

February 19, 2024

CITY OF CONWAY
CITY COUNCIL MEETING
CONWAY CITY HALL
229 MAIN STREET, CONWAY
MONDAY, FEBRUARY 19, 2024 - 4:00 P.M.

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

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy City Administrator; John Rogers, Deputy City Administrator; June Wood, Public Information Officer; Jeff Leveille, Technology Services Director; Timmy Williams, Hospitality & Beautification 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; Dale Long, Police Chief; Ted Dudley, Public Utilities Deputy Director; Robert Cooper, Construction Services Director; Brandon Harrelson, Public Works Director; Katie Dennis, Planning Concierge; Rosanne Dates, Grants Supervisor; Nikki Goldman, Clerk of Court; and Alicia Shelley, City Clerk.

OTHERS: Hillary Howard, Gedi Frye, and Mike Roberts. There were approximately 20 others in attendance.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Mike Roberts, St. Anne's Episcopal 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:** White made a motion, seconded by Hardwick, to **approve** the February 19, 2024 meeting agenda with the removal of Item VI.C. Presentation of Keep Conway Beautiful Award. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

A. Final Reading of Ordinance #ZA2024-02-19 to annex approximately 0.51 acres located at 3310 Betty Street (PIN 369-12-02-0034), and rezone from the Horry County Residential (SF 20), no mobile homes allowed, district to the City of Conway Low/Medium Residential (R-1) district.

B. Approval of February 5, 2024 Council Meeting Minutes

APPROVAL OF CONSENT AGENDA: **Motion:** Butler made a motion, seconded by Helms to **approve** the February 19, 2024 consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

- Gedi Frye, 1305 Dirty Branch Road, spoke to Council regarding connection to City sewer.

- Priscilla Fuller spoke to Council regarding Black History Month. Fuller then told Council about the community meeting that was held in Myrtle Beach, with the family where the cross burning occurred in Conway, and asked where the City of Conway stands.

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

SPECIAL PRESENTATION:

- A. Presentation of Employee of the Month for February 2024 – Public Works –** Rabon presented Billy Brewer with Public Works Employee of the Month for February 2024.
- B. Conway Downtown Alive Annual Visitor Center Update –** Travis Overton, Vice President for Conway Downtown Alive updated Council on Events, Visitors Center, and Fifth and Main. Daved Kinard, President of Conway Downtown Alive updated Council on the Electronic Registration System, Staff & Ambassadors, Mural Guide and the Rainy-Day Guide. Hillary Howard, Executive Director of Conway Downtown Alive updated Council on Community Events, Historic Tours, Visitor Parking Tag Program, Map Distribution, Downtown Marketing, After Dark Park, Gullah Geechee Community Day, Waccamaw Sportsman Expo and Groovin on the Green.
- ~~**C. Presentation of Keep Conway Beautiful Award (Mileur)**~~

PUBLIC HEARING AND FIRST READING:

- A. First Reading and Public Hearing of Ordinance #ZA2024-03-18 (A) to amend the Future Land Use Map (2019-2029) (FLUM) of the City of Conway Comprehensive Plan, relative to property located near the corner of Highway 501 (Church St) and Mill Pond Road (PIN 338-10-01-0015), consisting of a total of 8.96 acres, from the Conservation Preservation (CP) district to the Highway Commercial (HC) and Conservation Preservation (CP) district.** Hucks stated that the current future land use map (FLUM) of the comprehensive plan identifies the entire property as Conservation Preservation (CP). Until February 5th of this year, the property was in Horry County's jurisdiction, zoned entirely Highway Commercial (HC). City Council passed final reading of the ordinance annexing this property as HC and CP at the February 5th council meeting. The property was split-zoned upon being annexed, with approximately 1.48 acres zoned CP and the remainder, approximately 7.48 acres, zoned HC, due to the existence of a floodway and flood zone on the property. However, a majority of the property is outside of a flood zone and all of the surrounding parcels are zoned HC.

Hucks said that since the adoption of the future land use map of the city's current comprehensive plan in 2019, staff occasionally reviews annexation and/or rezoning requests that do not align with the land use that was assigned to property with the adoption of the future land use map. When a different zoning district is assigned to a property that does not align with city's future land use map, the map must be updated to reflect this change. As such, staff is proposing to update the future land use map to align with the zoning that was approved for the property upon annexation. Planning Commission recommended approval of the future land use map amendment for the subject property at

their January 4th meeting. Staff also recommends approval. This item was also advertised for a public hearing.

There was no public input.

Motion: White made a motion, seconded by Hardwick to close the Public Hearing. **Vote:** Unanimous. Motion carried.

Motion: White made a motion, seconded by Butler to **approve** first reading of Ordinance #ZA2024-03-18 (A). **Vote:** Unanimous. Motion carried.

- B. First Reading and Public Hearing of Ordinance #ZA2024-03-18 (B) to amend the Future Land Use Map (2019-2029) (FLUM) of the City of Conway Comprehensive Plan, relative to property located at 1904 Rose Hill Drive (PIN 338-16-03-0005), consisting of 0.43 acres, from the Medium-Density Residential (R-2) district to the Highway Commercial (HC) district.** Hucks said that this is a request to amend the city's future land use map of the comprehensive plan for 1904 Rose Hill Drive, currently identified as medium-density residential on the future land use map. The property is currently going through the rezoning process, with 1st reading of the request to rezone the property from medium-density residential (R-2) to HC also on this agenda. The subject property is also proposed to be combined with adjacent property, located at the corner of Hwy 378 & Grainger Rd, that was rezoned to HC last year and is already identified as HC city's future land use map. The combination of these properties for imminent development would make the amendment to the future land use map to HC appropriate. Planning Commission recommended approval of the proposed amendment at their February 1st meeting, and staff also recommends approval. This item was advertised for a public hearing.

There was no public input.

Motion: Blain-Bellamy made a motion, seconded by White to close the Public Hearing. **Vote:** Unanimous. Motion carried.

Council had concerns with access on Rose Hill Drive. There was discussion regarding the combining of adjacent properties, allowed curb cuts, and traffic along Rose Hill Drive.

Daniel Ben-Yisrael, applicant further explained the request for the proposed Parker's Kitchen.

Motion: White made a motion, seconded by Blain-Bellamy, to **defer** first reading of Ordinance #ZA2024-03-18 (B). **Vote:** Blain-Bellamy, White, Butler, Helms voted yes. Hardwick voted no. Motion carried 4-1.

FIRST READING:

- A. First Reading of Ordinance #ZA2024-03-18 (C) to rezone approximately 0.43 acres of property located at 1904 Rose Hill Drive (PIN 338-16-03-0005) from the Medium-**

Density (R-2) district to the Highway Commercial (HC) district. Hucks stated that this request goes with the previous request and that staff recommended deferral.

Motion: White made a motion, seconded by Butler, to **defer** first reading of Ordinance #ZA2024-03-18 (C). **Vote:** Unanimous. Motion carried.

- B. First Reading of Ordinance #ZA2024-03-18 (D) to annex approximately 11.53 acres of property located at/near the intersection of Gardner Lacy Road and Highway 501 (PIN 399-00-00-0403), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district.** Hucks said that the applicant's submitted annexation and rezoning applications in January for the property at the corner of Hwy 501 & Gardner Lacy Rd. The property is currently zoned Highway Commercial (HC) in Horry County's jurisdiction and the applicant is requesting to annex the property into the city as HC. There are no buildings on the property; however, there are 3 existing sign structures on the property for the Myrtle Beach National Golf Course along with what appears to be an old entrance road into the golf course, but now dumps back out onto Gardner Lacy Rd, and clearly is not the entrance to the golf course any longer. The city's future land use map also identifies the property as HC, and Planning Commission recommended approval of HC at their February 1st meeting. Hucks said that staff also recommends approval.

Motion: White made a motion, seconded by Helms, to **approve** first reading of Ordinance #ZA2024-03-18 (D). **Vote:** Unanimous. Motion carried.

- C. First reading of Ordinance #ZA2024-03-18 (E) to annex approximately 0.7 acres of property located at 3648 Old Alston Ave (PIN 369-10-02-0004), and rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium-Density Residential (R-1) district.** Hucks said that this annexation application was submitted in accordance with the requirements to connect to city utilities. The property was transferred to the applicant in January of this year, and restrictive covenants were recorded on January 31. The properties on Ole Alston Ave are adjacent to the Woodland Lakes subdivision. The last annexation request that was submitted for property on Ole Alston Ave in 2022 was denied annexation. Due to the condition of the access to the subject property, which is an unpaved county road or easement, staff continues to recommend against annexation of property on Ole Alston Ave.

Motion: White made a motion, seconded by Blain-Bellamy, to **deny** first reading of Ordinance #ZA2024-03-18 (E). **Vote:** Unanimous. Motion carried.

CONSIDERATION:

- A. Consideration of approval of a name for a new residential development, located on Medlen Parkway – “Kings Court.”** Hucks said that this development, located on Medlen Parkway, is proposed to contain 107 single-family detached homes and 98 townhomes. The applicants are requesting to name the development “Kings Court”. The Unified Development Ordinance requires all proposed subdivision names be reviewed and adopted by City Council. The plans are currently being reviewed by the city's technical review committee. Staff has no concerns with the proposed name of the development.

Motion: White made a motion, seconded by Hardwick, to **approve** Kings Court as the name of the residential development. **Vote:** Unanimous. Motion carried.

- B. Consideration of Authorization of Application for the 2024 Assistance to Firefighters Grant** – Hendrick stated that staff is requesting permission to apply to FEMA for an Assistance to Firefighters grant in the amount of \$198,000 to add an apparatus exhaust removal system to all three fire stations. This would finance the purchase of the system for each station and the adapters for each of the fire apparatus.

Motion: Blain-Bellamy made a motion, seconded by Butler, to **approve** submission of the grant application for this project. **Vote:** Unanimous. Motion carried.

- C. Consideration of a Special Event – Running with my Peeps – April 13, 2024** – Rogers informed Council that this request had come before Council and there were concerns with the closing of Elm Street at the marina. Rogers said that the application has since changed and the route along Elm Street will now be on the sidewalk.

White got clarification that the Chamber of Commerce Leadership class was putting on the race to benefit A Father’s Place.

Motion: Blain-Bellamy made a motion, seconded by Hardwick, to **approve** the special event permit as presented. **Vote:** Unanimous. Motion carried.

- D. Consideration of a Special Event – First Baptist Church Easter Jam – March 24, 2024** – Rogers stated that First Baptist Church has requested to host Easter Jam on March 24, 2024 from 10 a.m. until 12:00 Noon. The event will include an Easter egg hunt and they have requested the road closure of Sixth Avenue between Elm Street and Beaty Street.

Motion: Blain-Bellamy made a motion, seconded by Helms, to **approve** the special event permit as presented. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR’S REPORT:

Emrick informed Council of the following:

- Emrick reminded Council about the upcoming Budget Retreat.
- The Whittemore Task Force is meeting this Wednesday at 5:15 p.m.
- Conway High School is holding a Job Shadowing Day this Friday and the City has several participating.
- The big new Sewer Force Main Project is scheduled for completion this week. This was funded largely from grant funds and will allow for additional capacity to handle the growth on our system and will reduce the chances for flood impacts on the sewer lines.
- Gullah Geechee Community Day is this Saturday and is this year part of the International Gullah Geechee and African Diaspora Convention at Coastal Carolina University. The Community Day continues to grow each year and features events at multiple locations throughout downtown.

- Staff was still putting the finishing touches on Valentine's Day decorations at the last Council meeting. The data is still coming in on its successes, but early numbers show a 7.4% increase in visitors for the week prior and weekend after Valentine's Day. One long-time restaurateur reported the busiest Valentine's Day ever... on a Wednesday. As we continue to grow our holidays, measuring successes might prove harder and harder. The best measure is going to be the reputation we earn for being the best place to come visit all year long. The decorations will come down next Monday, the 26th, so everyone needs to get their photo shoots done in the next few days.
- Staff is not going super big for St. Patrick's Day, but we will not let the holiday pass without some green lights going out here and there.
- During the next few weeks, we will be putting out a lead and copper survey for homes that were built prior 1990. This is a self-reporting survey that will assist us in EPA mandated lead and copper abatement. The survey will be available via our website and social media links.
- About every quarter Emrick said that he updates Council on the Housing Market courtesy of our friends at the Coastal Carolina Association of Realtors. Today's update includes some continued strong numbers. New listings are way up in Conway, 57.6% and the median sales price increased by 5%. Time on the market decreased by 4% and all of this is a result of national interest rates falling slightly and demand staying at a constant. The City has several new subdivisions that are building and selling at a super-fast pace. Conway continues to be one of the most affordable areas of Horry and Georgetown County with sales prices \$50,000 or more below the median sales price of Horry and Georgetown Counties.
- There was no workshop or executive session tonight.

COUNCIL INPUT:

Hardwick said that exciting things are happening in the City that staff is doing, Conway Downtown Alive, Coastal and also the Theatre of the Republic. She applauded staff and said that all of the effort is showing

White thanked staff for the beautifulness of the City and said he has had many to tell him this. White said when he went to the MASC class, he mentioned Halloween and someone said they are coming. White said we are getting known for doing spectacular things in Conway.

Helms said that Conway is doing great things and she is glad to a part of it.

Blain-Bellamy said that she mentioned to Emrick about a week ago that reputation is fine, but that people will expect more and more. Blain-Bellamy said that as soon as the City established that this was the City of Love for Valentines Day, people started asking her about St. Patty's Day. Blain-Bellamy said that we do have to draw the line somewhere, otherwise the City will need more staff and more storage. Blain-Bellamy mentioned that the City's 300th Anniversary is approaching and is only 8 years out. Blain-Bellamy reiterated that the Gullah Geechee Festival is an important opportunity to look at the pieces of our culture that we enjoy and things that come from people who are formally residents of the African continent. Blain-Bellamy said she has never been disappointed at this festival and encouraged all to attend.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 18 day of March, 2024.



Alicia Shelley, City Clerk