

June 16, 2025

CITY OF CONWAY  
CITY COUNCIL MEETING  
CONWAY CITY HALL  
229 MAIN STREET, CONWAY  
MONDAY, JUNE 16, 2025

**PRESENT:** Mayor Barbara Jo Blain, Mayor Pro Tem William Goldfinch, Amanda Butler, Julie Hardwick, Beth Helms and Justin Jordan. **ABSENT:** Larry White

**STAFF:** Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy City Administrator; John Rogers, Deputy City Administrator; June Wood, Public Information Officer; Jeff Leveille, Technology Services Director; Jessica Hucks, Planning and Development Director; Dale Long, Police Chief; Le Hendrick, Fire Chief; Reggie Jenerette, Solid Waste Director; Brandon Harrelson, Public Works Director; Robert Cooper, Construction Services Director; Timmy Williams, Hospitality and Beautification Director; Allison Williams, Finance Director; Lynn Smith, Human Resource Director; Chris Weatherford, Public Utilities Deputy Director; Rock Rabon, Fleet Maintenance Director; Kayla Fleming, Municipal Judge; Ashley Smith, Recreation Director; Kym Wilkerson, Planning and Development Deputy Director; and Alicia Shelley, City Clerk.

**OTHERS:** There were approximately 45 others in attendance.

**CALL TO ORDER:** Mayor Blain called the meeting to order. Goldfinch gave the invocation and led the Pledge of Allegiance.

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

**CONSENT AGENDA:**

- A. Final Reading of Ordinance #ZA2025-06-16 (A), to annex approximately 0.38 acres of property located at 286 Wedding Lane (PIN 367-13-01-0030), and rezone from the Horry County Residential, including mobile homes (MSF10) district to the City of Conway Low/Medium Residential (R-1) district.**
- B. Final Reading of Ordinance #2025-06-16 (B), an Ordinance updating Title 4 and Title 9 of the City of Conway Code of Ordinances, in its entirety.**
- C. Approval of a Resolution honoring Conway Middle School Students and their teacher, Maurice Sheffield, for their Achievement at the South Carolina National History Day Contest**
- D. Approval of Purchase of Picnic Shelters for Collins Park (Budgeted)**
- E. Approval of a Resolution honoring Patrick Howle, Conway High School Girls Tennis Coach**

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- F. Approval of a Resolution honoring Brian Rogers, Conway High School Boys Golf Coach**
- G. Approval of a Resolution honoring Andre White, Conway High School Boys Soccer Coach**
- H. Approval of a Resolution honoring Michael Hopkins, Conway High School Boys Basketball Coach**
- I. Approval of June 2, 2025 Council Meeting Minutes**

**APPROVAL OF CONSENT AGENDA: Motion:** Butler made a motion, seconded by Helms to approve June 16, 2025 consent agenda. **Vote:** Unanimous. Motion carried.

**SPECIAL PRESENTATION:**

- A. Presentation of a Resolution honoring Conway Middle School Students and their teacher, Maurice Sheffield, for their Achievement at the South Carolina National History Day Contest.** Blain presented the Resolution to Maurice Sheffield and to the students that were in attendance.
- B. Presentation of a Resolution honoring Patrick Howle, Conway High School Girls Tennis Coach.** Blain presented the Resolution to Patrick Howle.
- C. Presentation of a Resolution honoring Brian Rogers, Conway High School Boys Golf Coach.** Blain presented the Resolution to Brian Rogers.
- D. Presentation of a Resolution honoring Andre White, Conway High School Boys Soccer Coach.** Blain presented the Resolution to Andre White.
- E. Presentation of a Resolution honoring Michael Hopkins, Conway High School Boys Basketball Coach.** Blain presented the Resolution on behalf of Michael Hopkins to Butler.
- F. Presentation of a Proclamation recognizing Beckwith Wiedemann Syndrome and Omphalocele.** Blain presented the Proclamation to Sadaqah Farrar.
- G. Presentation of a Proclamation recognizing Amateur Radio Week.** Blain read the Proclamation to those in attendance.
- H. Presentation of Employee of the Month for June 2025 – Public Safety.** Hendrick presented the June 2025 Employee of the Month awards to Antwan Nesmith, Jeromy Herndon and Jacob Hayden.
- I. Discussion of a request to annex approximately 224+/- acres of property located on E. Highway 501, New Road, Ashpond Road, Marina Drive, Elm Street and Laurel Street (PIN's 368-00-00-0008 and 368-00-00-0015), and rezone from the Horry County**

**Heavy Industrial (HI) district and the City of Conway Light Industrial (LI) and High-Density Residential (R-3) district to the City of Conway Waccamaw Riverfront Districts (1) and (2).** Hucks said that these properties are the location of the ash ponds that were recently acquired by the city. They are currently zoned Horry County Heavy Industrial, City of Conway High-density residential and Light Industrial districts. Staff is proposing that all property not yet annexed be annexed and all the property be zoned Waccamaw Riverfront District (1 or 2), depending on which portions are on the river side versus the town side of the railroad, which is consistent with the zoning of the surrounding property. The future land use map does identify a majority of the property as Conservation Preservation and a smaller portion as Light Industrial. Hucks stated that Planning Commission will hold a public hearing on the request at their July 10 meeting and staff will forward their recommendation with first reading.

- J. Discussion of a request to annex approximately 1.4+/- acres of property located at the corner of Highway 544 and Todd Blvd (720, 730 and 748 Hwy 544) (PIN 382-05-04-0046), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district.** Hucks said that this property, located on the corner of Highway 544 and Todd Blvd, is currently zoned Horry County Highway Commercial. The zoning being requested upon annexation is City of Conway Highway Commercial. The applicant proposes to construct a Scooter's Coffee on the property. Currently, there is a State Farm Insurance, a produce stand and a cell tower. The annexation is being requested now because they will be required to annex as a result of development of the site. The city's future land use map also identifies the property as Highway Commercial. Hucks stated that Planning Commission will hold a public hearing on the request at their July 10 meeting and staff will forward their recommendation with first reading.

#### **FIRST READING:**

- A. First Reading of Ordinance #ZA2025-07-21 (A), to annex approximately 2.22+/- acres of property located at 1091 E Highway 501 (PIN's 367-14-04-0001, -0002, & -0003), and rezone from Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district.** Hucks stated that this annexation request is being considered as a result of a requirement by Public Utilities. The property at 1091 E. Highway 501, known as South Atlantic Monument Company is currently on the same water meter as the residence located on Amber Lane, which has the same property owner, and as a result of the requirement for the property to have a separate water meter installed, annexation must be requested by the property owner, also requiring that all surrounding property owned by the applicant be subject to annexation. The requested zoning for these 3 properties upon annexation is Highway Commercial, which is consistent with the city's future land use map. Hucks said that Planning Commission held the required public hearing on this request at their June 5 meeting. The property owner was present at the public hearing and expressed his desire not to be annexed, as he was under the assumption that he would be receiving water service from GSWSA. GSWSA is who bore under the road to make the utility connection and had some communication with the owner as to where the meter

would be installed. Planning Commission ultimately recommended against annexation and zoning of this property.

Hucks said that the following day, staff verified that this property and surrounding properties were within the city's utility service area and informed the owner that there was an active install ticket for a water meter to be installed on the property where South Atlantic Monument is located, which is why that property and the adjacent properties owned by the same property owner were being required to annex. This property is within the City's water utility service area, and these properties, along with surrounding properties, are part of an overall area plan that staff will be working on later this year for the Red Hill area. Hucks said that staff recommended approval of the annexation and zoning of these properties as Highway Commercial upon annexation.

Jordan inquired about the Building and Police Departments having concerns over the property on Amber Lane, which is the next request and owned by the same person.

**Motion:** Blain made a motion, seconded by Hardwick, to approve first reading of Ordinance #ZA2025-07-21 (A). **Vote:** Blain, Helms, Butler, Goldfinch and Hardwick voted yes. Jordan voted no. Motion carried with a 5-1 vote.

- B. First Reading of Ordinance #ZA2025-07-21 (B), to annex approximately 0.79 acres of property located at 150 Amber Lane (PIN 367-14-04-0004), and rezone from the Horry County Commercial Forest Agriculture (CFA) district to the City of Conway Low/Medium-Density Residential (R-1) district.** Hucks stated that this property is part of the previous annexation for property on Highway 501, only this parcel is located on Amber Lane, and contains a residence. This property has an existing water meter, which had been previously feeding water to the property where South Atlantic Monument business is located and triggered the requirement for annexation to be requested for this property and the surrounding properties, who also have the same owner. The zoning to be assigned if annexation is granted is Low/Medium-Density Residential, or R-1, which is consistent with the city's future land use map. Hucks said that staff recommended the first reading of the request.

**Motion:** Blain made a motion, seconded by Hardwick, to approve first reading of Ordinance #ZA2025-07-21 (B). **Vote:** Blain, Helms, Butler, Goldfinch and Hardwick voted yes. Jordan voted no. Motion carried with a 5-1 vote.

- C. First Reading of Ordinance #ZA2025-07-21 (C), to rezone approximately 0.33+/- acres of property located at 1307 Grainger Road (PIN 368-01-02-0007) from the Highway Commercial (HC) district to the Low-Medium Density Residential (R-1) district.** Hucks stated that the applicants are requesting to rezone the property from the Highway Commercial district to the Low/Medium-Density Residential District in order to construct a single-family residence. The property has an older commercial structure which was previously used as an auto garage and is currently classified as being storage/warehousing, and the legal nonconforming residence that once existed on the property has since been removed. Land Records identifies the property as lots 20 and 21

via a plat from 1941. Should the rezoning request be approved, the applicants would need a new plat done officially combining lots 20 and 21 into one parcel and the commercial structure would need to be removed before a permit for construction could be approved. The future land use map identifies the property as Highway Commercial; however, several properties adjacent to this property with frontage on Grainger Road are currently zoned Highway Commercial although they are either vacant or are currently used residentially.

Hucks said that Planning Commission held the required public hearing at their June 5 meeting, and recommended approval of the request. Hucks said that staff also recommend approval.

**Motion:** Blain made a motion, seconded by Helms, to approve first reading of Ordinance #ZA2025-07-21 (C). **Vote:** Unanimous. Motion carried.

- D. First Reading of Ordinance #ZA2025-07-21 (D), to amend the existing Carsen's Ferry Planned Development (PD) district (f.n.a. Rivertown Landing PD), to amend the list of permitted uses on Commercial Tract "A", consisting of approximately 4.24+/- acres of property located on Riverport Drive (PIN 337-05-02-0004).** Hucks stated that this request was discussed at the June 2 council meeting. The Carsen's Ferry PD, also known as Rivertown Landing PD, has been amended several times in the past – 2010, 2017, 2018 and in 2022. The applicant owns Tract A of the Planned Development, which is one of the 2 remaining commercial tracts. The list of permitted uses on Tract A is very limited, only allowing a bakery, candy store, ice cream shop, a café or a restaurant. The initial request to amend this tract was to amend Tract A to a Mixed-Use Tract, with commercial space on bottom floors and residential uses on upper floors. That proposal was considered by Planning Commission in April, with several residents of Carsen's Ferry speaking in opposition to the request. Following Planning Commission, the applicant held a community meeting with the residents, and the consensus of the residents who attended was that they would support single-family residential only on Tract A. The applicant amended the request to permit up to 6 single-family residential lots, with homes similar to those already developed in Carsen's Ferry.

Hucks said that Planning Commission considered the revised request at their June 5 meeting and recommended approval of the revised amendment to the PD. Given their recommendation, along with the concerns the community had with the previous proposal of mixed-use, and the unlikelihood that the tract would be developed as permitted by the current PD, staff recommends approval of the proposed amendment to Tract A to a residential tract.

Helms had questions of where lot 6 would be located as the site plan shown showed 5 lots. Ashley Cowen of Diamond Shores explained the site plan presented and said that the site had not been engineered but once it has the developer may want to permit 6 single family residential lots if the lots are able to be made smaller.

**Motion:** Helms made a motion, seconded by Jordan, to approve first reading of Ordinance #ZA2025-07-21 (D). **Vote:** Unanimous. Motion carried.

- E. First Reading of Ordinance #ZA2025-07-21 (E), to amend Article 5 – Special Use Regulations, of the City of Conway Unified Development Ordinance (UDO), regarding requirements for mobile vending.** Hucks stated that this amendment was discussed at the June 2 council meeting as well as at the budget retreat earlier this year. Due to the number of mobile food vending permits being submitted for review, and the complexity with the permitting process for mobile food vending permits, staff proposes to cap the number of permits that can be issued each year. Horry County has a cap of 50 permits, and the City of Myrtle Beach has a cap of 20; however, their cap of 20 does not include those operating under a franchise agreement with the city. The initial limit proposed was a max of 40 mobile food vending permits each year, which excludes vendors operating under a special event permit. At the last council meeting, it was asked if there could be an exclusion for restaurants in the city limits, that they too be exempt from the cap of 40. Staff revised the amendment to include the exemption, to *“exclude properly licensed dining establishments located within the city limits of Conway, as well as mobile food vending units operating in conjunction with a special event...”*

Hucks said that Planning Commission held the public hearing on the proposed amendment at their June 5 meeting and recommended that the number be capped at 20 mobile vending permits, to exclude dining establishments located in the city and those operating under a special event permit. Staff recommends approval of the amendment, as recommended by Planning Commission, to limit the permits each year to 20; however, council may want to consider including another exemption for those mobile food vendors operating under a franchise agreement as well, which are the vendors that proposed to operate on City property and require Council approval.

Goldfinch said he was ok with the cap of 20 mobile food vending permits but asked staff to be open-minded if the need arises for more in the city. Blain agreed.

**Motion:** Goldfinch made a motion, seconded by Blain, to approve first reading of Ordinance #ZA2025-07-21 (E) with the exclusion of those operating under a franchise agreement with the city, dining establishments located in the city and those operating under a special event permit. **Vote:** Unanimous. Motion carried.

- F. First Reading of Ordinance #ZA2025-07-21 (F), to amend Article 15 – Enforcement, of the City of Conway Unified Development Ordinance (UDO), regarding penalties for violations of the UDO.** Hucks stated that this proposed amendment was discussed at the May 19 Council meeting as a special presentation item. The intent of this amendment is to clarify the penalties for violations of the UDO, to state that “penalties for violations are a misdemeanor offense that is subject to the penalties in the city’s code of ordinances.” Planning Commission held the required public hearing on this amendment at their June 5 meeting and recommended approval. Hucks said that staff also recommends approval.

**Motion:** Helms made a motion, seconded by Jordan, to approve first reading of Ordinance #ZA2025-07-21 (F). **Vote:** Unanimous. Motion carried.

**G. First Reading of Ordinance #ZA2025-07-21 (G), to amend Article 4 – Use Tables and Article 6 – Design Standards, of the City of Conway Unified Development Ordinance (UDO), regarding standards for single-family in-common development.** Hucks stated that this request was discussed during special presentation at the May 19 council meeting. This amendment is a result of several inquiries staff have received over the years for whether the city allows single-family developments to be built in common, which is where the single-family dwelling is owned by the individual, but the property underneath is owned in common by all participating property owners. It is the same as a single-family subdivision that has property lines parceled out for each dwelling, with the key difference being that there will be no lot/property lines. The proposed amendment provides standards for single-family in common development, with consideration given to minimum separation requirements between structures, which zoning districts the use will be permitted, setbacks from exterior or perimeter property boundaries, egress/ingress requirements, dimensional standards and proper turnarounds for emergency apparatus and sanitation vehicles. Hucks said that Planning Commission held the required public hearing on the amendment at the June 5 meeting and recommended approval, and staff also recommended approval.

**Motion:** Helms made a motion, seconded by Goldfinch, to approve first reading of Ordinance #ZA2025-07-21 (G). **Vote:** Unanimous. Motion carried.

**H. First reading of Ordinance #ZA2025-07-21 (H), to annex approximately 22.88 acres of property located on Gardner Lacy Rd (PIN's 399-01-02-0001 and 399-00-00-0001), and request to rezone from the Horry County Office/ Professional/Institutional (OPI) district to the City of Conway Low-Density Residential (R) district.** Hucks stated that these properties are located on Gardner Lacy Road, just over the railroad tracks, abutting the Southcreek development and the MB National golf course property, and are requesting annexation under the current default zoning district of Low-Density Residential (R). The applicant has no immediate plans for the property. However, if and when the property is developed, because it would be serviced by city water, the owner would be required to request annexation. The property is currently zoned Horry County Office/Professional/Institutional, or OPI, and the city's future land use map identifies this property as being Professional. The City has recently annexed the old Wolverine Brass site and surrounding properties, one of which is a former entrance to MB National. Those properties were annexed as either Highway Commercial or Light Industrial. Considering the location of these properties, even though the applicant is requesting the default zoning upon annexation, staff has opted to take this request to Planning Commission and hold a public hearing, which will be at the July 10 meeting. Following Planning Commission's recommendation, staff will bring this request back for final reading should first reading be approved. Hucks said that staff does recommend approval of first reading.

**Motion:** Blain made a motion, seconded by Helms, to approve first reading of Ordinance #ZA2025-07-21 (H). **Vote:** Unanimous. Motion carried.

**CONSIDERATION:**

**A. Consideration of a Request for a Waiver of Sidewalk Requirements for the EME**

**Apartments located at 1911 Ninth Avenue (PIN 368-02-04-0015).** Hucks said that this request was originally considered at a Council meeting in August 2024. Council deferred the request so that the applicant could reach out to SCDOT about the installation of a sidewalk along Pittman Street. The applicant is proposing to construct a multifamily building that will contain 16 units on the backside of the existing site. Since then, the applicant has amended their request to include only the Pittman Street side of the property and will install sidewalks on the Ridge Street side of the property. The total linear feet along Pittman Street in which the waiver is requested is 809 linear feet. The applicant also reached out to SCDOT, who stated that sidewalks were not required to be installed along Pittman Street, as there is an existing sidewalk on the other side of Pittman Street. They would allow installation of sidewalks; however, it didn't appear there was enough room for sidewalk installation that would meet the requirements of SCDOT nor ADA requirements without moving an existing fence.

Hucks said that Council adopted an amendment to the UDO regarding the waiver of sidewalk installations and the fee in lieu, that gives Council the discretion to reduce or eliminate the fee in lieu of sidewalk installation, if granted, for properties that are considered to be legal nonconforming. This particular property may be considered legal nonconforming, in that it was constructed prior to the adoption of the UDO, appears to have structures that would not comply with current setback requirements, does not contain landscape buffers, nor are there sidewalks installed along the frontages of the property, except on Ninth Ave, and the property has three sides that are considered "front yards."

Hucks said that staff recommends approval of a waiver of sidewalk installation on Pittman Street since there is an existing sidewalk on the opposite side of the street. Without a reduction or elimination of the fee in lieu, the total fee in lieu would be \$24,270.

In the absence of White, Blain said that White requested that sidewalks be installed.

There was some discussion regarding the existing brick wall and the sidewalks being ADA compliant.

**Motion:** Blain made a motion, seconded by Jordan, to approve staff's recommendation of the waiver of sidewalk installation on Pittman Street and accept the fee in lieu of \$24,270. **Vote:** Unanimous. Motion carried.

**B. Consideration of Awards of 2025-26 Economic Development Grants** – Rogers stated that the city launched its annual Economic Development Grant program that was due on May 12, 2025. Eleven applications were received from nine organizations. Rogers said that staff recommended the following: Conway Chamber of Commerce: 2026 Riverfest - \$75,000, 2025 Conway Christmas Parade - \$2,000, and 2025 Graveyard Grand Prix Coffin Races - \$10,000; Horry County First Steps: Early Childhood Community Day - \$10,000; and SOS Care/Oak Tree Farm: Vending Machine Business - \$10,530.



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Goldfinch asked where the funding would come from. Rogers said the general fund.

**Motion:** Blain made a motion, seconded by Hardwick, to approve staff's recommendation of funding for the 3 organizations. **Vote:** Unanimous. Motion carried.

**PUBLIC INPUT:** None

### **CITY ADMINISTRATOR'S REPORT:**

Emrick informed Council of the following:

- Emrick started by acknowledging how incredibly lucky we are to live in such a wonderful place that has one of the best College Baseball programs in the nation. Coastal is three wins away from a second College World Series win. Emrick said he cannot overstate how incredible this is for Conway.....Go Chants.
- Emrick said as if Coastal's baseball successes were not enough to show that Conway is a baseball City, Grant Holmes is having a heck of a season, even if the Braves are not. The City's all-star 12U softball team won the Eastern District Tournament and will play in the State playoffs on June 20<sup>th</sup>. The City's 10U softball team played in the same tournament, going 1-2. The 12U Baseball team is playing currently in the district tournament and will play in the Championship game on Tuesday night. They must win twice to win it all. The 10U baseball team is playing tonight and if they win, they will play in their championship game on Tuesday night. The 14U all-star team begins playing on Saturday at 10am in Andrews.
- Reminder that the annual Conway Chamber Riverfest is on June 28<sup>th</sup>. They're adding several events on the river this year, it should be a great time.
- Emrick said that Council already had a long agenda and there is still have a way to go, so he was keeping his report short tonight. There is a lengthy workshop tonight, where there will be a presentation of the City's Strategic Plan, a discussion on the new golf cart ordinance, and an introduction of the County's unilateral creation of a multi-county business park and its impact on the City of Conway. This will be followed by an Executive Session where the discussion of the Multi-County Business Park will continue with legal advice from our Council, discussion on an economic development project at the Riverfront and discussion of Emrick's Contract.

There was some discussion about holding a community forum, starting back the Ask the Administrator session, or doing updates on what's happening and promoting information that is not fully understood by the residents.

### **COUNCIL INPUT:**

**Helms** cheered on the Chants and said that she was proud to be a part of the representatives of the high school, middle school, baseball team and softball team.

**Goldfinch** said ditto on what Helms said. He then showed a picture of a public art instrument installation that former council member Shane Hubbard suggested being put downtown.

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**Jordan** congratulated all the coaches at the high school and said that it goes to show what a testament they are doing with these young student athletes. Jordan then gave kudos to Coastal baseball.

**Hardwick** congratulated the coaches, teams and Coastal. Hardwick gave a shoutout to Matthew Johnson for going to Philadelphia to compete in the national singing talent event.

**Blain** echoed Go Chants! Blain congratulated the students that were in the national history contest. Blain recommended that if funds are available in Council's contingency to donate to the constitutional displays that are being planned for at the Horry County Library.

## **WORKSHOP:**

**Strategic Plan** - Chuck Sexton of Strategic Location Advisors gave an update on the City of Conway Strategic Plan that was awarded to the city by the South Carolina Department of Commerce for participation in the SC Rural Development Strategic Planning Initiative. Sexton reviewed the strategic plan highlights that included the strategic priority areas with recommendations on each, SWOT Analysis, EDR, and the TIF.

Strategic Location Advisors will forward the final version to staff, and it will be placed in Council's Dropbox.

**Golf Cart Statute** – Rogers briefed Council on the new SC Golf Cart Law, SC Code 56-2-90, that became effective May 22, 2025:

- Golf cart riders under 12 must wear a seat belt on public streets.
- Must be 16+ with a valid driver's license to operate.
- Golf cart must be insured, permitted, and registered with SCDMV.
- May only operate on secondary or local roads with speed limits under 35. Banned on primary highways at any speed.
- May only operate within 4 miles of registered address.
- May only operate during daytime hours (6-6 winter, 6-8 summer).

Rogers then said that municipalities may pass local ordinances stipulating hours, locations, and method of operation which may dictate which roads are traversable, may allow conditional operation at night, may establish golf cart paths along state highways, and may reduce radius of operation from four miles to not less than two.

Council discussed working with SCDOT to reduce speeds on certain roads and having set hours of 6 a.m. until 10 p.m. unless an event is happening Downtown and then that would be included in the special event to make the hours later.

Staff will draft an ordinance and bring to Council at a future meeting.

**Multi-County Business Park** – Emrick told Council that Horry County had first reading on May 20 on consent by title only regarding a multi-county business park and then on June 3 Horry County had a public hearing and second reading, which included the PIN numbers in the packet for the first time. Emrick showed the parcels on a map and told Council that the city has been working on annexation of these parcels with a number of developers and have site plans on two of the parcels for development. Emrick said that the city has annexation petitions on some of the parcels that are ready to come in as soon as contiguity is reached. Emrick said that staff learned about the County’s creation of this park from My Horry News who reported it on June 4, and the property owners learned of it at this time also.

Emrick said that a multi-county business park does not affect what the property owners pay in taxes so they are not required to have notice, but it does convert the taxes in the district to a fee and that fee can be incentivized by the county. The county can waive the fee, reduce the fee, or can use the fee for other purposes other than property taxes, and all the taxes that are collected from the county, schools, and what would be the cities in the future, the county would get to dictate to where it goes. The city would have no say so in how the property taxes that would be owed to the city otherwise by annexation or allocation. The park is drawn to exclude any parcels within the city and the decision making. Emrick said that the city was intentionally left out of the process and the decision making on how the fees are spent. If the county had included any city parcels, then the city would have to give consent to the creation of the district, which would allow the city to have input on how the money is spent in the future.

Emrick said that in 2017 the county did something very similar in the area behind Lowes specifically as a weapon to stop the city from annexing the property behind Lowes into the city. The city supplied utilities to that area, was part of the city’s long range annexation plan, and was done by the county without the city’s involvement. Emrick said that this is known as weaponizing a multi county business park as this is happening across the state and is a tool to give county governments a dominance over municipalities.

Emrick stated that since this news has broken, he has spoken to a majority of property owners who are affected and everything to the NE of Highway 501 on the right is subject to annexation into the city as the city would provide utilities and everything left of the line is not subject to annexation as they get no utilities from the city. Emrick said that part of the reason that they are not already in the city is the lack of restrictive covenants and contiguity. Emrick said that staff have worked with some of those in the area, not secretly, to allow them to develop the property in the best interest of Conway and without question this action of the county jeopardizes a lot of those activities.

Emrick said that the city’s attorney, Walker Humphrey, was present to answer any questions but recommends that any strategies be discussed in Executive Session.

**EXECUTIVE SESSION: Motion:** Goldfinch made a motion, seconded by Jordan, to enter into Executive Session for the following: **(A) Discussion of City Administrator’s Contract [pursuant to SC Code §30-4-70 (A) (1)]; (B) Discussion relative to Legal Services regarding a Multi-County Business Park [pursuant to SC Code §30-4-70 (A) (2)]; and (C) Discussion**

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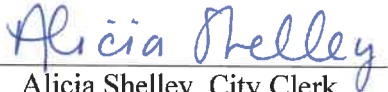
**of an Economic Development Opportunity at the Riverfront [pursuant to SC Code §30-4-70 (A) (5)].**

**RECONVENE FROM EXECUTIVE SESSION:** Motion: Blain made a motion, seconded by Helms to leave Executive Session. Vote: Unanimous. Motion carried.

**POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:** Motion: Blain made a motion, seconded by Goldfinch to approve the terms of the City Administrator position as discussed with the HR Director. Vote: Unanimous. Motion carried.

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this \_\_\_\_ 21 \_\_\_\_ day of  
\_\_\_\_ July \_\_\_\_\_, 2025.

  
Alicia Shelley, City Clerk