

*MAYOR*  
Barbara Jo Blain-Bellamy

*MAYOR PRO TEM*  
B. Alex Hyman



*COUNCIL MEMBERS*  
Amanda Butler  
William M. Goldfinch IV  
Beth Helms  
Justin D. Jordan  
Larry A. White

## PLANNING DEPARTMENT

### PLANNING COMMISSION AGENDA

Thursday, January 5, 2023 | 5:30 p.m.

Planning & Building Dept. Conference Room – 196 Laurel Street

#### **I. CALL TO ORDER**

#### **II. ELECTION OF OFFICERS**

#### **III. MINUTES**

- A. Approval of December 8, 2022 Meeting Minutes

#### **IV. LETTERS OF CREDIT**

- A. **OAK TREE FARM, PHASE 1** – Letter of Credit (LOC) renewal

#### **V. SUBDIVISIONS**

- A. **KINGSTON OAKS** – Street Names approval
- B. **HAINER PLACE** – Street Names approval

#### **VI. PUBLIC HEARINGS**

##### **A. ANNEXATION/REZONING REQUESTS**

1. Request to annex approximately 0.62 acres of property located at 615 Hwy 544 (PIN 382-05-02-0009), and rezone from Horry County Highway Commercial (HC) to City of Conway Institutional (IN).
2. Request to annex approximately 1.47 acres of property located at 3546 Hwy 701 South (PIN 382-01-04-0019), and rezone from Horry County Retail with Accessory Outdoor Storage District / High Bulk Retail (RE4) to City of Conway Highway Commercial (HC).

##### **B. REZONING REQUESTS**

1. Request to rezone approximately 1.6 acres of property located on Westridge Blvd (PIN 337-13-03-0056) from City of Conway Highway Commercial (HC) and Conservation Preservation (CP) to Medium Density Residential (R-2).

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### **C. LAND DEVELOPMENT AGREEMENT**

1. Proposed development agreement by DDC Engineers / Bolton & Menk, Inc. (applicants) for development of property located on Collins Jollie Road, known as the Collins Jollie Conservation Subdivision, containing +/-828 acres, (PINs 295-00-00-0010, 295-00-00-0035, 295-00-00-0036, and 295-00-00-0037).

### **D. TEXT AMENDMENTS**

1. Amendment to *Article 6 – Design Standards*, of the City of Conway Unified Development Ordinance (UDO), regarding the split-zoning of parcels in the City limits.
2. Amendment to *Article 6 – Design Standards*, of the City of Conway Unified Development Ordinance (UDO), regarding building height limitation in the High-Density Residential (R-3) zoning district.

### **E. UPDATES TO THE COMPREHENSIVE PLAN**

1. Public hearing to amend and update the Population and Housing Elements of the City of Conway *2035 Comprehensive Plan*.

### **F. ADDITIONS TO THE COMPREHENSIVE PLAN**

1. Public hearing to amend and update the City of Conway *2035 Comprehensive Plan*, to include the addition of a Resiliency Element.

## **VII. PUBLIC INPUT**

## **VIII. ADJOURNMENT**

**CITY OF CONWAY  
PLANNING COMMISSION MEETING  
THURSDAY, DECEMBER 8, 2022**

**Planning & Building Dept. Conference Room – 196 Laurel Street**

Present: Julie Hardwick, Brantley Green, David Sligh, Kendall Brown, Brian O’Neil, Jessica Wise,  
Danny Hardee

Absent: Chris Guidera

Staff: Jessica Hucks, Planning Director; Anne Bessant, Planning Assistant; Jeff Leveille, IT

Others: Dock Hardee, William Ward, Don Park, Haim Shamah, Victor Shamah, Stuart Shamah,  
Isaac Perez

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

Sligh made a motion, seconded by Wise to approve the November 8, 2022 minutes with correcting minor changes of an attendee name and spelling. The vote in favor was unanimous. The motion carried.

**III. PUBLIC HEARINGS**

**A. ANNEXATIONS/REZONINGS**

- 1. Proposal to annexation of 1.42 acres located on Hwy 501 (near Sioux Swamp Dr.) in Conway (PIN 326-15-04-0002) and rezoning from Horry County’s Commercial Forestry Agriculture (CFA) to City of Conway Highway Commercial (HC).**

Hucks stated that the applicant, William Ward, submitted a petition for annexation / rezoning of the subject property, which is owned by Dock Hardee (since 2016), according to Horry County Land Records. The property is zoned Horry County Commercial Forest Agriculture (CFA), and is currently vacant. The parcel has frontage directly on Hwy 501. According to the applicant, the proposed use of the property is RV sales and service. There is a conceptual plan currently under review by the City’s Technical Review Committee.

Across Hwy 501 is property that was annexed into the city a few years ago and rezoned to the R-2 district (medium density residential) and is currently proposed to be where the Woodside Crossing subdivision is proposed to be developed. The annexation of that property is what triggered the subject property to become contiguous and thus require

annexation before any development can occur.

According to the City's updated flood maps, nearly half of the property falls within the AE flood zone. The Crabtree Swamp runs behind this property and Four Mile Swamp runs parallel to and east of the property. There also appears to be wetlands on the property, in the rear where the flood zone is also located. The applicant does not show anything proposed to be constructed within the flood zone, and per their site plan, shows this area of the property as remaining wooded. However, staff does have some concerns with onsite storage that could be contained within the rear of the property, or the type of fencing that would need to be constructed for the proposed storage that could impede the flow of water.

If rezoned, the property would be subject to the design standards contained within the UDO, as well as the Gateway Corridor Overlay (GCO) standards.

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

Staff is currently reviewing whether city policy of not permitting split-zoning of parcels is something that needs to be codified into the UDO, but with exceptions in cases such as this, to allow parcels to be split-zoned when there are known environmentally sensitive areas identified on the property in order to be consistent with the Future Land Use Map of the Comprehensive Plan.

The applicants were present to answer any questions.

There was no public input.

O'Neil made a motion to recommend approval to City Council as presented with staff's recommendation of split zoning. Sligh seconded the motion and motion carried unanimously.

**2. Proposed annexation of +/- 6.6 acres located on Camelot Street (PIN 338-07-04-0013) and rezoning from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).**

Hucks stated that Gerald Builders (Davis Inabnit, agent) owns the +/- 6.6 acres of property located on Camelot Street. There is a metal building located on the property currently. Annexation is being sought to comply with City policy on contiguity and connecting to utility services. Per the applicant, it is the intent of the owner to combine this parcel with other property adjacent to this one, which would also require the annexation of the property.

The property is also zoned Highway Commercial (HC) in Horry County's jurisdiction, which is described as auto-oriented commercial development. Per Article 2 of the County's zoning ordinance, "it is the intent that the HC district be established and appropriate for automobile-related commercial development existing or proposed along the county's roadways. The regulations which apply within this district are designed to encourage the

formation and continuance of a compatible and economically healthy environment for business, financial, service, amusement, entertainment, and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial or other use capable of adversely affecting the basic commercial character of the district.”

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

There was no public input.

Sligh made a motion to recommend approval for this request to City Council as presented, seconded by Brown. The motion carried unanimously.

## **B. COMPREHENSIVE PLAN AMENDMENTS**

- 1. UPDATES TO THE COMPREHENSIVE PLAN:** Review of the 2022 update to the City of Conway’s Population and Housing elements of the *2035 Comprehensive Plan*.

Hucks gave a brief overview of the updates for the Population and Housing elements.

There was no public input.

O’Neil made a motion to table until the next meeting. Wise seconded the motion and the motion carried unanimously.

- 2. ADDITIONS TO THE COMPREHENSIVE PLAN:** Review of a new Resiliency element, proposed for addition to the *2035 Comprehensive Plan*.

Hucks gave a brief overview of the updates for the Resiliency element.

There was no public input.

Green made a motion to table until the next meeting. Wise seconded the motion and the motion carried unanimously.

## **IV. SUBDIVISIONS**

- A. Medlen Park** – The applicant is requesting preliminary plan approval and street name approval for *Medlen Park*, a proposed multifamily development located on Medlen Parkway (PIN 338-08-01-0002).

Hucks stated that the applicant is seeking preliminary approval of the multifamily project, containing 102 multifamily units (townhouse-style) and zoned High-Density Residential (R-3). The total acreage for the project is 9.29 acres.

The required amount of open space is 2.12 acres. The plan provided by the applicant state that 2.87 acres of open space is being provided. While there is an amenity center / pool shown on the plans as part of the open space, staff has requested clarification on what areas on the plans

are counting toward open space. Wetlands cannot count toward the open space calculations, and ponds / water surfaces can count up to 25% of the required open space; in this case, .53 acres, and a fountain or dock/pier must be installed. Fountains have been installed in both ponds shown on the plans.

A copy of the most recent TRC letter with remaining outstanding comments are included in your packet, along with the overall site plan for the development.

The plans are still being reviewed by the Technical Review Committee (TRC).

The applicant is also in the process of attempting to have a 60' wide abandoned railroad right-of-way removed from the property, shared with the adjacent property, as buildings are currently shown to be constructed within the right-of-way and City regulations will not permit construction within rights-of-ways.

Street names:

The applicant is requesting approval of the following street names. Horry County has reserved these names for this development:

- Gilo Loop

Staff recommends a thorough review of the applicant's request. If Planning Commission recommends approval of the applicant's requests, staff recommends that it be contingent upon final review and approval of the Technical Review Committee (TRC).

Dan Park, agent for applicants was present to answer any questions.

The board and applicant discussed the review in length.

Sligh made a motion to approve the request as presented conditioned upon further TRC review for the landscape plan. O'Neil seconded the motion and the motion carried unanimously.

**V. DISCUSSIONS**

**A. Planning Commission Workshops**

Hucks mentioned to the board that staff has been discussing possibly starting workshops for Planning Commission items and wanted to get their input on it.

**VI. ADJOURNMENT**

A motion was made to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at approximately 6:14 pm.

Approved and signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_

\_\_\_\_\_, Chairperson

**DATE: January 5, 2023**

**AGENDA ITEM: IV.A**

**ISSUE:**

Letter of Credit for Oak Tree Farm Phase 1 (renewal).

**BACKGROUND:**

The Technical Review Committee approved civil plans for Oak Tree Farm in 2019. Oak Tree Farm is an affordable housing community designed for individuals with autism and intellectual disabilities. Phase 1 of the development consisted of 34 units at the time. Plans have since been revised for the development, and the number of units in Phase 1 have been significantly reduced, with other phases having more units proposed. However, most of the required landscaping and the Life Skills Center / Amenity Center remains in Phase 1. Planning has also approved permits for the construction of the Life Skills Center, which is expected to be soon.

The remaining infrastructure for Phase 1 that had not yet been installed at the time the first Certificate of Occupancy (CO) had been requested included sidewalks, required landscaping and irrigation (within landscape buffers), street trees, etc. To date, only one residential structure in Phase 1 has been completed, a duplex – completed in 2020. However, before a CO could be issued for the duplex, all remaining infrastructure in Phase 1 unless a Letter of Credit was provided. In January 2021, Council accepted a Letter of Credit for the remaining infrastructure to be installed in Phase 1.

Per *Section 10.6.2 – Duration of Financial Guarantees (A)*, of the UDO, the initial duration of a financial guarantee (letter of credit) shall be a maximum of 12 months, approved by City Council. TRC can review and renew the financial guarantee for an additional 12 months, but Planning Commission is required to review and renew them after two (2) years. Because the initial approval was given in January 2021, and TRC renewed in 2022, Planning Commission must review and renew the Letter of Credit for an additional 12 months. The applicant is NOT seeking a reduction in the amount; only approval to be renewed.

City Council is set to consider a Letter of Credit (LOC) for Phase 3 on January 3, 2023.

The amount of the *current* LOC for Phase 1 is \$90,000. The City has a cash amount of \$943.13 that has been held since the original LOC was accepted by Council in January 2021. The LOC in the amount of \$90,000 is from South State Bank, LOC number 1445.

Exp. Date	Current LOC Amount	Outstanding Work	Original LOC Date	Original LOC Amount	Original Number of Units	Units Built/ under construction	Vacant Lots	Last CO Issued
1/20/23	\$90,000	Sidewalks, landscaping, irrigation, etc.	1/20/21	\$90,000	NA	NA	NA	2021

**RECOMMENDATION:**

Staff recommends extending the letter of credit for one more year, at the original amount of \$90,000.

# SOS Health Care, Inc

## Cost Estimate for Landscape/Sidewalk for Phase I Renewal 12/14/2022 (revised from 1/11/21)

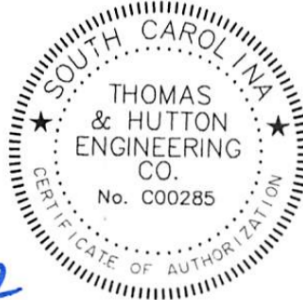
Description	Quantity	Rate	Total
Irrigation	1	8,600.00	\$8,600.00
Centipede Sod	3,000	0.30	\$900.00
Shumard Oak 3" (QS)	6	375.00	\$2,250.00
Live Oak 3" (QV)	7	375.00	\$2,625.00
Shillers Vibernum #3 (ROSR)	60	8.50	\$510.00
Vibernum Suspensum #3 (VIBS)	19	8.50	\$161.50
Ruby Lorapetulum (LOR)	46	8.50	\$391.00
Pinestraw	275	6.00	\$1,650.00
Bald Cypress 3" (TD)	8	350.00	\$2,800.00
Chinese Fringe 1" (CRC)	6	90.00	\$540.00
Foster Holly 3" (IAF)	12	400.00	\$4,800.00
Forset Pansy Red Bud 1" (CCF)	2	75.00	\$150.00
Wax Myrtle #3 (MC)	42	8.50	\$357.00
Indica Azalea (AIG/AIT)	58	8.50	\$493.00
Willow Oak (QP)	4	375.00	\$1,500.00
Recurve Ligustrum (LR)	45	8.50	\$382.50
Hydroseed (per sf)	45000	0.10	\$4,500.00
<b>subtotal</b>			<b>\$32,610.00</b>

Sidewalk	8,110	4.65	\$37,711.50
Fine Grade sidewalk	8,110	0.30	\$2,433.00
<b>subtotal</b>			<b>\$40,144.50</b>

**total cost** \$72,754.50  
**LOC factor 25%** \$18,188.63  


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**total cost of work 125%** **\$90,943.13**



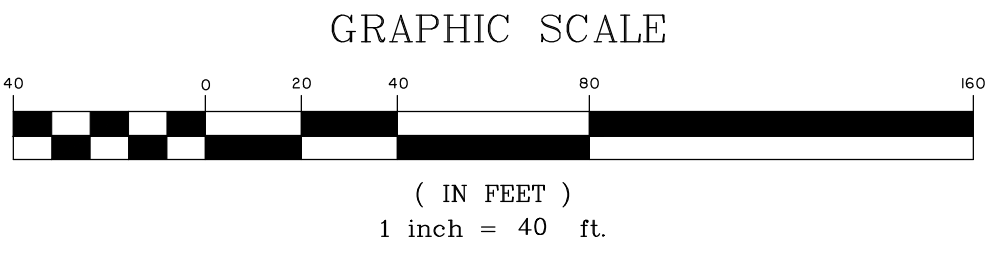
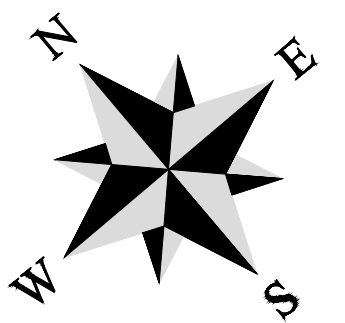
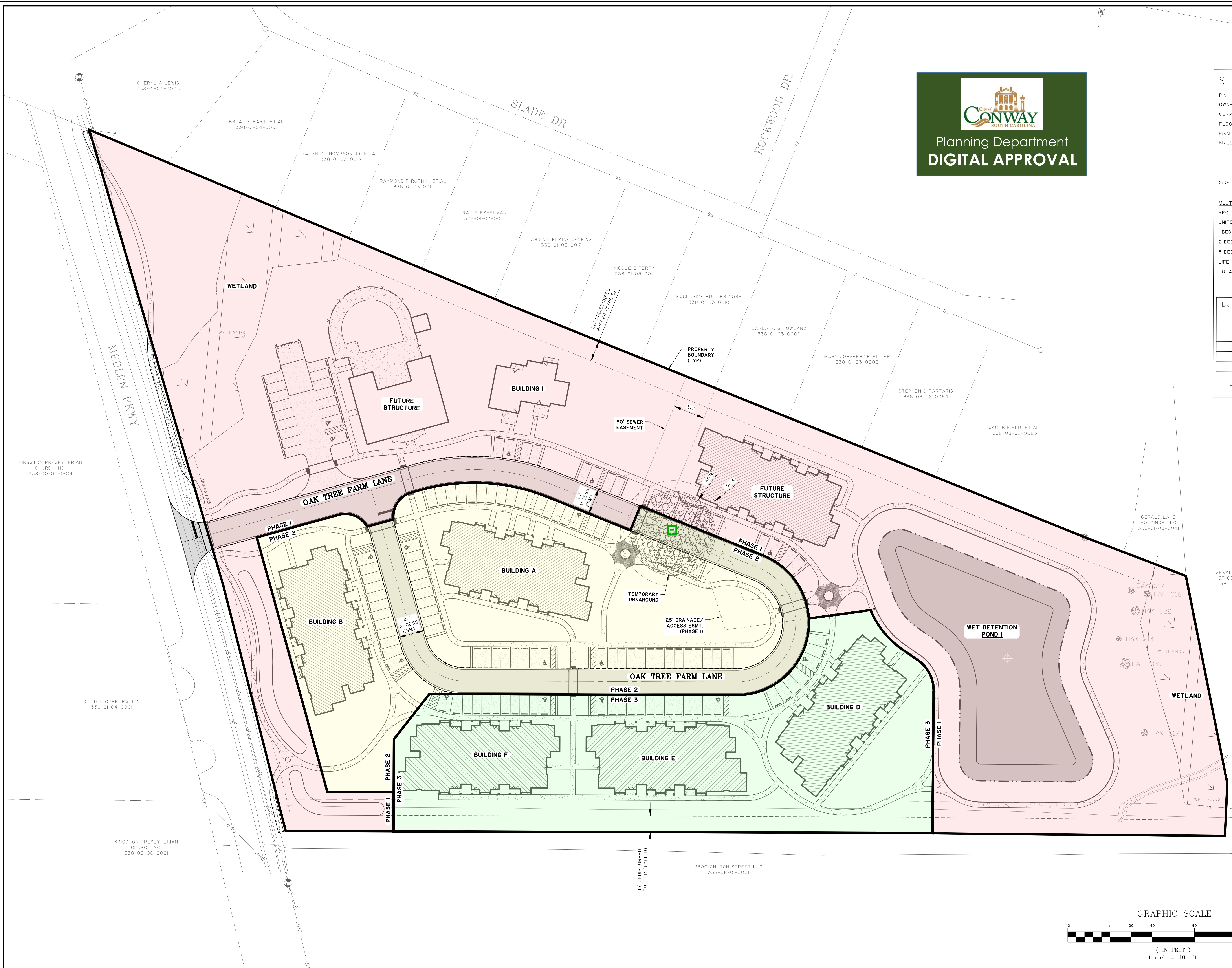




**SITE DATA TABLE**

PIN	338-00-00-0005	
OWNER	OAK TREE FARM OF HORRY COUNTY LLC	
CURRENT ZONING	HIGH DENSITY RESIDENTIAL (R3)	
FLOOD ZONE	X	
FIRM MAP PANEL	4505IC0502H	
BUILDING SETBACK	FRONT	15
	REAR	20
	SIDE	5
SIDE FRONTS LOCAL STREET		10
SIDE FRONTS ARTERIAL		15
<b>MULTI-FAMILY PARKING:</b>		
REQUIRED:		
UNITS	REQUIREMENT	# SPACES
1 BEDROOM UNITS	(12x15) + (12x01)	20
2 BEDROOM UNITS	(49x15) + (49x01)	79
3 BEDROOM UNITS	(13x20) + (13x02)	29
LIFE SKILLS BUILDING	5,600 SF / 300	18
TOTAL REQUIRED:		146

BUILDING	UNITS	1BR	2BR	3BR
I	2	0	1	1
A	12	2	8	2
B	12	2	8	2
C	6	2	2	2
D	12	2	8	2
E	12	2	8	2
F	12	2	8	2
TOTAL	68	12	43	13



Phasing Plan  
**Oak Tree Farm**  
 Conway, South Carolina  
 PREPARED FOR:  
 SOS Health Care, Inc.  
 PREPARED BY:



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

JOB NO: J-26771.0000	DATE: January 6, 2021
DRAWN: KWL	SCALE: 1" = 40'
REVIEWED: JHR	SHEET: 1 of 1

**DATE: January 5, 2023**  
**AGENDA ITEM: V.A**

**ISSUE:**

Kingston Oaks – The applicant, Jason Willwerth, Bolton & Menk, Inc., requests approval of street name(s) for the proposed development, located on Collins Jollie Road (PIN: 295-00-00-0035).

**BACKGROUND:**

Kingston Oaks is a single-family development located on Collins Jollie Road, and is one of the properties within the Collins Jollie Conservation Subdivision. The development will consist of 186 single-family lots. The preliminary plans are currently being reviewed by the Technical Review Committee (TRC). Staff is still waiting on a resubmittal of the preliminary plan set that will address comments provided in the first submittal; however, the applicant wishes to move forward with street names approval. Preliminary plan approval will be forthcoming at a future meeting date. The following street names are proposed for the development, and have also been reserved by Horry County Addressing:

**Bear Oaks Loop**

**King Oaks Loop**

**English Oaks Street**

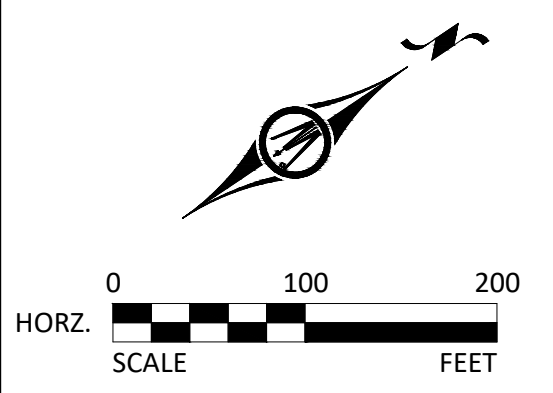
**Water Oaks Way**

**Willow Oaks Way**

City Council is scheduled to consider the proposed subdivision name – *Kingston Oaks*, at the January 3, 2023 Council meeting.

**RECOMMENDATION:**

Being that Horry County Addressing has approved and reserved the proposed street names for this development, staff recommends approval.



NOTE:  
 1. DATE OF FIELD WORK: MAY 2021  
 2. REFERENCES: PB 256, PG 99 & DB 4131; PG 2747  
 3. USACOE SAC-2020-00995

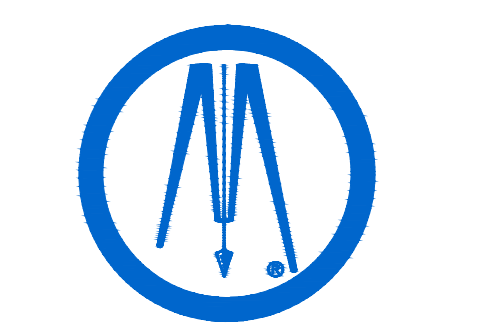
**SITE DATA:**

TOTAL PARCEL AREA = 72.94 AC
PRIMARY CONSERVATION AREA = 7.74 AC
SECONDARY CONSERVATION AREA = 7.71 AC
OPEN SPACE = 6.61 AC
POND SURFACE = 3.74 AC
SOFT PATHS = 0.97 AC

ACTIVE OPEN SPACE = 11.33 AC
PASSIVE OPEN SPACE = 10.72 AC
TOTAL OPEN SPACE = 22.05 AC
NET BUILDABLE AREA = 58.49 AC
37.70% OPEN SPACE
6.40% WATER SURFACE PERCENTAGE

● FOUNTAIN



**DDC Engineers**  
 BOLTON & MENK, INC.  
 www.ddcinc.com

1298 PROFESSIONAL DRIVE  
 MYRTLE BEACH, SOUTH CAROLINA 29577  
 Phone: (843) 692-3200  
 Email: bmi@bolton-menk.com  
 www.bolton-menk.com

**LENNAR**  
 COASTAL CAROLINAS

2516 GOLDEN CHESTNUT WAY  
 MYRTLE BEACH, SC 29577

**KINGSTON OAKS**  
 PHASE 1

COLLINS JOLLIE TRACT D

**OVERALL SITE LAYOUT**

PROJECT NO:  
 21140E

REVISIONS:  
 1 11/21/22 REVISED PER TRC COMMENTS  
 RECEIVED 11/10/2022

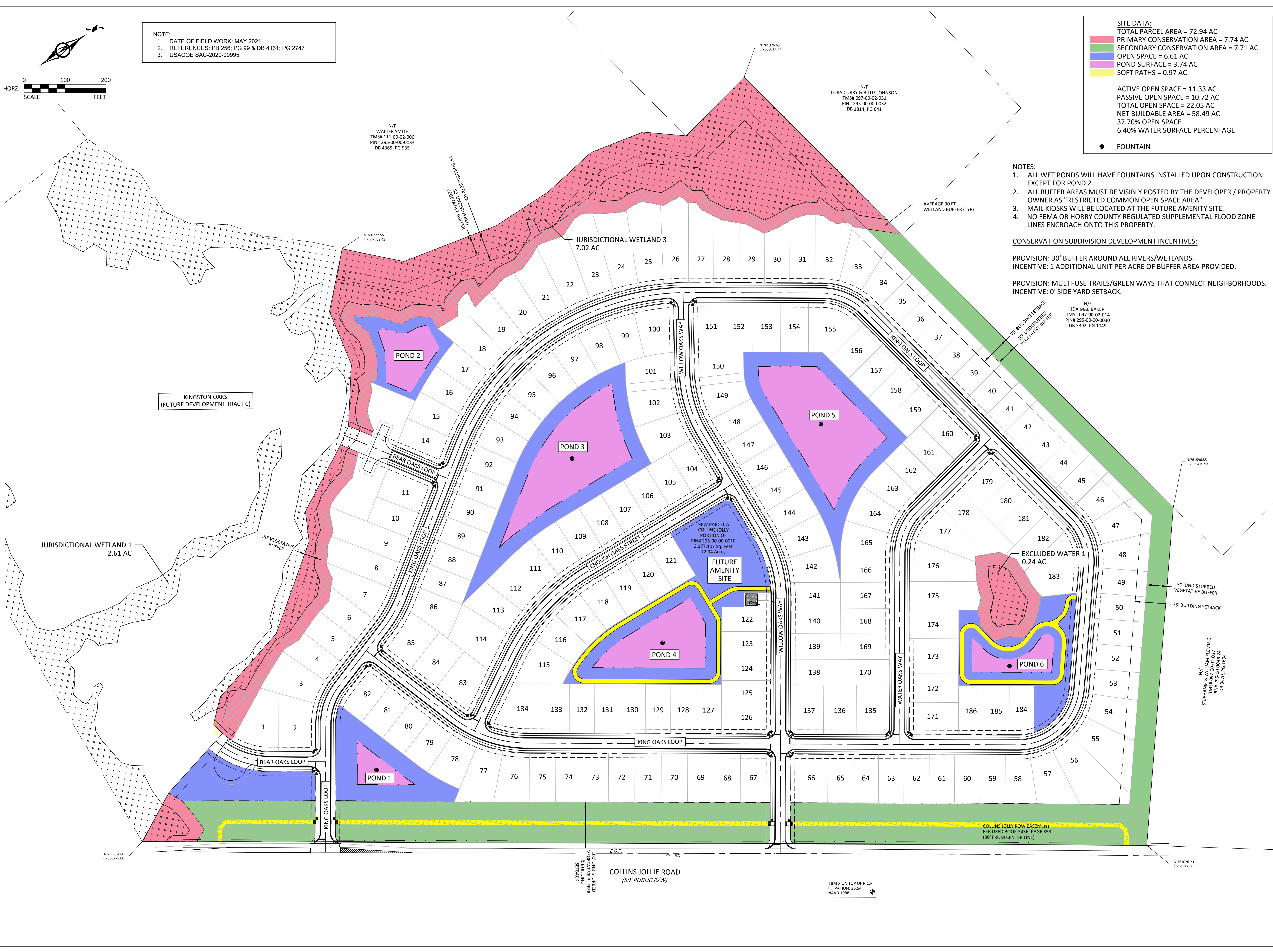


- NOTES:**
- ALL WET PONDS WILL HAVE FOUNTAINS INSTALLED UPON CONSTRUCTION EXCEPT FOR POND 2.
  - ALL BUFFER AREAS MUST BE VISIBLY POSTED BY THE DEVELOPER / PROPERTY OWNER AS "RESTRICTED COMMON OPEN SPACE AREA".
  - MAIL KIOSKS WILL BE LOCATED AT THE FUTURE AMENITY SITE.
  - NO FEMA OR HORRY COUNTY REGULATED SUPPLEMENTAL FLOOD ZONE LINES ENCROACH ONTO THIS PROPERTY.

**CONSERVATION SUBDIVISION DEVELOPMENT INCENTIVES:**

PROVISION: 30' BUFFER AROUND ALL RIVERS/WETLANDS.  
 INCENTIVE: 1 ADDITIONAL UNIT PER ACRE OF BUFFER AREA PROVIDED.

PROVISION: MULTI-USE TRAILS/GREEN WAYS THAT CONNECT NEIGHBORHOODS.  
 INCENTIVE: 0' SIDE YARD SETBACK.





© Bolton & Menk, Inc. 2022. All Rights Reserved. A:\DDC\_PROJECTS\21140E\21140E\_C100.dwg 11/21/22 11:52:33 AM

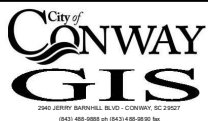
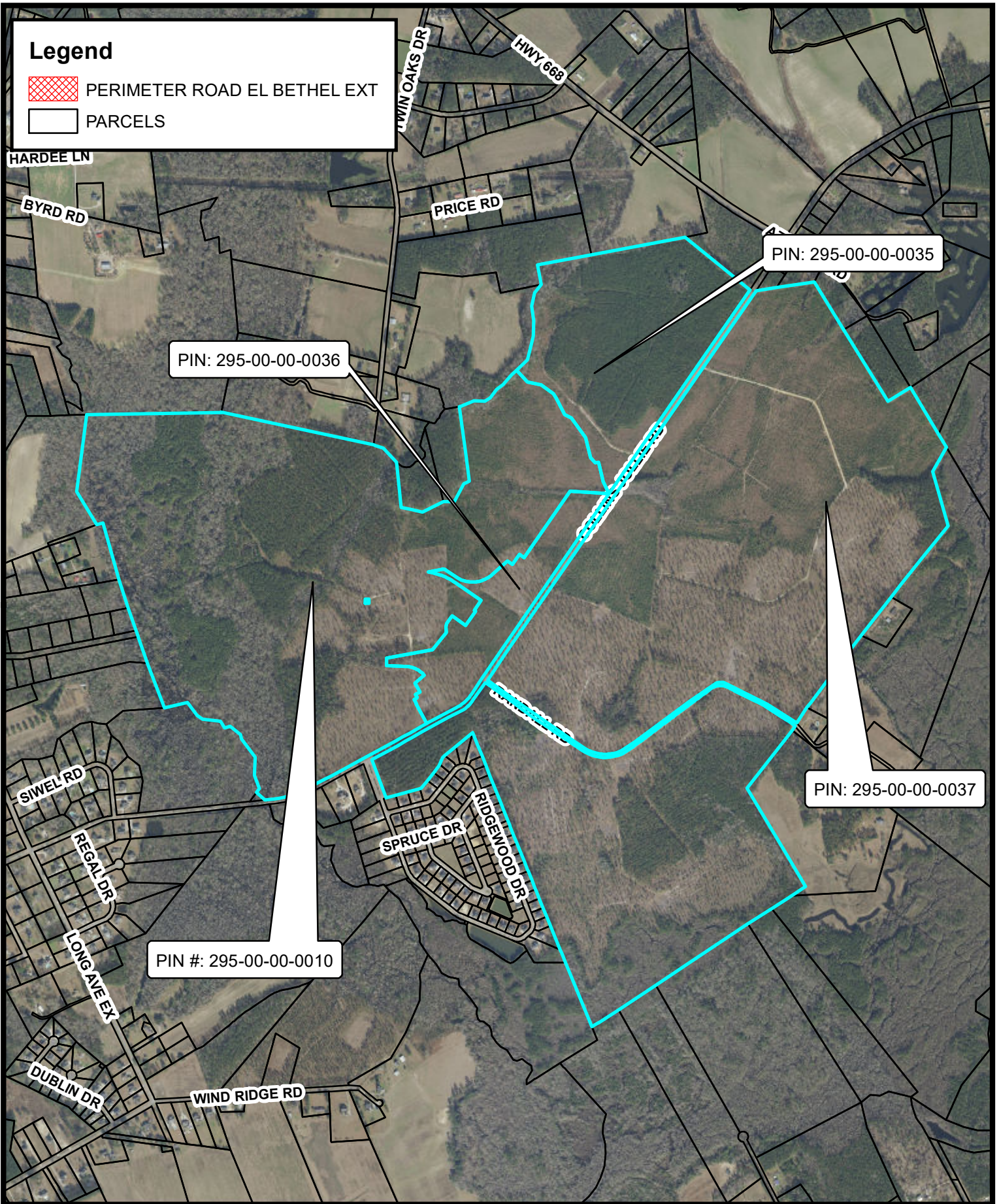
SCALE:	1" = 100'
DATE:	8/31/22
DESIGNED BY:	ARK
DRAWN BY:	ALL
CHECKED BY:	JTW

**C1.01**

FILE NO.: 127032\_C100.DWG

# Legend

-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



## COLLINS JOLLIE RD LAND DEVELOPMENT AGMT



**DATE: January 5, 2023**

**AGENDA ITEM: V.B**

**ISSUE:**

*Hainer Place* – The applicant, Jake Powell, Venture Engineering, requests approval of street name(s) for the proposed development, located on Hwy 65, Hwy 813 and Lite Road (PIN: 324-00-00-0036).

**BACKGROUND:**

*Hainer Place* is a proposed single-family development located on Hwy 65, Hwy 813 and Lite Rd. The development will consist of 53 single-family lots. The preliminary plans are currently being reviewed by the Technical Review Committee (TRC), and staff is waiting on a resubmittal of the preliminary plan set that addresses TRC comments sent to the applicant on October 19, 2022. Preliminary plan approval will be forthcoming at a future meeting date. The following street names are proposed for the development, and were reserved by Horry County Addressing in 2019 when the plans were being reviewed by Horry County, prior to annexing into the City limits (*known as Homewood Estates at that time*):

**Homewood Estates Drive**

**Cherry Sunburst Drive**

**High Valley Drive**

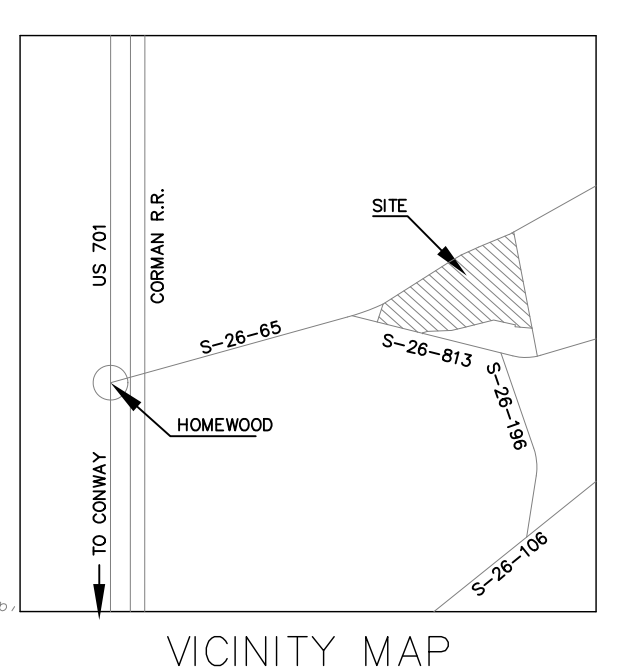
City Council approved the name of the proposed development (*Hainer Place*) at their December 5, 2022 meeting. City Council has also approved a sidewalk waiver for this development at the November 7, 2022 Council meeting. The sidewalk fee-in-lieu amount will be required to be paid in full prior to approving a final plat for the development.

**RECOMMENDATION:**

Being that Horry County Addressing has approved and reserved the proposed street names for this development, staff also recommends approval.



PROJECT INFORMATION										
# OF LOTS	GROSS DENSITY UNITS/ACRE	NET DENSITY UNITS/ACRE	TOTAL ACREAGE	ACREAGE IN LOTS	MINIMUM LOT SIZE	WETLAND ACREAGE	POND	UPLAND OPEN SPACE	CENTERLINE & ROW (LENGTH & AREA)	TOTAL DISTURBED AREA
53	2.99	4.21	17.71 ac.	12.60 ac.	10,000 SF	0.00 ac.	1.19 ac.	0.76 ac.	2,966 LF & 3.42 ac.	17.77



LINE	BEARING	DISTANCE
1	N 281°25'2" E	15.19'
2	N 281°25'2" E	80.75'
3	N 281°25'2" E	80.75'
4	N 281°25'2" E	80.75'
5	N 281°25'2" E	80.75'
6	N 281°25'2" E	80.75'
7	N 281°25'2" E	80.75'
8	N 281°25'2" E	80.75'
9	N 281°25'2" E	80.75'
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49	N 281°25'2" E	80.75'
50	N 281°25'2" E	80.75'
51	N 281°25'2" E	80.75'
52	N 281°25'2" E	80.75'
53	N 281°25'2" E	80.75'
54	N 281°25'2" E	80.75'
55	N 281°25'2" E	80.75'
56	N 281°25'2" E	80.75'
57	N 281°25'2" E	80.75'
58	N 281°25'2" E	80.75'
59	N 281°25'2" E	80.75'
60	N 281°25'2" E	80.75'
61	N 281°25'2" E	80.75'
62	N 281°25'2" E	80.75'
63	N 281°25'2" E	80.75'
64	N 281°25'2" E	80.75'
65	N 281°25'2" E	80.75'
66	N 281°25'2" E	80.75'
67	N 281°25'2" E	80.75'
68	N 281°25'2" E	80.75'
69	N 281°25'2" E	80.75'
70	N 281°25'2" E	80.75'
71	N 281°25'2" E	80.75'
72	N 281°25'2" E	80.75'
73	N 281°25'2" E	80.75'
74	N 281°25'2" E	80.75'
75	N 281°25'2" E	80.75'
76	N 281°25'2" E	80.75'
77	N 281°25'2" E	80.75'
78	N 281°25'2" E	80.75'
79	N 281°25'2" E	80.75'
80	N 281°25'2" E	80.75'
81	N 281°25'2" E	80.75'
82	N 281°25'2" E	80.75'
83	N 281°25'2" E	80.75'
84	N 281°25'2" E	80.75'
85	N 281°25'2" E	80.75'
86	N 281°25'2" E	80.75'
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88	N 281°25'2" E	80.75'
89	N 281°25'2" E	80.75'
90	N 281°25'2" E	80.75'
91	N 281°25'2" E	80.75'
92	N 281°25'2" E	80.75'
93	N 281°25'2" E	80.75'
94	N 281°25'2" E	80.75'
95	N 281°25'2" E	80.75'
96	N 281°25'2" E	80.75'
97	N 281°25'2" E	80.75'
98	N 281°25'2" E	80.75'
99	N 281°25'2" E	80.75'
100	N 281°25'2" E	80.75'

THESE DOCUMENTS AND PLANS ARE AN INSTRUMENT OF SERVICE AND THE SOLE PROPERTY OF VENTURE ENGINEERING, INC. AND ARE SUBJECT TO COPYRIGHT LAW.



**CERTIFICATION OF THE REQUIRED IMPROVEMENTS**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN THE ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATION ESTABLISHED IN THE Horry COUNTY LAND DEVELOPMENT REGULATIONS.  
 DATE: 2022  
 ENGINEER'S SIGNATURE: \_\_\_\_\_  
 S.C. REGISTRATION NO.: \_\_\_\_\_

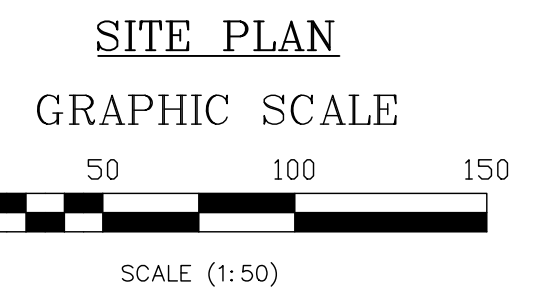
**CERTIFICATION OF THE APPROVAL OF WATER AND SEWER SYSTEMS**  
 WE, GSWSA, HEREBY CERTIFY THAT PUBLIC WATER SUPPLY SYSTEM ARE AVAILABLE TO THE REFERENCED PARCEL. SUCH SERVICES MAY BE EXTENDED TO THE PARCEL AT THE OWNER'S / DEVELOPER'S EXPENSE AND IN ACCORDANCE WITH APPLICABLE GSWSA DEVELOPER REGULATIONS.  
 DATE: 2022  
 NAME: \_\_\_\_\_  
 OF: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

- NOTES:**
1. A 10' NON-EXCLUSIVE UTILITY EASEMENT SHALL BE PROVIDED ALONG THE FRONT OF ALL LOTS, PARALLEL TO THE ROAD RIGHT-OF-WAY.
  2. A 10' DRAINAGE EASEMENT SHALL BE RESERVED ALONG EACH SIDE OF ALL PROPERTY/LOT LINES IN PERPETUITY.
  3. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES HIGHER THAN THE CENTERLINE OF THE ROAD AT THE FRONT OF EACH LOT.
  4. A PERPETUAL EASEMENT, 15-FEET IN WIDTH, SHALL BE PROVIDED OVER ALL WATER LINES.
  5. THE ROADS AND DRAINAGE WITHIN THIS SUBDIVISION ARE INTENDED TO BE PRIVATE.
  6. THE INITIALS I.O. STAND FOR IRON OLD. THE INITIALS I.N. STAND FOR IRON NEW. 1/2" REBAR HAS BEEN PLACED ON ALL LOT CORNERS.
  7. TOTAL TRACT AREA: 25.00 AC.
  8. THIS TRACT IS IN FLOOD ZONE "X" - FEMA FLOOD MAP 4505103 345H. EFFECTIVE DATE - AUGUST 23, 1999.
  9. THIS DEVELOPMENT IS PART OF TMS# 110-00-03-067.
  10. BASE ELEVATION WSL.
  11. TOTAL LINEAR FEET OF ROADWAY CENTERLINE = 2,966 LF.
  12. EASEMENTS OVER DRAINAGE LINES TO THE OUTFALL SHALL REMAIN PRIVATE.
  13. ALL AREAS SHOWN AS "COMMON AREAS" SHALL REMAIN AS SUCH IN PERPETUITY. ALL LAKES, PONDS, BERMS, COMMON AREAS AND OPEN SPACES ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER/DEVELOPER/HA.
  14. WETLAND / EASEMENT LINE SHALL BECOME BUILDING SETBACK LINE WHEN THE WETLAND / EASEMENT LINE EXCEEDS THE REQUIRED BUILDING SETBACK.
  15. THERE ARE 53 SINGLE FAMILY LOTS IN THIS SUBDIVISION.
  16. THE MINIMUM LOT SIZE IS 10,000 S.F.
  17. LOT DENSITY OF THE PROJECT: 2.98 LOTS / AC. NET DENSITY OF THE PROJECT: 4.21 LOTS / AC.
  18. THE LAST PROPERTY TRANSFER IS RECORDED AT THE Horry COUNTY RMC OFFICE IN DEED BOOK 1238 PAGE 47.
  19. THE LAND IS CURRENTLY GRASSED IN GOOD CONDITION (4-8" GRASS COVERAGE THROUGHOUT).
  20. TRAFFIC SPEED SHALL BE: 15 MPH.
  21. THE DATE OF THE FIELD SURVEY: MARCH, 2018.
  22. ALL DRAINAGE EASEMENTS ARE TO BE CLEARLY MARKED AND ARE TO REMAIN FREE AND CLEAR OF ALL STRUCTURES AND ALL OTHER OBSTRUCTIONS.
  23. ALL ACTIVITIES, INCLUDING ACTIVITIES BY INDIVIDUAL LOT OWNERS OR LEASE HOLDERS, WILL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED SWPPP FOR THE SUBDIVISION.
  24. THERE ARE NO LIVE OAKS 24" OR GREATER ON THIS PROPERTY.
  25. THE LAKE MAINTENANCE (EASEMENTS) PROVIDED HEREON SHALL BE MEASURED 12' FROM THE NORMAL WATER SURFACE ELEVATION WHEN THE SIDE SLOPES ARE 5:1 OR FLATTER.
  26. THE SAC NUMBER FOR THIS PROJECT IS 61-2002-1013(S).
  27. HA/POA DOCUMENTS OR RESTRICTIVE COVENANTS AND EASEMENTS FOR THE DEVELOPMENT SHOWN HEREON WHERE RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF DEVELOPMENT (PLAN) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAN.  
 (NAME) \_\_\_\_\_ (SIGNED) \_\_\_\_\_ (DATE) \_\_\_\_\_  
 (NAME) \_\_\_\_\_ (SIGNED) \_\_\_\_\_ (DATE) \_\_\_\_\_

**CERTIFICATE OF ACCURACY**  
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA" AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED HEREIN.  
 DATE: 2022  
 REGISTERED ENGINEER OR SURVEYOR: \_\_\_\_\_  
 S.C. REGISTRATION NUMBER: \_\_\_\_\_

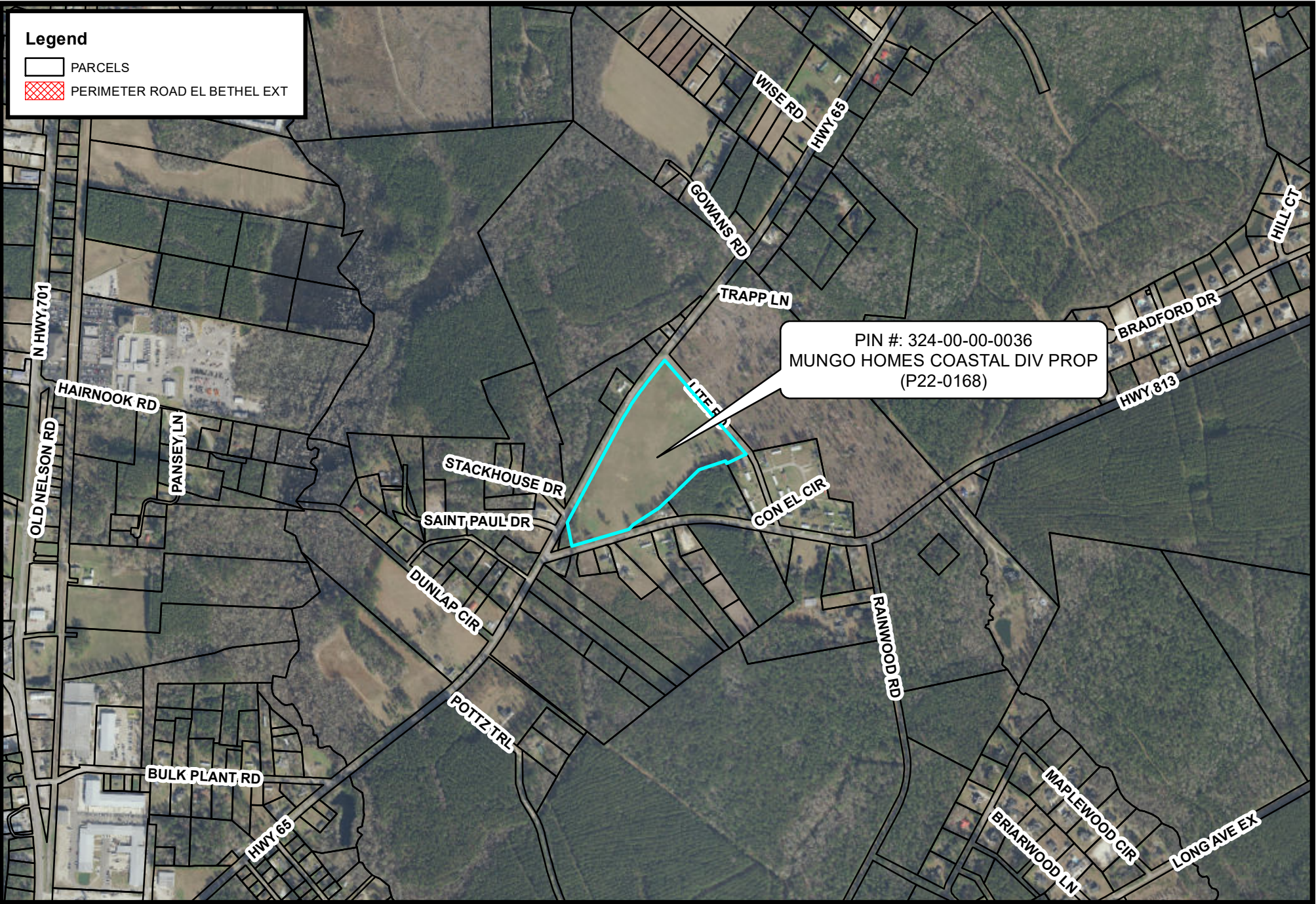
OWNER:  
 MUNGO HOMES COASTAL DIVISION PROPER  
 441 WESTERN LN IRMO, SC 29063  
 843-300-2884  
 ENGINEER:  
 VENTURE ENGINEERING, INC.  
 209 HIGHWAY 544  
 CONWAY, SC 29526  
 TEL: (843) 347-5851  
 FAX: (843) 347-2792  
 SURVEYOR:  
 JONES AND GODFREY  
 ASSOCIATES  
 P.O. BOX 8691  
 FLORENCE, SC 29502  
 TEL: (843) 662-4442



VENTURE ENGINEERING, INC. / 209 HIGHWAY 544 / CONWAY, S.C. 29526 / (843) 347-5851 / CIVIL & STRUCTURAL ENGINEERING

**HOMEWOOD ESTATES**  
**Horry County, South Carolina**  
**PREPARED FOR**  
**MUNGO HOMES**

DATE: SEPTEMBER 13, 2022  
 DRAWING NO.: C-1  
 SHEET 1 OF 1  
 DRAWN BY: J.P.  
 CHECKED BY: S.S.P.  
 JOB NO.: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DESCRIPTION \_\_\_\_\_



**Legend**

- PARCELS
- PERIMETER ROAD EL BETHEL EXT

PIN #: 324-00-00-0036  
 MUNGO HOMES COASTAL DIV PROP  
 (P22-0168)



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



**PIN #: 324-00-00-0036**  
**MUNGO HOMES COASTAL DIV PROP**  
**(P22-0168)**



**DATE: January 5, 2023**  
**AGENDA ITEM: VI.A.1**

**ISSUE:**

Request by Rein Mungo, agent for Coastal Educational Foundation, to annex approximately 0.62 acres of property located at 615 Hwy 544 and rezone from Horry County Highway Commercial (HC) to City of Conway Institutional (IN) (PIN 382-05-02-0009).

**BACKGROUND:**

The applicant recently finalized an annexation petition that was started in September 2022. According to County Land Records, the subject parcel was transferred to Coastal Educational Foundation on September 9, 2022. Prior to that, it was owned by the same property owner since 2000 and operated as an independent university bookstore (ACE University Bookstore).

The adjacent parcel is the university, also zoned Institutional (IN).

Per *Section 3.2.8* of the UDO, the intent of the IN District is to provide areas for the development of medical, educational, and higher educational facilities in a campus-like setting. More specifically, the district is intended to accommodate the development styles, uses, and accessory uses associated with these facilities. The district is not intended for businesses engaged in retail sales, except for those businesses that are clearly accessory to and specifically provide services to the permitted principal use.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The future land use map of the *Comprehensive Plan* identifies the property as Highway Commercial (HC). The Unified Development Ordinance (UDO) defines Highway Commercial (HC) as follows:

*3.2.10 Highway Commercial (HC)*

The intent of the HC District is to provide compatible locations to serve the automobile oriented commercial activities in harmony with major highway developments, reduce traffic congestions and to enhance the aesthetic atmosphere of the City.

***Surrounding Uses / Zoning Districts:***

Directly beside the parcel is Horry County Highway Commercial (HC) and across Hwy 544 is Horry County HC and RE3 (Convenience & Auto-related Services). Behind this property is City of Conway Institutional (IN), and across Hwy 544 is also zoned IN. The uses in the immediate area include single-family and multifamily residential, office-related uses, a wrecker service, student housing, as well as the university properties.

**NEXT STEPS AND DATES/ESTIMATES:**

- |                   |   |
|-------------------|---|
| January 6-9, 2023 | Staff forwards PC recommendation to City Clerk for inclusion on next available Council meeting agenda for <b>First reading</b> – tentatively for the (Tuesday) <b>January 17, 2023</b> meeting. |
| January 17, 2023  | Tentative <b>First reading</b> of proposed annexation / rezoning request.   |
| February 6, 2023  | Tentative <b>Final reading</b> or proposed annexation / rezoning request, if first reading passes.  |



**PUBLIC NOTICE:**

A legal ad ran in the *Horry Independent* within 15 days of the public hearing date, a sign was posted on the subject property within 15 days of the public hearing date, and letters were sent to property owners within 200-ft of the subject property.

**STAFF RECOMMENDATION:**

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

**ATTACHMENTS:**

Application

GIS Maps





# PETITION FOR ANNEXATION

Staff Use Only
Received: _____
BS&A #: _____

Is there a structure on the lot: Yes \_\_\_\_\_ Structure Type: Commercial

Current Use: Vacant (formerly a book store)

Are there any wetlands on the property?

CIRCLE: YES  NO

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES  NO

If yes, please explain and provide a copy of covenant and/or restriction.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES  NO

If yes, please describe.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there any building permits in progress or pending for this property?

CIRCLE: YES  NO

If yes, please provide permit number and jurisdiction.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FEES ARE DUE AT SUBMITTAL.**

**RI ZONING DISTRICT – NO FEE ~~ALL OTHER ZONING DISTRICTS – \$ 250~~**

**PLEASE SUBMIT TO THE PLANNING DIRECTOR AT THE CITY OF CONWAY.**

[ahardin@cityofconway.com](mailto:ahardin@cityofconway.com)



# Zoning Map Amendment Application

Incomplete applications will not be accepted.

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. R-1 rezoning requests will not be charged a fee. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 615 Hwy 544 FEE PAID ~~( ) YES ( ) NO~~

AREA OF SUBJECT PROPERTY (ACREAGE): approximately 0.62 ac PIN: 382-05-02-0009

CURRENT ZONING CLASSIFICATION: Horry County Highway Commercial (HC)

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Highway Commercial (HC)

REQUESTED ZONING CLASSIFICATION: Institutional (IN)

NAME OF PROPERTY OWNER(S):  
Coastal Educational Foundation PHONE # 843-349-2194  
PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):  
P.O. Box 261954, Conway, SC 29528-6054  
Suite 101, 104 Independence Drive, Conway, SC 29526

\*\*\*\*\*



I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

PROPERTY OWNER'S SIGNATURE(S) [Signature] DATE 9/13/22

PROPERTY OWNER'S SIGNATURE(S) \_\_\_\_\_ DATE \_\_\_\_\_

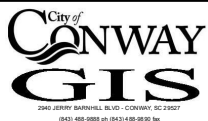
THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

**Legend**

-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



PIN #: 382-05-02-0009  
TMS #: 150-00-07-004  
615 HWY 544



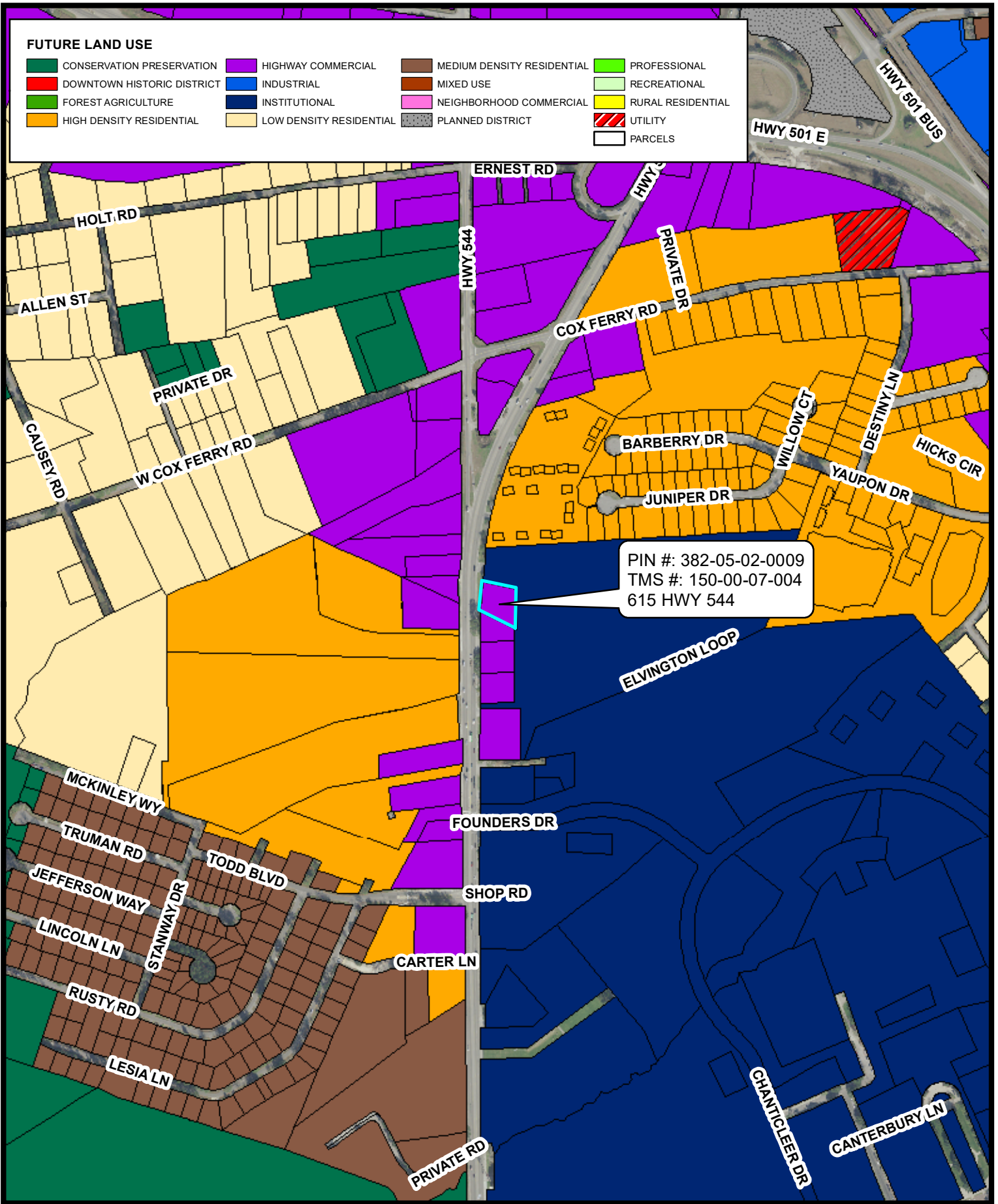
Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



**PIN #: 382-05-02-0009**  
**TMS #: 150-00-07-004**  
**615 HWY 544**



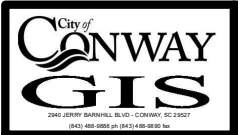




**FUTURE LAND USE**

- |                            |                         |                            |                   |
|----------------------------|-------------------------|----------------------------|-------------------|
| CONSERVATION PRESERVATION  | HIGHWAY COMMERCIAL      | MEDIUM DENSITY RESIDENTIAL | PROFESSIONAL      |
| DOWNTOWN HISTORIC DISTRICT | INDUSTRIAL              | MIXED USE                  | RECREATIONAL      |
| FOREST AGRICULTURE         | INSTITUTIONAL           | NEIGHBORHOOD COMMERCIAL    | RURAL RESIDENTIAL |
| HIGH DENSITY RESIDENTIAL   | LOW DENSITY RESIDENTIAL | PLANNED DISTRICT           | UTILITY           |
|                            |                         |                            | PARCELS           |

PIN #: 382-05-02-0009  
 TMS #: 150-00-07-004  
 615 HWY 544





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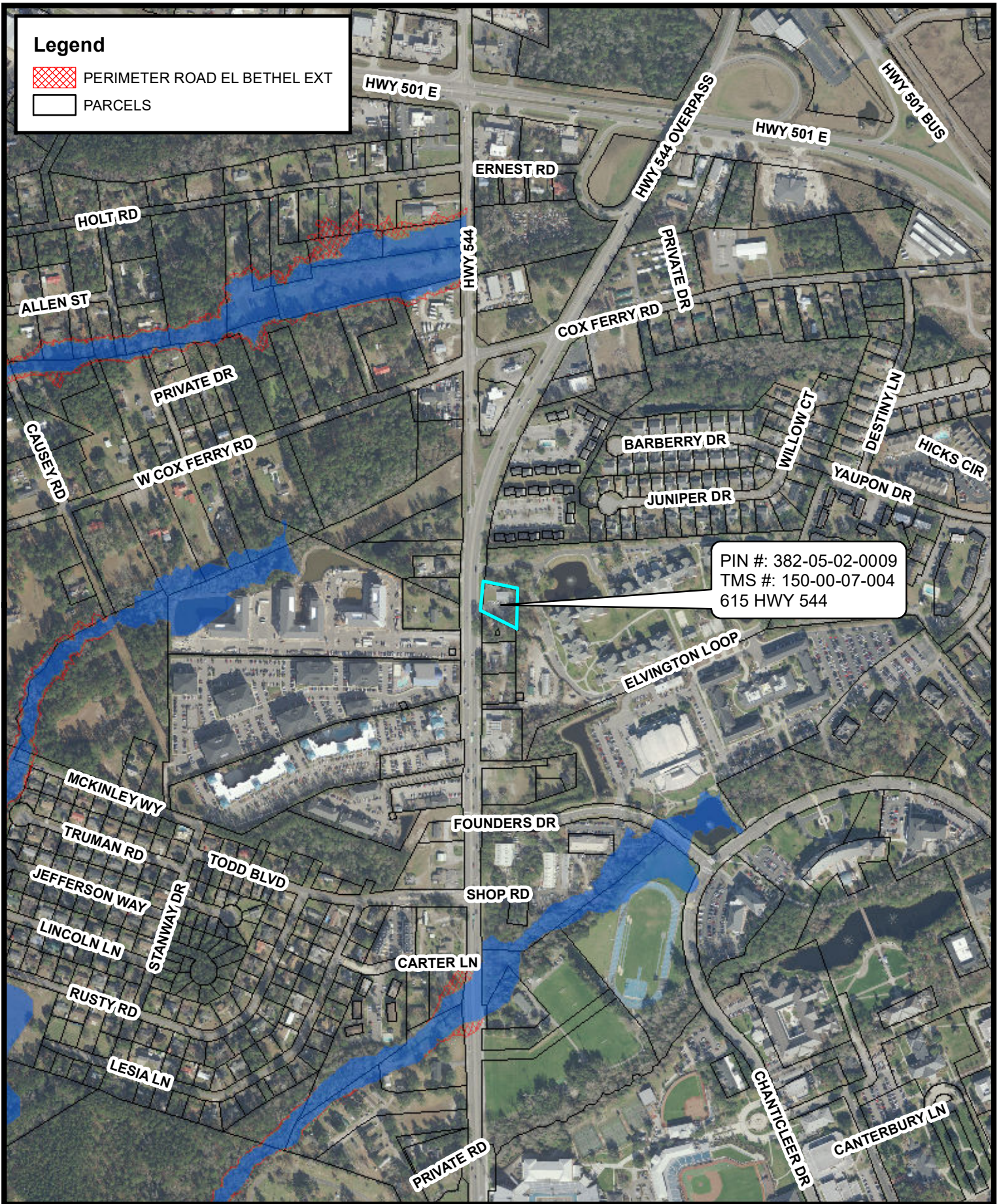


**PIN #: 382-05-02-0009**  
**TMS #: 150-00-07-004**  
**615 HWY 544**

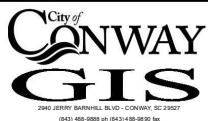


**Legend**

-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



PIN #: 382-05-02-0009  
TMS #: 150-00-07-004  
615 HWY 544



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**PIN #: 382-05-02-0009**  
**TMS #: 150-00-07-004**  
**615 HWY 544**





**ISSUE:**

Request by George L. Tong (*et al*) to annex approximately 1.47 acres located at 3546 Hwy 701 South, and rezone from Horry County Retail with Accessory Outdoor Storage District (RE4) to City of Conway Highway Commercial (HC) (PIN 381-01-04-0019).

**BACKGROUND:**

This property has a signed restrictive covenant, signed in 2007, that was completed (and recorded) from a previous property owner in order to receive city water and/or sewer services. By signing restrictive covenants, the then owners of the subject property agreed that once the property became contiguous to the City limits, they or any future owners of the subject property would agree to petition for annexation into the City limits (per *Section 5-3-150 (3)* of the Code of Laws for the State of SC). The subject property is now contiguous to property in the City limits (across Hwy 701 S) and staff notified the current property owner in June of this year that annexation is now required. A second notice was sent to the property owner in November. On November 16<sup>th</sup>, the property owner submitted the required signed annexation / rezoning applications. The property is currently being used for retail services, with an existing Dollar General onsite.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The future land use map of the *Comprehensive Plan* identifies the property as being Highway Commercial (HC). The Unified Development Ordinance (UDO) defines Highway Commercial (HC) as follows:

*3.2.10 Highway Commercial (HC)*

The intent of the HC District is to provide compatible locations to serve the automobile oriented commercial activities in harmony with major highway developments, reduce traffic congestions and to enhance the aesthetic atmosphere of the City.

***Surrounding Uses / Zoning Districts:***

The subject property is surrounded by several different zoning districts, including Horry County RE4 (Retail with Accessory Outdoor Storage District), Horry County SF20 (residential, 20,000 sq. ft. lot size min.), and City of Conway R-1 (Low/Medium Density Residential). Surrounding uses include residential, a storage facility, and a gun store.



*Note:* Staff is also in the process of issuing a third and fourth notice to two (2) adjacent properties (the storage facility and the gun store) to also require their annexation.

**NEXT STEPS AND DATES/ESTIMATES:**

January 6-9, 2023      Staff forwards PC recommendation to City Clerk for inclusion on next available Council meeting agenda for **First Reading** – *tentatively* for the **January 17, 2023** meeting.

January 17, 2023      *Tentative* **first reading** of proposed annexation / rezoning request.

February 6, 2023      *Tentative* **final reading** of proposed annexation / rezoning request.

**PUBLIC NOTICE:**

A legal ad ran in the Horry Independent within 15 days of the public hearing date, a sign was posted on the subject property within 15 days of the public hearing date, and letters were sent to property owners within 200-ft of the subject property.

**STAFF RECOMMENDATION:**

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

**ATTACHMENTS:**

Application

GIS Maps





# PETITION FOR ANNEXATION

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

Is there a structure on the lot: Yes Structure Type: Commercial

Current Use: Dollar General

Are there any wetlands on the property?

CIRCLE: YES  NO

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES  NO

If yes, please explain and provide a copy of covenant and/or restriction.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES  NO

If yes, please describe.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there any building permits in progress or pending for this property?

CIRCLE: YES  NO

If yes, please provide permit number and jurisdiction.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NO FEES ARE DUE AT SUBMITTAL.**

**PLEASE SUBMIT TO THE PLANNING DIRECTOR AT THE CITY OF CONWAY.**

[ahardin@cityofconway.com](mailto:ahardin@cityofconway.com)



# Zoning Map Amendment Application

Incomplete applications will not be accepted.

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Notice

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PHYSICAL ADDRESS OF PROPERTY: 3546 Hwy 701 S, Conway, SC 29527 FEE PAID (NA) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): ~1.47 PIN: 381-01-04-0019

CURRENT ZONING CLASSIFICATION: RE4 (High Bulk Retail)

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Highway Commercial

REQUESTED ZONING CLASSIFICATION: Highway Commercial

NAME OF PROPERTY OWNER(S):

George L. Tong Tr Et Al

4082260976  
PHONE #

PHONE #

MAILING ADDRESS OF PROPERTY OWNER(S): 6850 Trinidad Dr, San Jose, CA 95120



\*\*\*\*\*

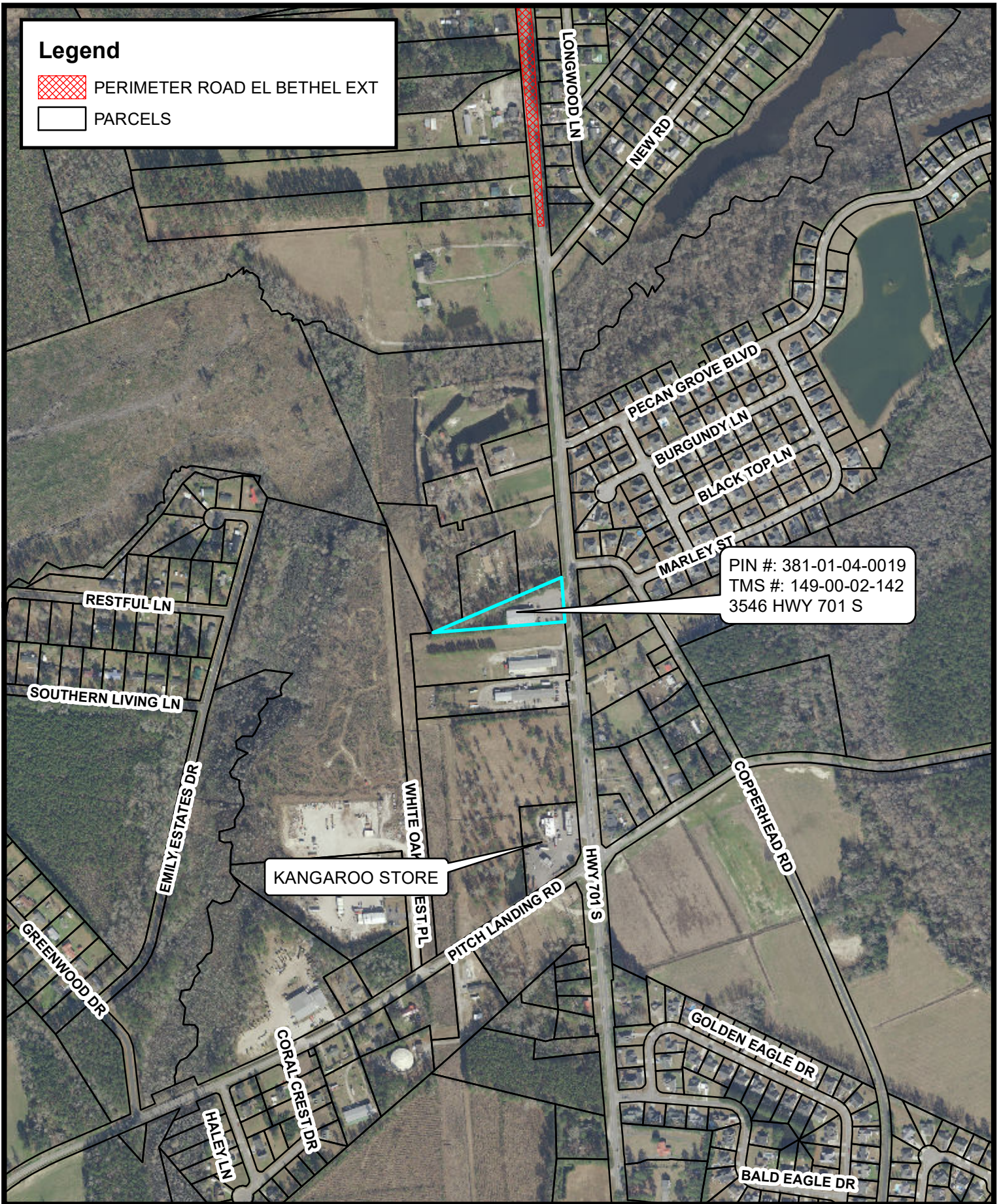
I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

<u>George L. Tong</u>	<u>11/16/2022</u>
PROPERTY OWNER'S SIGNATURE(S)	DATE
<u>Brandon L. Tong</u>	<u>11/16/22</u>
PROPERTY OWNER'S SIGNATURE(S)	DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.

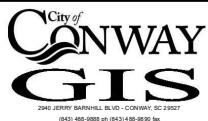
# Legend

-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



PIN #: 381-01-04-0019  
TMS #: 149-00-02-142  
3546 HWY 701 S

KANGAROO STORE



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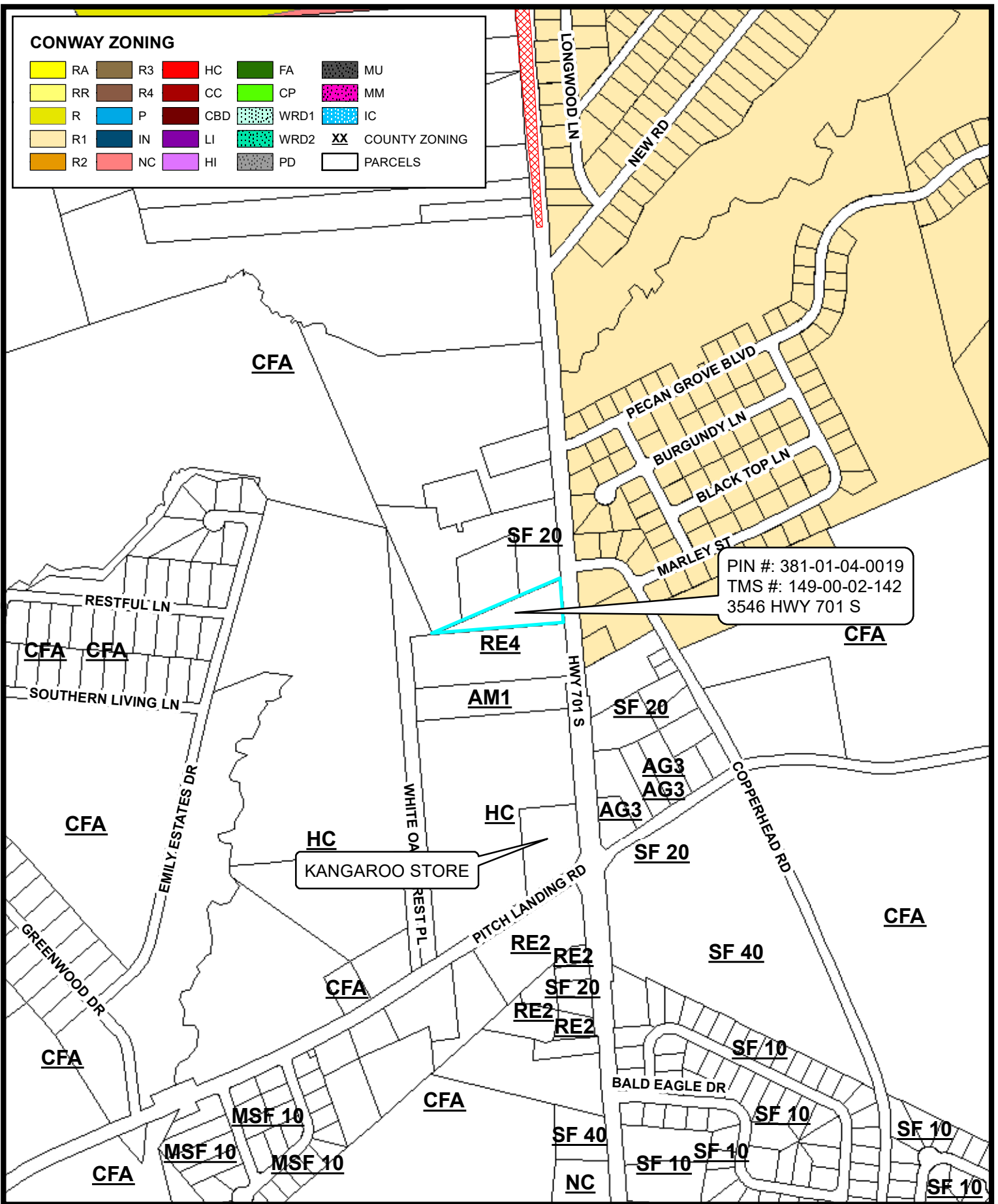


**PIN #: 381-01-04-0019**  
**TMS #: 149-00-02-142**  
**3546 HWY 701 S**



**CONWAY ZONING**

RA	R3	HC	FA	MU
RR	R4	CC	CP	MM
R	P	CBD	WRD1	IC
R1	IN	LI	WRD2	XX COUNTY ZONING
R2	NC	HI	PD	PARCELS



PIN #: 381-01-04-0019  
 TMS #: 149-00-02-142  
 3546 HWY 701 S

KANGAROO STORE



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.

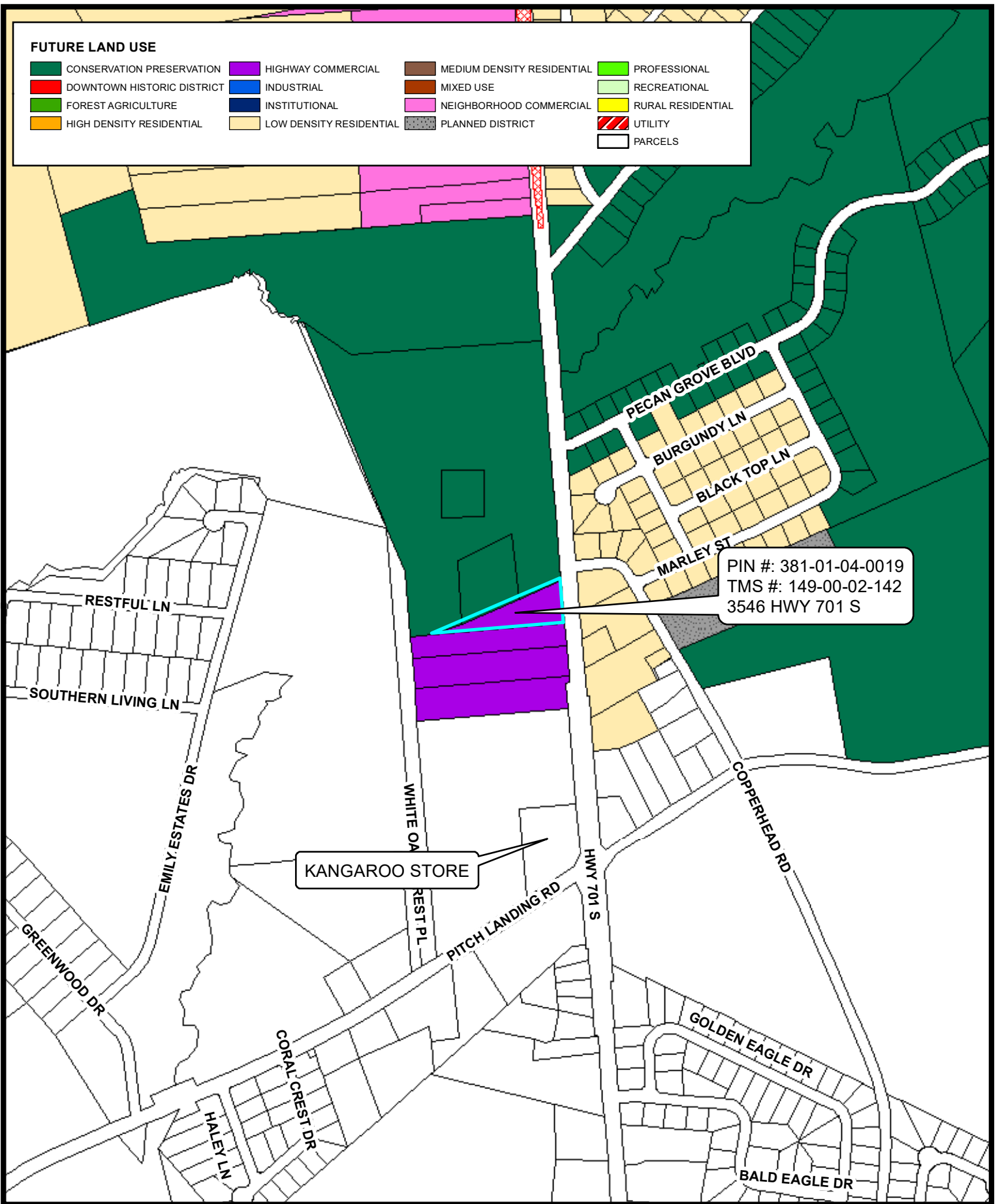


PIN #: 381-01-04-0019  
 TMS #: 149-00-02-142  
 3546 HWY 701 S



**FUTURE LAND USE**

- |   |   |  |  |
|---|---|--|--|
|  CONSERVATION PRESERVATION  |  HIGHWAY COMMERCIAL      |  MEDIUM DENSITY RESIDENTIAL |  PROFESSIONAL      |
|  DOWNTOWN HISTORIC DISTRICT |  INDUSTRIAL              |  MIXED USE                  |  RECREATIONAL      |
|  FOREST AGRICULTURE         |  INSTITUTIONAL           |  NEIGHBORHOOD COMMERCIAL    |  RURAL RESIDENTIAL |
|  HIGH DENSITY RESIDENTIAL   |  LOW DENSITY RESIDENTIAL |  PLANNED DISTRICT           |  UTILITY           |
|   |   |  |  PARCELS           |



KANGAROO STORE

PIN #: 381-01-04-0019  
TMS #: 149-00-02-142  
3546 HWY 701 S



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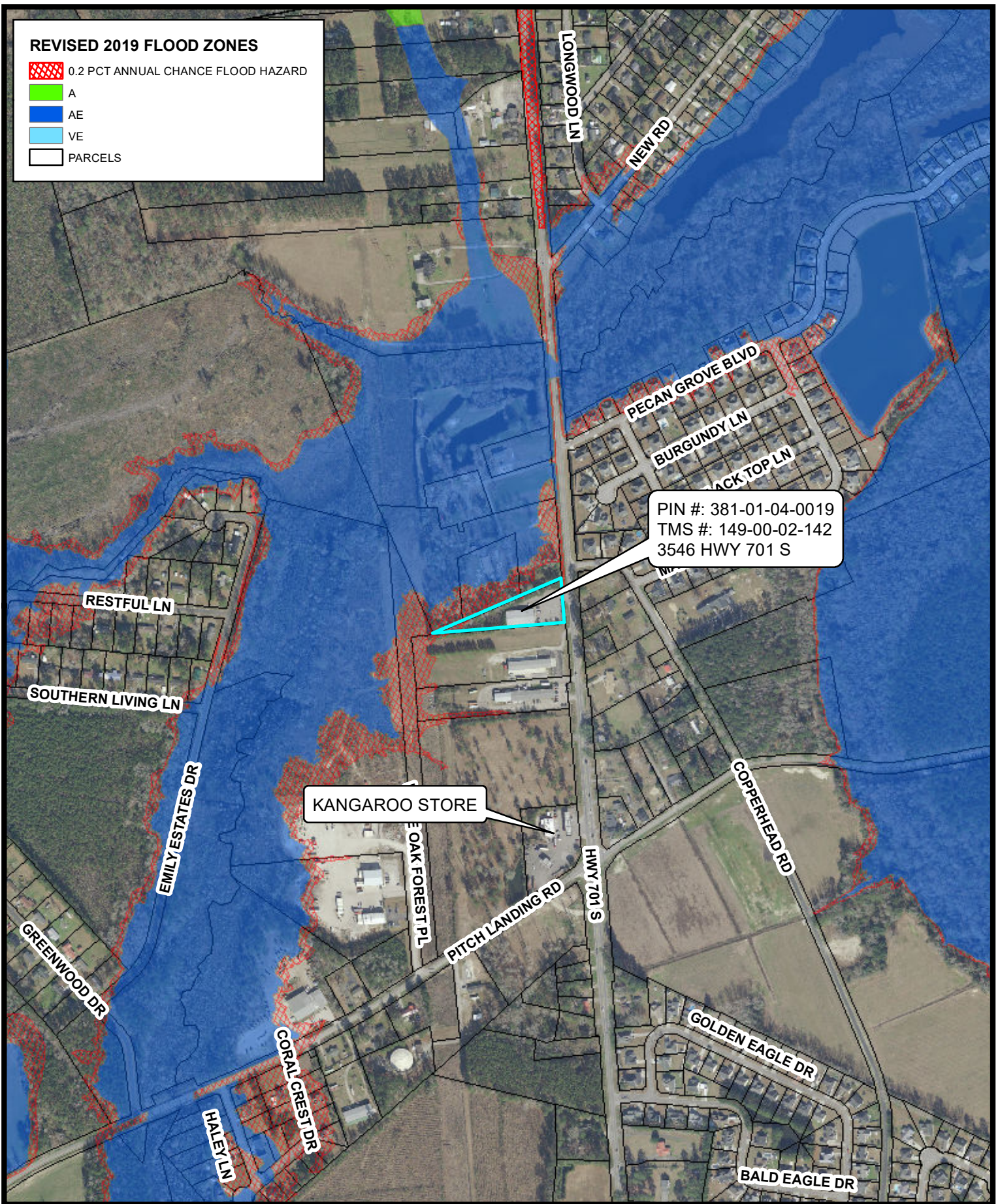
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**TMS #: 149-00-02-142**  
**3546 HWY 701 S**





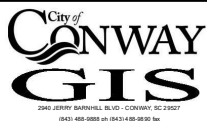
**REVISED 2019 FLOOD ZONES**

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  VE
-  PARCELS



PIN #: 381-01-04-0019  
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KANGAROO STORE



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**PIN #: 381-01-04-0019**  
**TMS #: 149-00-02-142**  
**3546 HWY 701 S**



**ISSUE:**

Request by Sellers General Construction, LLC to rezone approximately 1.60 acres located on Westridge Blvd from Highway Commercial (HC) and Conservation Preservation (CP) Medium Density Residential (R-2) (PIN 337-13-03-0056).

**BACKGROUND:**

On November 16, 2022, the applicant submitted a rezoning application for the subject property, located on Westridge Blvd. The property is currently zoned Highway Commercial (HC) and Conservation Preservation (CP). The parcel has frontage directly on Westridge Blvd. The property is currently vacant. The applicant proposes to construct duplexes on the property, and has recently split 1.6 acres from the parent tract where Geometrics is located.

*3.2.4 Medium Density Residential (R-2)*

The intent of the R-2 District is to provide areas for medium density attached, detached, semi-attached and multifamily residential development in the City of Conway, and to prohibit uses that would substantially interfere with the development or coordination of residential structures in the District.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The future land use map of the *Comprehensive Plan* identifies the property as split between Highway Commercial (HC) (front half of property) and Conservation Preservation (CP) (back half of property). The Unified Development Ordinance (UDO) defines Highway Commercial (HC) and a portion as Conservation Preservation (CP) as follows:

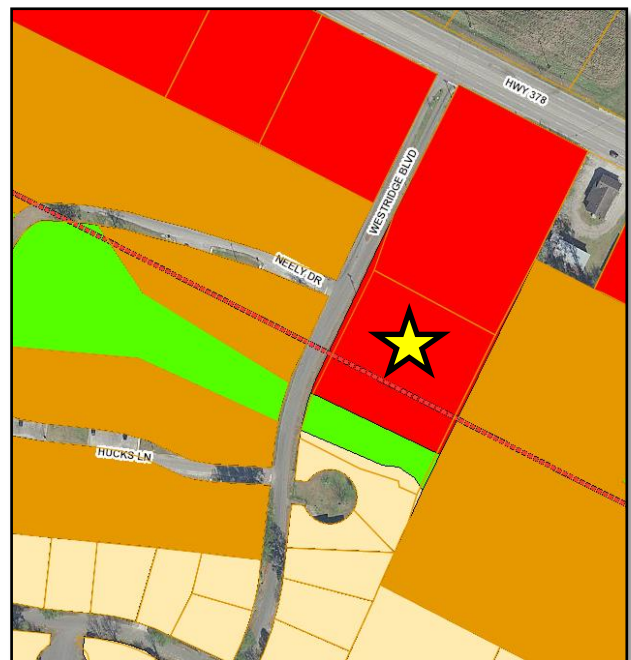
*3.2.10 Highway Commercial (HC)*

The intent of the HC District is to provide compatible locations to serve the automobile oriented commercial activities in harmony with major highway developments, reduce traffic congestions and to enhance the aesthetic atmosphere of the City.

*3.2.15 Conservation Preservation (CP)* The intent of the CP District is to provide needed open space for general outdoor and indoor recreational uses, and to protect environmentally sensitive areas and flood prone areas from the encroachment of any residential, commercial, industrial, or other uses capable of adversely affecting the relatively undeveloped character of the district.

*Surrounding Uses / Zoning Districts:*

The subject property is surrounded by several different zoning districts and uses, including Conservation Preservation (CP), Highway Commercial (HC), Low/Medium Density Residential (R-1) and Medium Density Residential (R-2). Uses include a multifamily complex (across the street), an engineering consultant firm, Bordon dairy, a single-family subdivision, as well as property owned by Smith-Jones Recreation Center.



**NEXT STEPS AND DATES/ESTIMATES:**

January 6-9, 2023      Staff forwards PC recommendation to City Clerk for inclusion on next available Council meeting agenda for **First reading** – *tentatively* for the (Tuesday) **January 17, 2023** meeting.

January 17, 2023      *Tentative* **First reading** of proposed rezoning request.

February 6, 2023      *Tentative* **Final reading** of proposed rezoning request, if first reading passes.

**PUBLIC NOTICE:**

A legal ad ran in the *Horry Independent* within 15 days of the public hearing date, a sign was posted on the subject property within 15 days of the public hearing date, and letters were sent to property owners within 200-ft of the subject property.

**STAFF RECOMMENDATION:**

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

**ATTACHMENTS:**

Application  
GIS Maps  
PB 308-283 subdividing parent tract



# Zoning Map Amendment Application

Incomplete applications will not be accepted.

<b>Staff Use Only</b>
Received: _____
BS&A #: _____

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. R-1 rezoning requests will not be charged a fee. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 2025 Highway 378 FEE PAID  YES  NO

AREA OF SUBJECT PROPERTY (ACREAGE): 1.6 PIN: 33713030013 split

CURRENT ZONING CLASSIFICATION: Highway Commercial

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: \_\_\_\_\_

REQUESTED ZONING CLASSIFICATION: R-2

NAME OF PROPERTY OWNER(S):

Sellers General Construction, LLC PHONE # 843-340-5839

PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

5085 Highway 701 N, Conway, SC 29526

\*\*\*\*\*

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Jay Sellers  
PROPERTY OWNER'S SIGNATURE(S)

11-16-2022

DATE



PROPERTY OWNER'S SIGNATURE(S)

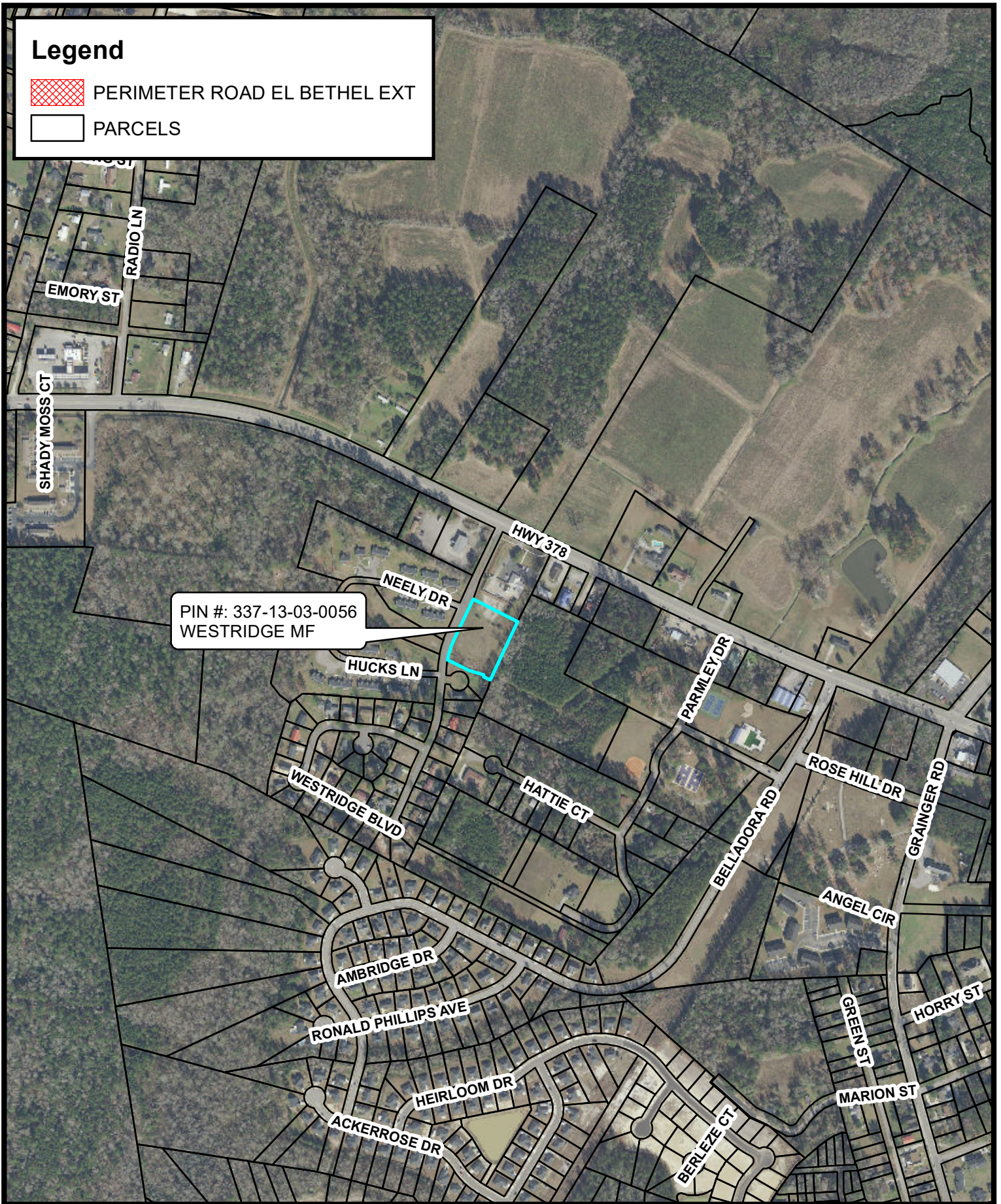
DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.



# Legend

-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



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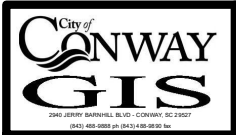
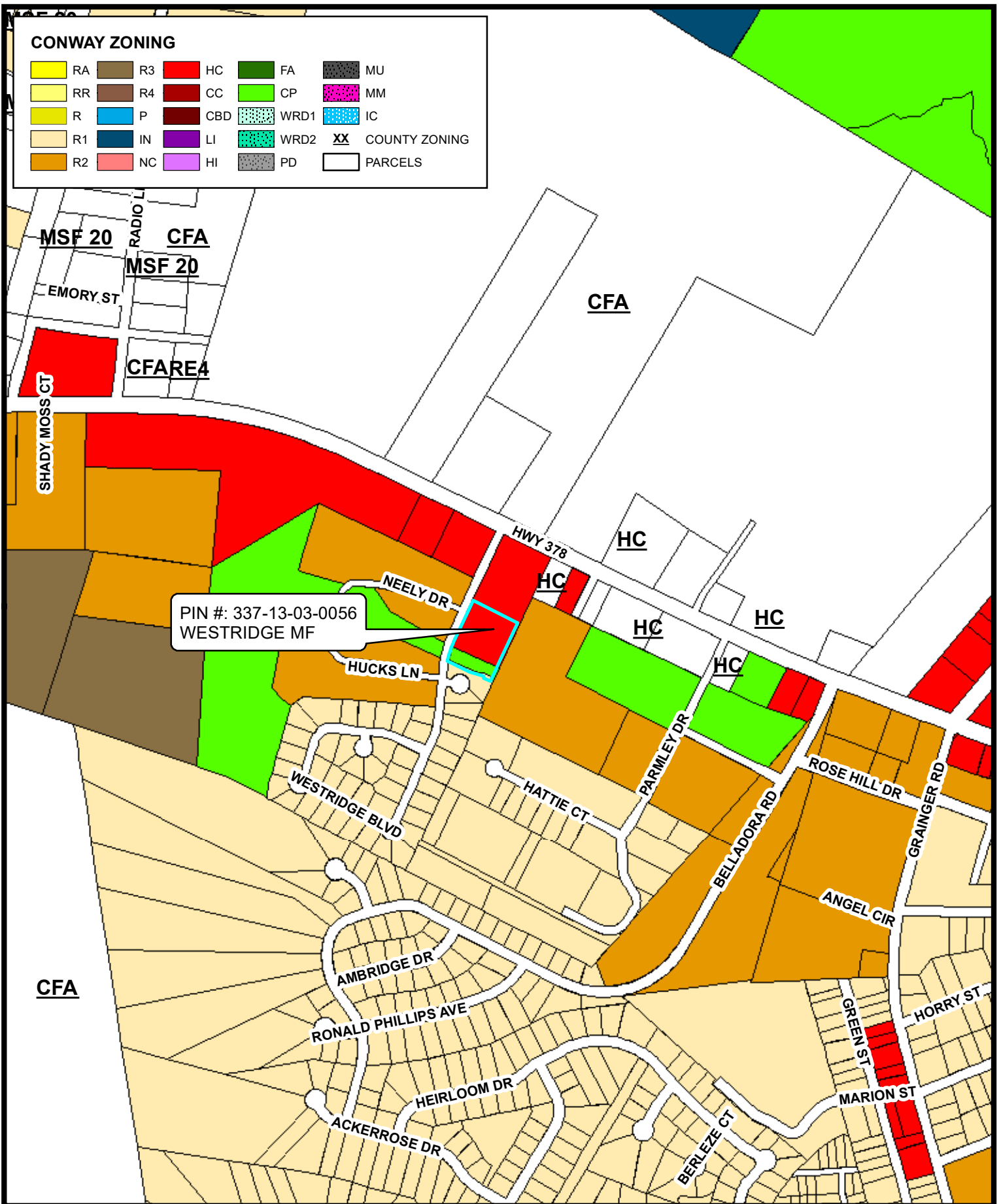


**PIN #: 337-13-03-0056  
WESTRIDGE MF**



**CONWAY ZONING**

RA	R3	HC	FA	MU
RR	R4	CC	CP	MM
R	P	CBD	WRD1	IC
R1	IN	LI	WRD2	XX COUNTY ZONING
R2	NC	HI	PD	PARCELS



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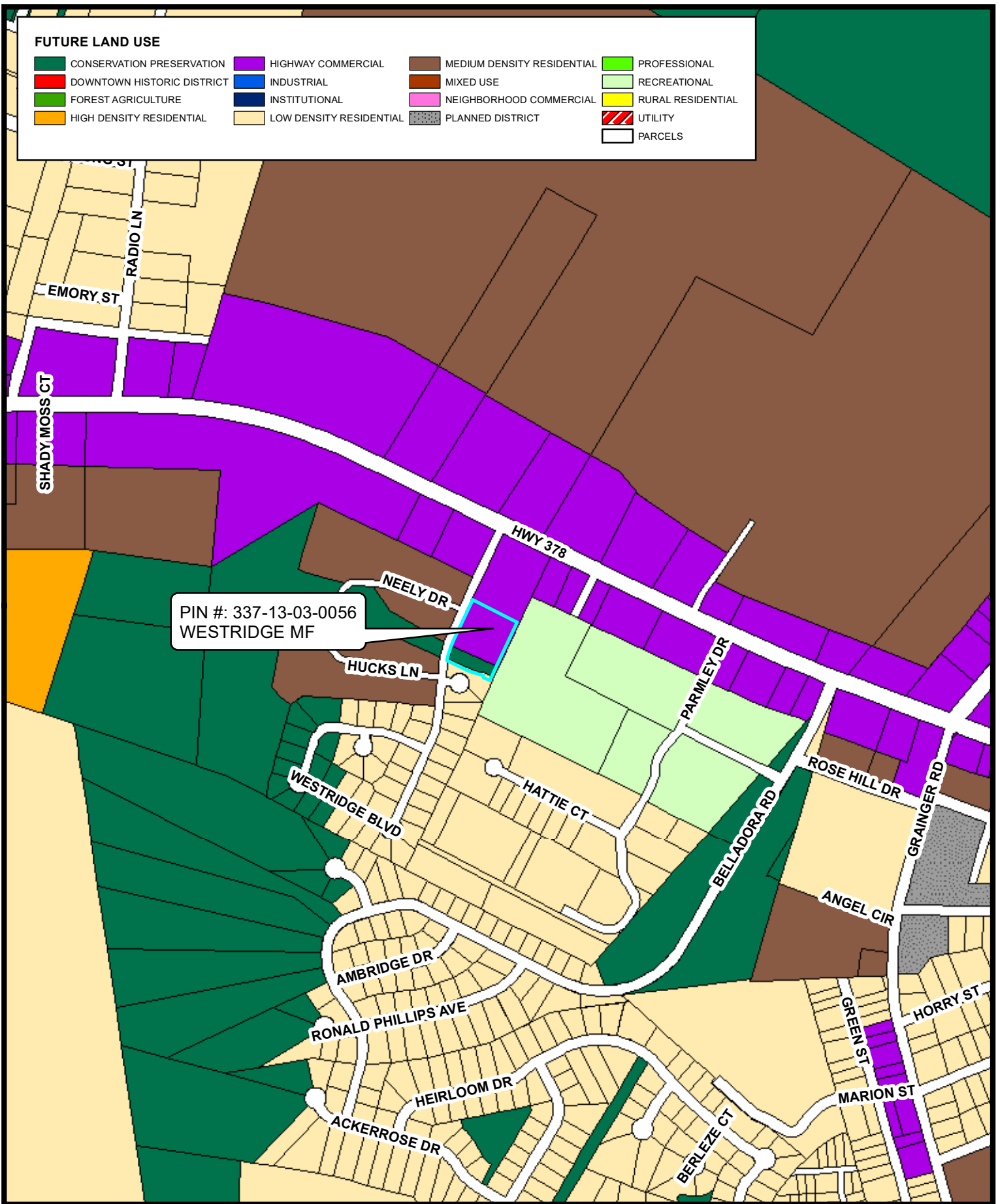


**PIN #: 337-13-03-0056  
WESTRIDGE MF**



**FUTURE LAND USE**

- |                            |                         |                            |                   |
|----------------------------|-------------------------|----------------------------|-------------------|
| CONSERVATION PRESERVATION  | HIGHWAY COMMERCIAL      | MEDIUM DENSITY RESIDENTIAL | PROFESSIONAL      |
| DOWNTOWN HISTORIC DISTRICT | INDUSTRIAL              | MIXED USE                  | RECREATIONAL      |
| FOREST AGRICULTURE         | INSTITUTIONAL           | NEIGHBORHOOD COMMERCIAL    | RURAL RESIDENTIAL |
| HIGH DENSITY RESIDENTIAL   | LOW DENSITY RESIDENTIAL | PLANNED DISTRICT           | UTILITY           |
|                            |                         |                            | PARCELS           |



PIN #: 337-13-03-0056  
WESTRIDGE MF



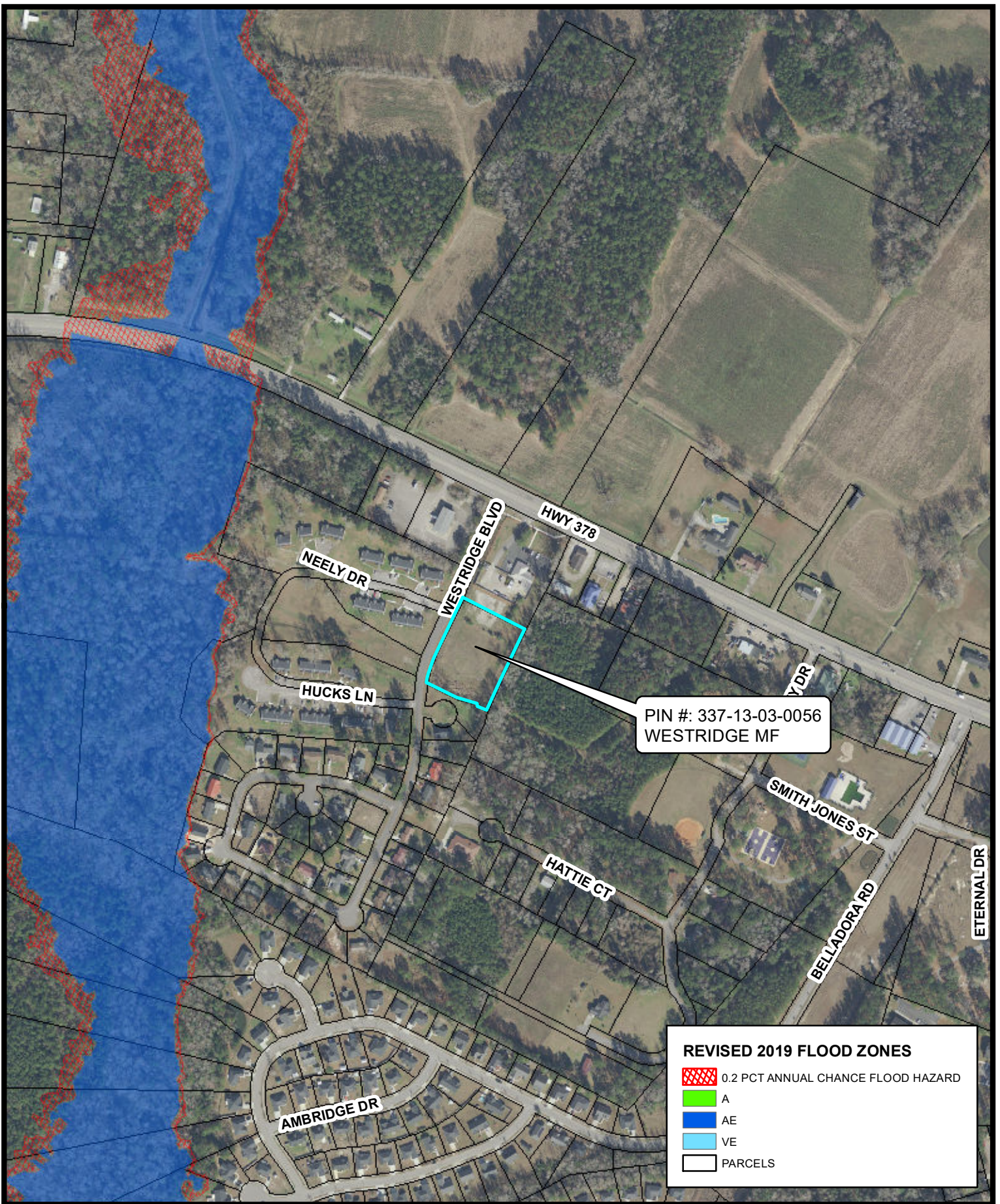
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**PIN #: 337-13-03-0056  
WESTRIDGE MF**












PIN #: 337-13-03-0056  
WESTRIDGE MF

**REVISED 2019 FLOOD ZONES**

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  VE
-  PARCELS



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**PIN #: 337-13-03-0056  
WESTRIDGE MF**



**Date: January 5, 2023**

**Agenda Item: VI.C.1**

**ISSUE:**

Request by DDC Engineers / Bolton & Menk, Inc. to enter into a development agreement with the City of Conway for the Collins Jollie Conservation Subdivision, property located on Collins Jollie Road containing +/- 828 acres (PIN's 295-00-00-0010, 295-00-00-0035, 295-00-00-0036, and 295-00-00-0037).

**BACKGROUND:**

A Master Plan for the Collins Jollie Conservation Subdivision was reviewed and conditionally approved by the City's Technical Review Committee a couple of years ago. Since that time, preliminary plans for a couple of the individual subdivisions within the overall Master Plan have been submitted. One of those subdivisions, Westwood Reserve, recently received preliminary plan approval from Planning Commission as well as *conditional* approval from the Technical Review Committee (TRC). It is the first Conservation Subdivision that has been approved for development in the City limits. Another subdivision – *Kingston Oaks* – is part of this overall plan as well, and is currently in development review.

**WHAT IS A CONSERVATION SUBDIVISION (CS)?** A Conservation Subdivision is not a zoning designation. Rather, it is a type of subdivision design that preserves open space while maintaining the prorated density of residential units for the overall site area. The goal of the design process is to identify and set aside conservation areas prior to the delineation of transportation and residential pod layouts. Open space areas include wetlands, stream buffer zones, woodlands, farmlands, playing fields and meadows, depending on the resources of the land (*Section 10.4.1*).

Per *Section 10.4.1 (A)* of the UDO, Conservation Subdivisions are permitted by-right in the R-1 district, as well as several other districts. Applicants utilizing the Conservation Subdivision design regulations shall comply with all other provisions of the City's UDO and all other applicable laws, except those that are incompatible with the provisions contained within the ordinance. The purpose and intent of Conservation Subdivisions is provided within *Section 10.4.1* of the UDO; a copy of which is included in your packet.

The Collins Jollie Conservation Subdivision is +/- 809.36 acres, with +/- 536 acres being uplands and +/- 273.36 acres being wetlands. The net buildable acreage is +/- 300.16 acres. The underlying zoning district (as identified on the official zoning map) is R-1 (low/medium density residential). Under the R-1 zoning district, the allowed density for the net buildable acreage is a maximum of 1,743 units. Utilizing the Conservation Subdivision design, a maximum of 2,789 units could be permitted (provided all incentives are utilized); however, the Master Plan proposes a total of 1,333 units (single-family detached and single-family attached) across the entire 809 acres.

**OWNERSHIP.** The tract of land proposed for development as a Conservation Subdivision is permitted to be held in single, separate, or multiple ownership. However, the ordinance requires that if held in multiple ownership, the site shall be developed according to a single plan with common authority and common responsibility. Further, prior to a land disturbance permit being issued, the ordinance requires that an instrument of permanent protection, such as a conservation easement or restrictive covenant, be placed on the open space.

Because the Conservation Subdivision is being split into multiple tracts for development, there are multiple owners/developers involved. Each tract that is split off will be developed in accordance with the approved

Master Plan, and the way the ordinance is currently written, before any plans could be issued approval for land disturbance, all of the areas proposed to be used as the required open space – across all tracts – must be recorded and developed according to a “single” plan, rather than individually (for each development). If the entire tract was developed with “single ownership”, this would not be an issue. However, because development of individual tracts will take place at different times, based on when plans are approved or when tracts of land are sold for development, it is not feasible for developers to have to wait until all tracts across the entire 809 acres to be sold for development before being able to proceed with land disturbance. There is also concern from the applicant that there is nothing on record that guarantees that the open space (specifically wetlands / conservation areas) are applicable across the entire tract at issue within the project as a whole, regardless of how it is subdivided in land or ownership.

**DEVELOPMENT AGREEMENT.** In order to guarantee that the requirement of the instrument of permanent protection is put into place without requiring that it be done across the entire project as a whole prior to any land disturbance permits being issued, staff proposes that a development agreement be executed between the City and the owner(s).

Per *Title 6, Chapter 31, § 6-31-10* of the SC Code (SC Local Government Development Agreement Act, 1993), authorizes binding agreements between local governments and developers for long-term development of large tracts of land. A development agreement gives a developer a vested right for the term of the agreement to proceed according to land use regulations in existence on the execution date of the agreement. Principal among the General Assembly’s statement of findings for the Act was the desire to provide some measure of certainty as to applicable land development law for developers who made financial commitments for planned developments. The Act also expresses the intent to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities, encourage the use of resources and reduce the economic cost of development (*Comprehensive Planning Guide, 2018*).

The length of the development agreement varies, and depends on the size of the property to be included in the agreement. The minimum size for a property to be included in any development agreement is 25 acres of highland – which is determined by local ordinance (*i.e.* land above the 100-year flood plain). Property containing 250 to 1000 acres of highland is limited to a term of up to 10 years.

**PUBLIC HEARINGS REQUIRED.** Prior to adoption of a development agreement, the governing body must hold at least two (2) public hearings, which if authorized by the governing body, can be conducted by Planning Commission (per SC Code § 6-31-50(A)). Notice of the intent to consider a development agreement must be published in a newspaper of general circulation, which should include the property location, proposed uses, and a place where a copy of the agreement can be obtained. **The date, time and place of the second hearing must be announced at the first hearing (SC Code § 6-31-50(B)).**

Additional information regarding development agreements can be provided if needed. A *DRAFT* of the proposed development agreement, as well as a copy of the ad that ran in the Horry Independent on December 15, 2022, is included in your packet.

**NEXT STEPS AND DATES (ESTIMATES):**

January 6-9, 2023 Staff forwards PC recommendation to City Clerk for inclusion on next available Council meeting agenda for **First reading AND the 2<sup>nd</sup> Public Hearing**, as required by state law – scheduled for the **January 17, 2023** meeting.

January 17, 2023 **Second Public Hearing** and *tentative* **First Reading** of proposed development agreement.

February 6, 2023 *Tentative* **Final reading** of proposed development agreement, if first reading passes.

**RECOMMENDATION:**

Staff recommends that Planning Commission give a thorough review of the request and make an informed recommendation to City Council after said review.

**ATTACHMENTS:**

Collins Jollie Master Plan

GIS Maps

*Section 10.4.1 – Conservation Subdivisions* of the UDO

*DRAFT* of the proposed development agreement

Horry Independent Ad that was published in the December 15, 2022 edition.

**SITE SUMMARY**

TOTAL PARCEL PIN 295-00-00-0010  
 TOTAL ACREAGE ±809.36 AC (±536.00 AC UPLAND / ±273.36 AC WETLAND)  
 CURRENT ZONING R1  
 PROPOSED ZONING\* CONSERVATION SUBDIVISION  
 PROPOSED USE SINGLE-FAMILY DETACHED & SINGLE-FAMILY ATTACHED

JURISDICTION CITY OF CONWAY, SOUTH CAROLINA

CURRENT OWNER COLLINS JOLLY HOLDING CO LLC  
 4605 OLEANDER DR #B  
 MYRTLE BEACH, SC 29577

DEVELOPER N/A

NET BUILDABLE ACREAGE ±300.16 AC  
 536.00 UPLAND AC x 0.80 (TO ACCOUNT FOR 20% INFRASTRUCTURE) = 428.80 AC  
 428.80 AC x 0.70 (TO ACCOUNT FOR AN ADDITIONAL 30% OPEN SPACE) = 300.16 AC

\*NOTE: CONSERVATION SUBDIVISION IS ALLOWED BY-RIGHT UNDER THE R1 ZONING DISTRICT.

**R1 ZONING REQUIREMENTS**

ALLOWED USE SINGLE-FAMILY DETACHED  
 LOT SIZE 7,500 SF (MIN)  
 LOT WIDTH 75' (MIN)  
 LOT DEPTH 100' (MIN)

FRONT SETBACK 20'  
 SIDE SETBACK 10'  
 REAR SETBACK 20'

BUILDING HEIGHT 40' (MAX)

ALLOWED DENSITY\* 1,743 UNITS (MAX)

\*NOTE: ALLOWED DENSITY IS CALCULATED AS NET BUILDABLE ACREAGE DIVIDED BY LOT SIZE.

**CONSERVATION SUBDIVISION REQUIREMENTS**

ALLOWED USE SINGLE-FAMILY DETACHED  
 SINGLE-FAMILY ATTACHED (TOWNHOMES)  
 LOT SIZE 6,000 SF (MIN)  
 LOT WIDTH 60' (MIN)  
 LOT DEPTH 100' (MIN)

FRONT SETBACK 20'  
 SIDE SETBACK 10'  
 REAR SETBACK 15'

BUILDING HEIGHT 40' (MAX)

ALLOWED DENSITY\* 2,789 UNITS (MAX)

\*NOTE: ALLOWED DENSITY SHALL NOT EXCEED 1.6 TIMES THE ALLOWED DENSITY OF THE UNDERLYING ZONING. (1.6 x 1,743 = 2,789)

PROTECTED BUFFERS 100' (MIN) FROM ADJACENT RIGHTS-OF-WAY  
 50' (MIN) FROM ADJACENT TRACT BOUNDARIES

**DEVELOPMENT INCENTIVES\***

- PROVISION: 30' BUFFER AROUND ALL RIVERS / WETLANDS  
 INCENTIVE: 1 ADDITIONAL UNIT PER ACRE OF BUFFER AREA PROVIDED
- PROVISION: MULTI-USE TRAILS / GREENWAYS THAT CONNECT NEIGHBORHOODS  
 INCENTIVE: 0' SIDE YARD SETBACK

\*ADDITIONAL INCENTIVES ARE AVAILABLE PER THE ORDINANCE.

**PROPOSED DEVELOPMENT**

AREA	UNIT TYPE	UNIT SIZE	UNIT TOTAL
A*	SINGLE-FAMILY DETACHED	62' x 120'	215
B	SINGLE-FAMILY DETACHED	62' x 120'	084
C	SINGLE-FAMILY DETACHED	**	039
D	SINGLE-FAMILY DETACHED	62' x 120'	185
E	SINGLE-FAMILY DETACHED	62' x 120'	220
F	SINGLE-FAMILY DETACHED	62' x 120'	289
G	SINGLE-FAMILY ATTACHED	**	175
H	SINGLE-FAMILY DETACHED	62' x 120'	111
I	SINGLE-FAMILY DETACHED	62' x 120'	015
<b>TOTAL DENSITY</b>			<b>1,333</b>

\*AREA "A" REFLECTS WETLAND SURVEY INFORMATION AS DONE BY ROBERT WARNER & ASSOCIATES DATED 9/26/2019.  
 ALL OTHER AREAS SHALL REQUIRE UPDATED WETLAND LETTERS PRIOR TO DEVELOPMENT.

\*\*VARIOUS SINGLE-FAMILY ATTACHED (TOWNHOMES) UNITS

**LEGEND**

49.6 AC OPEN SPACE \*  
 (Ponds with docks/piers/fountain amenities)(set open space)

312.3 AC PRIMARY CONSERVATION AREAS \*  
 (Wetlands and upland buffers)

165.6 AC SECONDARY CONSERVATION AREAS \*  
 (Soft path installation alongside proposed ponds)  
 (20' separation and soft paths between back to back lots)

5,093 SF SOFT PATHS \*  
 (10' wide)

123 LOTS NOT ABUTTING CONS. AREA (1333 \* 0.25 = 333 allowed)

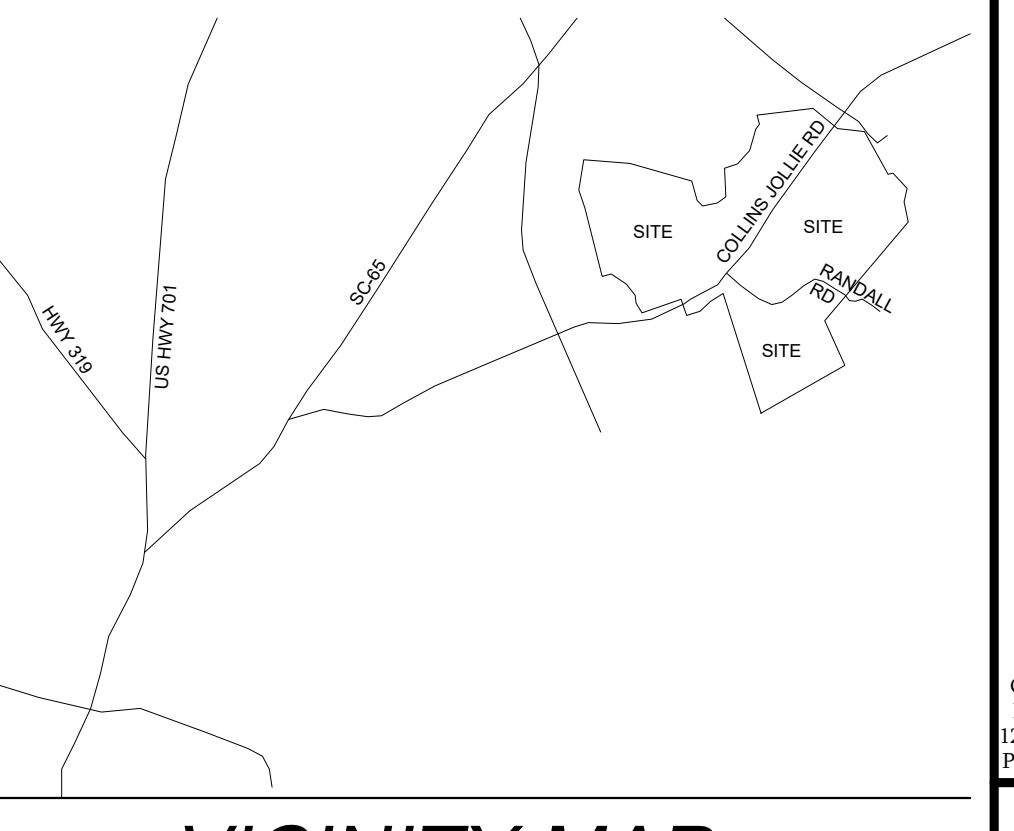
NOTE: Roadways will be constructed per the City of Conway's "Complete Streets" Ordinance.

\* Areas, configurations and size subject to change during civil design phase(s).

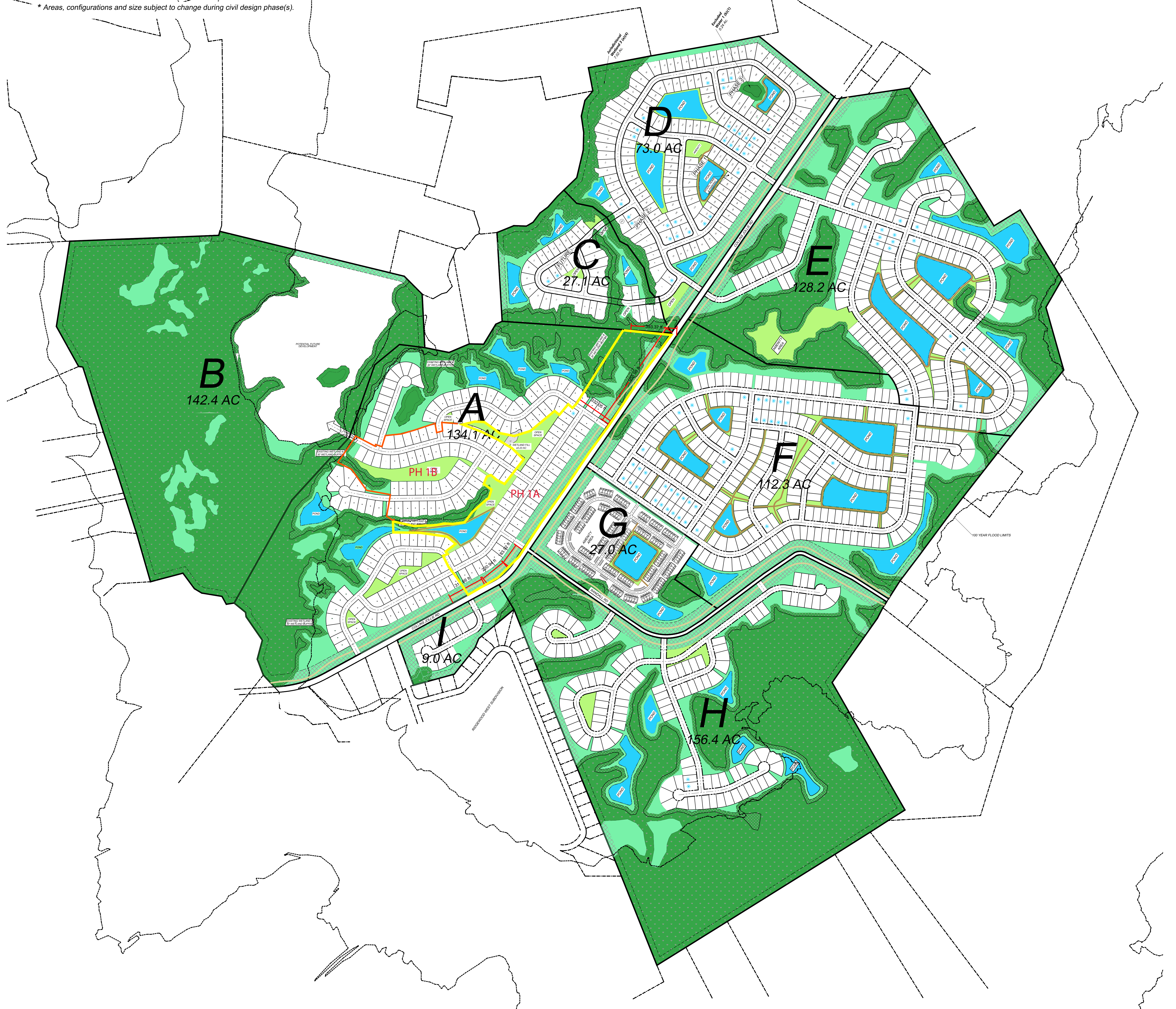
**OPEN SPACE MATRIX SUMMARY**

OPEN SPACE REQUIREMENT: 30% OF NET BUILDABLE AREA (300.16 AC \* 0.3 = ±90 AC )

	ACTIVE USE AREA	PASSIVE USE AREA	TOTAL ACRES	WATER SURFACE PERCT.
PHASE A	11.32	26.91	38.23	1%
PHASE B	NA	NA		0%
PHASE C	0.47	3.44	3.91	0%
PHASE D	1.70	8.60	10.30	10%
PHASE E	12.51	22.28	34.79	22%
PHASE F	15.58	13.88	29.46	32%
PHASE G	3.50	6.15	9.65	27%
PHASE H	4.98	23.09	28.07	13%
PHASE I	0.00	4.37	4.37	0%
<b>TOTAL</b>	<b>50.060000</b>	<b>108.920000</b>	<b>158.980000</b>	<b>12%</b>

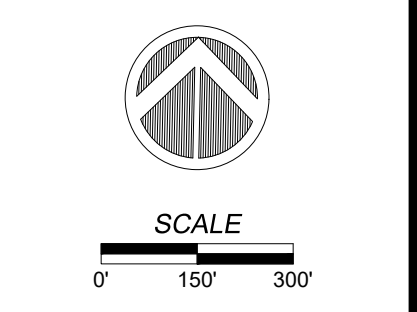


VICINITY MAP



NOTE: PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO REVISION. PLAN SHOULD NOT BE USED AS A CONSTRUCTION DOCUMENT OF ANY KIND. BASE INFORMATION IS NOT GUARANTEED TO BE ACCURATE.

Consulting Engineers, Surveyors, Planners,  
 Landscape Architects & Environmentalists  
 1298 Professional Dr., Myrtle Beach, SC 29577  
 Phone: (843) 692-3000 Fax: (843) 692-3210





NO.	DATE	REVISION / DESCRIPTION
1	5/15/2019	ISSUE FOR PERMIT
2	5/15/2019	REVISED PER STAFF COMMENTS
3	5/15/2019	REVISED PER STAFF COMMENTS
4	5/15/2019	REVISED PER STAFF COMMENTS

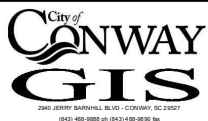
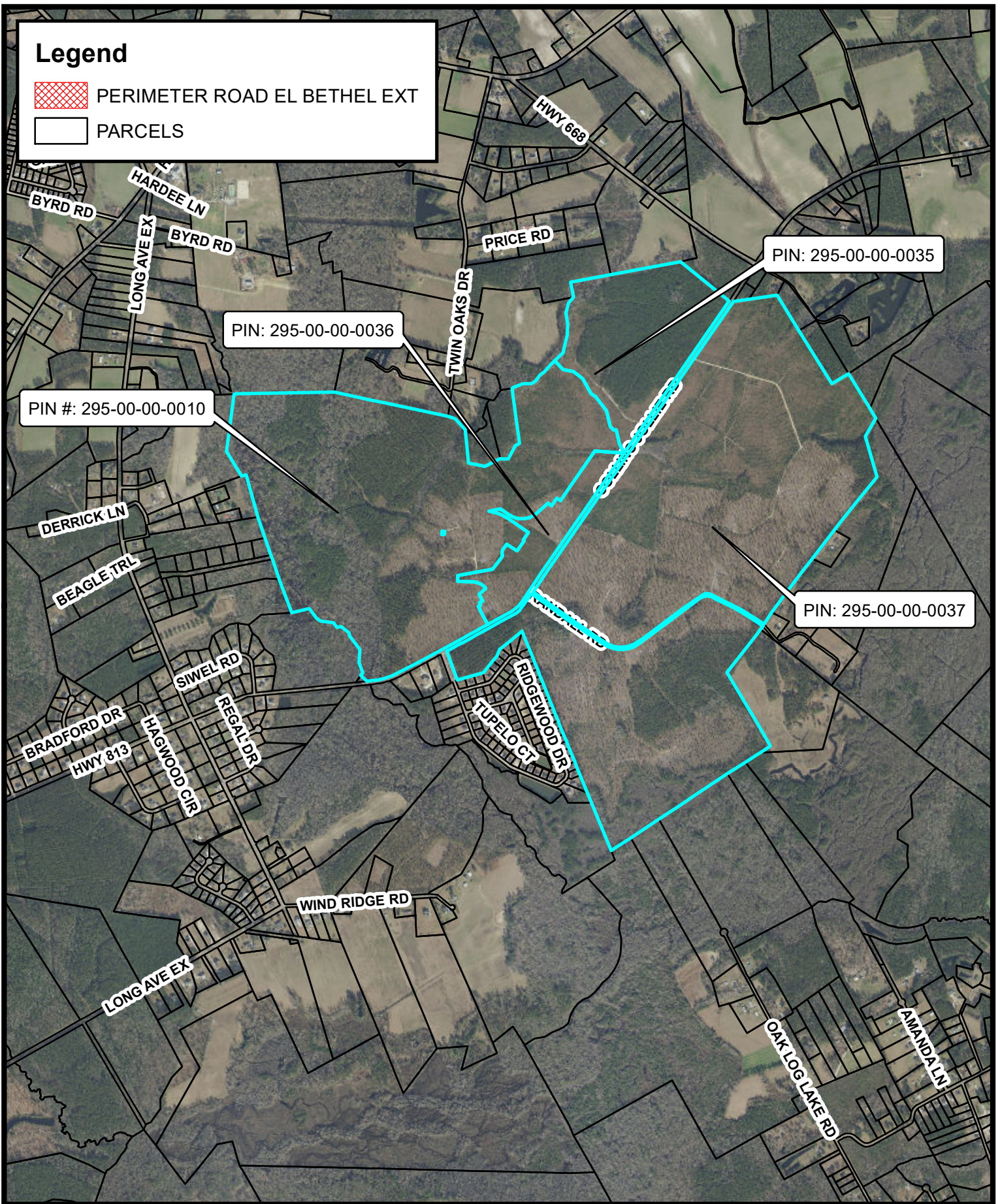
CONSERVATION SUBDIVISION ZONING PLAN  
 COLLINS JOLLY TRACT  
 CITY OF CONWAY, SOUTH CAROLINA  
 PREPARED FOR: COLLINS JOLLY HOLDING CO LLC

SCALE	DATE	DESIGNED BY	DRAWN BY	APPROV BY	PROJECT NO.
1" = 300'	5/15/2019	JLW	JLW	JLW	1819

**1**

# Legend

-  PERIMETER ROAD EL BETHEL EXT
-  PARCELS



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











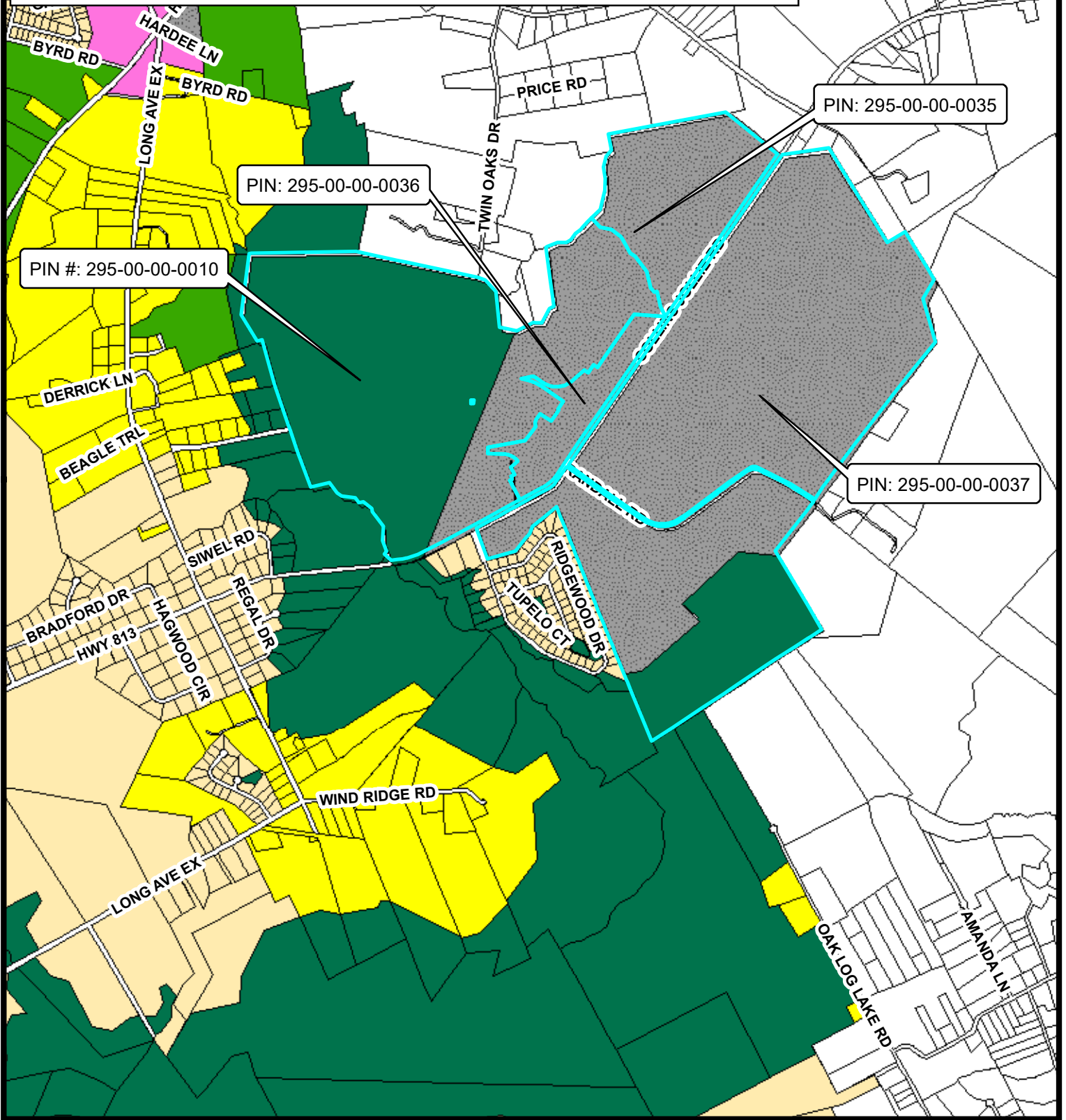
## COLLINS JOLLIE RD LAND DEVELOPMENT AGMT





**FUTURE LAND USE**

- |   |   |  |  |
|---|---|--|--|
|  CONSERVATION PRESERVATION  |  HIGHWAY COMMERCIAL      |  MEDIUM DENSITY RESIDENTIAL |  PROFESSIONAL      |
|  DOWNTOWN HISTORIC DISTRICT |  INDUSTRIAL              |  MIXED USE                  |  RECREATIONAL      |
|  FOREST AGRICULTURE         |  INSTITUTIONAL           |  NEIGHBORHOOD COMMERCIAL    |  RURAL RESIDENTIAL |
|  HIGH DENSITY RESIDENTIAL   |  LOW DENSITY RESIDENTIAL |  PLANNED DISTRICT           |  UTILITY           |
|   |   |  |  PARCELS           |



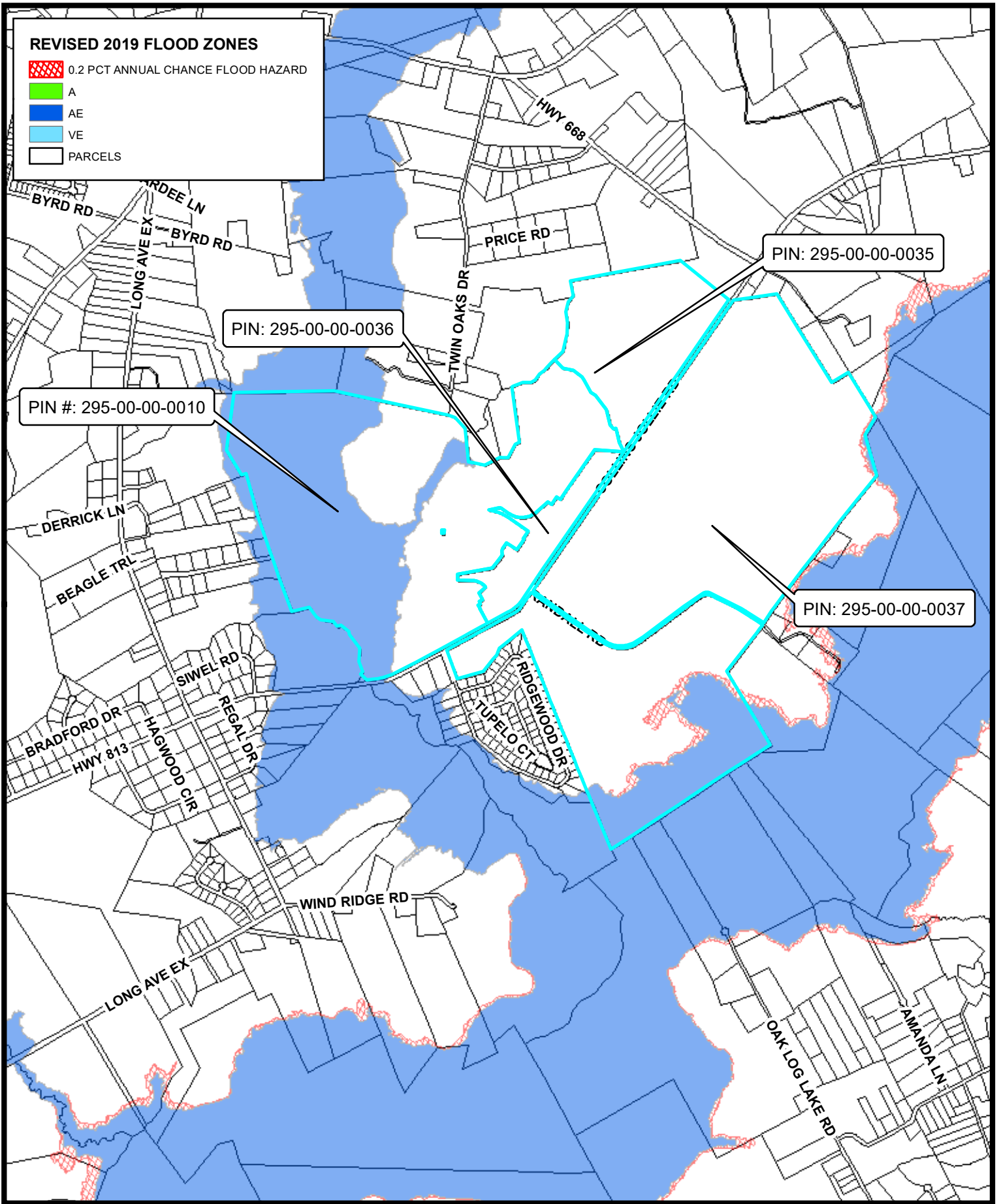
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**COLLINS JOLLIE RD  
LAND DEVELOPMENT AGMT**

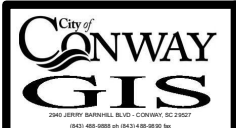
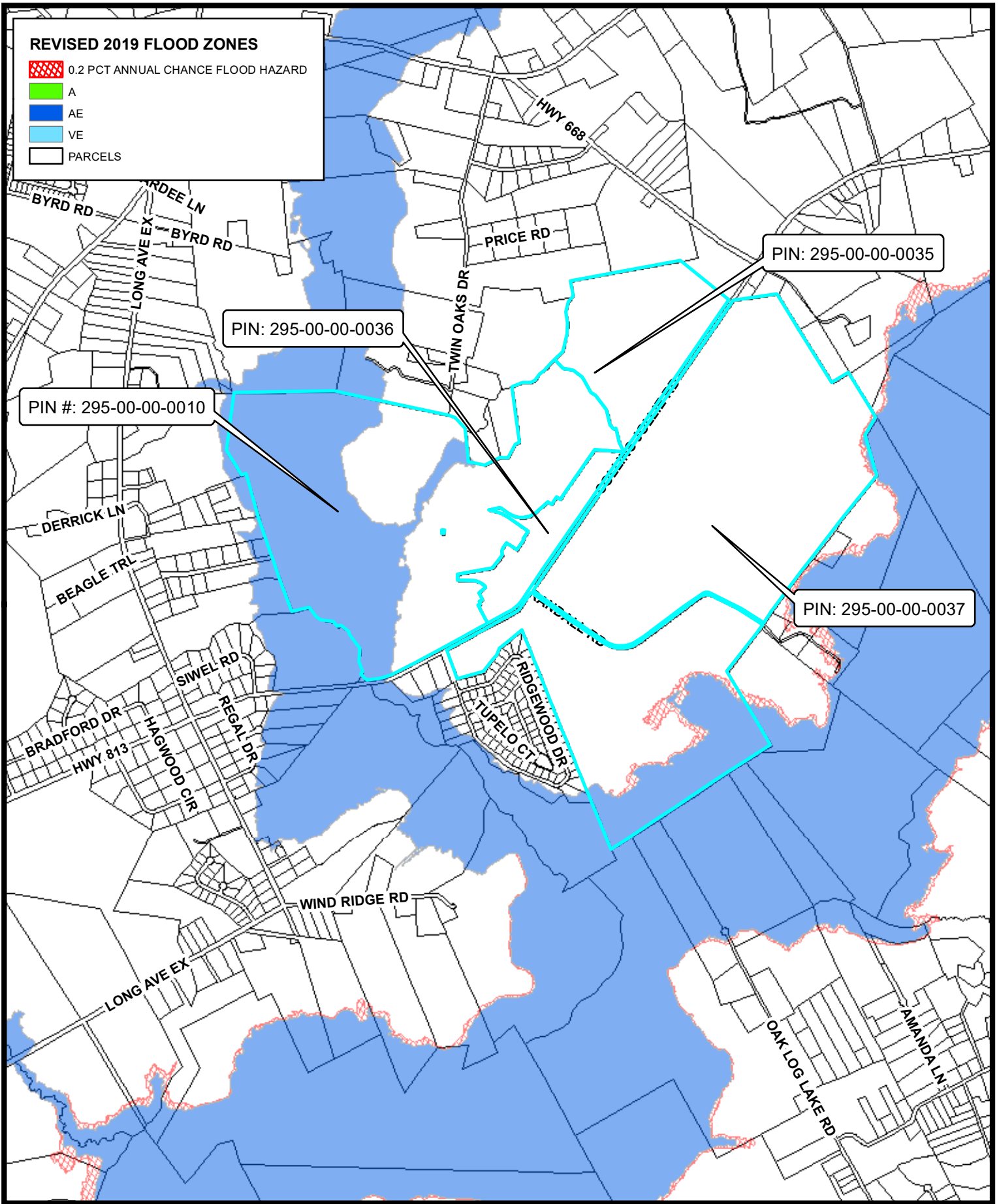






**REVISED 2019 FLOOD ZONES**

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- VE
- PARCELS



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**COLLINS JOLLIE RD  
LAND DEVELOPMENT AGMT**



## Section 10.4 – Conservation Subdivisions

### 10.4.1 General Requirements for Conservation Subdivisions

It is the purpose of this section to provide flexibility in ensuring preservation of open space within a new residential development. A conservation subdivision design preserves open space while maintaining the prorated density of residential units for the overall site area. Natural density is achieved by allowing smaller individual owned residential lots in neighborhoods that include or are adjacent to aesthetically and ecologically important areas. The goal of the design process is to identify and set aside conservation areas prior to the delineation of transportation and residential pod layouts. Open space areas include wetlands, stream buffer zones, woodlands, farmlands, playing fields, and meadows, depending on the resources of the land.

The purpose of conservation subdivisions is below.

1. Preserve significant areas of land for ecological, recreational, and agricultural purposes in perpetuity.
2. Afford greater flexibility of design and placement of buildings and structures.
3. Preserve and protect exceptional terrain, natural beauty, or sites of historic interest.
4. Preserve the Waccamaw River and its streams and tributaries as natural resources.
5. Prevent flooding, erosion, and water pollution, and protect the quality and quantity of drinking water.
6. Preserve wetlands, aquifers, topographical or soil features, marine and wildlife habitat; and other features having conservation values, including views, vistas, and indigenous vegetation.
7. Promote interconnected greenways and corridors throughout the city.
8. Promote contiguous open space with adjacent jurisdictions.

#### A. **Applicability**

In order to achieve these purposes, Conservation Subdivisions are permitted by-right in the R, CP, RR, RA, R-1, and R-2 zoning districts. Applicants utilizing the Conservation Subdivision design regulations shall comply with all other provisions of the Conway Unified Development Ordinance and all other applicable laws, except those that are incompatible with the provisions contained herein. [Amended 12/17/18#ZA2018-12-17(A)]; [Amended 6/15/20 #ZA2020-06-15 (D)]

#### B. **General Requirements**

1. **Ownership of Development Site**  
The tract of land to be subdivided may be held in single ownership, separate ownership, or in multiple-ownership. If held in multiple-ownership, however, the site shall be developed according to a single plan with common authority and common responsibility.
2. **Housing Density Calculation**  
The maximum number of lots in a Conservation Subdivision shall be determined by the Yield Plan method. The maximum number of lots is based on a conventional subdivision design plan, prepared by the developer and/or property owner, in which the tract of land is subdivided in a manner intended to yield the highest number of by-right lots possible. The plan does not have to meet formal requirements for a site design plan, but the design must be capable of being constructed given site features and all applicable design standards.

The following shall not be included in the net buildable acreage of the involved land parcel:

- a. Floodways, identified with "AF" on the latest FEMA floodplain map for Horry County.
  - b. Perennial and intermittent watercourses as well as bodies of open water over five thousand (5,000) square feet contiguous area.
  - c. Jurisdictional Wetlands that meet the definition of the U.S. Army Corps of Engineers (USACE) pursuant to the Federal Clean Water Act.
  - d. Existing and proposed rights-of-way for roads, utilities and other basic infrastructure needs or a simple factor of 20% of gross acreage to account for these rights-of-way in the conventional design yield plan.
3. Maximum Density Determination.  
In no case shall the overall development density of any Conservation Subdivision exceed a factor of 1.6 of the by-right development density as determinable by the underlying zoning.
4. Basic Development Standards.  
In order to attain the maximum density ratio in accordance to underlying zoning as established through the Yield Plan method, the Conservation Subdivision is based on the idea of accommodating its dwelling units into cohesive neighborhoods forming a village neighborhood atmosphere, whether in single or multiple villages. The increased density in these neighborhood villages shall not visibly intrude into the character of the surrounding area nor shall the overall development negatively impact sensitive environmental areas.

C. **Development Incentives**

1. Riparian Corridor Buffers.

Developers and/or property owners pursuing to develop a Conservation Subdivision shall provide a natural protection buffer of a minimum of thirty (30) feet along or around rivers, wetlands and/or other water features. See additional information in Section 9.6.2 for requirements of buffer widths.

The City of Conway will grant an incentive for providing a mandatory protective buffer area with a width of thirty (30) feet or greater. One (1) additional dwelling unit per one (1) acre of provided buffer area.

Development credits under this incentive shall not be allowed for any wetland buffers required as compensatory mitigation pursuant to a Clean Water Act, Section 404 permit issued by the U.S. Army Corps of Engineers for wetland impacts.

All River and Wetland Protection Buffers shall be shown and labeled on the engineering plans, preliminary, and final (bonded) plats. In addition, boundary marker signs shall be visibly posted to show that no disturbances to the existing vegetation are allowed within the buffer areas.

2. Trails and Open Space Connectivity.

The provision of open space and multi-use trail interconnectivity in between the proposed residential neighborhood(s) and/or adjacent communities and/or adjacent parks and other publically accessible green spaces, should these exist.

Incentive: Reduction in required side yard setback to zero (0) feet to allow for zero-lot developments.

3. Additional Provision of Open Space.

A density bonus will be provided for additional acreage of natural open space area above the mandatory 30% of net buildable area.

Incentive: One (1) additional dwelling unit for every one (1) acre of additionally provided open space area greater than the required 30% of open space shall be granted.

Development credit shall not be allowed under this incentive in cases where the provision of additional river and wetland protection buffer area up to 100 ft. may exceed the mandatory 30% Open Space Area.

4. Low Impact Development Practices (L.I.D.).

Incentive: One (1) additional dwelling unit per one (1) acre of impervious area of locally treated stormwater runoff (through such features as raingardens, green roofs, bioretention swales, constructed wetlands, etc.). All proposed L.I.D. features shall be illustrated on the developer's and/or property owner's plat.

5. Native Landscaping / Xeriscaping.

Landscaping by the use of either indigenous or other recommended plants that are better suitable to the local soil, topographic, climatic and hydrological conditions of Conway and which greatly reduce irrigation demands. Please refer to Article 9 for a complete list of native trees, shrubs, grasses and perennials that shall be exclusively used in native landscaping.

*Incentive:* Two (2) additional dwelling units per one (1) acre of natively landscaped area, including the utilization of rain harvesting and/or water recycling for irrigation. Article 9 of the UDO and the City of Conway Tree Preservation Ordinance shall be adhered to.

6. Energy and Water Efficiency/Sustainable Construction Certification.

There are many regional, national and international environmental ratings and certifications that have established sustainability and efficiency standards for buildings, site design and products. The main goal of this incentive is to reward implementation of the latest energy and water efficiency as well as sustainable building standards that will reduce the overall need for heating and cooling as well as water use. This can be achieved actively by installing innovative heating and cooling systems (e.g. geothermal, photovoltaic, solar panels), by improving insulation to a point where heating or cooling losses can be reduced to a minimum (zero) as well as by the installation of efficient plumbing fixtures, appliances, etc.

*Incentive:* Developer and/or property owner is eligible to a five (5) feet increase in allowable maximum height of buildings. The allowed height of structures shall not exceed forty-five (45) feet. This height incentive only applies, if builder or developer and/or property owner can prove implementation of the latest energy and water efficiency standards in compliance with the South Carolina Energy Office's Energy Efficient Construction Program (Green Home Program) in all proposed dwelling units by an endorsement letter from either aforementioned or any other accredited agency.

**OVERVIEW OF AVAILABLE INCENTIVES FOR CONSERVATION SUBDIVISIONS**

Development Provision	Description	Development Credit
<b>River/Wetland Protection Buffers</b>	1. Minimum buffer width of 30-ft.	1. One (1) additional dwelling unit per one (1) acre of provided mandatory buffer area.
<b>Trails and Open Space Connectivity</b>	Provision of multi-use trails and greenways that connect with existing ones to create network.	Reduction in required side yard setback to zero (0) feet to allow zero-lot developments.
<b>Additional Open Space</b>	Provision of additional natural open space above required percentage (30% of net buildable area)	One (1) additional dwelling unit per every one (1) acre of additionally preserved open space.
<b>Low-Impact Development</b>	Incorporation of site-specific stormwater treatment and water conservation practices (e.g. through constructed wetlands, raingardens, bioswales, cisterns)	One (1) additional dwelling unit per one (1) acre of impervious area of locally treated stormwater runoff.
<b>Sustainable Landscaping/Xeriscaping</b>	Planting of native trees, shrubs, and perennials in proposed landscaping to conserve water, reduce maintenance, and offer micro wildlife habitat	Two (2) additional dwelling units per (1) acre of native landscaped area including rainwater reuse or other water recycling system
<b>Energy Efficient and Sustainable Design Features</b>	Implementation of state-of-the-art energy efficiency and sustainable building standards (alternative heating and cooling; insulation standards; orientation) as endorsed by S.C. Energy Office (Green Building Programs)	Five (5) feet increase in maximum building height (total 45 feet) for implementation of latest Energy Building Codes (SC Energy Office)

**D. Use Regulations**

Land planned as a Conservation Subdivision may be used for the following purposes:

1. Single Family detached dwellings;
2. Single Family attached dwellings;
3. Conservation Areas (see Section G below);

The following non-residential use in accordance with standards specified in this Article:

1. Agricultural uses, including horticultural, wholesale nurseries, and the raising of crops, and building related to the same.
2. Woodlots, woodland preserve, game preserve, wildlife sanctuary, or other similar conservation use.
3. Municipal or public uses; public park or recreation area owned and operated by a public or private non-profit agency; governmental or public utility building or use; not to include business facilities, storage of materials, trucking or repair facilities, the housing of repair crews, private or municipal sanitary landfills.
4. Accessory uses shall be permitted on the same lot with and customarily incidental to any permitted use and not conducted as an independent principal use.

**E. Conservation Subdivision Dimensional Requirements**

<b>Dimensional Requirements</b>	
Minimum Tract Size	20 acres
Minimum Lot Size	6,000 square feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	10 feet
Minimum Side Yard Setback, fronts on Local Street or Arterial	20 feet
Minimum Rear Yard Setback	15 feet
Minimum Lot Width	60 feet
Maximum Height of Structure	40 feet
Minimum Access to Open Space	20 feet
Minimum Open Space Required	30% of Net Buildable Area
Maximum Development Density	Factor of 1.6 based on by-right develop capacity.

1. All new dwellings shall meet the following building setback requirements from roads or other uses:
  - a. From all external roads right of way: 100 feet
  - b. From all other tract boundaries: 75 feet
  - c. From all cropland or pasture land: 100 feet
  - d. From buildings or barnyards housing livestock: per Horry County Health Department requirements.
  - e. From active recreation areas, such as courts or ball fields (not including playgrounds, tot lots or open multi-purpose fields): 150 feet.
    - i. Views of house lots from exterior road and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional landscaping that meets landscaping requirements of the UDO.
    - ii. House lots shall generally be accessed from interior streets rather than from roads bordering the tract.
    - iii. At least three quarters (3/4 or 75%) of the lots should directly face, abut or be across the street from conservation land.

**F. Design Options.**

1. Single Neighborhood Design. The lots are located within one (1) neighborhood on the subject property surrounded by the open space area. Adequate open space access from all sides of the developed portion shall be provided, e.g. through walking paths, cycling/hiking trails, or boardwalks. Also, a one-hundred (100) feet undisturbed vegetative buffer shall be provided and protected along all exterior streets (not to prohibit access to the site), and a fifty (50) feet undisturbed vegetative buffer shall be provided and protected along the perimeter of the entire property where a single neighborhood design is utilized.

2. Multiple Neighborhood Design. The subject property is divided into multiple neighborhoods connected by the open space areas. Adequate open space access shall be provided for. In addition to a one-hundred-foot (100-ft) undisturbed vegetative buffer along all exterior streets as well as a fifty-foot (50-ft) undisturbed vegetative buffer along the entire perimeter of the property, a twenty (20) feet undisturbed vegetative buffer shall be provided and protected in between neighborhoods, where a multiple neighborhood design is utilized.

All required buffer areas shall be visibly posted by the developer and/or property owner as restricted common open space areas. House lots shall not encroach upon Primary Conservation Areas, and their layout shall respect Secondary Conservation Areas, as described herein.

**G. Open Space.**

Open space is defined as the undeveloped land resulting from reductions in the minimum size of lots set aside as permanently protected land which may be for common use by the residents of the subdivision, or other uses as permitted in this UDO. Activities within the open space are restricted in perpetuity through the use of an approved Open Space Management Plan and an instrument of permanent protection.

A minimum of 30% of the net buildable area of the subject property shall be left undeveloped and shall be used for both conservation of the natural environment and human recreation.

**H. Primary Conservation Areas.**

Primary Conservation Areas are the most sensitive environmental areas, and shall form the core of the open space to be protected in the city. Primary Conservation Areas shall be permanently protected through the thoughtful design and protection instruments outlined in this section. The total area of land identified as Primary Conservation Areas shall be conserved and protected to the maximum amount and extent physically possible.

The following lands are considered to constitute lands that serve important ecological purposes and possess beneficial environmental qualities contributing to the health of the local community.

The following are considered Primary Conservation Areas:

1. The 100-year floodplain.
2. Riparian zones of at least thirty (30) feet width on either side along all perennial and intermittent streams.
3. Riparian zones of at least one hundred (150) feet width on either side of the Waccamaw River.
4. Slopes above 35% of at least five thousand (5,000) square feet contiguous area.
5. Wetlands that meet the definition used by state and/or federal regulations.
6. Populations of endangered or threatened species, or habitat for such species.

**I. Secondary Conservation Areas.**

Secondary Conservation areas are those areas within a property which contain other intrinsic qualities of value to the community. Secondary Conservation Areas are valued as supplemental area to the total conservation area of a conservation subdivision. Secondary Conservation Areas to be protected to the maximum extent possible after all identified Primary Conservation Areas have been protected.

The following are considered Secondary Conservation Areas and should be protected to the maximum extent feasible:

1. Important historic sites subject to approval indicating that these structures are compatible with the *UDO*.
2. Existing healthy, native forests of at least one-acre contiguous area.
3. Individual existing healthy trees greater than fourteen (14) inches d.b.h.
4. Other significant natural features and scenic view sheds such as ridge lines, peaks and rock outcroppings, particularly those that can be seen from public roads.
5. Prime agricultural lands of at least five acres' contiguous area.
6. Existing trails that connect the tract to neighboring areas.
7. Above-ground utility rights-of-way and small areas of impervious surface may be included within the protected Open Space but cannot be counted towards the 30% minimum area requirement (exception: historic structures and existing trails may be counted). Large areas of impervious surface shall be excluded from the Open Space.

**J. General Recommendations for Conservation Areas**

1. Conservation areas should include the most sensitive resources areas of a property.
2. Fragmentation of conservation land should be minimized so that resource areas are not divided into numerous small parcels located in various parts of the development.
3. Conservation areas should be designed as a part of larger continuous and integrated Open Space.
4. The Conservation Areas (Primary and Secondary) shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the Conservation Areas.

**K. Permitted Uses of Open Space.**

Open Space may include the following:

1. Conservation of natural, archeological or historical resources;
2. Meadows, woodlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
3. Walking or bicycle trails, provided they are constructed of permeable materials;
4. Passive recreation areas, such as open fields;
5. Landscaped stormwater management facilities, community wastewater disposal systems and individual wastewater disposal systems located on soils particularly suited to such uses. Such facilities shall be located outside of Primary Conservation Areas;
6. Easements for drainage, access, and underground utility lines.
7. Other conservation-oriented uses compatible with the purposes of this ordinance.
8. Wetlands (Existing wetlands, as defined by a wetland delineation at the time of development, shall apply towards Open Space requirements across the entire tract at issue within the project as a whole, regardless of how such tract is subdivided in land or ownership). [Amended 6/15/20 #ZA2020-06-15 (D)]

**L. Prohibited Uses of Open Space.**

Uses of open space may not include the following activities or uses.

1. Roads, parking lots and impervious surfaces, except as specifically authorized in the previous sections.



2. Agricultural and forestry activities not conducted according to accepted Best Management Practices.
3. Golf Courses.
4. Other activities as determined by the Applicant and recorded on the legal instrument providing for permanent protection.

M. **Ownership and Management of Open Space.**

1. Ownership of Open Space. Open space may be owned by the Homeowners Association or dedicated to the City of Conway.
2. Management Plan. An applicant shall submit an Open Space Management Plan that includes the following:
  - a. Allocates responsibility and guidelines for the maintenance and operation of the Open Space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
  - b. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the Open Space and outlines the means by which such funding will be obtained or provided;
  - c. Provides that any changes to the Open Space Management Plan be approved by the Planning Commission; and
  - d. Provides for enforcement of the Open Space Management Plan.
3. In the event the party responsible for maintenance of the Open Space fails to maintain all or any portion in reasonable order and condition, the City of Conway may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the Homeowners Association or to the individual property owners that make up the Homeowners Association, and may include administrative costs and penalties to be determined by the HOA. Such costs shall become a lien on all subdivision properties.

N. **Application Requirements**

1. Site Analysis Map Required.

Concurrent with the submission of a site concept plan, the applicant shall prepare and submit a site analysis map. The purpose of the site analysis map is to ensure that the important site features have been adequately identified prior to the creation of the site design, and that the proposed Open Space will meet the requirements of this article. The preliminary site plan shall include the following features:

  - a. Property boundaries;
  - b. All streams, rivers, lakes, wetlands and other hydrologic features;
  - c. Topographic contours of no less than 10-foot intervals;
  - d. All Primary and Secondary Conservation Areas labeled by type, as described in this section
  - e. General vegetation characteristics;
  - f. General soil types;
  - g. The planned location of protected Open Space;
  - h. Existing roads and structures;
  - i. Potential connections with existing open space and trails.

2. Open Space Management Plan Required.  
An open space management plan, as described in this Article, shall be prepared and submitted prior to the issuance of a land disturbance permit.
3. Instrument of Permanent Protection Required.  
An instrument of permanent protection, such as a conservation easement or permanent restrictive covenant, shall be placed on the Open Space concurrent with the issuance of a land disturbance permit.
4. Final Recorded Plat.  
Sustainable design and energy-efficient features chosen within the Conservation Subdivision shall be noted on the bonded final plat to be recorded.
5. Other Requirements.  
The Applicant shall adhere to all other applicable requirements of the underlying zoning district in the City of Conway Unified Development Ordinance.

O. **Legal Instrument for Permanent Protection.**

1. The open space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed, and submitted to Horry County.
  - a. The instrument shall be a permanent conservation easement:
    - i. A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence and the conveyance instruments shall contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its functions, or;
    - ii. A governmental entity with an interest in pursuing goals compatible with the purposes of this ordinance. If the entity accepting the easement is not in the City of Conway, then a third right of enforcement favoring the City of Conway shall be included in the easement.
  - b. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.
  - c. An equivalent legal tool that provides permanent protection, if approved by the City of Conway.
2. The instrument for permanent protection shall include clear restrictions on the use of the Open Space. These restrictions shall include all restrictions contained in this article, as well as any further restrictions the Applicant chooses to place on the use of the Open Space.
3. Once a legal instrument for permanent protection has been placed upon the Open Space, the Horry County Tax Assessor's office shall be directed to reassess the Open Space at a lower value to reflect its more limited use. If the open space is used purely for passive recreational purposes and the terms of the instrument for permanent protection effectively prohibit any type of significant economic activity, then the assessment should be at a value of zero.



WHEREAS, the Parties' willingness to agree in advance to the general process for the Project serves to foster and facilitate the cooperation and coordination of the requirements and needs of the Parties;

WHEREAS, pursuant to the Act, the City conducted public hearings regarding its consideration of this Agreement on the \_\_\_\_ day of \_\_\_\_\_, 2023 and on the \_\_\_\_ day of \_\_\_\_\_, 2023, after notice of such public hearings was duly published and announced in accordance with the Act; and

WHEREAS, the City Council has determined that this Agreement is consistent with the intent of the conservation subdivision ordinance and City's Comprehensive Plan (as amended and hereinafter defined under 1.1(D), the Act and current regulations, as hereinafter defined, of the City and all action taken by the City in approving this Agreement.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

#### **ARTICLE 1: General Definitions**

1.1 Definitions. For purposes of this Agreement, the following definitions shall apply unless the context clearly indicates otherwise:

- A. "Act" means the South Carolina Local Government Development Agreement Act, codified as S.C. Code Ann. §§ 6-31-10 through -160 (1993), as amended.
- B. "City" means City of Conway, Horry County, South Carolina.
- C. "City of Conway Unified Development Ordinance" ("UDO") means the regulations set forth in Ordinance No. 2011-12-12(A) (December 12, 2011), but specific reference to the UDO implies the most recently adopted version of the UDO at the time of interpretation, and Title 5, Chapter 5 of the City of Conway Code of Ordinances, by the City of Conway in accordance with Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended, known as the South Carolina Government Comprehensive Planning Enabling Act of 1994.
- D. "City of Conway's Comprehensive Plan" means the City's Comprehensive Plan in effect as of the Effective Date of this Agreement, or in the alternative, as revised to accommodate this Project, as adopted in accordance with the Act.
- E. "Code" means the South Carolina Code of Laws (1976), as amended.
- F. "Effective Date" means the date that this Agreement shall be enforced, as described herein,

G. “Master Developer” means Collins Jolly Holding Co., LLC, developer of the property subject to this Agreement, as provided in **Exhibit C**, attached hereto, and any successor in interest or assign of the rights and obligations of the Master Developer under this Agreement (Developers of individual phases).

1.2 Other Terms. Terms not otherwise defined in this Agreement have the meanings set forth in the UDO or the Act. Other terms may be defined throughout this Agreement.

1.3 Recital. The Recitals set forth above, the Legislative findings set forth in the Act, the regulations set forth in the UDO, and all Exhibits attached to this Agreement are incorporated fully herein by reference as if they were set out in this Agreement in their entirety and are a part and parcel of this Agreement.

## **ARTICLE 2: Property Development.**

2.1 Property Description and Information.

A. The Land subject to this Agreement currently consists of approximately ±eight hundred nine (809) acres, currently zoned as R-1 (7,500 sq. ft. minimum).

B. The name of the legal and equitable owner of the Land is set forth in **Exhibit D**, attached hereto.

2.2 Term. Pursuant to S.C. Code Ann. §§ 6-31-40 and 6-31-60 (1994), the term of this Agreement begins on the Effective Date and will be terminated ten (10) years from the Effective Date, unless or until extended by mutual agreement or by entering into subsequent development agreement(s) or earlier terminated.

2.3 Land Uses and Density. The Land shall be developed in accordance with the City of Conway’s Conservation Subdivision Ordinance as allowed by-right under the UDO.

2.4 Consistency with Comprehensive Plan, the Act and Current Regulations. The City finds that the zoning permitted or proposed by this Agreement is consistent with the UDO, the Act, and the City of Conway’s Comprehensive Plan as in effect on the Effective Date of this Agreement.

2.5 Terms Required for the Health, Safety and Welfare of the Citizens of Conway. The City finds that the conditions, terms, restrictions and other requirements contained in this Agreement and the UDO are sufficient to protect the public safety and welfare of the City's citizens and no additional conditions, terms, restrictions or other requirements are necessary for the protection of the health, safety and welfare of the citizens.

2.6 Vested Rights. The parties agree that any vesting of rights shall be subject solely to the terms outlined in Article 10 of the City's UDO.

2.7 Fees and charges. The provisions of this Agreement are not intended, nor should they be construed in anyway, to alter or amend the rights, duties and privileges of the City to impose or increase service charges or fees which are or will be similarly applied to other residents of the City.

2.8 Later Enacted Ordinances. The parties agree that they are bound by any changes to the UDO or other applicable ordinances, unless specifically articulated herein.

2.9 Preservation and Restoration of Historic Structures. This Land does not contain any historic structures.

### **ARTICLE 3: Obligations of City**

Pursuant to the terms hereof, in addition to other representations, warranties, covenants, or agreements contained elsewhere in the Agreement, the City hereby agrees and represents the following:

3.1 City Services. Pursuant to the Act, upon the date of the City's approval, the City agrees that it will provide within the Land described herein all services that the City ordinarily provides to its residents and businesses, on the same basis as is provided to such residents and businesses, except where, by operation of applicable law, or duly enacted ordinance or regulation, such services are required to be provided by other entities or agencies, such as (by way of example only) Horry Electric Cooperative, Inc.

3.2 Wetlands. The City agrees that existing wetlands, as defined by a final wetland delineation at the time of each phase of the development, shall apply towards open space requirements of the Land as a whole, regardless of how the Land is subdivided.

3.3 Compliance with Statutory Procedures. The City warrants that prior to entering into this Agreement, the City conducted the requisite public hearings, notice requirements, and any other procedures or statutory mandates in full compliance with i) S.C. Code Ann. § 6-31-50 (1993); ii) all other applicable provisions of the Act; and iii) any other applicable statutory or regulatory requirements, ordinances, and laws referenced herein and/or applicable to the provisions of this Agreement and/or Project, and by the execution hereof finds that this Agreement complies with all such requirements.

In the event of a dispute between the Parties as to whether a provision in the City's Comprehensive Plan, the Act or current regulations is inconsistent with express or implied provisions of this Agreement, the Parties must first submit such disputed interpretation to the City of Conway's Board of Zoning Appeals. Until the City of Conway's Board of Zoning Appeals has met and addressed the dispute between the Parties, the Parties cannot invoke the

remedies afforded by law and/or under this Agreement. The City of Conway's Board of Zoning Appeals meet pursuant to the provisions set forth in Section 14.2 of the UDO, which provides that the dates, times, and locations of these meeting shall be published and posted in the City of Conway Planning Department in December of each year. Any dispute under this Section of the Agreement is not subject to a "special meeting" of the City of Conway's Board of Zoning Appeals, as described in Section 14.2 of the UDO.

#### **ARTICLE 4: Obligations of Master Developer**

Pursuant to the terms hereof, in addition to other representations, warranties, covenants, or agreements contained elsewhere in the Agreement, Master Developer hereby agrees and represents the following:

4.1 Building and Other Codes. Master Developer agrees to comply with any building, housing, electrical, mechanical, plumbing and gas codes currently existing or subsequently adopted by the City, as authorized by Chapter 9 Title 6 of the South Carolina Code, including but not limited to the City's Flood Damage Prevention Ordinance.

This Agreement shall not be construed to supersede or contravene the requirements of any of the aforementioned codes. Furthermore, the provisions of this Agreement are not intended, nor should they be construed in any way, to alter or amend the rights, duties and privileges of the City to exercise governmental powers and pass laws not applicable to the development of the Land as contemplated herein including, but not limited to, the power of eminent domain and the power to levy and collect taxes.

4.2 Permits. Master Developer acknowledges and agrees that it must obtain certain local and other regulatory permits for the Project, and the parts therein. Such permits may include, but are not limited to: grading permits, plat approvals (preliminary, conditional or final), road and drainage construction plan approvals, building permits, certificates of occupancy, water and/or sewer contracts, business licensing, zoning compliance, and utility construction and operating permits.

The failure of this Agreement to address a particular permit, condition, term or restriction does not relieve Master Developer of the necessity of complying with all laws governing the requirements, conditions, terms and or restrictions of such permits.

4.3 Zoning. The Project will be subject to the provisions of this Agreement and the UDO in effect as of the Effective Date, or subsequently adopted by the City.

4.4 Facilities, Services and Public Uses. The Master Developer acknowledges and agrees that at the time single-family units located on the Land, and which are on recorded master deeds are offered for purchase to the public, the following services and facilities shall be in place to serve such single-family or multi-family dwelling units (or if not fully in place, the cost of construction fully bonded or letter of credit duly posted, except for construction of

infrastructure that is to be publicly funded): roads, sewer, water, sidewalks, street trees, as-builts, amenities, open space, and other necessary infrastructure.

4.5 Location of Utilities Underground. Master Developer agrees to locate all newly installed utility lines underground within the Land, unless a waiver of such requirement is specifically granted by City in writing. Nothing in this provision shall be deemed to require the Master Developer to place underground any of the overhead utility lines that are in existence as of the date of this Agreement.

4.6 Wetland Conservation. All wetlands, as depicted on the master plan for the tract, shall be protracted in accordance with the conservation subdivision ordinance. Because of the size of the overall tract, location of the wetlands relative to various development phases within the tract, and the need for clarity with regard to how protection of wetlands is to be established, all of the wetlands within the overall tract will be applicable to each individual phase of the tract.

- A. Major wetland bodies will not be subdivided into the individual subdivision phases, as preservation of these bodies must be allowed to be shared as part of the requirements for each phase. The major wetland bodies will be retained by the Master Developer, who will place these lands under a conservation easement to be maintained by an approved entity such as North American Land Trust, Ducks Unlimited, or the City. These lands will be preserved in perpetuity by said entity. These major tracts will be placed in said easements upon completion of development of the tract or prior to the termination of this Agreement, whichever shall first occur.
- B. Wetlands contained within individual development phases will be incorporated into the common area of each of said phases, these common areas to be maintained by the phase Property Owner's Association. Platting of these areas will be accomplished as part of the overall phased subdivision plat.
- C. All Open Space standards, as required under the UDO, of which the wetland conservation is a part thereof, will be adhered to.

4.7 Planning Commission Review. \_\_\_\_\_ Nothing within this agreement shall negate the necessity of each Phase of the Project from the requirement of review and approval of the Planning Commission.



## **ARTICLE 5: Periodic Review; Breach and Cure**

5.1 Periodic Review. Pursuant to S.C. Code Ann. § 6-31-40 and § 6-31-90(A) (1993), as amended, the City's Planning Director, or, if the local government has no Planning Director, any officer of the local government designated by the City, shall periodically (at least once every twelve (12) months following the Effective Date of this Agreement) review the Master Developer's progress of the Project to ensure compliance with the Agreement. At the time of the reviews, Master Developer must demonstrate good faith compliance with the terms of the Agreement and must fully cooperate with all reasonable and timely requests of such administrator and/or designated City official during such reviews. A request shall be deemed timely if made in sufficient time for the Master Developer to comply without material disruption to Master Developers business operations.

5.2 Non-Performance, Breach, and Cure by Master Developer. Pursuant to S.C. Code Ann. § 6-31-90(B) and (C) (1993), as amended, if, as a result of the periodic review, as described in Section 5.1 herein above, the City determines that the Master Developer has allegedly committed a material breach of the terms and conditions set forth in the Agreement (hereinafter described as the "Material Breach"), the City shall serve written notice upon the Master Developer within thirty (30) days of the periodic review date, setting forth with reasonable particularity the nature of the Material Breach and the evidence supporting the finding and determination, and providing the Master Developer a reasonable amount of time in which to cure the Material Breach. In the event more time as allotted by the City within its written notice is needed by the Master Developer to cure the Material Breach, the Master Developer shall be afforded additional reasonable time to cure the Material Breach, so long as the Master Developer is making good-faith efforts at curing the Material Breach.

If the Master Developer fails to cure the Material Breach within the reasonable amount of time given by the City, including any additional time afforded to the Master Developer by the City so long as the Master Developer is making a good-faith effort at curing the Material Breach, then the City may terminate or modify this Agreement with respect to the Land or portion of the Land owned by such defaulting Master Developer; provided, that the City first allow the Master Developer the opportunity to:

- A. rebut the finding and determination.
- B. consent to amend the Agreement to meet the concerns of the City with respect to the findings and determinations; or
- C. seek specific performance of the terms of the Agreement.

The failure of a third-party purchaser of any property subject to the terms of this Agreement, to comply with the terms of this Agreement, shall not result in default of this Agreement by Master Developer, except it shall be a default as to the Land or portion of the Land owned by a defaulting owner.

5.3 Non-Performance, Breach, and Cure by City. In the event that City fails to perform and/or breaches any material terms or conditions of this Agreement (hereinafter described as the “Material Breach”), the Master Developer shall serve upon the City written notice of the Material Breach, setting forth with reasonable particularity the nature of the Material Breach and the evidence supporting the finding and determination, and providing the City a reasonable amount of time in which to cure the Material Breach. In the event more time is needed by the City to cure the Material Breach, the City shall be afforded additional reasonable time by the Master Developer to cure the Material Breach so long as the City is making good-faith efforts at curing the Material Breach.

The City's failure to cure the Material Breach within the reasonable amount of time given by the Master Developer, including any additional time afforded to the City by the Master Developer so long as the City is making a good-faith effort at curing the Material Breach, shall not provide a basis for terminating this Agreement but, instead, shall provide a basis for Master Developer to seek actual damages and or specific performance of this Agreement from a South Carolina Court of competent jurisdiction with venue being in Horry County, South Carolina, which shall be the Master Developer’s sole remedy.

#### **ARTICLE 6: Miscellaneous**

6.1 Recordation. Pursuant to S.C. Code Ann. § 6-31-20 (1993), the Master Developer agrees to record this Agreement with the Horry County Register of Deeds within fourteen (14) days after its full execution thereof.

6.2 Priority. The Master Developer hereby represents and warrants that this Agreement, upon its recordation, shall not be subordinate to any encumbrances of any kind, including mortgage liens, mechanics liens, tax liens, and judgments.

6.3 Partial Invalidity. If any part, clause, or provision of this Agreement is held to be void by a court of competent jurisdiction, the remaining provisions of this Agreement shall be unaffected and shall be given such construction as to permit it to comply with the requirements of all applicable laws and the intent of the Parties hereto.

6.4 Waiver. A Party's waiver of a breach of any term of this Agreement shall not be constituted as a waiver of any subsequent breach of the same or another term contained in the Agreement. A Party's subsequent acceptance of performance by the other Party shall not be construed as a waiver of a preceding breach of this Agreement other than failure to perform the particular duties so accepted.

6.5 Governing Law. This Agreement and all questions relating to its validity, interpretation, performance and enforcement shall be governed by and construed in accordance with the laws of South Carolina.

6.6 Entire Agreement. This Agreement contains the entire understanding between the Parties hereto with respect to the subject matter hereof, and supersedes all prior agreements and understanding, expressed or implied, oral or written.

6.7 Amendments to the Agreement. The following rules apply to any amendments to this Agreement, as provided by the Act and the UDO:

A. Agreement.

1. Pursuant to S.C. Code Ann. § 6-31-100, and as agreed upon by the Parties, the Agreement may be amended, extended or cancelled by mutual consent of the Parties or their successors in interest.

6.8 Successors in Interest/Assigns. All burdens and obligations of this Agreement are binding upon and the benefits shall inure to the Parties hereto and to their successors in interest and assigns. Any assignees shall be required to execute a written acknowledgement of the rights and obligation of the Master Developer accepting and agreeing to the terms set forth herein, with said acknowledgment being in recordable form and provided to the City at the time of the recording of any deed transferring any portion of the Land.

6.9 Notices. All notices hereunder shall be given in writing by certified mail, postage prepaid or by nationally recognized overnight courier, at the following addresses:

To the City of Conway:

City of Conway  
Attn: City Administrator  
229 Main Street  
Conway, SC 29526

With a copy to:

City of Conway  
Attn: City Attorney  
229 Main Street  
Conway, SC 29526

AND

[TBD: Attorney Offices here for outside counsel]

Collins Jolly Holding Co., LLC

Attn: John Mock  
1298 Professional Drive  
Myrtle Beach, SC 29577

With a Copy to:

Monica Wooten Yates, Esquire  
Yates Law Firm

AND

Bolton and Menk SE, DBA  
DDC Engineers  
Attn: James M. Wooten, PE  
1298 Professional Drive  
Myrtle Beach, SC 29577

6.10 Relationship of the Parties. This Agreement creates a contractual relationship between the Parties. This Agreement is not intended to create, and does not create, the relationship of master/servant, principal/agent, independent contractor/employer, partnership, joint venture, or any other relationship where one party may be held responsible for the acts of the other party. Further, this Agreement is not intended to create, nor does it create a relationship whereby the conduct of Master Developer constitutes "state action" for any purpose. Further, this Agreement is not intended to create, nor does it create a relationship whereby one Party may be rendered liable in any manner for the debts or obligations of another Party, to any person or entity whatsoever, whether such debt or obligation arises under this Agreement or outside this Agreement. Further, this Agreement is not intended to create, nor does it create rights for any third party beneficiary.

6.11 Headings. Headings used throughout this Agreement are for reference and convenience purposes only and have no binding effect and are not a part of this Agreement.

6.12. Execution. To facilitate execution, this Agreement may be executed in as many counterparts as may be required, whether as originals or by facsimile copies of executed originals, with each part combined to constitute the whole document.

*[REMAINDER OF PAGE INTENTIONALLY BLANK]*

*[SIGNATURES APPEARING ON FOLLOWING PAGES]*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the date set forth hereinabove.

**CITY OF CONWAY**

\_\_\_\_\_  
Witness 1

By: \_\_\_\_\_  
Adam Emrick, City Administrator

\_\_\_\_\_  
Witness 2 (Notary)

**Collins Jolly Holding Co., LLC**

\_\_\_\_\_  
Witness 1

By: \_\_\_\_\_  
John Mock, Manager

\_\_\_\_\_  
Witness 2 (Notary)

Consent and Joinder

The undersigned hereby joins in execution of this Agreement, as the mortgagee, to show its consent to the terms and conditions herein.

[MORTGAGEE]

By: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF Horry )

ACKNOWLEDGEMENT

PERSONALLY appeared before me the undersigned witness who made oath that (s)he saw the within named Collins Jolly Holdings Co., LLC Registered Agent sign, seal and as both his act and deed deliver the within Agreement and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

\_\_\_\_\_  
Witness 1

Sworn to me before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public for  
My Commission Expires: \_\_\_\_\_

(SEAL)

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY )

ACKNOWLEDGEMENT

PERSONALLY appeared before me the undersigned witness who made oath that he saw the within named The City of Conway, by Adam Emrick, its City Administrator, sign, seal and as both his act and deed deliver the within written Agreement and that he with the other witness whose signature appears above witnessed the execution thereof.

\_\_\_\_\_  
Witness 1

Sworn to me before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public for  
My Commission Expires: \_\_\_\_\_

(SEAL)



**LIST OF EXHIBITS**

- Exhibit A: Plat of Property
- Exhibit B: Legal Description
- Exhibit C: Legal and Equitable Owner

# TAXES: Horry County Council considering tax hike to pay for expanding public safety services

FROM A1

about what they could to improve police, fire, EMS and related services if the council passed the highest tax increase possible under state law (about 12 mills). Such a hike would generate about \$36 million in additional revenue — doubling the proposed increase.

“Show me the service that we provide that’s adequate and perfect for the growth that we’ve got going on now,” Howard said.

The latest U.S. Census data indicates the county’s population has grown by more than 30% since 2010, and the county’s projections indicate its population will reach nearly half a million people by the end of the decade.

The county’s 10-year public safety plan calls for nearly \$180 million more in additional spending for Horry County Fire-Rescue, \$171 million for the detention center and nearly \$60 million for the police department. The plan also includes the solicitor’s office (\$3 million), the public defender (\$2.6 million), the animal care center (\$9.1 million) and the beach patrol (\$275,000), as well as other public safety offices.

County staff acknowledged that they likely won’t get everything or even most of what they are asking for in their 10-year strategic plan.

But they believe it’s a start.

“We’re chipping away,” said Randy Webster, the county’s assistant administrator over public safety.

“It’s the best. This is where we think we need to be to have everything covered moving forward.”

Despite the challenges of growth, some council members pushed back on the idea of a maximum tax increase.

“Part of what we were put here to do ... is be good stewards of the people’s tax revenue,” councilman Dennis DiSabato said.

Cam Crawford agreed.

*“This is all great and nice, but it’s a Band-Aid. We need to talk about in the future how we’re going to fix this and how we’re going to come up with the money. ... We keep skirting around that. We’re not talking about it. We need to get there.”*

**Bill Howard**  
Horry County councilman

“Now I know what Fred Sanford meant when he said, ‘Elizabeth, this is the big one,’” Crawford said, a reference to the 1970s TV show “Sanford and Son” where a running gag was the character Fred faking a heart attack.

Both Crawford and DiSabato noted that the S.C. Association of Counties has been encouraging South Carolina lawmakers to remove some limitations in state law that prevent a county like Horry from implementing a local option sales tax that could help fund county operations (including public safety services). County officials estimate that such a tax would generate about \$18-20 million annually that could be used for police salaries or other public safety expenses.

“You’re talking about a 10-year strategic plan and I think that has to be a part of it,” DiSabato said, referring to the sales tax option. “I don’t think we need to be raising the [millage] 12 mills right now. I think we need to be looking at all of the revenue streams available to us.”

However, there’s no guarantee legislators will support changing the state law. And even if they do, the sales tax would still require a referendum, meaning the voters would get the final say on whether that tax is collected.

Horry County already has local sales taxes for road and school construction.

If the council approves the proposed 6-mill hike, county staff said that would allow them to maintain services and pay for the cost of the additional positions

and equipment. But Howard argued that it wasn’t enough.

“This is all great and nice, but it’s a Band-Aid,” he said. “We need to talk about in the future how we’re going to fix this and how we’re going to come up with the money. ... We keep skirting around that. We’re not talking about it. We need to get there.”

County council didn’t raise taxes in the budget they passed in June. They had discussed approving a tax increase that would have amounted to about \$16 more per year on an owner-occupied home worth \$200,000.

But with the primary elections a week away and five council members running in contested races, no tax hike was approved. In 2021 — which wasn’t an election year — county leaders voted for an increase that raised the bill of an owner-occupied \$200,000 home by nearly \$106 in most of the unincorporated areas. The hike helped pay for raises for county workers as well as additional 911 dispatchers, firefighters and patrol officers.

Some county leaders have

pushed their peers to support modest tax increases each year instead of approving larger hikes every few years.

“Make it a small millage increase pretty much every year and keep up with everything,” councilman Johnny Vaught said. “Make it incremental growth rather than saying, ‘OK y’all, wait ‘til next year because we’re going to nail your butts.’”

DiSabato countered that such an approach could lead to unnecessary spending.

“When do you hit the brakes?” he asked. “The concern I would have with that type of a philosophy is that your future councils would just continue to abuse that.”

But other leaders pointed out that the county’s rapid growth has made tax increases a part of life.

“Here’s what we’re looking at,” councilman Danny Hardee said. “You give the employees a raise. I mean, you don’t pull that out of thin air. Your vehicle costs go up every year. I mean, it’s just like your business or your home. You’ve got increases every year. We could

tions in the spring and approve their next spending plan before the fiscal year ends on June 30.

Although council members have asked county staff to use the 6-mill hike as a baseline, they also requested a range of options: the bare minimum to “all the bells and whistles,” councilman Al Allen said.

Much could change over the next six months.

“There are so many other needs,” Allen said. “We’ve got one pie, the old saying is. We’ve got to decide how to slice it.”



The Conway Planning Commission will hold a Public Hearing on **Thursday, January 5, 2023** at 5:30 p.m. in the Planning & Development conference room, 196 Laurel Street. The purpose of the hearing is to consider the following:

**UPDATES TO THE COMPREHENSIVE PLAN**  
Public hearing to amend and update the Population and Housing Elements of the City of Conway 2035 Comprehensive Plan.

**ADDITIONS TO THE COMPREHENSIVE PLAN**  
Public hearing to amend and update the City of Conway 2035 Comprehensive Plan, to include the addition of a Resiliency Element.

- ADDITIONS TO THE COMPREHENSIVE PLAN**
- A. Request to annex 0.62 acres of property located at 615 Hwy 544 (PIN 382-05-02-0009) and rezone from Horry County Highway Commercial (HC) to City of Conway Institutional (IN).
  - B. Request to annex approximately 1.47 acres of property located at 3546 Hwy 701 South, and rezone from Horry County Retail with Accessory Outdoor Storage District / High Bulk Retail (RE4) to City of Conway Highway Commercial (HC) (PIN 381-01-04-0019).

- REZONING:**
- A. Request to rezone approximately 1.6 acres of property located on Westridge Blvd from City of Conway Highway Commercial (HC) and Conservation Preservation (CP) to Medium Density Residential (R-2) (PIN 337-13-03-0056).

- TEXT AMENDMENTS:**
- A. Amendment to Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding the split-zoning of parcels in the City limits.
  - B. Amendment to Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding building height limitation in the High-Density Residential (R-3) zoning district.

**THE PUBLIC IS INVITED TO ATTEND**  
Parking and meeting room entry is located adjacent to the Peanut Warehouse, 150 Laurel St

PO #10139



The Conway City Council will hold a Public Hearing on **Tuesday, January 3, 2023** at 4:00 p.m. in the Building and Planning Department Conference Room, 196 Laurel Street. The purpose of the hearing is to consider the following:

Public Hearing and First Reading of an Ordinance to approve a quit claim transfer of City-owned property identified as approximately 3.38 acres of property located off Lochwood Lane (PIN 338-07-01-0033) to Gerald Builders of Conway Inc.

**THE PUBLIC IS INVITED TO ATTEND**

PO #10139



**Notice of Public Hearing on Development Agreement**

The City of Conway Planning Commission will hold a public hearing at 5:30 p.m. on **Thursday, January 5th, 2023** and City Council will hold a public hearing at 4:00 p.m. on **Tuesday, January 17th, 2023** in the conference room of the City of Conway Planning & Building Dept. at 196 Laurel Street, Conway, SC 29526, on the land development agreement proposed by DDC Engineers / Bolton & Menk, Inc. (applicants) for development of property located on Collins Jollie Road, known as the Collins Jollie Conservation Subdivision, containing +/-828 acres, (PINs 295-00-00-0010, 295-00-00-0035, 295-00-00-0036, and 295-00-00-0037), which will allow the following uses: single-family residential (detached), single-family residential (attached), as well as the required Open Space, Primary and Secondary conservation areas, and all other uses permitted within a Conservation Subdivision design, per Section 10.4 of the City of Conway Unified Development Ordinance (UDO).

The (draft) agreement is available for public inspection and copying in the office of Planning & Building Dept. at 196 Laurel Street, Conway, SC 29526.

**THE PUBLIC IS INVITED TO ATTEND**

PO #10139

# Holiday Fun Pack GIVEAWAY

ENTER TO WIN A PRIZE PACKAGE VALUED AT OVER \$750!

ENTER 11/21-12/14  
WINNER CONTACTED 12/15



Enter at [www.myhorrynews.com/contests](http://www.myhorrynews.com/contests)

**ISSUE:**

Proposed amendment to *Article 6 – Design Standards*, of the City of Conway Unified Development Ordinance (UDO), regarding the split-zoning of parcels.

**BACKGROUND:**

The City’s UDO does not currently address nor define split zoning of parcels; however, it has been staff policy that, in general, split zoning of parcels is not permitted. This is due to several factors: plats do not show (nor should they) how much of the parcel is zoned one district vs. another, and certain uses require that parcels be a minimum acreage to accommodate the proposed use.

In researching this issue, staff was unable to find general consensus of whether split-zoning of parcels is widely regulated; however, Charleston County adopted an ordinance in October 2021 regulating the split zoning of parcels (*for reference purposes only*):

***Charleston County, SC – Ord. No. 2177, 10/26/2021***

***Sec. 4.1.4 Existing and Proposed Parcels Containing Split Zoning Districts***

**A. Existing Lots of Record with Split Zoning Districts**

1. Uses and Development standards for existing Lots of Record with split Zoning Districts shall be limited to the most restrictive Zoning District within the parcel per *Article 1.9, Conflicting Provisions*, and *Article 4.1.3, Zoning District Hierarchy*.
2. No new parcels with split Zoning Districts shall be created. A property boundary line may be created to eliminate the existing split Zoning Districts, provided the proposed parcels meet the minimum Lot Area requirements for the Zoning District each parcel is to be located.

B. This Section does not apply to Mixed Use Developments such as parcels zoned UR, PD, or the Overlay and Special Purpose Zoning Districts.

***(Charleston Co.) Staff commentary – staff recommends that property owner(s) with existing split Zoning Districts apply for a Zoning Map Amendment (Rezoning) in order to eliminate split Zoning Districts if the Comprehensive Plan supports the proposed future land use or file a Comprehensive Plan amendment.***

*James Island, SC* has similar language in their Code; specifically, that existing lots of records with split zoning districts shall be held to the most restrictive zoning district within the parcel, and that a property boundary line may be created to eliminate the existing split zoning of parcels, provided that the proposed parcels meet the minimum lot area requirements for the zoning district each parcel is to be located.

As the City’s boundary continues to expand, some of these properties contain environmentally sensitive areas that need to be protected and have limitations on certain types of development. When the Land Use Element and Future Land Use Map of the City’s Comprehensive Plan was last updated in 2019, several areas were identified as being environmentally sensitive; whether they were already in the City’s jurisdiction or not, with the expectation that if they were not yet within the City limits, that they would be eventually. As such, some of these areas/parcels were

given the Conservation Preservation (CP) zoning designation on the Future Land Use Maps. Additionally, there may be areas not currently within the City's utility service area that *could* seek annexation in the future that are not yet identified on the Future Land Use Map of the Comprehensive Plan that also contain environmentally sensitive areas.

Per *Section 3.2.15 – Conservation Preservation (CP)* of the UDO, the intent of the CP district is to provide needed open space for general outdoor and indoor recreation uses, and to protect environmentally sensitive areas and flood prone areas from the encroachment of any residential, commercial, industrial, or other uses capable of adversely affecting the relatively undeveloped character of the district.

Staff discussed two options with City Council at a workshop this past December:

(1) – That the policy of generally not permitting split zoning of parcels be maintained and codified into the UDO. However, staff proposes an exception to this policy, in that when a parcel – seeking annexation and/or rezoning, containing environmentally sensitive areas, such as a flood zone/flood way and when the Future Land Use Map of the Comprehensive Plan identifies the parcel as being zoned Conservation Preservation (CP), that the portion of the property containing these sensitive areas and shown as being zoned CP on the Future Land Use Map *shall* be rezoned to the CP zoning district or a Comprehensive Plan amendment be filed; or

(2) – That staff adopt an ordinance similar to that of Charleston County and James Island, which would regulate and/or prohibit split zoning of parcels and where parcels are split zoned and/or shown as being split zoned on the City's Future Land Use Map – that the most *restrictive* zoning district shown on the parcel (either currently zoned or as shown on the Future Land Use Map) will apply to the entire parcel unless the property is rezoned or a Comprehensive Plan amendment is filed. In some instances, both would be required.

### **RECOMMENDATION:**

The main goal of the proposed amendment is to *first*, codify staff policy on the split zoning of parcels, which is that generally, it is not permitted.

*Second*, the proposed amendment, while it would not necessarily *prohibit* development in environmentally sensitive areas, it would provide staff (and Planning Commission) with the necessary framework to *guide* future development in areas deemed environmentally sensitive when making recommendations for annexations and rezoning requests.

Additionally, the amendment does *not* address existing parcels within the city limits that are already split-zoned. The purpose of this amendment is to protect areas that are prone to flooding when new territory is added to the city limits or when new development is proposed on property that is currently undeveloped.

FEMA and the State gives local jurisdictions the choice as to what restrictions are implemented, as long as the minimum requirements they set forth are maintained.

Staff recommends approval of the proposed amendment to *Article 6 – Design Standards*, of the UDO, regarding split-zoning of parcels.

## Section 6.1 – Setbacks, Yards, and Height Requirements

### 6.1.14 Split Zoning of Parcels (new section)

A. In general, split-zoning of parcels shall not be permitted. The following exceptions apply:

1. Annexation and/or Rezoning of Property:

a. Parcels seeking annexation – if the Future Land Use Map for the City of Conway, per the latest Comprehensive Plan, identifies the property, or a portion of, as being zoned Conservation Preservation (CP), the Planning Commission may recommend to City Council that such property, or portion of, identified as CP on the Future Land Use Map, be zoned as such if such areas of property contains environmentally sensitive areas, such as wetlands or flood zones (as identified on the most current adopted FIRM maps).

i. Staff and/or Planning Commission may recommend to City Council that properties (or portions of) that are not shown on the Future Land Use Map containing environmentally sensitive areas, such as a flood zone / flood way, or wetlands be zoned CP upon annexation.

b. Parcels seeking a zoning map amendment – In instances where parcels/properties seeking to rezone to another zoning classification containing environmentally sensitive areas (i.e. wetlands, flood zones, flood ways) OR shows the subject property being zoned Conservation Preservation (CP) on the Future Land Use Map for the City of Conway, per the latest Comprehensive Plan, Planning Commission may recommend that such parcels (or portion thereof) be zoned CP to ensure protection of these environmentally sensitive areas.

2. Effect on annexed/rezoned parcels zoned CP – the applicant will be required to submit a survey showing that the use proposed will comply with all dimensional requirements for the zoning that has been assigned to the subject property, not to include the portion that has been zoned CP. The property must also comply with requirements and conditions relevant to the development of the site, as specified throughout the UDO.

**ISSUE:**

Proposed amendment to *Article 6 – Design Standards*, of the City of Conway *Unified Development Ordinance (UDO)*, regarding building height limitation in the High-Density Residential (R-3) zoning district.

**BACKGROUND:**

The current maximum height allowed in all of the residential zoning districts is 40-ft.

Last year, the height limit in the Highway Commercial (HC) district was amended to 65-ft in order to facilitate development of property within the Gateway Corridor Overlay (GCO) due to the recent approval of the Hotel Incentive Program, as the 50-ft height limit in HC was a possible deterrent for hotels that may choose to locate in the city limits and within the GCO.

Focusing density in the right places can help in preventing urban sprawl. In order to promote denser development along the city’s major corridors and in conjunction with new commercial development that will have frontage along Hwy 501 or other major roadways throughout the city, staff proposes to increase the height limit of the High-Density Residential District (R-3) to a maximum of 75-ft above base flood elevation for multifamily development. This height limit will also be subject to applicable fire codes.

In an article in *The Post and Courier* (November 21, 2021), Becky Ryon of the Coastal Conservation League acknowledges that growth is a reality, and managing growth responsibly can be a challenge. However, being good stewards of the natural resources in South Carolina includes facing growth with responsible and sustainable solutions. Allowing high-density developments in the right places leaves more open land nearby, preserving more trees, greenspace, recreation areas and more land to soak up flood waters. In addition, high-density development makes it easier to provide services when development is clustered together, and can reduce traffic on roadways when residents are closer to much needed services and retail establishments. A PDF of this article is included in your packet.

Properties along major roadways throughout the City are zoned Highway Commercial (HC). Outside of properties with direct frontage on these major roadways; specifically, Hwy 501, is where a majority of the higher-density residential developments already exists. Below is a comparison of the city’s height requirements in comparison to the county’s (for Highway Commercial and High-Density Residential – *example only*):

Highway Commercial (HC) zoned properties:

- County: 120-ft max height county-wide for commercial development
- City: 50-ft / 65-ft (if located on Hwy 501 in the Gateway Corridor Overlay)

Properties zoned for (or with existing) high-density residential:

- County: 45 – 120 ft max height (in *GRn* district) (height limit for MF depends on type of corridor / district it is proposed to be located)
- City: 40-ft max height city-wide

Staff presented the proposal to increase the height limit in the R-3 zoning district only to City Council during a workshop at the December 5, 2022 meeting, and council was receptive to increasing the height limit in the R-3 district for multifamily development.

Staff has advertised the proposed text amendment in the Horry Independent, in the December 15, 2022 issue, in compliance with public notice requirements.

**RECOMMENDATION:**

Staff recommends consideration and approval of the proposed amendment.

## Section 6.2 – Residential Dimensional Requirements, Dwelling Types & Design Standards

**Table 6.1: Dimensional Requirements for Residential Zoning Districts**

DIMENSIONAL REQUIREMENT	R	RA	RR	R-1	R-2	R-3	R-4	FA	P <sub>1</sub>
<b>RESIDENTIAL ACREAGE, LOT WIDTH, AND LOT DEPTH REQUIREMENTS</b>									
Minimum lot size, <b>Single-Family Detached</b> (sq. ft.)	10,000	87,120 (2 acres)	21,780 (0.5 acres)	7,500	6,000	5,000	5,000	87,120 (2 acres)	7,000
Minimum lot size, <b>Duplex</b> (sq. ft.)	N/A	N/A	N/A	N/A	8,500	7,000	N/A	N/A	10,000
Minimum lot size, <b>Duplex Semi-Attached</b> (sq. ft.)	N/A	N/A	N/A	N/A	4,250	3,500	N/A	N/A	7,000
Minimum lot size, <b>Townhomes</b> (sq. ft.)	N/A	N/A	N/A	N/A	2,000	2,000	N/A	N/A	2,000
Minimum lot size, <b>Multi-Family</b> (sq. ft.)	N/A	N/A	N/A	N/A	6,000	5,000	N/A	N/A	N/A
Minimum lot width, <b>Single-Family Detached</b> (sq. ft.)	100	200	100	75	50	50	50	200	70
Minimum lot width, <b>Duplex</b> (sq. ft.)	N/A	N/A	N/A	N/A	85	70	N/A	N/A	100
Minimum lot width, <b>Duplex Semi-Attached</b> (sq. ft.)	N/A	N/A	N/A	N/A	35	35	N/A	N/A	50
Minimum lot width, <b>Townhomes</b> (sq. ft.)	N/A	N/A	N/A	N/A	18	18	18	N/A	18
Minimum lot width, <b>Multi-Family</b> (sq. ft.)	N/A	N/A	N/A	N/A	50	50	N/A	N/A	N/A
<b>Lot Depth, min ft</b>									
<b>Lot Depth, min ft</b>	100	200	200	100	120	100	100	200	100
<b>Building Height, max ft</b>	40	40	40	40	40	40 / <b>75<sub>2</sub></b>	40	40	40
<b>BUILDING SETBACKS, RESIDENCES OR OTHER PERMITTED PRINCIPAL BUILDINGS (minimum feet)</b>									
<b>Front Yard</b>	25	50	30	20	15	15	Build-to-Line	50	20
<b>Rear Yard</b>	25	50	30	20	20	20	15	50	15
<b>Side Yard</b>	10	20	15	10	7.5	5	5	20	10
<b>Corner Front – Local St</b>	25	30	20	20	15	10	10	30	15
<b>Corner Front – Arterial St</b>	25	50	30	20	20	15	15	50	25

<sup>1</sup> Standards contained in Table 6.1 are applicable only to residential development in the Professional (P) district. Refer to Table 6.2 for dimensional requirements for commercial / mixed-use development in P. [ZA2020-09-21 (A)]

<sup>2</sup> **Multifamily developments constructed in the R-3 District shall be limited to seventy-five (75) feet above base floor elevations, subject to applicable fire codes.**



## 6.5.2 Gateway Corridor Overlay (GCO)

### A. Purpose

The GCO is established to provide standards relative to accessibility, appearance, and safety in the development of commercial, industrial, multi-family residential, and office projects that utilize highway corridors as their primary means of access. The purpose is to provide unified development that promotes a sense of place and provides opportunities to develop projects engineered to be compatible with the carrying capacity of highway corridors.

### B. Applicability

The boundaries of the GCO include all those major roadways entering the city along Highways 90, 378, 501, 501 Business, 544, 701, and 905. The GCO district shall include all properties fronting on a thoroughfare or highway designated on the overlay zone map. Properties annexed into the City of Conway shall be required to conform to the GCO regulations.

### K. Height Requirements

1. Building height shall be limited to fifty (50) feet above base floor elevations, with the following exceptions:
  - a. Parcels zoned Highway Commercial in the GCO along Highway 501 between Lake Busbee and Carolina Forest Blvd. shall be limited to sixty-five (65) feet above base floor elevations.
  - b. **Multifamily developments on parcels zoned High-Density Residential (R-3) shall be limited to seventy-five (75) feet above base floor elevations, subject to applicable fire codes.**

## 6.5.3 Village Corridor Overlay Zone (VCO)

### A. Purpose

The VCO is established to provide standards to promote compact, pedestrian-scale development with residential, neighborhood commercial, professional, and office uses. The overlay is established to provide unified development that promotes a sense of place and provides opportunities to develop projects engineered to be compatible with the carrying capacity of minor arterials and collector streets.

### B. Applicability

The VCO shall only include El Bethel Road, Cultra Road, Mill Pond Road, and Sixteenth Avenue between Main Street and Church Street (Highway 501). The VCO shall include all properties fronting on these roads designated on the overlay zone map. Properties annexed into the City of Conway shall be required to conform to the VCO regulations.

### K. Height Requirements

1. Building height shall be limited to forty (40) feet above base floor elevations, **with the following exception:**
  - a. **Multifamily developments on parcels zoned High-Density Residential (R-3) shall be limited to seventy-five (75) feet above base floor elevation, subject to applicable fire codes.**

[https://www.postandcourier.com/opinion/commentary/commentary-concentrate-high-density-development-in-the-right-places/article\\_c15ae51e-4949-11ec-b055-77cdoeadd640.html](https://www.postandcourier.com/opinion/commentary/commentary-concentrate-high-density-development-in-the-right-places/article_c15ae51e-4949-11ec-b055-77cdoeadd640.html)

## Commentary: Concentrate high-density development in the right places

BY BECKY RYON

NOV 20, 2021



Becky Ryon

Like many popular destinations in South Carolina, the population on the Waccamaw Neck in Georgetown County is growing and traffic is increasing. It's no wonder. This area boasts beautiful coastal scenery, boundless outdoor recreational

opportunities and a quality of life that pulls people in.

Responsibly managing growth in areas like the Waccamaw Neck, which includes Pawleys Island and other beach communities, can be a challenge. But there are proven approaches that can help us grow in smart ways, including building with a focus on density in the right places to prevent sprawl, protect natural lands, promote public transit and lower harmful vehicle pollution.

It's not often you hear someone from the conservation community promoting development. Most of the time, our role is asking important questions about development planning to ensure that natural infrastructure is being properly considered and protected — these are always critical considerations — but growth is a reality and it's part of our role in being good stewards of the natural resources of our state to face that growth with responsible, sustainable solutions. Georgetown County has the opportunity to put such forward-thinking, smart development guidelines in its forthcoming comprehensive plan to ensure a vision for the future that balances the unavoidable growth with protecting the natural beauty and way of life that make the county so special.

And that means acknowledging that high-density developments — which can include multifamily housing and mixed-use residential and commercial properties — in the right places could serve the Waccamaw Neck and other areas like it very well. Concentrating development in certain areas leaves more open land nearby. That means more trees, greenspace, recreation areas — and more open land to soak up floodwaters. It's also easier to provide services when development is clustered.

At first blush, it would be reasonable to wonder about increased traffic due to more people in a smaller area. But locating this type of population density in highly traveled corridors actually reduces traffic on the roads because more people are in walking distance to grocery stores, restaurants, schools, social venues and workplaces. And for the times when folks do need to go farther afield, public transportation can run more regularly and be a more appealing option. Overall, these types of developments tend to use less land in already-developed areas, and encourage transportation options that don't increase traffic congestion, resulting in cleaner air from less vehicle emissions.

Taking a density approach should also, over time, save all South Carolinians money on transportation infrastructure. When we can take some of the burden off our very expensive road system and avoid the need to add more roads to that system, we're in turn avoiding the costs that go along with that — costs that all South Carolinians pay.

This approach also helps us reduce the impacts we're having on our environment that contribute to climate change. Every year we see more heat waves, strong storms and flooding that alter our landscapes and cause costly damage to homes and businesses in our communities, damage that is difficult and expensive to repair, straining South Carolina's economy. Building with density in mind can help.

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Sponsored



### **The 2023 Southeastern Wildlife Exposition Has Announced This Year's Special Events Lineup**

Approximately 40,000 people are expected to show up for the 41st edition of the Southeastern Wildlife Exposition, a celebration of art and the outdoors that has drawn crowds from near and far since 1983.

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If we can protect our communities and preserve our lands and waterways through high-density development approaches, all while managing traffic and avoiding vehicle pollution, it's an option we should pursue. I hope Georgetown County will seriously consider this in its comprehensive plan revisions. Our region is growing. Let's embrace the inevitable in smart ways that will grow our economy, spare South Carolinians the cost of expensive road infrastructure, protect our trees and lessen the pollution we're putting into the air.

**Becky Ryon** is the Coastal Conservation League's North Coast office director.

MORE INFORMATION

Editorial: Charleston leaders must push for right development in Cainhoy

Editorial: Annexation or no, protect Phillips Community from denser development

Editorial: Keep dense development away from Stono's headwaters

**DATE: January 5, 2023**  
**AGENDA ITEM: VI.E.1**

**ISSUE:**

Amend and update the Population and Housing Elements of the City of Conway 2035 Comprehensive Plan.

**BACKGROUND:**

The *Population Element* of the Comprehensive Plan includes information related to historic trends and projections; the number, size, and characteristics of households, educational levels and trends; income characteristics and trends, race; sex; age; and other information relevant to a clear understanding of how the population affects the existing situation and future potential of the area.

The *Housing Element* of the Comprehensive Plan includes an analysis of existing housing by location, type, age, condition, owner and renter occupancy, affordability, and projections of housing needs to accommodate existing and future population as identified in the population and economic elements. The housing elements requires an analysis of local regulations to determine if there are regulations that may hinder development of affordable housing. It includes an analysis of market-based incentives that may be made available to encourage the development of affordable housing. Incentives may include density bonuses, design flexibility and a streamlined permitting process.

*\*Recent text amendments may provide these market-based incentives that could be included in the Housing Element update.*

**Periodic Revision Required.** Planning Commission must review the comprehensive plan or particular elements of the comprehensive plan as often as necessary. Changes in the growth or direction of development taking place in the community dictate when a review is necessary. S.C. Code § 6-29-510(E) requires the following plan updates:

1. The Planning Commission must re-evaluate the comprehensive plan elements at least every 5 years. There is no requirement to rezone the entire city or county at one time. The land use element could be reviewed and updated in stages or by neighborhoods.
2. The comprehensive plan, including all elements of the plan, must be updated at least every 10 years. The Planning Commission must prepare and recommend a new plan and the governing body must adopt a new comprehensive plan every 10 years.

**RECOMMENDATION:**

Staff recommends that consideration of the updates to the Population and Housing Elements be *deferred until the February Planning Commission meeting* so that staff can continue to receive input from interested parties and incorporate additional information into the updates. However, staff recommends that the public hearing proceed since these were advertised for a public hearing.

2022

# Population Element Update



**Population Element Update**

City of Conway Comprehensive Plan 2035

The Population Element of the City of Conway's Comprehensive Plan includes information related to historic trends and projections; the number, size and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other information relevant to a clear understanding of how the population of Conway affects the existing situation and future potential of the area. (Comprehensive Planning Guide for Local Governments – Municipal Association of South Carolina, 2014). Population is one of the single biggest factors in determining housing, economic development, tax bases, schools, infrastructure needs, and parks and recreation. Although this element is intertwined with every other element of the Comprehensive Plan, it is the most subject to change and the least subject to control. As such, it is the first element of the City's efforts to plan for the future.

### **HISTORIC TRENDS, CURRENT ESTIMATES AND PROJECTIONS**

The City of Conway was founded as the village of Kingston in 1732. The earliest population statistics start in Conway in 1890. The population in 1890 was 677. Fifty years later, the population had grown to 5,066, a fifty-year increase of nearly 750%. From 1940 to 1990, the population grew from 5,066 to 9,819, an increase of nearly 200%. From 1990 to 2010, the population grew again, this time from 9,819 to 17,103, an increase of 175% in just a twenty-year span.

Table 1, illustrates the population totals from 1890 to 2014 according to the US Census Bureau and a variety of historical population statistic sources.

Table 1: Conway Population Totals 1890-2014 **2022**

YEAR	POPULATION	% INCREASE/DECREASE
1890	677*	
1900	705*	4.1
1910	1228*	74.2
1920	1969*	60.3
1930	3011*	52.9
1940	5,066*	68.2
1950	6073**	19.9
1960	8563**	41
1970	8151**	-4.8
1980	10240**	25.6
1990	9819**	-4.1
2000	11788**	20.1
2010	17103**	45.1
2014+	20,175***	18
<b>2020</b>	<b>24,849</b>	<b>45</b>
<b>2022</b>	<b>26,332****</b>	

\* Source: Community Planning Division, SC State Development Board, 1969.  
 \*\* Source: Office of Research & Statistics, SC State Budget & Control Board, 2004.  
 \*\*\* Source: Annual Estimates of Resident Population, American Community Survey, US Census Bureau, 2015; US Census Bureau, 2020.  
 + 2014 Estimate  
 \*\*\*\* ConwaySCNow

## CONWAY – BY THE NUMBERS

### Geographic Location (City Hall)

33.83502757021566, -79.04609234919171

Acres in City Limits - **14,916.89 (23.31 square miles)**

Number of Tax Parcels (Properties) – **10,837**

Miles of Roadways – **231.58**

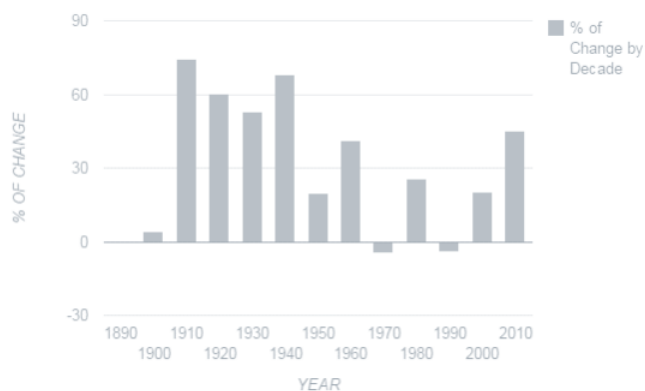
Households – **8,247**

Number of Public Schools – **8**

**Population: 24,849**

Source: Census.gov

The graph below shows the percentage of population change since 1890 by decade, through 2010.



Conway saw rapid and constant population growth throughout most of the last century. Only two decades saw a decrease in population, between 1960 and 1970 and between 1980 and 1990.

Table 2 illustrates the population trends between the State of South Carolina and Horry County during the same time periods. The slowest growth period for the City of Conway, Horry County and South Carolina during the last 60 years was the 1960s, with Conway losing 4.8 percent of its population, Horry County growing by only 2.5 percent and the state only growing by 8.7 percent.

Table 2: Population Comparison City/County/State

YEAR	POPULATION	% +/-	POPULATION	% +/-	POPULATION	% +/-
	CITY OF CONWAY		HORRY COUNTY		SOUTH CAROLINA	
1950	6073		59820		2117027	
1960	8563	41	68247	14.1	2382594	12.5
1970	8151	-4.8	69992	2.5	2590516	8.7
1980	10240	25.6	101419	44.9	3121820	20.5
1990	9819	-4.1	144053	42	3486703	11.7
2000	11788	20.1	196629	36.5	4012012	15.1
2010	17103	45.1	269291	37	4625364	15.3

Graph 1: % of Population Change by Decade

## GROWTH PROJECTIONS SINCE 1990

Change from 1990 – 2000: 40% projected / 20% actual

Change from 2000 – 2010: 33% projected / 45% actual

Change from 2010 – 2020: 23% projected / 45% actual

Average change in decennial Conway population,  
1890 – 2020:

**34%**



Between 2000 and 2010, Conway outpaced both the County and the state with a population growth of 45.1%, nearly 10% higher than Horry County. In fact, Conway's population growth exceeded that of the fastest growing county during this decade, Dorchester County who grew by 41.6%. During this same period, Conway was the seventh fastest growing City (over 10,000 population) in South Carolina behind Bluffton, Port Royal, Lexington, Summerville, Greer and Mauldin. Based upon the current 2014 population estimates, Conway is the third fastest growing city (over 10,000 population), behind only Bluffton and Fort Mill. See Table 3.

Table 3: Cities over 10,000 pop. 2014 estimates

	2010	% +/-	2014	% +/-
Bluffton	12,530	882.75	15199	17.6
Port Royal	10678	170.33	11870	10
Lexington	17870	82.48	19893	10.2
Summerville	43392	56.36	46974	7.6
Greer	25515	51.49	27676	7.8
Mauldin	22889	50.35	24823	7.8
Conway	17103	45.09	20175	15.2
Mount Pleasant	67843	42.5	77796	12.8
Fort Mill	10811	42.49	13087	17.4
Hanahan	17997	39.11	19865	9.4
Rock Hill	66154	32.93	69967	5.4

Source: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2014 U.S. Census Bureau, Population Division

Table 4 illustrates the growth estimates from 2010 through 2014 comparing the City of Conway, Horry County, South Carolina and the United States. Conway far exceeds the population growth percentages of the other three.

Table 4: 2014 Population Estimates Comparison

	2010	2014	% +/-
Conway	17103	20175	15.2
Horry County	269291	298832	9.9
South Carolina	4625364	4832482	4.3
United States	308745538	318857056	3.2

Source: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2014 U.S. Census Bureau, Population Division

The U.S. Census Bureau projects that South Carolina will increase by 28.3% in population by 2030, from 4,012,012 to 5,148,569. This would make South Carolina the 19<sup>th</sup> fastest growing state by population. Long range estimates predict that Conway will continue to grow at similar, if not higher rates. The Waccamaw Regional Council of Governments has projected that the eastern half of Conway, some of which is not currently in the City Limits of Conway will increase by as much as 55% by 2040. A map showing the Census Tracts is attached to this Element in Appendix A.

Table 5: Horry County Population Projections

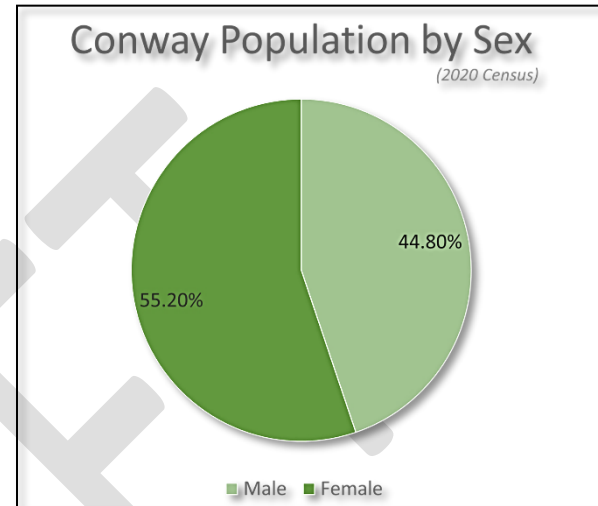
Census County Division	2015	2020	2025	2030	2035	2040
Avon	10,241.00	10,475.00	10,760.00	11,067.00	11,302.00	11,456.00
Conway	41,244.00	42,905.00	44,736.00	46,631.00	48,526.00	50,421.00
Conway East	79,266.00	92,715.00	106,025.00	119,113.00	132,135.00	145,158.00
Floyds Crossroads	5,212.00	5,130.00	5,063.00	5,006.00	4,978.00	4,969.00
Little River	35,977.00	38,352.00	40,834.00	43,340.00	45,853.00	48,366.00
Longs	6,897.00	7,171.00	7,475.00	7,789.00	8,106.00	8,422.00
Loris	16,315.00	16,815.00	17,389.00	17,994.00	18,602.00	19,211.00
Myrtle Beach	101,444.00	108,333.00	115,514.00	122,757.00	130,012.00	137,267.00
Total	294,596.00	319,896.00	345,796.00	371,697.00	397,514.00	423,270.00

Source: Waccamaw Regional Council of Governments

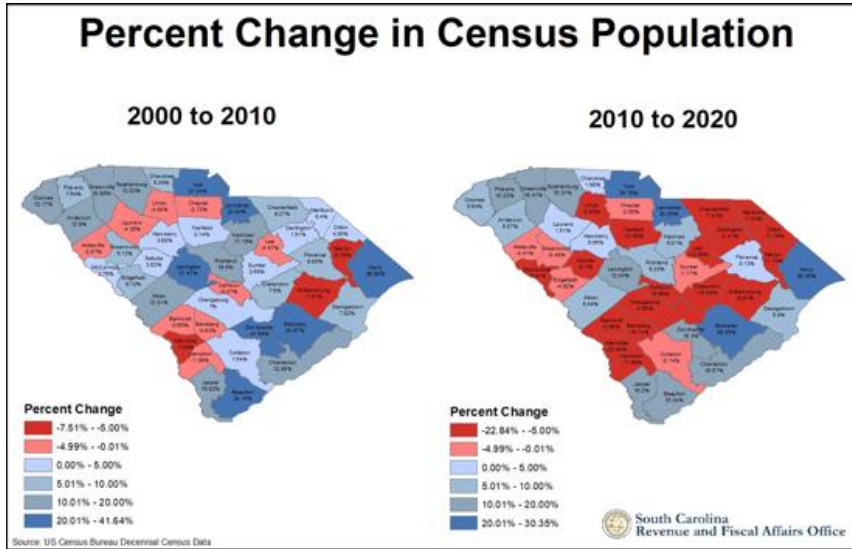
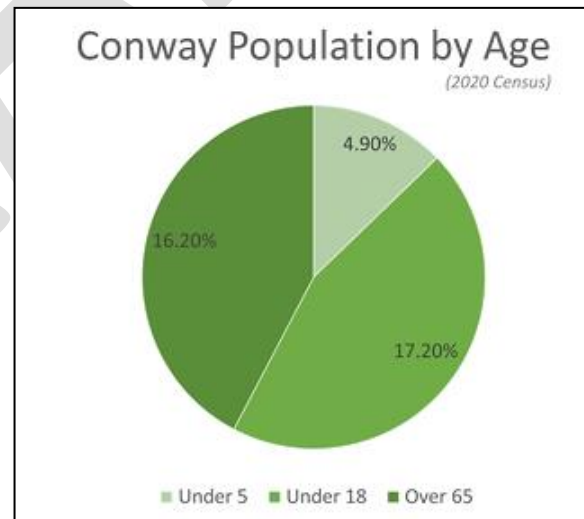
Assuming even more conservative projection estimates using similar data from previous decades, Conway is poised to continue its growth. Graph 2 illustrates the population growth of Conway using a 25% growth rate for each decade, resulting in a population projection of nearly 42,000 people by 2050.

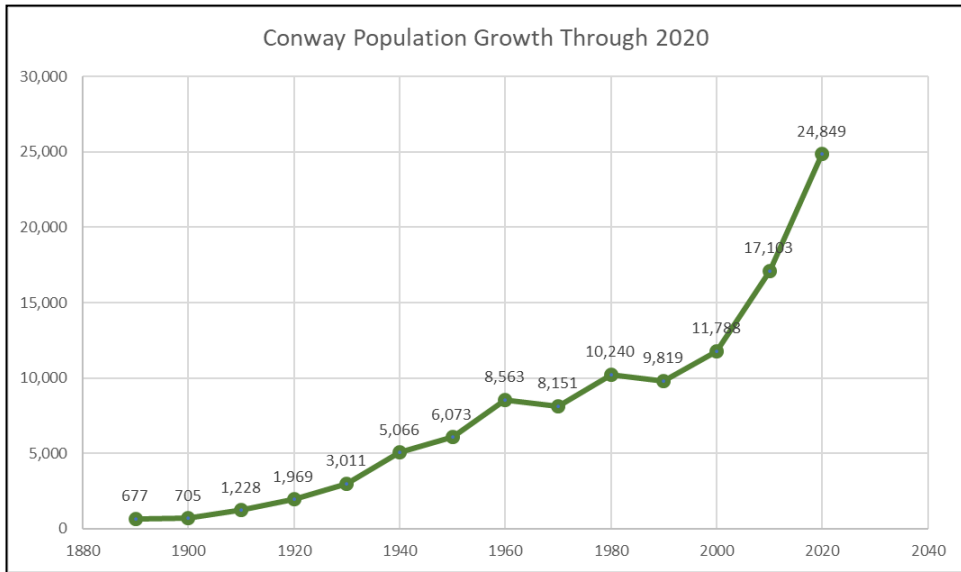
Future projections using the average growth rate place Conway's population at 33,546 by 2030 and 39,417 by 2035.

### Conway's Population by Sex (2020 Census)



### Conway's Population by Age (2020 Census)

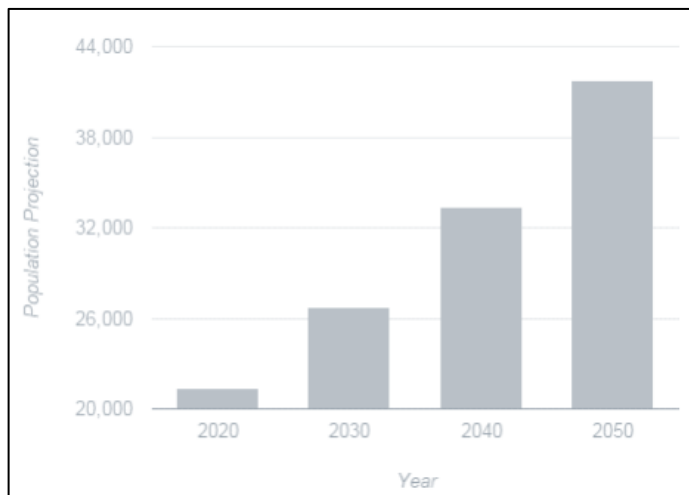




**Main Street, Conway in the 1920's, 50's and 70's**

The City of Conway Planning and GIS staff have developed a matrix to help better measure the current population of the City using a combination of residential water meters, owner occupied tax records and a physical count of students at Coastal Carolina student housing facilities. The total population count using this modelling exercise is 25,758. This count is considerably higher than the current US Census figures, but better accounts for actual residential growth and the student population. A population density map showing all population density hotspots is attached to this element as Appendix B.

Graph 2: Population Projections using 25% growth rate



Source:

### **NUMBER, SIZE AND CHARACTERISTICS OF HOUSEHOLDS**

The size and characteristics of a household is important for a variety of reasons. Perhaps most importantly, it helps to understand the density of a community. Typically, the denser a community, the less infrastructure needed to support that community. The less dense, or more sprawling, the more infrastructure needed, including roads, sidewalks, public facilities, and drainage systems. Household size is not the only factor in determining density, certainly, but it is a major contributor. Declining household sizes require more homes per capita to accommodate the same number of people.

In 2010, a total of 6,221 households were counted during the decennial Census. Of these, 3,702 were considered "Family" Households, defined as having at least one member of the household related to the householder by birth, marriage, or adoption. The remaining 2,027 households were considered "Non-family" Households, defined as people living alone and people living with others not related to them by birth, marriage or adoption.

Table 6 details the number of persons per household during the 2010 Census. The average household size in Conway was 2.49 persons per household. The average family size was 2.96 persons. By comparison, the average household size for Horry County in the same Census was 2.37 and family size was 2.84. South Carolina's average household size was 2.49 and family size was 3.01. The United States average household size was 2.58 and family size was 3.14.

Table 6: City of Conway Household Size

	Number	Percent
1-Person Household	1,636	26.3
2-Person Household	2,050	33
3-Person Household	1,149	18.5
4-Person Household	902	14.5
5-Person Household	309	5
6-Person Household	116	1.9
7-Person Household	59	0.9
	6,221	100

Source: U.S. Census Bureau, 2010 Census.

The average household size in Conway is shown in Table 7 for the census years 1970, 1980, 1990, 2000, and 2010. The size has consistently decreased from 3.42 persons per household in 1970 to 2.49 persons per household in 2010. This Table also shows the persons per household averages for Horry County, South Carolina and the United States.

Table 7: Average Household Size

Average Household Size (in Persons)					
	1970	1980	1990	2000	2010
Conway	3.42	3	2.6	2.52	2.49
Horry County	3.4	2.9	2.58	2.37	2.37
South Carolina	3.52	3.03	2.7	2.53	2.49
United States	3.14	2.81	2.6	2.59	2.58

Source: U.S. Census Bureau, 1970 - 2010.

Table 8 details the numbers of total families, married couples, and single heads of families with and without children for 1980 through 2010. Although the number of married couples dropped between 1980 and 1990, it has steadily risen since. As has the number of unmarried mothers.

Table 8: Family demographics

	1980	1990	2000	2010
Total	3438	3661	4259	6221
Family	2736	2715	2943	3702
Married Couple	2055	1762	1800	2236
With Children	1108	781	750	867
Without Children	947	981	1050	1369
Female, No Husband	610	840	993	1237
With Children	369	515	584	826
Without Children	241	325	409	411
Non-Family	702	946	1316	2519

Source: U.S. Census Bureau, 1980 - 2010.

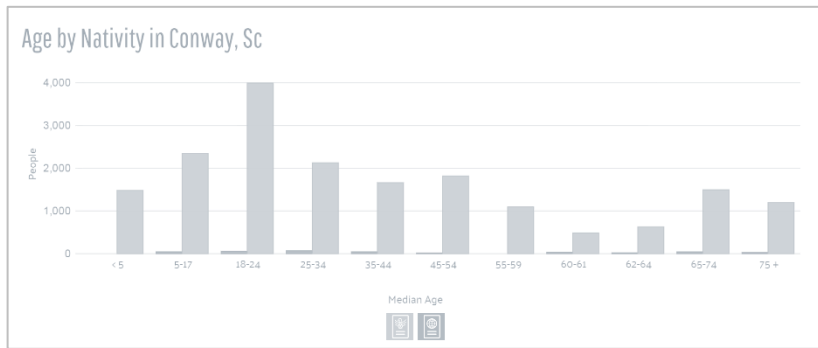
### **AGE**

The median age of the residents of Conway is 30.8, with native, American born residents having a median age of 30.5 and foreign born residents having a median age of 36.4. Graph 3 illustrates the breakdown of median ages within the City.

According to ConwaySCNow (2022), the median age in the City of Conway is 33.63.

A third of Conway's population are either school age (under 18) or retirement age (over 65).

Graph 3: Age by Nativity



Source: Dataset: 2014 American Community Survey, US Census Bureau (graphic by Data USA)

By comparison, the median age of Horry County is 43.5, the median age of South Carolina is 38.8 and the national median age is 37.7. The population of the City of Conway is far younger than that of the county, state and nation.

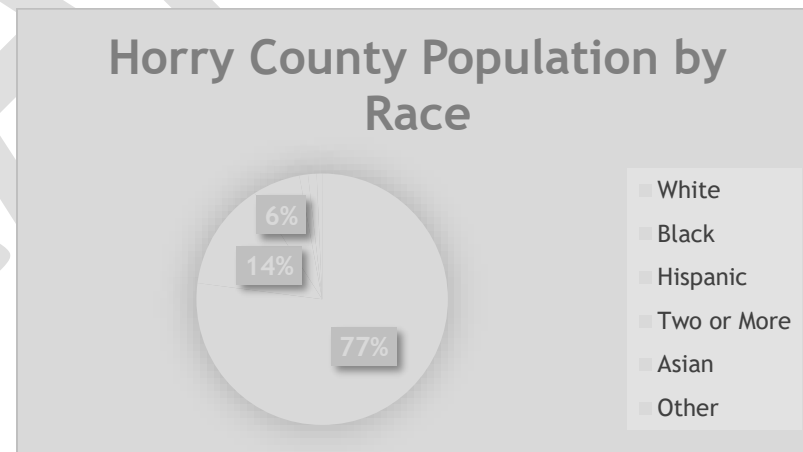
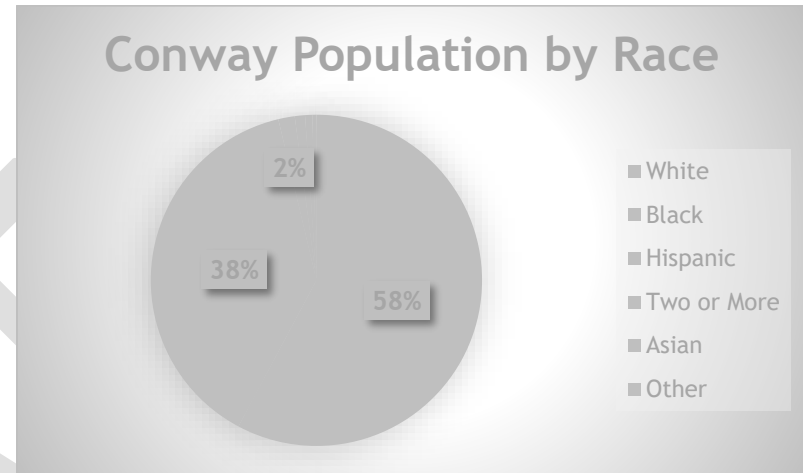
**RACE**

According to the US Census Bureau in their American Community Survey from 2014, 57.8% of the City of Conway is White, 38.5% is Black, 1.6% is Hispanic, 1% is two or more racial backgrounds, .7% is Asian, and .4% is of other racial heritage.

Horry County's predominant racial makeup is 76.9% White, 13.9% Black, 6.1% Hispanic, 1.1% two or more races, 1.1% Asian, and .7% other. The State of South Carolina's racial breakdown is 63.8% White, 27.1% Black, 5.3% Hispanic, 1.9% two or more races, 1.4% Asian, and .5% other. The National breakdown is 61.9% White, 12.3% Black, 17.3% Hispanic, 2.2% two or more races, 5.2% Asian, and 1.1% other. Graph 4

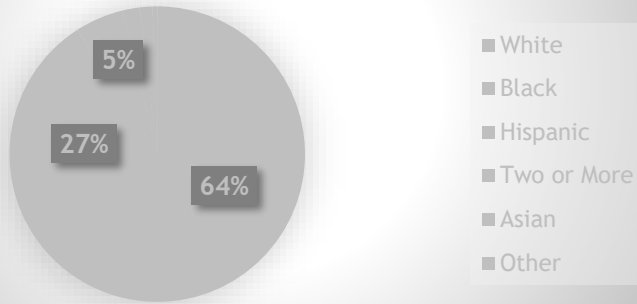
illustrates the differences between each geographic area in terms of racial makeup.

Graph 4 - Population by Race Comparisons

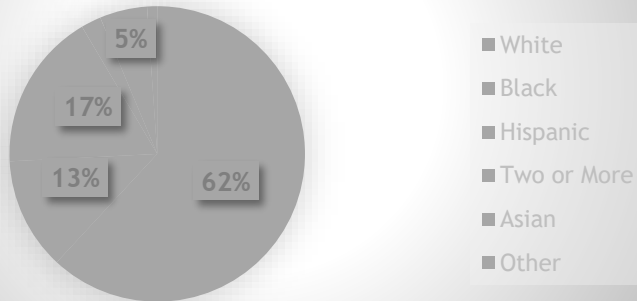


Source: 2014 American Community Survey, US Census Bureau

## South Carolina Population by Race



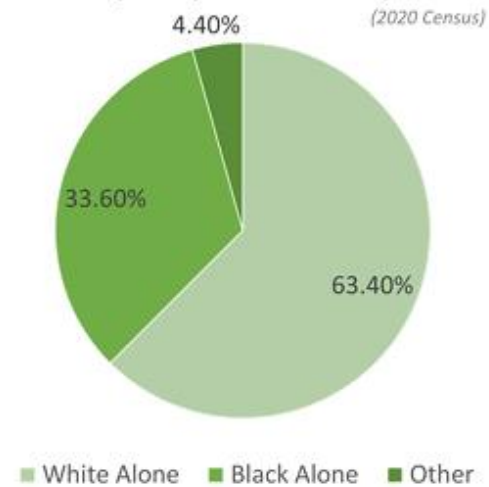
## The United States Population by Race



Source: 2014 American Community Survey, US Census Bureau

## Conway Population by Race (2020 Census)

### Conway Population by Race



The largest ethnic groups in Conway are White (non-Hispanic), Black or African American (non-Hispanic), White (Hispanic), Two+ (non-Hispanic) and Asian (non-Hispanic). According to Data USA, 99.3% of Conway's residents are U.S. Citizens.

## EDUCATION

The education of the citizenry of any community is perhaps the most important indicator of a healthy city. Education fuels economic development, scientific advancement, entrepreneurship, retention of talent, and vibrancy. Comparing the educational statistics of the City of Conway enables the ability to track improvements from time prior to time period, ideally tracking the successes of the City.

Table 9 displays the total number of Conway residents enrolled in school of any level. This table shows the growth of enrolled students from 2000 through 2014 and is illustrative both of an increasing population and increasing education levels.

Table 9: Population Enrolled in School

Population 3 Years and Older Enrolled in School	
2000	3767
2010	4890
2014	5872

Source: US Census Bureau

Table 10 shows the percentages of high school graduates and college graduates from 2000 through 2014. The number of high school graduates has improved by nearly 8% over a 14-year period. The decrease in the percentage of residents with college degrees could be a direct result of the increasing population of currently enrolled college students at Horry Georgetown Technical College and Coastal Carolina University.

Table 10: Educational Attainment

Educational Attainment			
High School or Higher		Bachelor's Degree or Higher	
2000	76.90%	2000	20.40%
2010	84.20%	2010	24.90%
2014	84.40%	2014	23.70%

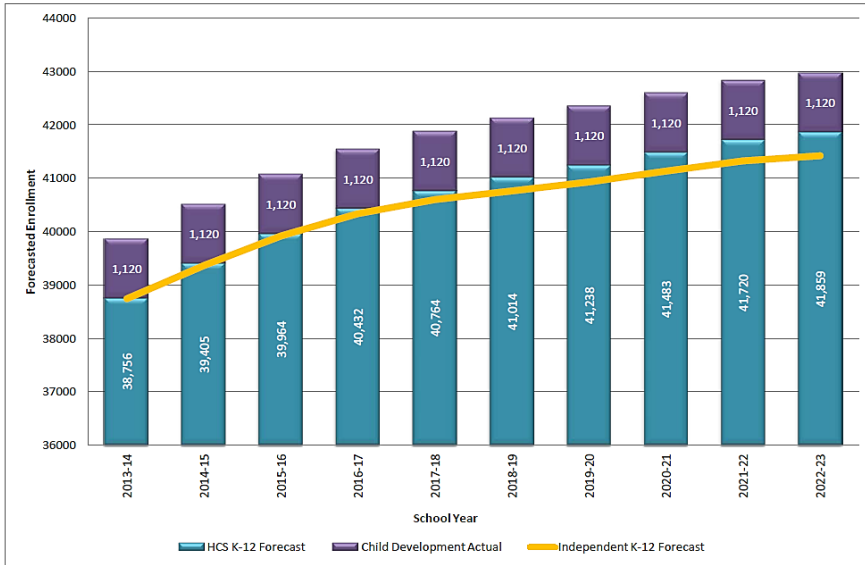
Source: US Census Bureau

The student population of Conway, as of 2020, consists of 6,651 males and 9,876 female students. The number of degrees awarded in 2020 from universities in Conway was 3,873. Top majors included Liberal Arts and Studies, General Business Administration & Management, and Registered Nursing (Data USA).

The most common educational levels obtained by the working population in 2020 were high school or equivalent (1.19M), some college (911K) and Bachelors Degree (677K).

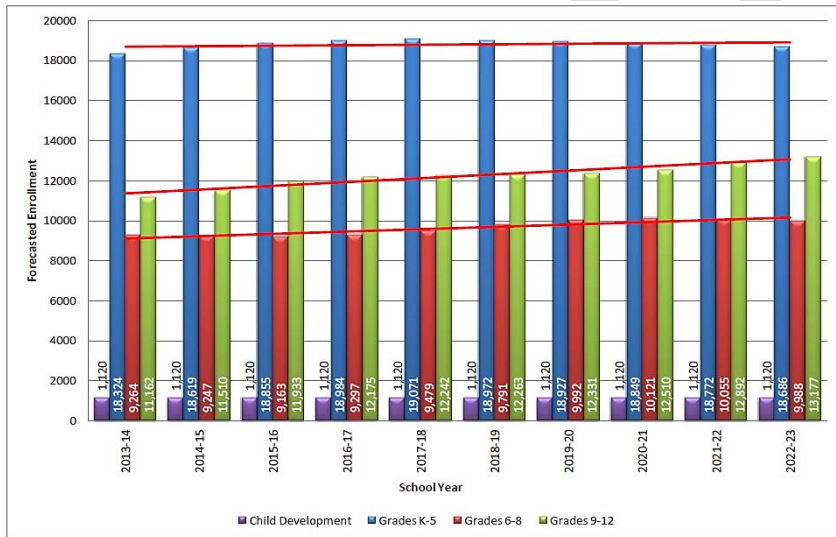


## Horry County Schools (HCS) Enrollment Forecast 2013-2022



Source: Horry County Schools.

## HCS Enrollment Forecast by Group 2013-2022



Source: Horry County Schools

HCS has recommended in previous enrollment and capacity summaries that further study is needed in order to understand the needs of the district. An analysis of each facility and its capacity for current and future enrollments will be necessary (HCS).

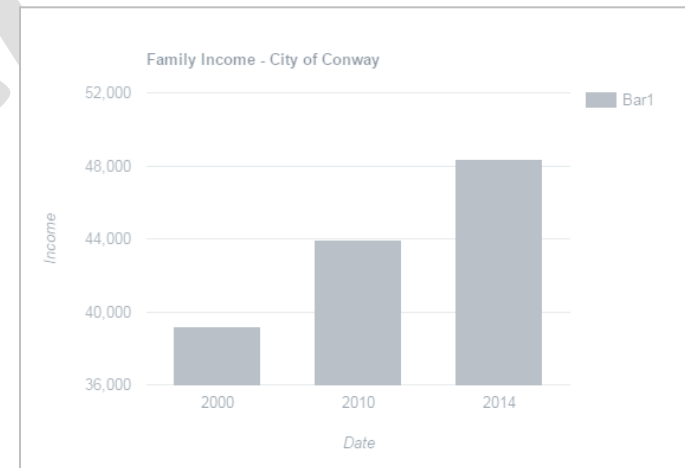
## INCOME

The income of a community can determine its desirability for investment, relocation and retention. It is essential that any community grows the base income levels and does not stay on par with the State and Federal averages.

### Family Income

Family income is the income of all members 15 years old and over in a family, summed and treated as a single unit. The current estimate of Median Family Income for the City of Conway is \$48,336. Since the year 2000, this number has risen steadily as shown in Graph 5.

Graph 5 Family Income



Source: US Census Bureau

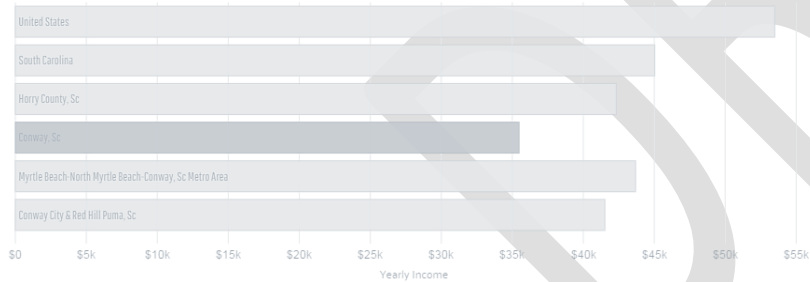
## Household Income

Household income includes the income of the householders and all person 15 years old and over in the household, whether related to the householder or not. Since many households consist of one person, average income is usually less than average family income.

According to the US Census Bureau's American Community Survey, the Median Household Income of Conway is \$35,479. This is an increase of \$3,324, or an increase of approximately 10% from 2000's \$32,155 Median Household Income. Despite the growth in this statistic, Conway lags behind the County, the State and Federal averages for Median Household Income as illustrated in Graph 6.

The Median Household Income of Conway in 2020 was \$42,840 (Census.gov).

Graph 6: Median Household Income Comparison



Source: US Census Bureau (graphic by Data USA)

## Per Capita Income

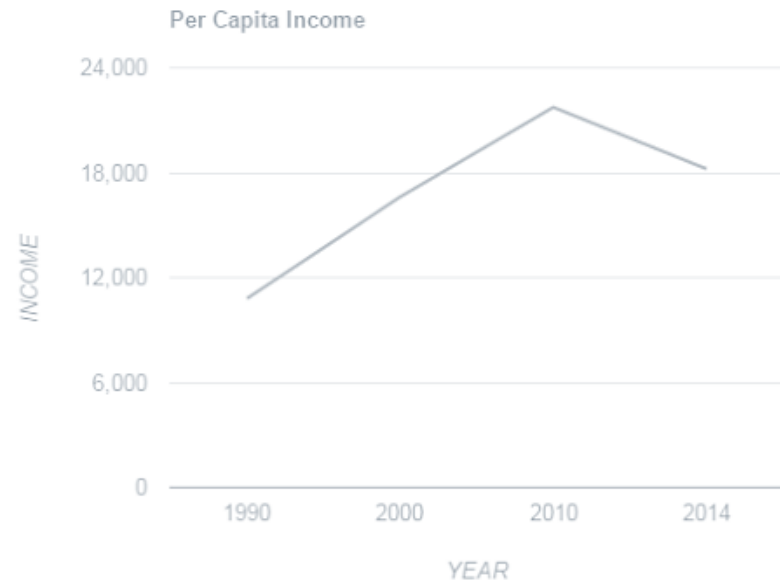
Per capita is the average income computed for every man, woman, and child in a particular group. The Census Bureau derives per capita income by dividing the total income of a

particular group by the total populations in that group (excluding or inmates in institutional quarters).

The Per Capita income of Conway in 2000 was \$16,611. This number rose to \$21,740 in 2010 but fell again to \$18,215 in 2014.

The Per Capita Income of Conway in 2014 was \$18,215. In 2020, the Per Capita income had rose to \$22,254 (Census.gov).

Graph 7: Per Capita Income



Source: US Census Bureau

## Poverty Status

The US Census Bureau determines the poverty line by comparing pre-tax income to three times the cost of a minimum food diet, known as the Ratio of Income to Poverty

(first used in 1963, but updated annually for inflation). The poverty level is determined both at the family level and individual level. In 2014, the Poverty threshold line was set at \$12,071 for one person, \$12,316 for those under 65, \$11,354 for those over 65.

Using a set of money income thresholds that vary by size and composition to determine who classifies as living in poverty, if a family's income is less than the family's threshold than that family and every individual in it is considered to be living in poverty (Data USA / Census Bureau; ACS 5-yr estimate).

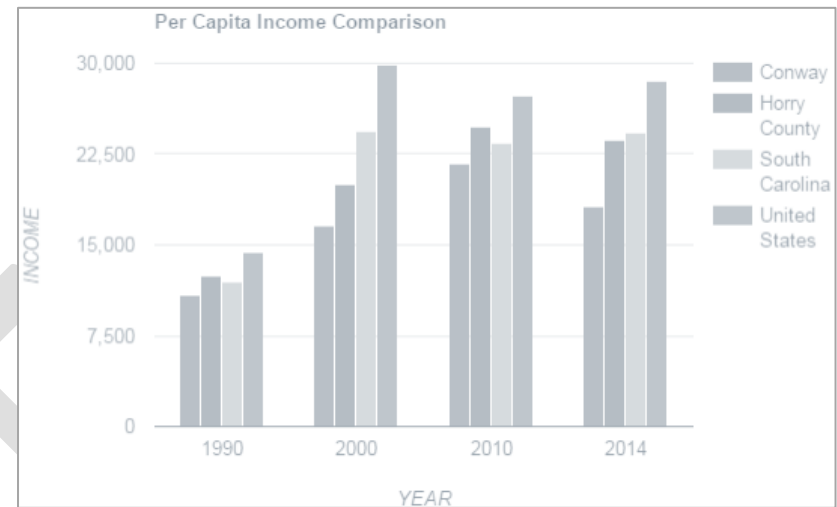
51.5% of children under the age of 18 live below the poverty level. Horry County's rate of poverty is 30.5%. South Carolina's rate is 26.9%, while the rate for the entire United States is 21.9%. The total percentage of the City living below the poverty line is 33.8%, an increase from 20.2% in 2000. A comparison of Poverty rates follows in Graph 11.

The percentage of persons living in poverty in Conway, as of the 2020 Census, is 18.6% (Census.gov); a number that is higher than the national average of 12.8%. Females ages 25-34 are the largest demographic living in poverty, followed by Females ages 45-54, then Females 55-64 (Data USA).

**INCOME COMPARISON**

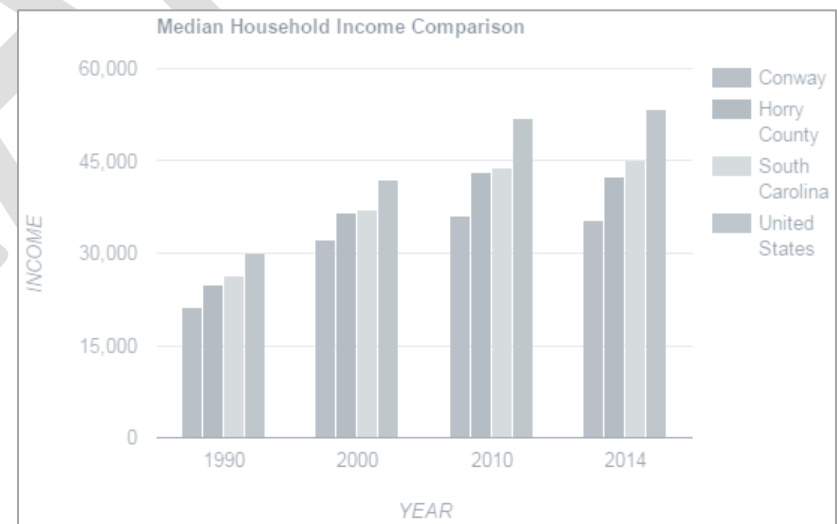
Income comparisons show Conway lagging in per capita, median household and median family income levels behind Horry County, South Carolina, and the United States.

Graph 8: Per Capita Income Comparison



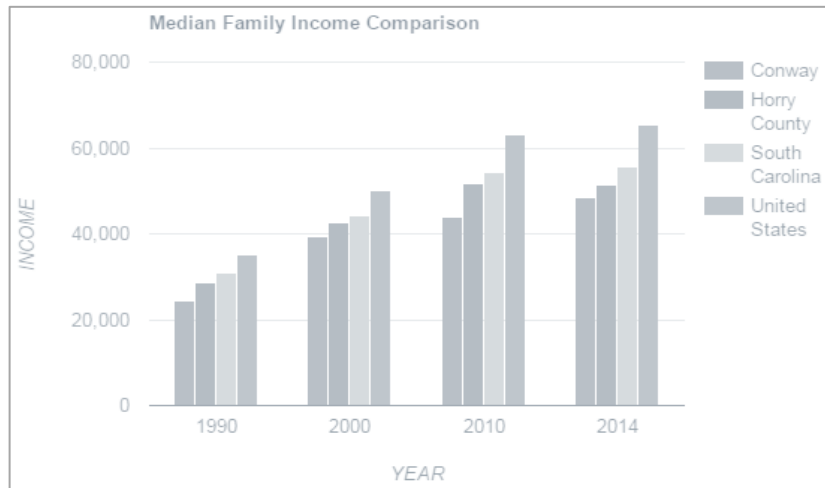
Source: US Census Bureau

Graph 9: Median Household Income Comparison



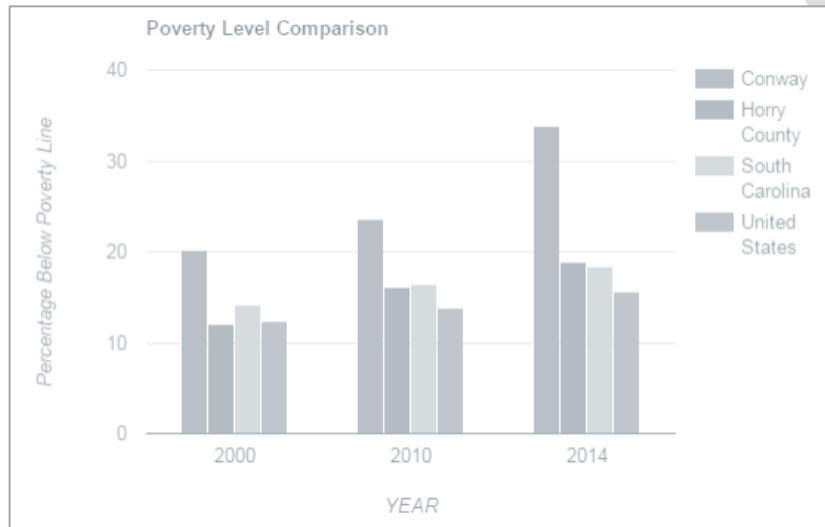
Source: US Census Bureau

Graph 10: Median Family Income Comparison



Source: US Census Bureau

Graph 11: Poverty Level Comparison



Source: US Census Bureau

### Health Care

87.8% of Conway's population has health coverage. 40.1% are on employee plans, 21.3% on Medicaid, 11.3% on Medicare, 13.6% on non-group plans, and 1.44% on military or VA plans (Data USA). 12.2% of Conway's population is uninsured.

Health Care costs, per capita was \$7,311 in 2014.

### Population Element – Public Drop-In 9-13-2022

Participation in the public drop-in was low. However, from those who did attend, important information was collected from the respondents of the questionnaire that was asked to be completed. Below are the questions included in the questionnaire along with responses:

Q: What do you like most about Conway's Population?

- Would be nice to keep Conway a small home town.
- What I admire the most about Conway's population is the resiliency in overcoming difficulties and changes throughout time, and the tenacity they have in maintaining their hometown identity.

Q: What are your biggest concerns about Conway's population?

- The increasing use of cars with options of walkability being scarce. I do not think that over-population is a problem as much as zoning and tax revenue for the city.
- Growing too fast – infrastructure, schools, shopping – not keeping up with growth of population.
- The percentage of the population living in poverty as well as the unemployment rate. How can we create more opportunities for this population to rise up and sustain themselves?

Q: What else would you like to tell us?

- I think a bigger emphasis on mixed-use development would be great; not only for residents, but for the financial health of the city government as well. I'm generally concerned when I see new residential / commercial developments that are separated from each other, as they never generate much tax revenue as mixed-use developments.
- Need to keep the population in Conway to spend their money here, not at the beach. Schools need to keep improving. Church Street (Hwy 501) needs cleaning. Fourth Ave streets need to be fixed.
- Thank you for providing the public an opportunity to speak up and voice their opinions and concerns on the future of their city and providing more than enough information for them to make informed suggestions towards these concerns.
- Controlled growth is necessary.

## **SUMMARY OF FINDINGS**

Unprecedented growth continues to take place in Horry County and Conway. Conway is nearing the top 20 largest cities in South Carolina (21<sup>st</sup> as of 2014 American Community Survey) and its growth will continue as residential development is rapidly taking place through development of raw land, redevelopment of existing lots and annexation into the City.

The racial mix in Conway is predominately White and African American. Hispanic populations are a distant third, however according to the South Carolina Office of Research and Statistics, this is likely an undercounted population. Conway has a more equally mixed racial makeup than both Horry County and the State of South Carolina, however the diversity in racial ethnicities other than White or Black is lower than the County, State or Nation.

Conway is lagging behind Horry County, the state of South Carolina, and the United States in income categories (per capita, household and family). Poverty is a concern for many residents but mostly affects children under 18 years of age. This could be due in part to the growing number of single female households with children.

As the City continues to grow, the diversity, income, age and education level of its population will undoubtedly change with that growth. Monitoring and adapting to this change will be vital to the health and prosperity of the City.

## **Goal**

The city of Conway of Conway seeks to address the needs of a growing and diverse population in order to maintain a high quality of life for its citizens and future citizens.

Objective: In order to effectively provide services to Conway's citizens and maintain current population data and mapping, the City will participate in all census workshops and other census activities locally and regionally, including the 2020 Census.

Strategies: Explore the options for County-wide participation / cooperation in the Local Update of Census Addresses (LUCA Program)

Strategies: Develop a cooperative effort with Horry County and the other municipalities for Census 2020 to promote to the public the filling out of the census forms, emphasizing its importance in receiving federal and other state fund and usefulness in a variety of planning efforts

Update the population elements as new information is available for a variety of sources – U.S. Census Bureau, South Carolina Office of Statistics and Research and others.

Monitor the Census Bureau's proposed changes that may affect Conway and Horry County and respond accordingly.

Keep current GIS mapping of population counts and projections and changes to the census division boundaries as needed.

**GIS Maps to add to Appendix** (print out maps for PC):

2020 Census Blocks by Population with 2020 Census Tracts

Conway City Limits 2016 VS Current (2022)

**Add:**

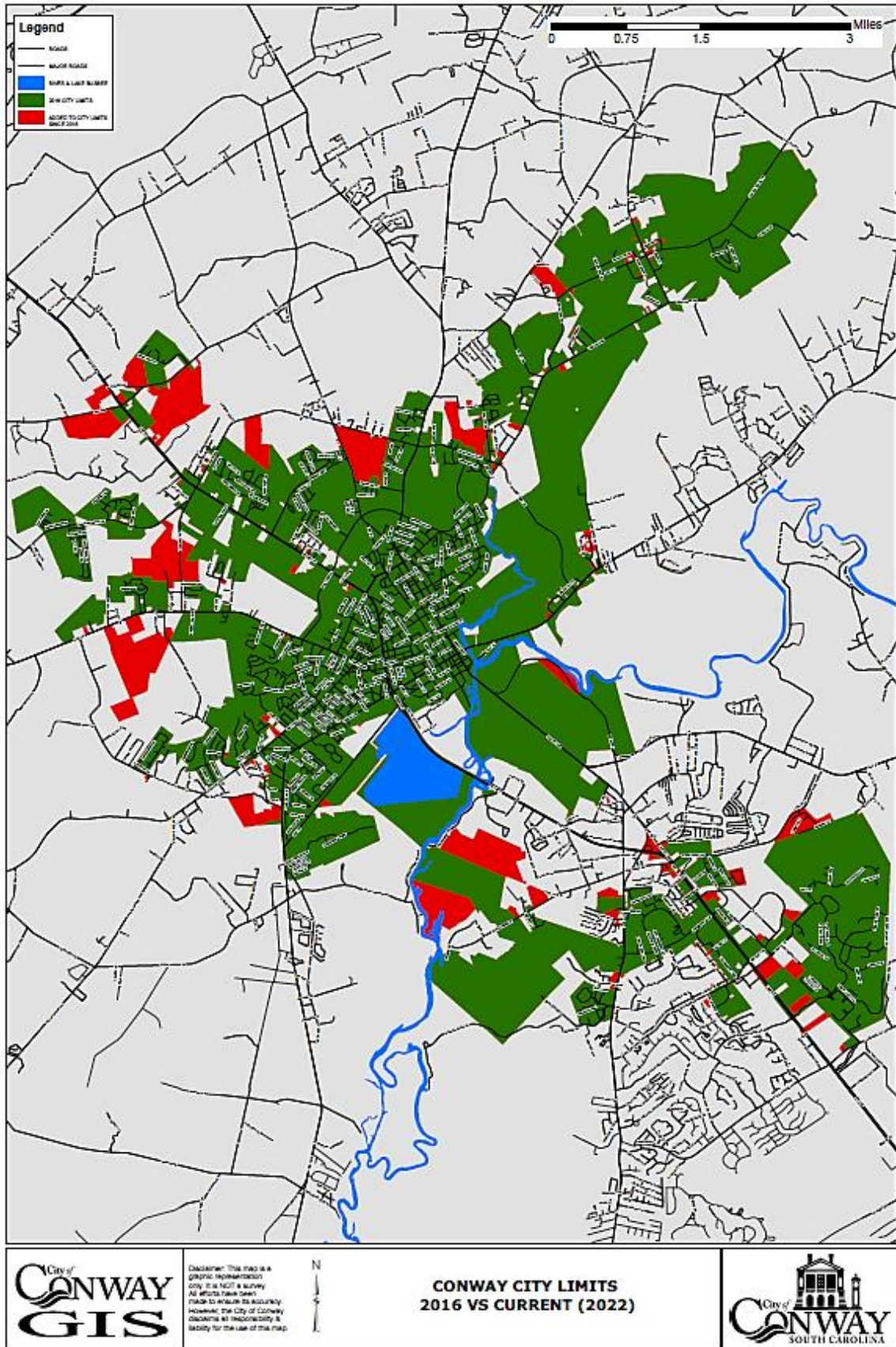
Appendices

Sources / Credits

DRAFT

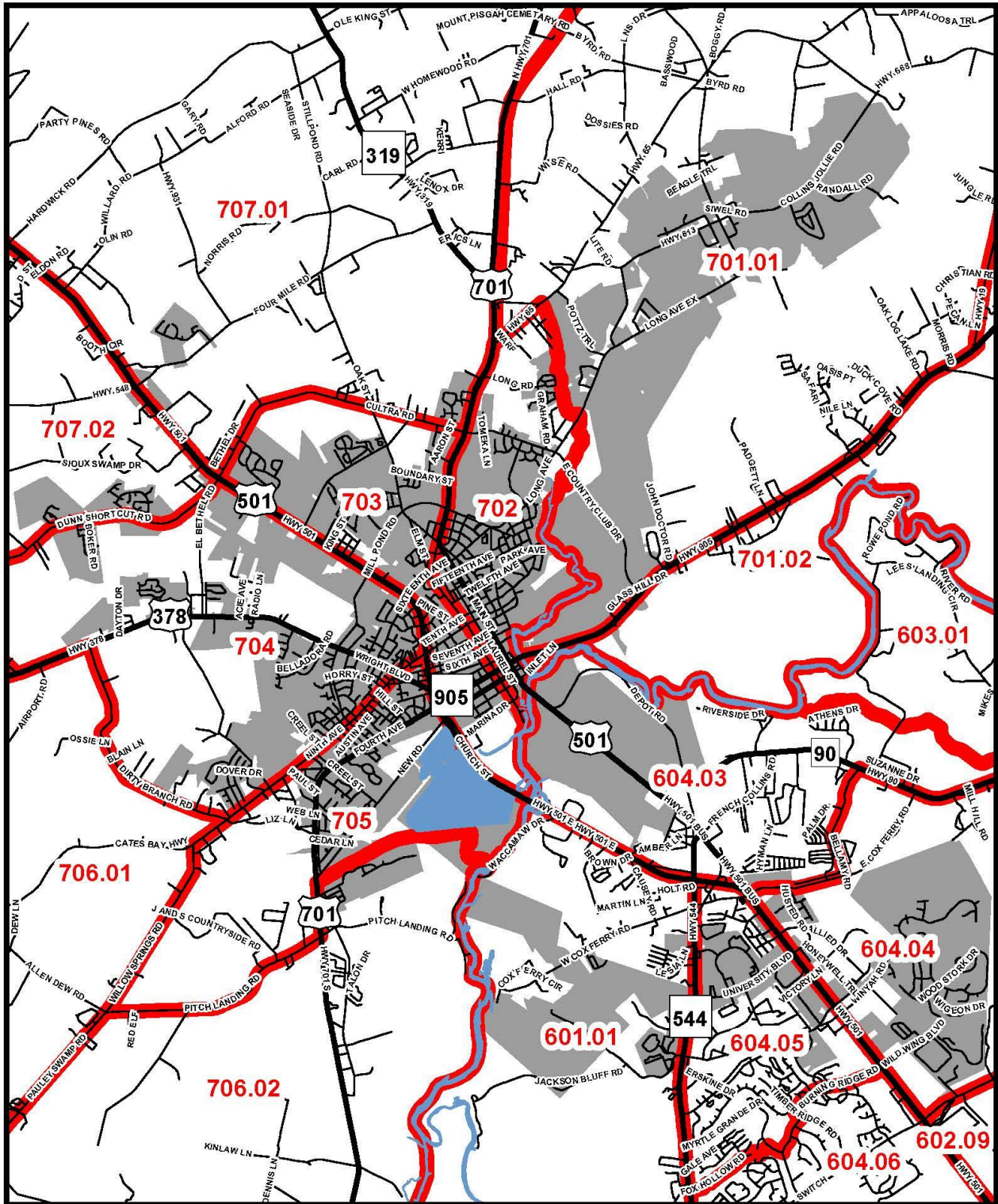
# POPULATION ELEMENT - APPENDIX A

## 2016 vs. 2022 Growth





POPULATION ELEMENT - APPENDIX A



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.

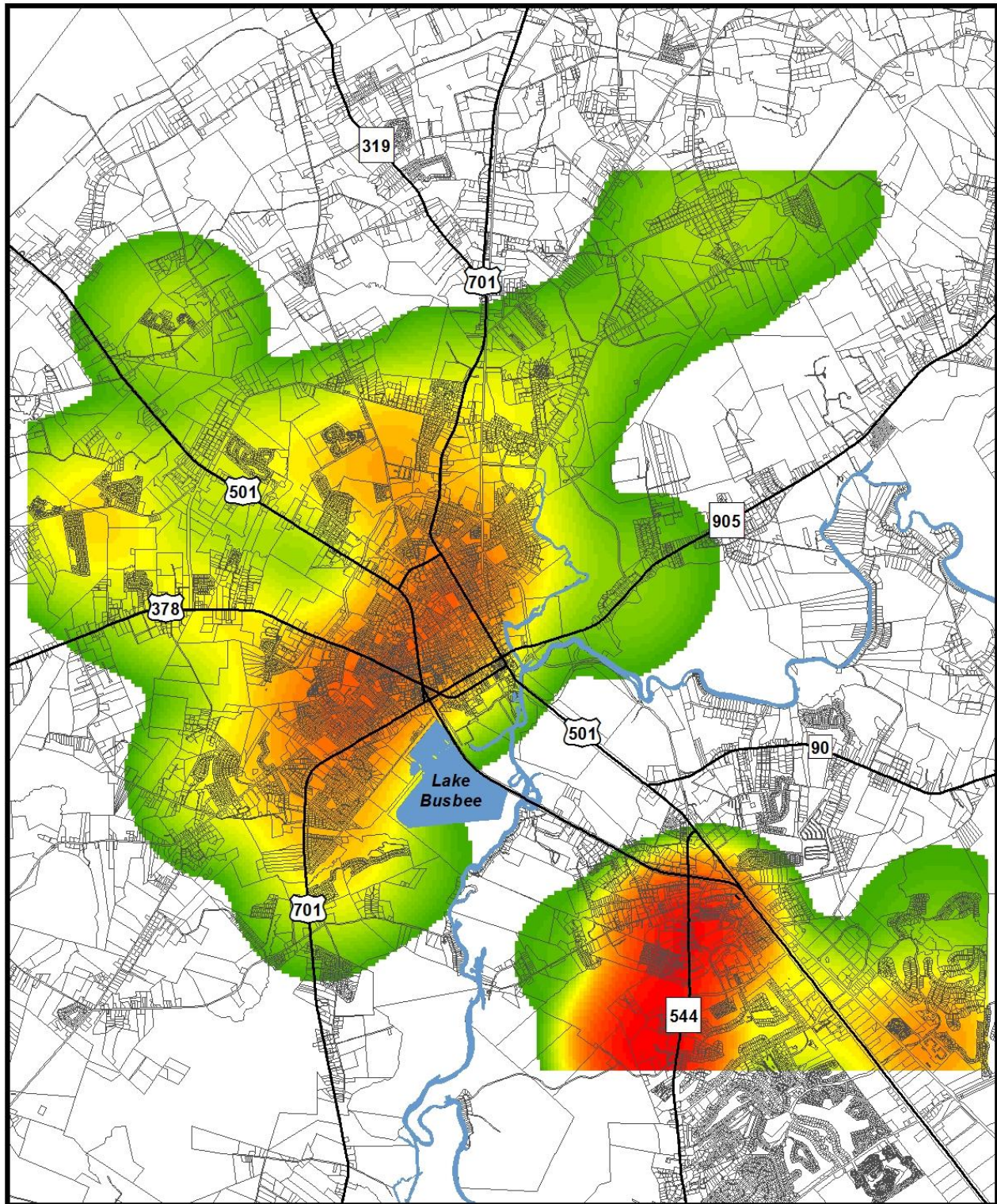


2010 US Census Tracts  
City of Conway Area



POPULATION ELEMENT - APPENDIX A

POPULATION ELEMENT - APPENDIX B



Disclaimer: This map is a graphic representation only. It is NOT a survey. All errors have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



**Population Density Map  
City of Conway Area**



*2022 UPDATE*

# Housing Element



2035 Comprehensive Plan  
Housing Element Update – to include 2020 US  
Census statistics and other relevant info

The Housing Element of the City of Conway's Comprehensive Plan includes an analysis of existing housing by location, type, age, condition, owner and renter occupancy, affordability, and projections of housing needs to accommodate existing and future population as identified in the Population and Economic Development elements. **The Housing Element requires an analysis of local regulations to determine if there are regulations that may hinder development of affordable housing. It includes an analysis of market-based incentives that may be made available to encourage the development of affordable housing. Incentives may include density bonuses, design flexibility, and a streamlined permitting process.**

The City of Conway has a very diverse stock of housing options including century-old historic homes, apartment communities, student housing, assisted living and nursing homes, and new housing stock at a variety of price points. This wealth of housing choice accommodates all ages and income levels.

**Housing Inventory and Trends**

Older neighborhoods have remained stable for the majority of areas in Conway. During the housing crises and recession that followed, housing prices in these neighborhoods were affected, but not as much as newer neighborhoods were. Prior to the recession, multiple subdivisions along the outskirts of the City were planned and approved, but remained largely unbuilt as a result of the downfall in the housing

industry. Since 2014, a major rebound has occurred and nearly all of these subdivisions are now built out.

During the fall of 2016, housing permitting reached all time high levels, without signs of a market driven decline in the future. **Map H-1** in the Appendix shows new developments in Conway. **Table H-1** shows the increase in housing units from 1970 to 2015 **2020**.

**Table H-1. Housing Units 1970-2000 2020**

	1970	1980	1990	2000	2010 *	2015 *	2020*
Single Family	2,217	2,786	2,898	3,328			
Multi-family	364	633	960	1,316			
Mobile Home	4	27	40	74			
Total	2,585	3,446	3,898	4,718	7,238	7,899	9,421

Source: U. S. Department of Commerce, Bureau of the Census | **2020 Source: Census.gov (Decennial Census)**

\* Data no longer available for individual housing types

Key in *Table H-1* is the rapid increase in total housing numbers in a short period of time. Between 1970 and 2000, the total number of housing units rose by 2,133 units. Between 2000 and 2015, this number grew by an additional 3,181 units.

**Table H-2** provides a summary of single family and multi-family units added and includes a total number after subtracting the units demolished for years 2000 through 2015. The percentage change over this time period is also shown.

**Table H-2. New Housing Units Added 2000-2016 2020 (updated 2022)**

Year	Units	New Units Single Family	New Units Multi-Family	Demolished	Total	% Change
2000	4,718	58	64	29	4,811	2.0
2001	4,811	50	78	41	4,898	1.8
2002	4,898	73	190	23	5,138	4.8
2003	5,138	91	160	24	5,365	4.4
2004	5,365	103	8	23	5,453	1.6
2005	5,453	163	215	1	5,830	6.9
2006	5,830	259	213	10	6,292	7.9
2007	6,292	91	121 <sup>1</sup>	6	6,498	3.2
2008	6,498	82	87	13	6,654	2.4
2009	6,654	83	48 <sup>2</sup>	8	6,777	1.8
2010	6,777	71	6	10	6,844	1
2011	6,844	45	120 <sup>3</sup>	8	7,001	2.2
2012	7,001	28	0	22	7,007	.09
2013	7,007	150	143 <sup>4</sup>	13	7,287	3.9
2014	7,287	193	58 <sup>5</sup>	9	7,529	3.3
2015	7,529	252	2	7	7,776	3.2
2016	7,776	380	4	8	8,152	4.5
2017	8,333					4.7
2018	8,821					5.9
2019	9,131					3.5
2020	9,421					3.3

Source: Conway Building Dept., 2017

<sup>1</sup> 108 units student housing

<sup>2</sup> 16 units student housing

<sup>3</sup> 120 units student housing

<sup>4</sup> 143 units student housing

<sup>5</sup> 58 units student housing

Source: U.S. Census / American Community Survey

More single-family homes were permitted in 2016 than in any year since the housing crisis began in the mid-2000s. In fact,

121 more single family homes were permitted in 2016 than in 2006, the former peak of the single-family market. This represents an increase in nearly 32% in 2016 in yearly comparisons over the former peak and a 4.5% increase since 2015 in overall housing units.

The rapid growth of Coastal Carolina University and Horry Georgetown Technical College has also led to an increased demand for student housing. While this is classified as multi-family housing, it has a distinctly different impact on the surrounding areas. As CCU and HGTC continue to expand and improve their educational opportunities, their enrollment also continues to grow, causing more demand for this type of housing.

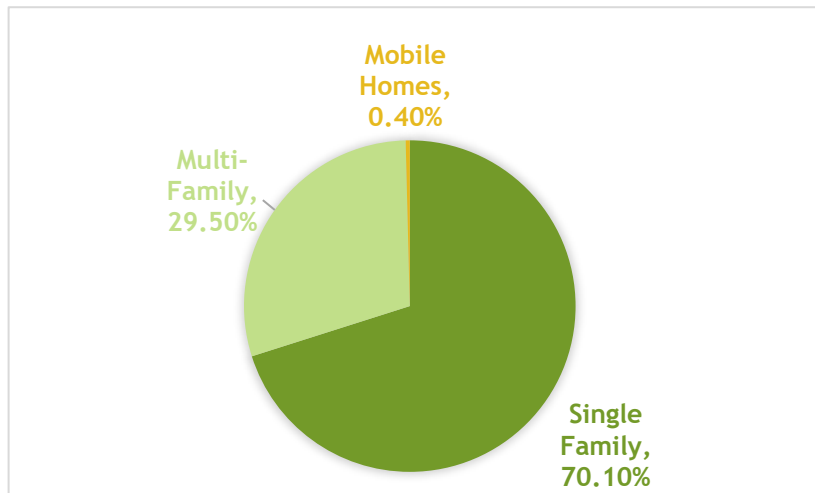
*CCU Enrollment.* As of the Fall of 2021, the total enrollment for CCU was 10,473 students. Between 2015 and 2019, many developers constructed many “student housing” communities to meet the student housing demand, as the university does not currently have enough on-campus dormitories to provide the needed amount of student housing, based on enrollment numbers and on campus living requirements for freshmen.

### **Household Types**

A healthy housing market is exemplified by a variety of housing types. This variety is detailed in **Table H-3** shown below. Single-family homes are the most common housing type in Conway with 5,215 of the 7,804 housing units being 1-unit detached structures. Despite single-family homes being

the most prevalent, this percentage of overall housing decreased from 2000 to 2014 by 3.7% (from 70.5% to 66.8%). Mobile Homes, which are not permitted in the City of Conway, decreased by 44 units during this same time period. Multi-family units increased from 1,316 to 2,559 units. The addition of student housing developments supporting Coastal Carolina University is largely responsible for this increase.

**Graphic H-1. Housing Type by Percentage**



**Table H-3. Units by Type of Structure 1990-2014**

	1990	% of total	2000	% of total	2014	% of total
1, detached	2898	74.4	3,328	70.5	5,215	66.8
1, attached	59	1.5	109	2.3	261	3.3
2	268	6.9	306	6.5	272	3.5
3 or 4	258	6.6	442	9.4	513	6.6
5 to 9	313	8.0	265	5.6	922	11.8
10 or more	62	1.6	194	4.1		
10-19					384	4.9
20 or more					207	2.7
Mobile Home	40	1.0	74	1.6	30	0.4

Source: U. S. Department of Commerce, Bureau of the Census: 1990, 2000, 2014

**Occupancy**

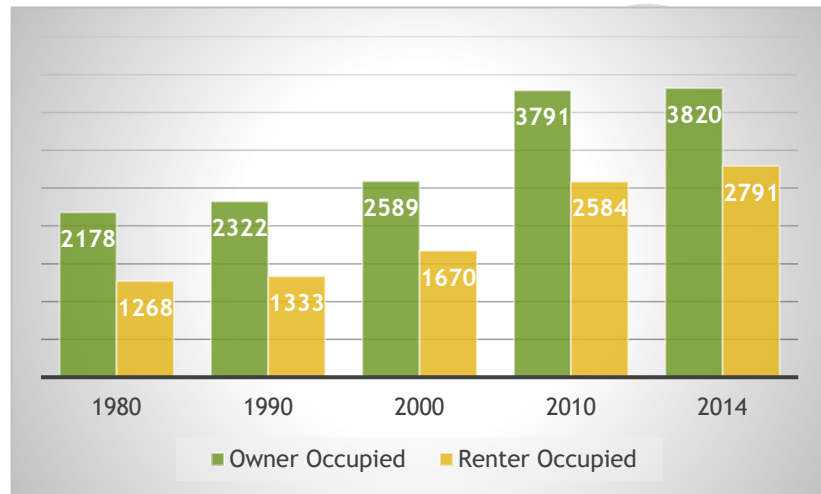
Although the number of owner-occupied units has risen in number, the overall percentage of owner-occupied units has dropped. **Table H-4** outlines the occupancy data for 2000 through 2014. **Graph H-2** illustrates occupancy from 1980 through 2014.

**Table H-4. Occupancy 2000 – 2014**

	2000	%	2010	%	2014	%
Owner Occupied Units	2,589	60.8	3,791	59.5	3,820	58
Renter Occupied Units	1,670	39.2	2,584	40.5	2,791	42
Total Occupied Units	4,259	100	6,375	100	6,611	100

Source: U.S. Dept. of Commerce, Bureau of the Census, and the S.C. Office of Statistics and Research

**Graphic H-2. Occupancy 1980 - 2014**



Source: U.S. Dept. of Commerce, Bureau of the Census and the S.C. Office of Statistics and Research

A further discussion on Occupancy of Housing units concerns vacancy rates. Vacant housing units create numerous

problems for a community: increased likelihood of criminal activity, a source of dilapidation and decay, property maintenance issues, and dark spots in neighborhoods (unlit street-fronts that invite crime). Table H-5 details the increasing vacancy rates in Conway, which has risen from 6.8% in 1980 to 14% in 2010.

**Table H-5. Vacancy, 1980-2000**

	1980	1990	2000	2010	2020
Vacant Units	184	243	524	1,017	1,144
Vacancy Rate	6.8%	8.4%	11%	14%	13%
Renter Occupied	5.3%	7.0%	4.7%		
Owner Occupied	1.5%	1.4%	1.6%		

Source: U.S. Dept. of Commerce, Bureau of the Census: 1980, 1990, 2000, 2010

Source: Census.gov, 2020 ACS 5-year estimates

### Age and Condition

**Table H-6** and the accompanying **Graphic H-3** illustrate the age of housing stock in the City of Conway. Although the City has a proud historic core with many grand historic homes, including the National Register listed Conwayborough Neighborhood, the majority of the homes in Conway are newer, being built in the last twenty-five years (4,495 units, 50.2%).



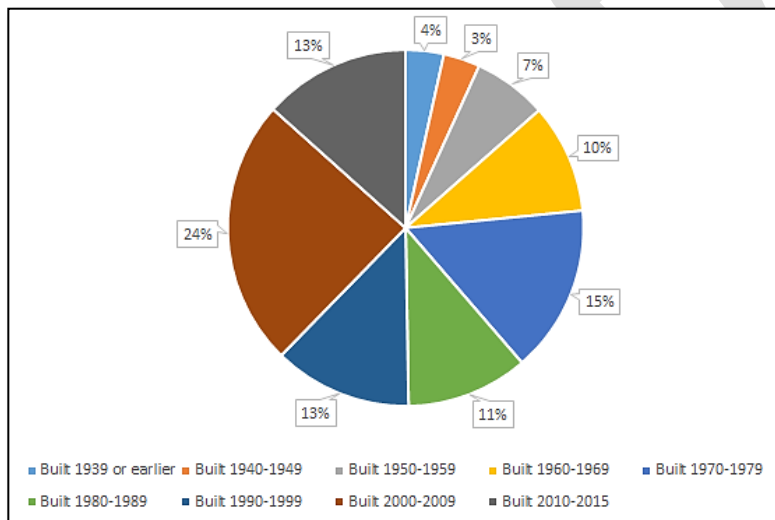
**Table H-6. Age Distribution of Housing Stock**

Year	# Of Units	% Of Total
<b>Total Housing Units</b>	<b>8,942</b>	
Built 1939 or earlier	310	3.5
Built 1940-1949	297	3.3
Built 1950-1959	601	6.7
Built 1960-1969	888	9.9
Built 1970-1979	1,360	15.2
Built 1980-1989	991	11.1
Built 1990-1999	1,126	12.6
Built 2000-2009	2,172	24.2
Built 2010-2015	1,197	13.4
<b>Built 2016-2021</b>		

\*Source: U.S. Dept. of Commerce, Bureau of the Census: 2014.

\*\*Source: Conway Planning & Building Dept., 2015; 2022

**Graphic H-3. Age of Housing Stock by %**



Source: U.S. Dept. of Commerce, Bureau of the Census: 2014.

Source: Conway Planning & Building Dept., 2015

One troubling statistic is the loss of historic or potentially historic homes. In 2000, there were 404 homes in the city built prior to 1939. That number has fallen by nearly 25% in one Census period. Equally concerning is the loss of homes from the other potentially historic periods (anything 50 years old or greater). **Table H-7** outlines the loss of these housing units between the 2000 Census and the 2014 American Community Survey results.

**Table H-7. Loss of Potentially Historic Housing Units**

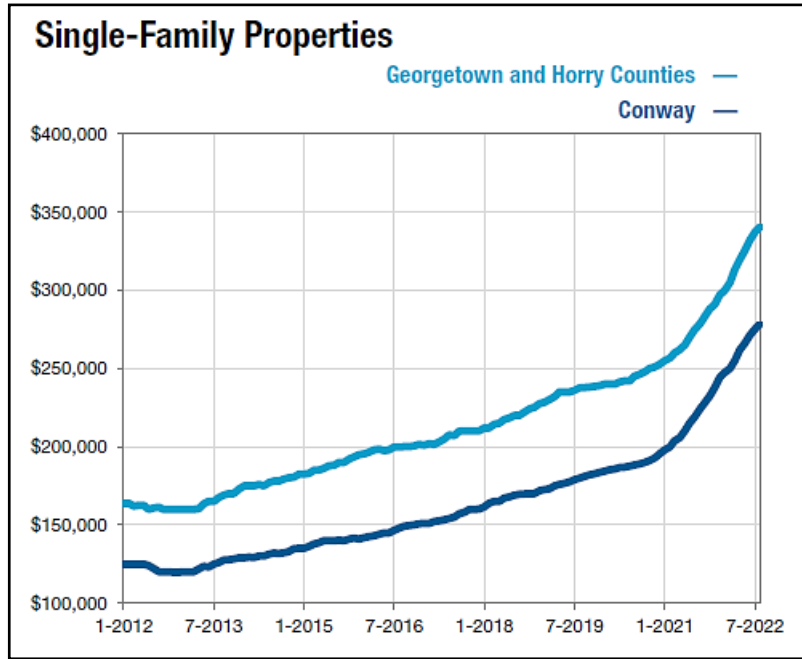
	# Of Units 2014	# Of Units 2000	% Loss
Built 1939 or earlier	310	404	23.2%
Built 1940-1949	297	536	44.6%
Built 1950-1959	601	706	14.9%

Source: U.S. Dept. of Commerce, Bureau of the Census: 2000

Source: U.S. Dept. of Commerce, Bureau of the Census: 2014

## Historical Median Sales Prices of Single-family Homes

Graphic H-4: Single-family Historical Median Sales Price



Source: Coastal Carolina Assoc. of REALTORS (2022)

### Housing Affordability

The Department of Housing and Urban Development (HUD) defines affordable housing as when the occupant(s) spends no more than 30% of their gross household income towards their total gross housing costs, regardless of whether they rent or own. **Housing costs include rent or mortgage costs, utilities, and insurance.**

Table H-8. Median Sales Price

Zip Code	2007	2010	2014	2019	2020	2022 (avg. for the total year)
29526	\$182,500	\$146,000	\$150,000	\$155,000	\$164,300	\$284,000
29527	\$161,080	\$123,000	\$120,000			

Source: Multiple Listing Service, 2007, 2010, 2014.

Sources (2022 numbers): Coastal Carolinas Association of REALTORS | Census Bureau ACS 5-year Estimate

In 2015, the median family income in Conway was \$34,615. According to the American Community Survey during the same time period, the median housing value for the City of Conway was \$144,500. Based on current interest rates for a 30-year fixed rate mortgage (approximately 5%), and a 5 percent down payment, median priced homes are not affordable to median income families using HUD guidelines. The monthly payment for a \$140,000 mortgage with PMI, Insurance and taxes is nearly \$1,000. Based upon the median family income stated above, the monthly gross income is \$2,885. 30% of the monthly income is \$865.00.

In 2020, the median family income in Conway, according to the Census Bureau / American Community Survey, was \$42,840. The median housing value in the City was \$164,300. Homeownership in Conway was at 62.3%, a slight decline from 2019, and is also lower than the national average of 64.4% (DataUSA).

<https://datausa.io/profile/geo/conway-sc#about>

Based on the median family income of \$42,840, the monthly gross income is (in 2020) \$3,570. 30% of the monthly income is \$1,071.

ConwaySCNow shows that the median household income in 2022 in the City of Conway is \$47,034, an approximate 9% increase from 2020. However, the median sales price of a home has risen dramatically since then – up nearly 58% since 2020. In 2022, the median sales price of a home in Conway is \$284K. For those earning the median income, housing is no longer considered affordable. If a person’s annual salary is \$47,034, that is approx. \$3,920 per month (gross), and 30% of that amount is \$1,176. With interest rates also on the rise, currently at about 7% on a 30-yr fixed mortgage, the monthly payment on a home that sells for \$284,000 would be \$1,895. <http://www.conwayscnw.com/quality-of-life/community-profile>

### Conway Area Home Values in 2022

According to realtor.com, the median *listing* price in Conway in October 2022 was \$313.1K, a 16.4% increase year over year. The median *sold* price was \$306.1K for the same time period. Homes in Conway sold for 1.38% below asking price for the month of October 2022 (*realtor.com*).

### Rising National Home Prices

According to CoreLogic Home Price Index (HPI) Report, national home prices have increased 18.1% year over year as of November 2021 (*CoreLogic, Jan. 2022*). This was up 8.1% from November 2020 and is recognized as the highest 12-month growth in the U.S. index since 1976.

Low mortgage rates, low for-sale supply and homebuying activity from investors have contributed to the increase in home prices. However, this increase in demand has also caused homeownership to grow out of reach for some buyers.

A search of Realtor.com’s website shows nearly 20 properties for sale in the City at less than \$90,000. This price point does meet the affordable definition as defined by HUD. So, while the median home price may not be “affordable”, a housing stock meeting the definition of HUD is available within the City limits.

Further, **Table H-9** outlines the Census Bureau’s statistics on Housing Values as of 2014. Again, over 20% of the housing stock values are under \$100,000 which would fall within an “affordable” level as defined by HUD.

**Table H-9. Housing Value, 2014**

Value	Number of Units	% of Total
Less than \$50,000	220	5.8
\$50,000 - \$99,999	585	15.3
\$100,000-\$149,999	1,218	31.9
\$150,000-\$199,999	749	19.6
\$200,000-\$299,999	764	20.0
\$300,000-\$499,999	235	6.2
\$500,000-\$999,999	49	1.3
\$1,000,000 or more	0	0
Total	3,820	100.0

Source: U. S. Dept. of Commerce, Bureau of the Census: 2014

Another factor to consider in an analysis of affordable housing is the rental market. The HUD formula is the same for both the homeowner and the renter, no more than 30% of gross household income. **Table H-10** details the Rental Costs for the years 2010 and 2014.

**Table H-10. Rental Costs - 2010 & 2014**

Rent	Number of Units 2010	% of Units	Number of Units 2014	% of Units
Less than \$200	171	6.8	207	7.9
\$200-\$299	225	8.9	232	8.8
\$300-\$499	405	16.0	355	13.5
\$500 - \$699	923	36.6	800	30.4
\$700 - \$999	516	20.4	493	18.7
\$1,000-\$1,499	224	8.9	446	16.9
\$1,500 or more	61	2.4	101	3.8
No rent paid	59	x	157	x
Total	2,525	100%	2,634	100%

Source: U.S. Dept. of Commerce, Bureau of the Census: 2010 and 2014

The 2014 median household income, according to the Census Bureau, was \$35,479, or \$2,956 monthly. 30% of the median income is \$887, which is the monthly rental rate required to be considered “affordable”. Here, as much as 80% of the rental market of Conway is within the “affordable” range.

**Federally Subsidized Housing**

The US Department of Housing and Urban Development (HUD) subsidizes housing in the City of Conway through

programs managed by the Housing Authority of Conway. The Housing Authority operates multiple housing developments and single family homes as well as administrating a Section 8 Voucher program. **Table H-10 11** details the housing options provided by the Housing Authority. In all, the Housing Authority provides nearly 300 multi-family units, 20 single family homes, and 386 Section 8 Housing vouchers.

The Housing Authority qualifies individuals for their programs under established HUD guidelines. To qualify, families must earn less than 80% of the median family income for the City and is based upon family size and other factors.

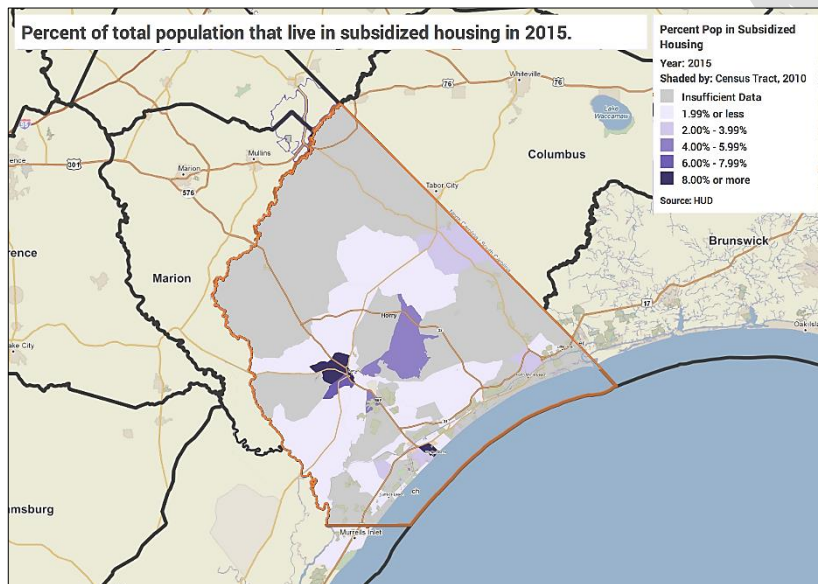
**Table H-10 11. Housing Authority – Housing and Programs**

Program		Elderly/Disabled occupied	Total Units/bedrooms
Section 8 New Construction Apartments	Sanders Village	8	26 /1-3
	Lee Haven	54	32/0-1
Section 8 Vouchers	Recipient chooses housing	154	386/varies
Public Housing - Scattered Sites	single family homes	6	20/varies
Public Housing Apartments	Darden Terrace	37	100/1-5
	Huckabee Heights	35	100/1-5
	Holt Gardens	24	40/1-5

Source: Housing Authority of Conway: 2016

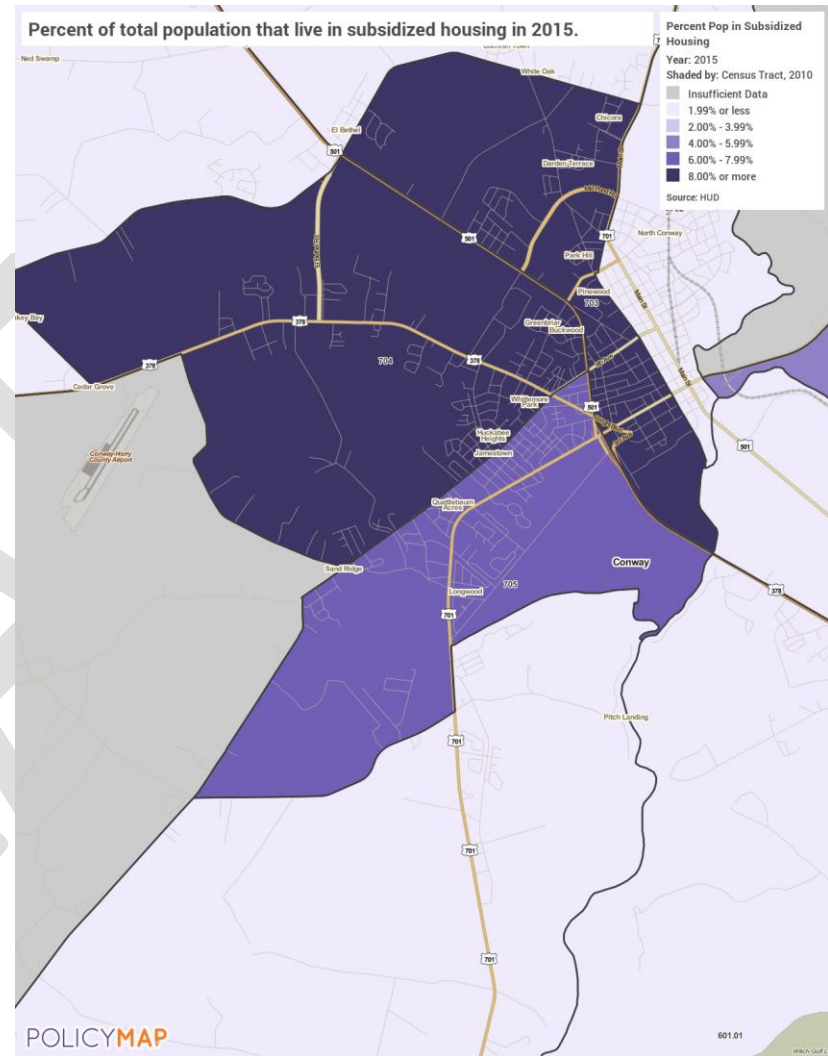
Of concern is the concentration of Section 8 vouchers issued in the City. **Graphic H-4** illustrates the concentrations of subsidized housing in Horry County. The largest concentrations are within the City of Conway. According to the Assessment of Fair Housing that is being drafted by Horry County in cooperation with the Cities of Conway and Myrtle Beach, the same areas where this concentration of subsidies exists, is also the source of racial segregation, low school proficiency, lower labor participation, and exposure to poverty.

**Graphic H-4. Horry County Subsidized Housing 2015**



Source: Horry County AFH Draft, 2017, HUD 2015.

**Graphic H-5. Conway Subsidized Housing 2015**



Source: Horry County AFH Draft, 2017, HUD 2015.

### Barriers to Affordable Housing

As previously discussed, an abundance of “affordable” housing options exists in the City of Conway. However, the City does limit affordability in several ways. The City prohibits the location of manufactured housing within the City limits. Further, the City adopted a Complete Streets approach to development in 2011 which requires new subdivisions to build roads with curbing and gutter, street trees and sidewalks, all of which contribute to higher development costs which are passed on to the consumer in the cost of the homes.

In the fall of 2022, the City also adopted residential design standards to address concerns with small lot subdivisions that applies to all new major subdivisions, including single-family homes. One example of these new design standards is to require more than one type of façade material to be installed on the front and sides of the homes when vinyl siding is proposed as one of the materials.

### Rental Market Trends

Many online resources will tell you that the price to rent a home or apartment have skyrocketed, especially since the COVID-19 pandemic began in 2020. According to Point 2 Homes, the average rent for an apartment in August 2022 is \$1,926. That is a 6.1% increase compared to one year ago (*Point2Homes*). Average rent prices have increased almost 30% since 2020 (*WBTW*).

The average renter in Horry County could have signed a lease to rent a 1-bedroom apartment in April 2020 for \$834

per month. In April 2022, that same lease will cost \$1,133 per month (*WPDE*).

<https://wpde.com/news/local/horry-county-rent-higher-than-us-average-homebuyers-renters-real-estate-realtor-myrtle-beach-area-one-bedroom-two-bedroom>

### Housing Organizations and Programs

The City of Conway partners with numerous entities and participates in many programs which aim to improve the housing situations in the City. **Table H-11 12** describes many of these in detail.

**Table H-11 12. Housing Organizations and Programs**

Program or Partnership	Role
Community Development Block Grants (CDBG)	Funding of programs aimed at Low to Moderate Income Residents, including the Housing Rehab Program
Fair Housing	Compliance and Enforcement of the Civil Rights Act of 1968, including development of the Analysis of Impediments to Fair Housing and Affirmatively Furthering Fair Housing
Waccamaw HOME Consortium	Regional funding source of HOME funds aimed at improving the quality of housing options for LMI individuals
Housing Authority of Conway	Established in 1967 to assist residents of Conway achieve optimum self-sufficiency, economic independence, and personal development and quality of life needs.
USDA Rural Development	The USDA offers a variety of loans and grants within the City due to its Census count qualifying as "rural"

Habitat for Humanity	Habitat is a non-profit housing agency that builds affordable housing which is sold to qualifying low income families through interest free loans.
Grand Strand Housing and Community Development Corporation (GSH)	Under contract, GSH administers the City's Housing Rehab Program. Since 2014, GSH has rehabbed 18 homes in the City using CDBG and other funding sources
Horry County Disabilities and Special Needs (DSN)	DSN provides and coordinates services for persons with disabilities, including housing, medical and other care
Eastern Carolina Homeless Organization (ECHO)	ECHO's mission is to plan, develop and implement strategies aimed to resolve the homelessness crisis in the region

### Oak Tree Farm

Located on Medlen Parkway, Oak Tree Farm is an affordable housing community designed for individuals with autism and intellectual disabilities. It will include access to transportation, life skills training, an amenity center, a swimming pool, on-site laundry facility, and more (SOS Care). <https://soscaresc.org/oak-tree-farm/>

### Duplex unit constructed in Oak Tree Farm in 2020



Source: SOS Oak Tree Farm Facebook page

### Leyland Grove

Located on Pine Street in Conway, Leyland Grove is a multifamily housing community for persons 55 years of age and above. It consists of 44 units, and includes amenities such as Energy Star appliances, ceiling fans, washer / dryer connections, outside storage, a community center for gatherings and tenant services, a computer center, a tenant library and an exercise room. Each unit also has a pull cord with lights / alarms for the residents (Affordable Housing Online). This project received funding, in part, through the Low-Income Housing Tax Credit (LIHTC) Program, and as such, a certain number of units are set aside for lower income households. According to Affordable Housing Online, the

property is currently managed by Guardian Real Estate Services.

#### **Leyland Grove Multifamily Housing Development (55-years and older)**



Source: Affordable Housing Online (<https://affordablehousingonline.com/housing-search/South-Carolina/Conway/Leyland-Grove/10098871>)

#### **A Housing Crisis: Does it exist?**

Following the initial year of the COVID-19 Pandemic in 2020, people in some states have experienced a squeeze from record-high housing costs. Since 2002, the share of new homes priced under \$300K have fallen dramatically to less than 10% and as of 2015, half of all new homes fall within that category (Herriges, *Strong Towns* 2022).

Americans who earn less are suddenly pushed into renting indefinitely, which in turn is causing an insane escalation in rent. A Realtor.com analysis shows a 20% increase in 2021 across the 50 largest U.S. metro areas. Low-income renters are finding themselves in even more abusive rental situations, and in some cases, the increase in homelessness rates is

associated with the overall cost of housing (Strong Towns). Herriges provides a few points for which this is occurring:

- Not enough homes built in the 2010's to meet demand;
- "Outmigration" from the expensive places, from states like New York and California to fast-growing southern and western cities;
- Existing "starter" homes are facing an intense wave of demand from buyers that are priced out of other locations they preferred; similar to what is happening in the rental market;
- Large investors are purchasing homes in inexpensive neighborhoods that could have been someone's starter home to offer as rental properties;
- Houses have gotten bigger and builders are not building as many small, inexpensive houses; and
- Even public policy – minimum lot sizes, zoning-related caps on density and height that incentivize larger homes as well as soft costs (i.e. permitting fees and delays in receiving permission to build).

#### **Development Pushback**

As housing costs continue to skyrocket, nearly two-thirds of developers are experiencing pushback to their projects, which in turn increases construction costs and delays the building process by approx. seven months (Dodson, *WBTW*, Sept. 2022). According to Dodson, a report from the National Assoc. of Homebuilders and the National Multifamily Housing



Council states that while most Americans agree that more affordable housing, or more housing in general, is needed for middle-income households, many Americans oppose putting that type of housing in their neighborhood, especially if its rental housing. Residents tend to fight or oppose rezoning requests and file lawsuits to prevent such projects from going forward.

While the opposition is nothing new and has been around for decades, the issue is now being brought to the forefront due to the shortage of housing, increasing rents and soaring home prices that have hit crisis levels across the country. For instance, rents have increased 21% nationwide; however, it has increased 30% since 2019 in Myrtle Beach (WBTW). Home sales have increased 21.8% compared to June 2021. Between January and June 2022, costs have gone up by 15.5%.

According to the article, developers claim that government regulation accounts for approx. 41% of development costs, with 3.2% going towards zoning approvals, with 94% of respondents stating that properties they intended to construct multifamily on had to be rezoned (WBTW).

### **Population and Housing Projections**

The population of the City of Conway has grown dramatically in the last two decades. In the decennial Census of 2010, the population of Conway was 17,103. The 2015 American Community Survey population estimate for Conway is 21,053, a five year rise of nearly 19%. Assuming a

more conservative growth rate of 25% every ten years, Conway will exceed 30,000 people by 2030.

The current Census statistics show the average household size of 2.49 persons per household. This would require nearly 3,600 new homes to be constructed by 2030, or 23 houses per month from 2017 through 2030.

### **2020 Census Data**

According to the 2020 Decennial Census, the average household size is 2.6 persons per household.

The population of Conway in 2010, according to the census, was 17,103. There are varying population estimates for 2020, with the 2020 census providing an estimate of 24,849 persons. Data USA provides a 2020 population estimate of 24,747 persons.

ConwaySCNow's website provides a more current estimate – for 2021, of 26,332 persons. This is an increase of approx. 65% in the population since 2010, and a 9% increase from 2020 to 2021.

### **Public Drop-in – September 20, 2022**

City Planning Staff hosted a public drop-in meeting for area residents to provide general information about housing in Conway as well as to receive feedback. Three questions were asked:

- What do you like most about the state of housing in Conway?
- What are your biggest concerns about Conway's housing?
- What else would you like to tell us?

While participation in the questionnaire was low, there was a common theme that emerged from the questionnaire and from talking with attendees: Conway residents are dissatisfied with the lack of housing opportunities for lifelong residents who chose to pursue their careers and raise their families in Conway and Horry County, and having to compete with people who move from out of state, who in many cases, sold their homes at a much higher price than most of the homes available in Conway are listed for. This is pricing frontline and essential workers out of the housing market altogether.

Other concern raised included the lack of adequate infrastructure to handle the amount of growth taking place, lack of affordable housing, and the clear-cutting of lots and trees not being preserved.

### **Population Element drop-in meeting (9/20/2022)**



Source: City of Conway

## **Summary of Findings**

The largest 10-year growth period in Conway was in the housing boom of 2000-2009, however, this period was also marred, in part, by the beginning of the housing recession. The rebound from the housing recession has been profound. In the five-year period leading up to the drafting of this plan, a 13.4% growth rate was obtained using the same comparable 10-year comparison rate. New construction data for 2016 shows equally robust growth as the preceding year.

In addition to being an ideal place to live in its own right, the City of Conway also offers a less expensive alternative to living in the tourism mecca of the Grand Strand. Retirees moving from the north to the warmer climates of Coastal South Carolina will continue to choose Conway as their southern home.

Maintaining a stock of affordable housing will be a challenge as the City continues to grow and prosper. Balancing housing growth and its impact on the quality of life of all Conway residents will be a great challenge and opportunity facing Conway over the next ten years.

### **2022 Update:**

The Comprehensive Plan, in 2017, estimated that Conway would exceed 30,000 people by 2030, which would require nearly 3,600 new homes to be available by 2030. New estimates indicate an increase in the need of 12,856 total households by 2030; an increase of 4,609 households.

## **Goal**

Support the affordable housing efforts of public, private and non-profit entities to meet the housing needs of all of Conway's citizens.

Objective: Educate and build consensus within the Conway community about the need for affordable housing.

Strategies: Continue the integration of affordable housing concepts into the City comprehensive planning process.

Continue to promote the recognition of affordable housing as an economic development issue.

Create partnerships where possible to avoid duplication of efforts and pool resources in development efforts.

Build support for affordable housing in the financial community.

Continue working with Horry County Community Development Department to promote affordable housing options

Objective: Develop a comprehensive approach to increase affordable housing opportunities in the Conway area.

Strategies: Coordinate City efforts with other potential providers of affordable housing (private, public and non-profit) to maximize the potential for affordable housing development.

Consider providing incentives to private developers to lower development costs and encourage the development of affordable housing.

Work with the development community to identify technical assistance and financial incentives to encourage an increase in affordable housing units.

Encourage mixed use projects in order to improve the feasibility and affordability of projects.

Seek funding from a variety of sources – federal, state and private foundations.

Continue to monitor availability of affordable housing within the City to assure that a variety of housing options exists.

**Goal**

Promote the preservation of existing housing in established neighborhoods and encourage a mix of housing types with

quality site development to maintain Conway's sense of place and promote the health, safety, and welfare of its citizens.

Objective: Develop a strategic approach to use historic preservation as a tool for improving the existing housing stock and adding to the housing stock in order to maintain and create stable housing environments in Conway's older neighborhoods and downtown.

Strategies: Promote incentives for historic preservation of homes and income producing properties such as federal and state tax credits and the City's policy on building permits in downtown.

Encourage and assist neighborhood associations and watch groups so that they will remain active.

Foster the development of new neighborhood associations and watch groups.

Develop a public awareness effort centered around historic preservation and the positive economic impact it has on property.

Create incentives for downtown upper floor housing.

Objective: Encourage quality design and construction of all housing units and site improvements.

Strategies: Explore development approaches such as smart growth as a means of achieving a higher level of design.

Update the zoning ordinance and land development regulations as needed to assure they remain current in terms of site design and construction techniques.

Update the building codes to assure they remain current.

Promote site design that limits land disturbance, protects trees, reduces storm water runoff and minimizes environmental impacts.

Encourage and promote connectivity of open spaces within developments to maximize their potential for development and use.

### **Goal**

Support steps to increase community services and shelter for individuals and families with special needs.

Objective: Foster the development of housing that will meet the needs of special populations.

Strategies: Assist agencies in seeking federal, state and private funds to provide housing for special needs populations.

Work with agencies to locate potential sites for special needs housing.

Provide technical assistance to agencies on code matters as they relate to special needs requirements.

Objective: Encourage renovations to existing units that would also serve the needs of special needs populations.

Strategies: Encourage the development community to consider revisions to plans that would better serve special needs populations.

Review plan submittals for compliance with American with Disabilities Act (ADA).

### **Goal**

Expand efforts to assure the merits and goals of Fair Housing are followed.

Objective: Continue to promote fair housing awareness to the Conway community.

Strategies: Add to the fair housing awareness promotion efforts such as Fair Housing Month to gain support for fair housing initiatives among the general public, local decision-makers, financial institutions, and the private sector.

Capitalize on others efforts in the area that promote fair housing and address fair housing issues.

Objective: Address the fair housing requirements as needed to comply with HUD regulations.

Strategies: Stay knowledgeable of any changes in Fair Housing laws.

Comply with the required distribution of fair housing information as outlined by HUD.

Continue to provide the City's website and access channel to advertise Fair Housing Law.

Participate with Horry County and other municipalities to complete necessary Fair Housing Plans to comply with HUD regulations, including the AFFH Plan.

### **Goal**

Support organizations that address the housing and other needs of the homeless in the Conway area.

Objective: Seek ways to participate in improving the agencies' efforts to meet the needs of the homeless in the Conway area.

Strategies: Continue to participate in the ECHO and goal of better servicing the homeless community.

Identify possible ways to assist the agencies in addressing other needs as well as housing.

Objective: Support agencies that address the issues that prevent homelessness.

Strategies: Use the City's website and public access channel to advertise agencies that provide services such as rental or mortgage assistance for the at risk to become homeless persons.

Encourage groups such as local law enforcement agencies, and agencies that provide services to the homeless to include in their count efforts identifying the at-risk persons as well as the homeless.

Continue offering services to the homeless population during periods of extreme weather.

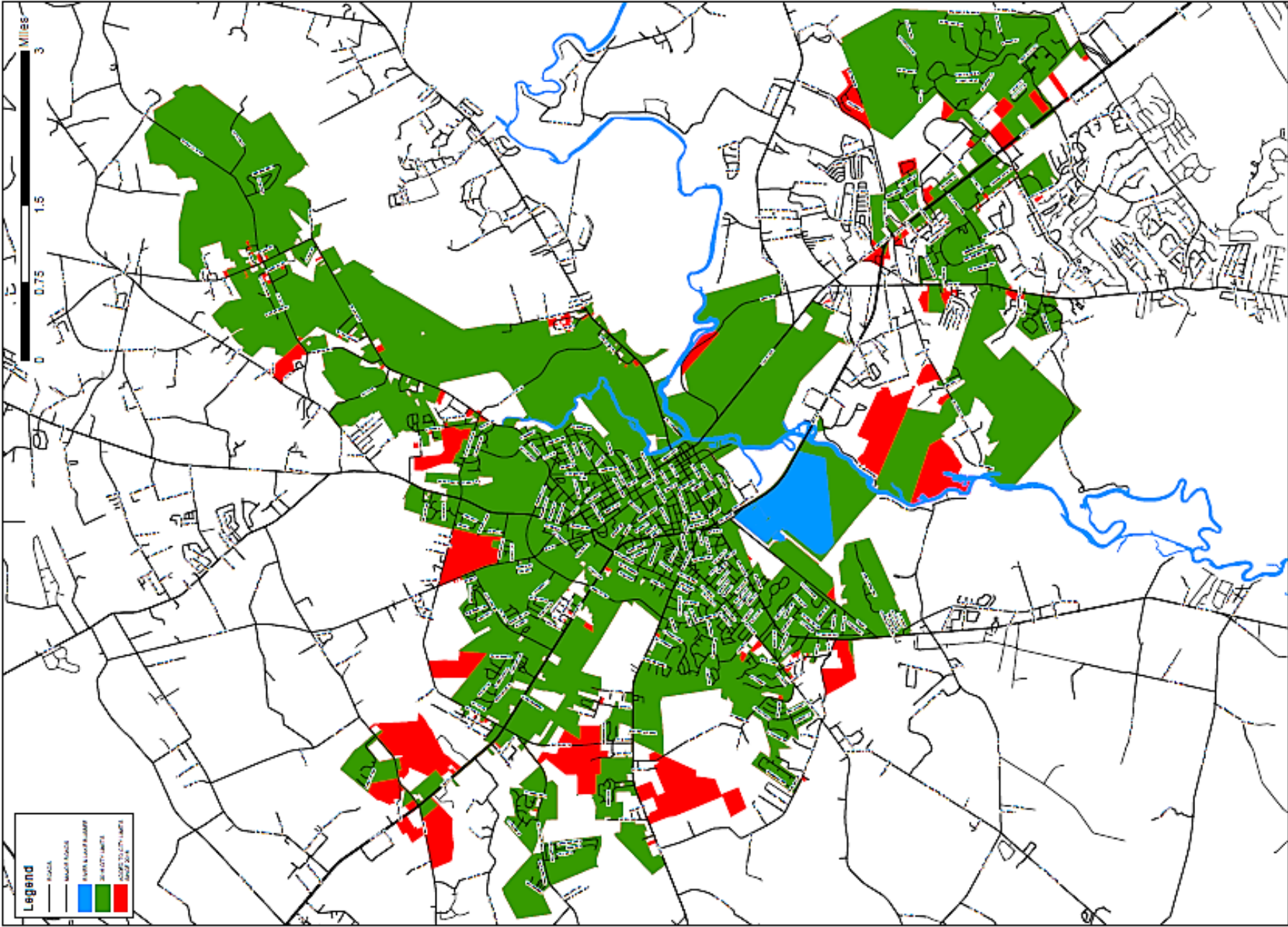
## APPENDIX

- **Maps** (*general visual representation only*). Larger and more legible copies of any maps contained within the appendix is available upon request by calling the Planning & Development Dept.)
- Sources
- Credits to...

## SOURCES

DRAFT

Appendix A: Conway City Limits – 2016 v. 2022





**DATE: January 5, 2023**  
**AGENDA ITEM: VI.F.1**

**ISSUE:**

Amend and update the City of Conway 2035 Comprehensive Plan, to include the addition of a Resiliency Element.

**BACKGROUND:**

Governor McMaster signed the *S.C. Resilience Revolving Fund Act* into law in September 2020, requiring local governments to add a resiliency element to their comprehensive plans. The resiliency element considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety, and welfare. The resiliency element will promote resilient planning, design and development and should include an inventory of existing resiliency conditions.

For purposes of this element, the inventory of existing resiliency conditions will be an itemization of policies, programs, and projects – now present or under construction – that affect the ability of the community to resist, absorb, accommodate to, and recover from the effects of a hazard in a timely and holistic manner, which includes the preservation and restoration of the community’s essential basic structure and functions.

Since the last PC meeting, staff has received additional feedback from other departments to incorporate into the element, and staff would also like to request input from other agencies and stakeholders. Due to the holidays during the month of December, staff would like to have additional time to seek out input from external agencies and stakeholders before bringing a final draft to PC for consideration.

**RECOMMENDATION:**

Staff recommends that consideration of the inclusion of the Resiliency Element be *deferred until the February Planning Commission meeting* so that staff can continue to receive input from external agencies and stakeholders and then incorporate input into the draft. However, staff recommends that the public hearing proceed since it was advertised for a public hearing.

**2022**

**RESILIENCY ELEMENT**



**City of Conway**  
**Comprehensive Plan 2035**  
*Resiliency Element*

## Overview

“Community resilience is the ability to prepare for anticipated hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. Activities, such as disaster preparedness – which includes prevention, protection, mitigation, response and recovery – are key steps to resilience.” – NIST Definition of Community Resilience.

On Sept 29, 2020, Governor Henry McMaster signed the SC Resilience Revolving Fund Act (Chapter 62, Title 48, §48-62-10), requiring local governments to add a resiliency element to their comprehensive plans. This element “considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety, and welfare.” The element will “promote resilient planning, design and development,” and should include “an inventory of existing resiliency conditions.”<sup>1</sup>

## Purpose

For the purposes of this element, the inventory of existing resiliency conditions will be an itemization of policies, programs, and projects – now present or under construction – that affect the ability of the community to resist, absorb, accommodate to, and recover from the effects of a hazard in a timely and holistic manner. This includes preservation and restoration of the community’s essential basic structures and functions.

Resiliency conditions will include levels of preparedness, existing manmade and/or natural structures, economic stability, and the inventory of the status of the seven (7) FEMA community lifelines<sup>2</sup>:

1. Safety and Security

2. Food, Water, Shelter
3. Health and Medical
4. Energy
5. Communications
6. Transportation
7. Hazardous Materials

Building on the resilience inventory, this element will also include recommendations for future policies and projects to increase Conway’s state of resilience, drawn from information provided by staff, appointed boards, and the general public. Flooding events in recent years, combined with the tremendous growth of the City, have put a strain on the City’s essential services, infrastructure, and development. This has created the need for the City to identify and address challenges that may occur as natural and man-made conditions change. This will not only protect the City now, but for future generations as well.



## Background

The City of Conway is located within Horry County, a coastal plain county of almost 1300 square miles in the northeastern-most corner of the state of South Carolina. Water is a prominent natural feature throughout Horry County, and Conway is no exception. The community was founded on the banks of the Waccamaw River in 1732, and the 140-mile-long water body has been a powerful force in the life of Conway. The Waccamaw River is a blackwater sub-basin of the Pee

<sup>1</sup> [https://www.scstatehouse.gov/sess123\\_2019-2020/bills/259.htm](https://www.scstatehouse.gov/sess123_2019-2020/bills/259.htm)

<sup>2</sup> FEMA Community Lifelines: <https://www.fema.gov/emergency-managers/practitioners/lifelines>

Dee River, and the river's watershed provides drainage from communities in southeastern North Carolina through northeast South Carolina, ending at the Atlantic Ocean at Winyah Bay. In the past 10 years alone, river flooding due to hurricane or rainfall events (five of them major events) has resulted in millions of dollars of damages, FEMA buyouts, and a sense of urgency in the community to reduce further damages from future floods.

Besides an increase in flood events, the city and county have both experienced overwhelming growth over the last two decades. The county population has swelled by almost 25% since 2010, to 351,029 residents<sup>3</sup>; Conway has doubled its population since 2000 (see Table below). With a temperate climate, a relatively inexpensive cost of living, and Myrtle Beach as a regional destination, Horry County is projected to double in size by 2040<sup>4</sup>.

Conway 2000 Population (Census)	Conway 2019 Population (Census/ACS Est)	Percent Growth in 20 Years
11,788	23,838	102%

This expansive growth increases pressure on infrastructure and government services.

**Primary Natural Hazards**

The City of Conway participates in the Horry County Multijurisdictional All-Hazards Mitigation Plan, which was last updated in October 2020 and adopted by Conway City Council in March 2021. As summarized in that plan, the primary hazards to Conway and surrounding areas stem mostly from meteorological events, with the most damage received from hurricane-based storms and rainfall events. The County

has had 26 disasters since 1953, with seven in the past ten years<sup>5</sup> (see table, below). All of the events impacted Conway in varying degrees.

Disaster Event	Year	Declaration #
Severe Winter Storm	2014	4166
Severe Storms & Flooding	2015	4241
Hurricane Matthew	2016	4286
Hurricane Irma	2017	4346
Hurricane Florence	2018	4394
Hurricane Dorian	2019	4464
COVID 19 Pandemic	2020	4492

The Horry County Multijurisdictional All-Hazards Mitigation Plan prioritized the top hazards that resulted in damages to life and property as flooding, hurricanes, severe thunderstorms, and winter storms.

**Flooding**

NOAA's National Weather Service defines flooding as an overflowing of water onto land that is normally dry.<sup>6</sup> In the City of Conway, flooding occurs most often during and after rain storms and hurricanes. Contributing to nuisance flooding include the city's location in the South Carolina Coastal Plain, 14 miles west of the Atlantic Ocean; being developed on the western banks of the Waccamaw River; and with relatively low elevations in relation to sea level.

The major water bodies that are in or run through Conway are the Waccamaw River, Crab Tree Canal, Crab Tree Swamp, Grier Swamp, and Kingston Lake.

**Water bodies**

The Waccamaw River begins in NC at Lake Waccamaw, a freshwater lake within a Carolina Bay. From this lake, the Waccamaw River winds

<sup>3</sup> Horry County Flood Resilience Master Plan (draft, 2021) <https://www.horrycounty.org/resiliencyproject>

<sup>4</sup> Ibid.

<sup>5</sup> Horry County Flood Resilience Master Plan (draft, 2021) <https://www.horrycounty.org/resiliencyproject>

<sup>6</sup> [https://www.weather.gov/mrx/flood\\_and\\_flash](https://www.weather.gov/mrx/flood_and_flash)

140 miles through Horry and Georgetown Counties, ending at the Winyah Bay estuary on the Atlantic coast.

Kingston Lake and Crab Tree Swamp are classified as streams in Horry County. Kingston Lake accepts drainage from many other bodies of water, including Crab Tree Swamp. Crab Tree Swamp was original a low gradient coastal plain tributary to the Waccamaw River, the stream system was significantly modified by channelization projects in the 1960s and the 1980's.

### **Watershed**

Watersheds are areas of land that drain a single common waterway such as a stream, lake, estuary, river, wetland, or the ocean. A watershed can be divided into several smaller sub-basins based around the separate water bodies that comprise it.

The City of Conway is located in the Winyah Bay watershed, and more specifically, in the Waccamaw River Sub-basin. The Winyah Bay watershed covers most of northeastern South Carolina an even extends into North Carolina. What we do in one area can affect people throughout the whole watershed.

### **Rain Events**

A rain event can be described as severe rain events, whether associated with tropical storms, hurricanes or not, that result in major flooding in areas that may not have had flooding in prior years. The City of Conway frequently experiences flooding from rain storms not associated with tropical storms or hurricanes. These storms occasionally result in structural damage; more often, road closures.

### **Hurricanes**<sup>7</sup>

Since 1980, there have been three (3) tropical depressions, 13 tropical storms, and 14 hurricanes that have affected the City to some degree.

The highest activity per ten-year recording period was the past decade, 2010 – 2020. In that time frame, the City had a number of usually large or complex storm systems that impacted the area.

#### Hurricane Joaquin October 2015

In October 2015, Hurricane Joaquin formed in the Atlantic Ocean. This storm did not directly affect South Carolina, but a non-tropical low formed over the Southeast and tapped in the hurricane's moisture resulting in catastrophic rainfall and flooding. The flooding was a 1-in-1,000-year event. Flash flooding and riverine flooding affected a large portion of South Carolina from the coast up into the midlands.

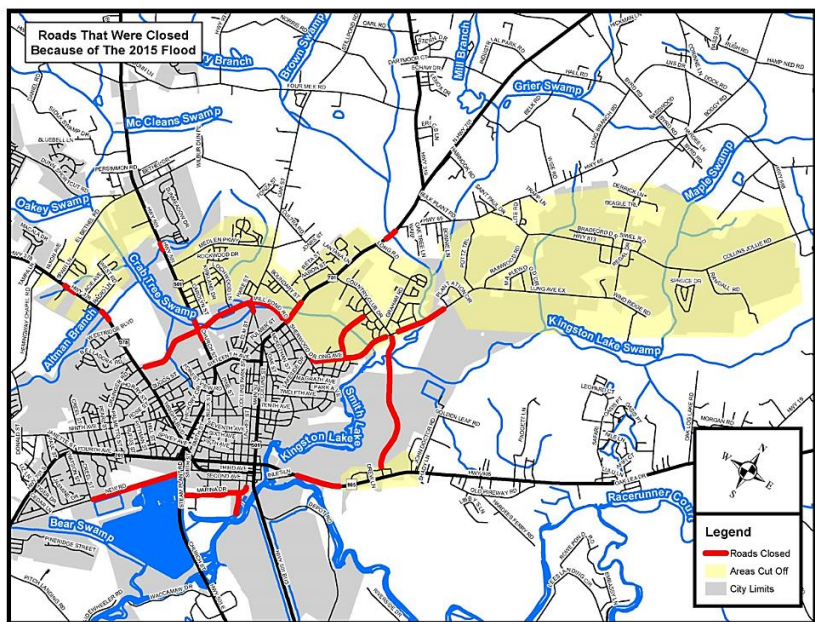


Approximately 10-12" of rain fell in Conway, South Carolina in an 8-10-hour period which completely overwhelmed the drainage systems, creeks, and tributaries. Several roadways were closed (impassable) (Fig. #?) and several houses were flooded in the City of Conway. Riverine flooding occurred over the next 12 days and the Waccamaw River crested at 16.07' on 10/08/2015, which was the third highest crest

<sup>7</sup> Data in this section is pulled from the 2021 Horry County Multijurisdictional All-Hazards Mitigation Plan and the Wilmington office of the National Weather Service (NWS): <https://www.weather.gov/ilm/>

on record. A rain system moved through the area on the same day, which caused a second crest of 16.20' on 10/10/2015. A November 2015 report of property damage assessment indicated that, while fewer than a dozen homes ended up with flood-related damages, most of those affected were located along the Crab Tree and Grier Swamps.

Fig. #? – Roads closed due to flooding in 2015



Source: Conway GIS

Hurricane Matthew October 2016

In October 2016, Hurricane Matthew approached the coast of South Carolina as a strong Category 3 hurricane. On Saturday, October 8, 2016, Hurricane Matthew made landfall in northern Horry County as a Category 1 hurricane bringing torrential rain, damaging winds, and flash flooding.

Approximately 12-14" of rain fell in the City of Conway which resulted in flash flooding and long-term riverine flooding. The Waccamaw River

crested on October 18, 2016 at a new record of 17.89', which was higher than the original record of 17.81' set in 1928. Damage assessments were performed, and most of the structural impacts were to properties near the Crab Tree Canal.

Hurricane Florence September 2018

In September 2018, Hurricane Florence approached the coast of South Carolina as a strong Category 5 hurricane. On Friday, September 14, 2018, Hurricane Florence made landfall in Wrightsville Beach, NC as a category 1 hurricane. The storm stalled and dumped 30-40" of rain in the Waccamaw River basin in North Carolina and 12-14" of rain in the City of Conway. The Waccamaw River crested on September 26, 2018 at a new record of 21.16' (4' higher than the record set just two years prior). In addition to a wastewater treatment plant breach, Conway saw damages again in the areas of Crab Tree Swamp and Kingston Lake, and Grier Swamp/Brown Swamp tributaries. (Fig #?)

Fig. #

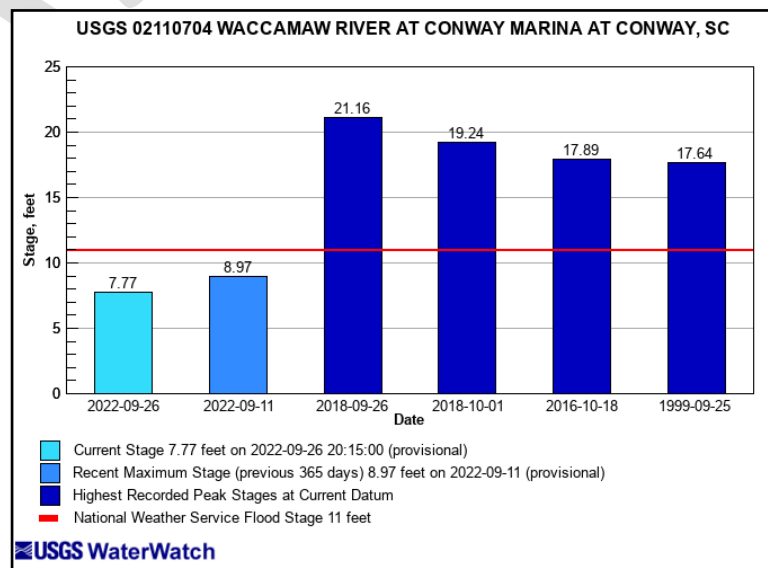
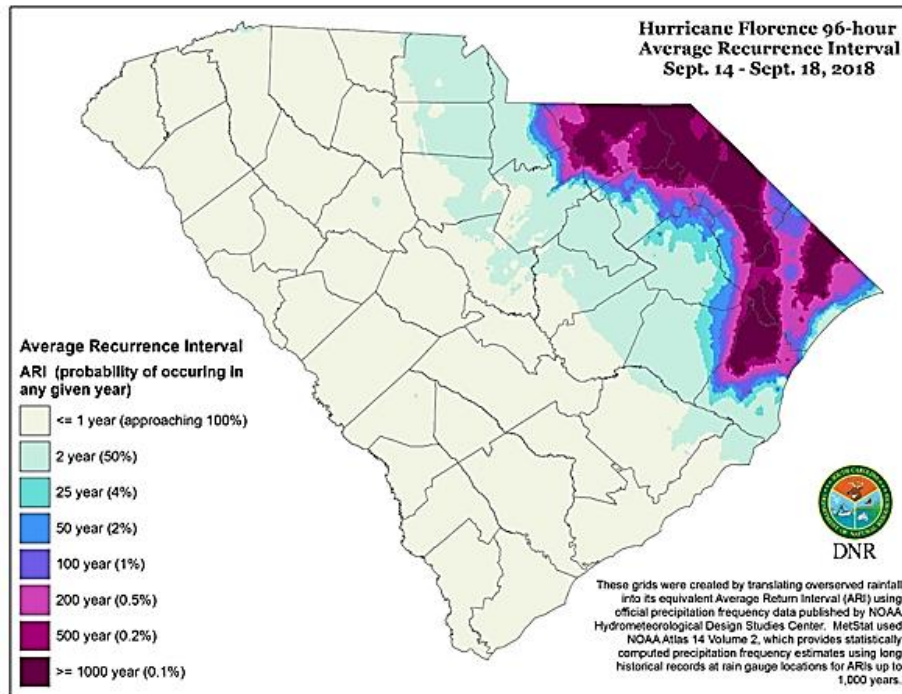


Fig. #



Source: SCDNR

### Hurricane Dorian September 2019

In September 2019, Hurricane Dorian skated up the coast of South Carolina, gaining and losing strength before making landfall at Cape Hatteras, NC on Friday, September 6 as a Category 1 hurricane. Hurricane Dorian dropped 7-10" of rain on Conway and 53 mph wind gusts, creating flash floods in low lying areas. The damage in Conway from Hurricane Dorian was much less than previous storms, resulting in a flooding in the Grier Crossing and Jordan Estates neighborhoods, and blocked roads in the northeast roads that travel parallel to Grier Swamp and Kingston Lake tributaries.

### Hurricane Isaias August 2020

In August 2020, Hurricane Isaias hit the northeastern coast of South Carolina with 75 mph winds, with gusts up to 85 mph. The primary damage from this storm was relegated to the coasts, with severe erosion noted in some areas. Conway received just over 3 inches of rainfall and peak wind gusts of 41 mph, which was not a significant threat to the area at that time.

Since those storms have occurred, the City and County have adopted new FEMA Flood Insurance Rate Maps (FIRMs) using data provided from the SC Department of Natural Resources and the US Geological Survey, among others. The adaptation was made official in December, 2021, and was accompanied by an ordinance to provide additional pre-storm flood mitigation measures.

### Severe Thunderstorms

Thunderstorms (rain-bearing clouds that produce lightning<sup>8</sup>) happen annually in Conway and all of Horry County, most often in the spring. What makes a thunderstorm "severe" is the additional presence of hail (1" or greater), winds in excess of 50 kts/57.5 mph, or a tornado.

Hail: The Horry County Multijurisdictional All-Hazards Mitigation plan and weather records from the National Weather Service in Wilmington lists several severe thunderstorms on record in Horry County; four of them were recorded in Conway:

May 20, 2005: a storm that resulted in \$1.2 million in damages to structures and vehicles.

May 10, 2011: The storm brought hail stones "the size of softballs;" although the hail storm lasted only five – seven minutes, it was reported that hail "covered the ground."<sup>9</sup>

<sup>8</sup> <https://www.nssl.noaa.gov/education/svrwx101/thunderstorms/>

<sup>9</sup> [https://www.spc.noaa.gov/climo/reports/110510\\_rpts.html](https://www.spc.noaa.gov/climo/reports/110510_rpts.html)

July 28, 2014: A microburst uprooted several trees, and six people were hospitalized with minor injuries. Wind speeds were estimated at 75 mph.

April 7, 2022: Hailstones “ranging from ping pong ball to tennis ball in size” fell in and around Conway during an afternoon storm that was fueled by an “unseasonably warm and humid airmass.”<sup>10</sup>



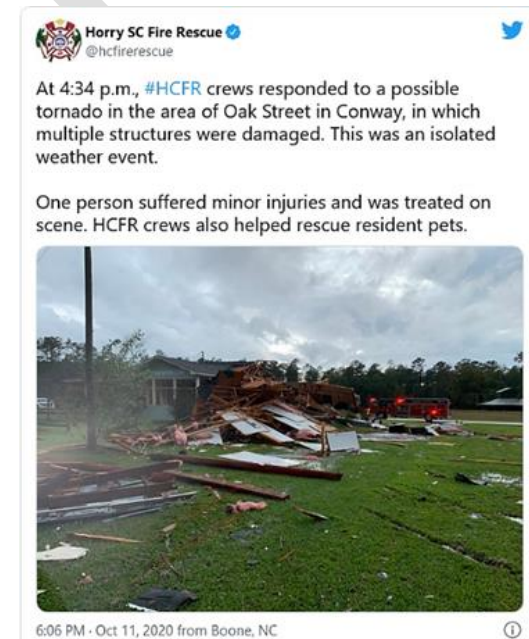
The damage to property from hail is often centered on roof tops and vehicles, but can be found on siding as well. There are few records of damage to humans from hail on record in the area.

**Tornadoes:** Funnel clouds that reach the ground are rare in the Conway area, so when one is identified, it makes news. With the advent of social media, it's easier to find records of the storm locations, and even video of the storm.

According to NOAA, the strongest tornado to hit the City of Conway occurred on May 12, 1965 in the late afternoon. The storm traveled between the unincorporated area of Horry County off 905 near Red Bluff Crossroads and Holt Cir, near Marina Dr, in the process crossing the Waccamaw River six times and traveling nearly 15 miles. It was eventually categorized as an EF-2 tornado. No injuries or fatalities were

recorded, but \$25,000 in damages were recorded (equivalent to more than \$220,000, when adjusted for inflation).<sup>11</sup>

October 11, 2020: an EF-1 tornado was recorded between Four Mile and Cultra Roads, causing damage to two homes and a barn. One person was injured.<sup>12</sup> Winds were estimated at 100 mph. On the same day, an EF-0 tornado was observed off US 501, causing damage to fences in the Bridgewater subdivision.<sup>13</sup> The total estimated property damage for both was approximately \$170,000.<sup>14</sup>



<sup>10</sup> <https://www.weather.gov/ilm/2022April7hail>

<sup>11</sup> <https://data.greenvilleonline.com/tornado-archive/south-carolina/10110577/>

<sup>12</sup> <https://www.wbtw.com/news/grand-strand/ef-1-tornado-touched-down-in-conway-on-sunday-damaging-multiple-structures/>

<sup>13</sup> [https://www.myhorrynews.com/news/local/horry\\_county/national-weather-service-confirms-tornadoes-in-horry-county/article\\_61db330e-0cce-11eb-94e5-0bd9ab532484.html](https://www.myhorrynews.com/news/local/horry_county/national-weather-service-confirms-tornadoes-in-horry-county/article_61db330e-0cce-11eb-94e5-0bd9ab532484.html)

<sup>14</sup> <https://data.greenvilleonline.com/tornado-archive/south-carolina/926204/>



### **Winter Storms**

The City of Conway is not immune to winter weather, and has even occasionally measured winter precipitation. Winter storms aren't just limited to snowfall, however; winter storms in the area have produced freezing rain, ice accumulation, and extreme cold. These conditions often lead to traffic accidents, power outages, loss of trees, and can contribute to public health issues. According to SC DNR, Conway experienced a snowfall of 12 inches on Christmas Eve in 1989. In February 2010, Conway had snowfall in the amount of four (4) inches. But statistically, the amount of snowfall measured in any given year is less than one inch.<sup>15</sup>

Ice storms typically create more havoc than snow for Conway residents. In February 2014, the City experienced an ice storm that left between ¼" to ½" of ice throughout the City. Trees sustained damage and power was lost for a majority of the City for several hours. 1,953 tons of debris was collected from this storm, and took approximately 100 days to collect.

In January 2022, Conway was hit two weekends in a row by harsh winter events, including an ice storm and snow fall that was contributed to a passing Nor'easter storm. Horry County Schools, city administration, and many businesses made the decision to not open on Friday before the second weekend of storms, resulting in many work hours and sales lost.

The City of Conway is not generally prepared to handle such events.

In addition, many of the roads that Conway depends on for daily travel belong to the state, leaving the community to wait for SCDOT trucks to clear the roads.

### **Transportation Infrastructure**

The importance of transportation to Conway's daily operations and community health cannot be understated. Roads and bridges, along with other types of critical facilities (including hospitals and medical facilities), are essential elements in getting the community back to business after an event. Based on the potential areas of flooding within and around the City of Conway, it is possible for the City to be completely divided by flood waters, making it impossible for many residents to access medical care, food sources, and evacuation routes. Of major concern are the Main Street Bridge and the 501 Bypass Bridge that both have the propensity to flood, and the hurricane evacuation routes that carry evacuees from the beaches through Conway on Highways 378, 501, and 544. During Hurricane Florence in 2018, the SC National Guard was activated to create a temporary dam/levee against flood waters on US Hwy 501 at Lake Busbee. It was a stark reminder that the state-owned roads that go through the City of Conway bear a lot of the brunt of hurricane traffic. (need to insert a picture of this here).

### **Health Resilience**

If you had reviewed the resilience or mitigation plans for most of the counties in South Carolina prior to 2020, health resilience was a much different conversation, usually based around vector-borne diseases (diseases carried by insects like mosquitoes) or heat-based illness and injury. Since the onset of the COVID pandemic, however, public health as a resilience factor has been elevated to a top priority for discussion, public education, awareness, and protection.

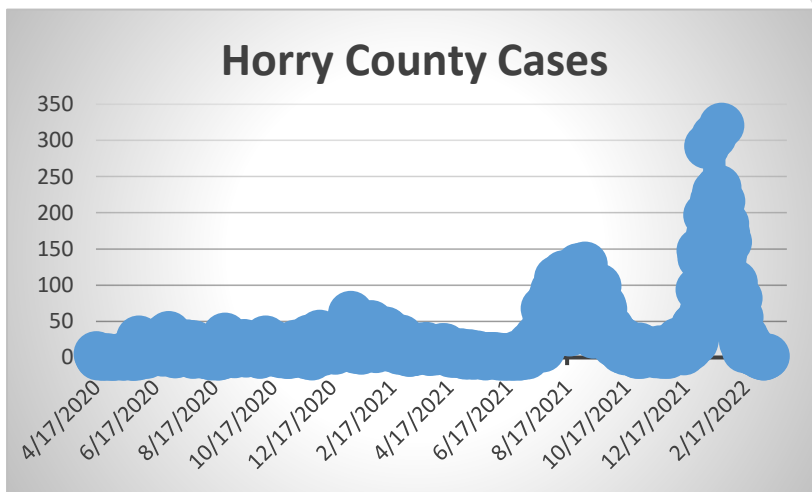
### **COVID-19 Pandemic**

The COVID-19 virus was identified by the World Health Organization in China in December 2019, and the Centers for Disease Control (CDC)

<sup>15</sup> <https://www.wbtw.com/news/grand-strand/when-was-the-last-time-it-snowed-in-myrtle-beach/>

identified the first cases in the US on January 20, 2020.<sup>16</sup> In the state of South Carolina, the first known cases were found almost two months later; one in Kershaw County, and one in Charleston.<sup>17</sup> On March 13, Governor McMaster declared the first state of emergency related to the spread of COVID; the City of Conway followed suit on March 14. By April, Horry County had recorded the first COVID cases in our area.

The City of Conway and Conway Hospital were leaders in the State of South Carolina when it came to acting on the COVID pandemic. Conway Hospital was the first hospital in the state to begin administering vaccinations against the virus,<sup>18</sup> and the City of Conway was one of the first municipalities to require masks in public buildings, starting in June 2020 and continuing for almost a year. City staff kept City Council and the citizens abreast of statistics and changes as the virus migrated and developed new variants.



As of the writing of this element, Horry County had recorded just over 17,700 total cases of COVID reported to the county health department, and 791 deaths attributed to the virus. The table below shows a linear

plot of the number of cases by week. The peak at the end of 2021 – beginning of 2022 was attributed to the onset of the Omicron variant, which fortunately was less deadly than the original and the Delta variant (the cause of the peak in late summer-early fall 2021).

While the case count is sobering, the community's resiliency is commendable. The City's passive parks and open spaces became gathering spots for families and friends to visit together while socially distant. The restaurant industry expanded pick-up ordering and outdoor dining options when being indoors was considered dangerous. Grocery stores followed suit, accelerating pick-up lanes for customers who preferred to order online. Small businesses saw an increase in online sales as casual brick-and-mortar shopping was seen as risky for those with conditions that made them more vulnerable to contracting the virus.

#### *Heat-Related Illness and Impacts*

According to the most recent National Climate Assessment, cities across the Southeast are experiencing more and longer summer heat waves. Sixty-one percent of major Southeast cities are exhibiting some aspects of worsening heat waves, which is a higher percentage than any other region of the country.

The number of days with high minimum temperatures (*nighttime temperatures that stay above 75°F*) has been increasing across the Southeast, and this trend is projected to intensify, with some areas experiencing more than 100 additional warm nights per year by the end of the century. Exposure to high nighttime minimum temperatures reduces the ability of some people to recover from high daytime temperatures, resulting in heat-related illness and death.<sup>19</sup>

<sup>16</sup> <https://www.cdc.gov/museum/timeline/covid19.html>

<sup>17</sup> <https://www.thestate.com/news/state/south-carolina/article240838221.html>

<sup>18</sup> <https://www.conwaymedicalcenter.com/covid19/>

<sup>19</sup> <https://nca2018.globalchange.gov/chapter/19/>

Often, communities find that their more vulnerable populations (very young, elderly, low to moderate income, homeless) and those who are employed in outdoor work are the most sensitive to, and impacted by, heat. Besides the correlation to age and existing health conditions, and the obvious impacts to those whose work is based outside, like those involved in construction, poverty level can impact citizens' resilience to heat. High power bills due to air conditioning needs are frequently cited as compounding issues to maintaining housing that's affordable to run as well as own.

To this end, the SC State Climatology Office keeps records of 30-year averages for high and low temperatures, as well as figures for Heating Degree Days (HDD) and Cooling Degree Days (CDD). The definition of these indexes is found via the EnergyStar program, a partnership program between the US Environmental Protection Agency (EPA) and the US Department of Energy (DOE):

- *Heating/Cooling Degree Days* is a weather normalization index that measures the amount of heating or cooling necessary at your property. Degree days are measured relative to a base of 65°F. Above 65°F it is assumed that your property will need to have cooling, and below 65°F it is assumed that your property will need to have heating.
- *Heating Degree Days (HDD)* - HDD is the equivalent number of days you would have to heat your building by 1 degree to accommodate the heating requirement. For example, if you have a day on which the temperature is 55°F degrees, that day is worth 10 Heating Degree Days because it is 10 degrees below 65°F. HDD is calculated in this way for each day of the year and summed up to get the total annual HDD.

- *Cooling Degree Days (CDD)* - CDD is the equivalent number of days you would have to cool your building by 1 degree to accommodate the cooling requirement. For example, if you have a day on which the temperature is 80°F degrees, that day is worth 15 Cooling Degree Days because it is 15 degrees above 65°F. CDD is calculated in this way for each day of the year and summed up to get the total annual CDD.<sup>20</sup>

The SC State Climatology Office records indicate that the number of CDDs needed in Horry County have steadily increased over the last three 30-year average reports. In addition, the mean temperature for the area has risen slightly, from 63.8°F to 64.5°F:

Horry County						
30 Year Climate Normals (Conway)						
	Max Temp.	Mean Temp.	Min Temp.	Precip	CDD	HDD
1971-2000	75.1 F	63.8 F	52.4 F	53.27 Inches	1995	2415
1981-2010	75.4 F	64.4 F	53.4 F	52.07 Inches	2136	2352
1991-2020	75.3 F	64.5 F	53.8 F	55.21 Inches	2141	2287

21

**Economic Resilience**

As we've discussed, the City of Conway has been impacted by hurricanes several times over the past few years. Flooding, as a result of these storms, impacts the economy by making it harder, if not impossible, for employees to get to work, for customers to obtain goods, and affecting the City's ability to provide services to its citizens. City services have mainly been interrupted during actual passing of the storms and are resumed as soon as it is safe to do so.

<sup>20</sup> <https://energystar-mesa.force.com/PortfolioManager/s/article/What-are-Heating-Degree-Days-HDD-Cooling-Degree-Days-CDD-1600088536891>

<sup>21</sup> [https://www.dnr.sc.gov/climate/sco/ClimateData/countyData/county\\_horry.php](https://www.dnr.sc.gov/climate/sco/ClimateData/countyData/county_horry.php)

The City of Conway's Emergency Operations Plan's goal is to utilize all available resources to mitigate or prevent potential emergencies or disasters whenever possible, prepare to deal efficiently with the effects of emergency events, respond to matters of life safety and property protection, and to promote a means to recover rapidly from unavoidable damages. As part of the County's multijurisdictional hazard mitigation over the years, a push for businesses to have a continuity plan in place for before/during/after a storm was achieved. The County provided free business planning assistance to local entrepreneurs and employers.

While Conway is active in the planning cycles for the Waccamaw Regional Council of Governments' Comprehensive Economic Development Strategy (CEDS), the community could benefit from a targeted business operation assistance plan to aid employers after disaster events.

### **What Makes Conway More Resilient**

- Learning from the past
- Commitment to nature and natural storage
- Used FEMA buyouts to prevent further damage
- Higher standards for flood zone construction
- No net loss of fill
- No fill in the floodway
- Tree programs
- Commitment to good planning
- Focus on the family

### **River-Friendly Business Program**

The River-Friendly Business Program is a voluntary program offered free of charge to businesses within the City of Conway. Eligible participants include businesses, schools, organizations, offices and congregations. The purpose of the program is to help businesses reduce their environmental impacts on the river and the community. Additionally,

the program offers recognition to these businesses for their commitment and participation. The three (3) areas of eligible certification include Water Quality, Waste Reduction, and Recycling. [https://www.cityofconway.com/RFB\\_Brochure\\_Final.pdf](https://www.cityofconway.com/RFB_Brochure_Final.pdf)

**Is this still applicable? When did it stop?**

### **Tools and Existing Protective Measures**

#### **Resiliency through Plan Review**

#### **Conservation Subdivisions**

The purpose of a Conservation Subdivision design is to provide flexibility of design to ensure preservation of open space within new residential subdivisions, while also maintaining a prorated density of residential units for the overall site. In return, this allows the same number of units on a much smaller footprint, reducing infrastructure costs and lessens the impact on the natural, unbuilt environment. The City currently allows conservation subdivision designs, by-right, in the CP, R, RR, RA, R-1 and R-2 zoning districts, per Section 10.4 of the Unified Development Ordinance (UDO). Incentives that are available to the developer with a conservation subdivision design include several types of development credits for providing the following development provisions:

- *River/Wetland Protection Buffers* – minimum buffer width of 30-ft.
- *Trails and Open Space Connectivity* – provision of multiuse trails and greenways that connect with existing ones to create network.
- *Additional Open Space* – provision of additional natural open space above required percentage (30% of buildable area).
- *Low-Impact Development* – incorporation of site-specific stormwater treatment and water conservation practices (e.g. through constructed wetlands, raingardens, bioswales, cisterns).

- *Sustainable Landscaping/Xeriscaping* – planting of native trees, shrubs, and perennials in proposed landscaping to conserve water, reduce maintenance, and offer micro wildlife habitat.
- *Energy Efficient and Sustainable Design Features* – implementation of energy efficient and sustainable building standards (alternative heating and cooling; insulation standards; orientation) as endorsed by S.C. Energy Office (Green Building Programs).

Since large scale developments typically have a greater impact on the natural environment and lead to community concerns regarding flooding, water quality, and loss of habitat, the City began *requiring* the design of a conservation subdivision for any development exceeding 50 acres in size in the hopes that once developers run the numbers on a conservation subdivision, they would understand the value in proceeding with this type of development. Since these amendments have been made to the City's Unified Development Ordinance (UDO), staff has reviewed several plans showing a conservation subdivision design, and there is a major conservation subdivision going through the review process that contains in excess of 800 acres. One of the neighborhoods within the overall conservation subdivision receiving preliminary plan approval in November 2022; the first one to date.

### Conservation Easements

Conservation (or preservation) easements are voluntary legal agreements that are used to impose limitations or obligations that include one (or more) of the following (*§ 27-8-20 of SC Code of Laws*):

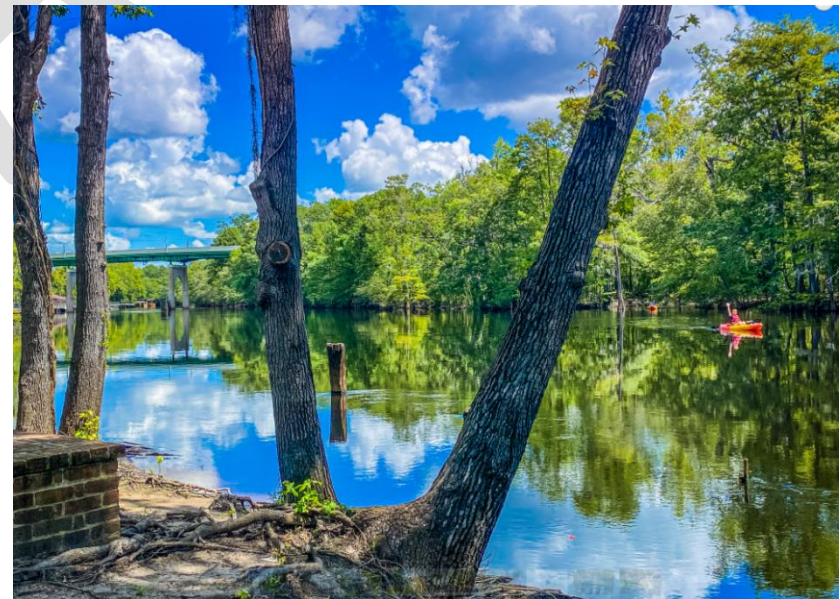
- Retaining or protecting natural, scenic, or open space aspects of property;
- Ensuring availability of property for agricultural, forest, recreational, educational, or open-space use;
- Protecting natural resources;

- Maintaining or enhancing air or water quality; and
- Preserving the historical, archaeological, or cultural aspects of property.

<https://www.scstatehouse.gov/code/t27c008.php>

Under the South Carolina Conservation Incentives Act (H3782, Act 283), donations of land for conservation and conservation easements are typically made to nonprofit organizations, such as The Nature Conservancy, Ducks Unlimited, and Lowcountry Land Trust. They are negative easements that prohibit land for which the easements are placed from being developed in a way inconsistent with the terms of the easement. Typically, traditional rural land uses such as farming, hunting, and fishing are continued to be permitted. Conservation is accomplished by prohibitions or limitations on subdivision and land development.

<https://scdhec.gov/sites/default/files/docs/HomeAndEnvironment/Docs/ModelOrdinances/SCExamples/SCConservationIncentivesAct.pdf>



Source: <https://www.cityofconway.com/gallery.php>

## **Land Trusts**

Land trusts promote conservation and strengthen land trust communities throughout South Carolina. Land trusts work with private landowners to permanently protect waterways, viewsheds, working farms, forests, and other environmentally sensitive / significant sites.

Developers interested in pursuing a conservation subdivision design are encouraged to contact an agency, such as the South Carolina Conservation Bank or the South Carolina Land Trust Network that can assist them in finding a trust for their Open Space and Conservation areas within the conservation subdivision that they intend to create. For more information on Land Trusts, visit on the links below:

South Carolina Land Trust Network: <https://scltn.org/>

South Carolina Conservation Bank: <https://sccbank.sc.gov/>

Trust for Public Land: <https://www.tpl.org/state/south-carolina>

## **Conservation Preservation (CP) Zoning District**

The City's Unified Development Ordinance (UDO) defines the Conservation Preservation (CP) district as "the intent of the CP district is to provide needed open space for general outdoor and indoor recreational uses, and to protect environmentally sensitive areas and flood prone areas from the encroachment of any residential, commercial, industrial, or other uses capable of adversely affecting the relatively undeveloped character of the district.

The 2019-2029 Future Land Use Map was updated in 2019. Properties that were identified as being open space for existing developments as well as known flood zone areas or other environmentally sensitive areas were given the CP zoning designation in order to provide an extra layer of protection in the future when rezoning requests are being considered.

## **Conway's Stormwater Manual**

The City of Conway created a Stormwater Management Plan that is designed to reduce the discharge of pollutants from the City of Conway's Small Municipal Storm Sewer System to the maximum extent practicable, to protect water quality and to satisfy the appropriate requirements of the Clean Water Act.

**Stormwater Ordinance** (currently being rewritten?)

## **All Hazard Mitigation Plan**

The City of Conway currently does not have its own Hazard Mitigation Plan and uses that of Horry County. The City was involved in the planning process and formation of the plan and adopted the plan on **January 19, 2016**. **The plan I have a copy of states that the City adopted the plan on March 15, 2021. (check with Le)**

## **International Building Codes**

The State of South Carolina requires governing local entities to adopt, by ordinance, the state-approved versions of the International Building Code series. The current IBC series approved by South Carolina is the 2018 International Building Code (IBC) with SC modification, and the 2009 Energy Code.

The International Code Council (ICC) defines The International Building Code (IBC) as the foundation of the complete Family of International Codes. It is an essential tool to preserve public health and safety that provides safeguards from hazards associated with the built environment. It addresses design and installation of innovative materials that meet or exceed public health and safety goals.

The City of Conway reviews building plans to ascertain that the applicable building codes are employed. Plans are also reviewed to ensure they meet FEMA's standards for buildings in flood hazard areas, such as freeboard requirements, venting requirements and systems, wet or dry floodproofing, among other things.

## **FEMA Flood Insurance Rate Maps (FIRM)**

### **2019 Revised Flood Zones (in City limits).**

5,451 acres (divided by 15,875 acres – total acreage of city) = 34.33%  
(per Stephen Williams). **What was this information for?**

## **NEW FLOOD ZONE MAPS**

### **Link to City of Conway 2019 Revised Flood Zone Maps (GIS):**

<https://conwaygis.maps.arcgis.com/apps/View/index.html?appid=53b28dab7cc6471cae8dc650894ed05d>

## **Flood Damage Prevention Standards**

The Legislature of the State of South Carolina has in SC Code of Laws, Title 5 and Title 6, and amendments thereto, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

On May 5, 2017, City Council approved replacing the Flood Damage Prevention Standards in its entirety to follow the state model more closely. The purpose of the ordinance includes the following:

- Promote public health, safety and general welfare;
- Minimize public and private losses due to flood conditions in specific areas by provisions designed to restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- Require uses that are vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- Control the alteration of natural floodplains, streams, channels, and natural protective barriers, which are involved in the accommodation of flood waters;

- Control filling, grading, dredging, and other developments which may increase erosion or flood damage; and
- Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

Specific standards are written for residential, including subdivisions, non-residential construction, manufactured homes, elevated buildings, recreational vehicles, and accessory structures.

Once construction has begun, building inspectors inspect the various stages of construction to assure that all requirements and specifics on the plans are met. A Certificate of Occupancy is not issued until all inspections are deemed complete.

On June 1, 2020, the ordinance was amended to adopt the 2019 Revised Preliminary Flood Rate Maps (FIRM), and to remove the existing regulatory flood plain described therein. The City of Conway adopted the 2019 FIRM maps officially in December 2021.

## **Repetitive Loss Properties**

FEMA classifies a repetitive loss as any insurable building for which two or more flood insurance claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling 10-year time period, since 1978. This does not mean the property was insured by the NFIP. Repetitive losses drain funds that are needed for devastating events.

## **FEMA Buyouts**

In 2017, FEMA proposed providing funding in the form of a Hazard Mitigation Grant. The City applied for this grant. The areas affected originally consisted of 57 residential properties located on 18 streets within the City. This was a voluntary program, in which a homeowner's property could be acquired by the City and demolished using HMPG

grant funds. Once demolished, the properties are deeded as open space in perpetuity and are allowed to revert to their natural state.

To date, the City has purchased and demolished structures on over 30 flood prone lots. These lots are now available to adjacent properties to lease and maintain as open space.

### **Underground Wiring Project**

Removal of wires helps limit damage during storms.

### **Fourth Ave (underground wiring project)?**

#### **Emergency Response**

Emergency response is affected during severe weather events. If sustained winds reach 40MPH, standard vehicles are grounded from response. This include the Police Department and smaller Fire Department Vehicles. If sustained winds reach 60MPH, all emergency vehicles are grounded.

#### **EOC information, public shelters, employee shelters, etc.**

The Emergency Operations Center (EOC) is staffed during events in which the City's normal staffing and/or response may be taxed. This generally includes weather events, but could also include times of Civil Unrest or planning for major events within the City. The EOC staffing is contingent upon the specific needs of the incident.

Public shelters are managed by Horry County Emergency Management (HCEM) and the American Red Cross. There are Red Cross shelters identified within the City limits of Conway, and are opened as needed by HCEMD.

The City of Conway does not currently open employee shelters.

### **Hawthorne Drive and Long Ave Wetland Park**

The proposed Hawthorne Drive and Long Ave Wetland Park would be the first of its kind within the state, and one of few along the east coast.

### **Park Benefits**

*Environmental.* The Hawthorne Drive and Long Avenue Wetland Park will host a variety of much needed environmental benefits. Encompassing 7.5 acres; 4.5 of which is wetlands, enlarging the existing wetland will allow for the area to collect all stormwater runoff from Long Ave and the Hawthorne Drive area. Native plants and trees will be planted to improve water quality prior to entering the Crabtree Canal and eventually the Waccamaw River, which will also provide an area for wildlife to create a habitat in an area that was one home to residential properties.

In addition to the environmental benefits, the park will create much needed storage for an area prone to flooding. The City is currently limited on stormwater storage along the Crabtree Canal. The park will be designed to facilitate +/- 7 acres of stormwater storage, equating to approximately 203,567 gallons during a one-inch rainfall event. It is estimated that 58-78% of pathogens and bacteria would be removed by filtering through the wetland during these rainfall events.

*Educational.* Educational material for stormwater and wildlife habitat will also be available onsite for visitors of the park. An existing monarch butterfly garden will be relocated to the entrance to the park and will blend in with the surroundings. In addition, the park will provide an area for Coastal Carolina University and SCDHEC to perform case studies while providing an educational area for students pursuing environmental degrees.

*Recreational.* Recreational opportunities are unlimited within a constructed wetland and are needed to assist with attracting residents to the park. Trails will connect to the existing Crabtree Greenway adding additional connectivity to the existing trail. A canoe/kayak launch area will provide connectivity to the Blue Trail and allow sightseers the access to downtown by way of water.

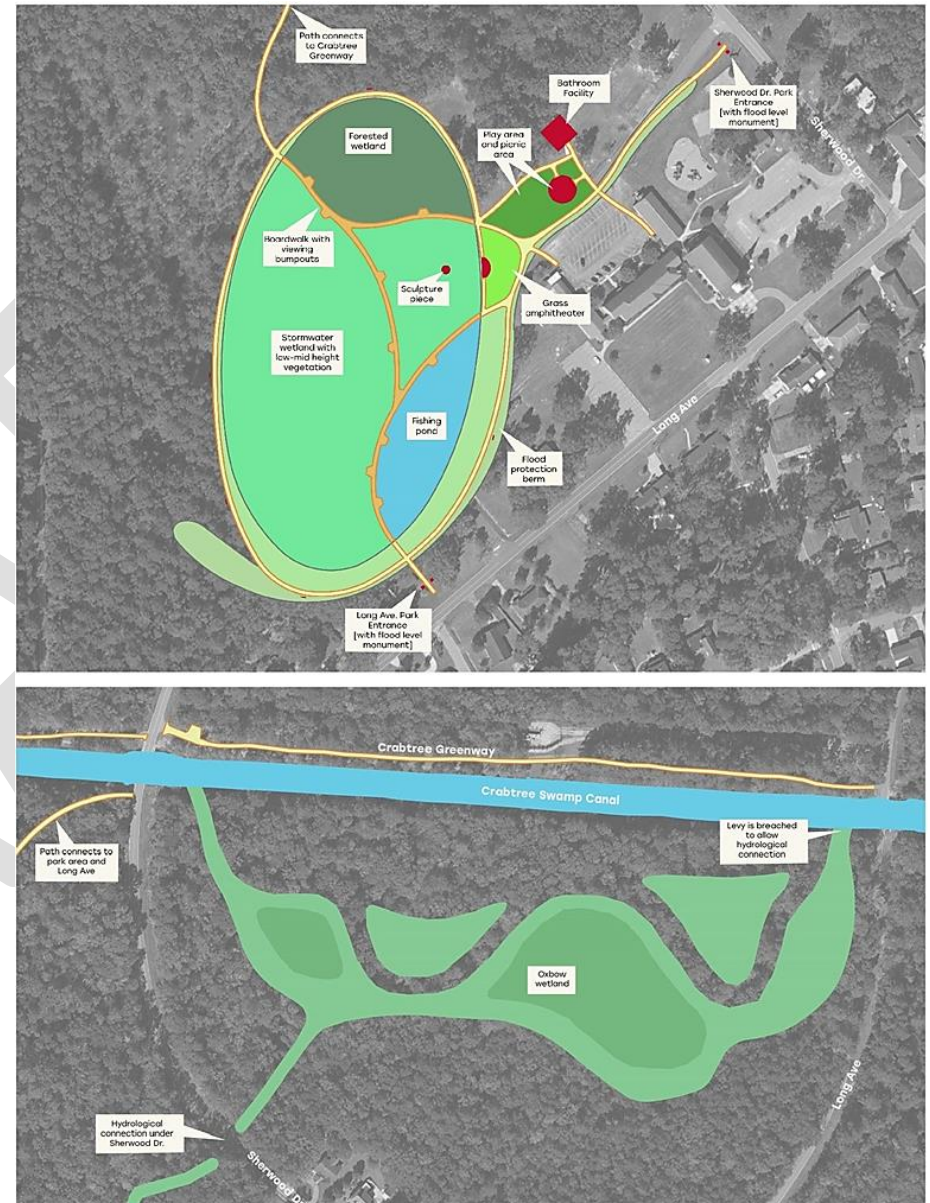


Insert picture/schematic of proposed plan. Is this still proposed?

**Sherwood Master Plan**

The City partnered with The Nature Conservancy of South Carolina to identify an area as the ideal opportunity for a nature-based mitigation project to mitigate the unprecedented flooding the City has seen in certain areas over the last five (5) years. With grant funding provided by Boeing, the Nature Conservancy initiated work on this nature-based mitigation project in Conway. "The primary goal of the masterplan is to outline a clear, achievable roadmap for "Chestnut Bay" constructed wetland, its associated community amenities, and other flood mitigation projects along the Crabtree Swamp Canal to be implemented and fully realized in the months and years ahead. The Master Plan also documents the project history, background and context. This work is the result of a multi-year process that has been community-based, collaborative, rigorous, and hopeful, despite the significant challenges of the ongoing COVID-19 pandemic. The members of the project team hope that this document will memorialize a unified vision that uplifts the community, fosters resiliency, and serves as a model for the entire region." (Robinson Design Engineers, RDE)

Chestnut Bay Schematic (part of Sherwood Master Plan)



Schematic plans for Chestnut Bay and associated community amenities and Crabtree Swamp Canal floodplain/ oxbow restoration

## SC Flood Commission Partnership

**Upper Waccamaw Taskforce Commission and Subcommittee** (City's membership of)

### Annual Training and Preparation for Emergency Drills

City of Conway Emergency Management conducts annual disaster drills with critical staff. The topic of drills rotates annually to ensure staff is versatile in dealing with all facets of emergency management. Throughout the year department heads are encouraged to discuss their roles in natural disasters with their staff.

### Coordination with other emergency management agencies

The City of Conway works closely with Horry County Emergency Management as well as other county and municipal government agencies surrounding Conway before, during, and after natural disasters. This includes preparation, response, and recovery missions.

## Resiliency, Flooding Mitigation Grant – Hydrology Study

**Status:** (submitting to the state with information we have and if state approves then send to FEMA for official review).

## CRS (Community Rating System)

## No Rise Certificates

## Elevation Certificates

## Kingston Presbyterian tract, New Castle, etc.

### Living Shorelines

According to South Carolina DHEC Coastal Division Regulations, a living shoreline is a shoreline stabilization approach utilized in intertidal wetland environments that maintain, restore, and/or enhance natural estuarine processes through the strategic placement of native vegetation and/or use of green infrastructure as described in the SC Code of Regulations (R.30-12.Q). Living shorelines promote wetland

resiliency and water quality, and enhance the diverse intertidal habitat. Living shorelines must demonstrate they are designed and constructed in a manner that:

- Does not restrict the reasonable navigation or public use of state lands and waters;
- Has minimal effect on natural water movement and in no case prohibits water flow;
- Does not prevent movement of aquatic organisms between the waterbody and the shore;
- Maintains continuity of the natural land-water interface.

<https://scdhec.gov/environment/your-water-coast/ocean-coastal-resource-management-ocrm/living-shorelines-regulations-update>

### Riverfront Park

### River Cleanup

September is World Cleanup Month, and fall cleanup days are hosted by Winyah Rivers Alliance, along with the Waccamaw RIVERKEEPER Adopt-a-Landing Program. More information can be found here: <https://winyahrivers.org/join-your-riverkeeper-for-world-cleanup-month/>

### Wounded Nature – Working Veterans

In November 2021, volunteers from Wounded Nature, Working Veterans, teamed up with Black Water Dredging to remove table fans, flat screen TV's as well as an 80-ft abandoned boat from the Waccamaw River in Conway.

<https://abcnews4.com/news/local/volunteers-remove-80-ft-abandoned-boat-debris-and-more-from-waccamaw-river-in-conway>

### Keep Conway Beautiful

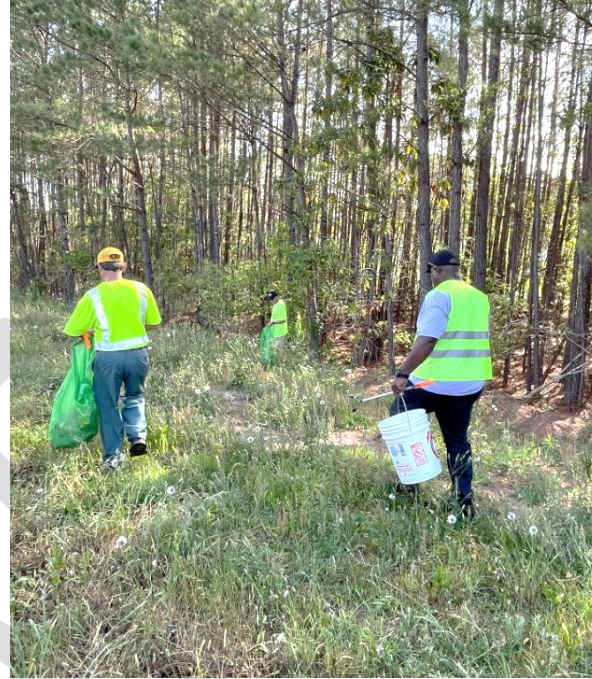
The City of Conway recently became an affiliate of Keep America Beautiful. Keep Conway Beautiful envisions our community as a clean, green, and beautiful place to live. Conway believes that we all benefit from living in a better, more beautiful place.

Everything that Keep Conway Beautiful does, from litter cleanup to beautifying a gateway, planting community gardens, helping to improve recycling efforts, education the next generation of community stewards, is powered by volunteers who support the program and its mission.

### Great American Cleanup (2022)

The Great American Cleanup was suspended due to the Coronavirus Pandemic as government and public health officials called on the public to avoid large gatherings and events. The cleanup resumed in 2022 with a community cleanup day on May 14, 2022. Each year, the Great American Cleanup engages millions of volunteers and participants who take action in their local communities to create positive change and lasting impact. Keep Conway Beautiful, along with other organizations in the Keep America Beautiful network plan volunteer events and education programs that help to remove litter and debris from roadways, storm drains and public spaces; reduce waste and improve recycling; and plant trees, flowers and community gardens. Other cleanup events that take place throughout the year as part of Keep Conway Beautiful include “America Recycles Day”, “Trash Dash”, and “Adopt A Street”.

Additional information on the Great American Cleanup, Keep Conway Beautiful, its affiliates, or its events, is available on the City's website, or check out their Facebook page.



Source: Keep Conway Beautiful Facebook Page

### City Sewer Upgrades

The City of Conway was awarded a \$1 million grant from the South Carolina Rural Infrastructure Authority (RIA) to help upgrade the sewer system to handle levels of growth the City has seen over the past few decades (WPDE). The grant money will help fund the Crabtree Force Main and Park Hill Pump Station project. The City was previously awarded a \$6 million grant for the initial funding and the cost of entire project is expected to be \$9 million.

There are two parts to the project: the first is located at Crabtree Swamp. The current wastewater infrastructure is operating inadequately at levels above capacity. When disaster strikes, the effects are devastating on the already strained infrastructure. The Crabtree station handles 1/3 of Conway's population but also flows from the entire City of Loris, the Town of Aynor, and parts of North Myrtle Beach. By increasing the size of the lift station and running a parallel line to increase capacity, issues during peak rain events may be prevented both inside and outside the City. This project was identified as the most critical water and sewer infrastructure project for the City (WPDE / Dep. City Admin. John Rogers).

The second part is the construction of a new lift station off Church Street in the Park Hill area to accept flow from a portion of Highway 501 currently being served by the Crabtree pump station.

The expected completion date for the projects is August 2024.

<https://wpde.com/news/local/conway-receives-additional-1m-to-upgrade-sewer-system>

### Marina Pump Station (reconstruction) (NEED INFO FROM JAMES/TED ON THIS)

Marina Pump Station upgrade underway



Source: A.C. Schultes of Carolina Facebook Page

## City of Conway Parks

### **Crabtree Greenway**

Crabtree Greenway is approx. one (1) mile long and runs along Crabtree Canal. This greenway gives hiking and biking enthusiasts a chance to enjoy open space and take in natural landscape with a bustling wildlife. Crabtree Greenway contains a kayak launch and walking trail(s).

### **Riverfront Park playground**

Recently redone, the riverfront park is home to an ADA compliant playground replicating the F.G. Burroughs Steamboat.

### **Riverwalk**

The Riverwalk is approx. one (1) mile of breathtaking views of the Waccamaw River in a preserved and natural landscape. Lined with benches, the Riverwalk sits on the banks of the Waccamaw River and is the perfect place for an evening walk.

### **Sherwood Park**

Sherwood Park is comprised of two (2) parks. One part set on Sherwood Drive offers a shelter for public use, an ADA compliant playground, a sand volleyball court, and public restrooms. The other section of the park offers a shelter, outdoor fitness equipment, and a 9-hole disc golf course, encompassed by a walking track.

### **Waccamaw River Park**

Located on Depot Road, Waccamaw River Park is home to many species of fish, wildlife, plants, and trees in a thriving ecosystem. The park provides a natural habitat associated with the Waccamaw River, and is perfect for the nature enthusiast to walk or bike.

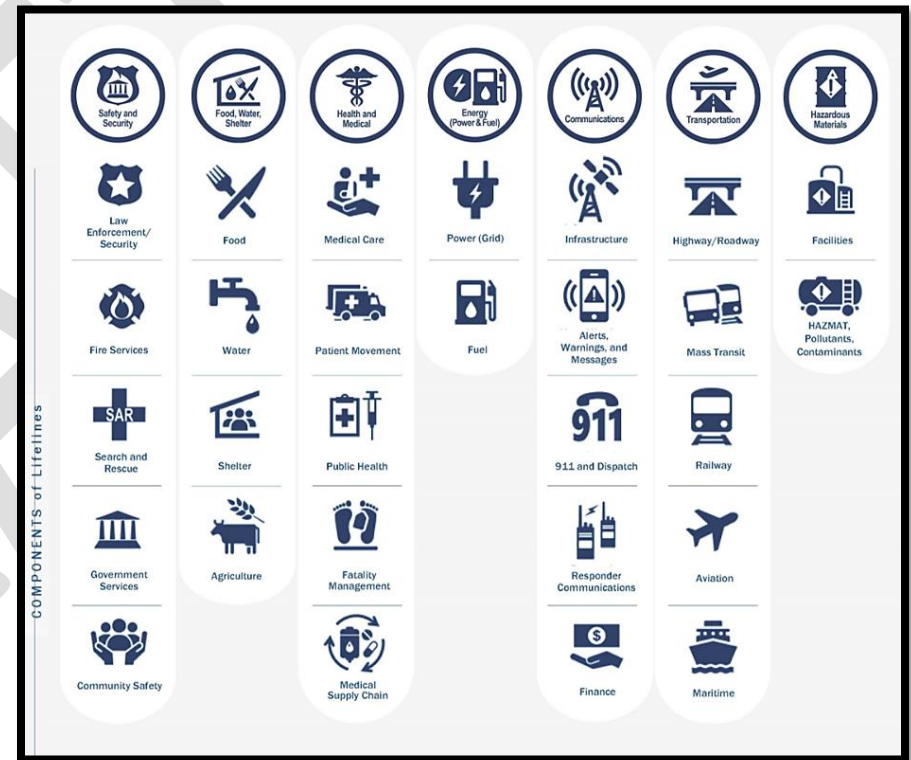
Fig. # ? Waccamaw River Park trail



### Descriptions of FEMA Lifelines

LIFELINE	DESCRIPTION
Safety and Security	Law enforcement and government services, as well as the associated assets that maintain communal security, provide search and rescue, evacuations, and firefighting capabilities, and promote responder safety.
Food, Water, Shelter	Support systems that enable the sustainment of life, such as water treatment, transmission, and distribution systems; food retail and distribution networks; wastewater collection and treatment systems; as well as sheltering, and agriculture.
Health and Medical	Infrastructure and service providers for medical care, public health, patient movement, fatality management, behavioral health, veterinary support, and health or medical supply chains.
Communications	Infrastructure owners and operators of broadband Internet, cellular networks, landline telephony, cable services (to include undersea cable), satellite communications services, and broadcast networks (radio and television). Communication systems encompass a large set of diverse modes of delivery and technologies, often intertwined but largely operating independently. Elements such as alerts, warnings, & messages, as well as 911 and dispatch. Also includes accessibility of financial services.
Energy* <i>*Impacts to Energy can affect other lifelines</i>	Service providers for electric power infrastructure, composed of generation, transmission, and distribution systems, as well as gas and liquid fuel processing, transportation, and delivery systems.
Transportation	Multiple modes of transportation that often serve complementary functions and create redundancy, adding to the inherent resilience in overall transportation networks. Transportation infrastructure generally includes highway/roadways, mass transit, railway, aviation, maritime, pipeline, and intermodal systems.
Hazardous Materials	Systems that mitigate threats to public health/ welfare and the environment. This includes assessment of facilities that use, generate, and store hazardous substances, as well as specialized conveyance assets and efforts to identify, contain, and remove incident debris, pollution, contaminants, oil or other hazardous substances.

The Federal Emergency Management Agency (FEMA) created the community lifelines construct in 2019<sup>22</sup> to increase effectiveness in disaster operations and better position the Agency to respond to catastrophic incidents. The construct allows emergency managers to quickly characterize the incident and identify the root causes of priority issue areas, and distinguish the highest priorities and most complex issues from other incident information.



<sup>22</sup> <https://www.fema.gov/emergency-managers/practitioners/lifelines>

Goals

Strategies

Appendix

Sources

Credits

DRAFT