



CITY COUNCIL MEETING
BUILDING & PLANNING DEPARTMENT
196 LAUREL STREET, CONWAY, SC 29526
MONDAY, FEBRUARY 20, 2023 - 4:00 PM

PLEASE SILENCE ALL ELECTRONIC DEVICES

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE – Dr. Jay Worthington, North Conway Baptist

III. APPROVAL OF AGENDA

IV. CONSENT AGENDA

- A. Resolution Accepting Dedication of Roadways and Drainage in Midtown Oaks Subdivision
- B. Approval of Mutual Aid and Law Enforcement Support Agreement with the North Myrtle Beach Police Department
- C. Approval of February 6, 2023 Minutes

V. PUBLIC INPUT

VI. SPECIAL PRESENTATION

- A. Employee of the Month for February 2023 – Public Works
- B. Conway Downtown Alive Annual Update – Hillary Howard
- C. Discussion of an Amendment to the City of Conway 2035 Comprehensive Plan, to include the addition of a Resiliency Element. (Hucks)
- D. Discussion of an Amendment(s) to the City of Conway 2035 Comprehensive Plan, to include updates to the Population and Housing Elements. (Hucks)
- E. Discussion of a proposal to annex approximately 19.7 acres of property located at 2875 E. Hwy 501 (PIN 400-00-00-0011), and rezone from Horry County Highway Commercial (HC) district to City of Conway Highway Commercial (HC) district. (Hucks)
- F. Discussion of a proposal to annex approximately +/-15.43 acres (combined acreage) of property located on El Bethel Road (PIN's 337-06-01-0006 and 337-07-02-0002), and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN), as well as a proposal to rezone +/-10 acres (combined acreage)

of property, also located on El Bethel Road (PIN's 337-06-01-0003 and -0004) from High-Density Residential (R-3) and Highway Commercial (HC) to Institutional (IN). (Hucks)

VII. PUBLIC HEARING AND FINAL READING

Public Hearing and Final Reading of Ordinance #ZA2023-02-20 granting a non-exclusive Franchise Agreement to Antonio Knight, d.b.a. Peel Scooters, for electric scooter rental from multiple locations within the city from the Riverwalk to 16th Avenue. (Hucks)

VIII. FIRST READING

- A. First Reading of Ordinance #ZA2023-03-20 (A) to annex approximately 4.04 acres of property located at 3550 Hwy. 701 South (PIN 381-01-04-0023), and rezone from Horry County High Bulk Retail with Accessory Outdoor Storage District (RE4) to City of Conway Highway Commercial (HC). (Hucks)
- B. First Reading of Ordinance #ZA2023-03-20 (B) to annex approximately 0.53 acres of property located at 148 University Drive (PIN 383-10-04-0014), and rezone from Horry County Single Family Residential (SF10) to City of Conway Low/Medium Density Residential (R1). (Hucks)
- C. First Reading of Ordinance #ZA2023-03-20 (C) to annex approximately 0.85 acres of property located at 1705 Hemingway Chapel Road (PIN 337-15-03-0004), and rezone from Horry County Single Family Residential (SF20) to City of Conway Low/Medium Density Residential (R1). (Hucks)
- D. First Reading of Ordinance #ZA2023-03-20 (D) to annex approximately 0.56 acres of property located at 2230 Hwy 378 (PIN 337-14-02-0002), and rezone from Horry County Single Family Residential (MSF20) to City of Conway Low/Medium Density Residential (R1). (Hucks)
- E. First Reading of Ordinance #ZA2023-03-20 (E) to annex approximately 0.71 acres of property located at 437 Four Mile Road (PIN 326-10-02-0013) and rezone from Horry County Office / Professional / Institutional (OPI) district to City of Conway Low/Medium Residential (R-1). (Hucks)
- F. First Reading of Ordinance #ZA2023-03-20 (F) to amend Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding building height limitation in the High-Density Residential (R-3) zoning district. (Hucks)
- G. First Reading of Ordinance #ZA2023-03-20 (G) to amend Article 4 – Use Tables, of the City of Conway Unified Development Ordinance (UDO), regarding the permitted uses in the Light Industrial (LI) and Heavy Industrial (HI) zoning districts. (Hucks)

IX. CONSIDERATION

- A. Consideration of a Redevelopment Enhancement Incentive Application for Brian Von (d.b.a. Palmetto Taps) located at PIN 367-01-01-0065. (Dennis)
- B. Consideration of a Redevelopment Enhancement Incentive Application for Keith Powel (d.b.a. Stella's Ice Cream) located at PIN 368-04-02-0054. (Dennis)

- C. Consideration of a request for waiver of sidewalk requirements for Rose Estates, located on Hwy 65, Hwy 813, Lite Road, and Trapp Lane. (Hucks)
- D. Consideration of approval of name for a new multifamily development, located on Belladora Rd – “Mills Pointe.” (Hucks)
- E. Consideration of approval of name for a new single-family development, located on Medlen Parkway – “Chapman Village.” (Hucks)

X. CITY ADMINISTRATOR’S REPORT

XI. COUNCIL INPUT

XII. BREAK

XIII. WORKSHOP

XIV. EXECUTIVE SESSION

Discussion Regarding City Owned Security Devices [pursuant to SC Code §30-4-70 (A) (3)].

XV. RECONVENE FROM EXECUTIVE SESSION

XVI. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

XVII. ADJOURNMENT

Any citizen of the municipality may make an appearance before City Council concerning any municipal matter with the exception of personnel matters. Persons desiring to speak must notify the City Clerk prior to the beginning of the meeting. However, if you are speaking regarding a public hearing item, then you would do so during that time on the agenda. Please address Council from the podium stating your name, address, and the subject you would like to discuss.

The public may also access the meeting at www.cityofconway.com under the “Latest Events” tab on the home page. If you are unable to attend and would like to voice your concerns or comments regarding a request, please call the City Hall at 843- 248-1760 or email ashelley@cityofconway.com, to be received prior to 12:00 noon on February 20, 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.