

CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY, JUNE 1, 2015 – 5:30 PM

PRESENT: Mayor Alys C. Lawson and Council Members Randle L. Alford, Thomas J. Anderson II, William M. Goldfinch IV, Jean M. Timbes, and Larry A. White. **ABSENT:** Mayor Pro Tem Barbara Blain-Bellamy (away on her honeymoon)

STAFF: Bill Graham, City Administrator; Vicky Lefler, Deputy City Administrator; Kevin Chestnut, Public Works Director; Adam Emrick, City Planner; James Friday, Public Utilities Director; Michael Hardee, Finance Director; Le Hendrick, Fire Chief; Foster Hughes, Parks, Recreation, and Tourism Director; Reggie Gosnell, Police Chief; Billy Joe Sawyer, Building Officer; Debbie Smith, City Clerk; and Timmy Williams, Beautification Director

OTHERS IN ATTENDANCE: Kathy Ropp, Charles Perry, Rev. Jamey Collins, Johnny Vaught, Cletis Nester, Brady Cross, Michael McHugh, Patricia Milley, Beverly Weaver, Mark Nickel, Angeline Kinlaw Williams, Tyson Larrimore II, and others

CALL TO ORDER: Mayor Lawson called the meeting to order.

INVOCATION/PLEDGE OF ALLEGIANCE: Mayor Lawson recognized Rev. Jamey Collins of Jamestown Baptist Church who gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

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

APPROVAL OF CONSENT AGENDA:

A. Final Reading of Ordinance #ZA2015-06-01 (A) Accepting the request of Jared and Dawn Marie Roudybush to annex approximately 0.92 acres of property located at 3962 Long Avenue Extension (TMS #111-00-02-041 / PIN #29413020009) and to rezone the property Low Density Residential (R-1) upon annexation

B. Resolutions recognizing the retirement of Eddie Scott and Richard Mason, Conway Police Department

C. City Council Minutes – May 18, 2015

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

PUBLIC INPUT: The following persons addressed Council in regard to the proposed Conway Teen Center:

- **Angeline Williams** read from a list the names of businesses that have pledged support for a proposed Conway Teen Center and she spoke of the benefits the safe environment would provide for Conway's youth. Williams also shared information on the Team Elite program.
- **Tyson Larrimore** spoke in favor of the proposed Conway Teen Center and requested support from City Council toward this effort.
- **Jonathan Robinson** spoke in favor of the proposed Conway Teen Center.
- **Patricia Milley** remarked on the numerous activities offered by community churches that provide opportunities for youth involvement.

There was no further input from the public.

SPECIAL PRESENTATIONS:

- Update on Conway Innovation Center.** Mike Roberts, President of Fifth T Innovation Group, introduced Kevin Shea, Executive Director of Conway Innovation Center, who reported on Conway Innovation Center's goals and achievements this past year. Shea thanked City Council for its support of the Innovation Center.
- Employee Longevity Awards** were presented to Larry Elleby, Public Works Department/Solid Waste, Tyres NeSmith, Police Department, and Jimmy Stover, Recreation Department, 10 years; Robert Cooper, Building Department, and Bobby Wallace, Public Utilities/Vehicle Maintenance, 15 years. Bradley Todd, Recreation Department, 10 years, and James E. Givens, Public Works Department/Street, 15 years, were recognized but were unable to attend. The presentations were made by Council Member White and the City Administrator.

PUBLIC HEARINGS AND ORDINANCES FOR FIRST READING:

- Ordinance #ZA2015-06-15 (A) Accepting the request by Robert W. Geschlecht, Jr., and Karen M. Geschlecht to annex approximately 2.07 acres of property located at 2883 Church Street (TMS #122-07-02-004/PIN #33703010006 and TMS #122-06-01-001/PIN #33703010005) and rezone the parcels to Highway Commercial (HC) upon annexation.** Emrick advised Council that the new owners of this property have requested annexation and rezoning of both parcels to Highway Commercial (HC). The properties are contiguous to the Conway city limits. The Comprehensive Plan identifies these parcels as Highway Commercial on the Future Land Use map. The Planning Commission has recommended approval of the request. Staff recommended approval of first reading. **Public Hearing:** There was no comment from the public. **Motion:** Anderson made a motion, seconded by Goldfinch, to approve first reading of Ordinance #ZA2015-06-15 (A). **Vote:** Unanimous. Motion carried.
- Ordinance #ZA2015-06-15 (B) Accepting the request by Tracy Davis to rezone approximately 0.5 acres of property located at 2617 Shoffner Road (TMS #123-00-02-186/PIN #32513010001) from Light Industrial (LI) to Highway Commercial (HC).** Emrick advised Council that the property owner has requested to rezone the property at 2617 Shoffner Road from Light Industrial to Highway Commercial in order to allow for existing retail business and a hair salon which is not allowed in Light Industrial. The Comprehensive Plan identifies the parcel as Industrial, but the adjacent parcels are zoned Highway Commercial and Professional. The Planning Commission has recommended approval of the

request. Staff recommended approval of first reading. **Public Hearing:** There was no comment from the public. **Motion:** Timbes made a motion, seconded by White, to approve first reading of Ordinance #ZA2015-06-15 (B). **Vote:** Unanimous. Motion carried.

C. Ordinance #ZA2015-06-15 (C) Amending Article 3 of the City of Conway Unified Development Ordinance (UDO) creating the Coastal Carolina University Neighborhood Overlay Zone. Emrick reported that, in 2009, Horry County adopted an Overlay Zone to cover several neighborhoods which abut Coastal Carolina University. The purpose of the Overlay Zone was to address problems residents in these neighborhoods were facing such as noise, parking, litter, underage drinking, speeding, and general unruliness. All of the neighborhoods contained in the County Overlay Zone are also in the City's Water Service District and are subject to future annexation. The City's current regulations regarding occupancy by unrelated persons are more restrictive than the County's Overlay Zone in these neighborhoods. Emrick noted that adopting an Overlay Zone with standards the same as those of Horry County will assist in uniformity and consistency for enforcement purposes. The proposed amendment would affect 13 parcels which have already been annexed by limiting the number of nonrelated occupants to a maximum of four per residence or one person per permitted bedroom, whichever is less, and would not affect the definition of "family" as it applies to all other areas in the City that are outside of the proposed CCU Overlay Zone. The proposed overlay zone would also provide parking regulations. Emrick reported that the Planning Commission supports the creation of the Coastal Carolina University Neighborhood Overlay Zone. Staff recommended approval of first reading. **Public Hearing:** The following persons addressed Council in regard to the County's overlay zone and the City's proposed overlay zone:

- **Cletis Nester** asked for confirmation that the overlay did not mean his property would be annexed into the City and his current property zoning would not change.
- **Sandra Mishoe** voiced her opinion that the County's Overlay Zone is a failure and that the value of her property has decreased as a result of the problems created by college students renting homes in her neighborhood.
- **Michael McHugh** spoke in opposition to the Overlay Zone and informed Council that the number of student rentals in the Quail Creek, College Park, and Quail Run areas has decreased his property value.
- **Henry W. Mishoe** shared concern that police protection would be jeopardized if the City adopted the Overlay Zone.
- **Kathy Hamilton** spoke in opposition to the Overlay Zone and stated her opinion that it benefits only the landlords, not the residents, in the community.
- **Jay Zeltner and Stephen Bleicher** expressed concerns that the parking restrictions in the County's overlay zone are not enforced.
- **Anita Moran** noted the need for enforcement if the proposed Overlay Zone is adopted due to the large number of rental houses in her neighborhood.
- **Sid Blackwelder**, Quail Creek HOA President, stated that the community has seen improvements since the implementation of the County Overlay Zone but agreed there are issues with lack of enforcement.
- **Patricia Milley** expressed concern that the Overlay Zone would annex her property into the City and questioned how police officers could enforce regulations limiting the number of occupants in a residence.

- **Cassandra Crossland** commented that houses in Quail Creek were designed to be single family residences and that it should stay that way.
- **Brady Cross** requested language in the City's Overlay ordinance stating that neither he nor future buyers of his property would be required to annex into the City.
- **Kevin McCarthy** spoke in favor of the Overlay Zone for safety reasons and requested that the City provide language for landlords to include in lease agreements addressing the overlay restrictions. At the Mayor's request, Police Chief Gosnell explained in detail how police officers enforce the current regulations concerning the number of occupants allowed to live in a single family dwelling.
- **MaryAnn Zeltner** requested and received from the Planning Director clarification of the parking restrictions and the times in the proposed overlay.
- **Mike Trotta** disagreed with reports of extensive bad behavior by tenants in rental homes in the community.

There being no further comments from the public, the public hearing was closed.

Mayor Lawson noted that much of the input received during the public hearing appeared to concern the lack of enforcement of the County's overlay zone and suggested that such concerns be addressed to Horry County Council. Goldfinch and Anderson shared their opinions that the proposed ordinance would allow the City to better assist the residents and would make enforcement more uniform and less confusing for law enforcement officers. Timbes stated her opinion that the ability to enforce the overlay regulations would be strengthened if all entities operate under the same regulations. Alford suggested extensive fines be assessed of landlords who violate the limit on occupancy. White commented that property owners could assist by ascertaining the number of people to whom their property has been leased. **Motion:** Goldfinch made a motion, seconded by Anderson, to approve first reading of Ordinance #ZA2015-06-15 (C). **Vote:** Unanimous. Motion carried.

- D. Ordinance #ZA2015-06-15 (D) Amending Article 9 of the City of Conway Unified Development Ordinance relating to landscaping and buffering requirements.** Emrick reported that the Unified Development Ordinance changed buffering requirements from being based on adjacent zoning districts to being based on adjacent land uses. This has resulted in confusion over buffering of legal non-conforming uses and buffering for multiple land uses on a single adjoining side. The proposed amendment would create a more efficient and more uniform buffering standard by changing the landscape buffering requirements back to being based on adjacent zoning districts. The Conway Planning Commission unanimously supports this amendment to the Unified Development Ordinance. Staff recommended approval of first reading. **Public Hearing:** There was no comment from the public. **Motion:** Goldfinch made a motion, seconded by White, to approve first reading of Ordinance #ZA2015-06-15 (D). **Vote:** Unanimous. Motion carried.

ORDINANCE FOR FIRST READING: Ordinance #ZA2015-06-15 (E) Granting a franchise agreement between the City of Conway and Shoreline Valet allowing valet parking services within the Central Business District of Conway. Emrick reported that, during the workshop at the May 4th Council meeting, Council discussed the request by Shoreline Valet to operate a valet parking service in the Central Business District of Conway and based on that discussion and direction by Council, staff had prepared the proposed ordinance and franchise agreement between Shoreline Valet and the City. Staff recommended approval of first reading and the franchise agreement between the City of Conway and Shoreline Valet. **Motion:**

Goldfinch made a motion, seconded by White, to approve first reading of Ordinance #ZA2015-06-15 (E) and the franchise agreement between the City of Conway and Shoreline Valet. **Vote:** Unanimous. Motion carried. Mayor Lawson requested that staff make the contracting business owners aware of the two parking spaces that will be dedicated to the valet parking service.

ITEMS FOR CONSIDERATION:

- A. Request from Girl Scout Troop 378 to install a Peace Pole at Riverfront Park.** Jessie Sawyer of Girl Scout Troop 378 addressed Council requesting permission to erect a Peace Pole in Riverfront Park with the wording "*May peace prevail on earth*" inscribed on it. The Peace Pole would be made of a 4" x 4" pressure treated wood post which would extend no more than 6' out of the ground. Hughes noted staff will perform a final review of the Peace Pole prior to installation. Staff recommended approval of the request. **Motion:** Goldfinch made a motion, seconded by Timbes, to approve the installation of the Peace Pole donated by Girl Scout Troop 378 as recommended by staff. **Vote:** Unanimous. Motion carried.
- B. Acceptance of bid for replacement of flat roof on the Conway Senior Center.** Hughes reported that funds for replacement of the flat portion of the roof on the Senior Center were included in the FY 2014-15 General Fund budget. The following bids were received for this work: Coastal Commercial Roofing Company (Conway, SC) - \$40,112; Spann Roofing Company (Conway, SC) - \$44,050; Baker Roofing Company (Raleigh, NC) - \$59,530. Staff recommended acceptance of the low bid which was submitted by Coastal Commercial Roofing Company. **Motion:** White made a motion, seconded by Alford, to accept the low bid in the amount of \$40,112, submitted by Coastal Commercial Roofing Company, for replacement of the flat portion of the roof on the Senior Center. **Vote:** Unanimous. Motion carried.

ITEM FOR INFORMATION: Update on Police Department Activities. Gosnell presented to Council a detailed report on recent police department efforts and initiatives to combat crime in the City. Information on the following items was included in this report:

- The status of the C-STAND program and its participants.
- Details on the Conway Police Department's assistance to Myrtle Beach and North Myrtle Beach Police Departments during the Memorial Day weekend.
- A progress report on the installation of the Citywide camera network.
- Recent K-9 sweeps conducted at Conway High School and Whittemore Park Middle School. Gosnell reported that a sweep will be conducted in the near future at Conway Middle School and that more emphasis will be given to continuing sweeps more frequently than in the past.
- Status report on the filling of open positions at the Police Department.
- Plans for the upcoming GREAT summer camps at Darden Terrace and Huckabee Heights and the expected number of participants. He also informed Council that the persons speaking at this meeting regarding a Teen Center would be contacted and invited to assist with the GREAT Program.

COUNCIL INPUT:

Goldfinch expressed his appreciation to Chief Gosnell and Chief Hendrick for offering tours of the Public Safety Facility to the public.

Timbes inquired about the protocol for getting permission to use the banner frame at the base of the Main Street Bridge and whether the City would provide space for motor home parking during Riverfest. She also commented on the need for window shades in Council chambers.

White complimented staff on the attractive “Smoke Free” signs recently installed in the City parks.

Alford congratulated the Conway Police Department on a job well done for assistance at the 5K Rotary Club race. He also inquired about putting “No U-turn” signs in the Downtown area, specifically on 3rd and 4th Avenues.

Lawson commented on the removal of the old City Law Enforcement Center and the excitement it has created in the community. She thanked City staff for the quick and efficient work done in the removal process. She also expressed appreciation to the veterans for their assistance in the displays of American flags Downtown and for their efforts in presenting the Memorial Day veterans celebration each year.

WORKSHOP SESSION: Discussion on proposed Walk to Work event. Graham informed Council that, based on Council’s discussion and direction at the May 4th Council meeting workshop, staff has been proceeding with plans for six-week walking programs at Collins Park, Riverfront Park, and the Recreation Complex, and will promote and encourage participation in the National Walk to Work Day on April 1, 2016. Council Member Alford shared with Council his ideas for a dedicated “Walk to Work Day,” apart from the National Walk to Work Day, in the City of Conway including the possibility of business discounts to participants. During discussion, Hughes confirmed for Council that membership in the Recreation Center would not be required to participate in the walking programs. Graham commented that staff believes that, in addition to promotion of the national event in Conway, the six-week walking programs will encourage people to walk for their health. Mayor Lawson commented that the City could not mandate a discount for participants and that perhaps Conway Downtown Alive could discuss the discount idea with merchants. **Outcome:** There was agreement for staff to continue with plans for the walking programs. In addition, the National Walk to Work Day will be promoted on the City’s website and access channel and participants will be encouraged to participate by advertising use of City parking lots for people to park and walk the remaining distance to work on that day.

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

APPROVAL OF MINUTES: Minutes approved by City Council this
15th day of June, 2015.



Debbie F. Smith, City Clerk