

**CITY COUNCIL MEETING  
CITY HALL COUNCIL CHAMBERS  
229 MAIN STREET  
CONWAY, SOUTH CAROLINA  
MONDAY – DECEMBER 2, 2013 – 5:30 PM**

---

**PRESENT:** Mayor Alys C. Lawson, Mayor Pro Tem Irby L. Koon, and Council Members Thomas J. Anderson II, Barbara Blain-Olds, William M. Goldfinch IV, Jean M. Timbes, and Larry A. White

**STAFF:** Bill Graham, City Administrator; Michael Hardee, Finance Director; Billy Joe Sawyer, Building Official; Foster Hughes, Parks, Recreation and Tourism Director; Reggie Gosnell, Police Chief; Freddie DuBose, Public Utilities Director; Rick Baker, Fire Chief; Michael Leinwand, Planning Director; Cindi Howard, Human Resources Director; Jerry Barnhill, Public Works Director; Kevin Chestnut, Public Works Director-Elect; and Vicky Lefler, City Clerk

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

**CALL TO ORDER:** Mayor Lawson called the meeting to order. She briefly reviewed the schedule of upcoming Christmas activities in the City and wished those in attendance a safe and happy holiday season.

**INVOCATION/PLEDGE OF ALLEGIANCE:** Mayor Lawson recognized Rev. Rhett Talbert of Kingston Presbyterian Church who gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

**APPROVAL OF AGENDA:** **Motion:** White made a motion, seconded by Koon, to approve the agenda contents. **Vote:** Unanimous. Motion carried.

**APPROVAL OF CONSENT AGENDA:**

- A. Final reading of Ordinance #ZA2013-12-02 (A) accepting the petition by Clarence Smith to annex 0.15 acres of a portion of property that fronts McKinley Way (TMS# 150-00-06-034) and to rezone the property Institutional (IN) upon annexation**
- B. Resolution honoring Irby Lee Koon for service on Conway City Council**
- C. Resolution honoring Jerry Rae Barnhill Sr. upon his retirement**
- D. City Council minutes – November 4, 2013**

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

**PUBLIC INPUT:** None.

## **SPECIAL PRESENTATIONS:**

- A. 2013 City of Conway Christmas Card Contest winner.** Miss Gabrielle Banuelos was recognized as the artist of the 2013 Christmas card for the City of Conway. A student at Waccamaw Elementary School, she is the ten-year-old daughter of Faustino and Alma Banuelos. On behalf of Council, Mayor Lawson presented Gabrielle a gift certificate and a framed edition of her Christmas card.
- B. Report on Veterans Day Event.** Bob Fogner was not in attendance to report on this event; however, Mayor Lawson recognized the work that Fogner and his group of veterans do which includes organizing the Veterans Day event in the City and putting the American flags on display in the downtown area on four different occasions each year.
- C. “Excellence in Financial Reporting” Award – Michael Hardee and City Finance Department.** The City of Conway has received this award for 23 of the last 26 years, and this is the eighth consecutive such award to the City, one for each year that Michael Hardee has been employed as Finance Director. A plaque from the Government Finance Officers Association was presented to Hardee by Graham. Council and Graham extended congratulations to Hardee and the Finance Department staff.
- D. Employee of the Month for October.** Sandra Skipper, Accounts Payable Clerk in the Finance Office, was recognized and congratulated for having been selected as the recipient of this award for October. The presentation was made by the City Administrator accompanied by the Director of the Finance Department.
- E. Employee of the Month for November.** Willie Woodberry, Meter Reader, Public Utilities Department, was recognized and congratulated for having been selected as the recipient of this award for November. The presentation was made by the City Administrator accompanied by the Director of the Public Utilities Department.
- F. Employee Longevity Awards** were presented to Rick Baker, Fire Department, and Jeff Jordan and Odell Cochran, Police Department, 5 years; and Maurice Butler, Beautification Department, 10 years. The presentations were made by Council Member Koon and the City Administrator.

**PUBLIC HEARING AND ORDINANCE FOR FINAL READING: Ordinance #ZA2013-12-02 (B) For the extension of a previously adopted moratorium through September 30, 2014, which relates to Sections 9.1.3.B.2, 9.1.3.B.3 and 12.1.2.D of the *City of Conway Unified Development Ordinance (UDO)*.** First reading of this ordinance was approved at the November 4<sup>th</sup> Council meeting. This ordinance will extend the current moratorium through September 2014. Staff recommended approval of final reading. **Public Hearing:** There was no comment from the public. **Motion:** Goldfinch made a motion, seconded by Blain-Olds, to approve final reading of Ordinance #ZA2013-12-02 (B). **Vote:** Unanimous. Motion carried.

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

- A. Ordinance #ZA2014-01-06 (A) Accepting the petition by Gaylord Lee Kelley, Sr., to annex approximately 5.03 acres of property located at the corner of Mill Pond Road and Church Street (TMS# 123-00-01-009, TMS# 123-00-01-011 and TMS# 123-13-07-016) and to rezone the properties Highway Commercial (HC) upon annexation.** This vacant property at the intersection of Mill Pond Road and Church Street is adjacent to Burger King Restaurant at 1646 Church Street and directly across from Applebee's Restaurant at 1647 Church Street. Leinwand informed Council that the owner has advised he has no immediate plans for development of this property. The Comprehensive Plan identifies the parcels as Highway Commercial. The Planning Commission recommended approving the annexation and rezoning request. Staff recommended first reading approval. **Public Hearing:** There was no comment from the public. **Motion:** Blain-Olds made a motion, seconded by White, to approve first reading of Ordinance #ZA2014-01-06 (A). **Vote:** Unanimous. Motion carried.
- B. Ordinance #ZA2014-01-06 (B) Amendment to Article 4 Use Tables of the City of Conway Unified Development Ordinance (UDO) relating to the Professional (P) Zoning District.** Leinwand reported that the Planning Department recently received a request to establish a beauty shop at 1301 Main Street; however, that property is zoned Professional which does not allow that specific use. After further evaluating the intent of the Professional Zoning District, staff recommended that barber/beauty shops and hair/nail salons be added to uses allowed in Professional Zoning. The Planning Commission also recommends the addition of these uses in Professional Zoning. Staff recommended first reading approval. **Public Hearing:** There was no comment from the public. **Motion:** White made a motion, seconded by Anderson, to approve first reading of Ordinance #ZA2014-01-06 (B). **Vote:** Unanimous. Motion carried.

## **ORDINANCES FOR FIRST READING:**

- A. Ordinance #ZA2013-10-07 (B) Accepting the petition by Wendell L. Cooper to rezone approximately 0.53 acres of property located at 418 Wright Boulevard (TMS# 137-05-15-044) from Medium Density Residential (R-2) to Highway Commercial (HC).** At the September 16<sup>th</sup> Council meeting, a public hearing was held on a request from Mr. Cooper to rezone this property. In response to community concerns expressed at that hearing and to allow staff more time to meet with Mr. Cooper and owners of surrounding properties, City Council tabled first reading of this ordinance at that meeting. Mr. Cooper has since modified his petition and has now requested to rezone only a .53 acre portion of the property that is located on the western side of Whitts Alley and has frontage on Wright Boulevard from R-2 to HC. Leinwand commented that the rest of Mr. Cooper's property will remain zoned R-2 which will serve as a buffer for area residents and Cherry Hill Missionary Baptist Church. He also noted that letters had been mailed to all adjacent property owners explaining the modified rezoning request. Staff recommended first reading approval. **Motion:** Koon made a motion, seconded by White, to approve first reading of Ordinance #ZA2013-10-07 (B). **Vote:** Unanimous. Motion carried.
- B. Ordinance #2014-01-06 (C) Adopting an Amended Budget for Fiscal Year 2012-2013.** Hardee reported the Hospitality Fee fund needs to be adjusted by \$500,000 to record the

retirement of the 2005 series Hospitality Fee bond that was not originally budgeted. The total amended budget, all funds, is \$33,542,525. Staff recommended first reading approval. **Motion:** Goldfinch made a motion, seconded by Anderson, to approve first reading of Ordinance #2014-01-06 (C). **Vote:** Unanimous. Motion carried.

**RESOLUTION: Accepting dedication of Ridgewood West Subdivision roadways and drainage system (Ridgewood Drive, Spruce Drive, and Tupelo Court).** Rivertown Partners, LLC, has requested to dedicate the right-of-ways and drainage system of Ridgewood Drive, Spruce Drive, and Tupelo Court in the Ridgewood West Subdivision to the City. The roadways, totaling approximately 8,110 linear feet, have been inspected by the City's Public Works Department and have been found to be in suitable condition for dedication. The required warranty against any potential maintenance issues with the roads will be for one year from the date of acceptance and will be in the amount of \$81,100 (\$10 per linear foot/8,110 feet). A letter of credit in the amount of \$81,100 and the one-year warranty agreement have been submitted by Rivertown Partners, LLC. Staff recommended that Council adopt the resolution accepting the right-of-ways and drainage system for Ridgewood Drive, Spruce Drive, and Tupelo Court in the Ridgewood West Subdivision with a one-year warranty in the amount of \$81,100. **Motion:** Blain-Olds made a motion, seconded by Timbes, to adopt the resolution as presented. **Vote:** Unanimous. Motion carried. See attachment.

**ITEM FOR CONSIDERATION: Acceptance of ownership and maintenance of Bell and Buck Streets.** The City is building its Public Safety complex on 9<sup>th</sup> Avenue between Bell and Buck Streets. These two streets are currently in the SCDOT Highway System. Graham advised Council that the acceptance of Bell Street from 9<sup>th</sup> Avenue to US 501 and Buck Street from 9<sup>th</sup> Avenue to Forest View Road into the City's street system will help facilitate construction as well as preserve some trees on the construction site. Staff recommended that the City Administrator be authorized to execute the necessary documents in order to accept ownership and maintenance of Bell and Buck Streets, as outlined, into the City's street system. **Motion:** Koon made a motion, seconded by Goldfinch, to approve staff's recommendation. **Vote:** Unanimous. Motion carried.

Before the meeting was closed for executive session, Mayor Lawson thanked Mayor Pro Tem Koon for his years of service on Council and remarked that it had been a pleasure and an honor working with him. In his comments to those assembled, Koon spoke of his enjoyment in serving the public during his 15 year tenure on City Council and expressed appreciation to his wife, Lynn, and to the people of Conway who have supported him over the years.

**EXECUTIVE SESSION: Motion:** Koon made a motion, seconded by Anderson, to enter into executive session to discuss the recommendation from the Employee Grievance Committee on an employee grievance. **Vote:** Unanimous. Motion carried.

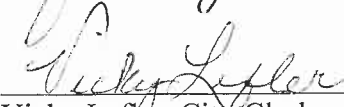
**Motion:** Koon made a motion, seconded by Anderson, to come out of executive session. **Vote:** Unanimous. Motion carried.

**Consideration of recommendation from Grievance Committee on an employee grievance. Motion:** Blain-Olds made a motion, seconded by Goldfinch, to approve the recommendation of

the Employee Grievance Committee to uphold the decision of the Department Head to terminate the employee. **Vote:** Unanimous. Motion carried.

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this 6<sup>th</sup> day of January, 2014.

  
\_\_\_\_\_  
Vicky Lefler, City Clerk