



CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET, CONWAY, SC 29526
MONDAY, JULY 17, 2023 - 4:00 PM

PLEASE SILENCE ALL ELECTRONIC DEVICES

- I. CALL TO ORDER
- II. INVOCATION/PLEDGE OF ALLEGIANCE – Rev. Robert Bannon, Kingston Presbyterian
- III. ADMINISTRATION OF OATH OF OFFICE – Council Member Autry Benton
- IV. BRIEF RECESS / WELCOME RECEPTION
- V. APPROVAL OF AGENDA
- VI. CONSENT AGENDA
 - A. Final Reading of Ordinance #ZA2023-07-17 (B) amending Article 2 – Definitions, Article 4 – Use Tables, and Article 5 – Specific Use Regulations, of the City of Conway Unified Development Ordinance (UDO), regarding shooting ranges and armories.
 - B. Final Reading of Ordinance #ZA2023- 07-17 (C) to annex approximately 1.44 acres located at 2643 Long Ave Ext (PIN 324-16-03-0023) and rezone from Horry County Residential, no mobile homes allowed (SF20) to City of Conway Low/Medium Residential (R-1).
 - C. Final Reading of Ordinance #2023-07-17 (D) to amend Title 7, Chapter 4, Article F, Section 7-4-82.7 Towing and Storage Charges, of the Code of Ordinances, City of Conway.
 - D. Final Reading of Ordinance 2023-07-17 (E) to amend Title 8, Chapter 2, Section 8-2-3, Two-Hour Parking, of the Code of Ordinances, City of Conway.
 - E. Approval of a Resolution to Accept a Letter of Credit for Wild Wing Phase 5B
 - F. Approval of Bid for Replacement of Trucks in the Solid Waste Department (Budgeted)
 - G. Special Event – Rivertown Reindeer Run – December 2, 2023

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H. Approval of a Resolution to Appoint Goldfinch to the Capital Project Sales Tax Act Commission

I. Approval of June 20, 2023 Council Meeting Minutes

VII. PUBLIC INPUT

VIII. SPECIAL PRESENTATIONS

A. Resolution Honoring the Conway All Stars 12U Softball Team as the South Carolina State Champions

B. Presentation of Proclamation Recognizing SGM Butler

C. Presentation of the Jane Mackey Food-Drive Department Competition

D. Presentation of Longevity Awards – June 2023 – 25 Years: James Ward, Public Works

E. Presentation of Employee of the Month for July 2023 – Public Service

F. Presentation on Future Plans of Scarborough Alley and the Town Green (Hyman)

IX. PUBLIC HEARING AND FIRST READING

A. Public Hearing and First Reading of Ordinance #2023-08-07 (A) to amend the City of Conway Municipal Code to implement a new Industrial Incentive, which aims to provide economic incentives to the development of industrial use businesses in the City of Conway. (Dennis)

B. Public Hearing and First Reading of Ordinance #2023-08-07 (B) to amend Title 1, Chapter 5, Article F of the Code of Ordinances, an incentive program which provides economic incentives for the development of family entertainment facilities in the City of Conway. (Dennis)

C. Public Hearing and First Reading of Ordinance #2023-08-07 (C) to amend Title 1, Chapter 5, Article G of the Code of Ordinances, an incentive program which provides economic incentives for the redevelopment of existing vacant commercial buildings 25,000 sq. ft. or greater in the City of Conway. (Dennis)

D. Public Hearing and First Reading of Ordinance #2023-08-07 (D) to amend Title 1, Chapter 5, Article H, of the Code of Ordinances, an incentive program which provides economic incentives to businesses occupying existing vacant buildings located in the Central Business District (CBD) in the City of Conway. (Dennis)

E. Public Hearing and First Reading of Ordinance #2023-08-07 (E) to amend Title 1, Chapter 5, Article I, of the Code of Ordinances, the Redevelopment Enhancement

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Incentive Program, which provides economic incentives to develop or expand commercial businesses in the City of Conway. (Dennis)

- F. Public Hearing and First Reading of Ordinance #2023-08-07 (F) to amend Title 1, Chapter 5, Article J, of the Code of Ordinances, the Hotel / Short-term Rental Incentive Program, which provides economic incentives to develop hotels, motels, inns, and commercial short-term rentals in the City of Conway. (Dennis)

X. FIRST READING

- A. First Reading of Ordinance #2023-08-07 (G) to amend Title 1, Chapter 8, Section 1-8-3(a)(2) of the Code of Ordinances, Nonpartisan elections; procedure, to update the fees for municipal elections in the City of Conway. (Rogers)
- B. First 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 Low-Density Residential (R) district. (Hucks)

XI. CONSIDERATION

- A. Consideration of approval of name for a new single-family development, located on Hwy 548 – “Colonial Farms”. (Hucks)
- B. Consideration of a Hotel and Short-Term Rental Incentive application for Cypress Inn Property, LLC, located on PIN 367-01-04-0042. (Dennis)

XII. CITY ADMINISTRATOR’S REPORT

XIII. COUNCIL INPUT

XIV. BREAK

XV. WORKSHOP

XVI. EXECUTIVE SESSION

- A. Consideration of Appointments to Boards, Commissions and Committees [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)].
- C. Discussion of Contractual Negotiations Incident to the Potential Acquisition of a Parcel on Highway 378. [pursuant to SC Code §30-4-70 (A) (2)].

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D. Discussion Regarding a Potential Legal Matter. [pursuant to SC Code §30-4-70 (A) (2)].

XVII. RECONVENE FROM EXECUTIVE SESSION

XVIII. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

XIX. 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 July 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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