

CITY COUNCIL MEETING
PUBLIC SAFETY TRAINING ROOM
1600 NINTH AVENUE
CONWAY, JUNE 1, 2020 - 4:00 PM

PLEASE SILENCE YOUR CELL PHONE, PAGER, ETC.

I. CALL TO ORDER

II. INVOCATION – Mayor Pro Tem Shane Hubbard

III. APPROVAL OF AGENDA

IV. CONSENT AGENDA

A. Final reading of Ordinance #ZA2020-06-01 (E) An Ordinance to annex approximately 1.95 acres of property located at 2593 Long Avenue Ext (TMS 123-00-02-067 | PIN 324-16-03-0026) and request to rezone from Horry County Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1). (Hyman)

B. Approval of May 18, 2020 City Council Minutes

V. SPECIAL PRESENTATION

A. Discussion of potential affordable housing project in partnership with ECHO at the Whittemore School property (Smoak)

B. Discussion on the permitted uses in the Heavy Industrial (HI) zoning district per the City of Conway Unified Development Ordinance in comparison to surrounding areas. (Hyman)

C. Discussion of amendments to the UDO regarding modular / manufactured structures in commercial zoning districts (Hucks)

D. Discussion of possible amendment to *Article 2 – Definitions* and *Article 5, Section 5.1.29 – Mini Storage Units*, of the City of Conway’s *Unified Development Ordinance (UDO)*. (Hucks)

VI. PUBLIC INPUT .

VII. PUBLIC HEARING **and** FIRST READING

A. Public hearing **and** first reading of Ordinance #ZA2020-06-01 (A) An Ordinance to rezone approximately 0.13 of an acre of property located at 1616 Sixth Avenue (TMS 137-01-34-011 | PIN 368-03-02-0045) from City of Conway Medium Density Residential (R2) to Highway Commercial (HC). (Hyman)

- B. Public Hearing **and** first reading of Ordinance #ZA2020-06-15 (A) Ordinance to annex approximately 2 acres of property located at 4092 Long Avenue Ext (TMS 111-00-02-022 | PIN 294-12-03-0004) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Rural Residential District (RR). (Hyman)
- C. Public hearing **and** first reading of Ordinance #ZA2020-06-15 (B) An Ordinance to rezone approximately 151 acres of property located between Highway 501 Business and Depot Road (PIN 367-00-00-0011) from Forest Agriculture (FA) to Mineral Mining Flexible District (MM). (Hyman)
- D. Public hearing **and** first reading of Ordinance #ZA2020-06-15 (C) An Ordinance to annex approximately 113.23 acres of property located on Skipper Road between Cultra and Oak Streets (TMS 123-00-02-083 | PIN 325-00-00-0012) and request to rezone 105.04 acres from Horry County Residential (SF20) to City of Conway Medium Density Residential (R2); and 8.19 acres from Horry County Residential (SF20) to City of Conway Neighborhood Commercial (NC). (Hyman)
- E. Public hearing **and** first reading of Ordinance #ZA2020-06-15 (D) to amend Article 10 – Subdivision and Land Development of the Unified Development Ordinance (UDO), regarding Conservation Subdivision requirements. (Hyman)
- F. Public Hearing **and** First reading on the Fiscal Year 2020-21 Budget - Ordinance #2020-06-15 (E) An Ordinance to levy taxes and establish a Municipal Budget for the City of Conway, South Carolina, for the Fiscal Year Beginning July 1, 2020 and Ending June 30, 2021 (A. Williams)

VIII. PUBLIC HEARING AND SECOND READING .

- A. Final reading of Ordinance #ZA2020-06-01 (B) An Ordinance to rezone approximately 5.32 acres of property located at 198 Long Ave (TMS: 123-10-33-007 | PIN: 339-08-01-0003) from City of Conway Residential (R1) to Planned Development District (PD). (Hyman)
- B. Final reading of Ordinance # 2020-06-01 (C) Amending the Code of Ordinances Title 5, Chapter 2, Flood Damage Prevention Standards to adopt the 2019 Revised Preliminary FIRM (Flood Insurance Rate Map), and remove the existing regulatory flood plain described therein. (Cooper)
- C. Final reading of Ordinance ZA# 2020-06-01 (D) A request for the closure of an unimproved 20' private alley between properties owned by Rebekah and Andrew Cooke (TMS: 123-13-08-012 | PIN: 338-11-01-0057) and Silvia and Joshua Hudson (TMS: 123-13-08-013 | PIN: 338-11-01-0060). (Hyman)

IX. FIRST READING

- A. First reading of Ordinance #ZA2020-06-15 (F) An Ordinance to annex approximately 0.65 of an acre of property located at East Country Club Drive (TMS 123-00-03-065 | PIN 339-01-02-0018) and request to rezone from Horry County Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1) (Hyman)
- B. First reading of Ordinance #ZA2020-06-15 (G) An Ordinance to annex approximately 0.84 acres of property located at 426 Maplewood Circle (TMS 110-00-02-096 | PIN 324-06-01-0001) and request to rezone from Horry County Residential (SF40) to City of Conway Low Density Residential District (R-1). (Hyman)

X. ITEMS FOR CONSIDERATION.

- A. Consideration of four agreements to lease city-owned properties. (Emrick)
- B. Consideration of approval of construction of parking and common refuse facilities on Laurel Street (Emrick)
- C. Consideration of Special Parking Regulations to limit overnight parking in the marina and riverfront areas (Long)

XI. CITY ADMINISTRATOR'S REPORT.

XII. COUNCIL INPUT

XIII. EXECUTIVE SESSION.

- A. Consideration of appointments to boards, commissions and committees [pursuant to SC Code §30-4-70(A)(1)]
- B. Discussion of negotiations incident to proposed contractual negotiations incident to potential Riverfront Development. [pursuant to SC Code § 30-4-70 (A) (2)]
- C. Discussion of negotiations incident to proposed contractual negotiations with the Conway Chamber of Commerce. [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

Due to health concerns regarding COVID-19, the City of Conway Council Meeting will hold its scheduled June 1st meeting at the City of Conway Public Safety Building Training Room, located at 1600 Ninth Avenue. The meeting will begin at 4:00 p.m. Public access is permitted, but limited.

Any citizen of the municipality may make an appearance before City Council concerning any municipal matter with the exception of personnel matters. The public will be able to access meeting at www.cityofconway.com under the “Latest News” tab at the bottom of the home page. If you would like to voice your concerns or comments regarding a request, please call the City Hall at 843- 248-1760 or email btessier@cityofconway.com prior to 12:00 noon on June 1st. 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. Thank you.