

Carolina Forest Civic Association
Future of the Forest Committee



Date: *February 21, 2018*

AGENDA

- **Background**
- **Important Notice**
- **Resident Survey**
- **Survey Results**
- **Conclusions of the Committee**
- **Status**
- **Future Actions**

Background

- **In August, 2017 the CFCA formed a committee to research options to address residents' issues in CF and to begin to quantify the impact of those options.**
- **The committee consisted of 7 volunteers and met every other week August-November, 2017.**
- **Fred Crosby, graduate student at CCU, acted as staff for the committee.**
- **As background, the CFCA Board was responding to two issues:**
 - **Residents' continued concerns; and**
 - **The 20 year master plan for CF between Horry County and International Paper was expiring in December, 2017.**

Background (Cont'd)

- **An on-line survey was prepared for CF residents to identify issues and their importance.**
- **788 responses were received (residents in 29579 zip-code; 1 per household.)**
- **Five possible options were identified:**
 - **Do nothing**
 - **Annexation by Myrtle Beach or Conway**
 - **Special tax district**
 - **Political Action**
 - **Incorporation.**

NOTICE

Important to Understand:

No decisions have been made by the CFCA Board regarding alternatives except a significant amount of research is still necessary.

Survey Results

- **90% of respondents were homeowners; 10% renters.**
- **The 4 most important issues to residents were:**
 - **Roads & traffic – 86%**
 - **Public Safety (Police & Fire) – 60%**
 - **Planning & Zoning – 50%**
 - **Beach Access – 35%**
- **Responses to Alternatives:**
 - **PUBLIC OUTCRY: 70% of respondents say doing nothing is not an option.**
 - **70% say more could be done in the area of political action.**
 - **A special tax district is not viewed favorably (increased taxes.)**
 - **Annexation is not viewed favorably (both Myrtle Beach and Conway have indicated no interest in the past.)**
 - **Incorporation is viewed positively by 37% of respondents and negatively by 38%.**

Survey Results (Cont'd.)

- **83% want improved police protection (both quantity and quality); and only 17% feel secure in their homes.**
- **Majority, 52%, feel secure with fire protection services.**
- **Only 8% are satisfied with current planning / zoning efforts; 92% have serious concerns.**
- **64% want immediate improvement to roads & traffic.**

Conclusions of the Committee

- None of the alternatives can address the roads / traffic concerns except in the long term. Even the County does not have enough money to provide a quick fix. Expectations need to be tailored to a gradual improvement through planning not just widening and must consider funds available.
- Growth needs to be slowed until infrastructure can begin to catch up; but, there are consequences.
- Impact fees (new construction) could assist with road funding (requiring a change in the State law.)
- An overall planning effort is needed for Carolina Forest to maintain a sense of community and assisting in controlling its own destiny.

Conclusions (cont'd):

- Beach access for all, requires a County-wide effort involving all beach communities. Eliminating paid parking will help perceptions but, is not, in itself, a long term solution to currently limited land for parking and access.
- CFCA Board should consider 3 remaining options:
 - ~~Do Nothing~~
 - ~~Annexation~~
 - Special Tax District
 - Political Action
 - Incorporation
- There could be a reduction in County property taxes for incorporated communities and while not universal, could be some offset to HOA fees, depending on services provided.

- **Objectives Identified by the Committee:**

- **Reasonable, balanced, planned growth (commercial & residential.)**
- **Road & traffic issues can be addressed affordably but, it will take time; a quick fix is not affordable; nurture realistic expectations.**
- **Policing must be addressed to reaffirm community confidence.**
- **Beach access, for the long term, can only be achieved through a regional approach.**

Status

- **Presented Committee's findings to CFCA Members November & February.**
- **Alternatives are subject to lively discussions.**
- **Scheduled Planning / Zoning presentation for March.**
- **Successful with Horry County Council defeating rezoning request for community near Gander Mountain building.**
- **Obtained and reviewing pertinent financial information/budgets from County & local communities.**
- **Identifying future speakers to address other major concerns identified.**

Future Actions

- **Continue involvement of Future of the Forest Committee.**
- **Continue involvement of Community/CFCA Members in this process (quarterly updates) and include County Council Members and HOA's.**
- **More detailed information is required, especially financial.**
- **Continue to evaluate 3 remaining options.**
- **Informational discussions with comparable communities.**
- **Confirm annexation conclusions.**
- **Engage legal and accounting resources as required.**
- **Identify/consider options for financial/resource assistance.**
- **Decision regarding alternatives.**
- **Establish Community Goals/Objectives.**
- **Increase CFCA Members & Involvement**

Thank You!

We appreciate your participation.