SPECIAL CITY COUNCIL WORKSHOP
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY, MAY 20, 2019 – 4:00 PM

PRESENT: Mayor Barbara Jo Blain-Bellamy, Mayor Pro Tem William Goldfinch IV, and Council members Thomas J. Anderson II, Shane Hubbard, Ashley Smith, Jean M. Timbes and Larry A. White

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Planning Director; Taylor Newell, Information Officer; and Barbara Tessier, City Clerk

OTHERS: Jamie McLain, Forrest Beverly, Clint Richardson, Kathy Ropp

The requirements for posting notice of this meeting under South Carolina’s Freedom of Information Act (FOIA) were met.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order.

APPROVAL OF AGENDA: Motion: White made a motion, seconded by Goldfinch, to approve the May 20, 2019 Special Workshop agenda as presented. Vote: Unanimous. Motion carried.

WORKSHOP:

Discussion on request to rezone approximately 0.30 of an acre of property located on Third Avenue (TMS 137-06-04-001 | PIN 368-04-04-0036 from City of Conway High Density Residential (R3) to Core Commercial (CC). Hyman informed Council that staff had received the rezoning petition from the applicant to allow for the construction of an office building. The requirements of the Core Commercial zoning district would have to be met. The rezoning should not affect the surrounding residential properties. OUTCOME: Council will consider Public Hearing and First Reading at the next Council meeting.

Discussion on request to annex approximately 65.05 acres of property located on Four Mile Road (TMS 109-00-04-015 | PIN 326-00-00-0017) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R2). Hyman informed Council that the request was to annex this property and combine it with the adjacent parcel already zoned R2 and owned by the applicant for a single-family home subdivision.

Forrest Beverly, applicant, informed Council that the subdivision would consist of approximately 550-600 homes and would have a master plan, but be done in phases over the next 10 years. OUTCOME: Council will consider Public Hearing and First Reading at the next Council meeting.
Discussion on request to annex approximately 13.35 acres of property located on Highway 378 (TMS 136-00-03-010 | PIN 337-00-00-0017 and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Heavy Industrial (HI). Hyman informed Council that the applicant intends to develop an industrial park on the property. The applicant is working with the Myrtle Beach Regional Economic Development Corporation to target potential industries for the area.

McLain, the applicant, was asked if there were any particular companies in mind. He responded that he was in talks with several distributors. Emrick noted that the other industrial areas of the City were nearly built out and this was an opportunity to provide more industrial properties. Hyman commented that Sandy Davis of the Regional Economic Development Corporation, who was working on the City’s Land Use Map, pointed out this was the number one area that needed industry. **OUTCOME:** Council will consider Public Hearing and First Reading at the next Council meeting.

Discussion on request to annex, approximately 60.57 acres of property located on Cultra Road (PIN 326-00-00-0046) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R2).

Discussion on request to rezone, approximately 5.57 acres of property located on Cultra Road (PIN 337-04-02-0079) from City of Conway Low/Medium Density (R1) to Medium Density Residential (R2).

Hyman advised Council that Beverly Homes of Conway was requesting the annexation/rezoning of one parcel and the rezoning of an adjacent parcel for a single-family home subdivision.

Beverly informed Council that they would be taking the same approach as they did for Rivertown Row, which abuts this property. The Church of God has no issues with the subdivision being built. **OUTCOME:** Council will consider Public Hearing and First Reading at the next Council meeting for both requests.

**ADJOURNMENT:** **Motion:** Hubbard made a motion, seconded by Anderson, to adjourn the meeting: **Vote:** Unanimous. Motion carried.

**APPROVAL OF MINUTES:** Minutes approved by City Council this 3rd day of June, 2019.

Barbara A. Tessier, City Clerk