

January 2, 2024

CITY OF CONWAY
CITY COUNCIL MEETING
CONWAY CITY HALL
229 MAIN STREET, CONWAY
TUESDAY, JANUARY 2, 2024 - 4:00 P.M.

PRESENT: Mayor Barbara Jo Blain-Bellamy, Amanda Butler, William Goldfinch, Julie Hardwick, Beth Helms, Justin Jordan. **Absent:** Larry White

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy City Administrator; John Rogers, Deputy City Administrator; Jeff Leveille, Technology Services Director; Allison Williams, Finance Director; Timmy Williams, Hospitality & Beautification Director; Brandon Harrelson, Public Works Director; Reggie Jenerette, Solid Waste Director; Lynn Smith, Human Resource Director; Rock Rabon, Fleet Maintenance Director; Jessica Hucks, Planning and Development Director; Le Hendrick, Fire Chief; Ashley Smith, Recreation Director; Robert Cooper, Construction Services Director; Ted Dudley, Public Utilities Deputy Director; Kayla Fleming, Municipal Judge; Katie Dennis, Planning Concierge; and Alicia Shelley, City Clerk.

OTHERS: There were approximately 50 others in attendance.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Rev. Richard Williams 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.

ADMINISTRATION OF OATHS OF OFFICE: Oaths of Office were administered during the swearing in ceremonies for the Council members that were elected/re-elected in the November 2023 election. Those included Mayor Barbara Jo Blain-Bellamy, Council Member Justin Jordan, and Council Member Julie Hardwick.

There was a brief recess to welcome those Council members.

APPROVAL OF AGENDA: **Motion:** Butler made a motion, seconded by Helms, to **approve** the January 2, 2024 meeting agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

- A. Final Reading of Ordinance #ZA2024-01-02 (A) to annex approximately 0.23 acres located at 289 Wedding Lane (PIN 367-13-01-0025), and rezone from the Horry County Residential, including mobile homes (MSF10) district to the City of Conway Low/Medium Residential (R-1) district.**
- B. Resolution accepting the dedication of roadways and drainage system in the Wild Wing, Phase 5B subdivision (Wood Stork Drive, Beechfield Court, Brick Point Court).**
- C. Special Event – Waccamaw Sportsmen's Expo – March 22 & 23, 2024**

- D. Special Event – Shuckin’ on the Waccamaw – March 22, 2024**
- E. Approval to Replace Vehicle Maintenance Service Truck**
- F. Approval of December 17, 2023 Emergency Meeting Minutes**
- G. Approval of December 4, 2023 Council Meeting Minutes**
- H. Declare that the State of Emergency relative to the December 2023 nor’easter has ended**

APPROVAL OF CONSENT AGENDA: Motion: Jordan made a motion, seconded by Blain-Bellamy to **approve** the January 2, 2024 consent agenda. **Vote:** Unanimous. Motion carried.

ELECTION OF MAYOR PRO TEM FOR 2024: Motion: Goldfinch made a motion, seconded by Helms to **defer** this item to a future meeting. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

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

SPECIAL PRESENTATION:

- A. Recognition of 2023 Employees of the Year** – Emrick recognized the 2023 Employees of the Year – Allan Huggins, Public Safety; Tasha Sherman, Public Service; and Brandon Danser, Public Works.
- B. Presentation of Longevity Awards – December 2023 – 10 Years: Danner Thompson, Recreation** – Emrick and Butler presented the longevity awards.
- C. Presentation of Future Plans for Jerry Cox Parking Lot and ERF #3** – Hyman said that the City-owned parking lot behind Jerry Cox is in disrepair and under-utilized, and as this area grows, so does the needs to improve this parking area. The recently completed Riverfront and Downtown Master Plan provided a conceptual design for gateway development at the corner of 4th Avenue and Kington Street. As stated in the plan, “crossing the Kingston Lake on Fourth Avenue and entering downtown, a bare city parking lot greets visitors and residents. This is a well-traveled road into the City of Conway and downtown and should reflect the City’s commitment to design.” Per recommendations from the plan, City staff has been working with Hanna Engineering to create a design that: reconfigures the parking for safety, provides a fun new gateway sign to anchor the parking lot, -adds lighting and landscaping to beautify and create a safer space, adds another ERF to clean up the area, creates a connection between downtown and the river, and upgrades sidewalks. The City was recently awarded the MASC Hometown Economic Development Grant to construct the ERF, which will also act as a gateway sign. The parking lot construction will be covered by Hospitality funds. Hyman said that since this design staff would like to see more green space.

D. Discussion of a request by Crunk Engineering, LLC, to annex approximately 8.96 acres of property located at the intersection of Mill Pond Rd and Hwy 501 (PIN 338-10-01-0015), and rezone from the Horry County Highway Commercial (HC) to the City of Conway Highway Commercial (HC) zoning district. Hucks informed Council that the applicant is requesting to annex and rezone the 8.96-acre parcel, located at/near the corner of Hwy 501 & Mill Pond Rd as Highway Commercial (HC). The property is currently zoned Horry County Highway Commercial. While the application does not specify the proposed use, discussions with the applicant indicates that the use will be a medical facility. This property will also be combined with the adjacent property, already in the city limits, zoned HC. The property abuts property on all but one side zoned City of Conway Highway Commercial (HC), and surrounding uses include vacant property, a gas station/convenience store, and a restaurant. The City's future land use map of the comprehensive plan identifies the property as Conservation Preservation (CP), due to the existence of the flood zone and floodway on a small portion of the property. This request will be accompanied by a future land use map amendment as well. Both items are scheduled to be considered by Planning Commission on Thursday, January 4. Their recommendation will be provided with first reading of the request. There is a required second public hearing scheduled to be held at City Council on February 5, as 2 public hearings are required for any amendments to the comprehensive plan.

E. Discussion of a request by Mike Wilson (agent) to rezone approximately 0.24 acres of property located at 610 Main street (PIN 338-13-02-0035) from the City of Conway Low/ Medium Density Residential (R-1) district to the City of Conway Professional (P) district. Hucks informed Council that the applicant is requesting to rezone the property at 610 Main Street to the Professional district. The property is currently zoned R-1, and currently contains 2 residential structures: a single-family home, which fronts Main Street, and a multifamily structure, which fronts on 7th Avenue. However, the Building Official recently posted both structures as unsafe, and required that both structures be demolished. Because the property is within the Main Street Historic Design Review District, the applicant was required to obtain approval for demolition from the Community Appearance Board. The Board considered the request to demo the structures at their meeting on December 13th and approved demolition of the multifamily structure facing 7th Ave only, citing their desire to preserve the historic home. The Board cannot overrule the Building Official; however, the Building Official has stated that the rear, multifamily structure was the direst of the 2 and has made exceptions with regard to historical buildings or properties in the past. The applicant is seeking to rezone the property to Professional because they would like to market the property for sale as residential or commercial, and the Professional district allows both residential and commercial uses. If the property were rezoned to Professional, the existing home that fronts on Main Street could be rehabilitated and used as a commercial space, or it could be restored for residential use, depending on the wishes of the buyer. The City's future land use map identifies the property as Low/Medium Density Residential (R-1). However, property adjacent to the subject property is zoned Professional, and the request is consistent with the character of the surrounding properties which have frontage along Main Street. The request will be accompanied by a Future Land Use Map amendment; both of which will be considered by Planning Commission at a future meeting, unless the request is withdrawn.

Hucks said that following staff forwarding this request for discussion on this agenda, the applicant notified staff that they wish to defer the request at this time.

SECOND/FINAL READING:

A. Final Reading of Ordinance #ZA2023-10-02 (B) to annex approximately 1,765 +/- acres located on or near the intersection of Highway 701 S and Pitch Landing Road, Highway 701 S and Wildair Circle, Highway 701 S. and Kinlaw Lane, and Highway 701 S, Pitch Landing Rd, and Blaze Trail (PIN 381-00-00-0003, 381-08-01-0006, 381-08-04-0009, 381-08-04-0010, 380-00-00-0038, 403-00-00-0001, 403-00-00-0002, and 403-00-00-0022), and rezone from the Horry County Highway Commercial (HC), Commercial Forest Agriculture (CFA), and Community Retail Services (RE2) districts to the City of Conway Planned Development (PD) district. Hucks stated that this request has been discussed in great detail at several meetings in the last year. Council gave first reading of the request to annex the 1,765 approximate acres at the December 4th mtg. Since first reading, staff has reviewed changes to the ordinance and met with the applicant to discuss any outstanding items. These items included the timing and installation of traffic improvements outlined in the PD and recommended in the Traffic Study, enhancement fees, ownership and maintenance of the stormwater ponds on the recreational tract to be conveyed to the City, revisions to the buffer plan exhibit and language, timing of improvements on tract K, among other minor changes.

Hucks said that staff's recommendation continues to be approval of the annexation request, with the following amendments to be made to the PD and DA, as needed:

- Stormwater ponds on Tract K, located on the acreage to be conveyed to the City, to be owned and maintained by the City.
- All improvements (i.e. parking surfaces) for the multifamily tracts to be removed from the flood zone shown the master site plan provided showing the removal;
- All changes to the buffer plan exhibit as previously provided to be included and a revised buffer plan provided;

Staff recommends that the Traffic Improvements Table be incorporated in the PD to include the language that was shown, and that they all be completed when the traffic study recommends.

Motion: Blain-Bellamy made a motion, seconded by Butler, to **approve** final reading of Ordinance #ZA2023-10-02 (B). **Vote:** Unanimous. Motion carried.

B. Final Reading of Ordinance #ZA2023-10-02 (A) for the City of Conway to enter into a Development Agreement with BRD Land & Investment, LP for the development of property located on or near the intersection of Highway 701 S. and Pitch Landing Rd, known as the Warden Station tract, containing approximately 1,765 +/- acres (PINs 381-00-00-0003, 381-08-04-0009, 381-08-04-0010, 380-00-00-0038, 381-08-01-0006, 403-00-00-0001, 403-00-00-0002, and 403-00-00-0022). Hucks explained the Enhancement Fee Table, stating that for single-family detached the fee amount would be \$5,750 per unit; semi-family attached would be \$4,025 per unit; and multifamily would

be \$2,875 per unit. These fees would be collected by the City at the time of building permit application. Hucks said that staff recommends approval.

Goldfinch asked for the breakdown of fees per units as he had concerns with the Enhancement Fees. Hucks said that single-family will consists of 1,380 units; multi-family consists of 920 units; and semi-family attached (townhomes) would consist of 1,018 units.

Goldfinch said that assuming this is a 20-year buildout, about \$200,000 per year for the City. Goldfinch asked the applicants if they feel like, that if someone is buying a single-family detached home can absorb more. Guyton explained, stating that a townhome can be more affordable and does not create the same burden that a single-family home does. Multi-family trash pickup will be at a single location.

Motion: Goldfinch made a motion, seconded by Jordan, to **approve** final reading of Ordinance #ZA2023-10-02 (A). **Vote:** Unanimous. Motion carried.

FIRST READING:

- A. First Reading of Ordinance #ZA2024-01-16 (A), to annex approximately 0.14 acres located at 127 Quail Run (PIN 383-09-04-0077), and rezone from the Horry County Residential, no mobile homes allowed (SF10) district to the City of Conway Low/Medium-Density Residential (R-1) district.** Hucks stated that this annexation application was submitted by the applicant as a requirement to connect to city utilities. The property was transferred to the applicant on November 16, 2023. The property is within the Quail Creek Village subdivision near University Blvd and CCU. There is an existing single-family structure on the property. Restrictive Covenants were recorded for the property on December 1, 2023. Seven other lots within Quail Creek Village have been annexed since 2006; some as recent as last year. Those properties were annexed as R-1 as well. Hucks said that staff recommends approval of the request.

Motion: Blain-Bellamy made a motion, seconded by Helms, to **approve** first reading of Ordinance #ZA2024-01-16 (A). **Vote:** Unanimous. Motion carried.

- B. First Reading of Ordinance #ZA2024-01-16 (B), to annex approximately 0.16 acres located at 600 Stanway Drive (PIN 382-06-03-0013), and rezone from the Horry County Residential, no mobile homes allowed (SF6) district to the City of Conway Low/Medium-Density Residential (R-1) district.** Hucks stated that this annexation request was submitted by the applicant as a requirement to connect to city utilities. The property was transferred into the applicant's name on October 23, 2023. Restrictive Covenants were recorded for this property in May of 2023. It is located within the Pine Valley Estates subdivision off Hwy 544, and is an older, well-established neighborhood that contains a mixture of site built and manufactured homes on the front part of the development, and one-story site-built homes in the back. This particular property is not contiguous to another lot within the subdivision, but rather the adjacent student housing development. Other properties that were annexed within this subdivision are located in the front, closer to Highway 544. This property may look familiar, as the previous owner was also required to request annexation in May of last year. Because the property

changed hands since that time, the new owners are also required to request annexation. As with the last request, there were concerns with Sanitation trucks having the proper turnaround area to get in and out of the development. Last May, staff recommended against annexation and Council voted against annexation of the property. Hucks said that staff continues to maintain their recommendation not to annex the property at this time.

Motion: Goldfinch made a motion, seconded by Blain-Bellamy, to **deny** first reading and annexation of Ordinance #ZA2024-01-16 (B). **Vote:** Unanimous. Motion carried.

- C. First Reading of Ordinance #ZA2024-01-16 (C), to annex approximately 0.25 acres of property located at 1674 Destiny Lane (PIN 383-01-04-0010), and rezone from the Horry County General Residential (GR) district to the City of Conway Low-Density Residential (R) district.** Hucks stated that this request was submitted by the applicant as a requirement to connect to city utilities. The property was transferred to the applicant in July 2022, and restrictive covenants were recorded in July 2022. The property directly adjacent to this one – 1670 Destiny Lane – requested annexation in October of last year for the same reason. City Council voted against annexation of that property, and has also voted against annexation of other adjacent properties in recent history. This property, like many others on Destiny Lane, is located within the county’s CCU overlay, as most properties in this area are rented primarily by college students. Most of the properties contain duplexes. The city’s future land use map identifies the property as high-density residential (R-3). The requested district of R does not allow duplex dwellings. Hucks said that staff supports the future land use map designation, and recommends against annexation of the property at this time.

Motion: Jordan made a motion, seconded by Butler, to **deny** first reading and annexation of Ordinance #ZA2024-01-16 (C). **Vote:** Unanimous. Motion carried.

- D. First Reading of Ordinance #ZA2024-01-16 (D), to annex approximately 9.24 acres of property located at 2325 Hwy 501 East (PIN 383-11-01-0004), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district.** Hucks stated that this annexation request is being required as a result of the applicant needing to tap into the city’s water main to set a fire hydrant, which is considered by Public Utilities as an extension of service, thus requiring the applicant to request annexation. The applicant submitted plans to Horry County last year for additions to the property, and over the last several years, this property has undergone several site improvements. Until November of 2023, there had not been restrictive covenants on file for the property, but they were recorded when the annexation petition was submitted. The property is currently zoned Horry County Highway Commercial, and the requested zoning upon annexation is also Highway Commercial. The city’s future land use map also identifies the property as HC. Planning Commission held the required public hearing at their November 27, 2023 meeting, and recommended approval of the annexation and zoning of HC. The property is considered a donut hole, as it is surrounded by property already in the city limits, also zoned HC. Hucks said that staff recommends approval.

Motion: Butler made a motion, seconded by Hardwick, to **approve** first reading of Ordinance #ZA2024-01-16 (D). **Vote:** Unanimous. Motion carried.

E. First Reading of Ordinance #ZA2024-01-16 (E) to rezone approximately 1.84 acres of property located at/near the intersection of Oak Street and Medlen Parkway (PIN 338-02-01-0038) from the City of Conway Neighborhood Commercial (NC) district to the City of Conway Medium-Density Residential (R-2) district. Hucks stated that the applicant submitted a request to rezone this property, at the corner of Medlen Parkway and Oak Street, from the current zoning of Neighborhood Commercial (NC) to Medium-Density Residential (R-2), to construct a duplex on the property. The property is adjacent to property that is currently vacant, already zoned R-2, which has been previously proposed to be a future phase of the existing Elmhurst subdivision. Across Medlen Parkway is the Midtown Village subdivision, zoned R-3 (high-density residential), as well as the newer development on the corner, Midtown Oaks – also zoned R-3. The City’s current future land use map of the Comprehensive Plan identifies this property as Conservation Preservation (CP); likely due to the fact that almost the entire parcel is located within the AE flood zone, and a small portion of the parcel is located in a floodway. Planning Commission held the required public hearing at their November 27, 2023 meeting., and recommended approval of the rezoning request, to rezone from the NC district to the R-2 district.

Hucks said that in 2020, the state adopted a law requiring the inclusion of a resiliency element in the comprehensive planning process. The Resiliency Element promotes resilient planning, design and development and identifies goals and strategies for implementation of future policies and projects that are intended to increase Conway’s state of resilience. The City adopted its Resiliency Element in 2023. A couple of these goals were to: 1. *“facilitate the preservation of the floodplain and the conservation of environmentally sensitive areas”*; and 2. To *“protect and restore natural flood mitigation features”*

Hucks said that staff supports the goals and strategies that were identified in the resiliency element of the comprehensive plan. Staff supports the future land use identified in the comprehensive plan of CP. While Planning Commission did recommend approval of the rezoning request to Medium-Density Residential, staff cannot recommend approval of the request.

Motion: Jordan made a motion, seconded by Blain-Bellamy, to **deny** first reading and rezoning of Ordinance #ZA2024-01-16 (E). **Vote:** Unanimous. Motion carried.

F. First Reading of Ordinance #ZA2024-01-16 (F) of an amendment to Article 2 – Definitions and Article 5 – Specific Use Regulations, of the City of Conway Unified Development Ordinance (UDO), regarding the requirements for Electric Vehicle Charging Stations (EVCS) and associated equipment. (Hucks) Electric vehicles are gaining popularity across the nation, and with that, the need for infrastructure to support the demand for electric vehicles has increased. Cities and towns across South Carolina have drafted or adopted amendments to their ordinances regarding electric vehicle charging stations and related infrastructure. Several states offer incentives related to Electric vehicle charging stations, and some that also require EV ready infrastructure be installed when developing property. There are 3 charging levels for electric vehicles: (1) A Level 1 charger is typically what you would have installed in your home and uses 120-volt AC plug. It could take a full day or longer to fully charge an EV using a Level 1 charger. (2) A Level

2 charger uses a 240-volt AC plug, and is typically installed for commercial use. Level 2 chargers provide 10-20 miles of range per hour of charging; and (3) A Level 3 charger, also called Direct Current Fast Charger (DCFC), uses 480-volt AC plus that charges an EV – up to 80% - in approx. 30 minutes. These types of chargers are best for highway sites to enable longer vehicle trips. These types of charging stations are similar to those that you see at Coastal Grand Mall in Myrtle Beach, or along major highway corridors or interstates.

Hucks said that currently, the UDO does not address EV's or EV charging stations, however, we have begun receiving several inquiries regarding our requirements related to the use. The proposed amendment to the UDO will amend the definitions article of the UDO to include definitions for an Electric Vehicle Charging Station, as well as definitions for the 3 different charging levels. Additionally, the proposed amendment will provide standards for installation of electric vehicle charging stations, with Level 1 and 2 charging stations being permitted in all zoning districts, and additional conditions for Level 3 charging stations, including limiting the permitted locations for a Level 3 charging station to zoning districts which also permit a gas station; exception being if the property is within a Historic Design Review District, then a level 3 charger would not be permitted. The zoning districts that would permit the installation of a level 3 charging station include HC, NC, CC, LI and HI.

Hucks said that Planning Commission considered the amendment at their November 27, 2023 meeting, as well as held the required public hearing, and recommended approval of the amendment to the UDO. Staff also recommends approval.

Goldfinch had some concerns with a Level 3 charger not being allowed on a residential lot for personal use in the CBD district. Hucks explained as being similar to those you see at Coastal Grand Mall.

Emrick said that it would be cost prohibitive to do so and would be the same as having a gas pump/station on your property for your own use. Emrick said that if they are not regulated in a way that makes sense today, the City could be opening up a can of worms for tomorrow.

Motion: Blain-Bellamy made a motion, seconded by Hardwick, to **approve** first reading of Ordinance #ZA2024-01-16 (F). **Vote:** Unanimous. Motion carried.

G. First Reading of Ordinance #2024-01-16 (G) to authorize a license agreement between the City of Conway and First Baptist Church to close a portion of Sixth Avenue during certain hours. Rogers stated that the City received a request from First Baptist Church, located at 603 Elm Street, to close a portion of Sixth Avenue from 8:45 a.m. through 11:30 a.m. each Sunday. City Police and Fire have reviewed the request and expressed no safety concerns relative to the request. Rogers said that the church also owns a parking lot on the same property as the sanctuary and church members also utilize parking at Goldfinch Funeral Home. Both of these parking lots are directly adjacent to the sanctuary and do not require crossing any public street or right of way.

There was some discussion regarding amount of traffic on Sixth Avenue, no other requests like this within the City, and setting a precedent if allowed. Council members

said that if there is a special event at the Church then Council would look at closing Sixth Avenue for that event if needed.

Motion: Blain-Bellamy made a motion, seconded by Hardwick, to **deny** the closing of a portion of Sixth Avenue each Sunday for First Baptist Church. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR'S REPORT:

Emrick informed Council of the following:

- Quick recap of Christmas... the City had crowds like never seen before and a lot of very positive buzz on social media and in person. Emrick thanked all of the City employees from every department that pitched in to literally make the season bright.
 - Emrick said that on that note, we've got a lot of momentum and we're going to keep it up. Next weekend, Conway Downtown Alive is holding After Dark Park at the Town Green. That should pack downtown for a weekend in January that otherwise would be in a winter lull. Beginning at the end of January, we will make Conway your date night place to be for Valentine's Day. You won't find a more Hallmark rated place for a romantic stroll...
- The Pickleball Courts at Collins Park are fully lit and continue to be very busy.
- Emrick said that he mentioned at the last meeting that the lights that were damaged in 2022 with the Laurel Street construction were scheduled to be fixed in December. We asked Santee Cooper hold off on those repairs until this month to avoid any interference with the Christmas shopping season. Those should commence soon.
- Emrick reminded Council of the Budget Retreat at the end of next month. We will start bright and early on the 29th, and as you know, it's my favorite time of the year. If any of you have items you'd like for us to research and prepare for the retreat, please let me know as soon as possible.
- Here is some fun weather-related news for you. We are currently in a flood warning again and we have a big batch of rain in the forecast. Currently the river is at 11'+. At 12' we start to have impacts on Riverfront Park. At 13' the playground equipment needs to be removed. At 14' the Riverwalk will be impacted. We will keep you updated on forecasts and models as they become clearer.
- Emrick welcomed to Council, Julie Hardwick. And welcomed back to Mayor, Larry and Justin. It is my honor to serve the City of Conway under your leadership. We do have both a Workshop and Executive Session following Council Input. Thank you.

COUNCIL INPUT:

Helms said that staff did great with Christmas, has been working non-stop since September 30 and it shows. Helms said there has been nothing but compliments. Helms said it is fun to go downtown, and there are lots of events coming up with Downtown Alive and the Chamber, and she is happy to continue to keep the ball rolling, with the hopes of not burning everyone out. Helms told everyone Happy New Year, she welcomed Julie and said that she was glad to serve with all members.

Butler reiterated the great job that staff has done, as so many people has come up to her saying how great the Christmas decorations were. Butler tipped her hat to staff on working diligently so

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that the residents could have a great Christmas experience. Butler then spoke about the media report of a cross burning and said that it was disheartening that in 2023 there was a cross burning as a means of hatred. Butler encouraged everyone to love thy neighbors and continue to work together to make it better for our Conway children.

Goldfinch reiterated that the City has never looked better and that is a testament to staff and their creativity, vision and hard work. Goldfinch said he is very proud and that people are coming here that have never come here before. Goldfinch then told of his cousin that has lived in Thailand for 21 years and teaches English over there, along with his wife that is Chinese, that came home. Goldfinch said that they rode the golf cart around town, waving and people are out walking their dog, and they stopped and talked to them. Goldfinch said that the wife, who hasn't been to America, said that they didn't do this and it was special. Goldfinch told her that this is our community and we look after each other. Goldfinch then told everyone to recognize that this is not how it is everywhere. Goldfinch said to kick off the new year to be grateful and that we live in a place that is far better than many other corners of the globe. Goldfinch said to smile, wave and be nice.

Jordan followed what everyone else said about Christmas. Jordan said that Adam's creative mind has raised the bar for next year and he can't wait to see what is for next year. Jordan gave a kudos to all the staff as everything looked amazing. Jordan thanked the community for allowing him to sit in the Council seat. Jordan said that when he got home election night, his 15-year-old said that she wanted to administer his oath and that meant the world to him.

Hardwick thanked everyone and said that today had been a wonderful day and a wonderful experience. Hardwick echoed the sentiments of all as the downtown looks fabulous, and that the vision that Council and staff has is fabulous. Hardwick said that she is so happy to be a part of this to continue. Hardwick said that a great aspect of Conway is as we continue to get people out on our streets and enjoying our nature that we get to know our neighbors better. Hardwick said she is proud to be here, humble, and then thanked everyone.

Blain-Bellamy piggybacked on what everyone said and said that she has a theory about our world, that is fairly simple, it is that the more time and opportunity that we take to get to know each other, the more we can garner, love and respect each other. Blain-Bellamy said that does away with hatred more than anything. Blain-Bellamy said that everyone has talked about how great Christmas was, and every day she says she will go back to City Hall and tell those that did the work how special and important it is. Blain-Bellamy said that now there is an expectation that once you build up a reputation in a certain way, not only do you have to maintain it but you have to build on it. Blain-Bellamy challenged staff, with Council in support, of moving forward and building on the momentum that we have going. Blain-Bellamy spoke of the antisemitic paraphernalia that was placed in people yards last year, the huge outcry against the LGBTQ community last summer, and most recently a cross burning just outside the city limits. Blain-Bellamy said that there are municipalities in the state, absent of the state taking any action, that enhance penalties for certain crimes that are deemed to be a general hate for a group of people. Blain-Bellamy would like for the City to do all that can be done to discourage hate and asked staff to bring back information on what Council might be able to do, what that would mean in terms of the enhancement, and the crimes that would apply. Blain-Bellamy said that when you sit, whisper and do nothing, you are part of the problem and she doesn't plan to live being part of the problem.

There was a short break.

WORKSHOP

Discussion of a proposed Development Agreement by Lennar Carolinas, LLC and Thomas & Hutton, and Discussion of a Request to annex and/or rezone approximately 486 +/- acres of property, located at or near the corner of HWY 378 & Juniper Bay Rd, Hwy 378 & Airport Rd, Dayton Drive, and Dunn Shortcut Rd (PIN's 336-00-00-0043, -0044, -0045, 336-13-04-0006, 336-14-04-0011, 336-15-03-0003, 337-00-00-0009, -0011, -0012, 337-08-01-0004, 370-00-00-0011, and 370-04-01-0004), and rezone from the Horry County Commercial Forest Agriculture (CFA), Horry County Highway Commercial (HC), Horry County Residential, no mobile homes allowed (SF40), the City of Conway Heavy Industrial (HI), City of Conway Low/Medium-Density Residential (R-1), and City of Conway High-Density Residential (R-3) districts to the City of Conway Planned Development (PD) district. Hucks gave a presentation stating that this request is to annex approximately 486 acres of property on Highway 378, Juniper Bay Rd, Dayton Drive, Airport Rd, and Dunn Shortcut Rd, has been in front of Planning Commission a couple of times, and you have held a workshop on the item in the past. At the November 27th Planning Commission meeting, PC held the public hearing on the annexation and rezoning as well as the Development Agreement, but deferred the request so that they could hold a workshop with the applicants prior to making a recommendation. That workshop was held on December 20th.

Hucks said that to address some of these concerns, staff could recommend the following:

- Lot widths/sizes: the applicant states that the proposed master site plan has lot widths starting at 37' for single-family detached. The PD could be amended to reflect that the min. width permitted is 37'. However, Planning Commission commented that 50' is as low as they would like to see for single-family detached.
- Provide a block plan showing what a typical block in the project would look like with the requested lot dimensions and design standard modifications.
- Buffers: to identify the buffer widths around all perimeters and show a minimum separation of 50' would still be achieved outside of the 25' buffer on boundaries adjacent to properties with existing residential dwellings or uses, unless the adjacent property is an area proposed to have drainage improvements (which should be identified in the PD).
- Provide a plan showing another option for connecting the tracts on Dayton Drive to the rest of the development. Otherwise, the issue of the road going through the City shop complex should be decided before Planning Commission makes a recommendation to ensure that any major changes to the layout have been reviewed by PC ahead of council.
- Flex tracts: Revise the F-1 tract to remove the portion closest to Hwy 378 as being commercial only. Staff recommends removing the F-2 tract and adding it as additional open space or buffer for the development.
- Reduce the percentage of lots asking for design mods for garage extension more than 10' from the front façade of the home from 50% to 25%
- Provide a min. 20' open space connection for pedestrians, bikes, or golf carts between all tracts, and to connect Tract R-5 to the rest of the project.
- Another option:

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- Tracts R-3 and R-4 are already in the City. Those could be removed from the PD and developed under the current zonings of R-1 and R-3. Then a road would not need to be installed going across the city shop complex.

Hucks said that Planning Commission will consider the requests at their January 4th meeting (this Thursday). The second required public hearing on the development agreement has been advertised to be held at the January 16th Council meeting.

There was much discussion with the applicants regarding design modification from residential design standards; roadway going through city shop complex; fire training facility at the city shop complex; interconnectivity through Macala Acres subdivision; lot sizes / lot widths of single-family detached lots; typical block of proposed development with homes and lot sizes; landscape buffers / trail connection, width of streets on local streets; connectivity to tract R-5, Flex tracts uses and density, open space; widening of Highway 378, Airport Safety Zones and Airport Environs Overlay; list of developments with same mixed uses; color coded map of lots, and flood maps.

EXECUTIVE SESSION: Motion: Goldfinch made a motion, seconded by Jordan to enter into Executive Session for the following: A. Consideration of appointments and/or removal to boards, commissions and committees [pursuant to SC Code §30-4-70(A) (1)]; B. Discussion on Contractual Negotiations Incident to the Potential Acquisition of Property near Crabtree Swamp [pursuant to SC Code §30-4-70 (A) (2)]; and (C) Discussion on Contractual Negotiation Incident to Riverfront Properties [pursuant to SC Code §30-4-70 (A) (2)]. **Vote:** Unanimous. Motion carried.

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

POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: Motion: Goldfinch made a motion, seconded by Helms to appoint Thomas J. Anderson III to the Planning Commission. **Vote:** Unanimous. Motion carried.

Motion: Helms made a motion, seconded by Blain-Bellamy authorizing the administrator to move forward with the contract regarding the riverfront properties. **Vote:** Unanimous. Motion carried.

Motion: Blain-Bellamy made a motion, seconded by Jordan requesting staff to look at licensing for the use of the property at the Riverfront. **Vote:** Unanimous. Motion carried.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 16 day of January, 2024.


Alicia Shelley, City Clerk