

April 18, 2022

CITY OF CONWAY
CITY COUNCIL MEETING
CONWAY CITY HALL
229 MAIN STREET, CONWAY
MONDAY, APRIL 18, 2022 - 4:00 P.M.

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

STAFF: Adam Emrick, City Administrator; John Rogers, Deputy Administrator; Mary Catherine Hyman, Deputy Administrator; Jeff Leveille, Technology Services Director; June Wood, Public Information Officer; Le Hendrick, Fire Chief; Allison Hardin, Planning & Development Director; Dale Long, Police Chief ; Wayne Calhoun, Police; Steven Pearce, Police; Lynn Smith, Human Resource Director; Timmy Williams, Grounds & Maintenance Director; James Friday, Public Utilities Director; Andy Hendrick, Municipal Judge; Reggie Jenerette, Solid Waste Director; Brandon Harrelson, Public Works Director; Robert Cooper, Building Official; David Crotts, Assistant Finance Director; Sergeant Jarrett Wallace, Fire Department; Engineer David Haines, Fire Department; and Alicia Shelley, City Clerk

OTHERS: Hillary Howard of Conway Downtown Alive, Devin Parks of Conway Chamber of Commerce, Gary Lee and approximately 10 others in attendance.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Gary Lee gave the invocation and led the Pledge of Allegiance.

The requirements for posting notice of this meeting under South Carolina's Freedom of Information Act (FOIA) were met.

APPROVAL OF AGENDA: **Motion:** White made a motion, seconded by Hyman, to approve the April 18, 2022 meeting agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

- A. Final Reading of Ordinance #ZA2022-04-18(A) to annex approximately 35.89 acres of property located on Lite Rd (PIN 324-00-00-0007 & 324-00-00-0006) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Low Density Residential (R-1).**
- B. Final Reading of Ordinance #ZA2022-04-18(B) to rezone three (3) parcels (PINs 368-02-02-0031/0032/0033) totaling 0.39 acres located at 813 and 815 Wright Blvd, and between Wright Blvd/Hwy 378 and Carpet Alley, from Neighborhood Commercial (NC) and Mixed Use (MU) to Low Density Residential (R-1).**
- C. Approval of April 4, 2022 City Council Minutes**

APPROVAL OF CONSENT AGENDA: **Motion:** Goldfinch made a motion, seconded by Jordan to approve the April 18, 2022 consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

Blain-Bellamy stated that Linda Hendrick called regarding the Main Street Bridge and she understood that senior staff had spoken to her.

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

SPECIAL PRESENTATION:

- A. Recognition of Conway Fire Department for receiving “Fire Safe South Carolina” Community Designation** – Hendrick informed Council that the Fire Department was recently recognized as a “Fire Safe South Carolina” Community for their active participation in developing community risk reduction plans for the community. Fire Safe South Carolina was launched in 2017 by South Carolina State Fire through a partnership with the South Carolina State Firefighters’ Association, the South Carolina State Association of Fire Chiefs, and the South Carolina Fire Marshal Association. The City of Conway is one of 104 departments from 36 counties recognized as the 2021 recipients of this designation. These designated communities continually work to reduce fire-related injuries in our state, thereby decreasing the risks for residents and firefighters. They also promote consistent fire safety messaging and stress the importance of providing all relative data collected at fire scenes. To earn the “Fire Safe South Carolina” designation, fire departments completed courses to improve data quality, trained community partners to deliver in-home safety visits, and further developed their skills through online National Fire Academy courses in risk reduction and assessment. In 2021, 366 new community partners were identified statewide, more than 1,000 fire service members were educated on risk reduction-related topics, and nearly 500,000 citizens were educated on fire and life safety topics by local fire departments.

Hendrick stated that this designation would not be possible without the hard work and dedication by Fire Marshal Jeremy Carter, Sergeant Jarrett Wallace, Engineer David Haines, and Firefighter Leigha Howell, and assistance from two community partners, the Waccamaw Sertoma Club and Mister Sparky. The department will receive a yard sign during a ceremony at the South Carolina State Firefighters’ Conference in June at the Myrtle Beach Convention Center.

- B. Discussion of an Amendment to the City of Conway Municipal Code to create the Hotel Incentive Program, which provides economic incentives to develop hotels, motels, inns, and commercial short-term rentals in the City of Conway.** MC Hyman said that City Council had expressed the need to attract more hotels in Conway, and more specifically, in the downtown in the Central Business District (CBD) and Core Commercial (CC) zoning districts. These developments would increase local employment, expand the tax base, and create new wealth opportunities in the community. In recent years, the City has approved amendments concerning hotels. Parking requirements for hotels, and inns were removed in the Central Business District, as the City will be providing a majority of the parking

infrastructure. Additionally, an amendment was approved to allow short-term rentals downtown.

MC Hyman stated that there are several incentives that are already available that *could* apply to the development of hotels downtown:

- **Preservation Tax Incentive Program:** A special property tax assessment for rehabilitated historic property for 15 years equal to the fair market value of the property at the time of preliminary certification.
- **An Incentive Program to Reimburse Certain Fees in Connection with Occupancy in Existing Vacant Buildings Located in the Central Business District:** This incentive applies to any new business in a previously vacant (more than 3 months) building in the central business district. This includes reimbursement for: building permit fees, and business license fees for 2 years.
- **Redevelopment Enhancement Incentive:** This incentive applies to any new business or expanding or existing business in the Central Business District (CBD), Core Commercial (CC) or commercial property fronting Highway 378 (Wright Boulevard) or Highway 701 (Main Street/4th Avenue). This includes reimbursement for 100% of capital recovery fees.

Therefore, a hotel development in downtown could currently request reimbursement for capital recovery fees (Redevelopment Enhancement Incentive). A renovation could receive reimbursement for property taxes (Preservation Tax Incentive Program), and a renovation in CBD could request reimbursement for building permit fees + business license fees (Vacant buildings in CBD Incentive).

To attract quality hotels throughout the City of Conway, a new **Hotel Incentive** program could include:

- Reimbursement of property taxes
- Reimbursement of hospitality taxes
- Expedited review period of 15 days instead of 30 days

To attract hotels downtown, this new incentive could be stacked with existing incentives to additionally provide reimbursement of capital recovery fees, building permit fees, and business license fees.

Blain-Bellamy asked if there were properties that are identifiable, or prospects, that we could direct them to immediately. MC Hyman said absolutely and that anytime a developer comes in, staff spreads out the map and shows them what is available.

Hyman said that he supports this and it appears to be what was talked about at the retreat. He thinks it is a good start.

Goldfinch asked if there are any thoughts on a particular brand. MC Hyman said that is not included in this, but the way it is written it can be at Council's discretion on a case by case.

Blain-Bellamy asked if there are any preference for boutique hotels. MC Hyman said that is not in there now but we could include. One thing that was included after talking to Chief Long is that we have this for hotels but not motels as that is something that we would prefer and not as much as a public safety issue as the motels.

Goldfinch added that his concern was just addressed.

- C. Request to rezone approximately 2.22 acres of property located at 1601 Third Ave (PIN 368-03-03-0017, 368-06-02-0001 & 368-04-04-0053) from High-Density Residential District (R-3) to City of Conway Highway Commercial (HC).** Hardin informed Council that Conway Air Conditioning wishes to expand their offices to property at 1601 Third Avenue, which sits across the street from Conway AC and is owned by Oak Rentals LLC. At the time, the property held a single-family residential structure that they hoped to use as offices, but upon closer inspection the structure was found to be unfit for inhabitation so Conway Air applied for a permit to demo the house and the demo was complete in 2021. In the process, staff identified that the land at 1601 Third Avenue was not properly zoned for a business as it was zoned High Density Residential (R3). In March 2022, they applicants applied for a rezoning of this property, plus two other properties that they own along Second and Third Avenue that may be used for future business expansion.

Hardin said that the Future Land Use map in the *Comprehensive Plan* has split the property into two uses – High Density Residential (R3) for the northern/higher ground along Third Ave, and Conservation Preservation for the rear/southern portion of the property. The rear of 368-06-02-0001, in particular, is covered with wetlands that connect to the Santee Cooper property that fronts on Ash Pond Rd and Marina Dr.

Hardin then stated that The Planning Commission unanimously recommended approval of the proposed rezoning and recommended amending the Future Land Use map (5-0). Discussion included the following points:

- The Comprehensive Plan supports a variety of employment options that serve the community, and the applicant's family-owned business has been in the area since 1980. They had a dozen employees ten years ago; they now have 34 and need space to grow.
- The property includes a section of wetland that is not part of any future development options, although the applicant does not have sketches made yet.
- The property includes a platted right-of-way for Second Ave that is not connected to Third Ave due to a very large ditch. The applicant indicated there are no plans to construct an access point from Second Ave to Third Ave at this time.
- The Planning Commission expressed concern about potential commercial traffic on Second Avenue; the applicant replied that they intend for all operations to be accessed from Third Ave, leaving Second Ave as a residential street.
- There are many similar operations in the area.

Blain-Bellamy had concerns with parking and customers backing out into the street, but hoped there could be some design in the plan to prevent that. Hardin said they opened in 1980 and at that time there were no regulations on parking, however since that time the communities have forbidden future parking that goes parallel off of the street. Emrick said

that it would be off-street parking here.

Request to rezone approximately 4.83 acres of property located at 1500 Fourth Ave (PIN 368-04-04-0028 & 368-03-02-0102) from City of Conway Core Commercial (CC) to City of Conway Highway Commercial (HC). Hardin informed Council that Healthcare Partners plans to develop at 1500 Fourth Avenue and the current zoning is Core Commercial but they would like to rezone to Highway Commercial. The future land use map identifies this parcel as Mixed Use, which is the same category for all properties currently zoned Core Commercial. In the Future Land Use map, the Mixed Use/Commercial Core district connects the Downtown Historic District on the river/east side of Conway to the central Highway Commercial (HC) district that covers the major intersections of Fourth Ave/Hwy 701 and Wright Blvd/Hwy 378, as well as Fourth Ave/Hwy 701 and Church St/US 501.

Hardin then showed site photos of the location.

Hardin stated that staff stands by the Comprehensive Plan in a mixed use/core commercial zone.

Hardin stated that she was asked at the Planning Commission meeting if this would go before the Community Appearance Board and she indicated that it would and that was incorrect. After the fact, conversations with Planning Commissioners indicated that they might have taken a different route had they been given the correct information, therefore it may not have been a unanimous vote to recommend changing to Highway Commercial and they would like to see this request again.

Blain-Bellamy asked if the Planning Commission had since been given the information. Hardin said yes, it was given the next day in an email.

Blain-Bellamy asked if they were able to official change their decision by that. Hardin said not unless you send it back to them.

Goldfinch said that with the current Core Commercial zoning, can't they do what they want. Hardin said that the uses are allowed but the design standards are different. She said that in Core Commercial the parking would be in the rear of a primary structure, and having the primary structure sited within three feet (3') of the adjacent public street and sidewalk for ease of pedestrian access.

Emrick said zoning is about the use of the land and the fact is that they can use the land for what they want to put there today, without a rezoning. The only reason the rezoning is coming in is because they don't like the design standards that the city has in place. That is important to point out because it can be done within the city's framework. The applicants do not want to be subject to the city's framework. That is really important to illustrate because Council and staff have a vision for the city to extend the downtown down Fourth Avenue within the Core Commercial, which was just reiterated in our future land use plan, and the city has design guidelines to continue that fabric. Both, the Dollar General and

Health Care Partners can build within that framework as staff has seen it in other communities. The city has standards in Conway and I think it is important that we stand on our standards.

White asked if the current building that houses Dollar General and the others, are they planning to use all of that building. Hardin said that there was a discussion at Planning Commission that there was not enough engineering done yet to know if it will fit exactly what they want to do. There was also some discussion about remediation of some environmental issues on the building and that they may not be able to use all of it.

White said that building has been there for ages and there have been some structural issues with that building that he has noticed as a resident in that area. He then said that he was all for them building a health center but that they do need to follow the rules.

Blain-Bellamy said that nothing is in our current zoning that precludes Health Care Partners from building on the hill side or Dollar General from building on the lower side near the bus station.

White asked if Conway Medical Center is assisting with that building. Hardin said yes.

Motion: Hyman made a motion, seconded by Blain-Bellamy to send items VI.D and VI.E back to Planning Commission.

Goldfinch said that it is his understanding that there have been discussions between the two parties to come together and do something but nothing has been solidified. He said that he wants this part of town revitalized but that his biggest fear is that if Council rezones to Highway Commercial and the deal falls apart, then Council cannot take that back, and then anything can go there and destroy that neighborhood.

Butler said she is following up and when we say anything can come there, what are those things that can come. Blain-Bellamy said that Highway Commercial is the least restrictive zoning that there is. When you think of those activities that no one wants near their home, bars, restaurants, tattoo parlors, strip clubs, etc. Emrick said strips clubs would not be permitted as there are separation requirements, but that he did agree in that Highway Commercial is the least restrictive commercial zone. Industrial zones would allow some things that commercial would not. He stated that in your packet is the Highway Commercial use table.

David Elliott of G3 Engineering said that he represents Health Care Partners of SC and Dollar General and that both of these entities are interested in the improvements that they will make to this part of Conway. He said that they are very much aware of the high standards and the reason that they are asking for the rezoning is due to constraints for both of the sites. The existing property where the shopping center is and is currently operated by the Dollar General, which under this request would move across the street. The Health Care Partner facility would utilize the existing facility with parking in the front. Due to the size of the investment here, possibly \$25 Million, that would require them to bring the

property up to the current standards. The services that they provide to the patient would have them enter the front of the building and also the Dollar General is a vehicular facility as well. There are also site restraints at this location. I understand that there was a procedural error in the review but time is of the essence and we are under time constraints as Dollar General will need to relocate before redevelopment can begin for Health Care Partners.

Blain-Bellamy asked when Planning Commission meets. Hardin said May 5. Blain-Bellamy then asked if Planning Commission could hold a special meeting. Hardin said yes.

Kathryn Sligh, representative for Dollar General stated that she wanted to make sure everyone is aware of the arrangement in that the property has already been purchased and is deeded to Health Care Partners of SC. They have also worked with other agencies on contractual matters to bring much need healthcare services to our community. Dollar General is a current tenant and that needs to be vacant so that Health Care Partners can rehab that existing building. Time is of the essence on those contracts and lease arrangements. She asked that if it is sent back to Planning Commission that it be expedited. Sligh stated that the purple arbitrary line on the future land use on the screen is all Highway Commercial and can be moved to suit the needs of this community. She asks that first reading be at the next Council meeting as scheduled.

Blain-Bellamy said that the Planning Commission can meet prior to the next Council meeting. She then said that nobody doubts that this will not be a huge improvement to this area and to have medical care in this area would be ideal. If Dollar General can move forward in putting up their building, not sure why we do not just do that with the design standards that are in place. Sligh stated that she represents the developer, but they do not own. Dollar General selects the property demographics based on the traffic information and they have selected that location. The building design is based on what has worked in the area. The site location that was mentioned earlier is in Nashville and that store layout is considered DGX which is new and innovated and there are only 12 in all of the US. There are 5 Dollar Generals in Conway.

Blain-Bellamy said that she saw pictures of some DGX's that had a front entrance with parking in the rear that were attractive and would fit everything that we require, so why can't one of those be built. Sligh said that anything could be built, but it is a matter of the timing of it, expense involved in that the existing store would remain in place where it is and all the development being postponed for some period.

Goldfinch asked why would you want to remain in that location. He said that he shops there and it is less desirable than other locations, and he thinks that you would want to take this opportunity to move across the street. He then asked if materials and such had already been ordered for this particular building.

Tom James, developer for Dollar General said yes, that they submitted plans in March to the City of Conway. There was an error made as we were not aware what Core Commercial zoning entailed. The site plan that was submitted has the building in place, and would look

just like the one on Richardson Street. We could change the building if we wanted too but the reality is we can't. This is the site plan configuration that was approved at this location. Dollar General has the option of another lease at the existing location. He said he is only 1 developer of many and is not employed by Dollar General but we have this lease for this 1 site and Dollar General will only move from the current location if they can improve upon their current situation and they can improve upon it with a freestanding store that allows for visibility and better access. It's a little ingenious to say we don't want to do it, no we can't do it as Dollar General will not do it so what Dollar General is going to do right now is going to exercise their 5-year lease option and stay in that shopping center. He stated that Dollar General and Health Care Partners could come in and revitalize this area. He then said that that he hated to be blunt but felt like he needed to.

Hyman said that he was going to be blunt and asked if DG thought that the product in that shopping center right now is something that DG should be proud of and that Council wants in Conway. Hyman said you cannot even walk in that store. James agreed with Hyman and said that a new store is very necessary here.

Goldfinch said that his issue is that your development company goes from town to town and has different regulations at each one. You hired a local engineer firm that understands our rules, ordered materials for a building that would never go there and now you are trying to hold us hostage with the healthcare facility that everybody wants for the benefit of our community and you want Council to make an emotional decision to fix what I think Dollar General did intentionally from the start. I will be blunt and say that. James said that is incorrect.

Hyman said to the engineer that he is representing conflicting parties and that he may not have done his job in the first place. Elliott said that G3 Engineering was contracted to do the site development and design permitting for this since the Fall of 2021. Hyman said that Dollar General bought the property in January 2021. Elliott said that he was not involved in the due diligence and the selection of that site.

Goldfinch said that he owns 2 buildings on Fourth Avenue that he renovated, nothing to that scale and nobody wants that renovated more than him. Conway Medical Center is coming to Conway, whether there or somewhere else. Goldfinch said that his challenge is that a debate was done before the last election and in that debate (thanked Chamber of Commerce for putting it on) they were asked, "Why do you want to be on Council?" Goldfinch said that his ultimate answer was that a generation from now, I want my two little boys to want to come back and live here in Conway. If Dollar General needs to exercise their option on the 5-year renewal, do it, because if Council allows you to build what you want to build that will be there for the next 50 years and we will never make that transition. I respect all of your passion and enthusiasm but please understand that the seat that I sit in is different and I am looking at 30-50 years from now.

Butler asked if Dollar General does sign the 5-year lease to remain where they are in the current zoning that we have, is this what Council will leave to the community. If there is an option to improve, how can we make that happen for the betterment of that community

while in keeping our community as beautiful as it can be but at the same time they have to sign this to have the same standards, same location. It is an eyesore. Blain-Bellamy said that the more we allow the rules to not be followed, not only are we going to have a standing Dollar General that has a sore thumb in a community but who knows what else. Part of our job is to look long term, planning is a huge function of it and when ideals are set in place it might mean that we have to say no sometimes even though it would look good in the short term.

Gary Lee stated that he attended the previous Planning Commission meeting and it was discussed extensively and he finds it disheartening that a mistake was made as it was stated that time is of the essence. He said that he is Vice President of Economic Development for the Chamber of Commerce and also the pastor of Mason Temple that is in this community. He said that Dollar General is the grocery store for this community as 75% of the people walk there. Lee said that he lives here and is disheartened that Goldfinch can be so convinced that CMC is going to come here whether at this location or somewhere else. This \$20-25 Million project will do what he said he is going to do. How can we be certain on one hand and not on the other? The zoning on this future site is nothing new as it was done in 2008, 15 years from that date and there has been no development as the zoning requires that the parking be in the back and says he would not let his wife walk in alone when the sun goes down if the parking is in the back with no visibility from the road. He then said that City Council discussed moving town hall down there and the reason given was that it wasn't walkable. The recommendation of the Planning Commission was not just to rezone this but to shift it one block over and allow the Downtown to start there. He said it is a win for the people that he represents and a no brainer.

Goldfinch said that City Hall did not move down there because we were not going to spend \$20 Million on a building. Goldfinch said that he poses the same question as Mr. Lee did, would he want his wife going to a parking lot behind and then the response was thrown back at me, do you let your wife shop downtown, go to the Trestle, they don't have a parking lot out front. He requested that they show him a funding package that Health Care Partners can actually build a \$20 Million facility.

Jim Eubanks of Health Care Partners said that they have talked to several banks and feel confident they will get financing.

Hyman told Health Care Partners that the city wants them here and he feels it is ridiculous that Dollar General is holding up a \$25 Million project. Dollar General bought this property a year before Health Care Partners did and they had plenty of time to do their due diligence. He said that he is not willing to shut down the City's rules and regulations because Dollar General did not do their due diligence. He said that Lee is arguing for Health Care Partners and not Dollar General as everyone knows that they made a mistake. He said that Council is not trying to push Health Care Partners away as you can build on the site today and have parking in the front. Emrick clarified that if they can rehab the building.

Eubanks said that the risk is that if they get behind the walls, and something precludes us from rehabbing the building, then have to abandon the plans and bring the facility up to the front. Hyman said that MUSC in Charleston has all of their parking in the rear.

Blain-Bellamy asked to hear from Emrick. Emrick said that if Health Care Partners can remodel in the place they have, they don't need to bring the building forward. If the building has to be torn down for some reason, then the Dollar General lease isn't going to do them any good because the building will be gone. If there are structural flaws that make it uninhabitable, then they would have to bring the building forward. If you are going to have an investment of \$20-25 Million in our downtown then it should look like we want it and we can be proud of it. It should also be a building that stands for the next 100 years and we are proud of it, just like MUSC in Charleston. Emrick then said that he shares the same passion for bringing this site into revitalization for this neighborhood but the building they have now is built at the curb and have been operating out of it for as long as its been there, so they can do it, as they have done it. This will extend the downtown in one generation instead of waiting 3 or 4 to get it done.

Blain-Bellamy asked about the 50%. Emrick said that has to do with the building code.

Goldfinch said that he is only speaking for himself but that the City owns 7 lots adjacent to this site and he would give them to him to bring a public good to that area for parking or what have you. Again, I am speaking for myself. We want to help you and I think what you are hearing is that we are not willing to compromise our integrity as it relates to our duty to the city to do what is being requested.

James said that when they have a project like this they pre order the steel for the project. He said that he thinks Mr. Goldfinch thinks he was being disingenuous and trying to box in this committee but that is not the truth and he apologized.

Vote: Voting for the motion were Jordan, Goldfinch, Blain-Bellamy, White and Hyman. Voting against were Butler and Helms. Motion carried.

- D. Request to rezone approximately 0.94 acres of property located at 1503 Fourth Ave (PIN 368-04-04-0064) from City of Conway Core Commercial (CC) to City of Conway Highway Commercial (HC).** This request was included in the previous motion and was sent back to Planning Commission.

- E. Discussion to amend Article 6 – Design Standards, Article 7 – Streets and Circulation, Article 9 – Landscaping and Buffer Requirements, and Article 10 – Subdivision and Land Development, regarding development and design standards for single-family and multifamily developments.** Hardin sated that City Council asked staff in 2019 to consider the addition of design standards for residential subdivisions. The issues were discussed at multiple Planning & Development Committee Meetings and Council Meetings. Staff recommended several options, including adding design standards to current residential districts, creation of a new zoning district, or amending the current Conservation Subdivision Ordinance. Council directed staff to conduct a visual preference survey and this

survey was released to Council, City staff, and the public. The results showed that each group preferred foundation landscaping, full front porches, hardi-plank with brick, crawlspace/elevated slab, side garages, roads with sidewalks but no curb/gutter, 20' street width, and large planting strips for street trees. Based on the results of the visual preference survey and discussions at Council Workshops, staff drafted a text amendment for Planning Commission's consideration at their November, 2019 regular meeting. At the recommendation of Planning Commission, a Residential Design Standards Committee was formed, which included members of the development community, real estate community, architects, contractors, and Planning Commission. The committee met twice in December, 2019 and twice in January, 2020. Additionally, staff developed an online survey for committee members to complete and provide their input on all of the amendments proposed. The results of the survey were included in the packet for the March 5, 2020 PC meeting. Items considered by the committee included (but are not limited to) amendments to design standards for single family and multifamily developments, street tree requirements, traffic calming measures, vehicle storage, license plate readers, HOA requirements and cluster mailbox standards; some of which were broken up into a separate text amendment and includes items that staff considered to be outdated or inconsistent throughout the UDO. This amendment considers items that are development and design-standard related for single-family and multi-family development, and reflects the general consensus of the Residential Design Standards Committee. The proposed amendments are not meant to include all suggestions from previous discussions and may not solve all of the concerns that have been previously expressed; however, they are a first step in addressing higher quality housing. Planning Commission reviewed the proposed amendments at their March 5, 2020 and June 4, 2020 meetings, and unanimously approved the amendments, as attached herein.

Blain-Bellamy asked if this could be brought back to Council in the form of a workshop at the next meeting if time allows or on another night. Hardin said yes, and asked if there were any issues that they did not want to go forward. Blain-Bellamy said nothing at this point.

CITY ADMINISTRATOR'S REPORT:

Emrick informed Council of the following:

- Still no permit from DHEC for the Smith Jones Pool. We have had some comments and requests from DHEC which our engineers have responded to. Once the permit is in hand we can go to construction bids.
- We have begun construction of a new Gateway Sign in front of Conway High School. We have worked with both Horry County Schools and SCDOT on the placement of this sign. It will look similar but not identical to the sign at Collins Park.
- There will be another public input workshop for the Pathways and Trails Plan on April 19 from 5:30 p.m. until 7 p.m. in the Building and Planning Building at 2nd and Laurel.
- The Great American Cleanup will be on May 14 at 8 a.m. We will meet and begin from the Billy Gardner Sports Complex.
- As you remember, you allocated funding for public art in the current year's budget and in the proposed upcoming budget. In furtherance of this goal, we recently released an RFQ seeking

artists to contribute to future city public art projects. These projects may include sculptures, memorials, mosaics, integrated architecture, crosswalks, murals, etc. The deadline to submit is May 5. Interested parties can view the RFQ on our website.

- We typically recognize retirees at our annual Christmas Party, but due to Covid, we have not done so since 2019. Therefore, on April 20, at 10 a.m. we will recognize retirees from the City over the last two years at the new Building and Planning Building at 196 Laurel Street. Enter from the rear of the building behind the Peanut Warehouse.
- Next Wednesday at noon, that is the 27 of April, we are holding an employee luncheon on the Town Green and of course, you are all invited to attend.
- On April 28, the City and Conway Downtown Alive are hosting an Advanced Painting Showcase at 5th and Main at 6 p.m. Coastal Carolina students, Ava Starnes and Andrea Mendoza will display their artist talents at this gallery display.
- The County is considering removing several roads that are in the City from their maintenance program. At this time, they are only looking at Collins Jollie Road, but they have indicated that several others may follow. This raises concern with us, as we will ultimately have to take over any roads that they abandon and we want to make sure we are not saddled with roads that are in disrepair when we receive them.
- Finally, earlier today we honored Ken Senn for his service and dedication to the City of Conway. Ken was a pioneer for the growth of our City's Recreation offerings beginning his career with the City in 1982 and as such we dedicated the original Recreation Offices at the Billy Gardner Sports Complex in his honor. It was a privilege working with Ken during my tenure with the City.
- We have department head reports from three departments, Judge Hendrick, Lynn Smith from Human Resources, and James Friday in Public Utilities.

DEPARTMENT REPORTS:

Municipal Court – Judge Hendrick updated Council on the following:

- Staff has moved into the new building temporarily but excited for more space and hoping it becomes permanent.
- Court is fully staffed and the newest employee is working out great.
- Online payments started January 1, 2022. The revenue has increased since the online payments began and the online payments have brought in more money than the actual cash payments.
- We are now going after unpaid fines through set-off debt and have received two checks so far thus year totaling approximately \$14,000.

Public Utilities – James Friday reported on the following:

- The new water meters installed to date are 500.
- The new sewer services to date are 275.
- Total number of service request received to date are 2,615.
- Vehicle maintenance has had 257 work orders this month and the total amount for labor and parts is \$73,059.01.

April 18, 2022

Human Resources – Lynn Smith reported on the following:

Flyer to Employees: January -Reimbursement for at home Covid-19 test
February -Focus on your Mental Health Flyer
March - Free MUSC virtual/online Healthcare Flyer

Employee Event: Superbowl Squares
Handwritten birthday cards sent to employees from HR
Handwritten “Thank you for what you do cards” from HR
Breakfast with Ground & Maintenance March 25, 2022
April 20, 2022 Retiree Recognition drop-in 10am
April 27, 2022 Employee Luncheon “Three Guys Pizza at 12 Noon

New hire orientation scheduled for April 25, 2022

Summer Worker orientation scheduled for May 17 & May 26, 2022

Current open positions: Building Inspector
Public Utilities Crew Leader
Public Utilities Pump Mechanic
Police Officer
Firefighter
Automotive Mechanic
Public Works Tradesworker
Solid Waste Equipment Operator I
Fitness Associate
Aquatics Associate
Part-Time and Summer Lifeguards
Part-Time Athletic Supervisor
Summer Workers

Promotions: January:
Andrew Settlemyre Police Officer Trainee to Police Officer Patrol
Tyler Quantmeyer Police Officer Trainee to Police Officer Patrol
Johnathan McAllister Police Sergeant to Police Lieutenant
Boyce Lilly SW Oper II to SW Crew Leader
Joshua Albrecht SW Oper II to SW Crew Leader

February:
Jake Read, Darius Moultrie, Brittany Grainger, Lauren West
Police Officer Trainee to Police Officer Patrol
Lucas Partin Firefighter I to Firefighter Driver/Operator
Tyres NeSmith Senior Master Officer to Police Corporal
Bryan Ricci Police Corporal to Police Sergeant
Anthony Wilson SW Equip Oper I to SW Equip Oper II

Zane Jones Utility Tradesworker to Tradesworker I

March:

Anthony Kroneker	FF Driver/Operator to Fire Sergeant
Johnathan Finch	Police Officer Trainee to Senior Officer
Zachary Noseworthy	Building Maintenance Tech – Building Insp
Anna Miller	PT Membership Assoc to FT Membership
Morgan Carr	Fitness Associate to Utility Billing
Tristan Casper	PT Athletic to FT Recreation Assistant
David Fassbender	Senior Officer to Senior Master Police
Preston Smith	Police Officer to Senior Master Officer
Kyle Todd	Senior Officer to Senior Master Police
Dylan Baker	Firefighter to Firefighter/Driver-Operator

Retirees: Ken Senn Procurement Specialist January 2022
Timothy Chapman Police Lieutenant March 2022

Workers Compensation Claims: January:
Michael Dodd, Police Officer Auto Accident
Tyres NeSmith, Police Officer Knee Injury
Carolina Loos, Police Officer Foot Injury
None in February
None in March

FMLA: Chris Jones, Police Corporal Surgery
Tom Fredsall, Public Utilities Surgery

Fun Fact: Three employees were offered positions with other agencies – They gave their notice and then decided to stay with Conway. (Kyle Hardee, Richard Currier, Sara Prince)

COUNCIL INPUT:

Butler stated that she had received a couple of calls from parents saying that during spring break the youth had nothing to do in Conway. She said she also got calls asking for Council to continue to address the Main Street Bridge especially after the concrete fell.

Jordan said that he also received calls about the Main Street bridge. Harrelson reported that he spoke to SCDOT and the concrete falling had nothing to do with the traffic and trucks going over and that they assured that the bridge was structurally sound and safe for traffic and pedestrians. The falling of the concrete was in the design of the bridge and DOT informed Harrelson that the bridge is similar to one in the upstate and that a pan under the metal beams has worked well with that bridge, so DOT may consider doing that in Conway as a possible fix. He reiterated that the bridge is safe but that portion of the Riverwalk will remain closed until DOT further examines.

April 18, 2022

Goldfinch said that he has noticed political signs are already up and they are outside of the 40-day window. He then said that people parking in the fire lanes are hazardous and asked that those be addressed. Goldfinch said that Council was asked tonight to make an emotional decision and he cannot do that. He said that some will say that Conway is anti-business and that is further from the truth. He stated that if this rezoning would have been allowed that it would set a horrible precedence. He then said that he gave a couple a ride around town over Easter and found it to be refreshing as Conway has something that others are envious over. He said that there are things over the last 12 year that he would like to take back but for the most part he thinks Council is on track as the tour over the weekend solidified that.

White asked if the May 14 event was to include potholes. Emrick stated that it is a litter pickup only, as the City does not have any potholes. White expressed that he still has concerns with the Smith Jones pool.

Hyman said that everything he was going to say has already been discussed and he also received phone calls regarding the Main Street bridge. He said that he too echoed what Goldfinch said, but encouraged businesses to do their due diligence.

Helms gave a shout out to Harrelson and MC Hyman for meeting her at a residence house. She said that she enjoyed throwing the strike at the CCU game. She said that she would like to talk about a future City Hall. Lastly, told everyone that she rode around Sunday and looked at Churches Easter decorations and said that this is a great place to live and proud to be a part of it.

Blain-Bellamy said that she entertained a fraternity from CCU over at the Building and Planning building and afterwards she walked around the building and had to admit that she fell over the silk screening. She then said that she was reminded as she listened to the departmental reports and that it was something that White would say as it has to do with the intentionality of having our departments reflect our population, and if you have a 2 person department you start looking for other kinds of faces but like our court has 5 faces, and there comes a point and time were we will be challenged on why and I think the challenge is right why you have 5-6 people in a department and some how or another all of those people are European. She said that there are qualified people, we just need to make sure that we are keeping that goal in mind that our staff reflects the people we serve as they deserve that from us.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 2 day of May 2022.


Alicia Shelley, City Clerk