

CITY OF CONWAY
CITY COUNCIL MEETING
VIA ZOOM CONFERENCE CALL
TUESDAY, SEPTEMBER 7, 2021 - 4:00 PM

PLEASE SILENCE YOUR CELL PHONE, PAGER, ETC.

I. CALL TO ORDER

II. INVOCATION – Chaplin Debra Dixon, Conway Police Department

III. APPROVAL OF AGENDA

IV. CONSENT AGENDA

- A. Final Reading of Ordinance #2021-9-07 (A) Amending the City’s Budget for Fiscal Year 2021-2022
- B. Special Event – 2022 Conway/Myrtle Beach Walk & Roll – May 14, 2022
- C. Special Event – 2021 Conway Fall Festival – October 2, 2021
- D. Request from Robert B. Lewis, Third & Laurel LLC, to certify property at 1028 Third Avenue (PIN: 368-04-02-0071) eligible for special tax assessment under the Preservation Tax Incentive Program
- E. Purchase of Ford F-150 Pickup Truck for Solid Waste Department (budgeted)
- F. Purchase of Chevrolet Equinox for Planning (budgeted)
- G. Approval of Mutual Aid Agreement with the 15th Judicial Circuit Traffic Enforcement Network
- H. Special Event – Conway Ghost Walk – October 21, 22 & 23, 2021
- I. Special Event – Halloween Golf Cart Parade – October 30, 2021
- J. Final reading of Ordinance #ZA2021-05-17 (A), to rezone PIN 338-00-00-0001, consisting of 62.75 acres of property and located along Hwy 501 and Medlen Parkway, from City of Conway Institutional to Low/Medium Density Residential (R1); PIN 338-00-00-0034, consisting of 17.66 acres of property, from City of Conway Institutional (IN) to Medium Density Residential (R2); PIN 337-05-02-0005, consisting of 7.62 acres of property, from City of Conway Low Density Residential (R1) and Institutional (IN) to Highway Commercial (HC).
- K. Approval of August 16, 2021 Minutes

V. PUBLIC INPUT

VI. SPECIAL PRESENTATION

Presentation by Myrtle Beach Area Chamber of Commerce regarding Visit Myrtle Beach Brand and Marketing Campaign

VII. PUBLIC HEARING AND FIRST READING

- A. Public Hearing and First Reading of Ordinance #ZA2021-09-20 (A) to annex approximately 6.95 acres of property located between Dunn Short Cut Road and El Bethel Road (PIN 337-07-02-0002) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Neighborhood Commercial (NC). (Hardin)
- B. Public Hearing and First Reading of Ordinance #ZA2021-09-20 (B) to rezone approximately 0.32 acres of property located at 1909 Sessions Street (PIN 338-06-02-0037) from City of Conway Low Density Residential (R1) to City of Conway Highway Commercial (HC). (Hardin)
- C. Public Hearing and First Reading of Ordinance #ZA2021-09-20 (C) to rezone approximately 65.24 acres of property located at along El Bethel Road (PIN 337-00-00-0006) from City of Conway Low Density Residential (R1) to City of Conway Institutional (IN). (Hardin)
- D. Public Hearing and First Reading of Ordinance #ZA2021-09-20 (D) to rezone approximately 27.27 acres of property located at 2670 Church Street (PIN 337-03-03-0008) from City of Conway Planned Development District (PD) to High Density Residential (R3). (Hardin)
- E. Public Hearing and First Reading of Ordinance #ZA2021-09-20 (E) to amend Article 6 – Design Standards, of the Unified Development Ordinance (UDO), and to amend Section B, Chapter 3 – Basics of Traditional Commercial Buildings, 3.4, of the Community Appearance Guidelines relating to height limitations in the Central Business District (CBD). (Hucks)

VIII. FIRST READING

- A. First reading of Ordinance #ZA2021-09-20 (F) An Ordinance to annex approximately 0.57 of an acre of property located at 5015 Presbyterian Dr (PIN 383-08-02-0014) and request to rezone from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1). (Hardin)
- B. First reading of Ordinance #ZA2021-09-20 (G) An Ordinance to annex approximately 0.37 of an acre of property located at 5205 Converse Dr (PIN 383-08-03-0006) and request to rezone from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1). (Hardin)

- C. First Reading of Ordinance #2021-09-20 (H) granting a non-exclusive franchise agreement to Kent Hendrick, d.b.a. H20EXCURSIONS, for boat education and excursion services that will embark and disembark from docks located in the Waccamaw Riverfront District (WRD). (Hardin)
- D. First reading of Ordinance #ZA2021-09-20 (I) An Ordinance to annex approximately 0.31 of an acre of property located at 5104 Converse Dr (PIN 383-08-02-0059) and request to rezone from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1). (Hardin)
- E. First reading of Ordinance #ZA2021-09-20 (J) An Ordinance to annex approximately 0.9 of an acre of property located at 1740 Hemingway Chapel Rd (PIN 337-15-02-0009) and request to rezone from Horry County Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1). (Hardin)
- F. First reading of Ordinance #ZA2021-09-20 (K) An Ordinance to annex approximately 0.37 of an acre of property located at 802 Johnson St (PIN 369-12-02-0024) and request to rezone from Horry County Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1). (Hardin)
- G. First reading of Ordinance #ZA2021-09-20 (L) An Ordinance to annex approximately 0.68 of an acre of property located at 812 Hwy 905 (PIN 339-11-02-0025) and request to rezone from Horry County Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1). (Hardin)
- H. First reading of Ordinance #ZA2021-09-20 (M) An Ordinance to annex approximately 0.35 of an acre of property located at 128 Clemson Road (PIN 383-10-01-0012) and request to rezone from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1). (Hardin)

IX. CONSIDERATION

- A. Consideration of a request for waiver of sidewalk requirements for Conway Smoke & Vape to be located at the corner of Ninth Avenue and Church Street. (PIN 338-14-04-0067) (Hardin)
- B. Consideration of a request for shared space for the Pickled Cucumber located at 1127 Third Avenue (PIN: 368-04-02-0053) (Hyman)
- C. Consideration of Resolution of Council to ask the State Legislature to allow all Municipal User Fees (Emrick)

X. CITY ADMINISTRATOR'S REPORT

XI. COUNCIL INPUT

XII. EXECUTIVE SESSION

- A. Discussion of Potential Litigation Regarding the Underground Utility Conversion Project [pursuant to SC Code §30-4-70(A)(2)].
- B. Discussion of Contractual Negotiations Related to Property in the Vicinity of Smith-Jones Park [pursuant to SC Code §30-4-70(A)(2)].

XIII. RECONVENE FROM EXECUTIVE SESSION

XIV. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

XV. ADJOURNMENT

Due to health concerns regarding COVID-19, the City of Conway Council Meeting will hold its scheduled September 7, 2021 meeting via Zoom Video Conference at 4:00 pm. The public will be able to access the meeting at www.cityofconway.com under the “Latest News” tab at the bottom of the home page. If you would like to voice your concerns or comments regarding a request, please call the City Hall at 843-248-1760 or email ashelley@cityofconway.com prior to 12:00 noon on September 7. To assure proper recording of public comments left on the City’s voicemail, callers are urged to clearly pronounce their names and addresses, preferably providing spelling for both.