



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

PLEASE SILENCE ALL ELECTRONIC DEVICES

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE – Erik Roberts, The Rock Church

III. APPROVAL OF AGENDA

IV. CONSENT AGENDA

- A. Final 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).
- B. Final 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).
- C. Final 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).
- D. Final 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.
- E. Final 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.
- F. Appointment of Municipal Judge to 4-year Term

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- G. Approval of Law Enforcement Assistance and Support Agreement MOU with the City of Myrtle Beach Police Department
- H. Resolution Accepting Dedication of Roadways and Drainage for Rivertown Row North Phase 1
- I. Special Event – Groovin’ on the Green – May 5, 12 and 19, 2023
- J. Special Event – Conway Riverfest 2023 – June 24, 2023
- K. Approval to Replace Police Vehicle
- L. Approval of GSWSA Agreement for Solid Waste Collection and Stormwater Management Fee Billing
- M. Approval of March 2-3, 2023 Budget Retreat Minutes
- N. Approval of February 20, 2023 Council Meeting Minutes

V. PUBLIC INPUT

VI. SPECIAL PRESENTATIONS

- A. Resolution Honoring the Conway High School Boys Basketball Team
- B. Employee of the Month for March 2023 - Public Safety
- C. Discussion of a proposal to annex approximately 1.01 acres of property located near the intersection of Highway 501 and Four Mile Road (PIN 326-09-03-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) district to City of Conway Highway Commercial (HC) district. (Hucks)
- D. Discussion of a proposal to annex approximately 2.45 acres of property located at 3594 Highway 701 S (PIN 381-01-04-0022), and rezone from Horry County Indoor Amusement Commercial (AM1) district to City of Conway Highway Commercial (HC) district. (Hucks)
- E. Discussion of a proposal to rezone approximately 1.8 acres of property located at the corner of Hwy 378 and Grainger Rd (PIN’s 338-16-03-0004 and -0006), from City of Conway Medium-Density Residential (R-2) district to City of Conway Highway Commercial (HC) district. (Hucks)
- F. Discussion of a proposal to rezone approximately 1.23 acres of property located at the corner of Hwy 378 and Green Pond Circle (PIN 337-15-01-0003), from City of Conway Low/Medium-Density Residential (R-1) to City of Conway Highway Commercial (HC) district. (Hucks)

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VII. PUBLIC HEARING AND FIRST READING

- A. Public Hearing and First Reading of Ordinance #ZA2023-04-03 (A) amending the City of Conway 2035 Comprehensive Plan, to include the addition of a Resiliency Element. (Hucks)
- B. Public Hearing and First Reading of Ordinance #ZA2023-04-03 (B) amending the City of Conway 2035 Comprehensive Plan, to include updates to the Population and Housing Elements. (Hucks)
- C. Public Hearing and First Reading of Ordinance #ZA2023-04-03 (C) amending the City of Conway 2035 Comprehensive Plan, to amend the Future Land Use Map, for property located at 1931 Fulmer Street (PIN 338-06-02-0042). (Hucks)

VIII. FIRST READING

- A. First Reading of Ordinance #2023-04-03 (D) for approval of an Agreement to Lease City-Owned Property located at 147 Sherwood Drive. (Hyman)
- B. First Reading of Ordinance #2023-04-03 (E) amending the City Code of Ordinances, Section 1-6-1, Personnel Policies, updating the Personnel Policy Manual. (Smith)
- C. First Reading of Ordinance #ZA2023-04-03 (F) 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)
- D. First reading of Ordinance #ZA2023-04-03 (G) to annex approximately 6.39 acres of property located on El Bethel Road (PIN 337-07-02-0002), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN). (Hucks)
- E. First reading of Ordinance #ZA2023-04-03 (H) to annex approximately 9.04 acres of property located on El Bethel Road (PIN 337-06-01-0006), and rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Institutional (IN). (Hucks)
- F. First reading of Ordinance #ZA2023-04-03 (I) to rezone approximately 7.64 acres of property located on El Bethel Road (PIN 337-06-01-0003) from City of Conway High Density Residential (R-3) to City of Conway Institutional (IN). (Hucks)
- G. First reading of Ordinance #ZA2023-04-03 (J) to rezone approximately 2.35 acres of property located on El Bethel Road (PIN 337-06-01-0004) from City of Conway Highway Commercial (HC) to City of Conway Institutional (IN). (Hucks)
- H. First Reading of Ordinance #ZA2023-04-03 (K) to rezone approximately 1.39 acres of property located at 1931 Fulmer Street (PIN 338-06-02-0042), from City of Conway
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Low/Medium-Density Residential (R-1) district to City of Conway Professional (P) district. (Hucks)

- I. First Reading of Ordinance #ZA2023-04-03 (L) to annex approximately 17.2 acres of property located at 403 and 411 Liz Lane (PINS 369-00-00-0027 and 368-00-00-0005), and rezone from Horry County Commercial Forest Agriculture (CFA) / Residential, no mobile home allowed (SF20) to City of Conway Low Density Residential (R) (Hucks)
- J. First Reading of Ordinance #ZA2023-04-03 (M) to annex approximately 2.03 acres of property located at 491 W. Cox Ferry Road (PIN 382-04-04-0006), and rezone from Horry County Residential, no mobile homes allowed (SF20) district to City of Conway Residential (R) district. (Hucks)

IX. CITY ADMINISTRATOR'S REPORT

X. COUNCIL INPUT

XI. BREAK

XII. WORKSHOP

XIII. EXECUTIVE SESSION

Consideration of Acquisition of Property in the Crabtree Swamp Area [pursuant to SC Code §30-4-70 (A) (2)].

XIV. RECONVENE FROM EXECUTIVE SESSION

XV. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

XVI. 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 March 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.

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