



CITY COUNCIL MEETING  
BUILDING & PLANNING DEPARTMENT  
196 LAUREL STREET, CONWAY, SC 29526  
MONDAY, APRIL 17, 2023 - 4:00 PM

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*PLEASE SILENCE ALL ELECTRONIC DEVICES*

I. CALL TO ORDER

II. INVOCATION/PLEDGE OF ALLEGIANCE – Kyle Randle, First United Methodist Church

III. APPROVAL OF AGENDA

IV. CONSENT AGENDA

- A. Final Reading of Ordinance #ZA2023-04-03 (A) amending the City of Conway 2035 Comprehensive Plan, to include the addition of a Resiliency Element.
- B. Final Reading of Ordinance #ZA2023-04-03 (B) amending the City of Conway 2035 Comprehensive Plan, to include updates to the Population and Housing Elements.
- C. Final 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).
- D. Final Reading of Ordinance #2023-04-03 (D) for approval of an Agreement to Lease City-Owned Property located at 147 Sherwood Drive.
- E. Final Reading of Ordinance #2023-04-03 (E) amending the City Code of Ordinances, Section 1-6-1, Personnel Policies, updating the Personnel Policy Manual.
- F. Final 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.
- G. Final 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).

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- H. Final 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).
- I. Final 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).
- J. Final 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).
- K. Final 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 Low/Medium-Density Residential (R-1) district to City of Conway Professional (P) district.
- L. Final 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).
- M. Final 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.
- N. Approval of Adoption of Annual Resolution Recognizing April as National Fair Housing Month
- O. Approval of a Resolution Endorsing the 2023 Horry County Solid Waste Management Plan
- P. Approval of March 13, 2023 Special Meeting Minutes
- Q. Approval of March 20, 2023 Council Meeting Minutes

## V. PUBLIC INPUT

## VI. SPECIAL PRESENTATIONS

- A. Presentation of Longevity Awards – March 2023 – 15 Years: John Rabon, Solid Waste
- B. Employee of the Month for April 2023 – Public Service
- C. Presentation from Smith-Jones Recreation Center, Inc.

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- D. Discussion of an Amendment to Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding revisions to development and design standards. (Hucks)
- E. Discussion of an Amendment to Article 2 – Definitions, Article 4 – Use Tables, and Article 5 – Specific Use Regulations, of the City of Conway Unified Development Ordinance (UDO), regarding Indoor Shooting Ranges and Armories. (Hucks)
- F. Discussion of a proposal to annex nine (9) parcels, consisting of approximately 1,691 acres, located on or near the corner of the intersection of Highway 701 S. and Pitch Landing Road (PIN numbers: 380-00-00-0038, 403-00-00-0001, 403-00-00-0002, 381-00-00-0003, 381-08-01-0006, 381-08-04-0013, 381-08-04-0014, 381-08-04-0009, and 381-08-04-0010), and rezone from the Horry County Commercial Forest Agriculture (CFA), Community Retail Services (RE2), and Highway Commercial (HC) districts to the City of Conway Planned Development (PD) and Highway Commercial (HC) districts. (Hucks)

## VII. FIRST READING

- A. First reading of Ordinance #2023-05-01 (A) to approve a quit claim transfer of City-owned property to Conway Freewill Baptist Church for the purpose of refining property lines and improving usage and ownership of City property abutting the church, specifically on the parcel identified as PIN #368-06-02-0007. (Emrick)
- B. First Reading of Ordinance #ZA2023-05-01 (B) 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)
- C. First Reading of Ordinance #ZA2023-05-01 (C) 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)
- D. First Reading of Ordinance #ZA2023-05-01 (D) 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)
- E. First Reading of Ordinance #ZA2023-05-01 (E) 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)
- F. First Reading of Ordinance #ZA2023-05-01 (F) to annex approximately 0.88 acres of property located at 380 Four Mile Road (PIN 326-10-02-0004), and rezone from the

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Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)

- G. First Reading of Ordinance #ZA2023-05-01 (G) to annex approximately 0.83 acres of property located at 578 Four Mile Road (PIN 326-06-03-0003), and rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)
- H. First Reading of Ordinance #ZA2023-05-01 (H) to annex approximately 0.4 acres of property located at 287 Wedding Lane (PIN 367-13-01-0024), and rezone from the Horry County Residential, including mobile homes (MSF10) to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)
- I. First Reading of Ordinance #ZA2023-05-01 (I) to annex approximately 0.31 acres of property located at 109 Clemson Road (PIN 383-10-04-0009), and rezone from the Horry County Residential, no mobile homes allowed (SF10) district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)
- J. First Reading of Ordinance #ZA2023-05-01 (J) to approximately 0.23 acres of property located at 370 Claridy Road (PIN 367-13-01-0015), and rezone from the Horry County Residential, including mobile homes (MSF10) district to the City of Conway Low/Medium-Density Residential (R-1) district. (Hucks)

## VIII. CITY ADMINISTRATOR'S REPORT

### IX. COUNCIL INPUT

### X. BREAK

### XI. WORKSHOP

### 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 April 17, 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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