

February 6, 2023

CITY OF CONWAY
CITY COUNCIL MEETING
BUILDING & PLANNING DEPARTMENT
196 LAUREL STREET, CONWAY
MONDAY, FEBRUARY 6, 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; Dale Long, Chief of Police; Wayne Calhoun, Community Service Officer; Heath Watford, Police Sergeant; 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; Lynn Smith, Human Resource Director; Katie Dennis, Planning Concierge; Ashley Smith, Parks and Recreation Director; Chase Roger, Police Officer; Heather Armstrong, Police Community Service Officer; Cody Norket, Firefighter; Anthony Wilson, Solid Waste Equipment Operator I; Daniel Brown, Finance Intern; and Alicia Shelley, Clerk.

OTHERS: Hillary Howard, Priscilla Fuller, Joella McQueen, Rein Mungo, Sherry Coutain, Erin Terry, Antonio Knight, Theophilus Coutain, Micha Coutain, Sha-Ron Jones, Chief Harold Hatcher, Susan Hatcher, Bryan Kizer, Dennis Crigler, Malachi Hickman, Bud and Dana Natale, Genar Faulk, and approximately 10 others in attendance.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Rev. Robert Bannan of Kingston Presbyterian 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 Goldfinch, to approve the February 6, 2023 meeting agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

- A. Final Reading of Ordinance #ZA2023-02-06 (A) 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).**
- B. Final Reading of Ordinance #ZA2023-02-06 (B) to annex approximately 1.47 acres of property located at 3546 Hwy 701 South, and rezone from Horry County Retail with Accessory Outdoor Storage District / High Bulk Retail (RE4) to City of Conway Highway Commercial (HC) (PIN 381-01-04-0019).**

- C. Final Reading of Ordinance #ZA2023-02-06 (C) to rezone approximately 1.6 acres of property located on Westridge Blvd from City of Conway Highway Commercial (HC) and Conservation Preservation (CP) to Medium Density Residential (R-2) (PIN 337-13-03-0056).**
- D. Final Reading of Ordinance #ZA2023-02-06 (D) to amend Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding the split-zoning of parcels in the City limits.**
- E. Final Reading of Ordinance #ZA2023-02-06 (G) to annex approximately .35 acres of property located at 5000 Converse Drive (PIN 383-08-01-0008) and request to rezone from Horry County Residential, no mobile homes allowed (SF10) to City of Conway Low/Medium-Density Residential (R-1).**
- F. Final Reading of Ordinance #ZA2023-02-06 (H) to annex approximately .37 acres of property located at 415 Sellers Rd (PIN 339-06-03-0020) and request to rezone from Horry County Residential, no mobile homes allowed (SF40) to City of Conway Low/Medium-Density Residential (R-1).**
- G. Final Reading of Ordinance #ZA2023-02-06 (I) to annex approximately .50 acres of property located at 407 Sellers Rd (PIN 339-06-03-0019) and request to rezone from Horry County Residential, no mobile homes allowed (SF40) to City of Conway Low/Medium-Density Residential (R-1).**
- H. Special Event – Gullah Geechee Community Day – February 25, 2023**
- I. Approval of January 17, 2023 Minutes**

APPROVAL OF CONSENT AGENDA: **Motion:** Goldfinch made a motion, seconded by Jordan to approve the February 6, 2023 consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

Genar Faulk of the Whittemore Racepath Historical Society spoke to Council regarding February as Black History Month.

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

Blain-Bellamy introduced the following new employees: Chase Roger, Police Officer; Heather Armstrong, Police Community Service Officer; Cody Norket, Firefighter; Anthony Wilson, Solid Waste Equipment Operator I; and Daniel Brown, Finance Intern.

SPECIAL PRESENTATION:

- A. Presentation of Longevity Awards – January 2023 – 5 Years: Kayla Fleming, Court; 10 Years: Kevin Edwards, Public Works; 15 Years: Anthony “Shelley”**

Hendrick, Fire – Emrick and Goldfinch presented the Longevity Awards to Kayla Fleming for 5 years and Kevin Edwards for 15 years with the City of Conway.

- B. Presentation of the HERO Award – Public Service** – Smith presented Regina Stevens and Guy Dozier with the HERO award for their life saving care for a patron at the Sports and Fitness Center. Smith announced that Regina Stevens has received her Masters of Science in Parks, Recreation and Tourism.
- C. Proclamation Announcing United Way’s 50th Anniversary** – Mayor Blain-Bellamy presented Blakely Roof of United Way with a proclamation recognizing their Golden Anniversary and proclaiming February 7, 2023 as United Way of Horry County Day.
- D. Presentation by Family Support Services, dba Family Outreach Presentation – Sherry Coutain** – Sherry Coutain of Family Support Services gave a presentation to Council regarding the mission of the Family Outreach Program. Brandon Frazier further explained the funding assistance need.

Blain-Bellamy stated that Council would discuss and get back to them.

- E. Presentation to Discuss the City’s Celebration of Columbus Day – Chief Buster Hatcher** – Chief of the Waccamaw Harold “Buster” Hatcher gave a presentation to Council asking to lend support to replace Columbus Day with anything except Columbus Day and “Hitler” day.
- F. Discussion of a proposal to rezone approximately 1.39 acres located at 1931 Fulmer Street from Low/Medium Density Residential (R-1) to Highway Commercial (HC) (PIN 338-06-02-0042).** Hucks informed Council that this proposal was submitted in December to rezone the property at 1931 Fulmer Street from R1 to HC. There are existing structures on the property and it has historically been used as a church. Churches on properties less than 3 acres are permitted as a conditional use in the R1 zoning district. The applicant wishes to open a child daycare facility at this location. Child daycare facilities are not a permitted use or a conditional use in the R1 district. The future land use map of the Comprehensive Plan identifies the property as being R1. Planning Commission did hold a public hearing on February 2, 2023 and deferred the request as they had concerns not necessarily with the child care facility but the other uses in HC. Hucks went on to say that staff is looking to do a future land use map amendment and recommend Neighborhood Commercial or Professional.

Goldfinch stated that staff was on the right track with Neighborhood Commercial or Professional.

SECOND PUBLIC HEARING AND FIRST READING:

Second and Final Reading of Ordinance #ZA2023-02-06 (K), a proposed development agreement by DDC Engineers / Bolton & Menk, Inc. (applicants) for development of property located on Collins Jollie Road, known as the Collins Jollie Conservation Subdivision, containing +/-828 acres, (PINs 295-00-00-0010, 295-00-00-0035, 295-00-00-0036, and 295-00-00-0037). Emrick stated that this ordinance is the proposed subdivision on Collins Jollie Road and is a substantial sized development. This is the final reading of the

Ordinance to allow for a development agreement between the developer and the City, which would allow them to have up to 10 years to parcel out the wetland and open space properties, and put them into conservation. Under the City's ordinance for Conservation Subdivision it is required that those items be parceled out now, prior to any of the development happening. Staff has determined that developments of this size with this many phases, is that the engineering would prohibit them from being able to do that. Phase 1 may be ready now for development and Phase 7 may not have any of the engineering done for it yet and when they put the engineering together if there is not enough adequate ponds and such they may have to switch some things around and that would require them to go back into a parcel that they have already parceled and deeded out, and try to get it back into their development and subdivide it again, which is not feasible. Emrick said that if Council approves this ordinance tonight it is to allow the Conservation Subdivision to be used to give the developer up to 10 years to be able to parcel out the wetland and sensitive areas, and put them in Conservation. Emrick stated that it is not whether or not, the developer can or can not build, it can happen right now by right, and it is just a matter of whether we want it to be in Conservation and give the developer time to make it happen or if we want to lock them into something that they cannot necessarily make work and it goes back to straight zoning.

White stated that with smart growth some things need to be in place before things happen. He said that his issue is the road and a couple of bridges. He asked how the safety of those bridges would fit into all of this. Emrick said that is a consideration whether this ordinance passes or not and it is something that staff is actively looking at funding mechanisms and getting the last inspection reports of those bridges as those bridges are the City's. Emrick said that the County has turned over all of Collins Jollie Road to the City as of January 1 and regardless of whether those roads and bridges are in a condition that is fair or not, this subdivision will happen. Emrick said that tonight's vote does not speed it up or slow it down, it just changes whether it is done to protect the wetlands or in a manner that may not protect the wetlands.

White then asked about the infrastructure in that area. If those people living there need fire or police protection, that will put a strain on the City's already strained departments. Emrick said that is true but this property is in the City limits now but the City cannot say that they cannot develop it because they don't have fire protection as it can be developed right now by right. Emrick stated that the good news is at least half of it is within the 5 miles of the City's Fire Station 2 and the remainder is in that same distance as the Maple Fire Station, which will be staffed permanently by Horry County and we will be able to enter into an agreement with them. Emrick said that it will still get the coverage of an ISO rating of 1 without an issue and even if it wasn't covered by the Maple Fire Station it would still have fire coverage by the City, just not the ISO rating of 1.

White then asked about impact fees. Emrick said that the last several years impact fees have been discussed at budget retreat and not been right for the City of Conway yet, but we have adjusted some of our other fees to be able to accommodate some of those other pressures of growth through building permit fees, solid waste review fee, stormwater impact fees, and capital recovery fees in place. The capital recovery fees would not impact this area because it would not be serviced by our water and sewer. Right now, impact fees are not a tool for the City of Conway due to the amount of time you have to spend the money on capital projects. The city does not have the size of growth yet needed to be able to make impact fees work.

Goldfinch reiterated that we are not voting to bring in this development and that the developers can do this now by right, meaning that they could go in as it is already zoned R1, and they don't need the City's permission, they just have to build to code. Goldfinch said that could go in and put 2700 homes over the next decade or so but by doing this, agreeing to the Conservation Subdivision, Council is taking that 2700 homes down to 1333. Goldfinch said this is the lesser of two evils and he thinks as he sees things grow and these neighborhoods start to build out, additional revenue will be collected and budgeted to have infrastructure. Goldfinch added that if the City had not annexed this 24 years ago, DR Horton or someone would have already come in and built a fair less superior product in that area, which would be straining this area.

Emrick stated that what is being proposed is a Conservation Subdivision and is the best way to develop property in the City of Conway. Emrick said that the Conservation Subdivision was created by Ordinance in 2011 and no one has ever used it as it is a new tool for protecting areas that need to be protected and served. Emrick stated that this development will utilize that tool and protect all of the wetlands that are on the property and put a huge buffer around them as well and will also put a 100' buffer along the main road entering into the property so it will be set back considerably from the roadway. Emrick said that the Conservation Subdivision gives that extra storage capacity for water, recognizes that it is in a sensitive area and only utilizes the uplands for development. Emrick stated that what could be done on that property is when you see developers come in and clear cut, bring in 4 or 5 feet of fill dirt, raise everything up and then build very traditionally. Emrick continued to say that is not what is proposed here, this is the better alternative of development and that staff has worked very hard with the developer to get to this point where they are choosing to develop this way and he cannot echo it strongly enough. In closing, Emrick said if the City is going to have development, this is the way we want it.

Motion: Blain-Bellamy made a motion, seconded by Hyman, to approve second reading of this ordinance. **Vote:** Voting to approve second reading were Helms, Blain-Bellamy, Goldfinch, Jordan, Butler and Hyman. Voting against was White. Motion carried 6-1.

FIRST READING:

First 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 said that the applicant is seeking approval of a franchise agreement between the Riverwalk and Collins Park for Peel Scooters. Public properties that would be included would be Collins Park, Riverwalk Park, Kingston Park, the Town Green, Conway Downtown Alive, the parking lot across from City Hall and the parking lot adjacent the Riverwalk. Franchise agreements must receive two readings of City Council as an Ordinance to be valid. The applicant is required to place a legal ad in a newspaper of general circulation, three different days, with the third ad running no later than seven calendar days before the first reading. Because the first ad did not meet the deadline, the applicant placed another ad in the Sun News that will meet the deadline and the public hearing and second reading will be held at the February 20 Council meeting. The applicant was approved to have scooters in Albemarle, NC as a pilot program for a 12-month period in September of last year. Staff did reach out to them in Albemarle but they were unable to release any data. The applicant states that he is also trying to get approval in Kannapolis, NC. The applicant also emailed asking to add property at the corner of Highway 905 and Kingston Street. Antonio Knight, the owner of Peel Scooters is here and would like to give a presentation. He also brought one of the scooters.

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Antonio Knight gave a presentation explaining how the smartphone app works, a description of the Segway, vehicle rates, addressed clutter issues, program benefits, local fleet management, backend, customer service, active banners, and a map of the location.

Blain-Bellamy asked if the scooters would be used after sunset. Knight stated that would be up to City Council.

Blain-Bellamy asked if they were made for just sidewalks. Knight said sidewalks or roads.

Blain-Bellamy asked if there was an age requirement. Knight said there is a driver's license requirement.

Blain-Bellamy asked how many scooters would be downtown. Knight said he was thinking around 50.

Butler asked if helmets were required. Knight said they would not be required, but would be available.

Goldfinch asked if we enter into a franchise agreement, what are we on the hook for. Goldfinch said that he liked the idea and was willing to give it a shot. Knight said that the City is not responsible for anything. If someone crashed and gets hurt, an insurance claim would be filed with Peel Scooters. Emrick added that Peel Scooters Insurance Certificate has the City named as an additional insured, so if the City was sued, the City would be covered under his insurance. The City also has a Tort Claim Act that we could fall back on. There is also an assumption of risk form for the rider of the scooter that would help protect both the operator and the City, but not the third party.

Blain-Bellamy said that in larger cities where scooters are used that they also have wider sidewalks, and that in our downtown the sidewalks do not have much width. Blain-Bellamy said that she has concerns with someone manipulating a scooter on a sidewalk during a busy day. Emrick said that he thinks the City needs to be cautious but it is safer to ride on the sidewalk than the road. Emrick recommended that the City give it a shot and if there is a problem, we address it. Emrick said that he anticipates issues but he also doesn't want to over react and make it more difficult.

White said he has the same issue with the sidewalk width. White asked if we allowed bicycles on the sidewalks. Emrick said yes, and skateboards and regular scooters.

Helms said that most colleges use these and asked if he had talked to CCU. Knight said that he talked to Coastal and they do not have a program for it as they have a bike rental program.

Motion: Hyman made a motion, seconded by Blain-Bellamy, to approve first reading of this ordinance. **Vote:** Voting to approve first reading were Helms, Blain-Bellamy, Goldfinch, Jordan, Butler and Hyman. Voting against was White. Motion carried 6-1.

CONSIDERATION:

- A. Consideration of a Request for Waiver of Sidewalk Requirements for a proposed RV Sales and Service Center to be located on Hwy 501 W. (PIN 326-15-04-0002)** Hucks stated that the owner has requested a waiver of sidewalk requirements for the proposed RV Sales and Service Center to be located on Highway 501 between Sioux Swamp Road and Highway 548. The exemption of sidewalk requirements can be granted only by City Council. Should the waiver be granted, the property owner will be required to contribute, in lieu of the sidewalk, an amount equal to the construction cost of the required sidewalk, including any required infrastructure improvements for the sidewalk. The payment is to be used by the City to build or complete pedestrian, bikeway, and/or pathway systems. Using \$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 \$3,270.40. Hucks stated that no other properties in the vicinity have sidewalks. The closest is Tractor Supply and then Big D's.

White mentioned smart growth and also had concerns with the setbacks if the road was ever widened.

Blain-Bellamy asked for staff's recommendation. Hucks stated that staff supports the UDO, but realizes that certain times there may not be a foreseeable connectivity.

There was discussion about the fees and where they could be used elsewhere in the City.

Motion: Goldfinch made a motion, seconded by Blain-Bellamy, to approve the fee in lieu of sidewalk construction in the amount of \$3,270.40. **Vote:** Voting to approve were Helms, Blain-Bellamy, Goldfinch, Jordan, Butler and Hyman. Voting against was White. Motion carried 6-1.

- B. Consideration of a Request for Waiver of Sidewalk Requirements for a proposed H&E Equipment Rental to be located on Century Circle (PIN 383-06-03-0005)** Hucks stated that this waiver of sidewalk requirements was for the proposed H & E Equipment Rental to be located at 695 Century Circle. Using \$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 \$8,270.43.

Motion: Blain-Bellamy made a motion, seconded by Hyman, to approve the fee in lieu of sidewalk construction in the amount of \$8,270.43. **Vote:** Unanimous. Motion carried.

- C. Consideration of Approval of a Hotel and Short-Term Rental Incentive Application for Third and Laurel LLC** – Dennis stated that Third and Laurel, LLC has applied for a Hotel and Short-Term Rental Incentive for 300 Laurel Street. This request is to receive City Council approval to include the subject property in the incentive program as an eligible property. This incentive applies to any person, firm or corporation establishing a hotel or commercial short-term rentals with a minimum of 8 units in the City of Conway. The program allows the City to reimburse the applicant for the hospitality fees and property taxes collected by the City of Conway for a period of up to 7 years.

Motion: Blain-Bellamy made a motion, seconded by White, to approve the Hotel and Short-Term Rental Incentive for the property located at 300 Laurel Street. **Vote:** Unanimous. Motion carried.

D. Consideration of Approval of Service Area Adjustment located at Juniper Bay Road and Singing Pines Drive – Friday informed Council that the City’s service area is approximately 65 square miles and borders Grand Strand Water and Sewer Authority and Bucksport. The City has a request for water service for approximately 7 homes to be built at the intersection of Juniper Bay Road and Singing Pines Drive. It will be cost prohibitive for the City to service this property as the closest City water line is about a half of a mile away. Bucksport has a large water main coming down Singing Pines Drive and on Juniper Bay Road. Friday asked that Council approve the service area adjustment and allow Bucksport to service this area.

Motion: White made a motion, seconded by Jordan, to approve the service area adjustment. **Vote:** Unanimous. Motion carried.

E. Consideration of the Amended Horry County Schools Resource Officer Program – Rogers stated that this is an amendment to our agreement of the School Resource Office Program with the Horry County School District because we have received a grant at South Conway Elementary and Homewood Elementary. After this issue paper went out staff realized that we have a vacant but funded SRO position that we can assign to Conway Elementary.

Motion: Hyman made a motion, seconded by Helms, to approve the amended contract agreement with Horry County Schools School Resource Office Program. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR’S REPORT:

Emrick informed Council of the following:

- The budget retreat is three and a half weeks away. We are in the number crunching and issue paper reviewing mode right now and hope to have a good budget package for you.
- As you will remember, we are meeting in Aiken this year. We are using Aiken City Hall, which is open 8 a.m. until 5 p.m., so we are going to hit the morning running at 8 a.m. on Thursday, March 2, which means you need to drive there on Wednesday evening.
- There is no workshop this evening, but we do have an Executive Session. Mayor, if we can take a short break to allow the room to clear for the Executive Session, once the motion has been made to enter it, that would be fantastic.

COUNCIL INPUT:

Helms said that she spent most of the day on Saturday at the Rec Department and there were 180 firecracker girls’ softball teams, which brought in a pretty good revenue downtown with the food and they were excited to know what we are about to get some new hotels so they can stay closer to Conway. There were 614 people at the Father Daughter Dance. She gave Kudos to the Mayor

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for doing the Electric Slide in heels. Helms said that a lot of these functions take well over 40 hours to do and people do not see the cleanup, set up, etc. and she gave kudos to the Rec Department. Helms said this is just the beginning, all of these events; along with the Chamber and Downtown Alive bring people into Conway. As Conway grows the downtown benefits and she appreciates everyone's hard work and she said that she tells Adam when she complains about people parking close to Laurel Street that he has a thankless job and she appreciates all the employees.

Goldfinch said that he and his boys attended the basketball game at Conway High and he really felt a sense of school pride. The City does a lot to support Conway High School, actively involved with CCU and when people move here the first thing that they do is they look at the school system. If you haven't seen the boys play with the playoffs coming up, you should. Goldfinch then said that Wednesday was the big day for Hyman as this could be his last Council meeting. Goldfinch said that it is bittersweet for him. He said that Hyman is an excellent Council member but he knows that this is something that Hyman has been working on for years and he is happy for him, but it will not be the same.

Jordan echoed Helms as he was among the 600 plus at the Father Daughter Dance Saturday night for his 12th year of attendance. We look forward to it every year and those girls have a blast. Kuddos to everyone involved.

Butler said that the Conway High School boys' basketball team are the Region Champs and encouraged everyone to attend the game on Thursday as it will be senior night. She gave a shout out to Coach Hopkins and his staff and for bringing some of that Conway pride back. Thank you to Ashley and all his staff for the Father Daughter Dance for a fantastic job and for all that they do.

Blain-Bellamy said that she was one of the participants at the Father Daughter Dance and it is like magic with what the staff does to a gymnasium as it looks like a wonderland or the kings castle. So beautiful with the dads, and important men in their lives coming in and showing them how they are to be treated on a date and to build that special relationship. Kudos to everybody. Since I do not have an office while city hall is under renovation, I took up a space at the Sports and Fitness Center and got a sense of how much time goes into the planning, ordering and doing away with and it is enormous but worthwhile. She told Judge Hyman how proud she is of him and she said she can only imagine the enormity of work that was put into this, not ever been a given and she is very happy for him. But, very sorry that he can't do both jobs and we will really miss you here. Best wishes, don't forget us and let us know about your swearing in. Blain-Bellamy said that she has had some conversations with some principals and counselors at the high school. At a few budget retreats ago, we talked about the development of a youth council and Amanda Butler has done a lot of homework. We are developing a plan and will get more details to you later.

WORKSHOP: There were no workshop items discussed.

Blain-Bellamy called for a short break.

EXECUTIVE SESSION: Motion: Goldfinch made a motion, seconded by Jordan 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)]; and B. Discussion of Potential Litigation

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Regarding a Downtown Development [pursuant to SC Code §30-4-70 (A) (2)]. **Vote:** Unanimous. Motion carried.

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

POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: **Motion:** White made a motion, seconded by Helms to reappoint Christy Lineback to the Lakeside Cemetery Committee with term ending 12/31/2025. **Vote:** Unanimous. Motion carried.

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

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


Alicia Shelley, City Clerk