. As part of the amendment approved in 2018, the new zoning district R replaced R1 as the default zoning for all residential parcels being annexed into the City. Default annexations do not require a public hearing or Planning Commission review.

MC Hyman went on to say that with this default zoning change, it has created an undue burden for single parcel property owners in existing residential subdivisions that are contiguous and request water service (new homes or change of ownership). The requests for R1 must now pay a $250 fee and be reviewed by Planning Commission and City Council. This also creates more work on staff with extra meetings, posting of properties, advertisements in the newspaper, and letters to adjacent property owners. This proposed amendment was discussed at City Council workshop on April 15, 2019. City Council directed staff to move forward with the amendment, allowing R-1 as the default zoning district for parcels that would be considered minor developments per the UDO. Parcels considered major developments would have a default of R.

A Hyman made a motion to recommend the text amendment to Article 6 as presented. Thomas seconded the motion and the motion carried unanimously.

VI. LETTERS OF CREDIT

A. Renewal Request – Elmhurst Phase IVA

MC Hyman stated that the letter of credit for Elmhurst IV-A includes sidewalks, street trees, and accessible ramps. It is set to expire on September 24, 2019. The amount of the letter of credit is $45,585.25. Staff recommends extending the letter of credit for an additional year in the same amount.

A Hyman made a motion to grant the extension of the letter of credit for Elmhurst IV-A for an additional year. Guidera seconded the motion. The motion carried unanimously.

VII. PLANNING COMMISSION SCHEDULE – October Meeting
Planning Commission
September 12, 2019

M Hyman stated that she would be attending the SCAPA (South Carolina Chapter of the American Planning Association) Conference October 2-4 and requested to change the meeting date to October 1. The board had no problems and the Planning Commission meeting was changed to October 1, 2019.

VIII. PUBLIC INPUT

None.

IX. ADJOURN

A motion was made and seconded to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 7:45 p.m.

Approved and signed this ______ day of Nov., 2019.

Brantley Green, Chairman