



CITY COUNCIL MEETING  
CITY HALL COUNCIL CHAMBERS  
229 MAIN STREET, CONWAY, SC 29526  
MONDAY, OCTOBER 2, 2023 - 4:00 PM

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*PLEASE SILENCE ALL ELECTRONIC DEVICES*

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE – Rev Wallace Evans, Jr – A Father’s Place

III. APPROVAL OF AGENDA

IV. CONSENT AGENDA

- A. Final 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.
- B. Final 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.
- C. Final 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).
- D. Final 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.
- E. Approval of the 15<sup>th</sup> Judicial Circuit Traffic Enforcement Mutual Aid Agreement
- F. Special Event – Lights, Music, Christmas – December 17, 2023
- G. Approval of September 18, 2023 Council Meeting Minutes

V. PUBLIC 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.”*



## VI. INTRODUCTION OF NEW HIRES

## VII. SPECIAL PRESENTATIONS

- A. Presentation of Longevity Awards – September 2023 – 5 Years: Kyle Todd, Police; 5 Years: Leigha Howell, Fire; 5 Years: Garrett Roberts, Hospitality & Beautification; 15 Years: Careyce “Antwan” Nesmith, Fire; 15 Years: Michael Brazier, Solid Waste; 20 Years: Joshua Scott, Police; 20 Years: Christopher Jones, Police.
- B. Presentation of Tree City USA designation – Lois Edwards, South Carolina Forestry Service

## VIII. FIRST READING

- A. First Reading of Ordinance #ZA2023-10-16 (A), to annex 0.36 acres of property located at 1670 Destiny Lane (PIN 383-01-04-0009), and rezone from the Horry County Residential, no mobile homes allowed (SF6) district to the City of Conway Low-Density Residential (R) district. (Hucks)
- B. First Reading of Ordinance #ZA2023-10-16 (B), to annex 0.35 acres of property located at 803 Donald Street (PIN 369-12-04-0003), 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)

## IX. CONSIDERATION

Consideration of Accommodations Tax Advisory Committee Funding Recommendations (Mungo)

## X. CITY ADMINISTRATOR’S REPORT

## XI. COUNCIL INPUT

## XII. 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](http://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](mailto:ashelley@cityofconway.com), to be received prior to 12:00 noon on October 2, 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.”*



**DATE: OCTOBER 2, 2023**

**ITEM: IV.A.**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-10-02 (C)**, to annex a 0.38-acre tract and a 1.08 tract of properties, totaling approximately 1.46 acres 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.

**BACKGROUND:**

On July 21, the applicant submitted an annexation and rezoning application for the subject properties, located 610 & 624 Hwy 544. The properties are currently in Horry County's jurisdiction, zoned Highway Commercial (HC) and Convenience & Auto-Related Services (RE3). Both properties contain a single-family residence, and both are currently used as rental properties. Restrictive covenants were recorded for 610 Hwy 544 on July 21<sup>st</sup>.

Per *Section 3.2.10* of the UDO, the intent of the Highway Commercial (HC) district is to *provide compatible locations to serve the automobile-oriented commercial activities in harmony with major highway developments, reduce traffic congestions and to enhance the aesthetic atmosphere of the City.*

*Surrounding Uses / Zoning Districts:*

The properties are across from and abutting the Institutional (IN) zoning district and also adjacent to Horry County Highway Commercial (HC) zoned property. Surrounding uses include student housing, the old university bookstore, a gas station, and a wrecker business.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The future land use map of the *Comprehensive Plan* also identifies the subject property as Highway Commercial (HC).

**PLANNING COMMISSION (Sept. 7, 2023 mtg.):**

Planning Commission held the required public hearing on the request at their September 7<sup>th</sup> meeting, and recommended approval of the request to rezone the properties to HC upon annexation in the City limits. There was no public input.

**CITY COUNCIL:**

City Council approved first reading of the ordinance at their September 18<sup>th</sup> meeting.

**STAFF RECOMMENDATION:**

Staff recommends Final Reading of **Ordinance #ZA2023-10-02 (C)**.

**ATTACHMENTS:**

Application;  
GIS Maps;



**ORDINANCE #ZA2023-10-02 (C)**

**AN ORDINANCE TO ANNEX A 0.38-ACRE TRACT AND A 1.08-ACRE TRACT OF PROPERTIES, TOTALING APPROXIMATELY 1.46 ACRES LOCATED AT 610 HWY 544 (PIN 382-05-01-0003) AND 624 HWY 544 (PIN 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.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY:**

**SECTION 1. FINDINGS:**

A petition has been submitted to the City Council of the City of Conway to annex approximately 1.46 (total) acres of property described herein and represented on a map.

The area proposed for annexation is adjacent to the present City limits. The petition for annexation of land and declared zoning is hereby accepted by the governing body of the municipality of Conway, and made a part of the City of Conway, South Carolina, to wit:

**ALL AND SINGULAR**, those certain parcels, lots, or tracts of land in Conway Township, County and State aforesaid, containing approximately 1.46 (total) acres, located at 610 Hwy 544 (PIN 382-05-01-0003) and 624 Hwy 544 (PIN 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.

This annexation includes all waterways, roads, and rights-of-way adjacent to the property. For a more specific description of said property, see attached map.

**SECTION 2. APPLICATION OF ZONING ORDINANCE:**

The property is admitted as City of Conway Highway Commercial (HC) area under the zoning laws of the municipality.

**SECTION 3. EFFECTIVE DATE:**

The annexation is effective as of the date of the final reading of this Ordinance.

**AND BE IT FURTHER ORDAINED** that such changes shall be made on the Official Zoning Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.



**RATIFIED BY CITY COUNCIL**, duly assembled, this 2 day of  
October, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
K. Autry Benton Jr., Council Member

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

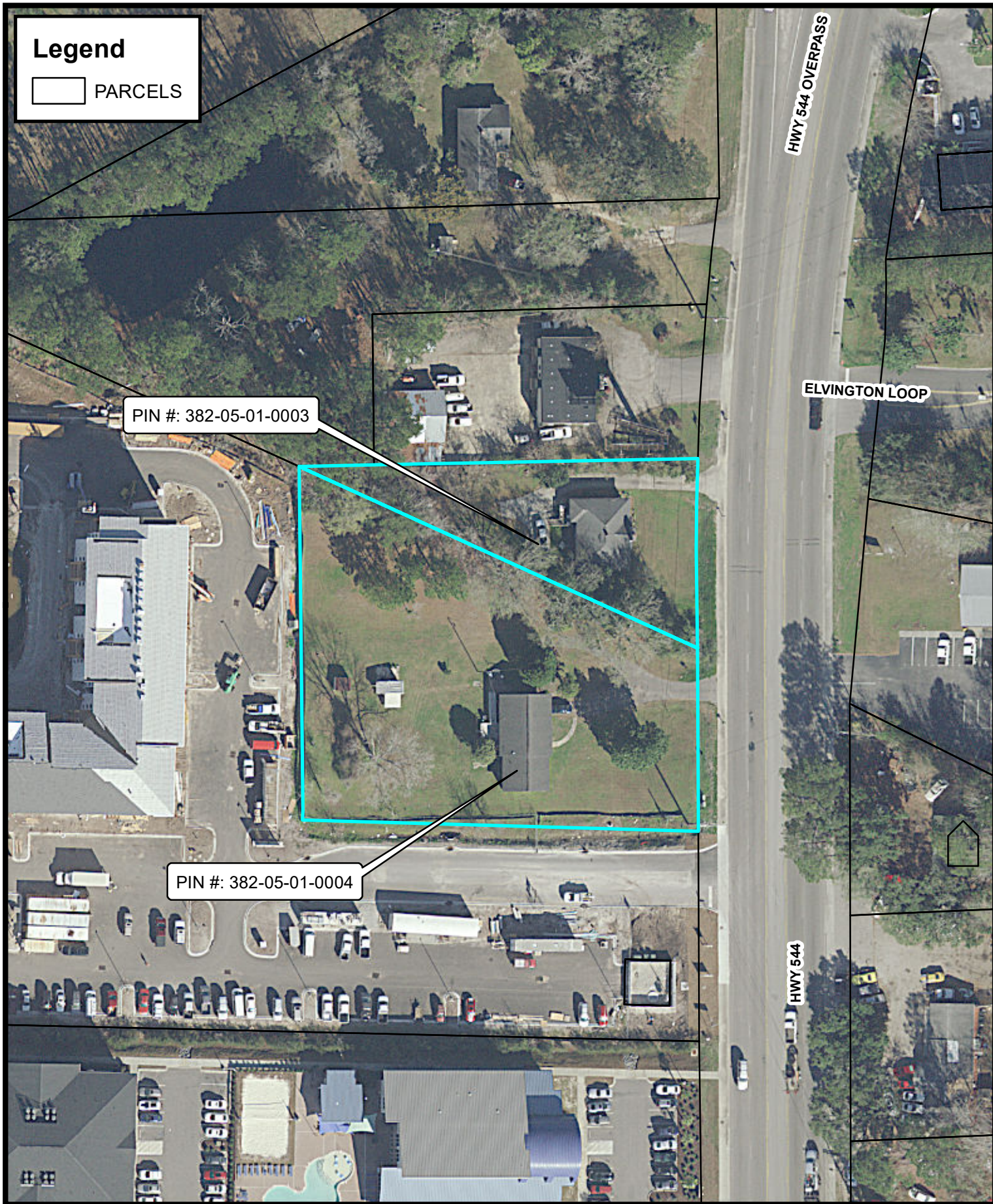
\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: September 18, 2023

Final Reading: October 2, 2023





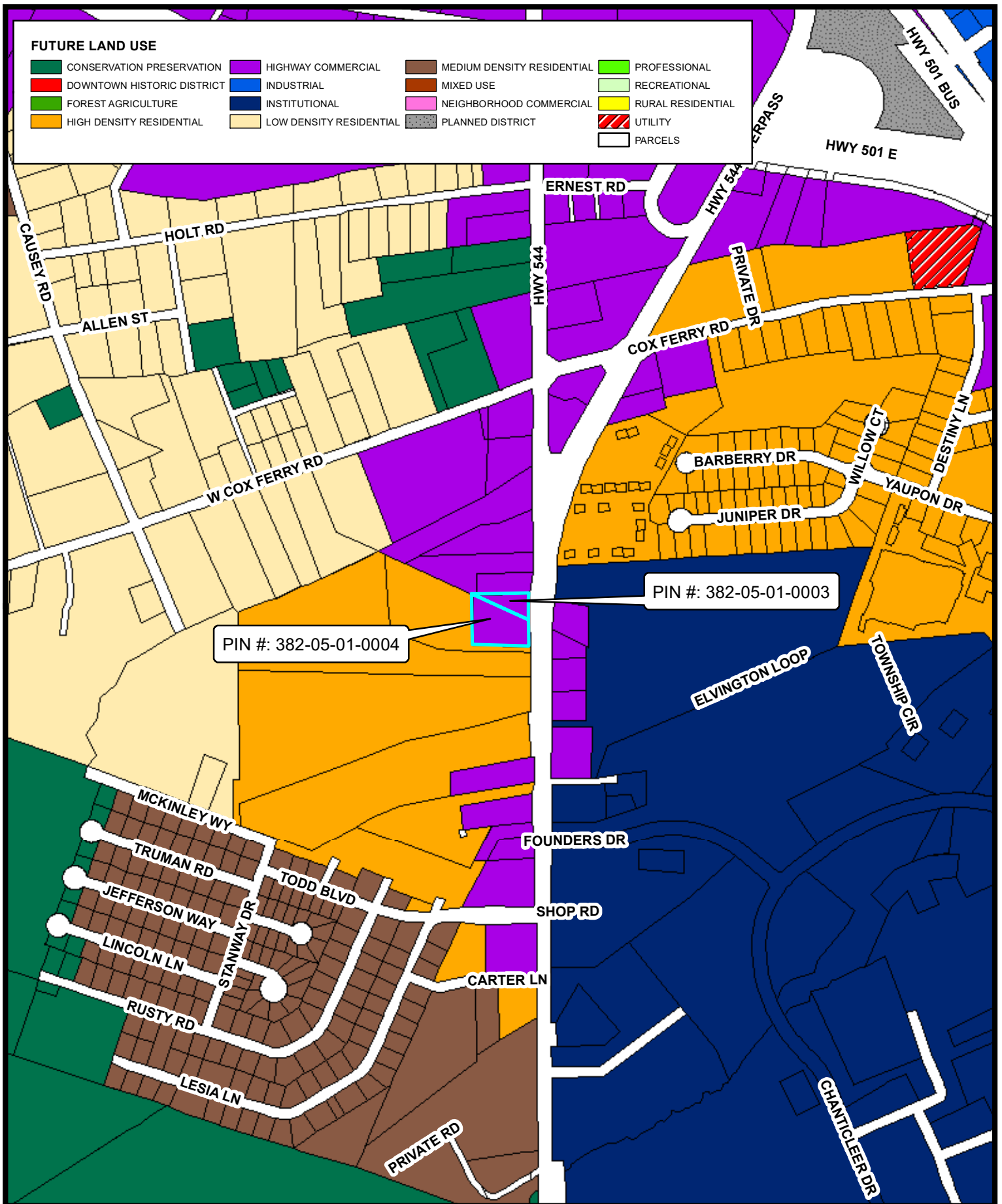




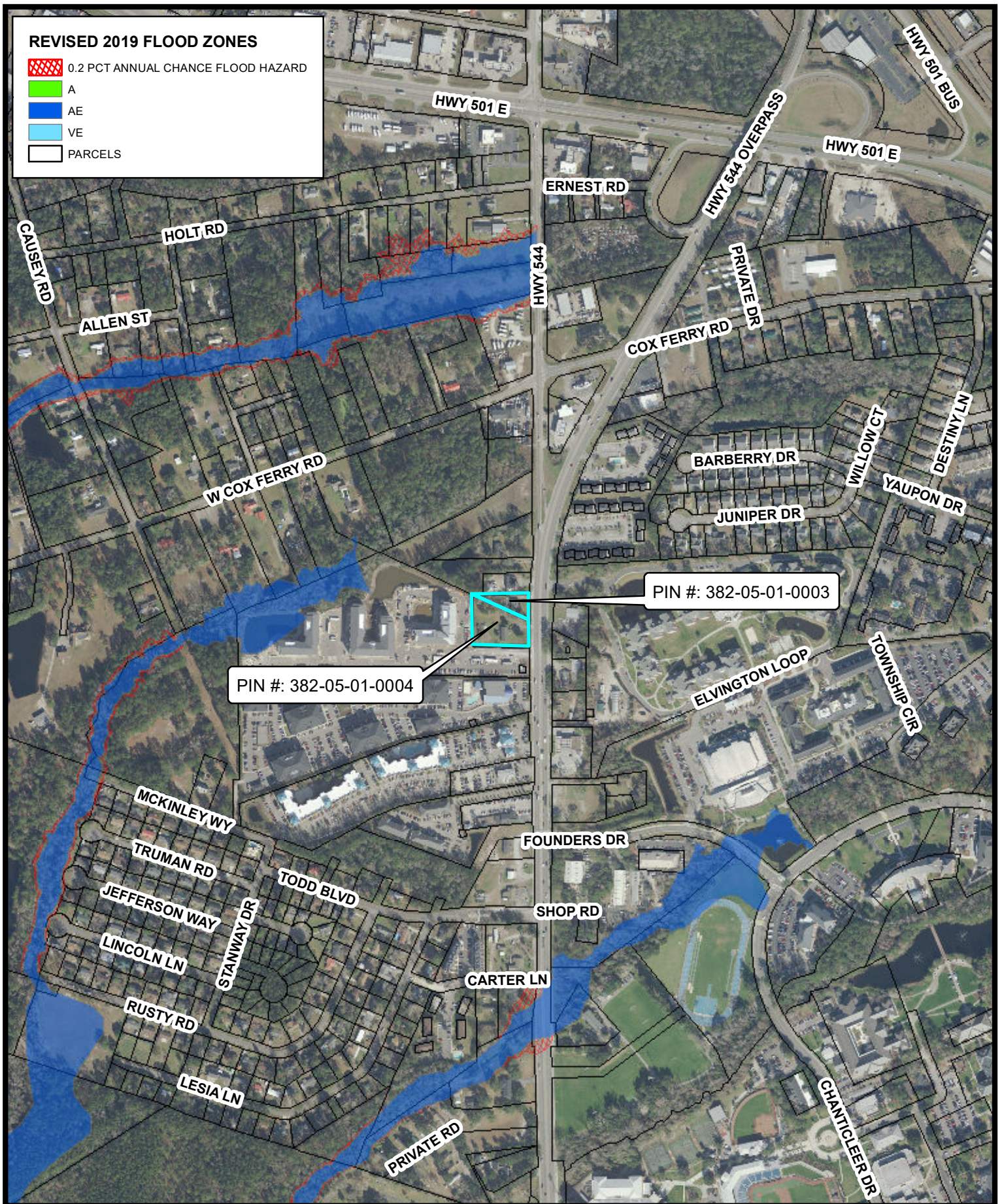
















STATE OF SOUTH CAROLINA )

)

RESTRICTIVE COVENANT

COUNTY OF HORRY )

KNOW ALL ME BY THESE PRESENTS, that, (I, we) MICHAEL J. MOSKOWES  
(Grantor) seek permission to connect to the Water and/or Sewer System of the City Of Conway.  
The property/parcel is situated outside the corporate limits of the City Of Conway. The  
property/parcel is identified in the records of the Assessor of Horry County as Parcel Identification  
Number (PIN) 382-05-01-0003 and is physically located at  
610 HIGHWAY 514 IN CONWAY, SOUTH CAROLINA 29526

The above referenced property was conveyed by deed to the Grantor and recorded in the Office of  
the Register of Mesne Conveyance for Horry County, South Carolina in Deed Book 4485 at  
Page 2421.

We understand and agree that as a condition of service and connection of the Water and/or  
Sewer System to the above referenced property, we will petition, when requested by the City Of  
Conway (by Group or Individual method) for annexation to the City Of Conway under Section 5-  
3-150 of the Code of Laws for the State of South Carolina. We further understand that it may be  
necessary to execute a petition for annexation on more than one occasion; however, the final  
acceptance of the said petition rests upon an affirmation vote of a majority of the governing body  
of the City of Conway.

It is understood and agreed upon that this covenant shall be legally binding upon  
(myself/us) as the Grantor(s), and our heirs and successors. Any violation of, or refusal to sign,  
said petition shall result in either legal recourse for nonperformance by the City, and/or termination  
of water and/or sewer services provided to the premises.

It is further understood and agreeable that the City may inspect and approve the owner's  
water and/or sewer system prior to connection to insure compliance with the City and State  
regulations. An inspection fee, if applicable, may be imposed for such inspection in accordance  
with the guidelines and policies set forth by the City of Conway.

All rights, powers, and privileges hereby granted to the City of Conway as grantee shall  
convey to its heirs, successors and assigns, and shall be binding upon the heirs, successors,  
administrators, executors and assigns of the Grantor. Grantor acknowledges that the conditions of  
this agreement and this agreement itself is a restriction and covenant of the title of the above  
reference property and binding upon the grantors, heirs, successors, and assigns. Furthermore, it is  
mutually agreeable that upon any dividing, separation, or split of the above referenced property,  
this agreement shall remain binding upon the successors and heirs of such division, and that this  
covenant shall remain binding upon the successors and heirs of such division, and that this covenant  
shall remain a restriction and covenant on the title of the parcel resultant of such division.

Deed BK: 4704 PG: 1374 Doctype: 082  
07/21/2023 at 02:21:02 PM, 1 OF 2

Marion D. Foxworth III  
HORRY COUNTY, SC REGISTRAR OF DEEDS





IN WITNESS THEREOF, the undersigned Grantor has hereto set his hand and Seal this

5<sup>th</sup> day of July 2023

SIGNED, SEALED AND DELIVERED by:  
Grantor in the presence of:

CHARLES GUN  
Witness

MICHAEL J. MOOREHEAD  
Grantor Name

JOHNNY MAY  
Witness or Notary

STATE OF SOUTH CAROLINA )

)

PROBATE

COUNTY OF HORRY )

PERSONALLY appeared before me the undersigned witness, and made oath that he/she saw the within named Grantor(s) sign, seal and as his/her act and deed, deliver the within written Agreement and Covenant; and that he/she with the other witness named above witnessed the execution thereof.

[Signature]

Witness

SWORN TO BEFORE ME THIS 5<sup>th</sup>  
DAY OF July, 2023

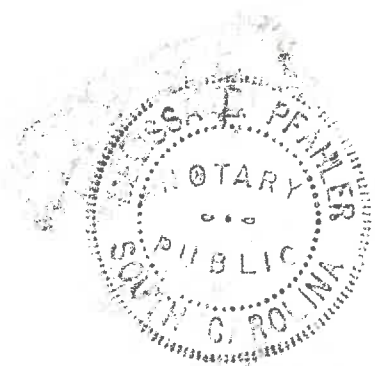
Melissa Pfahler

NOTARY PUBLIC FOR SOUTH CAROLINA (signature)

Melissa Pfahler

NOTARY PUBLIC FOR SOUTH CAROLINA (printed)

My commission expires: 1-25-27



Section 26-1-120 (E) (4): A witness is not a party to or a beneficiary of the transaction, signed the record as a subscribing witness.





# PETITION FOR ANNEXATION

Staff Use Only

Received: 7/21  
BS&A #: P23-0221

City of Conway Planning  
Department 196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Instructions:

- Fill out all 3 pages
- Submit signed forms to City of Conway Planning Department

P230218  
588 Hwy 544

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

## PETITION FOR ANNEXATION

### TO THE HONORABLE MAYOR AND CITY COUNCIL OF CONWAY

WHEREAS, § 5-3-150 (3) of the Code of Laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation; and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation; and

WHEREAS, the area requesting annexation is described as follows, to wit:

NOW, THEREFORE, the undersigned petition the City Council of Conway to annex the below described area into the municipal limits of the City of Conway.

PROPERTY LOCATION/SUBDIVISION: 610 & 624 HWY 544

PIN: 382-05-01-0003 and -0004 ACREAGE: 0.38a & 1.08a (1.46acres)

PROPERTY ADDRESS: same as above

PROPERTY OWNER MAILING ADDRESS: 411 Posada Dr., MB, SC 29572

PROPERTY OWNER TELEPHONE NUMBER: 843-902-9120

PROPERTY OWNER EMAIL: M o b i l i s i @ G M A I L . C o m

APPLICANT: Chris Cummings

APPLICANT'S EMAIL: chris.cummings@hubinternational.com

IS THE APPLICANT THE PROPERTY OWNER? CIRCLE: YES ☒ NO ☐

**IF NOT: PLEASE INCLUDE A LETTER OF AGENCY OR POWER OF ATTORNEY FROM THE OWNER ASSIGNING RESPONSIBILITY TO THE APPLICANT.**

PROPERTY OWNERS (Attach additional sheets if necessary)

CHAS CUMMINGS  
(Print)

[Signature]  
(Signature)

DATE: 7/21/2023

(Print)

(Signature)

DATE: 7/21/23





# PETITION FOR ANNEXATION

Staff Use Only

Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

Is there a structure on the lot; yes Structure Type: single-family structures on both properties

Current Use: residential (rentals)

Are there any wetlands on the property?

CIRCLE: YES ☐ NO ☒

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES ☐ NO ☒

If yes, please explain and provide a copy of covenant and/or restriction.

Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES ☐ NO ☒

If yes, please describe.

Are there any building permits in progress or pending for this property?

CIRCLE: YES ☐ NO ☒

If yes, please provide permit number and jurisdiction.

**FEES ARE DUE AT SUBMITTAL.**

**RI ZONING DISTRICT – NO FEE ALL OTHER ZONING DISTRICTS - \$ 250**

**PLEASE SUBMIT TO THE PLANNING & DEVELOPMENT DEPARTMENT**

**[planning@cityofconway.com](mailto:planning@cityofconway.com)**





# Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 610 & 624 HWY 544 FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): 0.38a & 1.08a (1.46a) PIN: 382-05-01-0003 & -0004

CURRENT ZONING CLASSIFICATION: Horry County HC and RE3

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: Highway Commercial (HC)

REQUESTED ZONING CLASSIFICATION: Highway Commercial (HC) upon annexation

NAME OF PROPERTY OWNER(S):

Coastal Education LLC

PHONE #

843-902-9120

PHONE #

MAILING ADDRESS OF PROPERTY OWNER(S):

411 Posada Dr., MB, SC 29572

411 Posada Dr., MB, SC 29572

\*\*\*\*\*

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Ch. S.  
PROPERTY OWNER'S SIGNATURE(S)

7/21/2023  
DATE

Mike Mahan  
PROPERTY OWNER'S SIGNATURE(S)

7/21/2023  
DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.



**DATE: OCTOBER 2, 2023**

**ITEM: IV.B.**

**ISSUE:**

**Final 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.

**BACKGROUND:**

The annexation application was submitted by the property owners, John & Julie M. Ligreci, as a requirement to connect to city utility services. According to Horry County Land Records, the property was transferred into the applicant's names in November 2021. The property is within the Langston Heights subdivision off of Hwy 905. Horry County Land Records also shows that a permit for a new single-family home was applied for through Horry County on August 30<sup>th</sup> of this year, and shows it's currently under review. If the permit has not been issued, the applicant will need to apply for a permit through the City of Conway, if annexation is granted.

Several properties have been annexed within this subdivision over the last few years, to the point that now, a majority of lots are within the City limits.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The Future Land Use Map of the *Comprehensive Plan* identifies this property as Low/Medium Density Residential (R-1).

*The intent of the R-1 District is to provide for the preservation and expansion of areas for low to medium density, detached single-family residential development in the City of Conway. The district shall present a relatively spacious character, promote quiet, livable neighborhoods, and prohibit uses that are incompatible with the residential nature of the surrounding area.*

**CITY COUNCIL:**

City Council approved First Reading of the ordinance at their September 18<sup>th</sup> meeting.

**STAFF RECOMMENDATION:**

Approve **Final Reading of Ordinance #ZA2023-10-02 (D)**.



**ORDINANCE #ZA2023-10-02 (D)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 0.49 ACRES OF PROPERTY LOCATED AT 508 SELLERS ROAD (PIN 339-06-03-0032), AND REQUEST TO REZONE FROM THE HORRY COUNTY RESIDENTIAL, NO MOBILE HOMES ALLOWED (SF40) DISTRICT TO THE CITY OF CONWAY LOW/MEDIUM DENSITY RESIDENTIAL DISTRICT (R-1) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY:**

**SECTION 1. FINDINGS:**

A petition has been submitted to the City Council of the City of Conway to annex approximately 0.49 acres of property described herein and represented on a map.

The area proposed for annexation is adjacent to the present City limits. The petition for annexation of land and declared zoning is hereby accepted by the governing body of the municipality of Conway, and made a part of the City of Conway, South Carolina, to wit:

**ALL AND SINGULAR**, those certain parcels, lots, or tracts of land in Conway Township, County and State aforesaid, containing approximately 0.49 acres of property located at 508 Sellers Road (PIN 339-06-03-0032), and request to rezone from the Horry County Residential, no mobile homes allowed (SF40) district, to the City of Conway Low/Medium-Density Residential (R-1) district.

This annexation includes all waterways, roads, and rights-of-way adjacent to the property.

For a more specific description of said property, see attached map.

**SECTION 2. APPLICATION OF ZONING ORDINANCE:**

The property is admitted as City of Conway Low/Medium Density Residential District (R-1) area under the zoning laws of the municipality.

**SECTION 3. EFFECTIVE DATE:**

The annexation is effective as of the date of the final reading of this Ordinance.

**AND BE IT FURTHER ORDAINED** that such changes shall be made on the Official Zoning Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.



**RATIFIED BY CITY COUNCIL**, duly assembled, this 2 day of October, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
K. Autry Benton Jr., Council Member

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: September 18, 2023

Final Reading: October 2, 2023



## Legend

 PARCELS

PIN #: 339-06-03-0032

SELLERS RD



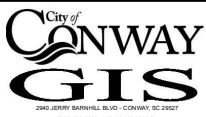
## Legend

 PARCELS

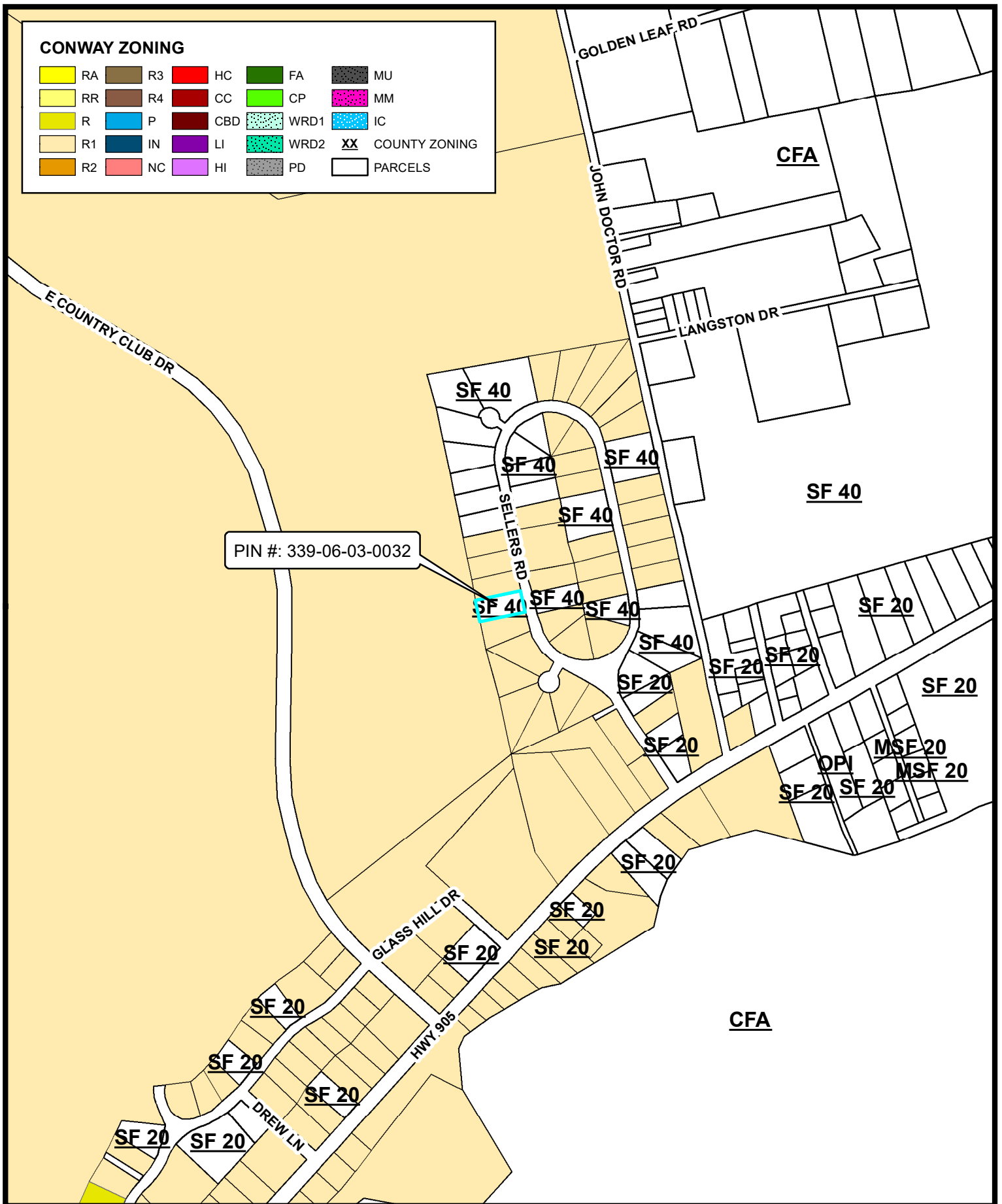
PIN #: 339-06-03-0032

**PIN #: 339-06-03-0032**  
**TMS #: 123-12-01-032**  
**508 SELLERS RD**

Disclaimer: This map is a  
graphic representation  
only. It is NOT a survey.  
All efforts have been  
made to ensure its accuracy.  
However, the City of Conway  
disclaims all responsibility &  
liability for the use of this map.


























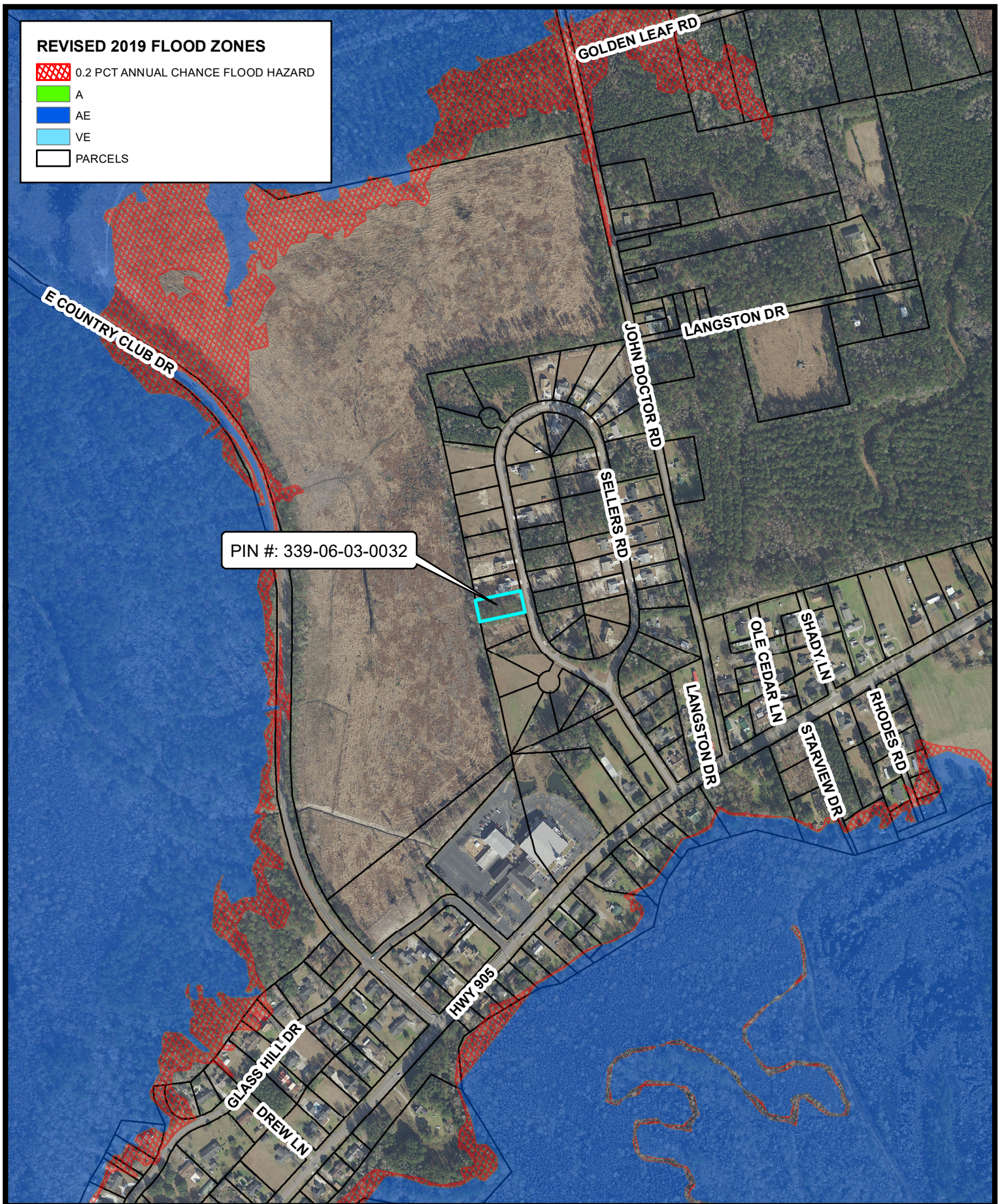
# FUTURE LAND USE

	CONSERVATION PRESERVATION		HIGHWAY COMMERCIAL		MEDIUM DENSITY RESIDENTIAL		PROFESSIONAL
	DOWNTOWN HISTORIC DISTRICT		INDUSTRIAL		MIXED USE		RECREATIONAL
	FOREST AGRICULTURE		INSTITUTIONAL		NEIGHBORHOOD COMMERCIAL		RURAL RESIDENTIAL
	HIGH DENSITY RESIDENTIAL		LOW DENSITY RESIDENTIAL		PLANNED DISTRICT		UTILITY
							PARCELS

PIN #: 339-06-03-0032











# PETITION FOR ANNEXATION

Staff Use Only

Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

City of Conway Planning  
Department 196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Instructions:

- Fill out all 3 pages
- Submit signed forms to City of Conway Planning Department

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

## PETITION FOR ANNEXATION

### TO THE HONORABLE MAYOR AND CITY COUNCIL OF CONWAY

WHEREAS, § 5-3-150 (3) of the Code of Laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation; and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation; and

WHEREAS, the area requesting annexation is described as follows, to wit:

NOW, THEREFORE, the undersigned petition the City Council of Conway to annex the below described area into the municipal limits of the City of Conway.

PROPERTY LOCATION/SUBDIVISION: Lot 10 Sellers Road / Langston Heights  
PIN: 339-06-03-0032 ACREAGE: 0.49  
PROPERTY ADDRESS: 508 Sellers Road Conway, SC  
PROPERTY OWNER MAILING ADDRESS: 183 Hidden Ridge Drive Monticello, NY 12701  
PROPERTY OWNER TELEPHONE NUMBER: 973-349-7390  
PROPERTY OWNER EMAIL: jligreci@gmail.com  
APPLICANT: Julie LiGreci  
APPLICANT'S EMAIL: jligreci@gmail.com

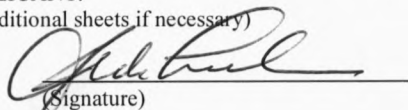
IS THE APPLICANT THE PROPERTY OWNER? CIRCLE: YES ☒ NO ☐

**IF NOT:** PLEASE INCLUDE A LETTER OF AGENCY OR POWER OF ATTORNEY FROM THE OWNER ADDING RESPONSIBILITY TO THE APPLICANT.

PROPERTY OWNERS (Attach additional sheets if necessary)

Julie LiGreci

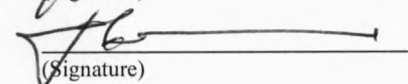
(Print)

  
(Signature)

DATE: 8/30/2023

John LiGreci

(Print)

  
(Signature)

DATE: 8/30/2023





## PETITION FOR ANNEXATION

Staff Use Only

Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

Is there a structure on the lot: NO Structure Type: \_\_\_\_\_

Current Use: Empty Lot for future build

Are there any wetlands on the property?

CIRCLE: YES ☐ NO ☒

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES ☐ NO ☒

If yes, please explain and provide a copy of covenant and/or restriction.

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Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES ☐ NO ☒

If yes, please describe.

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Are there any building permits in progress or pending for this property?

CIRCLE: YES ☐ NO ☒

If yes, please provide permit number and jurisdiction.

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**FEES ARE DUE AT SUBMITTAL.**

**RI ZONING DISTRICT – NO FEE ALL OTHER ZONING DISTRICTS - \$ 250**

**PLEASE SUBMIT TO THE PLANNING & DEVELOPMENT DEPARTMENT**

**[planning@cityofconway.com](mailto:planning@cityofconway.com)**





# Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 508 Sellers Road FEE PAID ( ) YES ( ) NO  
AREA OF SUBJECT PROPERTY (ACREAGE): 0.49 PIN: 339-06-03-0032  
CURRENT ZONING CLASSIFICATION: Horry County SF 40  
COMPREHENSIVE PLAN 2035 FUTURE LAND USE: City of Conway R1  
REQUESTED ZONING CLASSIFICATION: \_\_\_\_\_

NAME OF PROPERTY OWNER(S):

Julie LiGreci PHONE # 9733497390  
John LiGreci PHONE # 8457012353

MAILING ADDRESS OF PROPERTY OWNER(S):

183 Hidden Ridge Drive Monticello, NY 12701

183 Hidden Ridge Drive Monticello, NY 12701

\*\*\*\*\*  
I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

  
PROPERTY OWNER'S SIGNATURE(S)

8-30-23  
DATE

  
PROPERTY OWNER'S SIGNATURE(S)

8-30-23  
DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.



**DATE: OCTOBER 2, 2023**

**ITEM: IV.C.**

**ISSUE:**

**Final 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).

**BACKGROUND:**

In the last few months, staff has been approached by multiple property owners and/or developers in regards to the building height limit in the Waccamaw River Districts one (WRD1) and two (WRD2).

Property owners and/or developers have shown interest in our growing riverfront and have asked staff to pursue the possibility of increasing the building height limit from 35 feet to 50 feet.

This request comes after meetings and discussions with staff on the current regulations in the Unified Development Ordinance (UDO). The discussions included the possibility of providing additional lodging, restaurants and commercial opportunities to our river front. With the restricted amount of available property along the river front owners and/or developers are required to be creative in designs and use all available space for the footprint as well as vertical options to the benefit of the project.

A large portion of properties located within the WRD 1 and 2 zoning districts are also impacted by a flood zone. These zones are restricted by federal, state and local regulations. Due to these regulations a portion of the building height is used to meet elevation/ floodproofing requirements and can take away from the usable space of the building. The City of Conway Flood Damage Prevention Ordinance requires a 2-foot freeboard above the base flood elevation when elevation is being used.

In 2021, staff presented an amendment to Council to amend the height limit in the CBD and WRD districts; however, at that time, Council chose to amend the height limit in the Central Business District (CBD) only, from 45' to 60'. However, at a recent Council workshop, staff was directed to proceed with a text amendment to increase the maximum height limit in the WRD.

All buildings in the Waccamaw Riverfront Districts, 1 and 2, will continue to be subject to review and approval from the Community Appearance Board (CAB). If the buildings are found to be out of scale, they could be rejected by the Community Appearance Board; regardless of the height limit specified in the UDO.

**PLANNING COMMISSION:**

Planning Commission held the required public hearing on the proposed amendment at their September 7, 2023 meeting, and recommended approval of the amendment. There was no public input.

**CITY COUNCIL:**

City Council approved first reading of the ordinance at their September 18<sup>th</sup> meeting; also amending the height from the originally proposed height increase of 50' to **60'** in the WRD1 & WRD2 districts.

**STAFF RECOMMENDATION:**

Staff recommends approval of **Final Reading of Ordinance #ZA2023-10-02 (E)**, *as amended*.



Table 6.2: Non-Residential Zoning Districts

DIMENSIONAL REQUIREMENT	P	IN	NC	HC	CC	CBD	WRD	MU	LI	HI	FA <sub>7</sub>	CP
Minimum lot area (square feet or acres)	7,000	8,000	4,000	8,000	2,500	0	5,000	4,000	15,000	25,000	5 acres	10 Acres <sup>9</sup>
Minimum lot width(feet)	70	80	40	80	25	20	0	40	75	125	150	100
Minimum lot depth (feet)	100	100	100	100	100	0	0	100	200	200	200	200
Minimum landscaped open space	20%	20%	20%	20%	None	None	None	20%	20%	10%	20%	20%
Height, maximum (feet)	40	80	40	50/65 <sup>8</sup>	65	60	<del>35</del> 60	50	50	80	35	35
Front, minimum (feet)	20	20	20	30	BTZ <sup>1</sup>	0	54	0	30	50	100	100
Rear yard, minimum (feet)	15	15	15	20	15/0 <sup>2</sup>	0	10	0	20	50	50	100
Side yard, minimum (feet)	10	15 <sup>3</sup>	10	15	0	0	0	0	20	30	25	100
Side yard, local street minimum (feet) <sup>5</sup>	15	20	15	20	0	0	0	0	25	50	100	100
Side yard, arterial/collector minimum (feet) <sup>6</sup>	25	25	25	25	0	0	0	0	25	50	100	100

<sup>1</sup> BTZ = Build-to-Zone; see Section 6.3.6(c)-1

<sup>2</sup> 15-foot rear yard setback required adjacent to residential property or mid-block alley; otherwise none required.

<sup>3</sup> See Section 6.3.2 for IN District side yard setback requirements.

<sup>4</sup> Front setbacks in WRD district is five feet from edge of pavement or curb.

<sup>5</sup> Side yard setback for properties fronting on a local street, cul-de-sac, or alley.

<sup>6</sup> Side yard setback for properties adjacent to an arterial or collector street.

<sup>7</sup> See Section 6.2, Table 6.1 for residential dimensional requirements in FA.

<sup>8</sup> See Section 6.5.2, Gateway Corridor Overlay.

<sup>9</sup> Minimum lot size does not apply to property or portions of property that are zoned CP upon annexation or rezoning of property for the purposes of protection of environmentally sensitive areas.



## Section 6.4 – Special Use District Design Standards

### 6.4.1 Waccamaw Riverfront District (WRD)

#### B. Dimensional Requirements

The following requirements shall apply to all new buildings, uses, or development in the Waccamaw Riverfront District.

1. Minimum lot area: Five-thousand (5,000) square feet.
2. Minimum front yard: Five (5) feet from edge of pavement or curb.
3. Minimum side yard: Zero (0) feet. Minimum of twenty feet between buildings.
4. Minimum rear yard:
  - a. Ten (10) feet measured from top of bank.
  - b. Fifteen (15) feet setback when the river easement does not apply.
  - c. Twenty-five (25) feet setback is required when a river easement is required (see Section E.2).
5. Maximum height: ~~Thirty-five (35 feet)~~ **Sixty (60) feet.**
6. Flexibility in setbacks for properties adjacent to the Riverwalk may be needed to allow for creativity in site design and building placement, if approved the Planning Department. Property owners and/or developers shall be able to reduce their setbacks and distances between adjacent buildings, as to be determined on a case-by-case basis by the Planning Department.
7. No development shall be allowed in the existing rail road right-of-way.
8. Specific uses in water to be approved by the Conway City Council.



**ORDINANCE #ZA2023-10-02 (E)**

**AMENDMENT TO *ARTICLE 6 – DESIGN STANDARDS*, OF THE CITY OF CONWAY  
UNIFIED DEVELOPMENT ORDINANCE, RELATIVE TO THE BUILDING HEIGHT  
LIMIT IN THE WACCAMAW RIVERFRONT DISTRICTS, WRD1 AND WRD2**

**WHEREAS**, pursuant to Title 6, Chapter 29 of the Code of Laws of South Carolina 1976, as Amended known as the “South Carolina Local Government Comprehensive Planning Enabling Act of 1994” enabled the City of Conway to adopt the *Unified Development Ordinance (UDO)* of the City of Conway, South Carolina; and

**WHEREAS**, *Article 13, Section 13.1.7* of the City of Conway *Unified Development Ordinance (UDO)* provides that the regulations, restrictions, and boundaries set forth in said Ordinance may from time be amended, supplemented, changed, or repealed in accordance with S.C. State Code § 6-29-760; and

**WHEREAS**, the UDO contains regulations relating to Maximum Building Heights in *Article 6* of the UDO; and

**WHEREAS**, this section currently sets the maximum building height in the Waccamaw Riverfront Districts (WRD1 and WRD2) at 35 feet; and

**WHEREAS**, because of anticipated development in the WRD1 and WRD2 districts, which may require greater heights than currently permitted, an amendment to the maximum heights is required to accommodate such anticipated development; and

**WHEREAS**, allowing the greater heights would not detract from the visual and historic integrity of these districts; and

**WHEREAS**, any development in these districts will still require approval by the Community Appearance Board who would certify that the building heights are in scale with the surrounding buildings; and

**WHEREAS**, following a review by Planning Commission and the required public hearing, it was determined that the UDO should be amended relative to the building height limit in the WRD1 and WRD2 districts. Therefore, be it

**ORDAINED**, by the City Council of the City of Conway, in Council duly assembled, that the *UDO* be amended as attached hereto; and be it further

**ORDAINED**, that all ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

**EFFECTIVE DATE:** This ordinance shall become effective upon approval of final reading.



**RATIFIED BY CITY COUNCIL**, duly assembled, this 2 day of  
October, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
K. Autry Benton Jr., Council Member

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

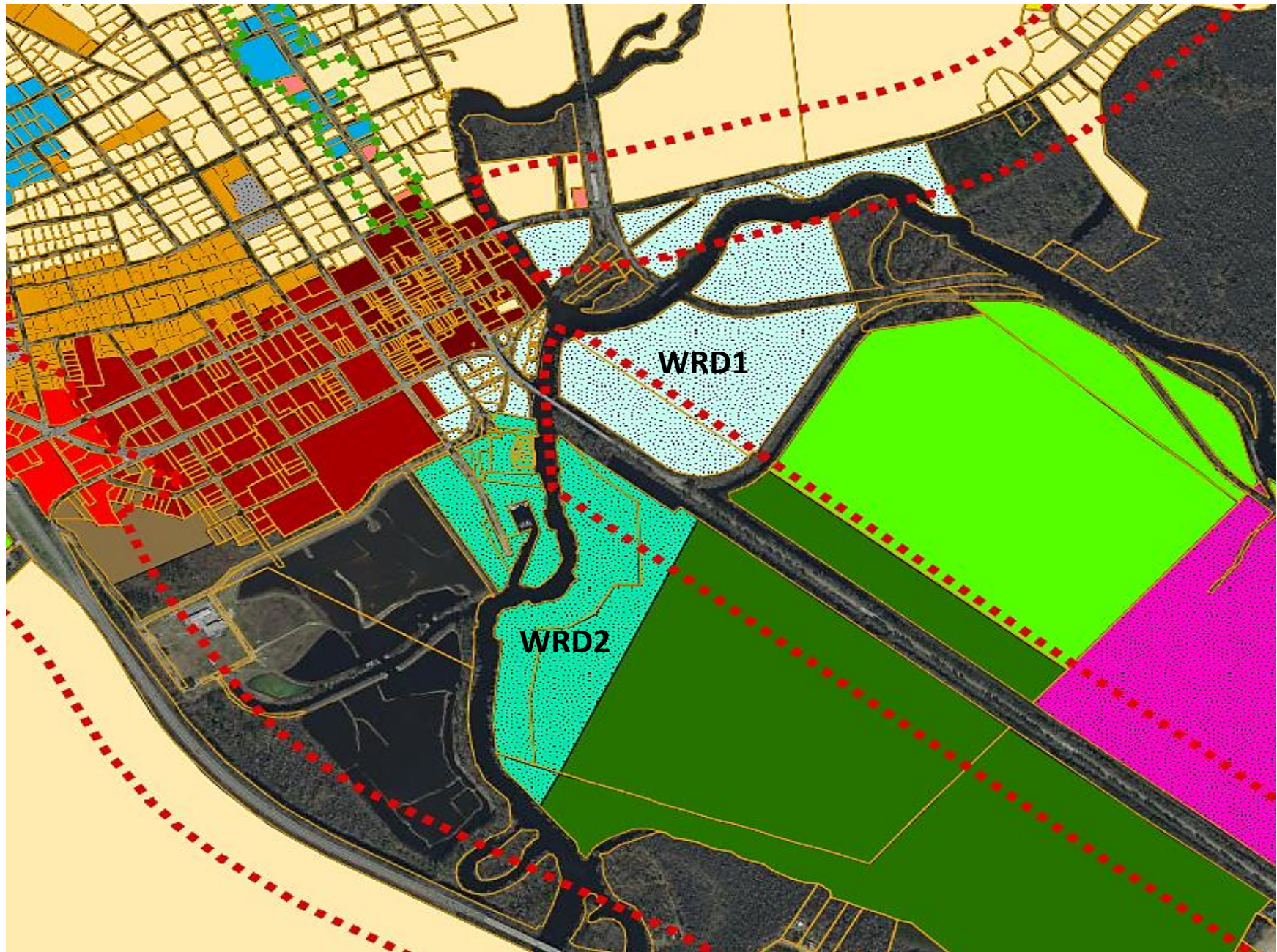
\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: September 18, 2023

Final Reading: October 2, 2023



## WRD1 & WRD2 areas





**DATE: OCTOBER 2, 2023**

**ITEM: IV.D.**

**ISSUE:**

**Final Reading of Ordinance #ZA2023-10-02 (F)**, amending to *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.

**BACKGROUND:**

The UDO currently allows for Single Family detached as well as Single Family attached dwellings in a Conservation Subdivision. (*Section 10.4.1, D*)

Collins Jollie is a Conservation Subdivision that was approved earlier this year. Several tracts within the Conservation Subdivision are currently in technical review. Per the Master Plan for the project, Tract G proposes to develop 175 townhomes. As currently written, the dimensional standards for a Conservation Subdivision (*Section 10.4.1, E*) requires 6,000 square feet minimum lot sizes. This minimum lot size is sufficient for Single Family *detached* but not for Single Family *attached*. If developed fee-simple, this would mean that each unit would have to have 6,000 sq. ft. of lot area and while in-common or multifamily style townhome developments could be developed, individual lots would not be possible.

In order to clarify the dimensional requirements for Single-Family attached dwelling types, and rather than require one tract within the Collins Jollie Conservation Subdivision to have to rezone (which would make one tract zoned differently than the rest of the tracts, and may be inconsistent with the comprehensive plan), staff proposes adding a footnote to the Use Tables in Article 4. The Single Family attached would then have to meet the dimensional requirements of the R2 zoning district, for which they are allowed. A note will also be provided in *Section 10.4.1 (E)* of the UDO to refer to the dimensional requirements for the R2 district if single-family attached is proposed as part of the Conservation Subdivision design.

**PLANNING COMMISSION:**

Planning Commission held the required public hearing at their September 7<sup>th</sup> meeting. There was no public input. PC recommended approval of the proposed amendment, and added a condition to clarify that the standards would be applicable to duplex dwelling units (*i.e.* single-family semi-attached) and not only townhomes.

**CITY COUNCIL:**

City Council approved First Reading of the ordinance at their September 18, 2023 meeting.

**STAFF RECOMMENDATION:**

Staff recommends approval of **Final Reading of Ordinance #ZA2023-10-02 (F)**.



**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 THE REQUIREMENTS RELATED TO A CONSERVATION SUBDIVISION**

- WHEREAS,** pursuant to Title 6, Chapter 29 of the Code of Laws of South Carolina 1976, as Amended known as the “South Carolina Local Government Comprehensive Planning Enabling Act of 1994” enabled the City of Conway to adopt the *Unified Development Ordinance (UDO)* of the City of Conway, South Carolina; and
- WHEREAS,** *Article 13, Section 13.1.7* of the *UDO* provides that the regulations, restrictions, and boundaries set forth in said Ordinance may from time be amended, supplemented, changed, or repealed in accordance with S.C. State Code § 6-29-760; and
- WHEREAS,** conservation subdivisions, which provide flexibility of design to ensure preservation of open space within new residential subdivisions, have been allowed by right since 2011, with only one development, to date, utilizing a conservation subdivision design; and
- WHEREAS,** upon review of one of the tracts within an approved conservation subdivision master plan, staff discovered that the current dimensional standards for single-family “*attached*” development would prohibit development of fee-simple, single-family attached dwellings, as the minimum lot size for conservation subdivisions is of 6,000 sq. ft. and the minimum lot width is 60-ft. for single-family *detached* dwellings; and
- WHEREAS,** an amendment in *Article 4* and *Article 10* of the *UDO*, as attached hereto, specifying that single-family attached dwellings are to follow the dimensional standards of R-2 with regard to minimum lot size and lot width, will allow development of fee-simple lots for single-family attached dwellings as part of conservation subdivision designs;
- WHEREAS,** following a review by the Planning Commission and the required public hearing, it has been determined that the *UDO* should be amended relative to dimensional standards for single-family attached dwellings in conservation subdivision requirements. Therefore, be it
- ORDAINED,** by Conway City Council, in council duly assembled, that the *UDO* be shall be amended *as attached hereto*; and be it further
- ORDAINED,** that all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
- EFFECTIVE DATE:** This ordinance shall become effective upon approval of final reading.



**RATIFIED BY CITY COUNCIL**, duly assembled, this 2 day of October, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
K. Autry Benton Jr., Council Member

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: September 18, 2023

Final Reading: October 2, 2023



## Article 4 – Use Tables

### Section 4.2 Use Tables

A. RESIDENTIAL USES	SPECIFIC USES	R	RA	RR	R1	R2	R3	R4	Applicable Standards
Residential Dwelling Types	Duplex	C <sub>7</sub>	C <sub>7</sub>	C <sub>7</sub>	C <sub>7</sub>	C	C	C	6.2.1, 6.2.2, 6.2.3 10.4.1
	Multi-Family					C	C	C	6.2.1, 6.2.2, 6.2.3 6.3.6, 6.3.7, 6.4.1
	Single-Family	P	P	P	P	P	P	P	6.2.1, 6.2.2, 6.2.3
	Townhouse	C <sub>7</sub>	C <sub>7</sub>	C <sub>7</sub>	C <sub>7</sub>	C	C	C	6.2.1, 6.2.2, 6.2.3 6.3.6, 10.4.1
	Duplex-Semi-Detached	C <sub>7</sub>	C <sub>7</sub>	C <sub>7</sub>	C <sub>7</sub>	C	C	C	6.2.1, 6.2.2, 6.2.3; 10.4.1

### 4.3 Footnotes

1. Custom Manufacturing permitted in CBD as an accessory use to a Craft Store that sells the products manufactured on site.
2. Conditional Uses listed under the Mixed Use (MU) column shall meet the requirements in Section 6.4.3.
3. Accessory uses in the Institutional (IN) Zoning District shall only be permitted when the principal use is a college or university.
4. Accessory uses in the Institutional (IN) Zoning District shall only be permitted when the principal use is a medical facility.
5. Permitted uses and conditional uses listed under the WRD column shall meet the mixed-use requirements in Section 6.4.1 if located in the WRD-1 sub-district.
6. Accessory Uses in the Core Commercial (CC) Zoning District shall only be permitted when the principal use is a permitted (P) use in the CC District.
7. Single Family attached dwellings (i.e. townhouses; duplex dwellings) are permitted only when the project is being developed as a Conservation Subdivision and meets the requirements of Section 10.4 of the UDO. Single Family attached dwellings in a Conservation Subdivision must meet the R-2 dimensional requirements of Section 6.2, Table 6.1.

## Section 10.4 – Conservation Subdivisions

### 10.4.1 General Requirements for Conservation Subdivisions

#### E. Conservation Subdivision Dimensional Requirements

Dimensional Requirements	
Minimum Tract Size	20 acres
Minimum Lot Size	6,000 square feet*
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	10 feet
Minimum Side Yard Setback, fronts on Local Street or Arterial	20 feet
Minimum Rear Yard Setback	15 feet
Minimum Lot Width	60 feet*
Maximum Height of Structure	40 feet
Minimum Access to Open Space	20 feet
Minimum Open Space Required	30% of Net Buildable Area
Maximum Development Density	Factor of 1.6 based on by-right develop capacity.

\*For single-family attached, refer to the standards contained in Section 6.2: Table 6.1 for the R-2 district.



**DATE: OCTOBER 2, 2023**

**ITEM: IV.E.**

**ISSUE:**

15<sup>th</sup> Judicial Circuit Traffic Enforcement Mutual Aid Agreement

**DATA**

Our working agreements with 15<sup>th</sup> Judicial Circuit Law Enforcement Network is set to renew. The terms and conditions are in the attached MAA for review and approval.

**RECOMMENDATION**

Authorize approval of Mutual Aide Agreement with the 15<sup>th</sup> Judicial Circuit Law Enforcement Network to provide mutual aid services and agreements for joint operations.



# **15TH JUDICIAL CIRCUIT TRAFFIC ENFORCEMENT** **MUTUAL AID AGREEMENT**

**2023 - 2025**

This Mutual Aid Agreement (the “Agreement”) is made and entered by and between the signatory parties (collectively the “Parties”) and shall be effective on the date that the Agreement has been signed by all Parties and approved by their respective governing bodies.

WHEREAS, sections 23-20-10 through 23-20-60 of the South Carolina Code of Laws (1976, as amended), authorize law enforcement agencies to enter into contractual agreements with other law enforcement providers as may be necessary for the proper and prudent exercise of public safety functions. These sections specify contractual provisions and approvals that are required for such an agreement. The officers of a law enforcement provider under such an agreement have the same legal rights, powers and the duties to enforce the laws of South Carolina as the law enforcement agency contracting for the services; and

WHEREAS, Section 23-20-40 of the South Carolina Code of Laws (1976, as amended) provides for the temporary transfer of law enforcement officers pursuant to written agreement; and

WHEREAS, Section 23-20-30 of the South Carolina Code of Laws (1976, as amended) authorizes agreements between multiple law enforcement jurisdictions for the purpose of public safety functions; and

WHEREAS, the Parties hereto desire to enter into such an agreement to promote public safety for the purpose of securing to each other the benefits of mutual aid; and

WHEREAS, it is the desire and intent of the Parties to evidence their joint undertaking for the provision of mutual assistance in law enforcement matters by the temporary assignment of law enforcement officers between their respective jurisdictions to the fullest extent allowed by South Carolina law; and

WHEREAS, it is the intent of the Parties to share jurisdiction under this Agreement to the fullest extent permitted under South Carolina law; and

WHEREAS, the purpose of this Agreement is to define the scope of such mutual aid and the responsibilities of the Parties cooperating when providing law enforcement and public safety functions to the fullest extent of South Carolina law when made pursuant to a request for assistance under the Agreement including, but not limited to traffic control and traffic check-point enforcement (the “Services”).

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties agree as follows:

Assistance. The assistance to be rendered pursuant to this Agreement shall solely involve the



temporary transfer or assignment of law enforcement officers and/or equipment from each Party's jurisdiction to provide Services in the support and aid of the other, subject to the terms and conditions of this Agreement. When so transferred or assigned, such law enforcement officers shall have all rights, powers, authority and duties to enforce the laws of South Carolina as a law enforcement officer employed by the requesting agency.

Primary Responsibility. It is agreed and understood that the primary responsibility of the Parties hereto is to provide Services within the geographical boundaries of their respective jurisdictions. Therefore, it is agreed that the law enforcement agency whose assistance is requested shall be the sole judge as to whether or not it can respond and to what extent it can comply with the request for assistance.

Request for Assistance. A request for assistance shall only be made by the Chief of Police, if available, and otherwise by the senior duty officer of the law enforcement agency whose assistance is requested. The request shall be in writing where practicable, specifying the time period and/or event for which assistance is requested as well as the number of law enforcement officers and/or type and number of equipment requested.

Reply. A reply to any request for assistance shall only be made by the Chief of Police, if available, and otherwise by the senior duty officer of the law enforcement agency whose assistance is requested. The response shall be in writing where practicable. If the request is granted, the requesting agency shall be timely informed of the number of law enforcement officers to be furnished, the type and number of any equipment to be furnished and the time period for which assistance will be provided.

Officer-in-Charge. The law enforcement officers temporarily transferred or assigned by the responding agency shall report to the requesting agency's designated Officer-in-Charge and shall be subject to orders and commands of that official, subject to the requesting agency's chain of command structure. The law enforcement officers of the responding agency shall use their best efforts to cooperate with and aid the requesting law enforcement agency.

Release. The law enforcement officers temporarily transferred or assigned shall be released by the requesting agency's Officer-in-Charge when their services are no longer required or when they are needed, in the sole discretion of the agency providing assistance, to respond to a situation within the geographical boundaries of their own jurisdiction; provided, however, the assisting law enforcement officers shall use their best efforts to complete the requested service prior to being released.

Vesting of Authority and Jurisdiction. To the fullest extent permitted by the Constitution and statutes of this State, law enforcement officers assigned under this Agreement shall be vested with all authority, jurisdiction, rights, immunities and privileges within the requesting jurisdiction for the purposes of investigation, arrest, or any other activity related to the purpose for which they were requested. Local ordinances adopted by a sending agency shall not be deemed extended into areas which are outside the territorial limits of the sending jurisdiction.



Radio Communications. During periods of assistance under the Agreement, radio communications between the Party's law enforcement officers shall be maintained by use of the State regional radio channel system, unless a radio channel that is mutually shared by the Parties is otherwise available.

Compensation and Reimbursement. The temporary transfer or assignment of law enforcement officers made pursuant to this Agreement shall in no manner affect or reduce the compensation, pension or retirement rights of such transferred or assigned officers, and such law enforcement officers shall continue to be paid by the agency where they are permanently employed.

The Parties agree that compensation and/or reimbursement the Services shall be limited to the reciprocal provision of services of like kind.

Any other agreement for reimbursement between the Parties must be written and executed in the same manner as this agreement.

Equipment and Facilities. Each Party shall supply the equipment for its law enforcement officers and shall bear the risk of its damage or loss; provided, however, that if a Party's equipment is damaged by the acts or omissions of employees of the other Party, then the other Party shall reimburse the damaged Party for its loss. The requesting agency will provide the facilities for law enforcement operations and will designate its location at the time assistance is requested.

Records. The requesting law enforcement agency shall be primarily responsible for maintaining records relating to the incident or event for which assistance has been requested. However, each law enforcement agency shall maintain records of activities of its personnel that it would otherwise generate within its own jurisdiction including, but not limited to, incident reports, records of application or execution of an arrest or search warrant, , uniform traffic tickets issued, and use of force forms. Each party shall make these records available to the other party upon request and without cost.

Freedom of Information Act ("FOIA") Requests. The requesting law enforcement agency shall be primarily responsible for responding to FOIA requests relating to the incident or event for which assistance has been requested. However, each law enforcement agency shall maintain records as set forth above and assist the requesting law enforcement agency in responding to FOIA requests in a timely manner and without cost.

Insurance and Bond. It is agreed and understood that the Parties hereto shall be solely responsible to maintain such insurance protection and workers compensation coverage on its employees as may be required by law or deemed advisable by the Party. The bond, if any, for the Parties' law enforcement officers operating shall include coverage for their activity performed under the Agreement in the same manner and to the same extent provided by the bonds of regularly employed officers of the Parties.

Employment Status. Nothing herein contained shall be construed or interpreted to imply that the law enforcement officers temporarily transferred or assigned in accordance with this agreement are employees of the requesting agency.



Legal Contingencies. Neither Party shall be responsible for defending any legal action brought against the other Party or its employees arising out of circumstances in which assistance was requested or provided, nor shall it be responsible to pay any fees, costs, damages or verdicts incurred by the other Party in such legal action.

No Indemnification or Third-Party Rights. The Parties shall be solely responsible for the acts and/or omissions of their respective employees, officers and officials. No right of indemnification is created by the agreement and the Parties expressly disclaim such a right. The provisions of this agreement shall not be deemed to give rise to or vest any rights or obligations in favor of any person or entity not a party to this Agreement.

Other Agreements and Investigations. This Agreement shall supersede any existing agreements between the Parties concerning the subject matter of mutual aid. The Parties expressly acknowledge this Agreement in no way restricts the normal cooperation between law enforcement agencies concerning ongoing criminal investigations.

Modification. This Agreement shall not be modified, amended or changed in any manner except upon the express written consent of the Parties.

Duration. This Agreement will continue in effect from October 1<sup>st</sup>, 2023 to September 30<sup>th</sup> 2025 once signed and will expire on September 30<sup>th</sup>, 2025. Renewal shall be accomplished only by legislative act of equal dignity.

Termination. This Agreement may be terminated by either Party by providing written notice to the other Parties. Such notice becomes effective upon receipt of the notice by the other Parties.

Choice of Law. This Agreement shall be governed and interpreted under the laws of the State of South Carolina.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the dates shown below.

Signatures Attached

Approved by City Council of Conway on (date) : October 2, 2023

Print Name Chief of Police : Dale Long

Signature Chief of Police: \_\_\_\_\_

Date of Chief of Police Signature : \_\_\_\_\_



**DATE: OCTOBER 2, 2023**  
**ITEM: IV.F.**

**ISSUE:**

Special Event request from North Conway Baptist Church for the Lights, Music, Christmas - December 17, 2023 from 5:30 p.m. to 8:30 p.m.

**BACKGROUND:**

North Conway Baptist Church has this event annually. There will be a choir concert, Christmas lights display, food and beverage giveaway, and a live nativity with animals on the church grounds.

In addition, the church is requesting the closure of Sessions Street between 16<sup>th</sup> and 17<sup>th</sup> Avenues from 5:00 p.m. until 8:30 p.m. for the event.

**RECOMMENDATION:**

Approve the special event permit as presented.



RECEIVED  
9/25/2023



For Office Use Only

Permit Application

- ☐ Approved  
☐ Disapproved  
☐ Charges required  
in the amount of \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**SPECIAL EVENT PERMIT APPLICATION**

According to the Code of Ordinances of the City of Conway, it is unlawful for any person to hold, manage, conduct, aid, participate in, form, start or carry on any parade or public meeting or assembly or picketing, in or upon any public street, park or other public grounds in the city unless and until a permit to conduct such meeting, assembly, parade or picketing has been obtained. A special event application is also required for events held on private property within the city that may expect a large crowd, impact on the neighborhood and/or city services, or require other permits such as zoning, signage, etc. Charges may apply to each application. The City of Conway, at its discretion, may choose to waive any fees and charges for special events held by bonafide, non-profit organizations.

**APPLICATION FOR PERMIT MUST BE FILED NOT LESS THAN  
30 DAYS IN ADVANCE OF THE PROPOSED ACTIVITY.**

Name of the event: LIGHTS, MUSIC, CHRISTMAS  
Name of permit holder: NORTH CONWAY BAPTIST CHURCH - RUSSELL FOWLER  
Address of permit holder: 1608 SESSIONS ST.  
City: CONWAY State: SC Zip: 29526  
Telephone number of permit holder: 843-248-4922 Cell 843-333-4691  
Are you conducting the activity on behalf of an organization? ☒ Yes ☐ No  
Is your organization a non-profit 501(c)(3) organization? ☐ Yes ☐ No  
Name of organization: NORTH CONWAY BAPTIST CHURCH  
Address of organization: 1608 SESSIONS ST.  
Telephone number of organization: 843-248-4922  
What is the purpose of the activity? TO SHAPE THE CHRISTMAS EXPERIENCE WITH  
THE COMMUNITY -  
What is the proposed date(s) of the activity? Sunday Dec 17, 2023  
What are the proposed times of the activity? 5:30PM - 8:30PM  
What are the plans for the event? CHOIR CONCERT, CHRISTMAS LIGHTS DISPLAY,  
FOOD & BEVERAGE GIVEAWAY  
What is the location or route of the activity? (Please attach any necessary route maps.)  
CHURCH PROPERTY & 1600 BLOCK OF SESSIONS STREET

**If you are conducting a parade, please attach a map showing the route with the portion of  
the street(s) and/or sidewalk(s) to be utilized clearly marked.**



List any streets which may need to be closed, including specific dates and times of closing and re-opening:

SESSIONS STREET FROM 16<sup>TH</sup> AVE. TO 17<sup>TH</sup> AVE

What is the approximate number of participants?

500 - 1,000

What is the approximate number of vendors?

0

**BUSINESS LICENSE REQUIREMENTS:** Any vendors at this event who do not have 501(c)(3) nonprofit status are required to purchase a business license.

Will there be any vehicles, water craft, equipment or animals used for the event? ☒ Yes ☐ No

If yes, please explain: LIVE NATIVITY WITH ANIMALS ON CHURCH GROUNDS

Are you requesting any road blockades? (charges may apply)

☒ Yes ☐ No

If yes, please attach a map showing the locations of any road blockades.

Are you requesting any police assistance? (charges may apply)

☒ Yes ☐ No

contacting Reggie Hill for information

Are you requesting to set up tents or temporary structures? (charges may apply)

☒ Yes ☐ No

If yes, please attach a drawing showing the locations and sizes of all auxiliary structures. ON CHURCH PROPERTY

Are you requesting any fire/medical standby assistance? (charges may apply)

☐ Yes ☒ No

Will supplementary utility services such as power and water be used in addition to what is available in the area? If yes, describe in detail the specific utilities and location. Any additional utilities must be provided by the applicant.

☐ Yes ☒ No

Have you requested or obtained a permit from any other jurisdiction (city or county) within which the activity shall commence, terminate or occur in part?

☐ Yes ☒ No

How do you plan to remove garbage?

WE HAVE REGULAR GARBAGE PICKUP.

Will existing restroom facilities be adequate?

☒ Yes ☒ No

If not, describe plans to augment available sanitary facilities:

Please include any additional information that may be useful:

Does any of the following apply to the proposed activity: ☐ Fireworks Display ☐ Other (live band, band, loudspeakers, sound amplifiers, etc.). Please specify: CHURCH CHOIR WILL PERFORM ON CHURCH STEPS. WE WILL USE AUDIO EQUIPMENT TO AMPLIFY SOUND.



**ALCOHOL SALES AT SPECIAL EVENT:** *Procedures and logistics for serving alcoholic beverages must be submitted with the special event permit application. These should include but are not limited to location, hours of operation, locations with site diagram and security procedures. Consideration will also be given as to whether alcohol sales would create potentially dangerous situations due to the nature of the event. Permission to serve or consume alcohol may be granted by the city as part of the special event permit; however, such service must comply with all South Carolina Alcohol Beverage Control Commission regulations and the City of Conway Special Events Alcohol Control Policy. The City reserves the right to revoke the permit or require the applicant to discontinue alcohol sales whenever the consumption of alcohol by participants becomes excessive or when, over a period of time, participants regularly demonstrate obnoxious, loud, or other inappropriate behavior following events.*

Will alcoholic beverages be served?

☐ Yes ☒ No

Will alcoholic beverages be sold? *If yes, SC ABC permit required.*

☐ Yes ☒ No

*Hard alcohol (liquor) may not be present, possessed, consumed and/or served at any permitted special event. Section 7-2-2 (b) (1) states "The sale of alcohol within the designated area of a special event is limited to beer and wine." Beer and/or wine must be served in opaque paper, plastic or Styrofoam cups.*

**VENDORS:** Please list any vendors, including applicant, for whom you are requesting permission to sell alcohol and the proposed locations for sales.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RESTAURANTS:** Please list any restaurants for which you are requesting permission to sell alcohol for public consumption during the special event.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Times for alcohol to be served: From \_\_\_\_\_ To \_\_\_\_\_

Event map must show requested designated special event area for alcohol sales/public consumption.

The following does not apply to restaurants:

Have you applied for a South Carolina temporary ABC Permit? ☐ Yes ☐ No

Name of insurance company providing general liability with liquor liability insurance for the event naming the City of Conway as additional insured (a copy of the Certificate of Insurance must be provided): \_\_\_\_\_

**ACKNOWLEDGMENT:** *I acknowledge that I have read and do fully understand the Special Event Alcohol Control Policy attached to this application and agree to comply with the guidelines.*

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_





## SPECIAL EVENTS

### ALCOHOL CONTROL POLICY

All event organizers and restaurants are required to be familiar with and follow the guidelines when participating in special events where alcoholic beverages will be permitted. It is understood that responsibility for fully meeting these requirements during an event rests with the event organization and/or restaurant serving alcohol within a designated special event area.

1. Hard alcohol (liquor) may not be present, possessed, consumed and/or served at any permitted special event. *Section 7-2-2 (b) (1) states "The sale of alcohol within the designated area of a special event is limited to beer and wine."*
2. Public consumption of alcohol as authorized by the special event permit shall not begin before the designated event start time. There shall be no open containers of alcohol allowed in the event area before this designated time. The event organizers and all participating restaurants must discontinue alcohol distribution for public consumption within the event area at a minimum of 30 minutes prior to the end of the event. All alcohol must be cleared from the event site at the end of the event.
3. At no other time may alcohol be present, possessed, served, and consumed in the public area. The event organizer is responsible for informing participating restaurants of the event hours for compliance and to make certain that no one leaves restaurant premises with alcohol except during the time of the special event.
4. It is a violation to permit or knowingly allow a person under 21 years of age to purchase or possess or consume liquor, beer or wine. The seller of beer or wine must clearly display signs stating that the purchase or possession of beer or wine by a person under the age of 21 is unlawful.
5. Signs informing participants that alcohol beverages are prohibited on City streets and sidewalks beyond the boundaries of the designated special event area will be posted by the City.
6. No alcohol may be in served in glass containers, cans or bottles; only opaque plastic, paper, or Styrofoam containers will be allowed.
7. It is a violation to sell liquor, beer or wine to an intoxicated person. Any person in an intoxicated condition, even if of legal age, must be denied alcohol.
8. The event organizer shall supply identification wristbands to the vendors and/or participating restaurants at any special event that includes the sale/public consumption of alcoholic beverages. Anyone 21 years of age or older wishing to consume alcohol on public property must be wearing the colored wristband assigned to the special event in order to be served alcohol.



If your event is to be held on property not owned by the sponsoring organization, the property owner must complete the following:

#### PROPERTY OWNER PERMISSION LETTER

I (we), being the property owner of \_\_\_\_\_ (address),  
give permission for \_\_\_\_\_ to hold a special event on  
my/our property.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

-----  
Witness

\_\_\_\_\_  
Address

\_\_\_\_\_  
Printed Witness Name

\_\_\_\_\_  
Telephone Number

.....  
**INSURANCE REQUIREMENTS FOR SPECIAL EVENTS HELD ON CITY PROPERTY**

The event must maintain general liability insurance and, if beer and wine is to be served, liquor liability insurance for the event for which the permit has been obtained. The City of Conway shall be named as an additional insured on the policy with respect to claims arising from the use of property owned or operated by the city and the issuing of the permit by the city. The applicant shall submit a Certificate of Insurance verifying the following minimum coverage and specifically identifying the City of Conway as an additional insured. Your permit will not be issued if the Certificate of Insurance has not been received prior to event. The City of Conway must be listed as the "Certificate Holder" on the Certificate of Insurance.

Each Occurrence	1,000,000
Personal Injury	1,000,000
General Aggregate	2,000,000

.....  
Application completed by:

Contact No.:

Date:

-----  
Special events permits are granted in accordance with the City of Conway Code of Ordinances and in no way imply assumption of liability by the City of Conway. Your organization is fully responsible for complying with all applicable laws and safety procedures. A permit does not authorize you to enter upon private property or to, in any way, hinder or obstruct pedestrian or vehicular traffic. The City of Conway reserves the right to modify the conditions of this permit or to cancel it entirely if it is deemed appropriate.

Please return completed permit application to:

City of Conway Planning Department  
Attn: Special Event Permits  
P.O. Drawer 1075  
Conway, SC 29528-1075



[FOR OFFICE USE ONLY]

Special Event: Lights Music Christmas Date(s) December 17 2023

Sponsoring Organization: North Conway Baptist Church

Application completed by:

Russell Fowler

Contact No.:

843 248-4922

Date:

September 25 2023

☒ Recommend approval

☐ Recommend disapproval

9/26/2023  
Date

Police Department

Fees or charges associated with this event:

Special Conditions/Comments:

see attached

Police Officers

\$40.00/hour per officer

☒ Recommend approval

☐ Recommend disapproval

9/26/2023  
Date

Fire Department

Fees or charges associated with this event:

Special Conditions/Comments:

see attached

Fire Inspector/Fire-Rescue Officers

\$40.00/hour per officer

☐ Recommend approval

☐ Recommend disapproval

Date

Public Works Department

Fees or charges associated with this event:

Special Conditions/Comments:

Residential & Non Residential Street Closure

Barricades

\$20.00 each

Public Works Employee

\$25.00/hour per employee



<input type="checkbox"/> Recommend approval <input type="checkbox"/> Recommend disapproval	
Parks & Rec. Department	Date
Fees or charges associated with this event: _____	
Special Conditions/Comments: _____	
Parks & Rec. Employee	\$25.00/hour per employee

<input checked="" type="checkbox"/> Recommend approval <input type="checkbox"/> Recommend disapproval	
Planning Department	9/26/2023 Date
Special Conditions/Comments: _____	
see attached	

<input type="checkbox"/> License(s) obtained for _____ vendor(s) <input checked="" type="checkbox"/> License(s) not required	
Has general liability and liquor liability insurance (if applicable) listing the City of Conway as additional insured been secured? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Business License Department	9/26/2023 Date
Special Conditions/Comments: _____	
see attached	



RELEASE AND INDEMNIFICATION AGREEMENT  
City of Conway

***THIS IS A RELEASE OF LIABILITY AND INDEMNIFICATION AGREEMENT. THE SPECIAL EVENTS HOLDER MUST READ CAREFULLY BEFORE SIGNING.***

In consideration for being permitted to engage in the following special event on City of Conway property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Special Event Holder hereby acknowledges, represents, and agrees as follows:

- A. We understand that activities associated with the above-described special event are or may be dangerous and do or may involve risks of injury, loss, or damage to us and/or to third parties. We further acknowledge that such risks may include but are not limited to bodily injury, personal injury, sickness, disease, death, and property loss or damage, arising from the following circumstances, among others:


\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

 (Special Event Holder initial here)

- B. If required by this paragraph, we agree to require each participant in our special event to execute a release and indemnification agreement for ourselves and for City of Conway on a form approved by the City of Conway.

 (Special Event Holder initial here)

- C. We agree to procure, keep in force, and pay for special event insurance coverage, from an insurer acceptable to the City of Conway, for the duration of the above referenced event.

 (Special Event Holder initial here)

- D. By signing this **RELEASE AND INDEMNIFICATION AGREEMENT**, we hereby expressly assume all such risks of injury, loss, or damage to us or to any related third party, arising out of or in any way related to the above-described activities, whether or not caused by the act, omission, negligence, or other fault of the City of Conway, its officers, its employees, or by any other cause.

 (Special Event Holder initial here)

- E. By signing this **RELEASE AND INDEMNIFICATION AGREEMENT**, we further hereby exempt, release, and discharge the City of Conway, its officers, and its employees, from any and all claims, demands, and actions for such injury, loss, or damage to us or to any third party, arising out of or in any way related to the above-described activities, whether or not caused by the act, omission, negligence, or other fault of the City of Conway, its officers, its employees, or by any other cause.

 (Special Event Holder initial here)



F. We further agree to defend, indemnify and hold harmless the City of Conway, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, court costs, and attorneys' fees, including those arising from any third party claim asserted against the City of Conway, its officers, employees, insurers, or self-insurance pool, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any way related to the above-described activities, whether or not caused by our act, omission, negligence, or other fault, or by the act, omission, negligence, or other fault of the City of Conway, its officers, its employees, or by any other cause.

[Signature] (Special Event Holder initial here)

G. By signing this RELEASE AND INDEMNIFICATION AGREEMENT, we hereby acknowledge and agree that said agreement extends to all acts, omissions, negligence, or other fault of the City of Conway, its officers, and/or its employees, and that said agreement is intended to be as broad and inclusive as is permitted by the laws of the State of South Carolina. If any portion hereof is held invalid, it is further agreed that the balance shall, notwithstanding, continue in full legal force and effect.

[Signature] (Special Event Holder initial here)

H. We understand and agree that this RELEASE AND INDEMNIFICATION AGREEMENT shall be governed by the laws of the State of South Carolina, and that jurisdiction and venue for any suit or cause of action under this agreement shall lie in the courts.

[Signature] (Special Event Holder initial here)

I. This RELEASE AND INDEMNIFICATION AGREEMENT shall be effective as of the date or dates of the applicable Special Event, shall continue in full force until our responsibilities hereunder are fully discharged, and shall be binding upon us, our successors, representatives, heirs, executors, assigns, and transferees.

[Signature] (Special Event Holder initial here)

IN WITNESS THEREOF, this RELEASE AND INDEMNIFICATION AGREEMENT is executed by the Special Event Holder, acting by and through the undersigned, who represents that he or she is properly authorized to bind the Special Event Holder hereto.

PRINTED NAME OF SPECIAL EVENT PERMIT HOLDER:

\_\_\_\_\_

PRINTED NAME AND TITLE OF PERSON SIGNING ON BEHALF OF SPECIAL EVENTS HOLDER:

NAME: RUSSELL F FOWLER TITLE: REPRESENTATIVE

SIGNATURE: [Signature] DATE: 9/19/23



**FACILITY USE AGREEMENT AND RELEASE/INDEMNIFICATION**  
**City of Conway**

A. In consideration for being permitted to use the facilities of the City of Conway, \_\_\_\_\_

(hereinafter "Applicant") agrees to indemnify and hold harmless, City of Conway its officers, employees, insurers, and SCMIT/SCMJRF Insurance Programs, from and against all liability, claims, and demands, which are incurred, made, or brought by any person or entity, on account of damage, loss, or injury, including without limitation claims arising from property loss or damage, bodily injury, personal injury, sickness, disease, death, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with the use of the facilities, whether any such liability, claims, and demands result from the act, omission, negligence, or other fault on the part of the City of Conway, its officers, or its employees, or from any other cause whatsoever.

B. By signing below, Applicant agrees that, in the event of any damage, loss, or injury to the facilities or to any property or equipment therein, the City of Conway may require reimbursement for the full amount of such damage, loss, or injury and all costs associated therewith upon billing by City of Conway.

C. In addition, in consideration for being permitting to use the facilities, Applicant, on behalf of itself, and its officers, employees, members, and invitees, hereby expressly exempts and releases the City of Conway, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from property loss or damage, bodily injury, personal injury, sickness, disease, or death, that Applicant may incur as a result of such use, whether any such liability, claims, and demands result from the act, omission, negligence, or other fault on the part of the City of Conway, its officers, or its employees, or from any other cause whatsoever.

NORTH CONWAY BAPTIST CHURCH  
NAME OF PERSON/ORGANIZATION



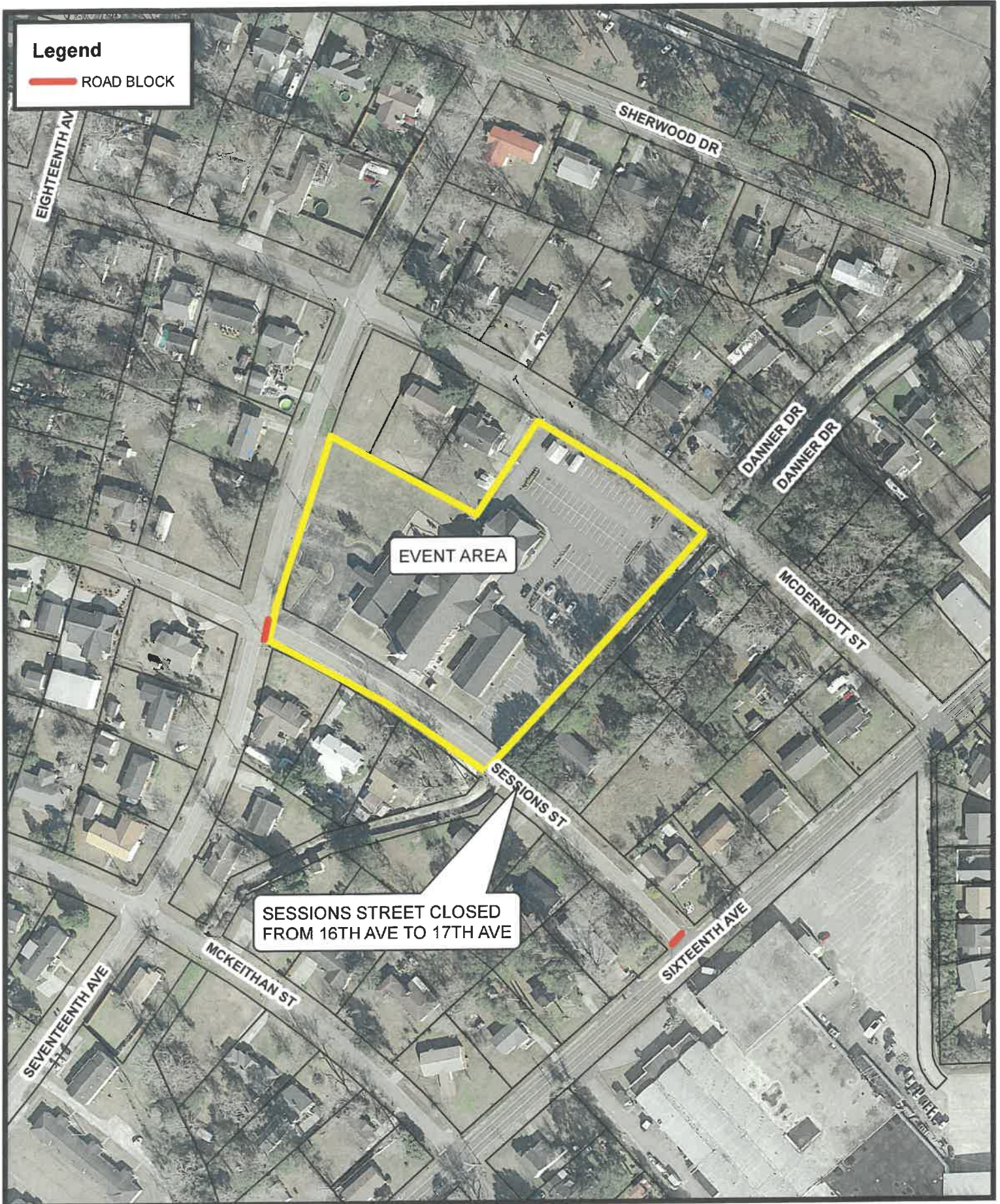
SIGNATURE OF PERSON/ORGANIZATION REPRESENTATIVE

9/19/23  
DATE



## Legend

ROAD BLOCK





Information:

North Conway Baptist Church - Christmas On Sessions Street  
Sunday, December 17

5:30 - 8:30

North Conway will be responsible for:

Trash

Traffic Directing

Marshall Godwin - Palmetto Paving

Baracades

Street Light for cross over from 16th to Sessions

Street Signs for Slowing down

Medical Tent

Member of North Conway Baptist -  
Nurses - Members of North Conway Baptist Church

Certificate of Insurance renews Nov 30.  
NCBC will send a copy as soon as renewal is done.  
The renewal will cover this date.



## Natasha Sherman

---

**From:** Dale Long  
**Sent:** Tuesday, September 26, 2023 8:41 AM  
**To:** Natasha Sherman  
**Subject:** Re: Lights Music Christmas

OK for PD

Sent from my iPhone

On Sep 26, 2023, at 08:39, Natasha Sherman <nsherman@cityofconway.com> wrote:

Please review for approval and email me back

*Natasha Sherman*  
*Executive Assistant*  
*City of Conway*

**From:** cityhallprinter@cityofconway.com <cityhallprinter@cityofconway.com>  
**Sent:** Sunday, August 27, 2023 6:43 PM  
**To:** Natasha Sherman <nsherman@cityofconway.com>  
**Subject:** Message from KM\_C450i

<SKM\_C450i23082717420.pdf>



## Natasha Sherman

---

**From:** Phillip L. Hendrick, Jr.  
**Sent:** Tuesday, September 26, 2023 8:48 AM  
**To:** Natasha Sherman  
**Subject:** RE: Lights Music Christmas

Fire is good.

**From:** Natasha Sherman <nsherman@cityofconway.com>  
**Sent:** Tuesday, September 26, 2023 8:40 AM  
**To:** Adam Emrick <aemrick@cityofconway.com>; Alicia Shelley <ashelley@cityofconway.com>; Anne Bessant <abessant@cityofconway.com>; Ashley Smith <asmith@cityofconway.com>; Brandon Harrelson <bharrelson@cityofconway.com>; Braxton Fleming <bfleming@cityofconway.com>; Business License <businesslicense@cityofconway.com>; Dale Long <dlong@cityofconway.com>; Jessica Hucks <jhucks@cityofconway.com>; John Rogers <jrogers@cityofconway.com>; June Wood <jwood@cityofconway.com>; Karen Johnson <kjohnson@cityofconway.com>; Katie Dennis <kdennis@cityofconway.com>; Mary Catherine Hyman <mhyman@cityofconway.com>; Phillip L. Hendrick, Jr. <phendrick@cityofconway.com>; Reggie Jenerette <rjenerette@cityofconway.com>; Steven Pearce <spearce@cityofconway.com>; Tammy Carter <tcarter@cityofconway.com>; Timmy Williams <twilliam@cityofconway.com>; Tyres Nesmith <tnesmith@cityofconway.com>  
**Subject:** Lights Music Christmas

Please review for approval and email me back.

*Natasha Sherman*  
*Executive Assistant*  
*City of Conway*

**From:** [cityhallprinter@cityofconway.com](mailto:cityhallprinter@cityofconway.com) <[cityhallprinter@cityofconway.com](mailto:cityhallprinter@cityofconway.com)>  
**Sent:** Sunday, August 27, 2023 6:43 PM  
**To:** Natasha Sherman <nsherman@cityofconway.com>  
**Subject:** Message from KM\_C450i



## Natasha Sherman

---

**From:** Katie Dennis  
**Sent:** Tuesday, September 26, 2023 8:56 AM  
**To:** Natasha Sherman  
**Subject:** RE: Lights Music Christmas

Ok with Planning.

Katie Dennis, MSCM, CFM  
Planning Concierge  
City of Conway Planning & Development  
196 Laurel Street Conway, SC 29526  
Office: (843) 488-7852 Cell: (843) 421-2337



**From:** Natasha Sherman <nsherman@cityofconway.com>  
**Sent:** Tuesday, September 26, 2023 8:40 AM  
**To:** Adam Emrick <aemrick@cityofconway.com>; Alicia Shelley <ashelley@cityofconway.com>; Anne Bessant <abessant@cityofconway.com>; Ashley Smith <asmith@cityofconway.com>; Brandon Harrelson <bharrelson@cityofconway.com>; Braxton Fleming <bfleming@cityofconway.com>; Business License <businesslicense@cityofconway.com>; Dale Long <dlong@cityofconway.com>; Jessica Hucks <jhucks@cityofconway.com>; John Rogers <jrogers@cityofconway.com>; June Wood <jwood@cityofconway.com>; Karen Johnson <kjohnson@cityofconway.com>; Katie Dennis <kdennis@cityofconway.com>; Mary Catherine Hyman <mhyman@cityofconway.com>; Phillip L. Hendrick, Jr. <phendrick@cityofconway.com>; Reggie Jenerette <rjenerette@cityofconway.com>; Steven Pearce <spearce@cityofconway.com>; Tammy Carter <tcarter@cityofconway.com>; Timmy Williams <twilliam@cityofconway.com>; Tyres Nesmith <tnesmith@cityofconway.com>  
**Subject:** Lights Music Christmas

Please review for approval and email me back.

*Natasha Sherman*  
*Executive Assistant*  
*City of Conway*

**From:** cityhallprinter@cityofconway.com <cityhallprinter@cityofconway.com>  
**Sent:** Sunday, August 27, 2023 6:43 PM  
**To:** Natasha Sherman <nsherman@cityofconway.com>  
**Subject:** Message from KM\_C450i



## Natasha Sherman

---

**From:** Business License  
**Sent:** Tuesday, September 26, 2023 9:05 AM  
**To:** Natasha Sherman  
**Subject:** RE: Lights Music Christmas

Good with BL

**From:** Natasha Sherman  
**Sent:** Tuesday, September 26, 2023 8:40 AM  
**To:** Adam Emrick <aemrick@cityofconway.com>; Alicia Shelley <ashelley@cityofconway.com>; Anne Bessant <abessant@cityofconway.com>; Ashley Smith <asmith@cityofconway.com>; Brandon Harrelson <bharrelson@cityofconway.com>; Braxton Fleming <bfleming@cityofconway.com>; Business License <businesslicense@cityofconway.com>; Dale Long <dlong@cityofconway.com>; Jessica Hucks <jhucks@cityofconway.com>; John Rogers <jrogers@cityofconway.com>; June Wood <jwood@cityofconway.com>; Karen Johnson <kjohnson@cityofconway.com>; Katie Dennis <kdennis@cityofconway.com>; Mary Catherine Hyman <mhyman@cityofconway.com>; Phillip L. Hendrick, Jr. <phendrick@cityofconway.com>; Reggie Jenerette <rjenerette@cityofconway.com>; Steven Pearce <spearce@cityofconway.com>; Tammy Carter <tcarter@cityofconway.com>; Timmy Williams <twilliam@cityofconway.com>; Tyres Nesmith <tnesmith@cityofconway.com>  
**Subject:** Lights Music Christmas

Please review for approval and email me back.

*Natasha Sherman*  
*Executive Assistant*  
*City of Conway*

**From:** [cityhallprinter@cityofconway.com](mailto:cityhallprinter@cityofconway.com) <[cityhallprinter@cityofconway.com](mailto:cityhallprinter@cityofconway.com)>  
**Sent:** Sunday, August 27, 2023 6:43 PM  
**To:** Natasha Sherman <[nsherman@cityofconway.com](mailto:nsherman@cityofconway.com)>  
**Subject:** Message from KM\_C450i



CITY OF CONWAY  
CITY COUNCIL MEETING  
CONWAY CITY HALL  
229 MAIN STREET, CONWAY  
MONDAY, SEPTEMBER 18, 2023 - 4:00 P.M.

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

**STAFF:** Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy City Administrator; John Rogers, Deputy City Administrator; June Wood, Public Information Officer; 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; James Friday, Public Utilities Director; Jessica Hucks, Planning and Development Director; Le Hendrick, Fire Chief; Ashley Smith, Recreation Director; Robert Cooper, Construction Services Director; Ted Dudley, Public Utilities Deputy Director; Rosanne Dates, Grants Supervisor; Dale Long, Police Chief; Captain Tammy Carter; and Alicia Shelley, City Clerk.

**OTHERS:** There were approximately 75 people in attendance.

**CALL TO ORDER:** Mayor Blain-Bellamy called the meeting to order. Rev. Robert Bannon, Kingston Presbyterian 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:** Benton made a motion, seconded by White, to approve the September 18, 2023 meeting agenda. **Vote:** Unanimous. Motion carried.

**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**



**APPROVAL OF CONSENT AGENDA:** **Motion:** Goldfinch made a motion to approve the September 18, 2023 consent Agenda. Benton asked that Item IV.B. be moved down on the Agenda to Consideration. Goldfinch amended his motion to approve the September 18, 2023 consent Agenda, with the exception of moving Item IV.B. down on the Agenda to Consideration. Benton seconded the amended motion. **Vote:** Unanimous. Motion carried.

**PUBLIC INPUT:**

- Ronald Matta spoke in opposition of the City of Conway purchasing property located within the City of Conway.
- Travis Overton of CCU thanked the City for the continued partnerships with CCU and announced that the new Teal Nation retail store would be opening on October 9 at 324 Main Street.
- Renee Ruff spoke in opposition of 154 Winyah Road being annexed and rezoned to City of Conway Heavy Industrial.

**Motion:** Goldfinch made a motion, seconded by Jordan, to close public input. **Vote:** Unanimous. Motion carried.

**SPECIAL PRESENTATION:**

- A. **Presentation of Keep Conway Beautiful Award** – Mileur on behalf of the South Carolina Litter Control presented Santee Cooper volunteers with the Lower Region Group Leadership Award.
- B. **Presentation of Public Safety Employee of the Month** – Chief Long presented Captain Tammy Carter with the Public Safety Employee of the Month award.

**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 / 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).**

Emrick stated that this item and the next item on the agenda were on the same subject if Council would like to discuss as one item.

Hucks stated that the applicants are requesting to annex approx. 1,765 acres of property into the city, and rezone to a Planned Development district. The project, at full build out, proposes to contain 1,380 single family detached dwellings, 1,016 townhouse dwellings, and 920 multifamily units, for a total amount of 3,318 residential units. The timeline anticipated for full buildout is 25 years. The developer estimates an 18-month period from approval of the PD for design and



permitting, and an additional 12 months for the issuance of permits and approvals for the installation of the required infrastructure. One-fifth of the project is proposed to be completed in the first 5 years and an additional one-fifth to be completed in each subsequent 5-year period. The applications were received late last year, and staff worked with the applicants for several months before bringing to Planning Commission. The project went to Planning Commission in May and there was also a workshop for Planning Commission in May; went to a 2<sup>nd</sup> Planning Commission meeting in July where a public hearing was held. The project then went again to Planning Commission but was deferred so that staff and the applicant could work together on more changes that needed to be made. Finally, in September it went back to Planning Commission where it was ultimately recommended for approval.

Hucks said that currently, the properties are within Horry County's jurisdiction, and are zoned Commercial Forest Agriculture, Highway Commercial, and Community Retail Services. A majority of the properties included in the request is zoned CFA. Additionally, the properties are not yet identified on the City's Future Land Use Map, but they are identified on Horry County's FLUM as being Scenic & Conservation, Rural, and Rural Communities. Scenic & Conservation was applied to areas that scored exceptionally high on the environmental analysis or received a strong recommendation from the community for future conservation. Examples would include wetlands and agricultural lands. However, this does not mean these areas would be off-limits to development entirely. The Rural designation was applied to areas with prime agricultural soils, extensive farm and timberland, as well as natural resources and scenic views. Recommendations for this future land use is for protection of active forestry operations, farmland, and to minimize residential subdivisions by considering uses associated with rural tourism or the potential for a density transfer program. Finally, Rural Communities would permit lot sizes of 14,500 sq. ft., or lot sizes of 10,000 sq. ft. in certain zoning districts when used in conjunction with sustainable development criteria that preserves open space and natural features, buffers from roadways and adjacent properties, and does not impede on adjacent farming operations.

Hucks stated that some of the features in the development would include: Single-family detached lot sizes of 6,000 square feet; Single-family attached (i.e. duplex, townhomes) lot sizes ranging from 1,650 to 3,000 sq. ft; Multifamily lot sizes (in-common) of a minimum of 5,000 sq. ft. *NOTE:* Tract L is 27.82 acres and Tract M is 37.81 acres; Commercial lot sizes ranging from 7,500 to 15,000 sq. ft. *NOTE:* Commercial areas are described as "Types" 1, 2 and 3, some with different uses than other types, and some tracts with more restrictions than other commercial areas. Most of the uses within the Highway Commercial and Light Industrial districts would be permitted on the commercial tracts, with the exception of Tracts B and O.

Hucks said that some of the concerns that have been mentioned in previous meetings regarding the request include: distance from the city limits, strain on city services, cost and impact of the development on the city, lack of needed infrastructure, traffic infrastructure, uses in relation to existing residential property, uncontrolled growth, removal of trees and destruction of forestland and animal habitats, density of development, strain on public safety & emergency services, stormwater runoff, capacity of the public schools, lack of hospitals on the west side of the Waccamaw, and the effect of flooding on the surrounding properties as a result of this development.

Hucks then said that included in the request as well as the proposed development agreement are certain public benefits, such as: The creation of a direct, internal roadway network, referred to as



the Spine Rd, ranging in rights of way of 50-100 feet; Enhancement fees for: Sanitation, Parks & Recreation, Public Safety, and Planning & Development; The installation of a multi-purpose path, 8-ft in width, following the internal spine road, to be installed in accordance with the City's Pathway's & Trails Plan; Stormwater conveyance and retention facilities that are sufficient in capacity to accommodate the stormwater generated from the subject parcels and provide the city with evidence of such. All stormwater will be designed to meet or exceed the stormwater ordinance that is in effect at the time of plan submittal; Installation of roadway improvements, including 3 existing intersection improvements and 2 proposed intersections; Conveyance of over 500 acres of real property to the City of Conway, shown as Tract K on the Master Site Plan, which includes uplands, flood zones, and wetlands. Doing so will ensure that these vulnerable areas will be protected in perpetuity. Prior to conveyance, the developer will install or provide a financial guarantee to install 4 pickleball courts; a playground with floodproof design, adequate in size to accommodate the number of children anticipated to use the playground at the completion of the project; and parking areas sufficient in size to accommodate visitors to the recreational facilities; Installation of a Wildlife Refuge Trail connection, in accordance with the City's Pathways & Trails plan; Installation of cameras at each external access point (1 at the Pitch Landing Access, and 1 at each access point on 701); and Installation of roundabouts along the Spine Road in lieu of 3 or 4-way stop signs.

Hucks stated that at the September 7 Planning Commission meeting, PC recommended approval of the annexation and rezoning, and to incorporate any outstanding comments or issues that city staff has into the PD Narrative. Some of the outstanding staff concerns or comments included: Stormwater; Installation and timing of traffic improvements; Collection of Sanitation and Stormwater fees; Enhancement fees for public safety, sanitation, parks & recreation, as well as Planning & Development, in which a final amount for each fee has not yet been determined; Timing of installation of improvement and conveyance of Tract K – also the recreational acreage, which is made up of mostly flood zones or wetlands, that will contain Master Open Space and Stormwater for the project, as well as recreational amenities; and Various design modifications regarding the number of access points for some of the internal developments, due to conflicts with the City's Fire Code requirements.

Hucks said that as part of that request, the applicants would like to enter into a Development Agreement with the City of Conway. Per Section 6-31-10 of SC Code of Laws, the SC Local Government Development Agreement Act, authorizes binding agreements between local governments and developers for long-term development of large tracts of land. It gives the developer a “vested” right for the term of the agreement to proceed according to land use regulations in existence on the execution date of the agreement. Development agreements provide some measure of certainty as to applicable land development regulations for developers who make financial commitments for Planned Developments, and also expresses the intent to encourage a stronger commitment to comprehensive and capital facilities planning, to ensure the provision of adequate public facilities, and encourage the use of resources and reduce the economic cost of development. The length of the agreement varies but with these one 1,000-2,000 acres is limited to an initial term of 20 years. Prior to adopting a development agreement, 2 public hearings must be held; one of which can be held by Planning Commission. Planning Commission held the 1<sup>st</sup> of the 2 required public hearings at their July 13<sup>th</sup> meeting. Several people spoke in opposition to the development agreement, as well as the request for annexation and rezoning to a PD for previous concerns that were mentioned.



Hucks said that this request has been advertised for a public hearing for the Development Agreement and that the applicants are present.

April O'Leary spoke concerning the drainage at Bear Swamp, wetland buffer, parking, Kinlaw access, roads, Pitch Boat Landing. O'Leary also pointed out positives to the project and stated that it would be a better project if it is annexed into the City of Conway.

Barbara Goodman spoke concerning the roads, bridges, traffic, and the housing development.

Stefanie Chiappetta spoke on behalf of the Conway for Responsible Building group and public safety issues.

Michelle Grandell had concerns with infrastructure, public safety, all other services in the City, communicating with other organizations but thought it would be best annexed into the City of Conway.

Constance Whalen Dighero asked how much of this project is in the flood plain.

Blain-Bellamy asked for those in the audience that were present concerning the Warden Station project to raise their hands, and approximately 60 people did so.

Shep Guyton stated that all points that have been raised today have been raised by staff, Planning Commission, and the public at the Planning Commission meetings. Guyton said they have been working since January to find the best solution not only for the developer but for the town itself. Guyton said that what was in front of Council still has some changes to be made. Guyton said that when you look at the Development Agreement you can see items that were addressed either by Planning Commission or TRC and he believes the development should pay for the impacts and there are still some blanks and that is because the developers are still working with staff to determine what that cost benefit analysis looks like for the City. The intent for the development is not to burden the City with additional costs but for the development to pay its way as it goes. Guyton said he still wants to hear Council's input and have an opportunity to address as they did that with Planning Commission through a workshop and welcome the opportunity to do that with Council.

Felix Pitts said that roughly 350 acres of the site is designated as the internal wetland area and surrounding that is around 150 acres of upland area that has been dedicated for a public park to be donated to the City of Conway, and this is the area that is designated as the flood property constituted by the Florence high water mark line. Pitts said that all residential units are not located in flood areas. Pitts said that he spoke to O'Leary today, ran preliminary storm models on this site at full build out and are exceeding the City's stormwater regulations. Pitts said that they are committed to no buffers within any lots. Tract L was the major concern and there is a little bit of parking that was located in an area that is designated as AE flood and Pitts said he would commit to removing any parking improvements for the multifamily outside of areas designated as AE flood zone. Pitts said that based on staff's own research, Horry County is readily rezoning property to the tune of 3 units per acre all around this subject property. This property consists of 1700 acres, that's 5,000 units. The question is not if, it is when and if the City of Conway doesn't have the opportunity to control their own destiny, what are we leaving on the table. Pitts said we would be leaving on the table the buffers, the enhancement fees,



donation of the public park, protection of the wetland area, traffic improvements, and all of that goes away and becomes helter skelter, with 50 acres here, 100 acres there, 150 acres here and at the end result the City gets no benefit and we could be looking upwards of 4500-5000 units. Pitts said he looks forward to having more dialogue and feedback and has worked hard on this project for the last year.

**Motion:** Goldfinch made a motion, seconded by Helms, to close the public hearing. **Vote:** Unanimous. Motion carried.

Goldfinch thanked everyone for the presentation and concerns and said that if he was king none of this would ever be developed but he isn't king and doesn't own the property. Goldfinch said this is the lesser of 2 evils, do we want this done right or do we want this to be a burden. This project has just come to Council, we need to take our time and get this right and make sure that we understand what we are doing, how we are doing so that it benefits not only this development but the residents that are still going to live in the County that have to deal with this traffic. Goldfinch said that most everyone present was not constituents of his, but that they have a Conway address, 29527 address. Goldfinch stated that Council wants to do what is right and wants this to be a minimal impact as possible and asked all to give Council time so to work through this slowly so that Council gets it right.

**Motion:** Goldfinch made a motion, seconded by White, to defer first reading of the Warden Station development agreement and annexation so that staff, the development team, and Council can hold a Workshop.

Benton complemented staff for the incredible work on this project. Benton then complemented the developer and said they have done their homework as well. Benton told the public that he appreciated them coming to speak today. Benton said he was also going to vote to defer as there is a lot of work that needs to be done. Benton commented that he didn't like this being held over his head as far as if Conway doesn't take this, that the County will take it. Benton asked the developers if they had taken it to the County and why are they bringing it to the City. Benton said that it personally is offensive when you say if you don't take this, you are going to have these homes anyway. Benton said that is not a foregone conclusion as County Council has made some hard comments lately about that as well. Benton stated that he has found that developers now are using the county against the city throughout this county, and that the City needs to have smart growth and he promised that this Council would make the right decision for Conway.

Helms complemented staff and thinks that we have more work to do. Helms asked about the utilities. Pitts said that this is at the end of City of Conway services. Grand Strand Water & Sewer will provide sewer and Bucksport Water will provide the water. Helms then asked about underground utilities. Pitts said that they are not that far along on the utilities relocation but they will come along with any traffic improvements that are required. Helms also supported deferring the project to learn more.

Blain-Bellamy asked about paying for the impact that comes to the City to offset some of the costs. Guyon said there are 4 different fees that are built into the development agreement. They are blank now but they are public safety, sanitation, planning and development, and parks and recreation. Guyon said that these enhancement fees are not at the end and if during this process Council thinks something else is being impacted, they would be happy to address those.



Blain-Bellamy said that she wants to make certain that the applicant's offers are not less than what has been offered in neighboring municipalities. Guyton said that whatever the number is, it will be rationale.

Helms asked staff about the feasibility study. Hucks said that the Planning intern whom was an economics major from Clemson, started a cost benefit and staff is working to finalize the numbers to make sure the numbers match the fees that will be requested and match what the cost will be now and in the future.

**Vote:** Unanimous. Motion carried.

## **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.**

*This item was deferred within the previous motion.*

- 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 stated that the applicant submitted this annexation and rezoning application for 610 and 624 Highway 544. The properties are currently in Horry County's jurisdiction and zoned HC and RE3. Both properties contain a single-family residence and both are currently used as rental properties. The properties are across from and abutting the Institutional zoning district and also adjacent to Horry County HC zoned property. Surrounding uses include student housing, the old university bookstore, a gas station, and a wrecker business. The future land use map of the Comprehensive Plan identifies this property as HC. Planning Commission held the required public hearing and recommended approval of the request. There was no public input. Hucks said that staff recommended approval of first reading.

**Motion:** Jordan made a motion, seconded by White, to approve first reading of Ordinance #ZA2023-10-02 (C). **Vote:** Unanimous. Motion carried.

- 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 stated that the property owners submitted this annexation application as a requirement to connect to city utility services. The property is within the Langston Heights subdivision off of Highway 905. Several properties have been annexed within this subdivision over the last few years, to the point that now, a majority of lots are within the City limits. The future land use map of the Comprehensive Plan identifies this property as R-1. Hucks said that staff recommended approval of first reading.

**Motion:** Benton made a motion, seconded by Butler, to approve first reading of Ordinance #ZA2023-10-02 (D). **Vote:** Unanimous. Motion carried.

- 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 stated that in the last few months staff have been approached by multiple property owners and/or developers in regards to the building height limit in the Waccamaw River Districts one (WRD1) and two (WRD2). Property owners and/or developers have shown interest in our growing riverfront and have asked staff to pursue the possibility of increasing the building height limit from 35 feet to 50 feet. In 2021, staff presented an amendment to Council to amend the height limit in the CBD and WRD districts; however, at that time, Council chose to amend the height limit in the Central Business District (CBD) only, from 45’ to 60’. However, at a recent Council workshop, staff was directed to proceed with a text amendment to increase the maximum height limit in the WRD. All buildings in the Waccamaw Riverfront Districts, 1 and 2, will continue to be subject to review and approval from the Community Appearance Board (CAB). If the buildings are found to be out of scale, they could be rejected by the Community Appearance Board; regardless of the height limit specified in the UDO. Planning Commission held the required public hearing on the proposed amendment and recommended approval. Hucks stated that staff recommended approval of first reading.

**Motion:** Blain-Bellamy made a motion, seconded by Goldfinch, to approve first reading and to increase the height limit to 60 feet. **Vote:** Unanimous. Motion carried.

- 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 informed Council that the UDO currently allows for Single Family detached as well as Single Family attached dwellings in a Conservation Subdivision. Collins Jollie is a Conservation Subdivision that was approved earlier this year. Several tracts within the Conservation Subdivision are currently in technical review. Per the Master Plan for the project, Tract G proposes to develop 175 townhomes. As currently written, the dimensional standards for a Conservation Subdivision (*Section 10.4.1, E*) requires 6,000 square feet minimum lot sizes. This minimum lot size is sufficient for Single Family *detached* but not for Single Family *attached*. If developed fee-simple, this would mean that each unit would have to have 6,000 sq. ft. of lot area and while in-common or multifamily style townhome developments could be developed, individual lots would not be possible. In order to clarify the dimensional requirements for Single Family attached dwelling types, and rather than require one tract within the Collins Jollie Conservation Subdivision to have



to rezone (which would make one tract zoned differently than the rest of the tracts, and may be inconsistent with the comprehensive plan), staff proposes adding a footnote to the Use Tables in Article 4. The Single Family attached would then have to meet the dimensional requirements of the R2 zoning district, for which they are allowed. A note will also be provided in *Section 10.4.1 (E)* of the UDO to refer to the dimensional requirements for the R2 district if single-family attached is proposed as part of the Conservation Subdivision design. Planning Commission held the required public hearing and there was no public input. Hucks said that Planning Commission recommended approval of the proposed amendment, and added a condition to clarify that the standards would be applicable to duplex dwelling units and not only townhomes. Hucks said that staff also recommended approval.

**Motion:** White made a motion, seconded by Jordan, to approve first reading of Ordinance #ZA2023-10-02 (F). **Vote:** Unanimous. Motion carried.

## 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 stated that the civil engineer has requested a waiver of sidewalk requirements for the proposed Parker's Kitchen to be located on the corner of US Hwy 501 & Four Mile Road. Section 7.1.2 – Complete Streets of the Unified Development Ordinance (UDO) requires sidewalks to be constructed along the frontage of all properties abutting arterial or local non-residential streets. These sidewalks are required to be a minimum of five (5) feet in width, and a minimum of four (4) inches in thickness. Under these regulations, a 657 linear foot sidewalk would be required along US Highway 501 and a 357 linear foot sidewalk would be required along Four Mile Road. Using \$25.59 per linear foot for labor and construction, the estimate for a payment in lieu of sidewalk construction including the sidewalk, grading, and clearing, is 1,014 linear feet x \$25.59 = **\$25,948.26**. Hucks said that the Technical Review Committee reviewed the waiver request and recommends approval. Hucks said that staff accepts TRC's approval.

Jordan asked about the potential price difference as a new concrete contract was awarded after this request. There was some discussion. Emrick said that the City would honor the price that was quoted at the time this request was submitted.

**Motion:** Goldfinch made a motion, seconded by Blain-Bellamy, to approve the fee in lieu of sidewalk construction in the amount of \$25,948.26. **Vote:** Unanimous. Motion carried.

- B. Consideration of a Special Event Request - CCU vs. App State Tailgate and Viewing – October 10, 2023** – Emrick stated that this request is very similar to the first game of the year against UCLA, but this one is at 7:30 p.m. on a Tuesday, instead of 10:30 p.m. on a Saturday. Emrick said that some things were learned and that one of the purposes of having these events are for the businesses in the area to prosper and it was learned that Coopers had one of the worst evenings ever on that Saturday night. Staff is requesting the consumption zone, where merchants are able to sell beer and wine and have it be consumed in the public area.



Blain-Bellamy asked Emrick to explain what area this would cover. Emrick said it would be the WRD zone, which includes Bonfire and Chanti's and the CBD which would include the bulk of the other restaurants in the Downtown.

Blain-Bellamy asked that the City provide water.

**Motion:** Goldfinch made a motion, seconded by Jordan, to approve the special event, CCU vs. App State Tailgate and Viewing. **Vote:** Blain-Bellamy, Goldfinch, White, Helms, Jordan and Butler voted yes, with Benton voting no. Motion carried 6-1.

Benton stated that he would like for the record to show that he is not opposed to a tailgate, but that he is opposed to the alcohol consumption zone with minors.

***Moved Agenda Item IV.B. - Approval of Letter of Intent for Grainger and Lake Busbee site with Santee Cooper*** – Emrick stated that this is an item that the City has been working on now for about a year and a half and that is the ability for the City to be able to accept property from Santee Cooper, the ashpond sites, former Grainger steam plant site, the Lake Busbee site and additional wetlands in that area. The hope is that the City can develop the ashpond sites with recreational amenities, including a beach, Riverwalk style boardwalk, a City marina, and then seek a public private partnership to develop the Grainger steam plant site to economically enhance the area. Emrick said that there are no plans to enhance Lake Busbee other than the possibility to partner with a conservation group, such as Ducks Unlimited to manage that site that benefits the wildlife.

Emrick further explained that the Letter of Intent is the City's intent to take the property from Santee Cooper and it gives the City a chance to have a due diligence period.

Benton asked if there is a price that the City would be paying for this property. Emrick said a nominal transfer fee, which would be something like \$5. Emrick stated that Santee Cooper has money in place for economic development and felt this would be a good way to fulfill that purpose.

Benton stated that the City has plenty of time to do our due diligence as this was an ashpond. Emrick said that Ashpond #1 is clean. Ashpond #2 is not certified as clean, so it would not be used for recreational purposes. The Legacy Pond that was used for cooling purposes does have similar restrictions.

Benton asked if this was a complete deal or would this project come back to Council. Emrick said that this is just approval for the Administrator to sign a Letter of Intent for the City and would come back to Council.

**Motion:** Goldfinch made a motion, seconded by Blain-Bellamy, to authorize the City Administrator to sign the Letter of Intent for the Grainger and Lake Busbee sites with Santee Cooper. **Vote:** Unanimous. Motion carried.

#### **CITY ADMINISTRATOR'S REPORT:**

Emrick informed Council of the following:



- Starting this fiscal year, Council approved a new plan for upgrading and adding playgrounds each year. This year, Council approved additional play equipment for Collins Park. That equipment will be delivered and installed in the next few weeks. Next year, a new playground will be added to the City system. There are a few broken or worn pieces at Collins Park and Lady Bug Park that are being replaced as well.
- October 16 is the ribbon cutting for Collins Park Pickleball Courts. Emrick thanked Coastal Carolina Association of Realtors for their assistance on Friday and the grant they provided for Community Placemaking.
- The Groundbreaking for the Riverwalk Extension is November 3 at 10 a.m. on the Riverwalk beside Bonfire Restaurant.
- Emrick updated Council on Scarborough Alley stating that the curbing is in and hope to begin paving by early next week. Work on both the public restrooms and the ERF will begin very soon as well. Hopes are to have the alley open to limited travel in the next few weeks, with disruptions only for the other two construction projects.
- The pumpkin trees are blooming. They were slightly delayed due to the rain yesterday, but that is only a very short delay. The Town Green is adorned and Main Street will be in full bloom this week.
- The calendar of events for October is full. Please visit the City's website or Facebook for a full list, but planned are movies, parades, 5k's, a pickleball tournament, disc golf tournament and more. No reason to go anywhere but here.
- Emrick reminded Council that he will present at the International City and County Managers Association Conference in Austin Texas on October 1 and his session is "Halloween, South Carolina, How we won October." Emrick said that he brought this up to let Council know that he will not be at the next Council meeting, and will be on an airplane returning to Conway during the meeting. This will be only the second Council meeting that he has ever missed in nearly nine years with the City.
- The River is still high, but it is falling fast. The river crested at 12.12', but are now almost out of minor flood stage. The river still needs time to drop before it can handle another hurricane.
- Emrick said that Thursday's CCU game is white out and the towels will be given out at the gates.
- Tonight, we have reports from Police and Fire.

**Fire Department** – Hendrick informed Council of the following:

- Fully staffed since March 2023
- Training Center is almost ready to burn
- Fire Apparatus is at 40 months build time
- Assistance to Firefighters Grant - \$157,000 for self-contained breathing apparatus and should be delivered 11/15/2023
- Call volume is up by 70 incidents with a 3.95% increase
- Currently have 29 EMT's, which is 71% of the department
- 7 scheduled to start the next class of EMT's on 10/16/2023, which will make it 88%
- Next EMT class will be in the Spring 2024
- Risk Management – recent revamp of the Safety Committee to put a stronger focus on the safety culture in the City.



- The claim numbers are down YTD but costs are up due to the Whittemore Elementary Fire
- Emergency Management – Hurricane Idalia damages: One flooded PD vehicle, damaged roof at Public Safety Building.
- There was a Federal Declaration from Hurricane Idalia so that will cover overtime and supplies.

**Police Department** – Long informed Council of the following:

- Camp Blue was a major success due to the re-creation.
- National Night Out was also a success with 25 participants.
- Staff is 7 down, but 4 candidates are now going through the background check
- Presented and explained slides for August 14-September 20, 2023 for the following:  
Calls for Service by Sector & Zone, Overdose Calls, Points Map for Traffic Stops, and Points Map for Traffic Accidents.

**COUNCIL INPUT:**

**Jordan** thanked staff for the 9/11 Tribute and told of a display that was presented to Detective Amber Lewis made by a local resident, Mark Bruno. Jordan told of a gathering at Horry Electric and said that the CEO of the State Electric Coop gave big praise for the new Fairfield Inn and was impressed with the amenities. Jordan stated that he attended a press conference of the South Carolina Center for Visual Arts announcing that they will be opening in Downtown Conway. He gave Kuddos to SCCVA and Downtown Alive. Jordan said that the input from the community tonight are the same concerns that Council has and that the right thing to do was to defer the Warden Station to get more answers.

**Goldfinch** said that tonight his comments are going to be more for selfish reasons and that as the City continues to grow and expand that the City will encounter growing pains. Goldfinch said that first Council heard from a gentleman in public input that was opposed to government getting involved in any type of land acquisition. The gentleman kept saying that governments job was to serve and protect and Goldfinch said that he agreed with that, but said without the City acquiring property the City would never have parks, public parking that enhances the quality of life and attracts businesses that want to be here. Goldfinch said that Council is tasked with being fiduciaries for the City and that includes enhancing the quality of life. Goldfinch then shared a story about a client from New Jersey regarding property taxes being lower here and told that he would have no problem paying a \$10,000 initiation fee. Goldfinch said not all that move here are like that and some want something for nothing. Goldfinch said that he saw some local folks in the crowd tonight. People moving here should pay their fair share and a long-time resident should not subsidize for infrastructure or growth. Goldfinch said that he applauded the lady in the front for realizing that the City is better off with this project being in the City than being in the County. Goldfinch said that Council cannot say no, like most people think we can. If the County has it, it will not be a Planned Development, it will be just like the developers said it will be 100 houses here, 50 here, 200 here and no improvements but the services will still be on the City and County. Goldfinch said he is tired of someone that moved in 2 years ago now says that someone else can't move here.

**White** said ditto to all that has been said so far.



**Helms** asked about the alley behind Crooked Oak. Emrick said that the City is redeveloping an improvement plan for that area. There is not room for a garbage truck in the alley. Emrick said that about 2 years ago there was talk about putting an ERF behind the building at Laurel and Fourth in that parking lot and that would help to offset the needs of Crooked Oak and Stella's. That one could be prioritized and would be our third one built. Helms said that she was pleased with all employees and especially Brandon's group. She said that the City is more business friendly. Emrick said that Katie does the incentive work for the Planning Department. Helms said that she would like to have Jessica's notes as she is always on point and with reasoning. She thanked the developers for working so closely with staff. Emrick recommended that Council watch the last Planning Commission meeting.

**Benton** thanked the Chief of Police and Fire for doing an amazing job. Benton thanked Emrick as he brought a concern to him from a citizen at Wild Wing and Emrick has contacted SCDOT to request that a left turn arrow along with the straight arrow be placed at that intersection to help alleviate some of the traffic for Wild Wing citizens. Benton said that he had some clarification that staff has brought to him and that Kingston Lake parking lot will be a lay down lot for the Riverwalk project. Benton said that the Administrator is looking at some plans for the old Jerry Cox lot. Emrick said that Diamond Shores did a redesign of that lot and that the City engineers are now looking at that plan as it could tie nicely in with the next ERF project at that location. Benton said that he agreed with Goldfinch in that the good citizen was a little confusing in his comments about purchasing property. Benton said that if Council has a designated use for property for city services, parking, or for the good of all citizens, then he is all for it but thinks that Council needs to be as transparent as possible when buying property as to the purpose and extent of it. Benton said that the City also needs help from our legislature on roads and funding on all levels so that Conway can continue to grow.

**Blain-Bellamy** added that there were great comments from everyone.

**EXECUTIVE SESSION: Motion:** White made a motion, seconded by Jordan to enter into Executive Session for the following: (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)].

**Vote:** Unanimous. Motion carried.

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

**POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: Motion:** Goldfinch made a motion, seconded by Blain-Bellamy to authorize the Administrator to negotiate the potential acquisition of Downtown property. **Vote:** Blain-Bellamy, Butler, Goldfinch, Helms and Jordan voted yes, with Benton voting no. Motion carried 5-1.

**Motion:** Blain-Bellamy made a motion, seconded by Jordan to appoint the following to the Whittemore Task Force: Janet Lawrence-Patten, Whittemore Alumni; Cheryl Moore Adamson, Whittemore Racepath Historical Society; George Brown, Whittemore Racepath Historical Society; Elaine Gore, Horry County Council on Aging; Debra Butler, Smith Jones; Lee Belcher,



September 18, 2023

Banker; Kay Hearn, Citizen; Richard Lovelace, Citizen; Ginny Kintz, Citizen; Councilperson Beth Helms; Councilperson Amanda Butler; and Alternative Robert Bannon, Citizen.

**Vote:** Unanimous. Motion carried.

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this \_\_\_\_ 2 \_\_\_\_ day of  
October \_\_\_\_\_, 2023.

---

Alicia Shelley, City Clerk



**DATE: OCTOBER 2, 2023**

**ITEM: VII.A.**

Presentation of Longevity Awards – September 2023 – 5 Years: Kyle Todd, Police; 5 Years: Leigha Howell, Fire; 5 Years: Garrett Roberts, Hospitality & Beautification; 15 Years: Careyce “Antwan” Nesmith, Fire; 15 Years: Michael Brazier, Solid Waste; 20 Years: Joshua Scott, Police; 20 Years: Christopher Jones, Police.



**DATE: OCTOBER 2, 2023**

**ITEM: VII.B.**

**ISSUE:**

Presentation of Tree City USA designation – Lois Edwards, South Carolina Forestry Service

**BACKGROUND:**

The Tree City USA Program is sponsored by the Arbor Day Foundation in cooperation with the National Association of State Foresters and the USDA Forestry Service. Tree City USA communities must have a tree board or department, a tree-care ordinance, a community forestry program with annual expenditures of at least \$2 per capita, and an Arbor Day observance and proclamation. In 2022, the City of Conway applied for continued designation as a Tree City USA. Staff was recently notified that our designation was approved for the 38<sup>th</sup> consecutive year.

A Tree City USA summary, attached, includes statistics for South Carolina for the year 2022.

**RECOMMENDATION:**

Accept the Tree City USA designation presentation





**TREE CITY USA**  
An Arbor Day Foundation Program

# SOUTH CAROLINA

# 2022

## BY THE NUMBERS

# 41

**TREE CITY USA  
COMMUNITIES**  
1 NEW

# 23.91%

**OF STATE  
LIVES IN A TREE CITY  
USA COMMUNITY**

# 97.56%

 RECERTIFICATION RATE


REPORTED NUMBER OF  
**TREES PLANTED**

# 71,762

### LARGEST

**Anderson County**  
POPULATION 158,155

### SMALLEST

**Patrick**  
POPULATION 266

LONGEST-RUNNING  
ACTIVE TREE CITY USA  
COMMUNITY:  
**Columbia**  
44 YEARS

# \$12,281,460

SPENT ON  
URBAN FORESTRY  
MANAGEMENT



**\$9.90**  
average per capita

## Growth Award

**2** Growth Award  
Recipients

LONGEST ACTIVE GROWTH AWARD  
**Summerville**  
5 YEARS

**0** NEW Growth  
Award Recipients

## BEYOND TREE CITY USA



An Arbor Day Foundation Program

**8** Recognized  
South Carolina Schools

**0** NEWLY  
Recognized Schools



An Arbor Day Foundation Program

**3** Tree Line USA  
Utilities

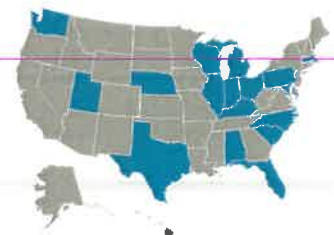
LONGEST ACTIVE UTILITY:

**Gaffney Board of Public Works**  
23 YEARS



An Arbor Day Foundation Program

Recognized Healthcare Facilities:





**DATE: OCTOBER 2, 2023**

**ITEM: VIII.A.**

**ISSUE:**

**First Reading of Ordinance #ZA2023-10-16 (A)**, to annex approximately 0.36 acres of property located at 1670 Destiny Lane (PIN 383-01-04-0009), and rezone from the Horry County Residential, no mobile homes allowed (SF6) district to the City of Conway Low-Density Residential (R) district.

**BACKGROUND:**

The application for annexation was submitted by the applicant as a requirement to connect to city utility services. According to Horry County Land Records, the property was transferred into the applicant's names on Aug. 25, 2023. The property is located on Destiny Ln, near the intersection of Cox Ferry Rd and directly behind the 7-Eleven on Hwy 501. The applicant recorded restrictive covenants for the property on Sept. 14, 2023.

There are currently no other properties on Destiny Lane that have been annexed into the city limits. Additionally, while this lot is a single-family detached structure, a majority of the surrounding properties on the same street are duplex units.

Other properties from within the neighborhood immediately adjacent to this property (College Place) which were proposed for annexation in recent months were denied annexation.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The Future Land Use Map of the *Comprehensive Plan* identifies this property as High-Density Residential.

*The intent of the high-density residential district is to provide for high-density attached, detached, semi-attached, and multifamily residential development in the City of Conway, and to prohibit uses that would substantially interfere with the development or continuation of residential structures in the District.*

**STAFF RECOMMENDATION:**

Staff supports the future land use map. This area is adjacent to Hwy 501, and close to Hwy 544. While this property is just outside of the County's Coastal Carolina University Overlay, the other properties on Destiny Lane are within the overlay, as this area is one where many college students reside. The request to annex as the R district is due to the fact that properties requesting to be zoned "R" upon annexation can do so without a recommendation being provided by Planning Commission. The "R-1" district can be requested if the property requesting annexation could not be considered a major subdivision. If Council supports annexation of the property, staff recommends that the property be zoned R-3, which will first require a public hearing be held by Planning Commission. The R nor R-1 district will permit duplex units, and while this property is single-family, it should be anticipated that the adjacent properties will have to request annexation at some point in the future as well.



**ORDINANCE #ZA2023-10-16 (A)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 0.36 ACRES OF PROPERTY  
LOCATED AT 1670 DESTINY LANE (PIN 383-01-04-0009), AND REQUEST TO  
REZONE FROM THE HORRY COUNTY RESIDENTIAL, NO MOBILE HOMES  
ALLOWED (SF6) DISTRICT TO THE CITY OF CONWAY LOW- DENSITY  
RESIDENTIAL DISTRICT (R) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY:**

**SECTION 1. FINDINGS:**

A petition has been submitted to the City Council of the City of Conway to annex approximately 0.36 acres of property described herein and represented on a map.

The area proposed for annexation is adjacent to the present City limits. The petition for annexation of land and declared zoning is hereby accepted by the governing body of the municipality of Conway, and made a part of the City of Conway, South Carolina, to wit:

**ALL AND SINGULAR**, those certain parcels, lots, or tracts of land in Conway Township, County and State aforesaid, containing approximately 0.36 acres of property located at 1670 Destiny Lane (PIN 383-01-04-0009), and request to rezone from the Horry County Residential, no mobile homes allowed (SF6) district, to the City of Conway Low-Density Residential (R) district.

This annexation includes all waterways, roads, and rights-of-way adjacent to the property.  
For a more specific description of said property, see attached map.

**SECTION 2. APPLICATION OF ZONING ORDINANCE:**

The property is admitted as City of Conway Low-Density Residential District (R) area under the zoning laws of the municipality.

**SECTION 3. EFFECTIVE DATE:**

The annexation is effective as of the date of the final reading of this Ordinance.

**AND BE IT FURTHER ORDAINED** that such changes shall be made on the Official Zoning Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.



**RATIFIED BY CITY COUNCIL**, duly assembled, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
K. Autry Benton Jr., Council Member

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

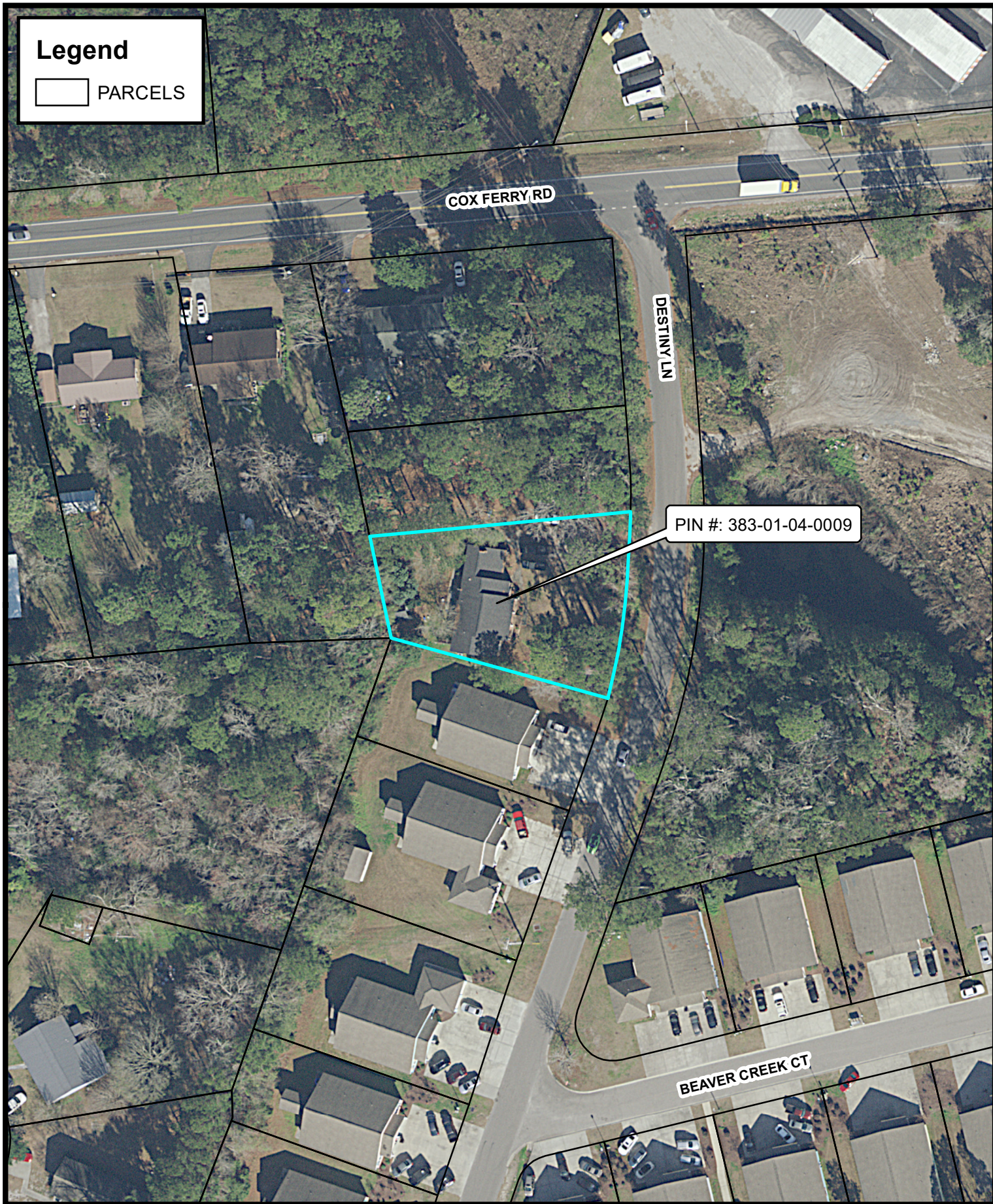
\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

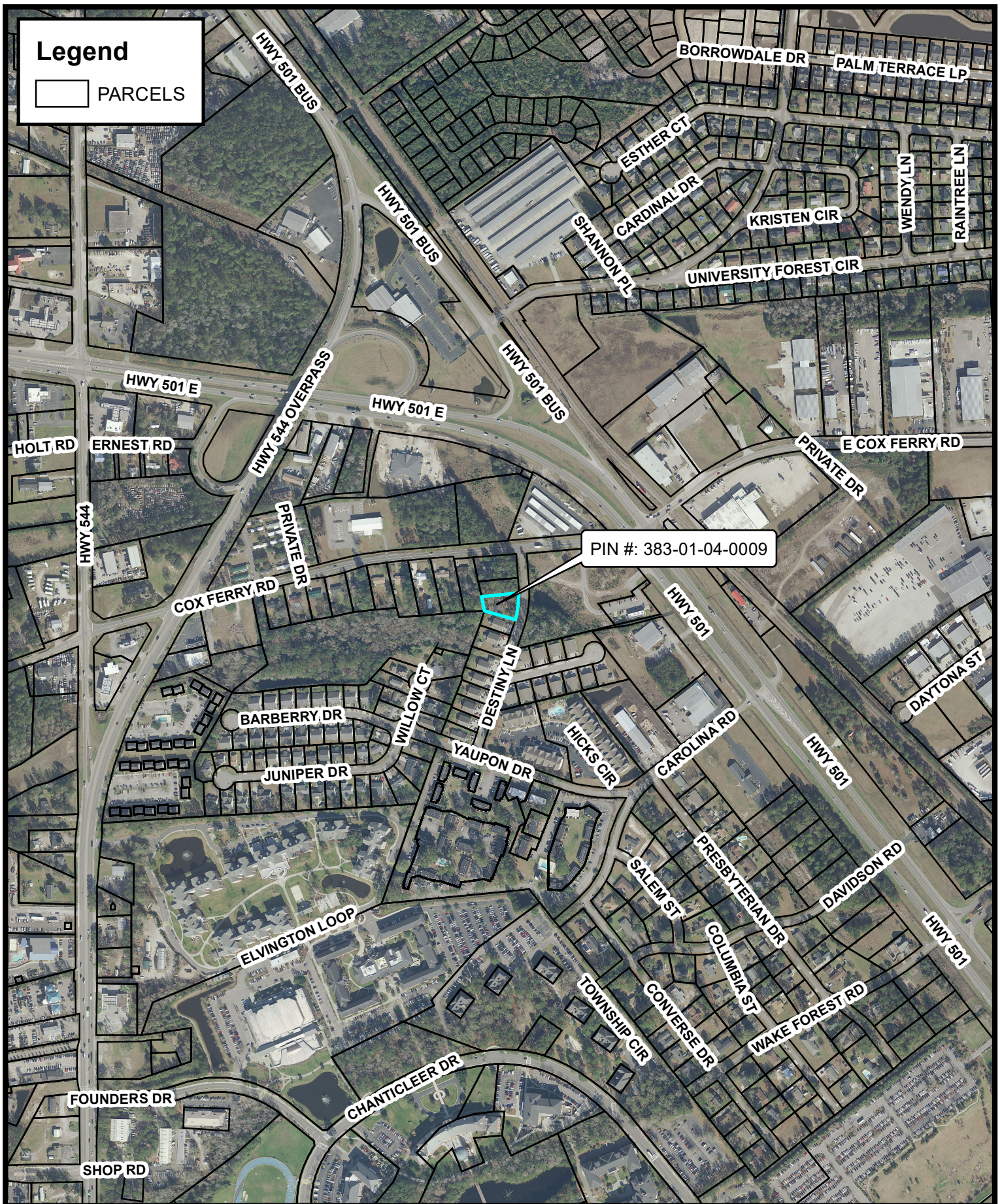
First Reading: \_\_\_\_\_

Final Reading: \_\_\_\_\_





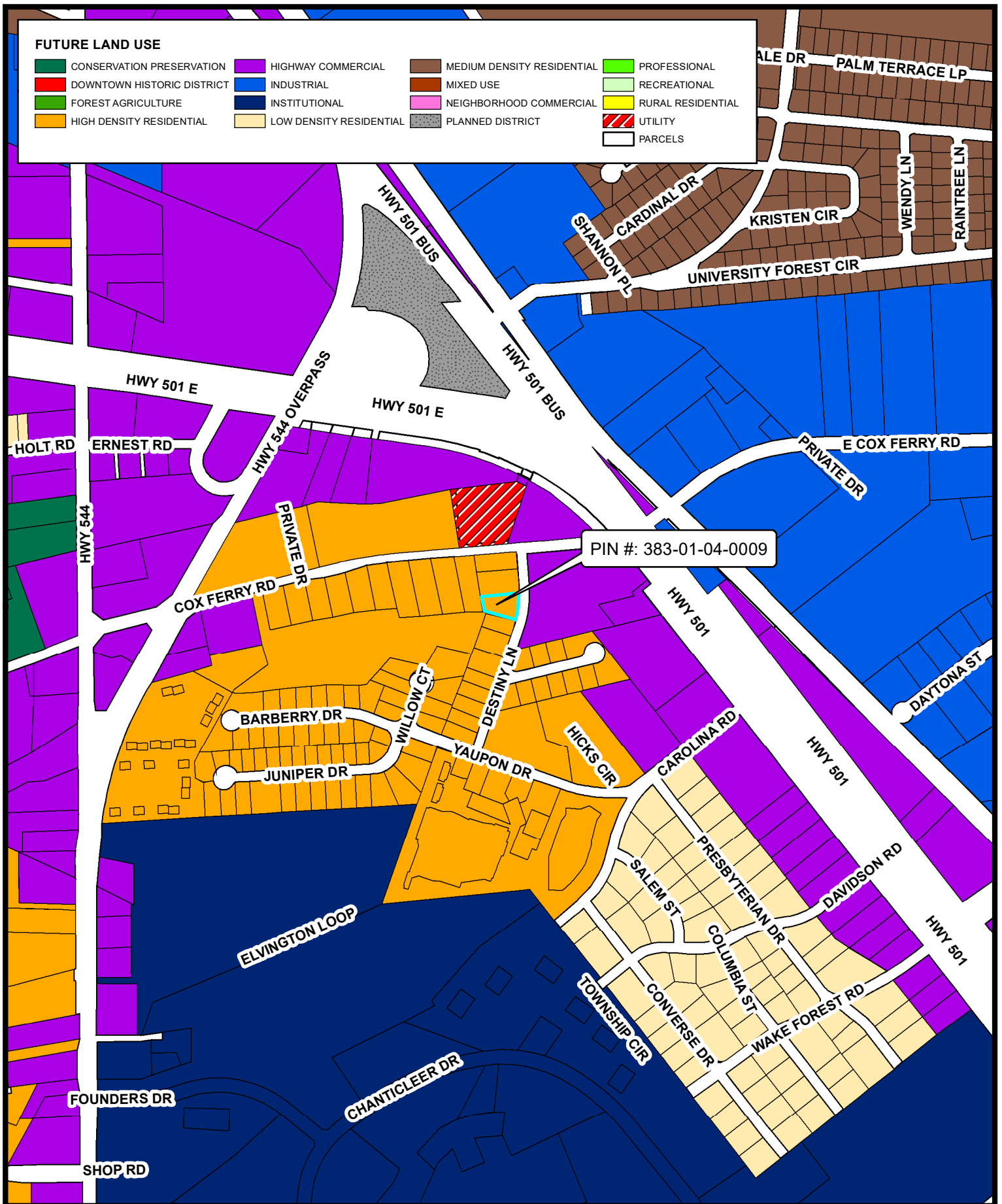













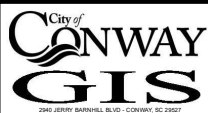
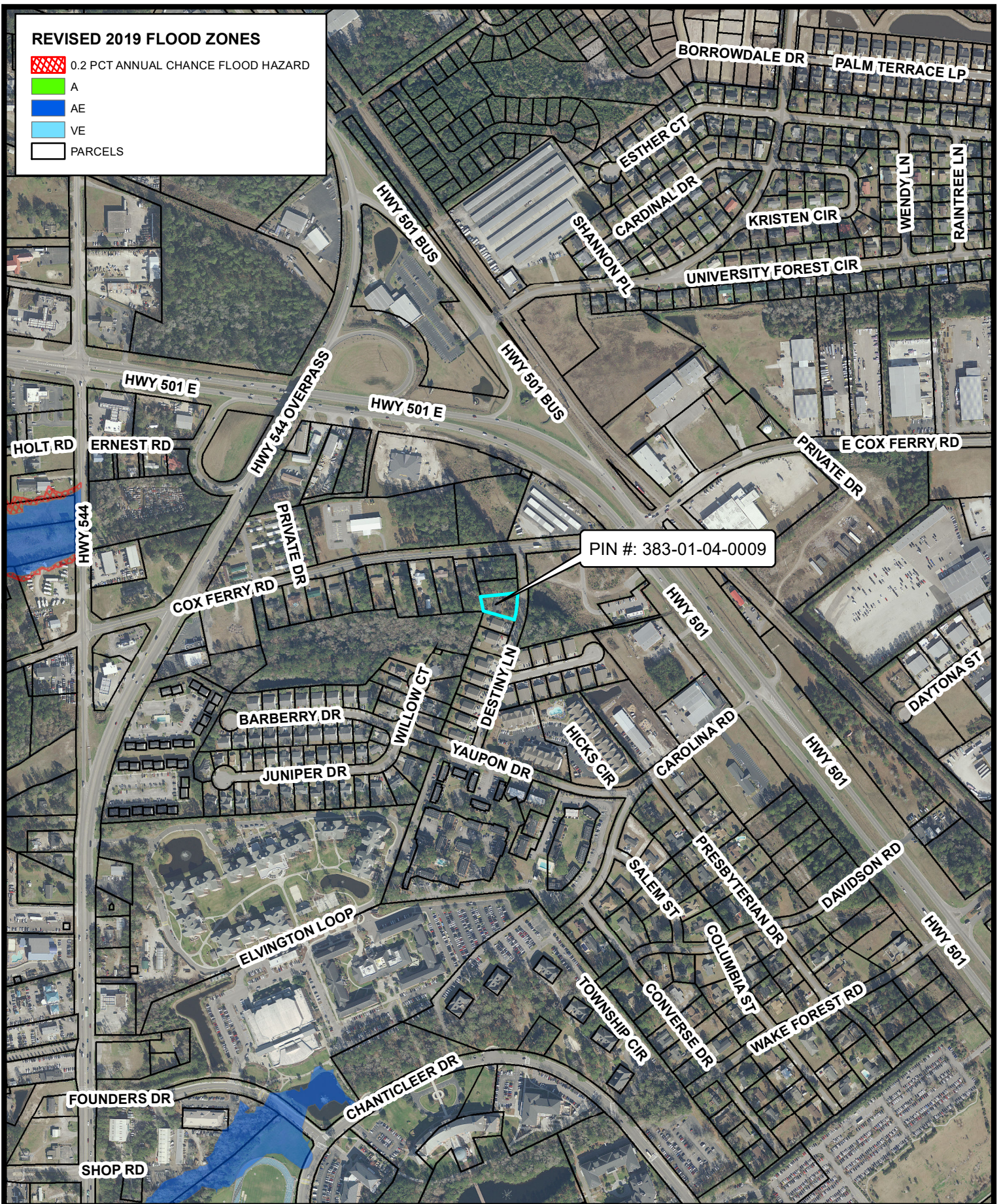






# REVISED 2019 FLOOD ZONES

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  VE
-  PARCELS



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



PIN #: 383-01-04-0009  
TMS #: 151-00-01-009  
1670 DESTINY LN  
(P23-0274)







STATE OF SOUTH CAROLINA )

)

RESTRICTIVE COVENANT

COUNTY OF HORRY )

KNOW ALL ME BY THESE PRESENTS, that, (I, we) Bailey Clay  
(Grantor) seek permission to connect to the Water and/or Sewer System of the City Of Conway. The property/parcel is situated outside the corporate limits of the City Of Conway. The property/parcel is identified in the records of the Assessor of Horry County as Parcel Identification Number (PIN) 383-01-04-0009 and is physically located at

1670 Destiny Lane Conway SC 29526  
The above referenced property was conveyed by deed to the Grantor and recorded in the Office of the Register of Mesne Conveyance for Horry County, South Carolina in Deed Book 4722 at Page 2058.

We understand and agree that as a condition of service and connection of the Water and/or Sewer System to the above referenced property, we will petition, when requested by the City Of Conway (by Group or Individual method) for annexation to the City Of Conway under Section 5-3-150 of the Code of Laws for the State of South Carolina. We further understand that it may be necessary to execute a petition for annexation on more than one occasion; however, the final acceptance of the said petition rests upon an affirmation vote of a majority of the governing body of the City of Conway.

It is understood and agreed upon that this covenant shall be legally binding upon (myself/us) as the Grantor(s), and our heirs and successors. Any violation of, or refusal to sign, said petition shall result in either legal recourse for nonperformance by the City, and/or termination of water and/or sewer services provided to the premises.

It is further understood and agreeable that the City may inspect and approve the owner's water and/or sewer system prior to connection to insure compliance with the City and State regulations. An inspection fee, if applicable, may be imposed for such inspection in accordance with the guidelines and policies set forth by the City of Conway.

All rights, powers, and privileges hereby granted to the City of Conway as grantee shall convey to its heirs, successors and assigns, and shall be binding upon the heirs, successors, administrators, executors and assigns of the Grantor. Grantor acknowledges that the conditions of this agreement and this agreement itself is a restriction and covenant of the title of the above reference property and binding upon the grantors, heirs, successors, and assigns. Furthermore, it is mutually agreeable that upon any dividing, separation, or split of the above referenced property, this agreement shall remain binding upon the successors and heirs of such division, and that this covenant shall remain binding upon the successors and heirs of such division, and that this covenant shall remain a restriction and covenant on the title of the parcel resultant of such division.





IN WITNESS THEREOF, the undersigned Grantor has hereto set his hand and Seal this

12<sup>th</sup> day of September, 2023

SIGNED, SEALED AND DELIVERED by:  
Grantor in the presence of:

[Signature]  
Witness

[Signature]  
Grantor Name Bailey Clay

[Signature]  
Witness or Notary

STATE OF SOUTH CAROLINA )

PROBATE

COUNTY OF HORRY )

PERSONALLY appeared before me the undersigned witness, and made oath that he/she saw the within named Grantor(s) sign, seal and as his/her act and deed, deliver the within written Agreement and Covenant; and that he/she with the other witness named above witnessed the execution thereof.

[Signature]  
Witness

SWORN TO BEFORE ME THIS 12<sup>th</sup>  
DAY OF September, 2023

[Signature]

NOTARY PUBLIC FOR SOUTH CAROLINA (signature)

Katherine Dennis

NOTARY PUBLIC FOR SOUTH CAROLINA (printed)

My commission expires: April 15, 2031

Section 26-1-120 (E) (4): A witness is not a party to or a beneficiary of the transaction, signed the record as a subscribing witness.





# PETITION FOR ANNEXATION

Staff Use Only

Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

City of Conway Planning  
Department 196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Instructions:

- Fill out all 3 pages
- Submit signed forms to City of Conway Planning Department

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

## PETITION FOR ANNEXATION

### TO THE HONORABLE MAYOR AND CITY COUNCIL OF CONWAY

WHEREAS, § 5-3-150 (3) of the Code of Laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation; and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation; and

WHEREAS, the area requesting annexation is described as follows, to wit:

NOW, THEREFORE, the undersigned petition the City Council of Conway to annex the below described area into the municipal limits of the City of Conway.

PROPERTY LOCATION/SUBDIVISION: 1670 Destiny Lane  
PIN: 383-01-04-0009 ACREAGE: \_\_\_\_\_  
PROPERTY ADDRESS: 1670 Destiny Lane Conway SC 29526  
PROPERTY OWNER MAILING ADDRESS: 1140 Saltgrass Way Myrtle Beach SC 29588  
PROPERTY OWNER TELEPHONE NUMBER: 440 308-8369  
PROPERTY OWNER EMAIL: claybailey99@gmail.com  
APPLICANT: Bailey Clay  
APPLICANT'S EMAIL: clay.bailey99@gmail.com  
IS THE APPLICANT THE PROPERTY OWNER? CIRCLE: YES ☒ NO ☐

**IF NOT:** PLEASE INCLUDE A LETTER OF AGENCY OR POWER OF ATTORNEY FROM THE OWNER ADDING RESPONSIBILITY TO THE APPLICANT.

PROPERTY OWNERS (Attach additional sheets if necessary)

Bailey Clay  
(Print)

[Signature]  
(Signature)

DATE: 9/12/23

\_\_\_\_\_  
(Print)

\_\_\_\_\_  
(Signature)

DATE: \_\_\_\_\_





# PETITION FOR ANNEXATION

Staff Use Only

Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

Is there a structure on the lot: yes Structure Type: SFR

Current Use: Residential

Are there any wetlands on the property?

CIRCLE: YES ☐ NO ☒

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES ☐ NO ☒

If yes, please explain and provide a copy of covenant and/or restriction.

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Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES ☐ NO ☒

If yes, please describe.

---

---

---

Are there any building permits in progress or pending for this property?

CIRCLE: YES ☐ NO ☒

If yes, please provide permit number and jurisdiction.

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**FEES ARE DUE AT SUBMITTAL.**

**RI ZONING DISTRICT – NO FEE ALL OTHER ZONING DISTRICTS - \$ 250**

**PLEASE SUBMIT TO THE PLANNING & DEVELOPMENT DEPARTMENT**

[planning@cityofconway.com](mailto:planning@cityofconway.com)





# Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 1670 Destiny Lane FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): 15,470.24 PIN: 383-01-04-0009

CURRENT ZONING CLASSIFICATION: SFL

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: R-3

REQUESTED ZONING CLASSIFICATION: R

NAME OF PROPERTY OWNER(S):

Bailey Clay PHONE # 440-308-8369  
PHONE # \_\_\_\_\_

MAILING ADDRESS OF PROPERTY OWNER(S):

1140 Saltgrass Way Myrtle Beach SC 29588  
\_\_\_\_\_

\*\*\*\*\*

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

[Signature] 9/12/23  
PROPERTY OWNER'S SIGNATURE(S) DATE

PROPERTY OWNER'S SIGNATURE(S) DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.



**DATE: OCTOBER 2, 2023**

**ITEM: VIII.B.**

**ISSUE:**

**First Reading of Ordinance #ZA2023-10-16 (B)**, to annex approximately 0.35 acres of property located at 803 Donald Street (PIN 369-12-04-0003), 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.

**BACKGROUND:**

The annexation application was submitted by the applicants as a requirement to connect to city utility services. According to Horry County Land Records, the property was transferred into the applicant's names on September 9, 2023. The property is within the Sam Johnson subdivision off of Cates Bay Hwy.

There have been several other parcels in this subdivision that have been annexed in recent years. However, this would be the first one on Donald Street.

**CITY OF CONWAY COMPREHENSIVE PLAN:**

The Future Land Use Map of the *Comprehensive Plan* identifies this property as Low/Medium Density Residential (R-1).

*The intent of the R-1 District is to provide for the preservation and expansion of areas for low to medium density, detached single-family residential development in the City of Conway. The district shall present a relatively spacious character, promote quiet, livable neighborhoods, and prohibit uses that are incompatible with the residential nature of the surrounding area.*

**STAFF RECOMMENDATION:**

Approve First reading of **Ordinance #ZA2023-10-16 (B)**.



**ORDINANCE #ZA2023-10-16 (B)**

**AN ORDINANCE TO ANNEX APPROXIMATELY 0.35 ACRES OF PROPERTY  
LOCATED AT 803 DONALD ST (PIN 369-12-04-0003), AND REQUEST TO REZONE  
FROM THE HORRY COUNTY RESIDENTIAL, NO MOBILE HOMES ALLOWED  
(SF20) DISTRICT TO THE CITY OF CONWAY LOW/MEDIUM DENSITY  
RESIDENTIAL DISTRICT (R-1) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY:**

**SECTION 1. FINDINGS:**

A petition has been submitted to the City Council of the City of Conway to annex approximately 0.35 acres of property described herein and represented on a map.

The area proposed for annexation is adjacent to the present City limits. The petition for annexation of land and declared zoning is hereby accepted by the governing body of the municipality of Conway, and made a part of the City of Conway, South Carolina, to wit:

**ALL AND SINGULAR**, those certain parcels, lots, or tracts of land in Conway Township, County and State aforesaid, containing approximately 0.35 acres of property located at 803 Donald Street (PIN 369-12-04-0003), and request to rezone from the Horry County Residential, no mobile homes allowed (SF20) district, to the City of Conway Low/Medium-Density Residential (R-1) district.

This annexation includes all waterways, roads, and rights-of-way adjacent to the property.

For a more specific description of said property, see attached map.

**SECTION 2. APPLICATION OF ZONING ORDINANCE:**

The property is admitted as City of Conway Low/Medium Density Residential District (R-1) area under the zoning laws of the municipality.

**SECTION 3. EFFECTIVE DATE:**

The annexation is effective as of the date of the final reading of this Ordinance.

**AND BE IT FURTHER ORDAINED** that such changes shall be made on the Official Zoning Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.



**RATIFIED BY CITY COUNCIL**, duly assembled, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Jo Blain-Bellamy, Mayor

\_\_\_\_\_  
Justin D. Jordan, Mayor Pro Tem

\_\_\_\_\_  
K. Autry Benton Jr., Council Member

\_\_\_\_\_  
Amanda Butler, Council Member

\_\_\_\_\_  
William M. Goldfinch IV, Council Member

\_\_\_\_\_  
Beth Helms, Council Member

\_\_\_\_\_  
Larry A. White, Council Member

\_\_\_\_\_  
ATTEST: Alicia Shelley, City Clerk

First Reading: \_\_\_\_\_

Final Reading: \_\_\_\_\_





**Legend**

 PARCELS

PIN #: 369-12-04-0003





## Legend

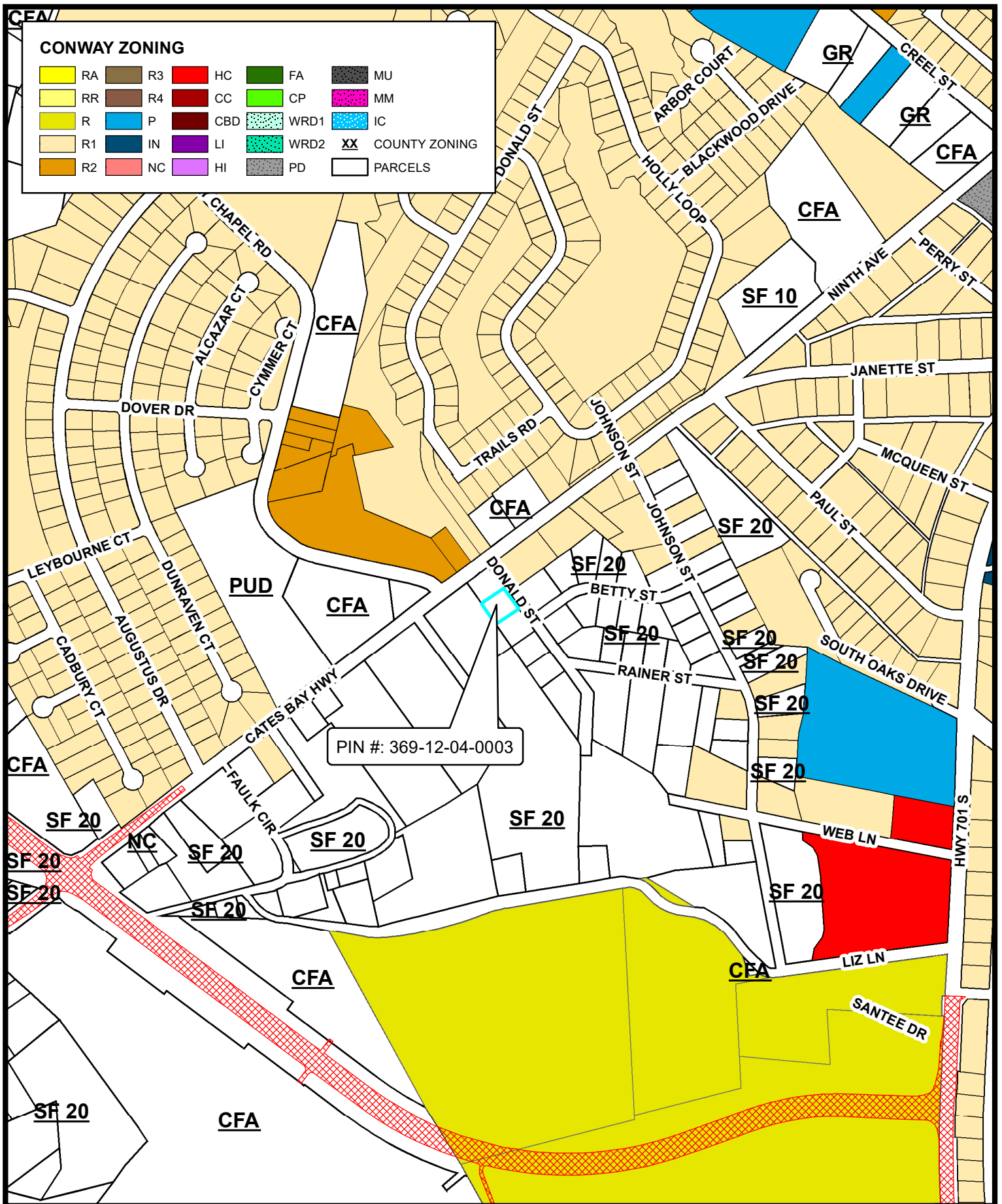
## PARCELS

PIN #: 369-12-04-0003

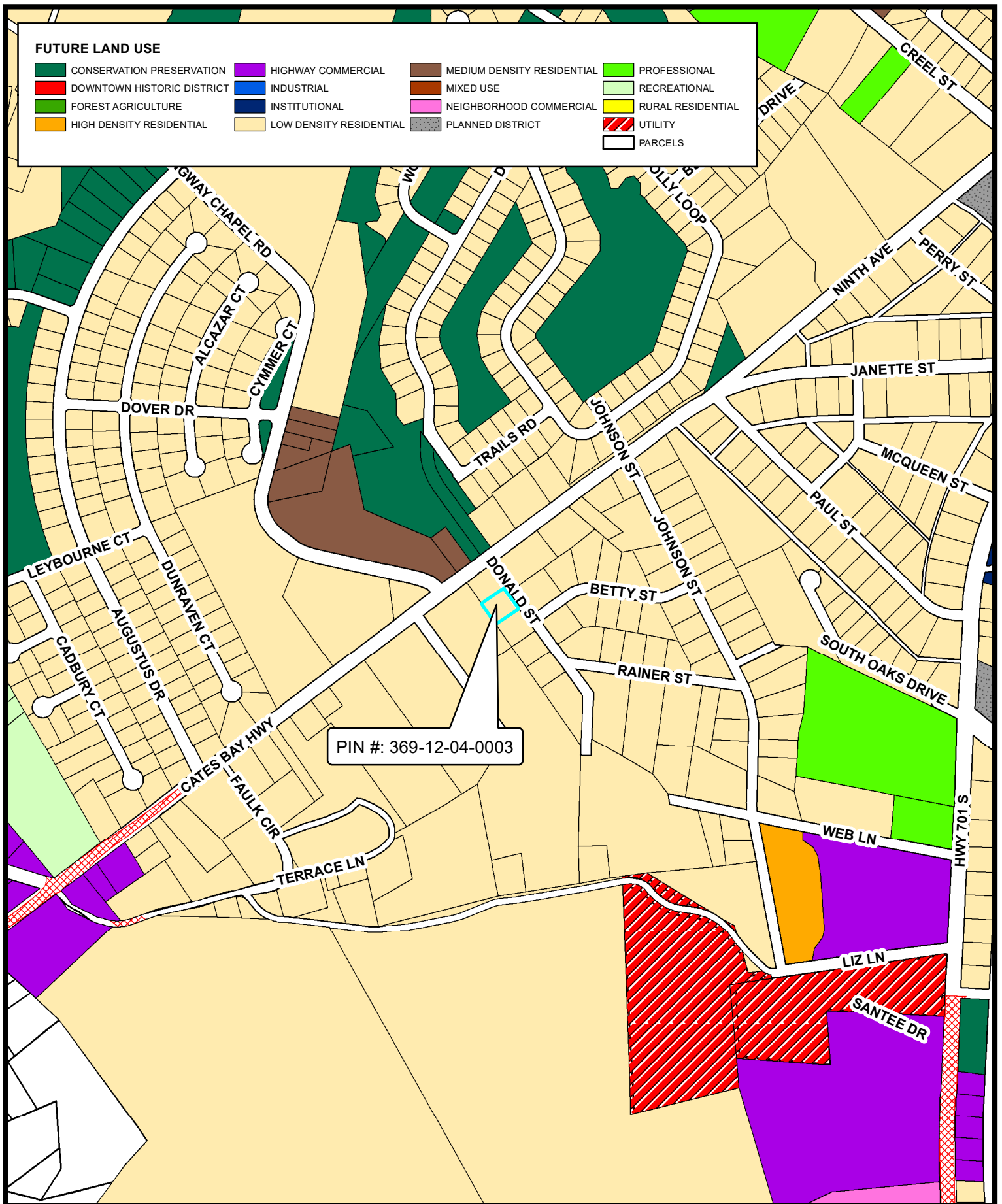
**PIN #: 369-12-04-0003**  
**TMS #: 136-11-02-004**  
**803 DONALD ST**  
**(P23-0278)**



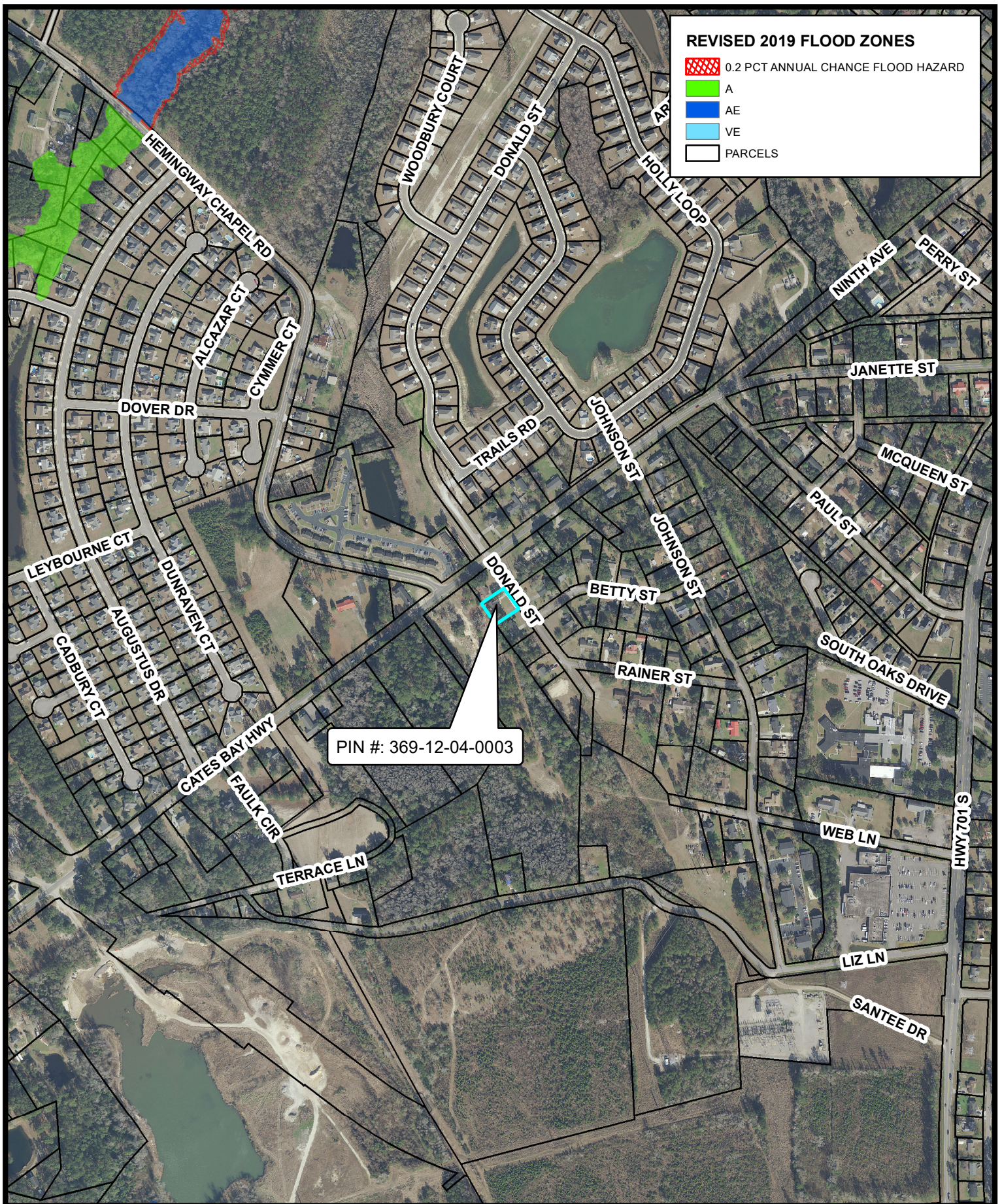














CITY OF CONWAY, SOUTH CAROLINA

WATER AND/OR SEWER CONNECTION APPLICATION OUTSIDE CITY LIMITS

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

I hereby make application for Water and/or Sewer connection to my premises at (Physical Address): \_\_\_\_\_.  
I agree to abide by all the rules, regulations, and ordinances that are now in effect pertaining to the City of Conway Water/Sewer Department and any changes that may be adopted hereafter.

I certify that my property is not located within the City limits of Conway. I agree that I will annex as a condition of service to this parcel, when requested by the City, provided however that if the City can not annex my property at this time, I agree to sign any and all petitions (whether group or singular) for annexation at such time or times as requested by the City of Conway.

Also, as required by City Ordinance - Extension of Water and Sewer System, attached is a clocked copy of the Restrictive Covenant, which is requisite to service, and is filed with the Office of the Register of Mesne Conveyance for Horry County, South Carolina.

\_\_\_\_\_  
\_\_\_\_\_  
Property Owner(s)

PAID: 6-25-96

DATE INSTALLED: \_\_\_\_\_

HOUSEHOLD COMPOSITION DATA

NUMBER LIVING IN HOUSE: \_\_\_\_\_

NUMBER OF VOTERS IN HOUSE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TAX MAP NUMBER (TMS): \_\_\_\_\_

**PAID**  
JUN 25 1996  
CITY OF CONWAY  
SOUTH CAROLINA



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY )

FILED  
HORRY COUNTY, S.C.  
98 JUN 25 PM 1:20  
A.T.C.

RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS that, (I, we) Karl  
Deme (Grantor) seek permission to connect  
to the Water and/or Sewer System of the City of Conway (Grantee).  
The subject property/parcel is situate outside the corporate limits  
of the City of Conway. The property/parcel is identified in the  
records of the Assessor for Horry County as Tax Map: 136-11-02-004  
, and is physically located at Donald St., Conway.  
The above referenced property  
was conveyed by deed to the Grantor and recorded in the Office of  
the Register of Mesne Conveyance for Horry County, South Carolina  
in Deed Book 2031 at Page 620.

We understand and agree that as a condition of service and  
connection of the Water and/or Sewer System to the above referenced  
property, we will petition, when requested by the City of Conway,  
(by Group or Individual method) for annexation to the City of  
Conway under Section 5-3-150 of the Code of Laws for the State of  
South Carolina. We further understand that it may be necessary to  
execute a petition for annexation on more than one occasion;  
however, the final acceptance of the said petition rests upon an  
affirmation vote of a majority of the governing body of the City of  
Conway.

It is understood and agreed upon that this covenant shall be  
legally binding upon (myself, us) as the Grantor(s), and our heirs  
and successors. Any violation of, or refusal to sign, said  
petition shall result in either legal recourse for nonperformance  
by the City, and/or termination of water and/or sewer services  
provided to the premises.

It is further understood and agreeable that the City may  
inspect and approve the owner's water and/or sewer system prior to  
connection to insure compliance with the City and State  
regulations. An inspection fee, if applicable, may be imposed for  
such inspection in accordance with the guidelines and policies set  
forth by the City of Conway.

All rights, powers, and privileges hereby granted to the City  
of Conway as Grantee shall convey to its heirs, successors and  
assigns, and shall be binding upon the heirs, successors,  
administrators, executors and assigns of the Grantor. Grantor  
acknowledges that the conditions of this agreement and this  
agreement itself is a restriction and covenant on the title of the  
above referenced property and binding upon the grantors, heirs,  
successors and assigns. Furthermore, it is mutually agreeable that



upon any dividing, separation, or split of the above reference property, this agreement shall also remain binding upon the successors and heirs of such division, and that this covenant shall remain a restriction and covenant on the title of the parcel resultant of such division.

In Witness Whereof, the undersigned Grantor has hereto set his hand and Seal this 25<sup>th</sup> day of June, 1998.

SIGNED, SEALED AND DELIVERED by  
Grantor in the presence of:

Witness

Grantor Name

Witness

Grantor Name

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY )

PROBATE

PERSONALLY appeared before me the undersigned witness, and made oath that he/she saw the within named grantor(s) sign, seal, and as his/her act and deed, deliver the within written Agreement and Covenant; and that he/she with the other above witness named above witnessed the execution thereof.

Witness

SWORN TO BEFORE ME THIS 25<sup>th</sup>  
DAY OF June, 1998.

NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: April 26, 2003





# PETITION FOR ANNEXATION

Staff Use Only

Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

City of Conway Planning  
Department 196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Instructions:

- Fill out all 3 pages
- Submit signed forms to City of Conway Planning Department

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

## PETITION FOR ANNEXATION

### TO THE HONORABLE MAYOR AND CITY COUNCIL OF CONWAY

WHEREAS, § 5-3-150 (3) of the Code of Laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation; and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation; and

WHEREAS, the area requesting annexation is described as follows, to wit:

NOW, THEREFORE, the undersigned petition the City Council of Conway to annex the below described area into the municipal limits of the City of Conway.

PROPERTY LOCATION/SUBDIVISION: Block A Sam Johnson Subdivision

PIN: 369-12-04-0023 ACREAGE: .35

PROPERTY ADDRESS: 803 Donald St. Conway, SC 29527

PROPERTY OWNER MAILING ADDRESS: 803 Donald St. Conway, SC 29527

PROPERTY OWNER TELEPHONE NUMBER: 843-877-2616

PROPERTY OWNER EMAIL: trigger1997@hotmail.com

APPLICANT: Kimberly Connors

APPLICANT'S EMAIL: trigger1997@hotmail.com

IS THE APPLICANT THE PROPERTY OWNER? CIRCLE: YES ☒ NO ☐

IF NOT: PLEASE INCLUDE A LETTER OF AGENCY OR POWER OF ATTORNEY FROM THE OWNER ADDING RESPONSIBILITY TO THE APPLICANT.

PROPERTY OWNERS (Attach additional sheets if necessary)

Kimberly Connors  
(Print)

Kimberly Connors  
(Signature)

DATE: 9/19/23

Christopher Alutry  
(Print)

Christopher Alutry  
(Signature)

DATE: 9/19/23





# Zoning Map Amendment Application

Incomplete applications will not be accepted.

Staff Use Only

Received: \_\_\_\_\_  
BS&A #: \_\_\_\_\_

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[www.cityofconway.com](http://www.cityofconway.com)

## Notice

All zoning map amendments shall follow the procedures set forth in Section 13.1.7 of the City of Conway Unified Development Ordinance. Amendments to the Official Zoning Map shall be initiated by members of City Council, the Planning Commission, the Planning Director, or owner(s) of the subject property. In order to partially defray the administrative cost of zoning map amendments, the applicant shall pay a filing fee to the City of Conway in the amount of \$250.00 at the time this application is submitted. Planned Development rezonings are \$2,500.00 and Planned Development Amendments are \$500.00, and due at the time of submission. A plat of the property to be rezoned may be required with this application.

PHYSICAL ADDRESS OF PROPERTY: 803 Donald St. Conway SC FEE PAID ( ) YES ( ) NO

AREA OF SUBJECT PROPERTY (ACREAGE): .35 PIN: 369-12-04-0003

CURRENT ZONING CLASSIFICATION: \_\_\_\_\_

COMPREHENSIVE PLAN 2035 FUTURE LAND USE: \_\_\_\_\_

REQUESTED ZONING CLASSIFICATION: \_\_\_\_\_

NAME OF PROPERTY OWNER(S):

Kimberly Connors PHONE # 843-877-2416

Christopher Avery PHONE # 843-877-2509

MAILING ADDRESS OF PROPERTY OWNER(S):

903 Donald St. Conway SC 29527

I (we) the owner(s) do hereby certify that all information presented in this Zoning Map Amendment Application is correct.

Kimberly Connors  
PROPERTY OWNER'S SIGNATURE(S)

9/19/23  
DATE

Christopher Avery  
PROPERTY OWNER'S SIGNATURE(S)

9/19/23  
DATE

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING.





## PETITION FOR ANNEXATION

Staff Use Only

Received  
DATE

Is there a structure on the lot: YES Structure Type: Stick built house

Current Use: Residential

Are there any wetlands on the property?

CIRCLE: YES ☐ NO ☒

If yes, please include valid wetland delineation letter from army corps of engineers.

Is the property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted or proposed use of the land?

CIRCLE: YES ☐ NO ☒

If yes, please explain and provide a copy of covenant and/or restriction.

Is the city a party to any deed restrictions or easements existing on the property?

CIRCLE: YES ☐ NO ☒

If yes, please describe.

Are there any building permits in progress or pending for this property?

CIRCLE: YES ☐ NO ☒

If yes, please provide permit number and jurisdiction.

**FEES ARE DUE AT SUBMITTAL.**

**RI ZONING DISTRICT - NO FEE ALL OTHER ZONING DISTRICTS - \$ 250**

**PLEASE SUBMIT TO THE PLANNING & DEVELOPMENT DEPARTMENT**

[planning@cityofconway.com](mailto:planning@cityofconway.com)



**DATE: OCTOBER 2, 2023**  
**ITEM: IX.**

**ISSUE:**

Accommodations Tax Advisory Committee Funding Recommendations

**BACKGROUND:**

The City received \$105,792.19 from the State Accommodations Tax for FY 22-23. SC Code of Laws (Section 6-4-10) details how these funds are allocated:

1. The first \$25,000 to the General Fund
2. The balance remaining must be allocated as follows:
  - a. 5% of balance to General Fund
  - b. 30% of balance to the City's selected designated marketing organization (Conway Downtown Alive)
  - c. 65% of balance to tourism related expenses

The Accommodations Tax Advisory Committee is tasked with reviewing applications and making a recommendation on how to allocate the 65% balance of \$52,514.92 plus the \$7,888 rollover from FY 2022.

On September 13, 2023, the City of Conway Accommodations Tax Advisory Committee met and considered applications from four organizations requesting funding for FY 2023: Conway Area Chamber of Commerce, Conway Downtown Alive, Waccamaw Market Cooperative (Conway Farmers Market Association), and The Theatre of the Republic. The four requests for funding totaled \$56,125. The Committee recommendations are as follows:

Conway Chamber of Commerce	\$ 10,000
Conway Downtown Alive	29,125
Theater of the Republic	12,000
Conway Farmers Market Association	5,000
<b>Total</b>	<b>\$ 56,125</b>

**RECOMMENDATION:**

Recognize Committee Chairman, Rein Mungo, to present the Committee's FY 2023 recommendations.