

July 5, 2022

CITY OF CONWAY
CITY COUNCIL MEETING
CONWAY CITY HALL
229 MAIN STREET, CONWAY
TUESDAY, JULY 5, 2022 - 4:00 P.M.

PRESENT: Mayor Barbara Blain-Bellamy, Alex Hyman, Mayor Pro Tem
Council Members: Amanda Butler, William Goldfinch, Beth Helms, Justin Jordan, Larry White

STAFF: Adam Emrick, City Administrator; John Rogers, Deputy Administrator; Mary Catherine Hyman, Deputy Administrator; Jeff Leveille, Technology Services Director; June Wood, Public Information Officer; Le Hendrick, Fire Chief; Allison Hardin, Planning & Development Director; Dale Long, Police Chief ; Wayne Calhoun, Police; Steven Pearce, Police; Lynn Smith, Human Resource Director; Timmy Williams, Hospitality & Beautification Director; James Friday, Public Utilities Director; Reggie Jenerette, Solid Waste Director; Kayla Fleming, Associate Judge; Alex Cook, Building Plan Reviewer; Brandon Harrelson, Public Works Director; Braxton Fleming, Public Works Superintendent; Robert Cooper, Building Official; David Crotts, Assistant Finance Director; Karen Johnson, Assistant Recreation Director; Rock Rabon, Fleet Maintenance Director; Nate Nelson, Fire Training Coordinator; Matt Melvin, Fire Lieutenant; Dennis Kirwin, Public Works; Bryan Ricci, Police; and Alicia Shelley, City Clerk

OTHERS: Abel Wilson, Kenny Bellamy, and approximately 10 others in attendance.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Pastor Matt of Seacoast Church 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 Jordan, to approve the July 5, 2022 meeting agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

- A. Final Reading of Ordinance #ZA2022-07-05 granting a non-Exclusive Franchise Agreement to Aubrey Cooke, d.b.a. A Cup Full Café LLC, for a mobile vending unit.**
- B. Special Event - 2023 Conway/Myrtle Beach Walk & Roll – May 6, 2023**
- C. Acceptance of Bid for Masonry Retaining Wall and Brick Paver Stage at The Terrace**
- D. Approval of June 20, 2022 City Council Minutes**

APPROVAL OF CONSENT AGENDA: **Motion:** Hyman made a motion, seconded by Butler to approve the July 5, 2022 consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

Kenny Bellamy spoke in opposition of the signal light at 16th Avenue and Highway 378.

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

SPECIAL PRESENTATION:

- A. Presentation of Longevity Awards – June 2022 – 5 years: Dennis Kirwin Jr., Public Works; 5 years: Bryan Ricci, Police; 5 years: Alex Cook, Building; 5 years: Christopher Handl, Recreation; 10 years: Matt Melvin, Fire; 15 years: Braxton Fleming, Public Works; 25 years: Nate Nelson, Fire; 25 years: Reggie Jenerette, Solid Waste - Emrick and Butler presented longevity awards.**
- B. Proclamation Designating July as Parks and Recreation Month –** Mayor Blain-Bellamy presented Karen Johnson, Assistant Director of the City of Conway Sports & Fitness Center the Proclamation announcing July as Parks and Recreation Month.
- C. Discussion of a proposed ordinance to rezone 0.65 acres of property located on Shoffner Rd (PIN 325-13-04-0016) from Professional (P) to Highway Commercial (HC).** Hardin informed Council that this lot is currently vacant. The property owner also owns the adjacent parcel at the corner of Shoffner and Country Club Road and is proposing to construct retail shops in a strip center design. This property is currently zoned Professional and does allow some uses that would fit in a strip commercial center but the Highway Commercial has more flexibility and would allow for more tenant options. Property to the west and north of this property are already zoned HC; the neighboring lot on Shoffner Road has a strip commercial center; and the parcel behind this property is the Food Lion shopping center on Highway 701/Main Street. The Future Land Use map for the subject property and property in the vicinity calls for the parcel to be used for industrial development. The Planning Commission will hold the public hearing on July 14, 2022.

Hyman recommended moving to Planning Commission for the public hearing.

White asked if there were residents in this area. Hardin said no.

- D. Discussion of a proposed ordinance to rezone 0.29 acres located in the 600 block of Main St (PIN 338-13-03-0033) from Professional (P) to Low/Medium Density Residential District (R-1).** Hardin told Council that this lot is vacant and the property owners also own 610 Laurel Street, the lot that abuts the subject property, and they wish to construct a greenhouse on their property. The current lot, 610 Laurel, is not large enough to accommodate the proposed structure so the property owners would like to join the two properties as one fee simple lot therefore the lots need to share the same zoning designation.

Blain-Bellamy asked if R1 was a more restricted district than P. Hardin said yes.

Goldfinch suggested that the property owners just move the current lot line for 610 Laurel back to accommodate the greenhouse as opposed to rezoning all of it and having 1 big R1

lot. Hardin said that she would talk to the applicant and see how much space they would need.

- E. Discussion regarding a Non-Exclusive Franchise Agreement for A Coffee Movement on city property adjacent to the Riverwalk.** Hardin stated that Abel Wilson is requesting a franchise agreement to sell coffee via a mobile food vending service adjacent to the Riverwalk at the confluence of Kingston Lake and the Waccamaw River, which is located in the Waccamaw Riverfront District (WRD). In order to utilize public property a vendor must enter into a Franchise Agreement with the City. For a Franchise Agreement to be valid, it must receive two readings of City Council as an Ordinance and prior to first reading the applicant must have placed a legal line ad in a newspaper meeting all requirements. Staff notes that the property Mr. Wilson is requesting to utilize has been discussed as the future site of a multi-unit development and that any permitting action or sale of the property would necessitate invoking the 30-day revocation clause that is built into the franchise agreement.

Abel Wilson stated that he would like to have his mobile coffee shop in the parking lot beside the Bonfire and operate Tuesday through Saturday from 7:00 a.m. until 3:00 p.m.

- F. Discussion of proposed ordinance to rezone approximately 3.5 acres of property located at 1003 Creel St (PIN 369-05-02-0006) from Professional (P) to Neighborhood Commercial (NC).** Hardin informed Council that this property was annexed and rezoned in 2021 in order to install a child day care center expansion on the site. Since that time, the applicants plan for the property has changed and he has now applied for a building permit to construct a laundromat on the property. Staff identified this as a use not allowed in the P zoning district and therefore the applicant has applied to rezone to NC. Hardin said that this request would be heard at a public hearing before the Planning Commission on July 14, 2022.

White asked if the neighbors would be notified. Hardin said yes, letters have been sent out.

FIRST READING

- A. First Reading of Ordinance #ZA2022-07-18 (A) to annex approximately 0.19 acres of property located at 604 Lesia Ln (PIN 382-05-04-0120) and request to rezone from Horry County Single Family Residential (SF6) to City of Conway Low/Medium Density Residential District (R-1).** Hardin informed Council that this annexation request is being made as part of the requirements for connection to water and/or sewer utilities. The Future Land Use Map of the Comprehensive Plan identifies this parcel as Medium Density Residential.

Goldfinch asked if this was the first property in this neighborhood. Emrick said no, if approved, it would be the fourth property.

Motion: Goldfinch made a motion, seconded by Hyman to approve first reading of this request. **Vote:** Unanimous. Motion carried.

White asked if Firetrucks could get turned around. Emrick said yes and that 3 lots already are being serviced with garbage pickup.

- B. First Reading of Ordinance #ZA2022-07-18 (B) to annex approximately 0.37 acres located at 118 Clemson Rd (PIN 383-10-01-0017) and rezone the property from Horry County Single Family Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1).** Hardin informed Council that this annexation request is being made as part of the requirements for connection to water and/or sewer utilities, however the applicant did so not voluntarily. The Future Land Use Map of the Comprehensive Plan identifies this parcel as Low Density Residential.

Motion: Goldfinch made a motion, seconded by Jordan to approve first reading of this request. **Vote:** Unanimous. Motion carried.

- C. First Reading of Ordinance #ZA2022-07-18 (C) to annex approximately 3.93 acres of property located at 970 West Cox Ferry Road (PIN 382-07-04-0011) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Low/Medium Density Residential District (R-1).** Hardin informed Council that this annexation request is being made as part of the requirements for connection to water and/or sewer utilities. The Future Land Use Map of the Comprehensive Plan identifies this parcel as Conservation Preservation and the parcel backs up to the flood zone.

Motion: Hyman made a motion, seconded by Butler to approve first reading of this request. **Vote:** Unanimous. Motion carried.

White asked if the property owner could cut the trees. Hardin said yes, whether it is zoned Conservation Preservation or R-1 but any protected trees would need to be checked with the arborist and a permit obtained.

Goldfinch asked staff to make sure that the applicant understands the land clearing rules before being annexed into the City.

- D. First Reading of Ordinance #ZA2022-07-18 (D) to annex approximately 0.5 acres of property located at 107 Country Club Dr (PIN 339-01-02-0016) and request to rezone from Horry County Single Family Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1).** Hardin informed Council that this annexation request is being made as part of the requirements for connection to water and/or sewer utilities. The Future Land Use Map of the Comprehensive Plan identifies this parcel as Low Density Residential. The parcel is in the 0.2 pct. annual chance flood hazard.

Motion: Goldfinch made a motion, seconded by Hyman to approve first reading of this request. **Vote:** Unanimous. Motion carried.

- E. First Reading of an Ordinance to annex 20.7 acres located on Hwy 501 (PIN 326-00-00-0024) and zone from Horry County RE4 (High Bulk Retail) and Horry County CFA (Commercial Forest Agriculture) to City of Conway Light Industrial (LI).** Hardin

informed Council that Pinnacle Storage of Conway LLC owns subject property on Hwy 501 near Old Dunn Ln. The property is split-zoned, with approximately 11.8 acres, including the highway frontage, zoned RE4 (High Bulk Retail), and the remaining acreage zoned CFA (Commercial Forest Agriculture). Pinnacle has applied through Horry County for permits to construct self-storage units on the property. Horry County staff reviewed the application, noting that the property was not adjacent to the City of Conway at the time of application, and proceeded toward permitting. The owners have held meetings with County staff and adjusted their site plan based on County regulations. The proposed storage complex is now adjacent to property owned by the Hardee family that was annexed in June. The owners' representatives have reached out to City of Conway staff to ask for consideration that would allow them to continue in the approved plan and not lose the many weeks of work that has been done to date. On June 6, City Council approved the following: (1) Conway staff will process the annexation agreement through the first reading, and recommend that the City Council hold the second reading until the Certificates of Occupancy have been issued for the buildings currently under permit. (2) Kym (Conway Zoning Administrator) will work with Brandon (Horry County Senior Planner) on the site reviews starting as soon as this accommodation is approved by Council, to ensure it will meet our codes as well as the County's. Building Code inspections will be under Horry County. (3) Once Conway staff has been notified that the Certificates of Occupancy have been granted, Conway staff will bring the second reading of the ordinance to the City Council for final approval.

Hardin stated that staff recommends approval of first reading and hold second reading per the process approved by Council on June 6, 2022. Planning Commission will hold a public hearing on July 14, 2022 and report back to City Council with any concerns to be addressed prior to second reading.

Motion: Blain-Bellamy made a motion, seconded by Goldfinch to approve first reading of this request. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR'S REPORT:

Emrick informed Council of the following:

- Introduction of Rock Rabon, Fleet Maintenance Director.
- Huge congratulations to our Conway 10u Softball Allstars, who won the State Championship again this year, going back to back for state championships, a huge feat. To secure the crown this year they had to go through Seneca twice, North Augusta, and Greenwood County. Great job girls!
- Also wanted to congratulate the Chamber of Commerce on a great Riverfest this year. We've already met and shared some ideas for next year.
- Reminder of the MASC Annual meeting next week. If you need any details, please contact our City Clerk.
- We are working on the design of the Riverwalk Extension and should have it in a few weeks. We are working with Kingston Presbyterian Church and RJ Corman on the design and will present it to Council once we have it a little closer to completion.
- The first ever Dive in Movie in the pool on July 6th for Finding Nemo

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- Shag Dancing Lessons on July 21
- Fall Youth Sports signups are open. These sports include football, cheerleading, soccer, baseball, softball and volleyball.
- The 4th Avenue Underground utility project is 98% complete with the underground piece of the project and should be completed by the end of the month. Then Santee Cooper and our contracted electrician will begin meter conversions from overhead to underground. That is the next step to bringing everything along 4th Avenue to 378 underground. The road repairs are not likely until March of 2023.
- Our contractor hopes to begin the grading and concrete work at the Terrace this week. Tonight, you approved the contractor who will install the brick work, and we hope to have a turf contractor for you at the next meeting to finish up the project. Our first scheduled events in the Terrace are in October.
- The new fiscal year started last week and we are working hard to fill new positions that were created in this budget.
- With summer now reaching the halfway point, we are working fervently on preparing for our fall and Christmas seasons. We've reached out to a number of property owners about lighting up their buildings to coordinate with the City displays. We also hope to have a lot of new and exciting events and spectacles for you.
- University Forest will have their water shut off during the day on July 12-13.
- And I will leave you with this, we are:
 - 41 days from the start of school for Horry County Schools
 - 45 days from the first Conway High School Home football game
 - 50 days from the first day of classes at Coastal
 - 60 days from the first CCU home football game
 - 88 days from October 1st, the kick off our Halloween season
 - 149 days from the City Christmas Tree Lighting

Goldfinch asked for an explanation on the traffic light at 16th Avenue and Highway 378. Emrick said that this traffic light was a SCDOT project and that the City had limited say. The plans were reviewed during a public meeting. Also, the plans were created 2 years ago before Whittemore Middle School planned to move. It is an upgrade for pre-planning to help traffic control and the alignment of Rhue and Brown Streets.

White asked who is responsible for letting the residents know. Emrick said SCDOT.

Butler asked who should the residents reach out to. Emrick said SCDOT.

Blain-Bellamy asked for the local SCDOT contact. Emrick said Stacy Johnson, JohnsonSH@dot.state.sc.us and the phone number is (803) 737-3715.

COUNCIL INPUT:

Butler stated that concerning the storm over the weekend to keep flood mitigation in the forefront.

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White said that the foot of the Highway 501 bridge has become a truck parking lot. Emrick stated that they are parked illegally and that staff would work with the private property owner as the parcel is not zoned appropriately for truck parking.

White asked what is being done for safety at the Horry County Schools. Emrick said that there are School Resource Officers in all schools.

White asked about having parking meters downtown. Emrick said that if the city intends to add a parking deck, that revenue source would be needed but that as of right now the city does not have a parking problem, close, but not there yet.

Helms congratulated the 10 u Softball on their State Championship. She said that the fireworks were awesome. She then asked everyone to remember the Gaghum family.

Blain-Bellamy asked that everyone pray for the William Gaghum family. She gave a kudos to the 10-u softball team for winning twice and said that they are champions. She said that she attended Riverfest and the crowd was there well before 11 a.m. and lasted into the night. She thanked the WES Foundation for the football and cheer camp that are helped by current day college students, NFL and the Air Force Academy. She said there were over 200 children pre-registered and more on site.

EXECUTIVE SESSION: Motion: Goldfinch made a motion, seconded by Blain-Bellamy to enter into Executive Session for the following: A. Consideration of Appointments to Boards, Commissions and Committees [pursuant to SC Code §30-4-70(A)(1)]; B. Discussion of Potential Acquisition of Property on the 378 Corridor [pursuant to SC Code §30-4-70 (A) (2)].
Vote: Unanimous. Motion carried.

RECONVENE FROM EXECUTIVE SESSION: Motion: White made a motion, seconded by Jordan to leave Executive Session. **Vote:** Unanimous. Motion carried.

POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: None

ADJOURNMENT: Motion: White made a motion, seconded by Helms, to adjourn the meeting.
Vote: Unanimous. Motion carried.

APPROVAL OF MINUTES: Minutes approved by City Council this 18 day of July, 2022.


Alicia Shelley, City Clerk