



CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET, CONWAY, SC 29526
MONDAY, SEPTEMBER 18, 2023 - 4:00 PM

PLEASE SILENCE ALL ELECTRONIC DEVICES

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE - Rev Robert Bannon, Kingston Presbyterian Church

III. APPROVAL OF AGENDA

IV. CONSENT AGENDA

- A. Final Reading of Ordinance #ZA2023-08-07 (H) to annex a 1.17-acre tract and 1.21-acre tract of property, totaling 2.38 acres, located at (and adjacent to) 588 Hwy 544 (parcel B-1: PIN 382-04-04-0001 and parcel B-2: PIN 382-05-01-0001), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district.
- B. Approval of Letter of Intent for Grainger and Lake Busbee site with Santee Cooper
- C. Special Event – Oct to be Here – October 28, 2023
- D. Approval of August 29, 2023 Council Emergency Meeting Minutes
- E. Approval of September 5, 2023 Council Meeting Minutes

V. PUBLIC INPUT

VI. SPECIAL PRESENTATIONS

- A. Presentation of Keep Conway Beautiful Award (Mileur)
- B. Presentation of Public Safety Employee of the Month

VII. PUBLIC HEARING AND FIRST READING

Public Hearing and First Reading of Ordinance #ZA2023-10-02 (A), of a request by Shep Guyton and G3 Engineers, agents for BRD Land & Investment, LP, to enter into a development agreement with the City of Conway for the Warden Station Planned Development, located on / *“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.”*

near Hwy 701 South & Pitch Landing Rd, containing approximately 1,765 acres (+/-) (PIN's 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)

VIII. FIRST READING

- A. First Reading of Ordinance #ZA2023-10-02 (B), to annex approximately 1,765 (+/-) acres of property located on / near the intersection of Hwy 701 S & Pitch Landing Rd, Hwy 701 S & Wildair Circle, and Hwy 701 S. Pitch Landing Rd, and Blaze Trail (PIN's 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, 403-00-00-0022), and request to rezone from the Horry County Highway Commercial (HC), Community Retail Services (RE2), and Commercial Forest Agriculture (CFA) districts to the City of Conway Planned Development (PD) district. (Hucks)
- B. First Reading of Ordinance #ZA2023-10-02 (C), to annex a 0.38-acre tract and a 1.08-acre tract of properties, totaling approximately 1.46 acres, and located at 610 & 624 Hwy 544 (PIN's 382-05-01-0003 & 382-05-01-0004), and rezone from the Horry County Highway Commercial (HC) and Convenience & Auto-Related Services (RE3) districts to the City of Conway Highway Commercial (HC) district. (Hucks)
- C. First Reading of Ordinance #ZA2023-10-02 (D), to annex approximately 0.49 acres of property located at 508 Sellers Road (PIN 339-06-03-0032), and rezone from the Horry County Residential, no mobile homes allowed (SF40) district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)
- D. First Reading of Ordinance #ZA2023-10-02 (E), amending Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding the building height limit in the Waccamaw Riverfront Districts one (1) and two (2). (Hucks)
- E. First Reading of Ordinance #ZA2023-10-02 (F), amending Article 4 – Use Tables and Article 10 – Subdivision and Land Development, of the City of Conway Unified Development Ordinance (UDO), regarding requirements related to a Conservation Subdivision. (Hucks)

IX. CONSIDERATION

- A. Consideration of a request for a waiver of sidewalk requirements for the proposed Parker's Kitchen to be located at the corner of Highway 501 and Four Mile Road (PIN's 326-09-03-0002 & 0003). (Hucks)
- B. Consideration of a Special Event Request - CCU vs. App State Tailgate and Viewing – October 10, 2023 (Emrick)

X. CITY ADMINISTRATOR'S REPORT

XI. COUNCIL INPUT

"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."

XII. EXECUTIVE SESSION

- A. Consideration of Appointments to Boards, Commissions and Committees for the Recreation Advisory Committee and the Whittemore Task Force. [pursuant to SC Code §30-4-70(A) (1)].
- B. Discussion of Contractual Negotiations Incident to the Potential Acquisition of Downtown Properties. [pursuant to SC Code §30-4-70 (A) (2)].

XIII. RECONVENE FROM EXECUTIVE SESSION

XIV. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

XV. 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 September 18, 2023. 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.

“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.”