CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY, JANUARY 6, 2020 – 5:30 PM

PRESENT: Mayor Barbara Blain-Bellamy, William Goldfinch, Mayor Pro Tem, and Council Members: Shane Hubbard, Jean Timbes, Alex Hyman, Justin Jordan and Larry White

STAFF: Adam Emrick, City Administrator; Dale Long, Police Chief; Reggie Jenerette, Solid Waste Director; Ashley Smith, Recreation Director; Timmy Williams, Director of Parks and Ground Maintenance; Braxton Fleming, Public Works Superintendent; Lynn Smith, Human Resources Director; Le Hendrick, Fire Chief; James Friday, Public Utilities Director; Mary Catherine Hyman, Deputy Administrator/Planning & Development Director; John Rogers, Deputy Administrator/Grants & Special Projects Director; Kevin Chestnut, Public Works Director; Allison Williams, Finance Director; Jessica Hucks, Planner; Robert Cooper, Building Official; Kent Bitting, Public Utilities Superintendent; Taylor Newell, Public Information Officer; and Barbara Tessier, City Clerk

OTHERS: Theresa Falke, Byron and Carol Gutwein, Tom Newton, Steve Siker, Barb Eisenhardt, April O’Leary, Kathy Ropp

CALL TO ORDER Mayor Blain-Bellamy called the meeting to order. Reverend Dr. Pee gave the invocation and City Council and those in attendance recited the Pledge of Allegiance.

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

ADMINISTRATION OF OATHS OF OFFICE: Oaths of Office were administered during the swearing-in ceremonies for the Mayor and Council Members elected/re-elected in the November 2019 election.

Mayor Barbara Blain-Bellamy was sworn into office by her pastor, the Reverend Dr. Charles Pee, Friendship Baptist Church. She was accompanied by her husband, Bobby Bellamy.

Larry White was sworn into office by Reverend Lonnie B. Chestnut, Chaplain of the Masonic Morning Star Lodge #73. He was accompanied by his daughter, Larita Ashley White, and his granddaughter, Jamya Jackson.

Alex Hyman was sworn into office by his father, the Honorable Larry B. Hyman, Jr. Circuit Court Judge, 15th Judicial Circuit. He was accompanied by his wife, Tami, and son, Benjamin.
Justin Jordan was sworn into office by his father, David Jordan. He was accompanied by his wife, Alison, and his daughters, Rylee and Raegan.

APPROVAL OF AGENDA: **Motion:** Timbes made a motion, seconded by Hyman, to approve the January 6, 2020 meeting agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

A. Final reading of Ordinance #ZA2020-01-06 (B) An Ordinance to annex approximately 0.33 acres of property located at 36 Clemson Road (TMS 151-19-02-035 | PIN 383-10-03-0013) and request to rezone from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1).

B. Qualification of engineer to conduct a water and wastewater system evaluation (-budgeted)

C. Acknowledge Raise Awareness Month for Human Trafficking

D. Minutes of City Council meeting – December 16, 2019

**Motion:** Hubbard made a motion, seconded by White, to approve the Consent Agenda. **Vote:** Unanimous. Motion carried.

ELECTION OF MAYOR PRO TEM FOR 2020: **Motion:** Goldfinch nominated Council Member Share Hubbard for the office of Mayor Pro Tem for 2020. The nomination was seconded by Timbes. There were no other nominations. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

Stacey Yoeman asked Council to consider taking measures to negate her property’s annexation into the City limits.

Steve Siker voiced his opposition to the proposed Wild Wing amendment that was going to be discussed later in the meeting.

Mayor Blain-Bellamy asked if anyone else wished to speak about the proposed Wild Wing amendment to wait until it was presented and they could speak then.

**Motion:** Hyman made a motion, seconded by White to close Public Input. **Vote:** Unanimous. Motion carried.
SPECIAL PRESENTATIONS:

A. Reindeer Run presentation by Joe Huffman of the Conway Rotary Club. Mr. Huffman, Ms. Marshall, and Mr. Wellborn all with the Rotary Club were present. Huffman expressed the club's gratitude to the City for their assistance with the event. It is the main fundraiser of the year, and it was very successful. Huffman noted that Chief Long and City Administrator Emrick participated in the run. Small tokens, including a medal, were given to Council Members.

B. Employee Longevity Awards - Nikki Goldman – Court – 5 years; Jackie Hinson – Building Department – 5 years; Susan Becton – Recreation Department – 5 years. Mayor Pro Tem Hubbard and Emrick handed out the longevity awards.

FINAL READING

Final reading of Ordinance #ZA2020-01-06 (A) An Ordinance to amend the Conway Comprehensive Plan by replacing the Land Use Element in its entirety. M. Hyman informed Council that since the Public Hearing and First Reading, staff received comments from Horry County Planning on the Future Land Use Map. Based on those comments, staff made a few minor changes to the Land Use Element, which were outlined in their issue paper. Staff recommends the approval of the final reading of Ordinance # ZA2020-01-06 (A). Motion: White made a motion, seconded by Goldfinch, to approve final reading of Ordinance # ZA2020-01-06 (A). Vote: Unanimous. Motion carried.

PUBLIC HEARING AND FIRST READING

Public hearing and first reading of Ordinance #ZA2020-01-21 (A) Request to amend a portion (49.5 acres) of the Wild Wing Planned Development (PD) identified as PIN 38313020072, PIN 38416010030, PIN 38300000321, PIN 38313020070, and PIN 38300000337 to include some Institutional uses, a 66’ height restriction, and shifting of densities between parcels. M. Hyman informed Council that this request had been discussed at the November 7, 2019 Planning Commission meeting and they recommended approval of the proposed density and use changes. The applicant also requested the parcels be exempt from the City’s Tree Ordinance, and the Planning Commission deferred this request until a tree survey is completed. This request was also heard on November 18, 2019 at the City Council Planning & Development Committee meeting. On December 19, 2019, the applicant met with the Wild Wing Community to address their concerns. The community asked for more specific allowed used in lieu of allowing all uses included in the Institutional zoning district. The list of uses that would be permitted was included in the issue paper for this request. Hyman noted that since the community meeting, clinics under professional services had also been removed. Another request was to permit a height of 66’ for the structures.
Hyman commented that with the proposed amendment, the total density for these parcels would remain the same at 663 units total. The applicant is requesting that the density be allowed to be shifted among the four parcels through a minor amendment handled at staff level. Staff recommends consideration of approval of the first reading. Timbes asked if there would be other parts of the amendment coming later. Hyman noted that the Tree Ordinance request had been deferred by the Planning Commission, that it would come to Council separately from this request, The applicant wanted to bring the request forward without the Tree Ordinance amendment. White commented that fire and police stations have been excluded from permitted uses and that might not be a good idea as there was need for additional fire and police in that area.

Public Hearing: Barb Eisenhardt informed Council that there had been a concern prior to the community meeting, but that the applicant seemed amenable to what the residents were interested in seeing occur. She asked if there was a way to provide a guarantee that the amended list of uses for these parcels would not be amended again to allow other uses in the future.

Steve Siker stated that he did not get a list of the amended uses that would be permitted. Mayor Blain-Bellamy indicated there would be time before the final reading on January 21 for him to obtain the list.

Motion: Goldfinch made a motion, seconded by Hyman to close the public hearing. Vote: Unanimous. Motion carried.

Motion: Timbes made a motion, seconded by Blain-Bellamy, to defer the first reading until all parts of the amendment be presented all at one time. Goldfinch indicated that this was just the first reading and staff would have time to produce final documents before the final reading. Vote: Voting for deferral were Timbes, Blain-Bellamy and White. Voting against deferral were Goldfinch, Hyman, Hubbard, and Jordan. Motion failed.

Motion: Goldfinch made a motion, seconded by Hubbard, to approve first reading, with staff producing all the documentation by the next Council meeting on January 21 or his vote would be to delay until such time as it is assembled properly. Vote: Voting for approval of the first reading were Goldfinch, Hubbard, Jordan, Hyman, White, and Blain-Bellamy. Voting in the negative was Timbes. Motion carried.

ITEMS FOR CONSIDERATION

Discussion of an amendment to the Conway Comprehensive Plan's Natural Resource Element. Hyman advised Council that this element includes information concerning forest, land, plant and animal habitats, unique park and recreation areas, unique scenic views and sites, wetlands, soil types, the watersheds including flood plain and flood way areas, mineral deposits, air quality and water quality. A draft of this element was reviewed by the Planning Commission on December 3, 2019. Staff recommends review of the draft of the Natural Resources Element, which will be presented for Public Hearing at the next City Council meeting on January 21, 2020. No action was required by Council at this time.
CITY ADMINISTRATOR’S REPORT:

- The Residential Design Guidelines committee met for the second time in mid-December. Their third meeting will be on January 14, 2020.
- Wayfinding signage has not passed the encroachment permit phase with SCDOT; however, an email this morning indicated we are getting closer. The sign company is going to re-stake all of the locations and call for line locates again. As soon as the permits are approved, the breakaway supports will be installed.
- The City received a grant from the Nature Conservancy to hire an engineering and design firm to design and plan for an infrastructure project near Trinity Church to use the FEMA buyout properties. The plan would be to build something to handle stormwater prior to entering into Crabtree Canal. A public information meeting is scheduled for January 23, 2020 at 5:30 p.m. at Trinity Church.
- The Celebration of Lights was popular again this year; however, it only grossed $31k in revenues. In comparison, 2016’s gross was nearly $55k and in 2017, $47k. There was one less weekend this past year with the Thanksgiving holiday falling later. Some alternatives will be discussed at the budget retreat. The Under the Lights 5k revenue was about $7,500.
- FOIA training will be held tomorrow at 10:30 a.m. at City Hall in Council Chambers for staff. All Council members are invited to attend.
- Hometown Legislative Action Day is February 4th in Columbia.
- Budget Retreat is March 5-7. Staff is working on a date for Council to meet to give us your goals for the upcoming fiscal year so that they can be researched and prepared for discussion at the budget retreat.

COUNCIL INPUT

Justin Jordan is thankful for the opportunity and is looking forward to working with Council.

Shane Hubbard welcomed the returning incumbents and the newly elected Council Members.

Jean Timbes also welcomed the returning incumbents and the newly elected Council Members, and wished everyone a Happy New Year.

Larry White thanked everyone for his re-election, asked if the medians on Hwy 501 going toward the beach be spruced up, and asked that staff to provide information on tiny houses. White noted that his cousin was at the meeting and that she was considering a run for Council in Wilmington.

William Goldfinch welcomed the new Council Members and commented that the Under the Lights 5k was amazing and hoped it could be built on for the future. Thanked Tom Anderson and Ashley Smith for their contributions to the City.

Alex Hyman also thanked everyone for the opportunity to be on City Council.

Mayor Blain-Bellamy also mentioned the need for information on tiny houses and that she had been receiving compliments on how good the City looked and the good treatment people received
from staff, and she congratulated staff for their efforts. She hopes this is the best New Year for everyone and that it was the beginning of a new decade.

**EXECUTIVE SESSION: Motion:** Goldfinch made a motion, seconded by White, to enter executive session to discuss negotiations incident to proposed contractual arrangements and proposed sale of City-owned downtown lots. [Section 30-4-70 (A) (2)]. **Vote:** Unanimous. Motion carried.

**RECONVENE FROM EXECUTIVE SESSON: Motion:** White made a motion, seconded by Hubbard, to come out of executive session. **Vote:** Unanimous. Motion carried.

**POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:** There were no actions or decisions in executive session or afterward.

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this **21st** day of January, 2020.

Barbara A. Tessier, City Clerk