

June 5, 2023

CITY OF CONWAY
CITY COUNCIL MEETING
BUILDING & PLANNING DEPARTMENT
196 LAUREL STREET, CONWAY
MONDAY, JUNE 5, 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; June Wood, Public Information Officer; 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; Rock Rabon, Fleet Maintenance Director; Jasmine Waites Parker, City Attorney; Rosanne Dates, Grants Supervisor; Jason Perzan, Assistant Fire Chief; Ted Dudley, Public Utilities Superintendent; Kym Wilkerson, Zoning Administrator; Katie Dennis, Planning Concierge; and Alicia Shelley, City Clerk.

OTHERS: Priscilla Fuller, Kendall Brown, Hillary Howard, Sha Ron Jones, Autry Benton, Tyler Thomas and approximately 20 others.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Brandon Wilson, Ekklesia gave the invocation and led the Pledge of Allegiance.

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

APPROVAL OF AGENDA: **Motion:** White made a motion, seconded by Goldfinch, to approve the June 5, 2023 meeting agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

- A. Final 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.**
- B. Final Reading of Ordinance #2023-06-05 (B), Amending Title 1, Chapter 1, Section 1-4-4 Creation of Specific Departments.**
- C. Final 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 Single-Family Residential (SF20) district to the City of Conway Low/Medium-Density Residential (R-1) district.**
- D. Special Event - 2024 Conway/Myrtle Beach Walk & Roll – May 4, 2024**
- E. Final Reading of Ordinance #ZA2023-01-03 (B), to annex approximately 0.6 acres of property located at 901 Buccaneers Cove (PIN 382-13-01-0003), and rezone from**

Horry County Single-Family Residential, no mobile homes allowed (SF20) district to the City of Conway Low/Medium Density Residential (R-1) district.

F. Approval of a Resolution to accept a Letter of Credit for White Oak Estates Subdivision

G. Approval of a Resolution to accept a Letter of Credit for Kingston Bay, Phase 1 Subdivision

H. Approval of May 15, 2023 Council Meeting Minutes

APPROVAL OF CONSENT AGENDA: **Motion:** Butler made a motion, seconded by Helms to approve the June 5, 2023 consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

Edna Bellamy Dewitt spoke regarding African American History and the Whittemore Elementary site being restored.

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 – May 2023 – 10 years: James “Richard” Edwards, Police; 10 years: Johnathan McAllister, Police; 15 years – Jarrett Wallace, Fire – Emrick and Butler presented the longevity awards.

B. Presentation of National Garden Week Proclamation – Mayor Blain-Bellamy presented a Proclamation hereby proclaiming the Week of June 5-11, 2023 as National Garden Week.

C. Presentation of Pride Month Proclamation – Mayor Blain-Bellamy presented a Proclamation hereby proclaiming June 2023 as Pride Month in the City of Conway.

D. Presentation of Juneteenth Proclamation – Mayor Blain-Bellamy presented a Juneteenth Proclamation hereby proclaiming June 19, 2023 be celebrated in the City of Conway.

Blain-Bellamy introduced the following new employees: Jason Fisher, Police Community Service Office; Adam VanHorn, Public Utilities Tradesworker II; Marquez Carter, Planning Intern, Christopher Turk, Solid Waste Equipment Operator I; Tabatha Salum, Firefighter I; Linda Alston, Grants Coordinator; Tiffany Crauder, Membership Associate; Veronica Maceda, Membership Associate; Robert Duncan, Firefighter I; Stafani Critelli, Police Community Service Officer; Christopher Eubanks, Firefighter I; George Keesler, Firefighter I; Krista Bruce, Fleet Maintenance Administrative Assistant; Johnathan Childs, Public Utilities Tradesworker I; and Lauren West, current Senior Police Officer as the new handler for Roko.

FIRST READING:

- A. (Previously deferred) 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 (LED’s) with digital and/or animated display.** Dennis stated that the proposed amendment was initiated last year for the purposes of allowing theaters; specifically, the one on Main Street, to update their signage with an LED/EMC with digital display, due to the difficulty in finding materials needed to update the sign. This text amendment was deferred at the last council meeting due to discussion regarding the addition of language in the proposed amendment that would allow educational facilities as well as public recreational facilities to be permitted to have an LED / EMC sign as well as theaters. Since the last council meeting, staff has updated the amendment to allow educational facilities, as defined in Article 2 – Definitions, of the Unified Development Ordinance, to have one EMC/LED sign with digital/animated display, and to allow “public” recreational facilities, as specified in Article 4 – Use Tables, of the UDO, the same. Language was also amended to ensure that the sign must have auto-dimming technology to automatically adjust the brightness levels based on ambient lighting conditions, as well as language that requires that the illumination specifications for such signs proposed for installation to be certified by the sign company. Dennis said that staff recommends approval of the text amendment, as updated.

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

- B. First Reading of Ordinance #ZA2023-06-20 (A) to annex approximately 0.21 acres of property located at 602 Lesia Lane (PIN 382-05-04-0119), and request to rezone from the Horry County Residential, including mobile homes (MSF6) district to the City of Conway Low/Medium-Density Residential (R-1) district.** Dennis stated that this annexation application was submitted as a requirement to connect to city utility services. The deed was transferred into the applicant’s name in 2018, however until recently, utilities had been in the names of the individuals who rented the home on the property. The property is in the Pine Valley Estates and there is an existing manufactured home on the property. Restrictive covenants have also been filed for this property. The adjacent property was annexed into the city in July 2022 and in total, 4 properties in Pine Valley Estates have been annexed into the City limits. The City sanitation trucks already service 4 other properties on Lesia Lane, and the City Solid Waste Department has no concerns with this request. The Future Land Use Map of the Comprehensive Plan identifies this property as Medium Density Residential. Dennis said that staff recommends approval of first reading of this annexation request.

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

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

C. First Reading of Ordinance #ZA2023-06-20 (B) to annex approximately 0.48 acres of property located at 108 Erskine Drive (PIN 382-13-04-0017), and request to rezone from the Horry County Residential, no mobile homes allowed (SF10) district to the City of Conway Low/Medium-Density Residential (R-1) district. Dennis informed Council that this annexation request was submitted as a requirement to connect to city utility services. The property is located in the Coastal Heights subdivision and there is an existing single-family structure on the property. Restrictive covenants were recorded for this property in May of 2023. Several other properties within the Coastal Heights subdivision have been annexed into the City over the years, with most of them located on the opposite side of the subdivision, closer to Highway 501, Clemson Road, University Drive and Lander Drive. The Future Land Use Map of the Comprehensive Plan identifies this property as Low/Medium Density Residential. Dennis said that staff recommends approval of first reading of this annexation request.

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

CONSIDERATION:

Consideration of a Request from Caribbean Jerk Cuisine for International Street Food Special Event Permit – Rogers stated that the International Street Food Festival would be held on June 10, 2023 from 11 a.m. to 9 p.m. The event will feature food trucks, craft vendors, live music, a kid zone, festival dancing, games and cultural food tastings. Caribbean Jerk Cuisine restaurant will be the central location and will serve patrons. The applicant is requesting a road closure of Beaty Street between Third and Fourth Avenues.

Motion: Blain-Bellamy made a motion, seconded by White, to approve the special event permit as presented. **Vote:** Unanimous. Motion carried

CITY ADMINISTRATOR'S REPORT:

Emrick informed Council of the following:

- In the month before the last Council Meeting, the City Police had written close to 40 tickets for truck route violations. In the last three weeks, the Police have written another 18 tickets. On a very near future agenda, Council will see a staff proposal to raise the fine for these violations from \$200 to at least \$500.
- Conway High School won the South Carolina State High School Clay Target League, which according to their website, is the fastest growing school sport. Congrats to the Tres Thompkins and Jackson Prince, who tied for 2nd among all individual competitors.
- Emrick said that he had done short Administrator's Reports before, this one may be among the shortest. Go Chants and Emrick hopes to see everyone at Springs Brooks Stadium at 6 p.m.

COUNCIL INPUT:

Helms cheered on the Coastal Carolina Chanticleers. Helms gave a shout out to the Recreation Department and all others regarding the opening of the Smith Jones Pool.

White echoed Helms on the opening of the Smith Jones Pool and said that he had been given the credit but stated that the City did it as an organization.

Goldfinch said that he went out this morning to the County EOC, an amazing operation that should withstand any natural disaster. Goldfinch stated that he had calls asking why taxes were being raised. Goldfinch explained to the callers that taxes were controlled by the state. Goldfinch said that taxes had not increased and that in order to keep up with the rising costs of salaries, vehicles, etc. that the increase is the same rate as inflation and is nominal and not a real increase. Goldfinch then explained property value increases on homes that are reassessed every 5 years.

Jordan said that he missed the opening of the Smith Jones Pool but saw a nice photo of White taking a swim, and took Ashley in with him. Jordan congratulated all of the graduates last week.

Blain-Bellamy echoed everyone on the Smith Jones Pool opening and gave White the credit as he was the biggest cheerleader that led to a splendid recreation spot. Blain-Bellamy stated that lots of people were in attendance along with the media. PBS was there and are doing a special on the Grand Strand and surrounding communities, which will be aired in January. Blain-Bellamy congratulated everyone that had anything to do with the Smith Jones Pool.

WORKSHOP:

Wall Signs – Dennis stated that staff is proposing to add language to Section 11.4.1 of the UDO regarding wall signs to read as follows:

A. Location and Number Permitted

Only one (1) wall sign per tenant space will be allowed and shall be located at the Public Entrance. A second wall sign will be allowed subject to the following criteria:

1. If the building is located on a corner lot, a second wall sign may be installed on an alternate ~~another~~ façade. ~~or~~
2. If there is a second public entrance, a second wall sign may be installed at the second public entrance.

The maximum number of wall signs permitted is two (2) per tenant space.

B. Size

Wall signs may be a maximum of 15% of the building face where the sign is attached. The changeable copy if included in wall signs shall be limited to six (6) square feet. The sign depth shall be approved by the Planning Staff.

Blain-Bellamy asked staff to clarify the sign depth.

EXECUTIVE SESSION: Motion: White made a motion, seconded by Jordan to enter into Executive Session for the following: Discussion regarding Acquisition of Property on Highway 378 [pursuant to SC Code §30-4-70 (A) (2)]. **Vote:** Unanimous. Motion carried.

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

June 5, 2023

POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: MOTION:

Blain-Bellamy made a motion, seconded by Goldfinch authorizing the Administrator to purchase property on Highway 378. Vote: Unanimous. Motion carried.

ADJOURNMENT: Motion: Jordan made a motion, seconded by Goldfinch to adjourn the meeting. Vote: Unanimous. Motion carried.

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

Alicia Shelley
Alicia Shelley, City Clerk