

December 20, 2021

CITY OF CONWAY
SPECIAL CITY COUNCIL MEETING
CONWAY CITY HALL
229 MAIN STREET, CONWAY
MONDAY, DECEMBER 20, 2021 - 4:00 P.M.

PRESENT: Mayor Barbara Blain-Bellamy, Jean Timbes, Mayor Pro Tem
Council Members: William Goldfinch, Shane Hubbard, Alex Hyman, Justin Jordan
ABSENT: Larry White

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy Administrator;
John Rogers, Deputy Administrator; Jeff Leveille, Technology Services Director; Allison
Hardin, Planning & Development Director; June Wood, Public Information Officer; Wayne
Calhoun, Police; and Alicia Shelley, City Clerk.

OTHERS: Beth Helms, Amanda Butler, Jimmy Jordan, Trapper Fowler, and Sudie Thomas

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Blain-Bellamy gave the invocation and led the Pledge of Allegiance.

The requirements for posting notice of this meeting under South Carolina's Freedom of Information Act (FOIA) were met.

APPROVAL OF AGENDA: Motion: Goldfinch made a motion, seconded by Timbes, to approve the December 20, 2021 meeting agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

- A. Final Reading of Ordinance #ZA2022-01-03 (A), an ordinance to annex 32.76 acres of property at 2615 Nixon Ave (PINs 337-00-00-0014 and 337-10-3-0001) and rezone from Horry County CFA (Commercial Forestry and Agriculture) to City of Conway IN (Institutional), and rezone 6.03 acres in the city limits (PIN 337-11-01-0001) from R-1 (Low/Medium Density Residential) to IN (Institutional)**
- B. Final Reading of Ordinance #ZA2022-01-03 (B), an ordinance to annex two tracts of property along SC Hwy 548 (PIN 326-00-00-0047, being 19.15 acres; and PIN 326-00-00-0027, being 63.46 acres) and rezone from Horry County HC (Highway Commercial) and Horry County CFA (Commercial Forestry & Agriculture) to City of Conway R-2 (Medium Density Residential) for PIN 326-00-00-0047 and City of Conway R-1 (Low/Medium Density Residential) for PIN 326-00-00-0027**
- C. Approval of December 6, 2021 Minutes**

APPROVAL OF CONSENT AGENDA: Motion: Goldfinch made a motion, seconded by Hyman, to approve the December 20, 2021 consent agenda. **Vote:** Unanimous. Motion carried

PUBLIC INPUT:

Trapper Fowler of the Coastal Conservation League voiced his opposition to Ordinance #ZA2021-12-20 to exempt specific properties from the tree preservation requirements. His concerns were flooding, by passing of the tree board and setting a precedent for future developers.

Sudie Thomas voiced the same concerns as Fowler regarding her opposition to Ordinance #ZA2021-12-20. She also said that the Planning Commission and staff recommended denial of this request.

Jimmy Jordan, applicant stated that there are only .05 acres of wetlands on this property. He then said that the trees that are on the property are hardwoods and that the property will have to be graded. He said that the 25' buffer around the property take up about 17% of the property, therefore without being exempt from the tree preservation ordinance almost 25% of the property would not be able to be developed.

There was no further public input. **Motion:** Blain-Bellamy made a motion, seconded by Hyman, to close public input. **Vote:** Unanimous. Motion carried.

FINAL READING:

Final Reading of Ordinance #ZA2021-12-20 to exempt specific properties from application of Title 3 Public Works, Chapter 4 Tree Preservation in the Code of Ordinances for the City of Conway, South Carolina: 383-00-00-0321; 383-00-00-0337; 383-13-02-0070; 383-13-02-0072; and 384-16-01-0030. Hardin gave Council a timeline of this issue. She said that in 2000, the Wild Wing Planned Development (PD) was adopted and it states that all plans for development within this PD shall be in accordance with the current City of Conway Land Development Regulations at the time of permit approval. In 2007, updates to the tree protection ordinance were put into place. In 2011, the City combined the land development regulations with the zoning regulations into a Unified Development Ordinance (UDO). In 2019, an amendment was made to the Wild Wing PD to allow Institutional uses on selected tracts. Hardin then showed the 2019 Buffer Exhibit, which shows a 25' perimeter buffer. Hardin then stated that due to unknown condition of jurisdictional wetlands on the site, and the lack of review by the tree board for remediation, the Planning Commission recommended denial. She said that staff also recommended denial of this request.

Motion: Hubbard made a motion, seconded by Timbes, to approve final reading of this request.

Goldfinch stated that he hoped that the media ran the entire story. He then said that he had some calls that some were concerned about this setting a precedent if the request was approved, but said that it would not as he said that this was a very unique situation.

Hyman echoed Goldfinch's comments. He then said that this PD originated while in Horry County's jurisdiction and is the only City PD that is still undeveloped.

Blain-Bellamy said that she agreed with Fowler and Thomas and could not support this request.

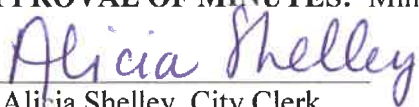
Vote: Voting for the request were Hubbard, Goldfinch, Timbes, Jordan, and Hyman. Voting against was Blain-Bellamy. Motion carried.

Blain-Bellamy asked the Administrator to schedule a workshop concerning the Whittemore Elementary School.

Hyman asked not to schedule the week of January 10.

ADJOURNMENT: **Motion:** Goldfinch made a motion, seconded by Hubbard, to adjourn the meeting. **Vote:** Unanimous. Motion carried.

APPROVAL OF MINUTES: Minutes approved by City Council this 3 day of January 2022.


Alicia Shelley, City Clerk