

February 20, 2023

CITY OF CONWAY  
CITY COUNCIL MEETING  
BUILDING & PLANNING DEPARTMENT  
196 LAUREL STREET, CONWAY  
MONDAY, FEBRUARY 20, 2023 - 4:00 P.M.

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

**STAFF:** Adam Emrick, City Administrator; John Rogers, Deputy City Administrator; Mary Catherine Hyman, Deputy City Administrator; June Wood, Public Information Officer; Le Hendrick, Fire Chief; Jessica Hucks, Planning & Development Director; Rock Rabon, Fleet Maintenance Director; Dale Long, Chief of Police; Wayne Calhoun, Community Service Officer; Heath Watford, Police Sergeant; Jeff Leveille, Technology Services Director; Allison Williams, Finance Director; Timmy Williams, Hospitality & Beautification Director; Kayla Fleming, Associate Judge; Robert Cooper, Building Official; Brandon Harrelson, Public Works Director; Reggie Jenerette, Solid Waste Director; Lynn Smith, Human Resource Director; Katie Dennis, Planning Concierge; Rosanne Dates, Grants Supervisor; Ted Dudley, Public Utilities Superintendent; and Alicia Shelley, City Clerk.

**OTHERS:** Hillary Howard, Daved Kinard, Travis Overton, Priscilla Fuller, Antonio Knight, Sharon Jones, and approximately 10 others in attendance.

**CALL TO ORDER:** Mayor Blain-Bellamy called the meeting to order. Dr. Jay Worthington, North Conway Baptist 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 Hyman, to approve the February 20, 2023 meeting agenda. **Vote:** Unanimous. Motion carried.

**CONSENT AGENDA:**

- A. Resolution Accepting Dedication of Roadways and Drainage in Midtown Oaks Subdivision**
- B. Approval of Mutual Aid and Law Enforcement Support Agreement with the North Myrtle Beach Police Department**
- C. Approval of February 6, 2023 Minutes**

**APPROVAL OF CONSENT AGENDA:** **Motion:** Hyman made a motion, seconded by Butler to approve the February 20, 2023 consent agenda. **Vote:** Unanimous. Motion carried.

**PUBLIC INPUT:**

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

**SPECIAL PRESENTATION:**

**A. Employee of the Month for February 2023 – Public Works** – Rabon presented Brandon Danser, Automotive Mechanic in the Vehicle Maintenance Department as the February 2023 Employee of the Month.

**B. Conway Downtown Alive Annual Update** – Travis Overton gave an overview of the Conway Alive events, Fifth and Main rentals and social media.

Daved Kinard gave an overview of the Visitor Center registration system and Ambassadors, Mural Guide and the Rainy Day Guide.

Hillary Howard updated Council on the Visitor Center tours, parking tags and maps; ads in the VISIT, Grand Strand Magazine, NPR, Geofencing campaign; Visitor Center social media and website; and the City of Conway Economic Development Grants which include the Waccamaw Sportsmen’s Expo and Feel the Teal Town Gown Initiative.

**C. Discussion of an Amendment to the City of Conway 2035 Comprehensive Plan, to include the addition of a Resiliency Element.** Hucks stated that the SC Resiliency Revolving Fund Act was signed into law in September 2020, requiring local governments to add a resiliency element to their comprehensive plans. The resiliency element considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety, and welfare. The resiliency element will promote resilient planning, design and development and should include an inventory of existing resiliency conditions. Hucks said that for purposes of this element, the inventory of existing resiliency conditions will be an itemization of policies, programs, and projects – now present or under construction – that affect the ability of the community to resist, absorb, accommodate to, and recover from the effects of a hazard in a timely and holistic manner, which includes the preservation and restoration of the community’s essential basic structure and functions.

Hucks gave a brief overview of the Resiliency Element.

Hucks stated that the Planning Commission held the required public hearing on February 2, 2023 and there was no public input. The Planning Commission recommended adoption of the element at this time. In accordance with state law, Council must hold another public hearing on the adoption of the Resiliency Element, which is scheduled for the March 20 Council meeting.

**D. Discussion of an Amendment(s) to the City of Conway 2035 Comprehensive Plan, to include updates to the Population and Housing Elements.** Hucks informed Council that the Population and Housing Elements are updates to the 2035 Comprehensive Plan. These elements must be re-evaluated every 5 years and updated at least every 10 years. Updates for each of these elements are added as an addendum to the end of each element

providing information from the 2020 US Census. Hucks added that in the next couple of years, staff will begin collecting information for a complete rewrite of the Comprehensive Plan, which will be a year long process or more, with a completely new Comprehensive Plan process to begin in 2026-2027.

Hucks gave a brief update on the population of Conway and new housing units that have been added to the City.

White had concerns with the term “affordable housing.” Hucks stated that term was previously provided, and that it may be that the term “workforce housing” could be added. Emrick stated that affordable housing may be a state statute term, but staff would look into it.

**E. Discussion of a proposal to annex approximately 19.7 acres of property located at 2875 E. Hwy 501 (PIN 400-00-00-0011), and rezone from Horry County Highway Commercial (HC) district to City of Conway Highway Commercial (HC) district.**

Hucks informed Council that the applicant submitted an application for annexation for the property located at 2875 E Highway 501. The property is currently zoned Horry County Highway Commercial and is proposed to be developed for retail/restaurant use. The future land use map of the Comprehensive Plan identifies the property as being Highway Commercial.

**F. Discussion of a proposal to annex approximately +/-15.43 acres (combined acreage) of property located on El Bethel Road (PIN's 337-06-01-0006 and 337-07-02-0002), and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN), as well as a proposal to rezone +/-10 acres (combined acreage) of property, also located on El Bethel Road (PIN's 337-06-01-0003 and -0004) from High-Density Residential (R-3) and Highway Commercial (HC) to Institutional (IN).**

Hucks informed Council that these properties are located on El Bethel Rd, with one of the tracts – a 6.39-acre tract, across the road from the remaining tracts. This tract originally requested annexation and rezoning in 2021, to Neighborhood Commercial, and before final reading was scheduled to occur, the applicant had requested deferral for one meeting, but then was never put back on a future agenda. Since then, the character of the El Bethel corridor has changed to more institutional, with Horry County Schools developing a new middle school on El Bethel and another property adjacent from the middle school was rezoned to Institutional for proposed medical uses and outparcels fronting El Bethel were zoned Highway Commercial. The applicant submitted the applications for annexation and rezoning in conjunction with the other properties on January 24, 2023. The intended use of the parcels is medical facilities. The applicant intends to combine three (3) of the parcels that are located contiguous to each other once the annexation and rezoning is complete. Hucks stated that the Planning Commission will hold a Public Hearing on March 2, 2023.

Blain-Bellamy asked which zoning district was more restricted Neighborhood Commercial or Institutional. Hucks said Neighborhood Commercial.

**PUBLIC HEARING AND FINAL READING:**

**Public Hearing and Final Reading of Ordinance #ZA2023-02-20 granting a non-exclusive Franchise Agreement to Antonio Knight, d.b.a. Peel Scooters, for electric scooter rental from multiple locations within the city from the Riverwalk to 16th Avenue.** Hucks informed Council that Antonio Knight is interested in a non-exclusive franchise agreement with the City of Conway to rent scooters from Riverwalk Park to Collins Park. He has requested to use the public property of Collins Park, Riverwalk Park, Kingston Park, the Town Green, Conway Downtown Alive, the parking lot across from City Hall (*Third Ave & Main St*), the property at the corner of Fourth Ave and Kingston Street (parking area) and the parking lot adjacent the Riverwalk (*near Bon Fire*). In order to utilize public property such as parking, sidewalks and public docks for private enterprise, a vendor must enter into a Franchise Agreement with the City. Hucks said that at the February 6, 2023 City Council meeting the applicant gave a brief presentation of the requested franchise agreement, and addressed several questions from Council. Council approved first reading of the franchise agreement for Peel Scooters.

Hucks stated that because this is the first of its kind in the city, and because the locations will be downtown – and mobile, staff recommends that the agreement be approved as a “pilot program” for a six (6) month period, and in six months, Council can revisit the issue and approve a more permanent agreement with Peel Scooters if it desires.

Public Input – Howard of Conway Downtown Alive spoke in support of the request.

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

**Motion:** Hyman made a motion, seconded by Goldfinch, to approve final reading of this ordinance.

White said that he has some concerns with the safety and the sidewalks not being wide enough. He suggested taking out several of the streets in the Downtown area. Emrick said that if the roads downtown are taken out, then there is no use in doing the scooters. Emrick said that bikes, scooters, skateboards, etc. currently ride on the sidewalks in the Downtown area.

Butler said that she also had a little hesitation and asked how we could guarantee safety. Emrick said there is no guarantee of safety other than monitor and pull the plug at any time safety issues arise.

**Vote:** Voting to approve final reading were Helms, Blain-Bellamy, Goldfinch, Jordan, Butler and Hyman. Voting against was White. Motion carried 6-1.

## **FIRST READING:**

- A. First Reading of Ordinance #ZA2023-03-20 (A) to annex approximately 4.04 acres of property located at 3550 Hwy. 701 South (PIN 381-01-04-0023), and rezone from Horry County High Bulk Retail with Accessory Outdoor Storage District (RE4) to City of Conway Highway Commercial (HC).** Hucks said that this property has a signed restrictive covenant that was completed (and recorded) from the property owner in July 2020 in order to receive city water and/or sewer services. By signing restrictive covenants, the then owners of the subject property agreed that once the property became

contiguous to the City limits, they or any future owners of the subject property would agree to petition for annexation into the City limits (per *Section 5-3-150 (3)* of the Code of Laws for the State of SC). The subject property is now contiguous to property in the City limits and staff notified the current property owner in June of last year that annexation is now required. On January 3<sup>rd</sup> of this year, the property owner submitted the required signed annexation / rezoning applications. The property is currently being used for mini-storage (including recreational vehicle storage) with retail space in the front. Hucks stated that the subject property is surrounded by several different zoning districts, including Horry County RE4 (Retail with Accessory Outdoor Storage District), Horry County AM1 (Indoor Amusement Commercial), Horry County SF20 (residential, 20,000 sq. ft. lot size min.), and City of Conway R-1 (Low/Medium Density Residential). Surrounding uses include residential, a storage facility, and a gun store/shooting range.

Hucks stated that Planning Commission held the required public hearing at their February 2, 2023 meeting. There was no public input. The applicant explained he was not opposed to annexation but was concerned whether it would prevent him from expanding his mini-storage business. He would like to add additional mini-storage units in the near future. The county recently approved site plans to expand an area on one side of the property to allow for additional outdoor storage; which staff said they could honor those approved plans with appropriate screening, any additional structures to expand the business would require that new civil plans be reviewed in compliance with the UDO, and because the Highway Commercial district restricts mini-storage uses to a certain percentage and is only permitted as accessory to a principle use, the applicant may have the option to seek relief from the Board of Zoning Appeals. Planning Commission recommended approval of the property being annexed and zoned to Highway Commercial. Hucks added that staff recommends approval of first reading of this ordinance.

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

- B. First Reading of Ordinance #ZA2023-03-20 (B) to annex approximately 0.53 acres of property located at 148 University Drive (PIN 383-10-04-0014), and rezone from Horry County Single Family Residential (SF10) to City of Conway Low/Medium Density Residential (R1).** Hucks stated that this annexation request was submitted as a requirement to connect water and/or sewer utilities. This property is located within the Coastal Heights subdivision off of Singleton Ridge Road. There is an existing single-family structure on the property. Restrictive Covenants were recorded for this property in 2020. Over the past several years, there have been several properties within this subdivision that have needed to request annexation in order to connect to city utilities. The Future Land Use Map identifies the parcel as R1.

Blain-Bellamy said that in the early 90's there was a need to bring these parcels into the City and asked if some of these were annexed. Hucks said yes, but some requests were not annexed. Hucks added that staff considers this a donut hole and the property is contiguous.

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

**C. First Reading of Ordinance #ZA2023-03-20 (C) to annex approximately 0.85 acres of property located at 1705 Hemingway Chapel Road (PIN 337-15-03-0004), and rezone from Horry County Single Family Residential (SF20) to City of Conway Low/Medium Density Residential (R1).** Hucks informed Council that this annexation application was submitted as a requirement to connect to water and/or sewer utilities. There have been restrictive covenants for this property since 2012. There is an existing single-family structure on the property. Across the road from this property are two parcels zoned City of Conway Rural Agriculture. This property is connected at a point to a large tract of land zoned R1 that was recently proposed to be developed as a Conservation Subdivision. The Future Land Use Map identifies this parcel as Industrial. Hucks stated that staff does recommend approval.

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

**D. First Reading of Ordinance #ZA2023-03-20 (D) to annex approximately 0.56 acres of property located at 2230 Hwy 378 (PIN 337-14-02-0002), and rezone from Horry County Single Family Residential (MSF20) to City of Conway Low/Medium Density Residential (R1).** Hucks stated that this annexation application was submitted as part of the requirements for connection to water and/or sewer utilities. There is currently a manufactured home and a detached garage on the property. The property is addressed on Highway 378 but is accessed via a private driveway, named Shady Moss Court that is unimproved. The Future Land Use Map identifies the parcel as Highway Commercial. Hucks said that the property has several nonconforming issues, and because it does not front a public roadway, staff recommends against annexation.

**Motion:** Goldfinch made a motion, seconded by Blain-Bellamy, to deny this annexation request. **Vote:** Unanimous. Motion carried.

**E. First Reading of Ordinance #ZA2023-03-20 (E) to annex approximately 0.71 acres of property located at 437 Four Mile Road (PIN 326-10-02-0013) and rezone from Horry County Office / Professional / Institutional (OPI) district to City of Conway Low/Medium Residential (R-1).** Hucks stated that this annexation application was submitted as part of the requirements for connection to water and/or sewer utilities. There is an existing single-family structure on the property, and also restrictive covenants that were recorded in 2019. In 2019, this property, along with several others on either side of it, were split from the parent parcel, which at the time was not contiguous to City-zoned property. Subsequent to the property being subdivided, the property across Four Mile Rd was annexed into the City as R-2 (Medium-Density Residential). While the property is not adjacent to any property zoned R-1, the City's Future Land Use Maps identify the property as R1.

Hucks said that in 2018-2019, this parcel, along with the other nine (9) parcels around it, were subdivided in the county and once subdivided, all 10 parcels sought annexation. Since they were subdivided in the county, the developer was not required to meet the City's requirements for major subdivisions, as the City considers five (5) or more lots a

major subdivision. Had the properties been annexed prior to subdivision, the City would have required that subdivision and land development regulations be met, including a stormwater plan, open space, street trees, and sidewalks. At that time, the City contacted DHEC concerning the City's responsibility for the lack of a stormwater plan if the properties were annexed. The Public Works Director at that time recommended that the properties not be annexed, due to stormwater and flooding concerns. City Council followed staff's recommendation and voted to deny annexation.

Hucks stated that every time a property changes hands, the City requires that annexation be applied for, which is why this property is again being considered for annexation.

**Motion:** White made a motion, seconded by Blain-Bellamy, to deny this annexation request. **Vote:** Unanimous. Motion carried.

**F. First Reading of Ordinance #ZA2023-03-20 (F) to amend Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding building height limitation in the High-Density Residential (R-3) zoning district.** Hucks informed Council that the current maximum height allowed in all of the residential zoning districts is 40-ft. Last year, the height limit in the Highway Commercial (HC) district was amended to 65-ft in order to facilitate development of property within the Gateway Corridor Overlay (GCO) due to the recent approval of the Hotel Incentive Program, as the 50-ft height limit in HC was a possible deterrent for hotels that may choose to locate in the city limits and within the GCO. The height limit increase in HC was limited to properties within the GCO on Hwy 501, between Lake Busbee and Carolina Forest Blvd, in order to facilitate the development of hotels in these areas. Focusing density in the right places can help in preventing urban sprawl. In order to promote denser development along the city's major corridors and in conjunction with new commercial development that will have frontage along Hwy 501 or other major roadways throughout the city, staff proposes to increase the height limit of the High-Density Residential District (R-3) to a maximum of 65-ft above base flood elevation for multifamily development. This height limit will also be subject to applicable fire codes. Properties along major roadways throughout the City are zoned Highway Commercial. Outside of properties with direct frontage on these major roadways; specifically, Hwy 501, is where a majority of the higher-density residential developments already exists.

Hucks said that staff presented the proposal to increase the height limit in the R-3 zoning district only to City Council during a workshop at the December 5, 2022 meeting, and council was receptive to increasing the height limit in the R-3 district for multifamily development.

Hucks said that Planning Commission at their January 5, 2023 meeting expressed their concerns with the original proposed height limit to 75'. They were also concerned with a blanket increase in height limit of the R-3 district, as there are some places closer to downtown that could be developed that is already zoned R-3 where a 75' height limit would be extreme compared to other property; especially if developed adjacent to other residential properties. They deferred the text amendment to allow staff to amend the language and the height limit and to bring back examples of buildings at various heights.

The public hearing on the height limit increase was held at this meeting; however, there was no public input.

Hucks then said that at Planning Commission's February 2 meeting, the commission were more receptive to the amendments made by staff, to mirror the height limit increase to the amendment for Highway Commercial properties between Lake Busbee and Carolina Forest Blvd, for a maximum of 65' height and only for multifamily development in the R-3 district. Planning Commission unanimously recommended approval of the height limit increase in the R-3 district to 65' max building height on Hwy 501 between Lake Busbee and Carolina Forest Blvd.

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

- G. First Reading of Ordinance #ZA2023-03-20 (G) to amend Article 4 – Use Tables, of the City of Conway Unified Development Ordinance (UDO), regarding the permitted uses in the Light Industrial (LI) and Heavy Industrial (HI) zoning districts.** Hucks informed Council that staff received a business license application for a hair salon within the Heavy Industrial zoning district. Upon review, staff denied the Business License request as a hair salon is not a permitted use within the HI zoning district. Before the properties within this area were zoned HI, several were zoned Production, Service & Industry (PSI). The applicant appealed staff's decision to deny the business license for a hair salon to the Board of Zoning Appeals (BZA). Staff also informed the applicant that staff would take the issue to Council to see if they would be in favor of a Text Amendment to allow Hair Salons within the zoning district. The item was presented at the January 3, 2023 council meeting as a workshop item, and staff was directed to move forward with an amendment to the UDO to allow a salon in the industrial districts. The applicant's appeal was also considered by the BZA at their January 26 meeting. The BZA overturned staff's decision to deny a business license at the meeting, and as such, amending the UDO to allow the use in the LI and HI districts is needed to be compliant with the board's decision and to avoid further appeals going forward. After much research, staff concluded that amending the Use Tables (Art. 4) of the City of Conway Unified Development Ordinance to allow "Barber Shops/ Beauty Salons" as well as "Nail Salons" in the Heavy Industrial (HI) and Limited Industrial (LI) zoning districts, which produces more inclusive terminology.

Hucks stated that Planning Commission held a public hearing at their February 2, 2023 meeting, there was no public input, and the commission recommended approval of the amendment.

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

## **CONSIDERATION:**

- A. Consideration of a Redevelopment Enhancement Incentive Application for Brian Von (d.b.a. Palmetto Taps) located at PIN 367-01-01-0065.** Dennis stated that Palmetto Taps has applied for a Redevelopment Enhancement Incentive for the proposed business located at 909 Fourth Avenue. This Incentive program allows the City to reimburse any person, firm, or corporation up to 100 % of the capital recovery fees. This property has



also been deemed eligible for reimbursement of building permit fees and business license fees collected by the City for 2 years under Article H of the City of Conway Code of Ordinances.

Dennis said that staff recommends approval of the Palmetto Taps application.

**Motion:** White made a motion, seconded by Blain-Bellamy to approve Palmetto Taps to be qualified as an eligible property for the Redevelopment Enhancement Incentive. **Vote:** Unanimous. Motion carried.

- B. Consideration of a Redevelopment Enhancement Incentive Application for Keith Powel (d.b.a. Stella's Ice Cream) located at PIN 368-04-02-0054.** Dennis stated that Stella's Ice Cream has applied for a Redevelopment Enhancement Incentive for the proposed business located at 1101 Fourth Avenue. The request is to receive City Council approval to include the subject property in the incentive program as an eligible property. This Incentive program allows the City to reimburse any person, firm, or corporation up to 100 % of the capital recovery fees. This property has also been deemed eligible for reimbursement of building permit fees and business license fees collected by the city for 2 years under Article H of the City of Conway Code of Ordinances.

**Motion:** Goldfinch made a motion, seconded by Helms to approve Stella's Ice Cream to be qualified as an eligible property for the Redevelopment Enhancement Incentive. **Vote:** Unanimous. Motion carried.

- C. Consideration of a request for waiver of sidewalk requirements for Rose Estates, located on Hwy 65, Hwy 813, Lite Road, and Trapp Lane.** Hucks informed Council that the applicants requested a waiver of sidewalk requirements for the proposed subdivision of Rose Estates. Another subdivision, Hainer Place was granted a sidewalk waiver in November of last year, in part because SCDOT was not in favor of sidewalks being installed within their right of way due to the rural nature of the area. SCDOT provided an email to the applicant stating they would not be in favor of sidewalks along Highway 65 and Highway 813 for the same reason, as those are state-maintained roadways. The linear footage of roadway included in the request is: Highway 65: 878 LF; Highway 813: 730 LF; Lite Road: 840 LF; Trapp Lane: 892 LF. Trapp Lane is currently a county easement that provides access to only one lot/residence on PIN 294-00-00-0020. However, it is safe to assume that the easement will be turned over to the City for maintenance once the development begins construction, as this development proposes to utilize property on both sides of Trapp Lane for its open space and/or ponds. Trapp Lane is also unimproved; however, the UDO would require that it be brought into compliance with City standards. Using the \$25.59 per linear foot for labor and construction, the estimate for a payment in lieu of sidewalk construction including the sidewalk, grading, and clearing is \$85,470.60.

White stated that there is a church across the street and if those folks decide to walk to Church, they would have to walk in the road. Hyman stated that the Church is not in the city.

**Motion:** Hyman made a motion, seconded by Goldfinch, to approve the fee in lieu of sidewalk construction in the amount of \$85,470.60. **Vote:** Voting to approve were Helms,

Blain-Bellamy, Goldfinch, Jordan, and Hyman. Voting against was White and Butler. Motion carried 5-2.

- D. Consideration of approval of name for a new multifamily development, located on Belladora Rd – “Mills Pointe.”** Hucks stated that the proposed development preliminary plans call for a total of 78-unit, townhome style multifamily development, located on Belladora Road. The applicants have requested to name the subdivision Mills Pointe upon final approval of the plans for the property. According to Section 10.3.18 of the City of Conway Unified Development Ordinance (UDO), all subdivision names must be reviewed and adopted by Conway City Council.

**Motion:** Goldfinch made a motion, seconded by Blain-Bellamy to approve Mills Pointe as the name of the proposed development on Belladora Road. **Vote:** Unanimous. Motion carried.

- E. Consideration of approval of name for a new single-family development, located on Medlen Parkway – “Chapman Village.”** Hucks stated that the proposed development preliminary plans call for a total of 45 single family lots, located on Medlen Parkway. The applicants have requested to name the subdivision Chapman Village upon final recording of the plat for the subdivision of the property.

**Motion:** Blain-Bellamy made a motion, seconded by Butler to approve Chapman Village as the name of the proposed development on Medlen Parkway. **Vote:** Unanimous. Motion carried.

#### **CITY ADMINISTRATOR’S REPORT:**

Emrick informed Council of the following:

- Reminder of the Budget Retreat which is now only a week away. We start next Thursday morning in Aiken. Please let us know if you have any questions or issues.
- The precon meeting for the Laurel Street mess happened this afternoon and they plan to start construction tomorrow. Equipment and materials are mobilizing now. Santee Cooper will coordinate to fix the severed power to the streetlights at the same time. Construction will take at least a week but will only occur at night, after 6 p.m. I have no time table on how long it will take to complete, but the ball is finally rolling.
- More good news, asphalt will be poured late this week on Jenkins Field Road.
- Gullah Geechee Community Day is this Saturday. This is a CCU event downtown with trolley stops in multiple locations celebrating the history of the Gullah Geechee traditions.
- A few months ago, I submitted Halloween to the ICMA Annual Conference for a presentation session and was accepted to present. ICMA is the International City/County Management Association and has over 11,000 members, worldwide. This conference is in Austin, Texas and conveniently begins at the beginning of October.
- CCU’s City of Conway night is May 2 and I will get more details to you on that shortly.
- How about those Conway Tigers? The next game is Wednesday night at 6:30 p.m. in Conway vs. River Bluff. During the fall, we wear green and gold on Tiger Fridays, but

this Wednesday show your pride by wearing green and gold to support our Conway Tigers.

- City Hall staff is preparing to move out of City Hall next week as construction moves into the old portion of the building. Renovations here will consist of refinishing and repairing the flooring, resealing and plastering some bad spots on the walls, some window repair, and repainting. A new elevator will also be installed in the building. City Hall will be closed for 6 weeks for these repairs to take place, after which time, we will all be able to move back in, including having these meetings back in City Hall.
- Emrick stated that the sidewalk waiver money is useful and utilized. Recently there was a DOT project to resurface, and fix the sidewalks and curbing along Main Street and while they were doing that, the City was able to piggyback on the DOT permit and their contractor to extend the sidewalk from where it was supposed to be, and then across Crabtree Canal on Main Street and bring it all the way to Boundary on one side and connect Crabtree on the other side. Emrick said that was done by the use of sidewalk waiver fees and it was helpful to have that money accessible so that staff did not have to worry about a budgeting issue. Emrick added that staff is working to get sidewalks on Pine Street and we have the money in the budget for it, so once DOT gives us that road, we can start on it using the sidewalk waiver money. Emrick said it is utilized where there is the most pedestrian traffic at the time that we have the money to spend.
- A final note before we get to Department head reports, tomorrow is Officer Calhoun's last day with the City before he retires, meaning this is his last Council meeting with us, unless he decides to attend as a free man. Thank you, Wayne, for your service to the City.
- Tonight, we have Department Head reports from Chief Dale Long and from Rosanne Dates.

**Grants** – Dates stated that since her last report in August, the City has received 6 awards totaling almost \$250,000. Awards include funding from the state for two SROs to be placed in South Conway and Homewood Elementary Schools and Santee Cooper's EVolve grant which will fund two electric vehicle charging stations in the public lot on Main St. and Third Ave. The City also received Horry County's Solid Waste Authority grant which will allow us to purchase 200 recycling carts and the Keep SC Beautiful grant to support Keep Conway Beautiful operations.

Dates added that 14 proposals were submitted totaling more than \$12.6 million. Staff is still waiting to learn the status of \$12.3 million of those grants submitted. Of that amount, \$10 million was submitted to RIA to fund the Kingston Lake Drainage Improvements. \$1.8 million is the SCOR ASIP grant for the McKeithan Drainage project. Staff expects these agencies to make announcements very soon.

**Police** – Chief Long thanked Dates for the SRO grant so that all schools will be filled. Long updated Council on Betterment Law Enforcement, staff births and one of the officer's fiancés that was involved in the fatal collision. Long announced the following: one person is attending the academy, two are about to attend the academy, one is in the pre-academy, 2 have completed their field training, one is waiting to test now, and if she passes she will be a Class III Certified

Officer, and finally backgrounds are out on 2 people. Long stated that there are big shoes to fill on the replacement of Officer Calhoun. Long said that the Police Department is averaging 2200-2400 calls per service per month. Juveniles are really excessive, as last year the department exceeding its budget amount in fees due to detention.

Long stated that he was going to use what Hendrick has said in the past and that is that the County will never get any bigger and the City will never get any smaller as the City is growing every day.

White stated that Long was a presenter at the MASC meeting.

### **COUNCIL INPUT:**

**Butler** gave a big congratulations to the Conway High School Boys Basketball as they are bringing back that tiger pride as the gym has been packed during the playoffs. Butler would like to honor them with a Proclamation showing that Council supports them. Butler then asked for any updates on the Whittemore Elementary School. Emrick stated that legal Counsel is involved and they are working on a comprehensive look at our liabilities and responsibilities and staff has not heard back on that yet. Emrick said that the concerns are that given the fact that we know the conditions, can we legally give it to another entity and not have liability going forward.

**Jordan** congratulated Calhoun on his retirement and said that someone will have big shoes to fill. Jordan then asked for an update on the Whittemore Elementary RFP. Emrick said that closing the RFP would be premature as a bid has not been selected. Emrick said that the proposal is being reviewed, but until we get a legal determination and the City enters into an agreement, and that if the RFP is closed now, it could prematurely affect the current proposal and any future proposals that may come in.

**Goldfinch** stated that he had his tickets for Wednesday's game and will be there as it has been a lot of fun to watch the boys play. Goldfinch said that if you need tickets to the Kiwanis Pancake Supper, that his wife, President of the Club, would be happy to sale you those. Goldfinch recommended that while City Hall is opened up for construction, we should get a time capsule and 50 years or so from now, kids and grandkids can see what everyone put in a time capsule. Goldfinch said that Conway High School is set to open their time capsule, he believes in 6 years. Emrick announced that he has one ordered and on the way.

**Blain-Bellamy** said that the time capsule is a great idea as she witnessed one being placed into the County's new building. Blain-Bellamy told Calhoun that he will be sorely missed and thanked him for all he has done for the City. Blain-Bellamy asked that we incorporate the Civility Pledge as a part of City Council meetings. She read the pledge as, "I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city." Blain-Bellamy said that she attended a masquerade ball put on by the Shepherds Table, it was a Saturday night and there was not a park in Conway, with the exception of the County lot that was about half filled and she thanked everyone involved in having a part of making downtown full.

February 20, 2023

**White** recognized that this month is Black History Month. White asked the City to consider organizing a group called Diversity and Inclusion. This group should be outside of City Council and looking at things around the City to make it better. White said he is copying this from the City of Myrtle Beach as he has spoken to Cookie Goings and Kevin Waite as to how they formed the group, and they are willing to come and give ideas.

**Hyman** said that Budget Retreat is coming up and that he is excited as he enjoys it. Hyman said that on his walk this morning he noticed some lights out next to the Shrine Club. Emrick said that the City is having some issues getting bulbs from Santee Cooper. Hyman said that it has probably been 3 years but at Third and Laurel, none of the push buttons work. Emrick said that was damaged during the underground installation and money is being withheld from the contractor to get those fixed. Emrick said that they started working on it 2 weeks ago but it was more severe than anticipated.

**Helms** said that she agreed with Conway High School and is sorry to see Wayne go. Helms said she is also looking forward to the Budget Retreat.

Blain-Bellamy called for a short break.

#### **WORKSHOP:**

Emrick stated that the only workshop item was something that has been discussed in the past and that Conway Freewill Baptist Church abuts the property owned by the City of Conway Dog Park. The parcel is .12 acres of property and on the other side of the swamp. The Church has asked the City to consider giving this parcel to them. They have had it surveyed, but not appraised. Emrick said that staff recommends giving it to Conway Freewill Baptist Church, if Council wishes to give it to them. If Council is good with it, staff will bring back to Council for first and second readings.

**EXECUTIVE SESSION: Motion:** Goldfinch made a motion, seconded by White to enter into Executive Session for the following: Discussion Regarding City Owned Security Devices [pursuant to SC Code §30-4-70 (A) (3)]. **Vote:** Unanimous. Motion carried.

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

**POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:** None.

**ADJOURNMENT: Motion:** Blain-Bellamy made a motion, seconded by Jordan to adjourn the meeting. **Vote:** Unanimous. Motion carried.

**APPROVAL OF MINUTES:** Minutes approved by City Council this 20 day of March, 2023.

  
Alicia Shelley, City Clerk