

April 17, 2023

CITY OF CONWAY
CITY COUNCIL MEETING
BUILDING & PLANNING DEPARTMENT
196 LAUREL STREET, CONWAY
MONDAY, APRIL 17, 2023 - 4:00 P.M.

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

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; Heath Watford, Police Sergeant; Jeff Leveille, Technology Services Director; Allison Williams, Finance Director; Timmy Williams, Hospitality & Beautification Director; Kayla Fleming, Associate Judge; Alex Cook, Building Plan Reviewer; Brandon Harrelson, Public Works Director; Reggie Jenerette, Solid Waste Director; Lynn Smith, Human Resource Director; Ashley Smith, Parks & Recreation Director; James Friday, Public Utilities Director; Christina Petty, GIS Analyst; and Alicia Shelley, City Clerk.

OTHERS: Priscilla Fuller, William Wright, Richard Bellamy, Angie Woodard, Sha-Ron Jones, Nicole Sansing, Tina Harbin, Kendall Brown, Russell Fowler, Tracy Pickens, Roland Cockfield, Ronald Jordan and approximately 25 others.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Kyle Randle of First United Methodist 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:** Blain-Bellamy made a motion, seconded by Helms, to approve the April 17, 2023 meeting agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

- A. Final Reading of Ordinance #ZA2023-04-03 (A) amending the City of Conway 2035 Comprehensive Plan, to include the addition of a Resiliency Element.**
- B. Final Reading of Ordinance #ZA2023-04-03 (B) amending the City of Conway 2035 Comprehensive Plan, to include updates to the Population and Housing Elements.**
- C. Final Reading of Ordinance #ZA2023-04-03 (C) amending the City of Conway 2035 Comprehensive Plan, to amend the Future Land Use Map, for property located at 1931 Fulmer Street (PIN 338-06-02-0042).**
- D. Final Reading of Ordinance #2023-04-03 (D) for approval of an Agreement to Lease City-Owned Property located at 147 Sherwood Drive.**

- E. Final Reading of Ordinance #2023-04-03 (E) amending the City Code of Ordinances, Section 1-6-1, Personnel Policies, updating the Personnel Policy Manual.**
- F. Final Reading of Ordinance #ZA2023-04-03 (F) 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.**
- G. Final reading of Ordinance #ZA2023-04-03 (G) to annex approximately 6.39 acres of property located on El Bethel Road (PIN 337-07-02-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN).**
- H. Final reading of Ordinance #ZA2023-04-03 (H) to annex approximately 9.04 acres of property located on El Bethel Road (PIN 337-06-01-0006), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN).**
- I. Final reading of Ordinance #ZA2023-04-03 (I) to rezone approximately 7.64 acres of property located on El Bethel Road (PIN 337-06-01-0003) from City of Conway High Density Residential (R-3) to City of Conway Institutional (IN).**
- J. Final reading of Ordinance #ZA2023-04-03 (J) to rezone approximately 2.35 acres of property located on El Bethel Road (PIN 337-06-01-0004) from City of Conway Highway Commercial (HC) to City of Conway Institutional (IN).**
- K. Final Reading of Ordinance #ZA2023-04-03 (K) to rezone approximately 1.39 acres of property located at 1931 Fulmer Street (PIN 338-06-02-0042), from City of Conway Low/Medium-Density Residential (R-1) district to City of Conway Professional (P) district.**
- L. Final Reading of Ordinance #ZA2023-04-03 (L) to annex approximately 17.2 acres of property located at 403 and 411 Liz Lane (PINS 369-00-00-0027 and 368-00-00-0005), and rezone from Horry County Commercial Forest Agriculture (CFA) / Residential, no mobile home allowed (SF20) to City of Conway Low Density Residential (R).**
- M. Final Reading of Ordinance #ZA2023-04-03 (M) to annex approximately 2.03 acres of property located at 491 W. Cox Ferry Road (PIN 382-04-04-0006), and rezone from Horry County Residential, no mobile homes allowed (SF20) district to City of Conway Residential (R) district.**
- N. Approval of Adoption of Annual Resolution Recognizing April as National Fair Housing Month**
- O. Approval of a Resolution Endorsing the 2023 Horry County Solid Waste Management Plan**
- P. Approval of March 13, 2023 Special Meeting Minutes**
- Q. Approval of March 20, 2023 Council Meeting Minutes**

APPROVAL OF CONSENT AGENDA: Motion: Butler made a motion, seconded by Jordan to approve the April 17, 2023 consent agenda. **Vote:** Unanimous. Motion carried.

Blain-Bellamy welcomed Boy Scouts, Christian and Ryan Price to the meeting.

Blain-Bellamy introduced the following new employees:

- Daniella Patrick, Hospitality & Beautification Technician
- Paivi Seenath, Hospitality & Beautification Technician
- Miranda Wallace, Utility Billing Specialist
- Thomas Walker, Sanitation Worker
- Kipp McDowell, Police Officer Trainee
- Michael Thompson, Police Officer Patrol
- Shawn Nunn, Automotive Mechanic

PUBLIC INPUT:

Russell Fowler spoke regarding the parking issues downtown.

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

SPECIAL PRESENTATION:

- A. Presentation of Longevity Awards – March 2023 – 15 Years: John Rabon, Solid Waste** – Emrick and Helms presented John Rabon, Solid Waste with his longevity check for his 15 years of service with the City of Conway.
- B. Employee of the Month for April 2023 - Public Service** – Hucks presented Christina Petty, GIS Analyst with the Employee of the Month award.
- C. Presentation from Smith-Jones Recreation Center, Inc.** – Miriam Berrouet stated that the Smith Jones Community Center’s 501 (c)(3) status has been reactivated by the IRS and asked Council to reinstate the Joint Venture with the City of Conway and the Smith-Jones Recreation Center. Blain-Bellamy stated that staff will meet with the Smith-Jones Board. Emrick said, yes and then staff will bring back as an action item on a future agenda.
- D. Discussion of an Amendment to Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding revisions to development and design standards.** Hucks informed Council that since the City adopted new residential design standards that are applicable to all dwelling unit types and major residential subdivisions, staff has identified several issues with the language contained in Section Article 6 of the UDO. During Council budget retreat in March, staff presented items within Article 6 that needed to be amended, many of them considered as part of the UDO

cleanup effort by staff, which will require amendments in all articles contained with the UDO (Articles 1-15). All amendments were included in Council's packet and Hucks touched on just a few of the major changes. Hucks said that a public hearing was held at the April 6, 2023 Planning Commission meeting, there was no public input, and Planning Commission recommended unanimous approval of the amendment to Article 6 – Design Standards, of the UDO. First reading is scheduled for the May 1, 2023 Council meeting.

- E. Discussion of an Amendment to Article 2 – Definitions, Article 4 – Use Tables, and Article 5 – Specific Use Regulations, of the City of Conway Unified Development Ordinance (UDO), regarding Indoor Shooting Ranges and Armories.** Hucks stated that currently there is no provision for the lawful permitting of shooting ranges within any zoning district in the City of Conway. While such indoor facilities may be appropriate within industrial areas, except for those facilities solely for the training of law enforcement, the incorporated area does not seem to be a suitable setting for outdoor shooting ranges. This amendment proposes to allow indoor shooting ranges, with conditions in the Highway Commercial, Light Industrial, and Heavy Industrial districts. In addition to providing provisions for the use of indoor ranges, staff also proposes to define uses associated with shooting ranges and armories in Article 2 – Definitions, of the UDO. Hucks stated that this amendment would go to Planning Commission on May 4.
- F. Discussion of a proposal to annex nine (9) parcels, consisting of approximately 1,691 acres, located on or near the corner of the intersection of Highway 701 S. and Pitch Landing Road (PIN numbers: 380-00-00-0038, 403-00-00-0001, 403-00-00-0002, 381-00-00-0003, 381-08-01-0006, 381-08-04-0013, 381-08-04-0014, 381-08-04-0009, and 381-08-04-0010), and rezone from the Horry County Commercial Forest Agriculture (CFA), Community Retail Services (RE2), and Highway Commercial (HC) districts to the City of Conway Planned Development (PD) and Highway Commercial (HC) districts.** Hucks informed Council that this request was now to annex 10 parcels, consisting of approximately 1,764 acres, with the addition of PIN 403-00-00-0022. Last year, staff began discussions with an engineering firm on annexation of this property and at that time the property was not contiguous to property in the City. Since then, Dollar General and Bucks Township Storage have annexed, the Gun Store is currently going through the annexation process and is scheduled for final reading on May 1, 2023. With the annexation and rezoning of these properties almost complete, the annexation and rezoning applications for this property known as The Warden Tract, can proceed with Planning Commission review and recommendation. The applicants are proposing to develop a majority of the property as a PD. The surrounding parcels that also proposed to be annexed into the City, all of which have frontage on either Highway 701 South or Pitch Landing Road, are proposing to annex in as Highway Commercial. The project is outside of the City's utility service area. Sewer would be provided by Grand Strand Water and Sewer and water would be provided by Bucksport Water Systems. Staff has been provided with a Traffic Study. The Technical Review staff recently met to discuss their concerns with an annexation of this size, which was included in Council's packet. Hucks stated that there are approximately 712 acres of wetlands and 507 acres within the AE flood zone on the subject property. The PD proposes to consist of 3,262 lots. The Master Conceptual Plan proposes three points of ingress/egress, and five traffic improvement areas. There do not appear to be any single family lots proposed within a flood zone, however, some of the multifamily projects such as parking areas,

drive aisles, etc. may be within a flood zone. Planning Commission will hold a public hearing at its May 4, 2023 meeting.

Blain-Bellamy asked what the timeframe was for completion. Hucks said that the full buildout was predicted for 2035.

Goldfinch asked which roadways would be enhanced with this project. Hucks stated the following:

- right -turn and left-turn lane on US 701 at Access #1
- right -turn and left-turn lane on US 701 at Kinlaw Lane/Access #2
- right -turn and left-turn lane on Pitch Landing Road at Access #3
- westbound right-turn lane on Pitch Landing Road at the Willow Springs Road intersection
- southbound right-turn on US 701 at the Pitch Landing Road intersection

FIRST READING:

- A. First reading of Ordinance #2023-05-01 (A) to approve a quit claim transfer of City-owned property to Conway Freewill Baptist Church for the purpose of refining property lines and improving usage and ownership of City property abutting the church, specifically on the parcel identified as PIN #368-06-02-0007.** Emrick stated that Conway Freewill Baptist Church would like to acquire from the City certain areas of City property that juts into the church property as shown on the map on the screen. As a condition of the agreement to transfer the area of land outlined, the City requires the Church shall procure all necessary surveys, plats, and deeds to facilitate transfer of the property. Emrick stated that this Ordinance requires two readings.

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

- B. First Reading of Ordinance #ZA2023-05-01 (B) to annex approximately 1.01 acres of property located near the intersection of Highway 501 and Four Mile Road (PIN 326-09-03-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) district to City of Conway Highway Commercial (HC) district.** Hucks stated that this application was submitted in February. The adjacent parcel, directly on the corner of Highway 501 and Four Mile Road was annexed into the City in 2017. The intent is to combine the parcels once annexation is complete. A sketch plan has been circulated for review by the Technical Review Committee for a convenience store, known as Parkers Kitchen to be constructed on the property. The Comprehensive Plan identifies this parcel as Highway Commercial on the Future Land Use Map. Planning Commission held the required public hearing and recommended approval of the request.

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

- C. First Reading of Ordinance #ZA2023-05-01 (C) to annex approximately 2.45 acres of property located at 3594 Highway 701 S (PIN 381-01-04-0022), and rezone from**

Horry County Indoor Amusement Commercial (AM1) district to City of Conway Highway Commercial (HC) district. Hucks stated that there are existing restrictive covenants on record for this property, and annexation is now required in accordance with the restrictive covenants. This property became contiguous once the adjacent parcel was annexed in March of the year. The subject property has a retail gun store and indoor shooting range on the property. Staff is currently working on a text amendment that will address shooting ranges, as the city does not currently address them in the UDO. The Comprehensive Plan identifies this parcel as Highway Commercial on the Future Land Use Map. Planning Commission held the required public hearing and recommended approval of the request.

Goldfinch said that he understands that the City is amending our Ordinance but he wants to make sure that the business owner, if they choose to expand or has to upgrade their facility, will be able to do. Hucks said that if the Gun Store would like to expand at the county right now, the county would say that they are contiguous to the City so you need to go see the City before approving a permit at the County, unless he does not need city water. Hucks said that the City does annex nonconformities all the time and that the amending of this Ordinance is being catered to this business. Hucks said that she does not foresee any issues as the use is already there, so if it does get annexed into the city it is either a non-conforming use and he cannot expand, therefore he could appeal to the Board of Zoning Appeals or an amendment could be written that places restrictions on what is proposed.

Shep Guyton, agent said that staff has done a great job on trying to accommodate this issue. This property is subject to a restrictive covenant that requires annexation and that is not the owners first choice as he would prefer to stay where he is but if he is coming into the City, he would like for Council to consider that it is a gun store with an existing indoor and outdoor gun range. The outdoor gun range is legal nonconforming in Horry County and the County is happy to confirm that by letter. Guyton stated that as he understands it the text amendment would not cover an outdoor shooting range, and that is a concern is that if the Gun Store is able to maintain that as legal nonconforming, then we are back to Goldfinch's point that it can no longer expand or do anything to his facility. Guyton said if there is an alternative, the owner would love for Council to consider and he thinks there may be ways to do that without having to annex in.

Goldfinch asked if there was a viable alternative. Guyton said to create a rear lot that would give adjacent to the other properties without this parcel having to annex in. Staffs preference is always to not create a donut hole, which he said that he understands, but he thinks staff would also prefer not to have to govern a shooting range period.

Blain-Bellamy asked staff about alternatives and the absence of annexation. Hucks said that without annexation of this parcel, whether by platting action that she doesn't see how the county can approve, as the parcel does not have frontage unless they allow a shared private driveway created to access the lot in the back. If that is the case, then it would be given a separate PIN number and would still be considered contiguous to the adjacent parcel. Hucks said that is the first she has heard about it being a legal nonconforming use as far as the outdoor shooting range as this property was rezoned for the purposes of having an indoor shooting range, so if an outdoor shooting range was done after that, then

she said she is not sure that is a legal non-conforming use, but she would have to defer that to the County.

Blain-Bellamy agreed that she did not want to put the owner in a bad position and she thinks there are some questions to be answered and asked who this would delay. Hucks said this action would delay the 10 other parcels that are requesting to annex.

Felix Pitts, engineer for the 10 parcels requesting annexation said that he would be as accommodating as possible with the City's schedule and this would not create a delay on their part.

Motion: Goldfinch made a motion, seconded by Helms, to defer this request until May when the City has more information. **Vote:** Unanimous. Motion carried.

- D. First Reading of Ordinance #ZA2023-05-01 (D) to rezone approximately 1.8 acres of property located at the corner of Hwy 378 and Grainger Rd (PIN's 338-16-03-0004 and -0006), from City of Conway Medium-Density Residential (R-2) district to City of Conway Highway Commercial (HC) district.** Hucks informed Council that this rezoning request consists of two parcels located at the corner of Highway 378 and Grainger Road. The properties are currently vacant and mostly wooded. The Comprehensive Plan identifies these parcels as Highway Commercial on the Future Land Use Map. Property directly adjacent to these parcels on the same side of the road are also zoned R-2 and property across Highway 378 is zoned HC. Planning Commission held the required public hearing and recommended approval of the rezoning request.

Motion: Goldfinch made a motion, seconded by Jordan, to approve first reading of this ordinance. **Vote:** Voting to approve first reading were Helms, Goldfinch, Jordan and Butler. Voting against was Blain-Bellamy. Motion carried 4-1.

- E. First Reading of Ordinance #ZA2023-05-01 (E) to rezone approximately 1.23 acres of property located at the corner of Hwy 378 and Green Pond Circle (PIN 337-15-01-0003), from City of Conway Low/Medium-Density Residential (R-1) to City of Conway Highway Commercial (HC) district.** Hucks informed Council that the applicant submitted a rezoning application in February to rezone the properties at the corner of Highway 378 and Green Pond Circle from R-1 to HC. The property is currently vacant. The final plat for the Macala Acres subdivision, located behind the property, shows this parcel as being reserved for commercial. Property directly behind this parcel is zoned R-1 and is the Macala Acres subdivision. Property across Green Pond Circle is zoned R-1 with a church on the property. Property across Highway 378 is zoned Heavy Industrial and Horry County Commercial Forest Agriculture. Planning Commission held the required public hearing and there was no public input. Staff had received one opposition letter and a copy was provided to Planning Commission. Planning Commission recommended approval. Staff recommends approval of this request.

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

F. First Reading of Ordinance #ZA2023-05-01 (F) to annex approximately 0.88 acres of property located at 380 Four Mile Road (PIN 326-10-02-0004), and rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium-Density Residential (R-1) district. Hucks informed Council that this annexation application was submitted in February as a requirement of connection to city sewer services. Restrictive Covenants were recorded for this property and the property contains a one-story single-family structure. There are a few parcels adjacent to this one, on the same side of Four Mile Road, that are also zoned R-1. The property zoned R-2 which surrounds this parcel is the Woodside Crossing subdivision. The Future Land Use Map of the Comprehensive Plan identifies this parcel as R-1. Staff recommends approval.

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

G. First Reading of Ordinance #ZA2023-05-01 (G) to annex approximately 0.83 acres of property located at 578 Four Mile Road (PIN 326-06-03-0003), and rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium-Density Residential (R-1) district. Hucks informed Council that this annexation application was submitted in March 2023 as a requirement to connect to city water and sewer services. According to County land records, there was a permit issued for a manufactured home on this parcel in June 2022. Restrictive Covenants were recorded at that time the annexation request was submitted. Prior to that, there was a manufactured home permit issued in October 2015. It is unclear at this time whether there is more than one manufactured home on this property. The Future Land Use Map of the Comprehensive Plan identifies this parcel as R-1. While manufactured homes may be annexed into the city as a legal nonconforming structure, staff is concerned that annexation of this property may include additional nonconformities with respect to the number of structures permitted on a single parcel. As of December 2022, the structure that was permitted by the County in June 2022 still had not been completed in terms of set up, which may be due to the requirement to connect to City services. Hucks stated that staff has no concerns with the annexation as this is further down Four Mile and is in the City's service area.

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

H. First Reading of Ordinance #ZA2023-05-01 (H) to annex approximately 0.4 acres of property located at 287 Wedding Lane (PIN 367-13-01-0024), and rezone from the Horry County Residential, including mobile homes (MSF10) to the City of Conway Low/Medium-Density Residential (R-1) district. Hucks informed Council that this annexation request was submitted as a requirement to connect to city water and sewer utilities. The property is within the Red Hill subdivision, located between Highway 501 Business and Claridy Rd. There is an existing manufactured home on the property. Restrictive covenants were recorded for this property at the time annexation was applied for, on March 6, 2023. There are two other properties along Wedding Lane that have been annexed into the city limits: one in 2017 and the other in 2020. Between 2018-2020, City staff sought annexation of parcels within the Red Hill area. While this parcel was not

identified, parcels along Claridy Road were identified, and 2 other parcels on Wedding Lane were annexed within the last few years. The 2 properties previously annexed did not contain manufactured homes; however, several other properties on Wedding Lane do contain manufactured homes. The City does not permit manufactured homes; however, there is a provision within the UDO that allows for replacement of existing manufactured homes on parcels within the City limits. The Future Land Use Map of the Comprehensive Plan identifies this parcel as R-1. Hucks said that if it is the long-term goal of Council to annex the Red Hill area, including properties along Hwy 501 Business, staff recommends continued annexation of properties in the area.

Emrick added that the goal is to improve the look of the Red Hill area and to fill this donut hole, as this is one way to get there.

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

- I. First Reading of Ordinance #ZA2023-05-01 (I) to annex approximately 0.31 acres of property located at 109 Clemson Road (PIN 383-10-04-0009), and rezone from the Horry County Residential, no mobile homes allowed (SF10) district to the City of Conway Low/Medium-Density Residential (R-1) district.** Hucks showed the aerial location map on the screen.

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

- J. First Reading of Ordinance #ZA2023-05-01 (J) to approximately 0.23 acres of property located at 370 Claridy Road (PIN 367-13-01-0015), and rezone from the Horry County Residential, including mobile homes (MSF10) district to the City of Conway Low/Medium-Density Residential (R-1) district.** Hucks informed Council that the property to the right of this one was annexed in 2017. Property behind this one, which fronts on Wedding Lane, was also annexed in 2017. The Future Land Use Map of the Comprehensive Plan identifies this parcel as R-1. Staff recommends approval.

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

CITY ADMINISTRATOR'S REPORT:

Emrick informed Council of the following:

- Laurel Street is not quite done. Crooked Oak has a short section of sewer pipe that they did not replace and it's causing a lot of sewer issues at the new space. To fix it, they will need to remove the brick pavers and dig up the sidewalk in front of the restaurant.
- On April 22 from 10 a.m. to 2 p.m., the SWA and the City of Conway will celebrate Earth Day at Collins Park, with educational outreach and giveaways.
- The Ribbon Cutting for Jenkins Field Drive is April 26 at 10 a.m. This road has been very well received and looks fantastic. He then reminded Council that although we, as a

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Congratulations to Jonathan Stroud, Solid Waste Equipment Operator and Johnathan Brown, Police for receiving the first Employee Recruitment Bonuses

New Hires: 16 new hires on May 22, 2023

Current open positions: 18 Postings

Promotions: Nicholas Contino, Reclassified from Corporal to Detective
Amber Lewis, Senior Master Police Officer to Detective
Stephen Gleason, Firefighter I-Firefighter II Driver/Operator
Craig Nelson, Firefighter I – Firefighter II Driver/Operator
Jason Gulley, Police Officer Patrol – Senior Police Officer
Robert Nicholl, Police Officer Patrol – Senior Police Officer
Andrew Settlemyre, Senior Police Officer – Senior Master Police
Jeremy Biggerstaff, Senior Master Police – Corporal
Jameson Madl, Firefighter I – Firefighter II Driver/Operator
Matthew Micallef, Senior Police – Senior Master Police Officer
Nicholas Padley, Senior Police – Senior Master Police Officer
Jacob Shook, Senior Police – Senior Master Police Officer
Jonathan Brown, Senior Police – Senior Master Police Officer
Christopher Jones, Police Corporal – Police Sergeant

Retirees: Anthony Campagna, Sparkplug, Automotive Mechanic 1/31/2023
James Givens, Public Works/Stormwater, Maintenance-
Construction Supervisor 2/28/2023 (Rehired PT on 4-6-2023)
Eldred Johnson, PT Business License Inspector 2/28/2023
Teresa Emanuel, Fleet Maintenance Admin Assistant 4/21/23
Jeremy Carter, Fire Marshall - Retiring 5/26/2023
Belinda Mills, Senior Records Clerk – Retiring 5/31/23

Workers Comp Claims: Solid Waste Automobile Accident / Neck
Streets & Stormwater Contusion & Abrasions
Police Exposure

FMLA: Building Knee surgery
Police Caring for sick parent
Police Newborn
Fire Newborn
Police Personal illness
Public Utilities Surgery

Smith thanked Council for their support and approval of the Personnel Policy Manual

Municipal Court – Fleming gave a report on the following:

- Announced that Judge Henrick retired on March 31, 2023

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- Associate Judge and City Attorney will start on May 1, 2023
- 1,590 case ytd
- Disposed of 693 cases ytd
- Currently have around 411 jury trial cases pending. New Prosecutor starting May 1st so we are hoping to hit the ground running and get these numbers down.
- Seeking \$346,000 through Set off Debt this year. So far, we have collected \$10,402.55 through the setoff debt collected from years 2019, 20, 21. We have received 3/5 checks this year.
- Credit Cards and online payments continue to be popular methods of payment. We average about \$3,000 a month in credit cards taken in the office and about \$10,000 per month in online payments in 2022.
- 1-year Anniversary of Municipal Court offices being in the Ike Long Building.

Public Utilities – Friday gave a report on the following:

- Installed 354 new water meters YTD
- Installed 209 new sewer services YTD
- 1,659 service requests received YTD
- The Marina Pump Station is complete.
- Crabtree Force Main is ready for boards.
- Park Hill Pump Station is scheduled to start this week.
- 701 S Substation is relocating the transmission line.

COUNCIL INPUT:

Butler said that she had a concerned citizen to speak to her about the amount of traffic and speeding, as children are getting on the bus along Racepath Avenue, between Wright Blvd. and Ninth Avenue. Butler then asked about an update on the amount of heavy trucks on Grainger Road. Chief Long stated that the data collector was in place and should get some numbers this week.

Jordan expressed concerns with the heavy truck traffic along Main Street and going over the Main Street Bridge. Emrick said that one of the issues that the City face is not with just the traffic trailers only on Main Street and going over the Bridge, but even on Fourth Avenue where they are allowed. This is a very unwelcoming road because of the amount and speed of some of those log trucks and trailers. If we pull someone over they say that GPS is leading them that way, but that is not an excuse as the driver of the truck has an obligation. We all know that the Main Street Bridge has a limited lifespan and the trucks are not helping. It is an ongoing issue that we continue to tackle and Emrick thinks Council will see more tickets being written to hopefully make some impact.

Blain-Bellamy asked if the Officer that is assigned to Downtown could pay attention to that traffic. Emrick said that the Officer had been, but we are between officers in Downtown and still looking for the right one to replace Officer Calhoun.

Helms asked about adding signage. Emrick said that the message board has been sitting at Highway 90 since probably December and there are multiple other signs throughout the route. When you come in from Loris, the truck route is Mill Pond Road. The number of tractor trailers

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that drive down Parkview every day which is a one-way residential street, down 16th Avenue every day. Emrick said it doesn't matter where the signs are, as it does not seem to make any difference.

Goldfinch said that he had a phone visit with Jean Timbes this afternoon and she said to tell everyone hello. Goldfinch said that he wished the Boy Scouts had not have left, and continued to say that beside his desk is his Dad's Eagle Scout plaque and it reminds him of things that he wishes he had finished. Goldfinch said that he appreciates everything that staff does as they are professionals in their field's day in and day out and staff puts a lot of time, research, effort and sometimes a lot more into the decisions that they arrive at when presented to us. Goldfinch said that just because he ever goes against staff's recommendation does not mean that he does not appreciate 100% of everything that staff puts into it and don't ever take that the wrong way as he would never want any of staff to not share exactly what you feel is right even if you think it is not what he would want to hear.

Helms thanked staff for their support during her Fathers passing and said that it meant a lot to her. Helms said that being on Council is very important to her and the citizens of Conway.

Blain-Bellamy said that she spoke to one of the Deputy Administrators about what appears to be a growing problem with pedestrians being hit by vehicles in Conway and asked that some sort of campaign be put out about speaking to the public about the safety of crossings. Emrick stated that a campaign has begun. Blain-Bellamy said that she has traveled Jenkins Field Road a few times already, and it is a beautiful convenience, and a safety plus as well. Blain-Bellamy said that she noticed a City automobile with extremely dark shading in the glass, and she doesn't know if it meets or exceeds the standard but she could not see the driver and would like it looked into. Blain-Bellamy said that the reason that she supports parking meters, and heard someone say today that we do not enforce the 2-hour parking limit, as there is no way to enforce due to the state determining that it is illegal to chalk tires. A parking issue in Downtown is a good thing as it shows that we have a vibrant Downtown with more people visiting. In a few years it is predicted that a parking garage is going to be necessary and it will come with a huge cost, therefore we see the parking meters as a chance for everybody to contribute to a pool that starts with that and not just taxpayers that live here but the money has to come from somewhere. There is no intent for the City to have someone to pay to park in the parking lot, as we have lots of them. We have a walking problem more than a parking problem. Premium parking along the street is the only place that we intend to have parking meters, and if you don't want to pay to park just park in one of the many parking lots.

Goldfinch added that one of his best friends works at the new Courthouse on the Elm Street side and they could park in the County parking lot but they park on Elm Street since it is closer to get in and out of the office. He then stated that some of the parks that are being used near Pickled Cucumber for instance could be used for eating there.

Blain-Bellamy called for a short break.

WORKSHOP:

Whittemore Elementary Site/RFP – Rogers stated that the main building at the site that burned has been removed, including all asbestos and the building, along with the fuel tank that was

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underground. Staff wanted to get Council's direction as to what they would like to see in the RFP going forward.

Blain-Bellamy stated that the history and plan for the site was that the City originally decided to remove the larger building as everything that had to do with the remediation and redoing was not cost effective and that the City would make use of the smaller building and build from the ground up a community center. The City had 3 community meetings where we listened to see what the people who live here wanted to have in that building. An RFP was issued in response to public outcry to save the larger building. The building is not there anymore. Council talked about what uses they might make of the 10 acres, from added recreational space, developing some residential sites, tiny homes and any number of ideas. Now that the building that was the subject of the public outcry is no longer there, Blain-Bellamy asked why does the City need an RFP? Blain-Bellamy said that to the extent that the City has made a commitment to the public that we would use that gifted property, build and uplift people in our community, build a state-of-the-art building that was attractive and has nice lighting, safe parking, and be central to a location where there are children, teens and adults who would take advantage and draw people from all over the City.

Rogers said that staff has an amended RFP that could be brought to the next meeting as a consideration to close the RFP. Rogers stated that it is written into the current RFP that Council may close it at any time. The City currently have a proposal on the table and because it mentions the first building, it would need to be amended. Council can vote to accept that proposal, vote to accept no proposal or accept proposal with changes.

Emrick said that it was discussed many months ago, not that as part of the first proposal to demolish the Whittemore School was doing a master plan for the site. The site still needs to have a plan done to see what direction Council wants to take.

Cheryl Moore Adamson spoke to Council and said that the Whittemore Racepath Historical Society (WRHS) is here to save that property as it is a historic site even without the building that burned. The WRHS and community that is represented is to use the site for the commemoration of the Whittemore Elementary School and to have there, not ballfields, but something that would be beneficial to the entire community through arts, music, job development, and all of the things that has been expressed. Adamson says they are still ready to do that and they are the only one that has responded to the RFP. Adamson says that they are here today to hear Council say that the site is conveyed without that larger building there as the grounds are still there. Adamson asked that the RFP be honored as this is still a historic site and requested that the RFP be reissued without the larger building.

Goldfinch asked about the Community Center concept and agreed that the center needs to offer something not sports related, something for music, arts, etc. Goldfinch then gave the Conway Recreation Center as an example saying that it was built as the program grew and evolved over time. Goldfinch asked if there was a plan for how that unfolds.

Emrick said that there are some offerings at the Sports and Fitness Center now that are not sports and fitness related as there are arts, crafts, painting classes, and dancing. It has been discussed moving out of the Senior Center and it becoming more of a recreational building, and could be used for this sort of purpose and build on that program.

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Butler had concerns with negating the work that the WRHS has put forth towards the RFP and recommended amending the RFP or giving them an opportunity to change their proposal.

Helms suggested looking at the total footprint as there may be possibilities with Whittemore Park Middle School for the future of WRHS.

Rev. Faulk spoke to Council regarding his concerns on the matter and hopes to bring everyone together.

There was much more discussion regarding the site being a community center for uplifting people.

Jordan agreed with Butler and thinks WRHS should be given an opportunity to present Council with a new plan.

Emrick said that the original RFP was to bring a plan to preserve the building that is gone and he then asked what is the purpose of an amended RFP, would it be to preserve the little building or develop affordable housing on this property and have a partnership with the City.

Goldfinch stated that as long as it gets done to benefit the community, why does it matter who does it. Goldfinch also thinks the City should step back and see what could be done with the Middle School.

Rogers said that in 2018, the City got a rendering of what the little building would look like with the big building gone just as it is today; and at that time the City believed it had the means to move forward with the project.

Rogers said that one of the main purposes of the RFP is due to the transferring of property, but if Council's wishes is to maintain ownership of the property and partner with someone to program that property, then there is no need for an RFP.

Council gave staff direction to bring back on May 1 an amended RFP to consider, close the RFP, or some other action item as Council deems fit.

Improvements at Collins Park – Hyman informed Council that no bids were received to complete the pickle ball courts and improvements at Collins Park. Staff's recommendation is to complete the work in house on what we can, such as grading, tree removal, and sidewalks. The surfacing on the courts and the fencing would have to be sub contracted out. The same crew that worked at Jenkins field would be doing this work and should be complete by early fall.

National Association of Realtors Placemaking Grant – Hyman said that recently the City applied for the National Association of Realtors Placemaking Grant in connection with Coastal Carolina Association of Realtors and were awarded the \$7,5000 grant to install landscaping, seeding, umbrellas, bike rack and signage at Collins Park.

Hainer Place – Hucks said that Hainer Place is located on Highway 813 and Highway 65. They have annexed into the City and preliminary approval has begun. Public Utilities informed Planning that the requirement for the size of the pump station lot had doubled in size and the UDO requires a 25 square foot area. The applicant has talked to the adjacent owner about inquiring enough of

the adjacent property to comply with the requirements. Last week, they submitted for annexation of the entire adjacent tract and will likely be a major subdivision, therefore this request will need Planning Commission review and approval. Staff will take this to Council for first reading on May 1, Planning Commission on May 4 and back to Council for final reading on May 15.

ADJOURNMENT: Motion: Goldfinch made a motion, seconded by Jordan to adjourn the meeting at approximately 6:55 p.m. Vote: Unanimous. Motion carried.

APPROVAL OF MINUTES: Minutes approved by City Council this 1 day of May, 2023.

Alicia Shelley
Alicia Shelley, City Clerk