



CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET, CONWAY, SC 29526
TUESDAY, JANUARY 2, 2024 - 4:00 PM

PLEASE SILENCE ALL ELECTRONIC DEVICES

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE – Rev. Richard Williams

III. ADMINISTRATION OF OATHS OF OFFICE

- A. Mayor Barbara Jo Blain-Bellamy
- B. Council Member Larry A. White
- C. Council Member Justin Jordan
- D. Council Member Julie Hardwick

IV. BRIEF RECESS

V. APPROVAL OF AGENDA

VI. CONSENT AGENDA

- A. Final Reading of Ordinance #ZA2024-01-02 (A) to annex approximately 0.23 acres located at 289 Wedding Lane (PIN 367-13-01-0025), and rezone from the Horry County Residential, including mobile homes (MSF10) district to the City of Conway Low/Medium Residential (R-1) district.
- B. Resolution accepting the dedication of roadways and drainage system in the Wild Wing, Phase 5B subdivision (Wood Stork Drive, Beechfield Court, Brick Point Court).
- C. Special Event – Waccamaw Sportsmen’s Expo – March 22 & 23, 2024
- D. Special Event – Shuckin’ on the Waccamaw – March 22, 2024
- E. Approval to Replace Vehicle Maintenance Service Truck
- F. Approval of December 17, 2023 Emergency Meeting Minutes

“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city.”

G. Approval of December 4, 2023 Council Meeting Minutes

H. Declare that the State of Emergency relative to the December 2023 noreaster has ended

VII. ELECTION OF MAYOR PRO TEM FOR 2024

VIII. PUBLIC INPUT

IX. SPECIAL PRESENTATION

A. Recognition of 2023 Employees of the Year

B. Presentation of Longevity Awards – December 2023 – 10 Years: Danner Thompson, Recreation

C. Presentation of Future Plans for Jerry Cox Parking Lot and ERF #3 (Hyman)

D. Discussion of a request by Crunk Engineering, LLC, to annex approximately 8.96 acres of property located at the intersection of Mill Pond Rd and Hwy 501 (PIN 338-10-01-0015), and rezone from the Horry County Highway Commercial (HC) to the City of Conway Highway Commercial (HC) zoning district. (Hucks)

E. Discussion of a request by Mike Wilson (agent) to rezone approximately 0.24 acres of property located at 610 Main street (PIN 338-13-02-0035) from the City of Conway Low/Medium Density Residential (R-1) district to the City of Conway Professional (P) district. (Hucks)

X. SECOND/FINAL READING

A. Final Reading of Ordinance #ZA2023-10-02 (B) to annex approximately 1,765 +/- acres located on or near the intersection of Highway 701 S and Pitch Landing Road, Highway 701 S and Wildair Circle, Highway 701 S. and Kinlaw Lane, and Highway 701 S, Pitch Landing Rd, and Blaze Trail (PIN 381-00-00-0003, 381-08-01-0006, 381-08-04-0009, 381-08-04-0010, 380-00-00-0038, 403-00-00-0001, 403-00-00-0002, and 403-00-00-0022), and rezone from the Horry County Highway Commercial (HC), Commercial Forest Agriculture (CFA), and Community Retail Services (RE2) districts to the City of Conway Planned Development (PD) district. (Hucks)

B. Final Reading of Ordinance #ZA2023-10-02 (A) for the City of Conway to enter into a Development Agreement with BRD Land & Investment, LP for the development of property located on or near the intersection of Highway 701 S. and Pitch Landing Rd, known as the Warden Station tract, containing approximately 1,765 +/- acres (PINs 381-00-00-0003, 381-08-04-0009, 381-08-04-0010, 380-00-00-0038, 381-08-01-0006, 403-00-00-0001, 403-00-00-0002, and 403-00-00-0022). (Hucks)

XI. FIRST READING

“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city.”

- A. First Reading of Ordinance #ZA2024-01-16 (A), to annex approximately 0.14 acres located at 127 Quail Run (PIN 383-09-04-0077), 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)
- B. First Reading of Ordinance #ZA2024-01-16 (B), to annex approximately 0.16 acres 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)
- C. First Reading of Ordinance #ZA2024-01-16 (C), to annex approximately 0.25 acres of property located at 1674 Destiny Lane (PIN 383-01-04-0010), and rezone from the Horry County General Residential (GR) district to the City of Conway Low-Density Residential (R) district. (Hucks)
- D. First Reading of Ordinance #ZA2024-01-16 (D), to annex approximately 9.24 acres of property located at 2325 Hwy 501 East (PIN 383-11-01-0004), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district. (Hucks)
- E. First Reading of Ordinance #ZA2024-01-16 (E) to rezone approximately 1.84 acres of property located at/near the intersection of Oak Street and Medlen Parkway (PIN 338-02-01-0038) from the City of Conway Neighborhood Commercial (NC) district to the City of Conway Medium-Density Residential (R-2) district. (Hucks)
- F. First Reading of Ordinance #ZA2024-01-16 (F) of an amendment to Article 2 – Definitions and Article 5 – Specific Use Regulations, of the City of Conway Unified Development Ordinance (UDO), regarding the requirements for Electric Vehicle Charging Stations (EVCS) and associated equipment. (Hucks)
- G. First Reading of Ordinance #2024-01-16 (G) to authorize a license agreement between the City of Conway and First Baptist Church to close a portion of Sixth Avenue during certain hours. (Rogers)

XII. CITY ADMINISTRATOR'S REPORT

XIII. COUNCIL INPUT

XIV. BREAK

XV. WORKSHOP

Discussion of a proposed Development Agreement by Lennar Carolinas, LLC and Thomas & Hutton, and Discussion of a Request to annex and/or rezone approximately 486 +/- acres of property, located at or near the corner of HWY 378 & Juniper Bay Rd, Hwy 378 & Airport Rd, Dayton Drive, and Dunn Shortcut Rd (PIN's 336-00-00-0043, -0044, -0045, 336-13-04-0006, 336-14-04-0011, 336-15-03-0003, 337-00-00-0009, -0011, -0012, 337-08-01-0004, 370-00-00-0011, and 370-04-01-0004), and rezone from the Horry County Commercial Forest Agriculture

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(CFA), Horry County Highway Commercial (HC), Horry County Residential, no mobile homes allowed (SF40), the City of Conway Heavy Industrial (HI), City of Conway Low/Medium-Density Residential (R-1), and City of Conway High-Density Residential (R-3) districts to the City of Conway Planned Development (PD) district.

XVI. EXECUTIVE SESSION

- A. Consideration of appointments and/or removal to boards, commissions and committees [pursuant to SC Code §30-4-70(A) (1)].
- B. Discussion on Contractual Negotiations Incident to the Potential Acquisition of Property near Crabtree Swamp [pursuant to SC Code §30-4-70 (A) (2)].
- C. Discussion on Contractual Negotiation Incident to Riverfront Properties [pursuant to SC Code §30-4-70 (A) (2)].

XVII. RECONVENE FROM EXECUTIVE SESSION

XVIII. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

XIX. ADJOURNMENT

Any citizen of the municipality may make an appearance before City Council concerning any municipal matter with the exception of personnel matters. Persons desiring to speak must notify the City Clerk prior to the beginning of the meeting. However, if you are speaking regarding a public hearing item, then you would do so during that time on the agenda. Please address Council from the podium stating your name, address, and the subject you would like to discuss. The public may also access the meeting at www.cityofconway.com under the “Latest Events” tab on the home page. If you are unable to attend and would like to voice your concerns or comments regarding a request, please call the City Hall at 843-248-1760 or email ashelley@cityofconway.com, to be received prior to 12:00 noon on January 2, 2024. To assure proper recording of public comments left on the City’s voicemail, callers are urged to clearly pronounce their names and addresses, preferably providing spelling for both.

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