

**CITY OF CONWAY
CITY COUNCIL PLANNING AND DEVELOPMENT
COMMITTEE MEETING MINUTES
229 MAIN STREET - CONFERENCE ROOM
TUESDAY, JUNE 11, 2019 – 3:30 P.M.**

PRESENT: Mayor Blain-Bellamy and Council Member Tom Anderson
ABSENT: Council Member Jean Timbes (attend family graduation)

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Planning Director; Kevin Chestnut, Public Works, Director, John Rogers, Director of Grants and Special Projects; June Wood, Aquatic Coordinator; Taylor Newell, Public Information Officer; Barbara Tessier, City Clerk

OTHERS: Joe Burch, Ann Hawa, and Kathy Ropp

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order.

APPROVAL OF AGENDA: **Motion:** Anderson made a motion, seconded by Blain-Bellamy, to approve the June 11, 2019 agenda as presented. **Vote:** Unanimous. Motion carried.

ITEMS FOR DISCUSSION

A. Request to annex, approximately 1.75 acres of property located at the corner of Buccaneers Cove and Highway 544 (PIN 382-13-01-0018) and request to rezone from Horry County Neighborhood Commercial (NC) to City of Conway Neighborhood Commercial (NC). Hyman informed the committee that this parcel was contiguous to the City and needed to annex to obtain City services. The annexation request was submitted with plans to develop a restaurant (not drive-thru). This district allows for small-scale retail and service uses for nearby residential areas. The property is identified as Neighborhood Commercial on the Future Land Use Map of the Comprehensive Plan. **Motion:** Blain-Bellamy made a motion, seconded by Anderson, to forward the request to Council for first reading with their approval. **Vote:** Unanimous. Motion carried.

B. Request to annex, approximately 5.27 acres of property located at the corner of Buccaneers Cove and Highway 544 (TMS 150-00-06-049 | PIN 382-12-04-0006) and request to rezone from Horry County Neighborhood Commercial (NC) to City of Conway Neighborhood Commercial (NC). Hyman informed the committee that this parcel was contiguous to the City and needed to annex to obtain City services. The annexation request was submitted with plans to develop a hotel. Hyman noted the structure could be 50' in height, which would be four stories. This district allows for small-scale retail and service uses for nearby residential areas. The property is identified as

Neighborhood Commercial on the Future Land Use Map of the Comprehensive Plan. **Motion:** Anderson made a motion, seconded by Blain-Bellamy, to forward the request to Council for first reading with their approval. **Vote:** Unanimous. Motion carried.

- C Request to annex, approximately 37.79 acres of property located adjacent to 335 Four Mile Road (TMS 109-00-02-181, 109-00-02-183 | PIN 326-00-00-0043, 326-10-01-0004) and request to rezone from Horry County Forest Agriculture (FA) to City of Conway Institutional (IN).** Hyman advised the committee that this request was submitted by Horry County Schools. The two parcels are adjacent to the Horry County District Office on Four Mile Road. The school district intends to develop a new Horry County Education Center. **Motion:** Anderson made a motion, seconded by Blain-Bellamy, to forward the request to Council for first reading with their approval. **Vote:** Unanimous. Motion carried.
- D. Request to annex, approximately 4.22 acres of property located adjacent to 2205 Church Street (TMS 122-00-05-024 | PIN 338-09-02-0013) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).** Hyman informed the committee that this was also a request from Horry County Schools. The applicant intends to combine the two parcels and demolish some of the existing buildings to develop offices, a bus driver CDL training lot, and a propane fueling station for new propane buses. Anderson asked Burch if the silo building would be demolished, and Burch replied that it would. Chestnut asked Burch if the school system would be interested in assisting with a restoration project along Crabtree. Burch commented that it could be discussed. **Motion:** Anderson made a motion, seconded by Blain-Bellamy, to forward the request to Council for first reading with their approval. **Vote:** Unanimous. Motion carried.
- E. Discussion on possible amendments to the Unified Development Ordinance (UDO), regarding residential design standards in the Forest Agriculture Zoning District (FA).** Hyman informed the committee that a property owner recently contacted staff regarding setbacks for a proposed home in the FA zoning district. While the UDO permits single-family homes to be built in FA zones, no dimensional requirements are included in the Residential Zoning Districts Table 6.1. The only design standards for FA are listed in Table 6.2: Non-Residential Zoning Districts. Hyman had prepared an amended Table 6.1 to include proposed requirements for the FA zoning district. There was a concern that there would be multiple driveways coming onto Cultra Road from this particular parcel, but Hyman commented that this was to be the site of only one residence. **Motion:** Anderson made a motion, seconded by Blain-Bellamy, to forward the request forward to Council for first reading with their approval. **Vote:** Unanimous. Motion carried.
- F. Discussion of new design standards for residential subdivisions.** Hyman informed the committee that small lot subdivisions had caused the City issues such as on street parking,

speeding, parking of RVs, accessory structures, kids toys, easements and access to the easements. While noting these issues, Hyman also listed other issues that staff encountered with residential subdivisions, including street tree requirements, the new post office requirement for cluster mailboxes, HOA requirements, wetlands separation from lots to become open space, and storage areas for boats, campers, and trailers.

Hyman noted this would be a huge undertaking in whatever direction Council opted for, but today was just to bring some potential options to the table. One option is to add design standards to the current residential zoning districts (R, R1, R2, R3) for major subdivisions. These standards would be a list that a developer could choose from which would increase the design of the community and be required by zoning prior to issuance of a building permit.

A second option is to create a new zoning district or districts. Existing lots of record would keep their existing zoning and standards. Any new lots or major subdivisions would be required to rezone to one of the new districts. Any annexation or rezoning request would be required to state the desired residential mix, gross and net density, and proposed number of units. An increase in allowed density could be granted when certain design and sustainability standards are implemented.

A third option is to amend the current Conservation Subdivision Ordinance to also include design standards, and allow each existing residential district the option to implement these standards by right. An increase in allowed density could be granted when certain design and sustainability standards are implemented.

Hyman advised the committee that the changes to the UDO will require significant amendments to the existing UDO. If Council chooses this route, the Planning Commission will need to review the proposed changes and the UDO amended by ordinance, requiring advertising and two readings of City Council.

Emrick commented that Council will need to decide what their goal is before amending the UDO. Once the agreed upon goals are in place, the changes to the UDO could begin. Emrick suggested a look at underperforming neighborhoods to see how they could be improved without being a huge burden to the developers and to potential buyers. Anderson noted that the developers build what they can sell. Mayor Blain-Bellamy commented that time needed to be taken to be sure that any changes met the needs of not only the City, but families, single homeowners, and empty nesters.

Motion: Blain-Bellamy made a motion, seconded by Anderson, for staff to prepare a visual preference survey that all of Council would receive. **Vote:** Unanimous. Motion carried.

- G. Application for Community Assistance in Conservation and Outdoor Recreation through the National Park Service.** Hyman informed the committee this request was to submit an application for Community Service in Conservation and Outdoor Recreation

through the National Park Service. The deadline to submit is the end of June. Hyman commented that staff was interested in this grant for trails.

John Rogers then addressed the committee. There are multiple things that grant can be used for, but it is in the City's best interest to seek the planning grant. Although the exact amount is not known, it is expected to be in the vicinity of \$70,000. Later this year there will be a round of trails grants from the state which will be for money to construct trails.

Mayor Blain-Bellamy asked what determines if an application has to be presented to Council before it can be submitted. Emrick commented that if a resolution of support is needed or if a financial outlay is required, it must be approved by Council. This grant does not need either.

Motion: Blain-Bellamy made a motion, seconded by, Anderson, to authorize staff to apply for the grant, but to make Council aware of it. **Vote:** Unanimous. Motion carried.

- H. Discussion on rebuilding Riverfront and Sherwood Parks I & II.** Mayor Blain-Bellamy was called away at this time. Emrick informed the committee that the public has the impression that the City is not doing anything to repair the damage from the flood. The deck board replacement is moving along. Problems were found when the old decking was removed that had to be fixed prior to the new boards being installed. Every crew available has been working on this project. During the last two weeks, the park's irrigation system has been worked on. The entire system is being rebuilt from scratch. The new landscaping cannot be planted until the irrigation system is working. The City is changing its policy on rental of the park. There can no longer be tent spikes because a lot of the irrigation problems have been because of tent spikes driven into the pipes. The electrical pedestals are now removable and can be taken up prior to any potential flooding.

Emrick had a presentation showing the damage to the rip rap at Riverfront Park, the rocks have washed away and there is nothing stabilizing the banks. The repair costs would be approximately \$210,000. He suggested instead that a seawall be installed because it would give a more defined edge and be lesser upkeep.

Staff has learned from our interest in an amphitheater, that the current stage is not large enough. It should be 60 x 40. The current stage is close in size and it could be revamped. There is no covering or appropriate sound or electrical. As it stands, it is not a good set up for any concert. It had been suggested the walkway in front of the stage, be removed as it is taking up prime space for seating.

Emrick showed a photograph of the fountain at the park, which is unimpressive and can be updated inexpensively and made more attractive. The playground equipment must all be removed and replaced, but cannot be done until the City has approval from FEMA and the insurance company. Emrick showed a rendering of a pirate ship for the playground noting that something along those lines would have a big price tag, but it was not out of the realm of possibility. All of the landscaping, bushes and mulch, need to be replaced

with much nicer landscaping. Emrick showed renderings of the original plans for the bathroom facilities, noting that all that needed to be improved was the façade. Mitigation money may be coming to upgrade and elevate the lift station.

Emrick informed the committee that the Tennis Center, if rebuilt in its existing location would need to be elevated by approximately 4', with the building 2.5' above the Florence flood level. A wall and landscaping between the wall and the road could be installed to make the site look natural. The site would also have to be ADA compliant. The design for the new building could be that of the original plans. Emrick noted that the United States Tennis Association was willing to work on a grant with the City to rebuild and suggested that an 8th court be added for tournament play. ADA courts of clay could also be used for tournaments. Emrick commented that the City hoped to salvage the light structures and move them to another facility such as Collins Park or Smith Jones Park.

Emrick then showed a rendering of an arch across the road similar to those already at park entrances, but signifying the entrance to the Conway Marina. He also showed original rendering of an extension of the Riverwalk.

To replace the slides at Sherwood Park may cost as much as all new equipment. A rendering of a similar play structure as shown for Riverfront Park was reviewed. Discussion followed and consensus was that Riverfront Park should be the destination park in the City.

White asked if Collins Park and Smith Jones were getting new equipment. Emrick noted that Riverfront Park and Sherwood Park were being rebuilt with funds made available by FEMA.

This was informational and did not need a motion.

Anderson asked if there could be some way to alert drivers that they cannot park in the alleyways, and notifying pedestrians that they were walking across an alleyway. Emrick suggested ticketing the drivers who park in the alleyways.

ADJOURN: Anderson, being the only committee member remaining, adjourned the meeting.

APPROVAL OF MINUTES: this 15th day of July, 2019.



Barbara A. Tessier, City Clark