

CITY OF CONWAY
CITY COUNCIL MEETING
CONWAY CITY HALL
229 MAIN STREET, CONWAY
MONDAY, JUNE 17, 2024 - 4:00 P.M.

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

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; Lynn Smith, Human Resource Director; Rock Rabon, Fleet Maintenance Director; Dale Long, Police Chief; Ted Dudley, Public Utilities Deputy Director; Braxton Fleming, Public Works Deputy Director; Allison Williams, Finance Director; Kayla Fleming, Municipal Judge; Jessica Hucks, Planning and Development Director; Le Hendrick, Fire Chief; Reggie Jenerette, Solid Waste Director; Ashley Smith, Parks and Recreation Director; Katie Dennis, Planner; John Sumter, Administration Summer Intern; Kayla Chiles, Administration Summer Intern; and Alicia Shelley, City Clerk.

OTHERS: There were approximately 10 others in attendance.

CALL TO ORDER: Mayor Blain called the meeting to order, 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.

CONSENT AGENDA:

Approval of June 3, 2024 Council Meeting Minutes

APPROVAL OF CONSENT AGENDA: Motion: White made a motion, seconded by Helms to approve the June 17, 2024 consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

Cheryl Moore-Adamson – spoke in favor of the collaboration of the Juneteenth celebration that occurred on June 15, 2024 between the City Parks and Recreation, Smith Jones, and the Whittemore Racepath Historical Society and told of plans for next year.

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

SPECIAL PRESENTATION:

Presentation of Employee of the Month for June 2024 – Public Safety – Chief Long presented School Resource Officer Rusty Crocker and Detective Sergeant Heath Watford with the Employee of the Month award.

FIRST READING:

- A. First Reading of Ordinance #ZA2024-07-15 (A) to annex approximately 0.24 acres of property located at 2671 Oak St (PIN 325-15-01-0014) and request to rezone from Horry County Residential District, no mobile homes allowed (SF20), to City of Conway Low/Medium Density Residential District (R-1).** Hucks said that this annexation was submitted as a requirement to connect to city utilities and that restrictive covenants were also filed with the annexation petition. Hucks said that 5 other lots on this stretch and side of Oak Street have been annexed into the city. Either side of this lot is still in the county's jurisdiction; however, across Oak Street is property that was annexed a few years ago and zoned Neighborhood Commercial. There is an existing, brick single-family home on the property. The zoning classification that would be assigned to the property upon annexation is R-1, or low to medium density residential, and the city's future land use map also identifies the property as low to medium density residential. Hucks stated that staff recommended approval of this request.

Motion: White made a motion, seconded by Blain, to approve first reading of Ordinance #ZA2024-07-15 (A). **Vote:** Unanimous. Motion carried.

- B. First Reading of Ordinance #ZA2024-07-15 (B) to annex approximately 11.22 acres of property located on Highway 501, past the intersection of Wild Wing Blvd & Highway 501 (PIN 383-00-00-0323), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district.** Hucks said that this property is located a little past the intersection of Wild Wing Blvd, on the left side of Highway 501 heading toward the beach. Last year, the adjacent property was annexed into the city as Highway Commercial, for development of 2 fast food chains. Properties on either side are already within the city limits, essentially making this property a donut hole, and requiring annexation in order to connect to city utilities at the time any development is proposed. The property is currently zoned Highway Commercial in the county's jurisdiction, and the requested zoning classification, if annexed, is also HC. The city's future land use map also identifies the property as Highway Commercial. Planning Commission held the required public hearing on the request at their June 6 meeting, and recommended approval. Hucks said that staff also recommends approval of the request.

Motion: Blain made a motion, seconded by Goldfinch, to approve first reading of Ordinance #ZA2024-07-15 (B). **Vote:** Unanimous. Motion carried.

- C. First Reading of Ordinance #ZA2024-07-15 (C) to rezone approximately 3.31 acres of property located at 695 Century Circle (PIN 383-06-03-0005) from the City of Conway Planned Development (PD) district to the City of Conway Light Industrial (LI) district.** Hucks said that this property is located on Century Circle, inside the Atlantic Center Industrial Park. A majority of the properties within the Atlantic Center are in the County's jurisdiction, zoned Planned Unit Development, or PUD, which is the

older version of the Planned Development District. This property was annexed into the city in 2006 as a Planned Development. The property was not proposed to be developed until 2022, when the property owner inquired about whether a heavy equipment sales and service center would be permitted on the property. They were informed then that the use was not permitted, based on the list of prohibited uses within the Planned Development ordinance for the property, which mirrors the protective covenants for the Atlantic Center Industrial Park. At some point in the summer of 2022, a determination was made that the proposed use could be permitted with approval from the Property Owner's Association. Subsequently, the owner provided a letter from the POA approving the use with conditions that were later satisfied, giving the property owner approval to move forward with permitting. A few months ago, when a certificate of occupancy for the building was requested, current staff realized that the Planned Development for the property did not permit the use that was constructed on the site. Even with approval of the Atlantic Center property owner's association, the permitted or prohibited uses – per the Planned Development District ordinance for the subject property, is still applicable and dictates the specific uses permitted for the property under the city's code. The certificate of occupancy was granted; however, the use as it sits now – even though recently constructed, is considered legal nonconforming, which prohibits any expansion outside of the current building footprint and if for any reason the use ceased operation or was vacated, it could not be re-established after 180-days.

Hucks continued to say that aside from that, a Planned Development District is required to consist of a mixture of uses, including different residential dwelling types, different densities, as well as commercial uses. A single use Planned Development does not meet the intent of a Planned Development District. Rezoning the property from a Planned Development to Light Industrial would be consistent with other properties in the Atlantic Center that are in the city limits, and it would remove the nonconforming status of the existing use. Further, it would remove property from the Planned Development district designation that does not comply with the city's ordinance for Planned Developments.

Hucks said that even with the property being rezoned to Light Industrial, it would continue to be subject to the protective covenants for the Atlantic Center Industrial Park.

Hucks stated that the Planning Commission held the required public hearing on the request at the June 6 meeting, and recommended approval. Hucks said that staff also recommends approval.

Motion: Goldfinch made a motion, seconded by Hardwick, to approve first reading of Ordinance #ZA2024-07-15 (C). **Vote:** Unanimous. Motion carried.

- D. First Reading of Ordinance #ZA2024-07-15 (D) to amend Article 10 – Subdivision and Land Development, of the City of Conway Unified Development Ordinance, regarding revisions to various standards contained within Article 10.** Hucks said that the revisions to Article 10 were discussed at the workshop portion of the June 3 council meeting. Planning Commission held a public hearing on the amendments at their June 6 meeting, and recommended approval of the amendments. Included in Planning Commission's recommendation were additional minor revisions for Article 10 as well as revisions submitted by Public Works, including increasing the stormwater warranty from

1 year to 3 years, revisions to the type of soil aggregate required for road construction, and roadway inspection requirements. Other items proposed to be amended in Article 10 were shown on the screen, and the ordinance has been updated to include all of the proposed revisions. There will be additional amendments to Article 10 forthcoming, which includes changes to the City's open space requirements and requirements regarding Conservation Subdivisions; however, because those specific sections of Article 10 are more comprehensive, staff is advertising those amendments separately and is looking to have those considered in the next couple of months. Hucks stated that staff recommended approval of the proposed amendments.

Blain stated that there were some housekeeping items that need to be addressed.

Motion: White made a motion, seconded by Blain, to approve first reading of Ordinance #ZA2024-07-15 (D), along with the housekeeping changes. **Vote:** Unanimous. Motion carried.

- E. First Reading of Ordinance #2024-07-15 (E), an ordinance granting a distribution right-of-way easement to the South Carolina Public Service Authority (Santee Cooper) across property of the City of Conway adjacent to Wright Boulevard at Racepath Avenue (PIN 368-03-01-0009).** Hyman said that this is a request from Santee Cooper for a distribution of a right of way easement. Hyman stated that Santee Cooper is doing a lot of upgrades in this area with existing poles that they are hoping to convert to crossarms. Hyman said that this was spoken of favorably at the workshop at the last Council meeting and it is back before Council for first reading.

Motion: White made a motion, seconded by Goldfinch, to approve first reading of Ordinance #2024-07-15 (E). **Vote:** Unanimous. Motion carried.

- F. First Reading of Ordinance #2024-07-15 (F), an ordinance granting permanent and temporary easements to Dominion Energy across property of the City of Conway adjacent to Lake Busbee.** Rogers stated that this request was discussed at last meeting, and this is to approve first reading of the ordinance. Rogers said that representatives from Dominion were present if Council has any questions.

Motion: Goldfinch made a motion to approve first reading of Ordinance #2024-07-15 (F).

Hardwick had concerns with safety, wetlands, and any damage responsibilities. Paul Thompson, Right of Way Group of Dominion Energy addressed the concerns.

Blain seconded the motion. **Vote:** Unanimous. Motion carried.

- G. First Reading of Ordinance #2024-07-15 (G), an ordinance amending Title 1, Government and Administration, Chapter 8 Elections, transferring of authority form the City of Conway to the Horry County Election Commission for conducting the City's Municipal Elections.** Rogers said that the City of Conway has traditionally held full authority to conduct all aspects of the municipal election and it isn't something that is done very often as the city only has a scheduled election every 2 years, and do not have a

dedicated department for it like the county does, so this is an ordinance to transfer the conducting of the municipal elections to the Horry County Election Commission.

Motion: Goldfinch made a motion to approve first reading of Ordinance #2024-07-15 (G).

Blain mentioned that there is language supportive of what is already written that Council has read, that is more legal suffice that will be attached for final reading.

Jordan seconded the motion. **Vote:** Unanimous. Motion carried.

CONSIDERATION:

- A. Consideration of a Special Event – Riverfest 2024 – June 29.** Rogers said that this is a special event request for Riverfest. The chamber is requesting the closure of Elm Street at Second Avenue, Marina Drive and Laurel Street from 10:00 a.m. until 10:00 p.m. on the day of the event.

White said that annual events need not be approved each year unless there are changes. Emrick said that generally if it is exactly the same request as in the past, it is placed on the consent agenda so that council still has the ability to see, review and approve. Emrick said that this layout is slightly different so that is why this request was placed on the regular agenda.

Motion: White made a motion, seconded by Hardwick, to approve the special event application for Riverfest. **Vote:** Unanimous. Motion carried.

- B. Consideration of Selection of Design Professional to Create a City of Conway Parks Master Plan.** Hyman said that the City advertised publicly to select a firm for this and the idea is that the plan would have a needs assessment, an inventory of all the current facilities, and offer suggestions on how the city needs to grow. As the city is growing, the city needs spaces for parks so this Master Plan would help identify where these new parks would need to be located and what kinds would need to be placed where. The plan would identify appropriate staffing needs and also make sure that there is a cohesive look and branding to the parks. Hyman said that 3 proposals were submitted, staff scored them, then chose and recommends Greenberg Farrow.

Goldfinch asked what the funding source is. Hyman said a grant from the SCPRT, hospitality funds, and recreational professional services money.

Motion: Blain made a motion, seconded by Helms, to approve the selection of Greenberg Farrow to create a City of Conway Parks Master Plan. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR'S REPORT:

Emrick informed Council of the following:

- On June 25, the City will host a Public Meeting about the grant funded McKeithan Watershed project. This meeting will provide residents with more information about the project with representatives from our professional engineering team on hand to answer any questions that might be had. The meeting is at the Planning & Development meeting from 5 p.m. until 7 p.m.
- The Summer Movie Series continues this Friday with Grease.
- On June 29, the City will host the 2024 Summer Slam Mixed Doubles Pickleball Tournament.
- The WES Football and Cheer Camp is on June 29 all day.
- Staff have heard a few accounts of misinformation about the landscaping at the new Kingston Parking lot. Staff spent a long time choosing the appropriate plant materials for the bioswale that fronts Kingston Street. The bioswale captures water runoff from the parking lot instead of it flowing into a pipe and then directly into the river. The plants that were chosen were based upon the succession of bloom time, color arrangement, height at maturity, erosion control, sun requirements, ability to withstand pollutants and uptake the pollutants preventing them from getting into the river and finally, the ability to withstand the fluctuations of a dry and wet environment. Most importantly, the plants are arranged in a pattern that will slow the water down, so they have a longer period of time to clean the water. There are two different species of fortnight lily, lavender, two types of mat rush, switch grass, yucca, st john's wort, bee balm, rosemary, butterfly bush, river oats, blue aster, goldenrod, cornflower aster, swamp rose mallow, mealy cup sage, and more.
- There are a few spots left on the Youth Council for the fall. If anyone is watching or if you have a student at Conway High School that would be interested, please visit the website for Conway High School to sign up.
- There is a tropical system just off the coast of the Bahamas that we are keeping an eye on. We do not think it will have much of an impact on us, but we are watching it, nonetheless.
- Emrick said that he received the Coastal Carolina Association of Realtors update this morning. Nationwide, higher borrowing costs and accelerating home prices have created a dip in existing home sales compared to last year. Locally, our inventory has continued to increase, finally crossing the pre-COVID threshold. This has allowed for a slight decrease in the median sales price. For Conway specifically, our single-family listings are up 34%, closed sales are up 1.8% and the median sales price has increased by 1% to \$295,000. Days on the market have actually decreased by more than 6%. Multifamily listings are seriously lagging, with new listings, closed sales and median price all dropping.
- Emrick stated that the rail turn bridge is open in the rail position and that it is being repaired now but doesn't know the timetable.
- Emrick said that there are two workshop items before the executive session that are on the agenda.
- Department head reports tonight from Planning and Solid Waste.

Solid Waste Department – Jenerette said that the Solid Waste Department received two grants: (1) S.C. DHEC Grant for \$41,722.52 for the Hurricane Recovery fund for the purchase of a new guardian sprayer and two years supply of chemicals; and (2) Horry County Solid Waste Authority Grant for \$10,000 to purchase 300 blue recycle carts. Jenerette stated that the Solid

Waste department has one open position for a front-end loader driver. The Department has received 3 new automated trucks and is waiting on 2 more trucks. The total bill for the landfill was \$83,327.26 for the month of May.

Helms stated that she had received concerns from businesses about crossing 905 to take their garbage to the new ERF. Jenerette explained the need for all the new ERFs downtown.

Planning and Development Department - Hucks said that the last time she gave a department report, she provided several numbers to update Council on several items that is handled mainly by staff in Planning & Development. These include annexation and rezoning requests, variance requests, appeals, Community Appearance Board or Tree Board requests, number of lots that are currently in review, how many illegal signs have been removed, among other statistics, that show how busy our department and the city as a whole is when it comes to development in general. Hucks said that she had several of those statistics to provide, but first she thought she would share just a snapshot of what the department, with the direction of council, has accomplished this past year because she knows that there are times when the public only sees or hears about the number of homes that are being built or proposed to be built. While a large part of Planning & Development is the review of proposed subdivisions or other types of development within the city limits, there are other things that Planning & Development is involved in that have a positive impact on Conway residents. One of them is the various amendments to the City's Unified Development Ordinance (UDO for short). Over the last year, the city has adopted 14 amendments to the Unified Development Ordinance, and while that is a lot of changes to the city's zoning and land development regulations, there are currently 10 text amendments in process. Some of the more notable amendments that have been adopted include:

- Revisions to residential design standards for major residential subdivisions, that provide additional standards to ensure the quality design of residential structures and that protect and preserve the character of residential areas throughout the city.
- Standards for electric vehicle charging stations that permit charging stations in certain areas and zoning districts throughout the city, but also limits supercharging stations, or Level 3 chargers, to areas with the highest traffic volume.
- Increased height limit in the high-density residential district for properties on Hwy 501 bypass to encourage multifamily development, but in areas where high-density development is needed and appropriate.
- Eliminated parts of the UDO that required religious institutions to rezone to a Planned Development if the property was 3 or more acres in size, ensuring the city's compliance with the religious land uses and institutionalized persons act; and
- Amended the city's future land use map for property off of Sessions Street which allowed a property containing an existing church to be rezoned to a district that would permit a daycare at that location; something that is needed within the community; and finally
- An amendment to the UDO that permits Council to zone property as Conservation Preservation upon annexation or through the rezoning of property if it contains environmentally sensitive areas. This amendment, along with the city's other current mechanisms for preserving wetlands or floodplains thru conservation subdivision design, or through the development agreement process, has ensured – just in the last couple of years – that nearly 1,000 acres of environmentally sensitive property would be preserved in perpetuity, with several hundred more acres expected to be added to that total through

proposed development of conservation subdivisions and annexations. Aside from this total, the city currently has approximately 3,000 acres designated as conservation.

Hucks stated that staff is currently working on several amendments to the UDO that would address issues that have created many variance requests over the years regarding corner lots and existing lots with double frontage and getting close to completing a draft of the rewrite of the Tree Preservation Ordinance, another topic that was discussed at budget retreat in 2023. Staff's goal is to have the draft ordinance reviewed by the Tree Board at one of their July meetings and then to have it considered by Planning Commission in August or September.

Hucks said that as far as other statistics are concerned, Planning & Development has had 183 plan submittals through the end of May, which include residential and commercial development; 313 single-family residential dwelling reviews, 378 reviews for accessory structure permits (fences, sheds, signs, etc.); removed nearly 600 illegal signs; issued 36 mobile vending permits; there have been 335 zoning violations; GIS staff has created approximately 600 maps, assigned 437 addresses since January 1st, have updated GIS layers to reflect 185 restrictive covenants that have been recorded since January 1st.

COUNCIL INPUT:

Hardwick thanked Dominion Energy for being at the meeting today to answer questions. Hardwick said that the Juneteenth celebration at Smith Jones was fun and that she looks forward to the City building upon the celebration. Hardwick thanked staff for all that they do.

Jordan congratulated Grant Holmes from Conway as he worked his way up from Rec ball, through 10 years on minor league baseball and now has made his debut with the Atlanta Braves.

Goldfinch said that Council has stepped up to make sure that our community remains safe by ensuring that we have great public safety employees, and he thinks for the first time ever that the Firefighters I are starting off more than Horry County. Goldfinch said that nobody likes to pay more in taxes but the City has to take care of its people and he is glad that the City is doing that. Goldfinch recommended that when ERF's are put into place that businesses are given an opportunity and a heads up to plan for the change so that they can plan accordingly. Goldfinch said that he thinks that Grant Holmes from Conway is the first kid from Horry County to ever play in the major league and he would like to honor him with a Council Resolution for his accomplishment.

White said that he was glad to be back as for the last couple of weeks he was with the mayor at a convention in DC and last week he was on a vacation with his kids. White said that while he was gone that he still sent in his requests to let everyone know that he was watching.

Helms said that she went by the Riverwalk, and it looks awesome. Helms commended staff and will pass along the answers she was provided regarding the ERF's. Helms said that there were 35 baseball teams at the Billy Gardener Complex this past weekend for a tournament and also hosted an 11-12 tournament. Helms said that the 10U and 12U fast pitch girls are going to state again this year, for a 4 peat. Helms said that it was a great idea for the Resolution as it is a big deal for Grant. Helms said that she has had a couple of people call her about the grass at Conway Country

Club being a little bit of an eyesore as people are passing on Country Club and asked staff to look into it. Helms then said that she appreciates all that staff does.

Blain said that she also strongly supports the Resolution for Grant Holmes. Blain agrees with Cheryl Adamson and others that the City's first Juneteeth was a good showing of the beginning that has great potential for our future and thanked all for making it happen. Blain talked about being the President of the South Carolina Municipal Association, and Chairman of the Board for the Waccamaw Council of Governments. Blain discussed funds that are available through the WRCOG. Blain gave a shout out to Will Smith who will be joining the Florida Hurricanes. Blain mentioned going to DC this past week with the MASC and her conversation with the Department of Energy, authorities from the National League of Cities, and staff from Senator Lindsay Grahams office. Blain said that also for the first time in her life she went into the White House, on the west wing and told of a new office, Outreach that Steve Benjamin, former classmate and more recently Mayor of Columbia, runs that organization. Blain thanked everyone for their work, thoughtfulness, creativeness, and for all that staff does.

WORKSHOP:

Annexation at Corner of Highway 905 and John Doctor Road

Hucks informed Council that the applicants, Thomas & Hutton, who are also present, are looking to request annexation of this property, located on Highway 905 & John Doctor Road, for the purposes of residential development. There are several properties with frontage on John Doctor Rd that are within the city limits, but only one on the opposite side, furthest from the city limits (corner of John Doctor and Hwy 905), and at one time, it's staff's understanding that there had been discussions about not annexing any further outside the city limits. This parcel is within the city's water and sewer utility service area, so any development would require the applicant to at least request annexation. The property is approximately 126 acres and current zoning is split-zoned as Horry County Commercial Forest Agriculture, Horry County SF40 (which is single-family site-built homes on a minimum lot size of 40,000 sq. ft.) and Horry County SF20 (also single-family, site-built homes but on a minimum lot size of 20,000 sq. ft.). Most of the in-city zoning surrounding the property is R-1 which is also the city's former default zoning district. In 2019, Council adopted a new default zoning district of "R" which is the new low-density residential zoning district for the city. If annexed, the property could be assigned the default zoning of R, which would require a minimum lot size of 10,000 sq. ft. However, if the property is annexed, given the default zoning of R, the property could also be developed as a conservation subdivision, which would reduce the required minimum lot size to 6,000 sq. ft.

Hucks said that staff wanted to bring this before Council to get their thoughts on the request and wanted to make council aware that if the applicant seeks annexation as the default zoning district or R, Planning Commission is not required to make a recommendation, and no public hearing would be required, but the density that could ultimately be achieved if annexed is significantly less than what the county's current zoning district requires. If the applicants sought to rezone the property in the county, they would be required to request a rezoning and there would be a public hearing process. Regardless of that, because the property is within the city's utility service area, it's likely they would have to request annexation before that could occur.

There was much discussion regarding this request and Council asked staff to bring forward a proposal that states what size parcel, depending on acreage or number of lots, would trigger a possible Development Agreement.

Hucks said that staff supports this request as it is in the City's service area.

Carwash/Auto Detailing, including Mobile Auto Detailing - Hucks informed Council that a few weeks ago, staff received a business license request for an auto-detailing / car washing business that would be located in the Commerce Plaza industrial park on East Cox Ferry Road. Car washing and detailing facilities are classified as conditional use in the Highway Commercial, Light Industrial and Heavy Industrial districts. However, the site is now required to comply with certain conditions in order for the use to be established or permitted. Most of the time, the site would be able to comply if the property is developed for the use, but there are cases where the property is developed and the use occupies an existing building, making this particular use difficult for those seeking to have a mobile-detailing business. Some of these conditions include that:

- the use cannot be located within 100' of a residential district;
- the property must contain an exit drive that is 100' in length, measured from the vehicle exit of the car wash to the pavement edge of the street;
- surface and drainage treatment at the exit drive shall be designed so that no water accumulates on the surface or onto the public right of way; and
- the minimum lot size shall be at least 20,000 sq. ft.

Hucks said that staff agrees that car washing facilities should continue to adhere to these standards. However, auto detailing or mobile auto detailing facilities may be better classified separately, with different conditions. Over the years, staff has turned away several people who wish to operate a mobile auto-detailing business as a home-based business because the use could not meet the conditions for the use, and because of the concern that the business would be conducted from the home, and cars would be lined up along neighborhood streets to be washed and detailed. However, just like with other home-based businesses, there are conditions that could be put on the zoning compliance for the business license and if violated, the zoning compliance could be revoked. Horry County's zoning ordinance permits auto-detailing as a home-based business with the condition that no vehicles be brought to the home for service. Years ago, this use was not permitted as a home-based business so at some point, they likely amended their ordinance to allow it due to the high demand for this type of business. Additionally, Horry-Georgetown Technical College has brought back their automotive program after 30 years and will offer "automotive reconditioning" as a course or study within the automotive program. Point of info: automotive reconditioning is a process of taking a pre-owned vehicle and sending it through multiple inspections for needed repairs and full detailing to bring it back to "like new" conditions mechanically and cosmetically.

Hucks stated that staff wanted to bring this to Council to see if they would like staff to pursue an amendment to the Unified Development Ordinance that would separate the use of mobile detailing from the car washing facilities ordinance and list certain conditions that would apply to all business licenses for mobile car washing / auto detailing.

After much discussion, Council recommended that staff bring back this proposed amendment.

June 17, 2024

Riverfront Property [pursuant to SC Code §30-4-70(A) (2)]; and Discussion on Contractual Negotiations Incident to Property near Racepath Street [pursuant to SC Code §30-4-70(A) (5)].

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

POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: Motion: Jordan made a motion, seconded by Blain to authorize the City Administrator to negotiate a counteroffer with the entity that the City is in negotiations with for Riverfront Development. **Vote:** Unanimous. Motion carried.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 15 day of July, 2024.


Alicia Shelley, City Clerk