

CONWAY CITY COUNCIL MEETING  
CITY HALL COUNCIL CHAMBERS  
229 MAIN STREET  
CONWAY, SOUTH CAROLINA  
MONDAY, JUNE 6, 2016 – 5:30 PM

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**PRESENT:** Mayor Barbara Blain-Bellamy, Mayor Pro Tem Jean Timbes, Council Members Randle L. Alford, Thomas J. Anderson II, William M. Goldfinch IV, Ashley Smith, and Larry White

**STAFF:** Bill Graham, City Administrator; Kevin Chestnut, Public Works Director; Adam Emrick, Planning Director; James Friday, Public Utilities Director; Reggie Gosnell, Police Chief; Le Hendrick, Fire Chief; Billy Joe Sawyer, Building Official; Lynn Smith, Human Resource Director; Allison Williams, Finance Director; and Debbie F. Smith, City Clerk

**OTHERS IN ATTENDANCE:** Kathy Ropp and others

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

**INVOCATION/PLEDGE OF ALLEGIANCE** – Rev. David Avant, Mercy Baptist Church

**APPROVAL OF AGENDA:** **Motion:** Goldfinch made a motion, seconded by Anderson, to approve the agenda as presented. **Vote:** Unanimous. Motion carried.

**APPROVAL OF CONSENT AGENDA: Minutes of City Council meetings – May 16 and May 20, 2016.**

**Motion:** Timbes made a motion, seconded by Alford, to approve the consent agenda. **Vote:** Unanimous. Motion carried.

**PUBLIC INPUT:**

**Dr. Sienna Alford** expressed her dissatisfaction and concerns regarding an encounter by a Conway Police Officer with her son which she said resulted in her son being wrongfully accused and arrested.

**Rev. Cheryl Adamson**, Executive Director of Palmetto Works Community Development Corporation, gave a power point presentation on the variety of programs Palmetto Works offers to youths between the ages of 5 and 18 and C.H.O.P.S, a culinary program offered for adults. Rev. Adamson requested financial assistance for Palmetto Works and asked the City to sponsor one student to attend summer camp at a cost of \$250. Mayor Blain-Bellamy asked Rev. Adamson to contact the City Administrator regarding this matter.

**Council Member Thomas J. Anderson II** requested permission from City Council to plant a weeping willow tree on the lot adjacent to his primary residence. This property was included in the FEMA buyout following the 1999 flood and, as such, is restricted to open space use.

**Motion:** Smith made a motion, seconded by White, to close public input. **Vote:** Unanimous. Motion carried.

## **SPECIAL PRESENTATIONS:**

- A. Recognition of employee promotion and employee reclassification.** Reggie Jenrette was recognized for his promotion to Solid Waste Director and Lynn Smith was recognized for her reclassification as Human Resources Director. Graham also announced the change in title from “Beautification Director” to “Grounds and Maintenance Director” for Timmy Williams, who will now report directly to the City Administrator.
- B. Recognition of employee educational achievements.** Fire Chief Le Hendrick was recognized for his recent graduation from the Conway Chamber of Commerce Leadership Conway Program and Police Sgt. Chris Williamson, Police Department was recognized for recently completing the Certified Public Manager Development Program. The presentation was made by the City Administrator.
- C. Employee Longevity Bonus Award** was presented to Anthony Huggins, Beautification Department, 15 years. The City Administrator and Council Member Timbes made the presentation.

## **PUBLIC HEARINGS AND ORDINANCES FOR FIRST READING:**

- A. Public hearing and first reading of Ordinance #ZA2016-06-20 (A) Accepting the petition of Matthew J. Babcock, Horry Furniture Co. Inc., Jack and Jackie Fenner, Eldridge R. Inman, and Larry and Lorna Skipper to rezone approximately 2.76 acres of property located between 1508 Second Avenue and 1529 Second Avenue (TMS 137-06-04-015/PIN 36804040050, TMS 137-06-04-014/PIN 36804040049, TMS 137-06-04-013/PIN 36804040048, TMS 137-06-05-010/PIN 36805010015, TMS 137-06-05-009/PIN 36805010016, TMS 137-06-05-008/PIN 36805010017, TMS 137-06-05-007/PIN 36805010018, TMS 137-06-05-006/PIN 36805010019, TMS 137-06-04-018/PIN 36804040052, TMS 137-06-05-002/PIN 36804040054, TMS 137-06-05-005/PIN 36804040057, and TMS 137-06-05-006/PIN 36805010019) from existing High Density Residential (R-3) to Core Commercial (CC) for the purposes of commercial redevelopment.** Emrick noted that these parcels are located in an area that staff would like to see revitalized. The neighborhood has been subject to numerous property maintenance issues and has been slow to redevelop. There are few residences in the area and only two of the subject parcels have houses which are rentals. The group annexation petition is to rezone the parcels from R3 to CC to accommodate commercial development and stimulate positive development activity in this area. The rezoning was approved by the Planning Commission at its May 5<sup>th</sup> meeting. Staff recommended first reading approval. **Public Hearing:** There was no comment from the public. **Motion:** Goldfinch made a motion, seconded by Smith, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Goldfinch made a motion, seconded by Alford, to approve first reading of Ordinance #ZA2016-06-20 (A). **Vote:** Unanimous. Motion carried.
- B. Public hearing and first reading of Ordinance #ZA2016-06-20 (B) Accepting the petition of Krishna P. Maganti on behalf of Diamond Lakes Properties, LLC et al to annex and rezone approximately 2.8 acres of property located at 100 Patriot Hollow Way (Existing Student Housing Development, TMS 150-00-06-031/PIN 38205040049) from Horry County General Residential (GR-18) to Institutional (IN).** Emrick advised Council that this property, which has recently been sold, is contiguous to the City limits and annexation is required due to the change in the water service account. Anderson and White expressed concerns regarding public safety issues and controls on persons allowed to occupy units at the student housing complexes. Emrick clarified that this property does not operate under the auspices of Coastal Carolina University and he spoke of safety measures taken by the new owner to ensure tenant safety. In response to an inquiry from Timbers, Gosnell reported that his department does spend time at this and other nearby student housing complexes and receives assistance from the CCU Police with enforcement. Graham and Emrick commented that annexation of this

property would enhance police efforts and provide consistency with regard to annexation. Staff was asked to provide information, prior to final reading, on measures to be taken by the property owner to ensure tenant safety and emergency access to the property. The request has been approved by the Planning Commission and staff recommends first reading approval. **Public Hearing:** There was no comment from the public. **Motion:** White made a motion, seconded by Anderson, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Goldfinch made a motion, seconded by Alford, to approve first reading of Ordinance #ZA2016-06-20 (B). **Vote:** Unanimous. Motion carried.

- C. **Public hearing and first reading of Ordinance #ZA2016-06-20 (C) Accepting the petition of Jenks Hedgepath on behalf of Keith Collins to rezone approximately .52 acres of property located near the corner of 16<sup>th</sup> Avenue and Church Street in the Buckwood Subdivision (TMS 123-13-06-004/PIN 33810030007) from existing Low Density Residential (R-1) to Highway Commercial (HC) for the purposes of commercial redevelopment.** Emrick commented that this vacant property, located in the Buckwood Subdivision, is across 16<sup>th</sup> Avenue from Walgreens Pharmacy (HC) and, to the northeast, it abuts the properties at the corner of 16<sup>th</sup> Avenue and Church Street that were recently rezoned from R-1 to Highway Commercial. All contiguous properties to the southwest and east are zoned R-1. The property lies within both the Village and Gateway corridor overlays. Timbes expressed concern with the impact that allowed uses under HC zoning would have on the adjoining Buckwood residential neighborhood and there was general concern among Council as to the effects of HC zoning on adjacent residential areas. The request has been approved by the Planning Commission. Emrick advised that, if Council had interest in exploring other rezoning possibilities, the matter could be sent back to the Planning Commission for further study. **Public Hearing: Charles Kushner**, who owns the house adjacent to the subject property, noted that the subject property is quite a distance from Church Street and, if it were rezoned, it would cut into the residential area. He commented that he is attempting to purchase a portion of the subject property to preserve the solid buffer for the residential area should the rezoning be approved. **Motion:** White made a motion, seconded by Smith, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Goldfinch made a motion, seconded by Anderson, to take no action on first reading and to return the request to the Planning Commission for further study. **Vote:** Unanimous. Motion carried.

#### **ORDINANCES FOR FIRST READING:**

- A. **Ordinance #ZA2016-06-20 (D) Accepting the petition of Scott Lewis to annex approximately 1 acre of property located at 437 Maplewood Circle (TMS 110-00-02-058/PIN 32406010007) and to rezone the property to Low Density Residential (R-1) upon annexation.** Emrick reported that the annexation request is being made to allow the house on the lot to tie into City water and sewer. The property is contiguous to the City limits. Staff recommended first reading approval. **Motion:** Alford made a motion, seconded by White, to approve first reading of Ordinance #ZA2016-06-20 (D). **Vote:** Unanimous. Motion carried.
- B. **Ordinance #2016-06-20 (E) Approving a franchise agreement with Southern Enchantment Carriages for horse drawn carriage services throughout the Central Business District.** The request for a franchise agreement from Southern Enchantment was discussed during a workshop session of a recent Council meeting. Public notice of consideration of the proposed franchise by Council has been published as required. Emrick briefly reviewed the proposed franchise agreement which was shared in its entirety with Council. White requested that carriage drivers be required to wear photo identification. In response to an inquiry from Alford, the owners of Southern Enchantment advised Council that the company had not received any complaints regarding animal cruelty and they reviewed measures taken to ensure comfort and safety of the horses as well as passengers. Emrick reviewed the planned preliminary route for carriage rides. Staff recommended first reading approval of the ordinance and

franchise agreement. **Motion:** Goldfinch made a motion, seconded by Anderson, to approve first reading of Ordinance #ZA2016-06-20 (E). **Vote:** Unanimous. Motion carried.

- C. **Ordinance #ZA2016-06-20 (F) Amending Section 5.2.6 of the City of Conway Unified Development Ordinance relating to the parking, storage and use of recreational vehicles.** Emrick commented that, in the interest of time, Council may like to combine discussion on first reading of this ordinance with the next item on the agenda, consideration of a moratorium on enforcement of Section 5.2.6, but separate motions on these items would be necessary. Possible changes to the UDO regulations relating to the parking, storage and use of recreational vehicles have been discussed at several Council meeting workshops and also by the Planning Commission. It has been determined that additional time is needed for staff and Council to fully explore this issue and consider possible amendments to current regulations. Staff recommended first reading approval, by title only, which will establish a pending ordinance and will allow implementation of a moratorium on enforcement while Council considers amendments to be included in this ordinance. **Motion:** Goldfinch made a motion, seconded by White, to approve first reading of Ordinance #ZA2016-06-20 (F) by title only. **Vote:** Unanimous. Motion carried.

#### ITEMS FOR CONSIDERATION:

- A. **Consideration of a moratorium on the enforcement of Section 5.2.6 of the Unified Development Ordinance pertaining to the parking of recreational vehicles.** Emrick presented a proposal by staff that Council consider placing a moratorium on the enforcement of Section 5.2.6 of the UDO pending final reading approval of Ordinance #2016-06-20 (F) or until December 31, 2016, whichever first occurs. Emrick further commented that, provided the moratorium is approved, it becomes effective upon the date of first reading approval of Ordinance #2016-06-20 (F). **Motion:** Anderson made a motion to approve the moratorium with an extension of the time for one year to allow additional time for discussion. Graham commented that staff would need to research the legal basis for extending the moratorium beyond December 31<sup>st</sup>. Goldfinch suggested that Council consider approving the moratorium as presented to allow immediate implementation and consider, if appropriate, an extension at a future Council meeting. **Amended Motion:** Anderson made a motion, seconded by Timbes, to approve the moratorium as presented by staff. **Vote:** Unanimous. Motion carried.
- B. **Acceptance of bids for renovations to the former Post Office/Museum building.** Graham reported that work is moving forward under the direction of Darrel McDowell and two temporary construction workers; however, staff is recommending that certain renovations to the building be contracted out. He also noted that the current budget has \$500,000 allotted for this project although it is expected that only approximately \$125,000 will be spent this fiscal year; \$375,000 will be rebudgeted for FY 2016-17 and the City hopes to receive a state grant of at least \$125,000 for this project. Graham commented on the difficulty in obtaining bids for this work and noted that details had been provided in the issue paper. Following a second RFP, the following bids were received: Electrical - Kinston Electric, \$65,000; HVAC - Conway Air Condition, \$75,900, and Conway Cooling and Heating, \$102,800; and Plumbing - Billy's Plumbing, \$65,873.50. Graham clarified for Council that the state grant could be used for any part of the renovations and the plumbing bids included fixtures (turnkey contract). Staff recommended that Council accept the sole bid from Kingston Electric (electrical), the sole bid from Billy's Plumbing (plumbing), and the low bid in the amount of \$75,900 which was submitted by Conway Air Condition (HVAC). **Motion:** Goldfinch made a motion, seconded by Smith, to approve staff's recommendation. **Vote:** Unanimous. Motion carried.

**ITEM OF INFORMATION: Report on the City's improved ISO fire protection rating.** Chief Hendrick reported that the City's ISO "3" rating has improved to a rating of "2" and, based on this rating, residents should soon notice a reduction in their fire insurance premiums. On behalf of Council, Mayor Blain-Bellamy expressed congratulations and appreciation to the City Administrator and the Fire Chief on this achievement.

**CITY ADMINISTRATOR'S REPORT:** None.

**COUNCIL INPUT:**

**Smith**

- conveyed the appreciation to Graham and staff for their quick response to a recent service request from a Live Oak Street resident.
- asked that Council revisit the issue of naming City ballfields in honor of citizens who have made significant contributions to the City as a way of building community involvement in the recreation program.

**Goldfinch**

- commented on his graduation from the Citizens' Academy and encouraged participation by others, including Council members, in the program.
- complimented Conway firefighters on their actions and the excellent team work of City, County and volunteer firefighters that saved the Bonfire Restaurant from total destruction on Saturday, May 28<sup>th</sup>.

**Anderson**

- asked Council to consider asking the Planning Commission to consider barrier walls.
- commented on the attractive appearance of the HTC Center at CCU and the recent Conway High School graduation ceremonies that were held in that facility.
- asked that the City's logo be put at the top of all athletic field signs and agreed with Smith on the naming of fields.
- asked staff to contact Santee Cooper about installing LED lights in Conway, and especially around the walking track at Conway Elementary School.
- Congratulated Chief Hendrick and the Conway Fire Department on attaining an ISO 2 rating for the City of Conway.

**Timbes**

- Congratulated the City's (now) two female department heads and commented that this speaks well of the City's support for women in the workplace.
- commented that the City park at the corner of 4<sup>th</sup> Avenue and Main Street needs an official name and suggested that it be named "Kingston Park."

**White** informed Council of the recent loss of his nephew and asked for continued prayers for his family.

**Alford**

- asked if the City's code is updated as appropriate in view recent department head appointments and new incentive programs.
- suggested a celebration in recognition of the 100<sup>th</sup> anniversary of the fountain in the City Hall Courtyard.

## **Mayor Blain-Bellamy**

- agreed with Smith's suggestion on the naming of fields and commented that such recognition should be not be based on the purchase of anything but should be based on an individual's contributions.
- suggested that consideration be given to holding a City employees' celebration.
- suggested that a plan be developed for the location of LED light installations.
- reminded those present that public input on possible uses for the former Post Office/Museum building will be received at the next Council meeting.

The Council meeting recessed after this item of business and reconvened in the Conference Room for the remainder of the meeting.

## **WORKSHOP:**

**A. Update on plans for drainage improvements in Chicora Subdivision.** Chestnut reported that the survey and preliminary design are complete. Based on the preliminary design, six new outfalls will be needed between existing houses and four of these new outfalls will require easements. The easements for all of the new outfalls have to be obtained before the final design can be completed. The FY 2016-17 budget includes \$150,000 for construction of Phase 1. The goal for Phase 1 is to install the new outfalls from Reta Street to the canal ditch and install drainage on Reta Street starting at Aaron Street and working toward Naomi Street, an area which Chestnut noted to have the worst flooding and drainage. Chestnut remarked that efforts had been made in the design process to avoid disturbing mature trees that may be in the path of construction. **OUTCOME:** Presented as information only. Staff will be contacting property owners in order to obtain the necessary easements.

**B. Discussion on plan of action for Highway 378 corridor improvements.** Emrick reported that, given the FY 2016-17 budget includes allocations for improvements in this and other corridors, he suggested that Council may want to consider hiring an outside consultant to develop a plan or an overall scheme to tie all of these improvements together. He noted that the area from Whittemore Street toward Downtown is mostly residential with buildings in close proximity to the highway and, in some places, there is very little right-of-way. Emrick stated that the overall aesthetics of the corridor should be considered before any public or private signage is approved and that there should be strict adherence to the UDO on Highway 378. He also informed Council that staff is using the recently approved redevelopment incentive program to direct inquiring commercial groups to Highway 378. Instead of undertaking the entire corridor at once, there was general agreement that the Highway 378 project should be broken into smaller segments. There was also discussion that work should start with the worst area from Highway 501 to 9<sup>th</sup> Avenue. In response to an inquiry from Emrick, several Council members voiced support for the planting of streetscape trees by the City on private property in areas with little to no right of way provided permission of the property owners is obtained and Graham advised that easements should be sought for any improvements made by the City on private property. There was also general agreement that streetscaping installed in this area should provide a Downtown "feel." Emrick remarked that, in addition to funds for street lighting, funds would need to be budgeted for banners and brackets to correspond with the Downtown area. Graham and Emrick commented that they believed this level of planning could be undertaken in-house. Council was asked to consider holding a meeting to receive input from stakeholders and White offered use of A Father's Place building for this meeting. **OUTCOME:** Staff will plan a stakeholders' meeting as discussed. In preparation for that meeting, staff was asked to prepare for Council a list of the property owners along Highway 378 from the intersection of Highways 378/501 to 9<sup>th</sup> Avenue. Council was also in agreement for staff to prepare an RFP for the design of corridor signs.

**C. Discussion on proposal by Coastal Carolina University to replace the monopole communications tower with a stealth tower.** Emrick reported CCU would like to replace the existing tower, which is nonconforming, with a stealth tower. In response to an inquiry from Alford, Emrick advised that no additional signs, such as those purchased by other entities, would be allowed on the stealth tower. Noting that amending the UDO is a time-consuming process, Emrick suggested that a use variance from the Zoning Board of Appeals could be requested to allow the replacement of this communication tower. Information on the stealth tower, including a photographic rendering of the stealth tower, was provided. There was discussion on the inclusion of a City of Conway sign on the new tower and the Mayor offered a suggestion of only three signs to be permitted on the new tower. **OUTCOME:** There was no disagreement to staff's suggestion regarding a request for a variance. Graham was requested to contact Dr. DeCenzo about inclusion of a City of Conway sign on the new tower.

**D. Discussion on possible amendment to the Unified Development Ordinance Article 11 to create a category of signs for shopping centers.** Emrick noted that reference is made to shopping center signs in definitions in the UDO but no section had been included for these signs in the ordinance. He reviewed the current regulations for signage in the Gateway Corridor (80 square feet) and advised Council that this size restriction could be a deterrent to future multi-tenant developments. He proposed that Council consider the following: add shopping centers to the UDO as defined use (multi-tenant developments over 100,000 square feet), amend the size restriction in the Gateway Corridor Overlay to allow for shopping center signage, sign to have the same architectural standards as the shopping center, allow one sign at each major entrance to a shopping center (the Mayor suggested a distance requirements between signs be included). For size limits for shopping center signs, Emrick suggested up to 25 feet high (300 square feet) for free-standing signs and 20 feet high (200 square feet) for monument signs; tenant space and electronic display area (where permitted) limited to 100 square feet. The name of the development would not be included in the size calculations unless it is on a panel of the sign. **OUTCOME:** There was a consensus for this proposal to be presented for consideration by the Planning Commission.

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this 20<sup>th</sup> day of June, 2016.

  
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Debbie F. Smith, City Clerk