

January 3, 2023

CITY OF CONWAY
CITY COUNCIL MEETING
BUILDING & PLANNING DEPARTMENT
196 LAUREL STREET, CONWAY
TUESDAY, JANUARY 3, 2023 - 4:00 P.M.

PRESENT: Mayor Barbara 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; Ashley Smith, Parks and Recreation Director; Dale Long, Chief of Police; Wayne Calhoun, Community Service Officer; James Friday, Public Utilities Director; 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; Gavin Rowe, Building Maintenance Technician; Brent Gerald, Planner, Lt. Christopher Williamson, Police; Lt. Johnathan McAllister, Police; and Alicia Shelley, Clerk (via Livestream).

OTHERS: Hillary Howard, Jeff Cribb, Jessica Payne and approximately 10 others in attendance.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Dr. Jay Worthington, North Conway Baptist 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:** Hyman made a motion, seconded by White, to approve the January 3, 2023 meeting agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

- A. Final reading of Ordinance #ZA2023-01-03 (A) to annex approximately 6.6 acres of property located at 2202 Camelot Street (PIN 338-07-04-0013) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).**
- B. Special Event - Waccamaw Sportsmen's Expo – March 24 & 25, 2023**
- C. Special Event – Oysters on the Waccamaw – March 24, 2023**
- D. Approval to Replace Police Vehicle**
- E. Resolution to Accept Letter of Credit for Oak Tree Farm, Phase 3**
- F. Resolution to Accept Letter of Credit for Coastal Point West Phase 3**

G. Approval of December 5, 2022 Minutes

APPROVAL OF CONSENT AGENDA: **Motion:** Butler made a motion, seconded by Jordan to approve the January 3, 2023 consent agenda. **Vote:** Unanimous. Motion carried.

ELECTION OF MAYOR PRO TEM FOR 2023: **Motion:** White nominated Council Member Justin Jordan for the office of Mayor Pro Tem for 2023. Goldfinch seconded the nomination. There were no other nominations. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

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

SPECIAL PRESENTATION:

- A. Presentation of a Proclamation to Brooklyn Grace Sawyer, Miss Conway Teen USA** – Mayor Blain-Bellamy recognized Brooklyn Grace Sawyer, Miss Conway Teen USA and proclaimed January 4, 2023 as Brooklyn Sawyer Day.
- B. Presentation of Longevity Awards – December 2022 – 10 Years: Gavin Rowe, Building Department** – Emrick and White presented the longevity award.
- C. Recognition of Education Achievement – Police Department** – Chief Long recognized Lt. Chris Williams for having earned his Associate’s Degree in Criminal Justice. Chief Long recognized Lt. Johnathan McAllister for having graduated from the FBI National Academy on December 8, 2022.
- D. Update on the Genford Development Partnerships with the City – Steve Fitzpatrick** – Emrick stated that this update would be tabled until next Council meeting.
- E. Discussion of a proposal to annex .62 acres of property located at 615 Hwy 544 (PIN 382-05-02-0009) and rezone from Horry County Highway Commercial (HC) to City of Conway Institutional (IN).** Hucks stated that this parcel recently transferred ownership to Coastal Educational Foundation, and prior to that operated as an independent university bookstore. The adjacent parcel is Coastal Carolina University, which is also zoned Institutional. The future land use map identifies the property as being HC. Planning Commission will hold the public hearing on January 5 and will then forward to Council for first reading.

PUBLIC HEARING AND FIRST READING:

Public Hearing and First Reading of Ordinance #2023-01-17 (A) to approve a quit claim transfer of City-owned property identified as approximately 3.38 acres of property located off Lochwood Lane (PIN 338-07-01-0033) to Gerald Builders of Conway Inc. Emrick stated that this is a public hearing and first reading to approve a quit claim transfer between the City of Conway and Jimmy Gerald of Gerald Builders. Recent discussions and agreements between the City of Conway and Jimmy Gerald have resulted in this agreement to swap the approximately 3

acres of wetlands to Mr. Gerald in exchange for property along Mill Pond Road. This would allow Mr. Gerald to combine the wetlands tract with the property he already owns that is adjacent to the wetlands and extends to Mill Pond Road, and would allow the City to conserve flood sensitive property between Mill Pond Road and Crabtree Canal. Emrick said that at second reading of this ordinance, the City will accept the parcels from Jimmy Gerald.

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

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

FIRST READING:

- A. First Reading of Ordinance #ZA2023-01-17 (B) to annex approximately 1.42 acres of property located on Hwy 501 (between Sioux Swamp Dr and Hwy 548) (PIN 326-15-04-0002) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Highway Commercial (HC) and Conservation Preservation (CP).** Hucks stated that this parcel is located on Highway 501 between Sioux Swamp Road and Highway 548 and is currently zoned Horry County Commercial Forest Agriculture. The property is currently vacant and the applicants are proposing to put a RV sales and service center. Crabtree Swamp runs behind this property and a large portion of the back contains an “AE” flood zone. The property is considered to be a donut hole in the Highway 501 corridor. A conceptual plan is being reviewed by the Technical Review Committee. The property has direct access to Highway 501 and an encroachment permit for commercial development will be required to be obtained from SCDOT prior to any permits being issued, if annexation does occur. Staff is in the process of drafting an ordinance regarding the split-zoning of parcels and staff does recommend that this property be annexed and rezoned to both Highway Commercial and Conservation Preservation just as it is shown on the City’s Future Land Use Map. Planning Commission held a public hearing and no one from the public spoke on the request.

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

- B. First reading of Ordinance #ZA2023-01-17 (C) to annex approximately .22 acres of property located at 1080 Waccamaw Drive (PIN 368-13-03-0017) and request to rezone from Horry County Manufactured/Single-Family Residential (MSF10) to City of Conway Low/Medium Density Residential (R-1).** Hucks stated that this annexation request at 1080 Waccamaw Drive was submitted as part of the requirements for connection to water and/or sewer utilities. The property has a single-family structure and according to the applicant has been abandoned. Most of the lots along Waccamaw Drive are considered contiguous to city property; however, none of the residential properties have been annexed. This entire area is within the AE flood zone. Staff does not recommend annexation.

Motion: Hyman made a motion, seconded by Jordan, to deny this annexation request. **Vote:** Unanimous. Motion carried.

- C. First Reading of Ordinance #ZA2023-01-17 (D) to annex approximately .70 acres of property located at 575 Four Mile Road (PIN 326-06-04-0005) and request to rezone from Horry County Forest Agriculture (FA) to City of Conway Low/Medium Density Residential (R-1).** Hucks stated that this annexation request located at 575 Four Mile Road 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. Staff recommends approval of the annexation and rezoning of R-1.

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

CONSIDERATION:

- A. Consideration of Approval of Name for a new Multifamily Development located on Medlen Parkway – “Medlen Park”** – Hucks stated that the proposed development is currently being reviewed by the Technical Review Committee. The preliminary plans call for this multifamily development to consist of 17 buildings, each containing 6 townhome units, totaling 102 units. Each unit will contain two (2) bedrooms). The applicant, Earthworks, requests to name the proposed development “Medlen Park” upon plan approval.

Motion: White made a motion, seconded by Hyman, to approve the naming of the subdivision, Medlen Park. **Vote:** Unanimous. Motion carried.

- B. Consideration of Approval of Name for a new Subdivision located on Collins Jollie Road – “Kingston Oaks”** – Hucks stated that the proposed development is currently being reviewed by the Technical Review Committee and is also part of the Collins Jollie Conservation Subdivision – a multi-neighborhood design. The preliminary plans call for this development to have a total of 186 single-family lots, located on Collins Jollie Road. The applicant, DDC Engineers / Bolton & Menk, Inc. requests to name the subdivision “Kingston Oaks” upon final recording of the plat for subdivision of the property.

Motion: Blain-Bellamy made a motion, seconded by Goldfinch, to approve the naming of the subdivision, Kingston Oaks. **Vote:** Unanimous. Motion carried.

- C. Consideration of Change Order for the Smith-Jones Pool Project** – Rogers stated that construction began the week of November 27, 2022, on the Smith Jones Pool Project, with an estimated project cost of \$480,672. The contractor, Arnold’s Pools, moved quickly to demo the site and has begun reconstruction on some parts of the pool. During the demo process, it was discovered that the main drain lines at the pool were undersized as required by DHEC regulation. A DHEC inspector informed the contractor and engineer that it must be replaced with a line of sufficient size. The contractor estimates the total to replace this line and the effected decking will be \$79,000. They will work with our engineer to minimize all costs. Because of the cost of this change order, it requires council approval to move forward.

Motion: White made a motion, seconded by Blain-Bellamy, to approve the change order of \$79,000 for the Smith Jones Pool Project. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR'S REPORT:

Emrick informed Council of the following:

- At some point during the next six weeks or so, contractors for the 3rd and Laurel and Crooked Oak will dig up Laurel Street again to correct the earlier installation issues. Once corrected, then the road can be resurfaced and the mess will hopefully be resolved.
- The Christmas activities this year were incredibly successful. We had more than 3,600 riders on the train and just about 21,000 people come through the Celebration of Lights. Numbers were up for every single night of Christmas activities, and honestly, they were way up for even the non-event evenings. We may need to tweak the amount we charge for these next year, while also adding some new features to improve the experience on both. The Christmas Village was incredibly popular and brought a more festive atmosphere to the downtown conclusion to the Celebration of Lights. We have some plans to improve on that for next year.
- As you know, the Budget Retreat is 8 weeks away. I asked at the last meeting for any budget requests from Council so we will have time to research them. I will repeat that request here again, if you have anything you'd like us to include in the retreat preparations, please get them to us as soon as possible.
- The next meeting is on the 17th of January, as the 16th is the Martin Luther King, Jr. holiday, so make sure your schedules reflect that.
- Construction on the new Smith Jones Park Disc Golf Course started today. We will have a ribbon cutting for this once ready, probably March or April.
- The Father Daughter Dance is February 4.
- Finally, the Hometown Legislative Action Day is February 7 and the Elected Officials training is the 8. Please let Alicia know if you are going and need accommodations.

Goldfinch asked staff to send to Council the Budget Retreat items ahead of time so Council can start thinking ahead. Emrick said that they would be in the next admin report.

Blain-Bellamy asked about stats while the City was the City of Halloween. Williams stated that the restaurants showed an 18% sales increase in 2022 over 2021.

COUNCIL INPUT:

Butler gave kudos to staff for the Christmas Village and asked if there had been any accessibility feedback. Emrick said that there have not been any complaints, but he does see that there could have been some issues and staff will look at them next year. The tree lighting did have some concerns and staff will see if it can be improved for next year as well.

Goldfinch stated that Steve Robertson made a huge impact on our community that was beyond tremendous and his passing was a terrific loss.

White said that the Christmas festivities were great and thanked staff. White said that the commissioners that dropped in at Fifth and Main commented to him that they wished they had

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been part of the regular Christmas party and not separated. He thanked staff for cutting the grass at the 378 lots. The Martin Luther King Day program will begin on January 16 at Friendship Missionary Baptist Church. White asked that the Boards and Commissioners pictures be on our website page. White asked staff to consider a New Years Eve Ball Drop. Emrick said staff would look at for next year.

Hyman congratulated staff on a fantastic job on the Christmas festivities.

Helms asked for an update on Chicken Road. Emrick said that the City is waiting on the concrete company to install the curbing. Helms said that 2022 has been a great year, she commended staff and is looking forward to 2023.

Blain-Bellamy stated that everywhere she goes she continues to hear how great the City of Conway decorations are and that staff makes Council look good. She thanked and congratulated staff. Blain-Bellamy echoed what Goldfinch said about Steve Robertson and that he will be sadly missed. She then gave a brief introduction to a great New Year titled Instructions for Flight 2023.

Blain-Bellamy called for a break.

WORKSHOP:

Hair Salon in Heavy Industrial – Hucks informed Council that a hair salon located at 1833 Lone Star Street on Husted Road has appealed to the Board of Zoning Appeals regarding the uses in the Heavy Industrial District. Hucks then asked Council if the appeal should go through the process with the Board of Zoning Appeals or staff create a text amendment so that the salon may move forward. Prior to Heavy Industrial zoning the parcel was zoned PSI and a hair salon is currently across the street.

Jeff Cribb, owner and applicant further explained the request and announced that he petitioned the neighbors in the area, and that they have no problem with a hair salon being allowed in HI.

After much discussion, Council encouraged the applicant to follow through with the Board of Zoning Appeals application as action with Council will take more time, and they also directed staff to work on a text amendment.

Whittemore Elementary School Update – Rogers gave a brief update and said that on December 20 the City Engineer met onsite with the Architect and the Structural Engineer and walked through both buildings. Rogers said that as of today, the City Engineers have not received a report. Staff has had some internal discussions regarding transfer liabilities and will seek outside counsel.

Riverfront Social District – Chief Long said that he had talked to other municipalities, including The City of Hartsville and Aiken, that have a social district and three consistent components come up. 1. Well defined and published map with proper signage; 2. Hours of operation with the last call included; and 3. Standardized cup.

After much discussion regarding merchants, citizens that are for or against, automatically including with special event permits, specific social zone, foreseeing problems arising, etc. it was decided that staff would bring their recommendation to Council.

Scarborough Alley – Chief Long voiced his concerns regarding the many safety issues on Scarborough Alley. He suggested putting up bollards at the end of the HR building to Main and making the Chamber exit onto Main Street a sidewalk only. He stated that the traffic count along Scarborough Alley during a 24-hour time period was 947 cars.

After much discussion, Council directed staff to close the Alley for a short time to gather results.

EXECUTIVE SESSION: Motion: Hyman made a motion, seconded by Blain-Bellamy to enter into Executive Session for the following: A. Consideration of appointments to boards, commissions and committees [pursuant to SC Code §30-4-70(A)(1)]; B. Discussion regarding personnel matters in the City Municipal Court Department [pursuant to SC Code §30-4-70(A)(1)]; and C. Discussion of Possible Acquisition of Property Downtown [pursuant to SC Code §30-4-70 (A) (2)]. **Vote:** Unanimous. Motion carried.

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

POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: Motion: Blain-Bellamy made a motion, seconded by Helms to promote Kayla Fleming as Chief Judge. **Vote:** Unanimous. Motion carried.

Motion: White made a motion, seconded by Jordan to appoint the Boards and Commissioners with terms, 1/3/2023 – 12/31/2025 as follows:

- ATAX – Becky Hubbard
- Board of Zoning Appeals – Catherine Dingle, Paul Lawson, Blake Hendrick
- CAB – McKenzie Jordan, Jamie McLain
- Lakeside Cemetery – John Creel
- Planning Commission – Danny Hardee, Samantha Miller, Ellen Watkins

Vote: Unanimous. Motion carried.

Motion: Blain-Bellamy made a motion, seconded by Hyman to authorize staff to make a counter offer for property downtown. **Vote:** Unanimous. Motion carried.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 17 day of January, 2023.


Alicia Shelley, City Clerk