

May 1, 2023

CITY OF CONWAY
CITY COUNCIL MEETING
BUILDING & PLANNING DEPARTMENT
196 LAUREL STREET, CONWAY
MONDAY, MAY 1, 2023 - 4:00 P.M.

PRESENT: Mayor Barbara Jo Blain-Bellamy, Mayor Pro Tem Justin Jordan, Amanda Butler, William Goldfinch, Beth Helms, 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; Dale Long, Chief of Police; Jeff Leveille, Technology Services Director; Allison Williams, Finance Director; Timmy Williams, Hospitality & Beautification Director; Kayla Fleming, Associate Judge; 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; Katie Dennis, Planning Concierge; and Alicia Shelley, City Clerk.

OTHERS: Priscilla Fuller, Audrey Walker, Marcia Ransom, Christine Costello, Larry Biddle, Thomas Herron, Nicole Sansing, Jim Neely, and approximately 30 others.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Peyton Andreucci of The Rock 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 Butler, to approve the May 1, 2023 meeting agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

- A. Final 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.**
- B. Final 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.**
- C. Final 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.**

- D. Final 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.**
- E. Final 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.**
- F. Final 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.**
- G. Final 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.**
- H. Final 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.**
- I. Special Event – 3rd Annual Juneteenth Soul Food Festival – June 16 - 18**
- J. Resolution Accepting Dedication of Roadways and Drainage for Coastal Point West, Ph 3**
- K. Approval of CCU Regulatory Water Quality Monitoring Contract**
- L. Appointment of Associate Judge**
- M. Approval of SCOR’s ARPA-Funded Stormwater Infrastructure Program (ASIP) Project Resolution**
- N. Approval of April 17, 2023 Council Meeting Minutes**

APPROVAL OF CONSENT AGENDA: Motion: Blain-Bellamy made a motion, seconded by Helms to approve the May 1, 2023 consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

Cheryl Moore Adamson spoke regarding Whittemore Elementary School and the WRHS.

James David Henderson spoke in support of the WRHS.

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Patricia Jones spoke in support of the WRHS.

Larry Biddle spoke to Council and is in support of the WRHS.

There were approximately 30 others in attendance in support of the WRHS regarding the Whittemore Elementary School.

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

SPECIAL PRESENTATION:

- A. Presentation of Longevity Awards – April 2023 – 5 Years: Tyler Swanson, Police; 10 years: Nancy Mills, Police; 15 years: Michael Drew, Fire; 25 years: Jeremy Carter, Fire; 45 years: Theresa Tyler, Police** - Emrick and Jordan presented Michael Drew, 15 years; Jeremy Carter, 25 years; and Theresa Tyler, 45 years of service with the City of Conway.
- B. Presentation of Gavel to Andy Hendrick** – Blain-Bellamy and Fleming presented an engraved gavel to Judge Hendrick.
- C. Presentation of Guillain-Barre' Syndrome (GBS) and Chronic Inflammatory Demyelinating Polyneuropathy (CIDP) Awareness Month Proclamation** - Mayor Blain-Bellamy presented the GBS and CIDP Awareness Month Proclamation to Merrilyn Macurak.
- D. Presentation of Jewish American Heritage Month Proclamation** – Mayor Blain-Bellamy presented the Jewish American Heritage Month Proclamation to Alan Todd.

SECOND READING:

Final 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 the applicant has submitted to rezone the two properties at the corner of Highway 378 and Grainger Road from R-2 to Highway Commercial. The future land use map of the Comprehensive Plan identifies the property as Highway Commercial. Property directly adjacent to these parcels on the same side of the road are also zoned R-2. The auto parts store across Highway 378 is zoned Highway Commercial, as well as across Grainger Road, where the gas station is located. First reading of this request was held at the April 17, 2023 City Council meeting with one council member voting nay. Hucks said that staff recommends approval of final reading.

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

FIRST READING:

- A. First reading of Ordinance #2023-05-15 (A) authorizing the continued participation in the Local Revenue Programs offered by the Municipal Association of South Carolina.** Williams stated that the City currently participates in the Insurance Tax Collection Program, the Brokers Tax Collection Program, and the Telecommunication Tax Program offered by the Municipal Association of South Carolina (MASC). The MASC has rebranded these programs as Local Revenue Services and renamed the programs as the Insurance Tax Program (ITP), the Brokers Tax Program (BTP), and the Telecommunications Tax Program (TTP). As a result of the rebranding, the Association is required to update the ordinance and agreement by which municipalities may participate in the Local Revenue Services.

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

- B. First Reading of Ordinance #ZA2023-05-15 (B) amending Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding various revisions to development and design standards for major subdivisions and developments.** Hucks stated that this proposed amendment was presented to Council at the April 17, 2023 meeting and during the Budget Retreat. Many of these items are part of the UDO cleanup effort by staff and a list was provided in Councils packet. Also, all amendments that are proposed were in red in Councils packet. Hucks said that a public hearing was held at the April 6, 2023 Planning Commission meeting and Planning Commission recommended approval of the amendments to Article 6 – Design Standards, of the UDO. Hucks stated that staff also recommended approval.

White recommended that Planning Director, Planning Commission and Planning Department be consistent throughout the document. Hucks stated that she would review for final reading and change Planning Director to Planning Department, but that in some cases Planning Commission approval is required.

Motion: White made a motion, seconded by Blain-Bellamy, to approve first reading of this ordinance, provided that the terms are consistent for final reading. **Vote:** Unanimous. Motion carried.

- C. First Reading of Ordinance #ZA2023-05-15 (C) to annex approximately 0.40 acres of property, located at 5011 Presbyterian Drive (PIN 383-08-02-0012), 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 stated that this annexation request was submitted as a requirement to connect to city utility services. This property is within the College Park subdivision off Highway 501 and there is an existing single-family structure on the property. The Future Land Use Map of the Comprehensive Plan identifies this parcel as R1. Hucks said that staff recommended approval.

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

D. First Reading of Ordinance #ZA2023-05-15 (D) to annex approximately 10.5 acres of property, located on HWY 813, between Lite Road and HWY 65 (PIN's 324-02-03-0004 and 324-02-02-0001), and rezone from the Horry County Residential, no mobile homes allowed (SF40), and the Residential, including mobile homes (MSF20) districts to the City of Conway Low/Medium-Density Residential (R-1) district.

Hucks informed Council that this annexation and rezoning application was initially submitted by the applicant seeking to annex only a .27-acre portion of PIN 324-02-03-0004, in order to combine with property directly adjacent to it, known as the Hainer Place subdivision on PIN 324-00-00-0036 – annexed into the city in September, 2022. The portion was needed to be able to comply with pump station lot size requirements, which are different than what was required when the property was initially in the County's jurisdiction (prior to being annexed in 2022). Since those discussions took place, the adjacent property owner has requested the entire tract be annexed for future development. Rather than piecemeal the annexation and rezoning requests, staff felt it would be better to request annexation first before a platting action to combine a portion of the property with the Hainer Place development be completed. Per Horry County Land Records, the applicant received permits for mobile homes in 2018 / 2021; one in 2018 for PIN 324-02-02-0001 and the other in 2021 on PIN 324-02-03-0004. It appears the manufactured home on the .52-acre tract (PIN 324-02-02-0001) has since been removed. The larger tract – PIN 324-02-03-0004, was permitted to locate a manufactured home with brick underpinning on a small portion of the property. Hucks said that Planning Commission will hold the required Public Hearing on May 4, 2023 and that staff will forward PC's recommendation for final reading on May 15, 2023. Hucks stated that staff recommended approval.

There was some discussion regarding the replacement of mobile homes in the City.

Hucks read Article 12 of the UDO regarding the replacement and reestablishment of mobile homes on individual lots.

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

E. First Reading of Ordinance #ZA2023-05-15 (E) to annex approximately 4.04 acres of property, located on Buchanan Lane, off of Graham Road (PIN 324-16-01-0005), and rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low-Density Residential (R) district.

Hucks stated that this annexation application was submitted in order to connect to city utility services. The property is located off Graham Road on Buchanan Lane, which is an unimproved county road. The applicant would like to construct a single-family residence on the property, and is willing to improve Buchanan Lane, to the extent that would be necessary to provide adequate access to the property. This property directly abuts a portion of Riverwood at Sherwood Forest, the former Conway Country Club. The Future Land Use Map of the Comprehensive Plan identifies this parcel as R1. Hucks said that staff recommended approval.

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

CONSIDERATION:

A. Consideration of Reissuance of RFP for Whittemore Elementary School – Emrick stated that on the agenda today is the consideration of the reissuance of the RFP for Whittemore Elementary School. The purpose of the RFP is to preserve the remaining 10,000 sq. ft. building, with the option to develop the remaining portions of the site as a means to that end. In this case the response is very clear that it must be detailed, provide information on financing, design information, including rendering of the proposed buildings to be built, and it must have detailed site planning. In the original RFP it was not clear on what Council wanted and the proposal was not as detailed as what the City has required on other RFP's or development purposes. It also must be determined to be feasible to the parties that are responding to the RFP. Emrick stated that it is not staffs recommendation to go forward with the reissuance of the RFP and recommends closing the RFP, hold off on anything and reconsider the City's intent for the property, since the historical school is gone. The 10-acre site has value to the City itself and the residents of the City. The City has a need for property in this general area. If the City was to sell or give this property away, the City would need to purchase land elsewhere and would result in expense of \$1 Million and that would be born on the backs of the residents who live in the City. Suitable land is not easy to come by and the need is recreational space. Emrick said that this land is in very close proximity to the existing Recreation facility and is essentially vacant land. If Council does intend to issue the RFP, it should also be offered to all members of the local development community as the City will no longer be talking about the preservation of the site, the City will be talking about the development of the site. There is a monetary value associated with the land. A community center has been desired as one of the needs for the area, and the intended use for the school when the City originally acquired it. The City is probably most suited to operate a community center. Further, the City has a location existing at the Billy Gardner Sports Complex and can serve in that function in the very near future and can kick that program off without having to construct or reconstruct a community center. The City can and should pay a lasting tribute to the Whittemore Complex and can be done in a variety of ways. The Maypole celebration is an excellent way, it can be built and constructed as part of a memorial on the site. Unfortunately, the bricks were not able to be salvageable under Federal requirements, but something can be recreated that pays tribute to the history of the site. There is a strong likelihood that the Whittemore Middle School may be available to the City when it ceases to be used by Horry County Schools in the very near future. Issuing the RFP at this time will limit the possibilities for the City. There is an additional 10 acres contained within the Whittemore Middle School that if combined with the school would be a 20-acre tract that the City could consider in a different way. If the City were to reissue the RFP today, have a development proposal come in for the 10 acres, what we were able to get on that site could drastically handcuff the City on what could happen with the Whittemore Middle School if able to get it in the near future. Staff recommends that the City not reissue the amended RFP, close the existing RFP, then regroup to see what the City's options are at this point.

There was much discussion amongst Council and staff including the history of the site, existing RFP that includes a building that is no longer there, reissuing an RFP, burned building, SLED Report, previous RFP's within the City, property liabilities, low income housing on the property, possible acquisition of the middle school, and the existing building being built to today's standards, etc.

Motion: Blain-Bellamy made a motion, seconded by Goldfinch that City Council close the RFP, pause any discussion of redevelopment of the Whittemore Elementary site, and begin the process of considering whether or not to work with Horry County Schools to accept transfer of the property that is now Whittemore Park Middle School, before it issues another RFP relative to either of those properties. **Vote:** Blain-Bellamy, Helms, Goldfinch, Jordan voting yes. White, Butler voting no. Motion carried with a 4-2 vote.

- B. Consideration of the name of a new subdivision located within the Wild Wing Planned Development (PD), “The Lively at Wild Wing”** – Hucks stated that the proposed development is currently being reviewed by the Technical Review Committee. The preliminary plans call for this multifamily development to consist of 2 phases, containing a total of 534 units. The applicant requests to name the proposed development “The Lively at Wild Wing” upon plan approval. Hucks said that Section 10.3.18 of the City of Conway UDO stated that all subdivision names must be reviewed and adopted by Conway City Council and that staff recommended approval.

Motion: Goldfinch made a motion, seconded by Jordan to approve the name of the proposed development. **Vote:** Unanimous. Motion carried.

- C. Consideration of Approval of Stormwater Master Plan Resolution** – Harrelson informed Council that the City was awarded \$305,000 in CDBG funding to begin conducting a Stormwater Master Plan. The project took about 14 months for engineers to complete. The project focuses primarily on the Kingston Lake and Marina outfalls for this phase. The area encompassed within this phase includes a majority of downtown between Highway 378, 16th Avenue, Kingston Lake and the Marina. Real time survey data along with GIS data was mapped out and utilized with stormwater software for the 10/25-year storm events with those being the most common in our area. The Master Plan includes 44 upgrade or improvement projects listed by priority totaling \$82 Million. These completed upgrades would reduce flooding by approximately 95% during a 10-year storm and approximately 80% during a 25-year event. The Master Plan also includes the required information needed for future grant funding for construction such as LMI for each project area, green infrastructure alternatives, and service area with associated numbers to name a few.

Motion: White made a motion, seconded by Butler to approve the Resolution adopting the 2023 Stormwater Master Plan. **Vote:** Unanimous. Motion carried.

- D. Consideration of Adding a Stop Sign on Longwood Lane and Tiger Drive** – Long informed Council that the Police Department had received speeding complaints and the data collected indicates that there is a speeding issue. This is a residential area and Tiger Drive and Longwood Lane each have very long, uninterrupted right of way. Long

recommends adding a stop sign on Tiger Drive at Johnson Lane and adding a stop sign on Longwood Lane at Johnson Lane to make this three-way stop sign controlled intersections.

Motion: Goldfinch made a motion, seconded by Blain-Bellamy to approve the addition of the stop signs as requested. **Vote:** Unanimous. Motion carried.

- E. Consideration of a Request from the Catholic Church of St. James the Younger for Corpus Christi Procession Special Event Permit** – Rogers stated that this special event request is being held downtown on June 11, 2023 and the walking procession would go down Laurel Street, Third Avenue, Elm Street, and ending at Riverfront Park. Staff is fine with everything, the temporary short-term road closures during the processional for the safety of all, but when it gets to Marina Drive, even if closed for a short period, there is nowhere to get out. Rogers said that staff’s recommendation is to approve with the exception of the road closure there and staff will work with the group to move that foot traffic onto the sidewalk or down the Riverwalk to keep it off of that section of Elm.

Motion: Blain-Bellamy made a motion, seconded by White to approve the special event request with the exception of the road closure at Marina Drive along Elm Street. **Vote:** Unanimous. Motion carried.

- F. Consideration of Acceptance of RFP for Parking Meter Installation** – Emrick stated that staff put out an RFP for parking meters for on street downtown parking for the purpose of our growing demand on our parking infrastructure. Emrick said a way to accommodate the additional growth fund would be through a meter program or the general fund. Through the parking meter RFP, there were seven responses but one was late so it was disqualified. Emrick said that staff recommended choosing IPS utilizing used meters with their processing systems as they offer the most affordable option for the City and accept coins, card, and have a mobile pay app. The other option, through Shoreline Parking, was a text to pay and would replace meters all together, removing the visual clutter.

There was much discussion regarding the parking meters including public outcry, employees parking in front of other businesses, targeting certain places, 2-hour parking, flexible pricing, inconveniences, paying choices, amount to charge, amongst others.

Emrick stated that if the City chose not to use parking meters, staff suggests expanding the 2-hour parking in some areas, changing the Ordinance to specify which streets are 2-hour parking and look for some technological help for our police force to be able to enforce the parking, such as license plate reader apps.

Motion: Goldfinch made a motion, seconded by Blain-Bellamy to hold off on awarding any proposal and look at the possibility of license plate readers to help enforce the already 2-hour parking. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR’S REPORT:

Emrick informed Council of the following:

- The Great American Cleanup Event will be Saturday, May 6 from 8 a.m. – 12 p.m., meeting at the Billy Gardner Sports Complex.
- Allison is putting the finishing touches on the budget and it will be presented at the next meeting for Council’s consideration for first reading.
- Groovin’ on the Green starts this Friday night and takes place every Friday through the 19 of May
- The City learned last week that we have been awarded another big grant for upgrades to the stormwater network that feeds into Kingston Lake from a variety of locations downtown. This is a \$10 million grant and will prevent potential real flood damage to properties and homes.
- City Hall renovations are nearing their completion. The next project for our Facilities Maintenance folks is a new Gateway Sign on 378 in front of Smith Jones Park. We have marked out a location and will begin some of the preliminary work soon, including electrical and some of the foundation work.
- Governor McMaster will be in town on June 2 at the new Randall Webster Emergency Operations Building as part of his annual Hurricane Tour. The time of his visit is not yet known.
- The Ribbon Cutting for the Smith Jones Pool will be June 2 at 2:30 p.m. The pool is just about ready and now we are focusing on dressing up the facilities and making them special. Stay tuned for more updates on this as I have them.
- Next week is Hospital Week. Conway Medical Center is celebrating their 95th Anniversary and I believe the Mayor is issuing a proclamation on Monday morning to help commemorate their importance to the City of Conway. The City is also hosting the staff of CMC for a movie at the Terrace next Thursday evening.
- The City has a Special Election upon us. We have five candidates vying for the unexpired term left by Alex Hyman. Those candidates are Autry Benton, Bill Wiegand, Kendall Brown, April O’Leary, and Tyler Thomas. The deadline to register to vote in this election is May 12 and election day is June 13. If needed, a run-off will be June 27.
- The City had new hire orientation today. Our new Associate Judge, Stephen Grooms and our new City Attorney, Jasmine Waites, both went through orientation. Jasmine will join us starting with the next Council meeting.
- The new statute and fountain commemorating Hurricane Florence Victims are progressing nicely. A life size mock-up is currently being constructed in Portland and we are still looking at a November installation. There is a chance we may be delayed due to material shortages of the base materials. If that occurs, the installation will be delayed until after the Christmas Holiday.
- On May 22, the Solid Waste Department will be fully staffed for the first time in three years.
- There is a short workshop tonight on some upcoming Planning and Zoning issues, a potential incentive for consideration and one to possibly end or modify.

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Helms said that she appreciates the hard work that the City put into building Jenkins Field Road, as everyone did a great job and it looks good. Helms said that her heart goes out to how much work was put into Whittemore by the Foundation, but thinks that pausing is in the best interest of the whole City, and that doesn't mean that something even better won't happen than what has been brought to the City's attention.

White stated that the bridge and medians on Highway 501 need attention. White said that going up the bridge it looks immaculate and wondered why the City can't get that same group to clean the bridge trees, etc. going out on Highway 501. White thinks the City should put some pressure on DOT to ask them to clean up this area. White said that the 378 Corridor, Ninth Avenue to Highway 501 was supposed to get work done on it but that hasn't happened, like a sign. Emrick said we were not able to purchase the property. White asked about the variances on Ninth Avenue. Hucks stated that the variances were for minimum lot depth and setbacks. White recommended that the letters sent out include an explanation of the variance going forward. White asked that something be given from the City to employees when they are sick with surgery or in the hospital. White echoed that he would like to work on a Diversity and Equity group, copying from Myrtle Beach, that does meetings in the park for all the citizens to talk about issues that concern them, for instance today something was done for the Jewish community. White said that a lot of the things done downtown are not ethnic related and he would like to be more inclusive of the things that are being done in the City. White said that Waites from Myrtle Beach would come and do a presentation as to what this group could look like.

Goldfinch thanked the Conway Recreation Center and the Conway Kiwanis Club for putting on the Fishing Derby, another quality of life event in Conway. Goldfinch thinks that White should have the first splash on June 2 at the Smith Jones Center pool and he is looking forward to that grand opening. Goldfinch said that the talking has already started on social media regarding the Whittemore Elementary School and he thinks that City Council has the absolute best intentions. The three that were on Council when the City was gifted that site from the Horry County Schools had the best intentions, now things have changed and the school has burned down. Goldfinch feels like there is a lot of misinformation out there, there are folks in the community that believe things that they have heard that perhaps are not exactly accurate, and he welcomed any one watching to call him at 488-1200 at any time as he wants to know what has been told, what everyone is thinking, and what he is missing as he wants the people that live in this community to have the best for long term. Goldfinch said he does not see how low-income housing pays tribute and memorializes an Elementary School that does not exist anymore, only in the hearts and minds of those that went there more so than what the City of Conway can do as that is what the City is striving to do but is getting beat up for.

Jordan said that White should take the inaugural plunge and thanked everyone for having the Smith Jones pool ready. Jordan said that with the Whittemore Elementary building no longer there and reissuing the RFP would open the flood gates for any and everybody as that is not what anyone in the community would want. If the school was still there and not unfortunately burned, he thinks the society and the City had intentions of working together and moving forward. It is a very unfortunate situation and Jordan thinks that Council and, in the community, truly have the best intentions of what is right for the entire community. Jordan does not think that low income housing is the answer to that but if that is what the community wants but he does not see that is the direction. Jordan stated that he had a call a couple of weeks ago from his wife's co-worker whom had lost her daughter and had been gifted a weeping willow tree that her HOA would not let her plant in

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her yard. Jordan called Emrick who made arrangements for the tree to be picked up and planted at Lady Bug Park. Jordan and the co-worker thanked everyone responsible for making that happen. Jordan said that he got a text from former Councilman Hyman whose son participates in the 10u soccer league and Conway won the Coastal Classic out of 46 teams.

Butler said that even though it is the end of the school year, she hopes that everyone can continue to support Conway High School and Coastal with their graduation coming up. The Varsity girls' soccer team has a playoff game tomorrow and the Varsity softball team will be having their playoff game. The school's athletic programs are still doing well. Butler then gave kudos to Conway Rec for starting them off when they are young. Butler said that she wants to co-sign on what Councilmember White mentioned, as she also mentioned at the budget retreat, and she thinks it is extremely important that the City has some type of program that includes all of the races of color that are in Conway. Butler said that she is in the process of collecting data to see why Coastal students do not stay in Conway. Butler thinks if there is a department or division that could be inclusive and created to help bridge that gap between the city and the community, especially the African Americans at Coastal that have no desire to stay in Conway.

Blain-Bellamy said that the grand opening of the Jenkins Field Road was wonderful and that is a huge improvement. Blain-Bellamy appreciates all departments in the City and is willing to put staff up against anybody.

Blain-Bellamy called for a short break.

WORKSHOP:

LED/EMC Signage with Digital Display – Hucks informed Council that this text amendment came about as a result of a theater owner that currently used changeable copy on their marquee and unfortunately, the letters were becoming more difficult to find and it was also becoming harder to change the message. In response, last year staff proposed an iconic sign ordinance, which did receive first reading, but prior to second reading, staff was asked to review the ordinance and to simplify. Due to the complexities with the proposed iconic sign ordinance, staff would like to amend the UDO with regard to LED's / EMC's to allow digital display, and in addition to where they are already allowed, to also allow them to be utilized by theaters, regardless of their location. The text amendment will be considered by Planning Commission at their May 4 meeting and their recommendation will be forwarded to Council with first reading of the amendment.

Chickens in R and R-1 – Hucks informed Council that the UDO was amended in 2017 to allow chickens in the Institutional district for educational purposes, as Conway High School wanted chickens for their agricultural programming. Staff had also proposed at that time to allow chickens in low-density residential districts, but council limited it to IN at that time. Since then, there has been a movement to allow chickens in more urban areas. It has also been an enforcement issue with staff requiring residents to get rid of their chickens. With the rising cost of eggs, more people are showing more interest in having chickens. This amendment would allow the keeping of chickens in the R and R-1 zoning districts, with conditions.

There was much discussion regarding this issue.

Hucks said that this amendment was discussed at budget retreat, and it is also scheduled to go to Planning Commission on May 4, 2023. The recommendation will be forwarded to Council.

Clean up of the Incentive Ordinances – Dennis informed Council of the conflicts within the incentive ordinances and that staff would like to clean up the wording to have more uniformity across all incentives to include: Article F: Family Entertainment Incentive, Article G: Redevelopment of Existing Vacant Building 25,000 sq. ft or greater, Article H: Occupancy of Existing Vacant Building in CBD, Article I: Redevelopment Enhancement Incentive, and Article J: Hotel/ Short Term Rental Incentive. The cleanup items would include the following:

- **Implementation of a new application and Reimbursement Request Form** for clear determination of the fees being reimbursed with each incentive- There were multiple applications for the different incentives this would allow for a single page document to be used and eliminates some of the confusion.
- **Wording to clarify when the incentive time clock would start.** Some incentives state at the issuance of CO and others are not clear.
- **A clear indication of the reimbursement request time frame.** Currently the ordinance states to request reimbursement between January 1 and January 31 of the following year. This has posed a problem with the reimbursement of certain incentives due to when the CO is issued. I am proposing to update the incentives to provide a reimbursement request dead line within 30 days of the CO date the year following the issuance of the CO. (ex. If I receive a CO on November 15, 2023 I will have a reimbursement request window of November 15, 2024- December 15, 2024 to request my reimbursement for my first year of eligibility)
- **opportunity for certain incentives to be offered prior to others-** the ordinances state no incentives are to be granted until a signed agreement is in place but often times this is not done until later in the process and the review time and or permit fees may have been issued. Staff proposed to allow for some incentives to be reimbursed prior to others if needed. But only after council and/or the administrator has approved eligibility.
- **updating each ordinance to include a signed agreement-** this will help provide each applicant has a clear understanding of their incentives and the process to be reimbursed.

Termination of Article I: Redevelopment Enhancement Incentive – Dennis said that at budget retreat council was in favor of terminating the extension of this ordinance ahead of the expiration date for zoning district WRD 1 and 2, CBD, and CC districts only.

Implementation of new Industrial Incentive – Dennis said that at budget retreat Council was also in favor of implementing a new industrial incentive to attract more industrial style business which will provide more work force within the city. Staff has explored this option and has determined that offering all or a combination of the following incentives could be beneficial in these efforts:

- Expedited period of review 15 days instead of 30
- Reimbursement of applicable building permit fees
- Reimbursement of business license fees 2, or 5 years (up to council)

- A possible reduction in landscape requirements depending on the acreage of the lot.

Staff has discussed reducing side and rear yard landscaping by one letter classification (unless adjacent to residential) for example if it is type B required they could reduce to type A. But could not reduce lower than Type A as some landscaping should be required.

Blain-Bellamy suggested that staff put the plan in writing and bring forth to City Council.

EXECUTIVE SESSION: Motion: Goldfinch made a motion, seconded by Blain-Bellamy to enter into Executive Session for the following: (A) Consideration of appointments to boards, commissions and committees [pursuant to SC Code §30-4-70(A) (1)]; (B) Discussion of a contract dealing with Riverfront Development Downtown [pursuant to SC Code §30-4-70 (A) (2)]. **Vote:** Unanimous. Motion carried.

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

POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: MOTION: Jordan made a motion, seconded by Butler on the following: (A) Appoint Virginia Norris to the Planning Commission to fill an unexpired term ending 12/31/2024; and (B) Authorize the Administrator to cancel the agreement with Genford Development, LLC. **Vote:** Unanimous. Motion carried.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 15 day of May, 2023.


Alicia Shelley, City Clerk