

May 15, 2023

CITY OF CONWAY  
CITY COUNCIL MEETING  
BUILDING & PLANNING DEPARTMENT  
196 LAUREL STREET, CONWAY  
MONDAY, MAY 15, 2023 - 4:00 P.M.

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

**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; Robert Cooper, Building Official; Heath Watford, Police Sergeant; Steven Pearce, Police Sergeant; Rock Rabon, Fleet Maintenance Director; Jasmine Waites Parker, City Attorney; Stephen Grooms, Associate Judge; and Alicia Shelley, City Clerk.

**OTHERS:** Priscilla Fuller, Kendall Brown, Hillary Howard, Cassidy Callaghan, Autry Benton, Tyler Thomas and approximately 10 others.

**CALL TO ORDER:** Mayor Pro Tem Jordan called the meeting to order. Goldfinch 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 15, 2023 meeting agenda. **Vote:** Unanimous. Motion carried.

**CONSENT AGENDA:**

- A. Final reading of Ordinance #2023-05-15 (A) authorizing the continued participation in the Local Revenue Programs offered by the Municipal Association of South Carolina.**
- B. Final 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.**
- C. Final 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.**

- D. Final 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.**
- E. Final 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.**
- F. Approval of 2023 Annual Participant Agreement with Horry County Solid Waste Authority**
- G. Approval of May 1, 2023 Council Meeting Minutes**

**APPROVAL OF CONSENT AGENDA:** **Motion:** Goldfinch made a motion, seconded by Helms to approve the May 15, 2023 consent agenda. **Vote:** Unanimous. Motion carried.

Jordan introduced the following new employees: Dallas Watts, Firefighter I; Ryan Hughes, Firefighter I; Stephen Grooms, Associate Judge; and Jasmine Waites Parker, City Attorney.

**PUBLIC INPUT:**

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

**SPECIAL PRESENTATION:**

- A. Employee of the Month for May 2023 – Public Works Division –** Jenerette presented Derek Remillard with the Employee of the Month award for May 2023.
- B. Presentation of Gun Violence Awareness Day Proclamation –** Jordan presented Moms Demand Action with a Proclamation declaring June 2, 2023 as National Gun Violence Awareness Day in the City of Conway.
- C. Presentation of National Safe Boating Week Proclamation -** Jordan presented the US Coast Guard with a Proclamation declaring the week beginning May 20, 2023 as National Safe Boating Week.

**PUBLIC HEARING AND FIRST READING:**

**Public Hearing and First Reading of Ordinance #2023-06-05 (A), Fiscal Year 2023-24 Budget, an Ordinance to Levy Taxes and Establish a Municipal Budget for the City of Conway, South Carolina.** Williams presented the proposed FY 2023-24 budget and stated that the \$79,003,733 total budget is approximately a 20% increase from this current year's operating budget. Williams said that this includes a cost of living salary increase of 6% for qualifying employees, 24 new full-time positions and 1 part time position. The property tax millage will

increase by the cost of living rate of 6% from 82.7 mills to 87.7 mills. All city fees were reviewed and updated to reflect actual costs with inflation built in to assure that costs are passed through the user and not born by the general public. Solid waste collection fees, stormwater fees, and water and sewer rates will increase by the cost of living rate of 6%.

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

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

#### **FIRST READING:**

- A. First reading of Ordinance #2023-06-05 (B) Amending Title 1, Chapter 1, Section 1-4-4 Creation of Specific Departments.** Williams informed Council that the Building Department has proposed to change the department name to Construction Services.

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

- B. First Reading of Ordinance #ZA2023-06-05 (C), amending Article 11 – Signage, of the City of Conway Unified Development Ordinance (UDO), regarding Electronic Message Centers (EMC’s) and Light-Emitting Diodes (LEDs) with digital and/or animated display.** Hucks said that early last year the theater downtown inquired about doing EMC or LED with digital or animated display to replace the existing changeable copy area on their sign marquee. The CBD zoning district does not allow this type of signage. Currently LED/EMCs with digital or animated display are only permitted in IN or IC zoning, or properties zoned HC and located on Highway 501 Bypass, including Church Street. Initially, an iconic sign ordinance was drafted, but due to the complexity of that ordinance, staff was asked by Council to simplify. After a thorough review, staff has drafted an amendment to the sign ordinance in Article 11 of the UDO, that also allows theaters that met the criteria have LED/EMCs with digital or animated displays. Theaters that are located in a Historic Design Review District would still be required to have CAB approval. Planning Commission held the public hearing at their May 4, 2023 meeting. Hucks said that after staff had drafted this ordinance, Horry County Schools reached out to staff because in the past they have asked to rezone properties that the schools are located on to Institutional to be able to have LED signs with digital display. Many of the Horry County Schools have moved to that. At the time, attempts to rezone were unsuccessful. Staff did mention this to Planning Commission, however their recommendation did not include any considerations for the school district.

Butler asked for clarification as to why schools are not being included. Hucks explained. After some discussion, Council decided that schools and also the recreation center should be allowed to have this type signage regardless of the zoning district.

**Motion:** Helms made a motion, seconded by Goldfinch, to defer first reading of this ordinance and asked staff to add language allowing educational facilities and the recreation center to have LEDs/EMCs with digital or animated display regardless of location. **Vote:** Unanimous. Motion carried.

**C. First Reading of Ordinance #ZA2023-06-05 (D), to annex approximately 0.16 acres of property located at 600 Stanway Drive (PIN 382-06-03-0013), and rezone from the Horry County Residential, no mobile homes allowed (SF6) district to the City of Conway Low/Medium-Density Residential (R-1) district.** Hucks stated that this annexation application was submitted as a requirement to connect to city utility services. The property is within the Pine Valley Estates subdivision off of Highway 544. There is an existing single-family structure on the property and restrictive covenants have been recorded. Hucks said that there are four other lots within this subdivision that have been annexed. This property is not contiguous to another lot within this subdivision, but rather the student housing complex that abuts the property. Additionally, this property is located within the rear portion of the Pine Valley Estates subdivision, whereas the other properties previously annexed are located closer to Highway 544, in front of the subdivision. The Sanitation Department also has concerns with having the proper area for their trucks to turn around and getting their trucks in and out of the development. Hucks said that staff recommends against annexation of the property at 600 Stanway Drive.

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

**D. First Reading of Ordinance #ZA2023-06-05 (E), to annex approximately 0.48 acres of property located at 144 Sellers Road (PIN 339-11-02-0010), and rezone from the Horry County Residential, no mobile homes allowed (SF20) district to the City of Conway Low/Medium-Density Residential (R-1) district.** Hucks stated that this annexation application was submitted as a requirement to connect to city utility services. The property is within the Langston Heights subdivision off of Highway 905. There is an existing single-family structure on the property and restrictive covenants have been recorded. The Future Land Use Map of the Comprehensive Plan identifies this property as low/medium density residential. Hucks said that staff recommends approval of first reading of this annexation request.

**Motion:** White 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:

- The City had a fantastic turnout for the Great American Cleanup Event last Saturday. Volunteers collected more than 800 pounds of litter.
- Reminder that the Ribbon Cutting for the Smith Jones Pool will be June 2 at 2:30 p.m. The City is having a staff night there this Thursday to test it out and our soft opening will be this Saturday, with a full opening next weekend.

- Reminder for the Special Election. The deadline to register to vote in this election has passed. Election day is June 13. If needed, a run-off will be June 27.
- Construction has begun on the pickleball courts at Collins Park. Crews have dug down to create a new base and will begin bringing in sand and gravel to compact for a smooth level base. This will take several weeks. The park should be ready for asphalt in four weeks or so and once that is completed, concrete work and resurfacing work will commence. Staff is still hoping to have them ready by late August.
- Councilman White asked about the medians on 501 and the hillside next to the overpass at 701 and 501 Bypass.
  - The medians were discussed at the Budget Retreat and Council directed staff to abandon the medians. Over the last several years, the City has spent more than \$70,000 maintaining these medians. Invariably, as soon as they are replanted, the medians are destroyed. Staff plans to hydroseed them with wildflowers and let them grow.
  - The overpass hillside is 100% in the SCDOT right of way. The trees undergrowth serve two purposes. One, they stabilize the steep bank of the over pass. Two, they help buffer the backside of the County Maintenance Facility that is located there. Clearing out that growth could do two things, first, it could destabilize the bank, which could jeopardize the overpass. Second, it could open up a view that would be worse than the trees, shrubs and kudzu.
- Emrick asked Chief Long to report how many truck route violations Police have written tickets for in the last month and they have written 36 truck route citations. It hasn't made a dent in the number of trucks violating the route restrictions so the City may want to consider increasing the fine from \$200 to \$500. After some discussion, staff will bring back options for a fine increase on this matter.

Goldfinch asked for calendar invites be sent to Council for events.

**Solid Waste Department** – Jenerette reported the following to Council:

- The Solid Waste Department received two grants: One from SC DHEC for \$15,000 and the other from the Horry County Solid Waste Authority for \$10,000 to purchase 500 blue recycle carts.
- Last month on April 22, 2023, the City of Conway and the Horry County Solid Waste Authority celebrated Earth Day at Collins Park and 44 kids participated before it was rained out.
- On May 22, 2023, the Solid Waste department will be fully staffed for the first time in 3 years.
- The total bill for the landfill was \$72,452.79 for the month April.

**Public Works Department** – Harrelson reported the following to Council:

- Received 123 service requests since last report, which were mostly ditch drainage, sinkholes, and ROW Maintenance.
- Cleaned approximately 5 miles of ditches

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- Installed 18000 LF of pipe
- 93 inspections have been performed on stormwater and/or erosion control
- Performed 51 plan reviews
- Awarded \$1,800,800 of grant funding for the McKeithan St. outfall. Meeting with SCOR Manager on May 22 for kickoff.
- Awarded \$10,000,000 for Pine and Beaty St. Outfalls and awaiting award documents to begin design.
- All funded roads for resurfacing have been completed.
- Jenkins Field Road has been officially completed.
- A city crew has begun working on the pickleball courts in Collins Park and hope to be completed with those mid-summer.
- Public Works is simultaneously working to complete the area for the FD's new training center at the shop.
- A construction crew has been cleaning ditches and outfalls while others are working on ROW's cutting grass and other obstructions.
- Tractors are out every day cutting grass.

White said that a sinkhole was on Smith Street. Harrelson said that Public Works would look into it.

#### **COUNCIL INPUT:**

**Goldfinch** stated that it is National Law Enforcement Week and thanked all for their service. Goldfinch said that it is also Bring Flowers to Someone Day. Goldfinch asked why Planning Commission tabled the chicken amendment. Hucks said that they wanted to allow more than five and had positive public input. Planning Commission asked staff to see what other cities are doing with chickens.

**White** asked Chief Long what happened to the person that died on Fifth Avenue. Chief Long said it was natural causes.

**Helms** thanked Emrick for his "Ask the Administrator" on Facebook. Helms said that we had some new police motorcycles in the City. Helms thanked Conway Downtown Alive for hosting the CCU/Conway mixer and that Groovin' on the Green has been great.

**Jordan** thanked everyone for bearing with him for conducting today's meeting. Jordan wished the Conway High Boys Golf Team well in the State Championship.

Jordan called for a short break.

**WORKSHOP:** There were no Workshop items.

**EXECUTIVE SESSION:** **Motion:** White made a motion, seconded by Helms 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 affecting the Conway Recreation Facility [pursuant to SC Code §30-4-70 (A) (2)]; and (C) Discuss the potential

lease of property in the South Conway area [pursuant to SC Code §30-4-70 (A) (2)] **Vote:** Unanimous. Motion carried.

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

**POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:** **MOTION:** Butler made a motion, seconded by Helms to (A) Appoint Dylan Jordan to the Water Quality and Drainage Commission for a 3-year term; and **MOTION:** Goldfinch made a motion, seconded by White to (B) Enter into an agreement with Conway Medical Center in support of the Conway Parks and Recreation Department, the Conway Sports and Fitness Center, and the City of Conway. **Vote:** Unanimous. Motion carried.

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this 5 day of June, 2023.

  
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Alicia Shelley, City Clerk