CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY, FEBRUARY 18 2019 – 5:30 PM

PRESENT: Mayor Barbara Jo Blain-Bellamy, Mayor Pro Tem William Goldfinch IV, and Council members Thomas J. Anderson II, Shane Hubbard, Ashley Smith, Jean M. Timbes and Larry A. White

STAFF: Adam Emrick, City Administrator; Kevin Chestnut, Public Works Director; Braxton Fleming, Construction Inspector/Stormwater Assistant; Mary Catherine Hyman, Planning Director; Robert Cooper, Building Official; James Friday, Public Utilities Director; Addison Jarrell, Parks, Recreation and Tourism Director; Reggie Jenrette; Solid Waste Director; Tammy Carter, Police Captain; Timmy Williams, Grounds and Maintenance Director; Taylor Newell, Public Information Officer; Le Hendrick, Fire Chief; Allison Williams, Finance Director; Debbie Smith, Executive Assistant

OTHERS: Orton Bellamy, Pete McCray, Randy Armstrong, Hillary Howard, Pudge Roberts, Keith Collins, and media representatives – Kathy Ropp, Tyler Fleming, Sabrina Shutters and Jordie Brotherton

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

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. She introduced Rev. Charles M. Pee, Friendship Missionary 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 Smith, to approve the agenda as presented. Vote: Unanimous. Motion carried.

CONSENT AGENDA:

A. Final reading of Ordinance #ZA2019-02-18 (A) An Ordinance to rezone approximately 1.3 acres of property located 3304 4th Avenue (TMS# 136-16-03-002, PIN 368-09-04-0035) from Professional (P) to Highway Commercial (H/C)

B. Final reading of Ordinance #ZA2019-02-18 (C) Amending Articles 6 and 8 of the Unified Development Ordinance relative to off-street parking and loading requirements for the Central Business District and Waccamaw River Districts 1 and 2
C. Special Event Request – Riverfest, Saturday, June 29, 2019 – Harley Shelley, Conway Chamber of Commerce

D. Special Event Request – Rivertown Beer & Craft Festival, Saturday, May 4, 2019 – Hillary Howard, Conway Downtown Alive

E. Purchase of e-Series Cellular water meters for Public Utilities

F. Minutes of City Council meeting – February 4, 2019

Motion: White made a motion, seconded by Hubbard, to approve the consent agenda as presented. Vote: Unanimous. Motion carried.

PUBLIC INPUT:

Orton Bellamy, Horry County Councilman for District 7, informed Council that he was here to represent the residents from Dirty Branch Road, Hemingway Chapel, Fred Lane, Blain Lane, Cates Bay Highway, Fox Circle, Wesley Lane, and Dayton Drive. These residents of this area had prepared a petition to obtain City sewer service in these area. Bellamy then deferred to Pete McCray to address the specific issues they were experiencing. McCray, on behalf of the citizens of the Sandridge area located just outside the City limits, asked the City for sewer lines be extended into their community. Heavy rains cause the septic tanks in the area to back up, making it hard to get the trucks in to empty the septic tanks. Depending on the amount of rain, sanitary facilities may be backed up for several hours. McCray noted that the rain will flood the roads and there is nowhere for the water to go.

Mayor Blain-Bellamy asked those in the chambers to stand if they were here for the sewer request. She explained that this was a very complex issue and asked that Bellamy and McCrea speak to the City Administrator, Adam Emrick, to see what could be done.

Randy Armstrong spoke about the issue of speed bumps on Creel Street that had been discussed at the February 4, 2019 Council meeting. The Mayor asked those present to stand if they were here for this matter. He indicated that he knew the City had done a speed study that showed the average speed on Creel Street being approximately 30 mph, but they wanted the neighborhood children protected and hoped Council would consider installing at least one speed bump.

Motion: Hubbard made a motion, seconded by Goldfinch, to close Public Input. Vote: Unanimous. Motion carried.

SPECIAL PRESENTATIONS:

A. Special Presentation – Proclamation honoring Christian J. Newman for earning rank of Eagle Scout. Mayor Blain-Bellamy asked Christian and his family to come forward. On behalf of Council, the Mayor then read aloud and presented this proclamation to Christian.

B. Special Presentation – Proclamation honoring Casey A. Davis for earning rank of Eagle Scout Mayor Blain-Bellamy asked Casey and his parents to come forward. On behalf of Council, the Mayor then read aloud and presented this proclamation to Casey.
C. **Special Presentation - Proclamation honoring Tevin Tisdale for earning rank of Eagle Scout.** Mayor Blain-Bellamy asked Tevin and his family to come forward. On behalf of Council, the Mayor then read aloud and presented this proclamation to Tevin.

Mayor Blain-Bellamy expressed how proud the City was to have three young men recently earn Eagle Scout status. The Mayor also acknowledged former Council Member, Leslie Melver, who was in attendance with the Boy Scouts.

D. **Special Event Request – Gullah Geechee Heritage Festival, Saturday, March 2, 2019.** Jarrell informed Council that this would be the first year for the Gullah Geechee Heritage Festival. The festival will be held on Main Street from just past Scarborough Alley to Third Avenue, which is the part of Main Street that is already closed due to the bridge repair. The festival will run from 10 a.m. to 5 p.m. Jarrell also requested to block parking spaces in front of City Hall between midnight on Friday, March 1st through 6 p.m. on the 2nd. **Motion:** Anderson made a motion, seconded by Timbes, to approve the Gullah Geechee Heritage Festival to take place on Saturday, March 2, 2019. **Vote:** Unanimous. Motion carried.

E. **Employee of the Month Award – Xavier 'Che' Sherman – Parks, Recreation & Tourism.** Employee of the month award was presented to Xavier ‘Che’ Sherman by Jarrell.

F. **Visitor's Center Mid-Year Report – Hillary Howard, Conway Downtown Alive.** Howard thanked Council for the opportunity to update them on the progress of the 2018-2019 Visitors Center contract for services. CDA has an electronic registration system records the state or country of origin, the reason for the visit, location of lodging, length of stay, and the number of people in the party. In 2018, the Visitor Center welcomed 6,597 guests, approximately 22 guests on each operating day, from 46 states, Canada and Europe. These numbers are similar to 2017, with the exception of September and early October of 2018 when there were no visitors due to Hurricane Florence.

The Visitors Center has part-time staff and volunteer ambassadors that staff the center and also represent the City at off-site community events. Tours are provided for schools, churches and civic groups.

The Visitors Center produces a rack card that is distributed to 200 locations across the Grand Strand from Georgetown to Sunset Beach which draws traffic to the Visitors Center. Marketing for high season is done through several publications that are distributed to hotels, campgrounds, vacation rentals and retail locations along with TV ads on HTC and Spectrum cable, and 144 spots per month on Beach TV. Digital billboards and social media are also used to promote the Visitors Center as well.

Howard mentioned several upcoming events that would bring regional TV coverage. Anderson asked if tourism was increasing. Howard noted that January and February 2019 has had the most visitors in these months at any point in time. She explained that since CDA had taken over the Visitors Center in 2013, half of those years the City had a natural disaster to contend with, which made it difficult to compare with prior years. Howard noted that they are
seeing a huge increase in visitors from South Carolina and that out of state visitors are diminishing.

Goldfinch praised CDA for the work they did in promoting the City.

G. Presentation from SCDOT on the Cultra Road resurfacing project and Main Street Bridge repair status – Anna Barnhill, SCDOT Resident Construction Engineer. Emrick informed Council that no one from SCDOT was present. Mayor Blain-Bellamy informed the public that she had a conversation with Leland Colvin, Deputy Secretary of Engineering with SCDOT, who spoke specifically about the bridge, and assured her that they would make a report to the City. SCDOT found more structural issues than anticipated, which has caused them to realign their plans. The Mayor informed Colvin that it is very important to the citizens of Conway to have the bridge reopened. Colvin assured the Mayor that as soon as he had facts and figures, he would give Council a report.

Goldfinch noted that a SCDOT representative had told Council in December that this was just routine maintenance on the bridge. Goldfinch informed the public that SCDOT was a cabinet post under the Governor. He encouraged residents then and now to reach out to state representatives to encourage them to assist the City in any and all ways possible.

Hubbard asked the Mayor if SCDOT had made any comments about adjusting their work schedule. Mayor Blain-Bellamy explained that SCDOT had expected some structural issues as they were commonplace, but they had found more than anticipated, which impacted the timeframe and funding. It is reasonable to give them some time to provide real answers as opposed to coming with just bits and pieces. Hubbard noted that SCDOT sometimes ran 24/7 shifts, but the City was told early on they would not be doing that here. The Mayor agreed that had been the case, but that SCDOT could readjust their shifts if warranted.

Timbes expressed disappointment that there was no SCDOT representative present. Anderson expressed his displeasure with SCDOT concerning their interaction with the City during Hurricane Florence in regard to traffic issues and with how they were handling the Main Street Bridge repair. Anderson also urged citizens to post on social media and to call the Governor’s Office, SCDOT and all state representatives. Anderson commented on his concern with traffic over Easter weekend and Memorial Day.

H. Presentation from DDC Engineers for Fourth Avenue traffic control for the underground utility conversion - Eli Jones, Engineer. Jones informed Council that the work was about to commence on the conversion project which involves burying utility lines down Fourth Avenue and other major thoroughfares in Conway. The contractor anticipates a start date around the first or second week of March on the Kingston Street end. The work will primarily be done at night with traffic control being set up at 9 p.m. and ending at approximately 7 a.m. Work will progress toward Wright Boulevard and there will be progressive detours. A trench, down the middle of the road, will be separated from the traveling public by delineators on both sides that will be locked. Mayor Blain-Bellamy asked for a timeframe to which Jones replied that it would be approximately a month per City block, with each block restored before moving on to the next.
Hubbard inquired about ingress and egress to downtown businesses. Jones advised that steel plates would be installed at alleyways or entrances to businesses to allow access. Between Elm and Main, the biggest impact will be the elimination of on-street parking. Parking lots on 4th and Laurel Street may be shut down for a couple of weeks.

Goldfinch remarked that the businesses were also his concern, and that it was his understanding from the opening remarks that the operation would hopefully be handled at night. Goldfinch requested the minutes show that the project will not impede ingress and egress to those businesses impacted by this project. Jones advised that the only reason work would be done during the day would be if something like a water line issue or some other emergency occurred that was not able to be corrected during the night.

White asked about signage that would alert travelers of the work being done. Jones indicated there would be message boards and the City would provide information on its access channel.

Mayor Blain-Bellamy added that this project was to bury phone, cable and electrical wires underground not only for aesthetics, but for safety.

Emrick requested that Jones speak about the camera system at the intersections instead of the loop system because there had been a change. Jones explained that the traffic signals at Main Street, Laurel Street, Elm Street, and Beaty Street all have signals because they were very heavily traveled roads. They are currently controlled by loops in the asphalt that detect the cars coming up to the intersections to signal when to switch the traffic signals. This project will have traffic cameras installed and will monitor traffic and control the lights when the loops are dug up. Jones assumes that the timers will still be set the way they are now by SCDOT and that this project will not affect the timers.

Hubbard asked if they had a contingency plan if they should hit a water line. Emrick advised that City crews will be at the site with the contractor while they are digging to be on the spot if anything should occur.

Goldfinch asked for the timeframe again. Jones replied they had a 6-month for the conduit burial and then another 6-8 months for the wire pulling starting the first or second week of March. Goldfinch posed the question if doing this work now was smart with more traffic on Fourth Avenue due to the bridge being closed. Jones responded that with the work being done at night, there should not be an issue with traffic.

Discussion followed about additional traffic on Fourth Avenue and potential wrecks affecting traffic to which the Mayor suggested people allow themselves a few extra minutes for their commute.
PUBLIC HEARING AND FIRST READING:

A. Public hearing and first reading of Ordinance #ZA2019-03-18 (A) Amending to Article 1, Chapter 5 – Redevelopment Enhancement Incentive, of the City of Conway Municipal Code to extend the Redevelopment Enhancement Incentive Program, which provides incentives for development or redevelopment of properties located within the Central Business District (CBD), Core Commercial (CC), or commercial properties located on Highway 378 or Highway 701 in the City of Conway. Hyman informed Council that in 2016 the original Redevelopment Enhancement Incentive Program was created to lessen the burden of opening or expanding a new business endeavor within these zoning districts. This program was set up to reimburse up to 100% of capital recovery fees and was going to expire on April 18, 2019 unless renewed by Council. At the January 7, 2019 Council workshop, staff was directed to draft an ordinance extending the incentive for an additional three years. Hyman noted that this incentive did not include the Waccamaw Riverfront District; however, there was a developer who was interested in developing a restaurant in that district. Hyman asked Council if they would consider including this district in the renewal of the incentive. Staff recommends approval.

Mayor Blain-Bellamy asked if there was anyone present who wished to speak either for or against this issue. Devin Parks of the Conway Chamber, told Council he would appreciate this incentive being continued as he was working on one at this time.

Motion: Goldfinch made a motion, seconded by White, to close the public hearing. Vote: Unanimous. Motion carried. Motion: Mayor Blain-Bellamy made a motion, seconded by White, to approve the first reading of Ordinance #ZA2019-03-18(A), extending the program for an additional three years, and to incorporate the Waccamaw River Districts to the Redevelopment Enhancement Incentive Program. Smith asked if besides the medical building on Main Street had any other businesses applied for this incentive. Hyman responded that there has been no one else at this time, but that Parks was working with someone. Vote: Unanimous. Motion carried.

B. Public hearing and first reading of Ordinance #ZA2019-03-18 (B) Amending Article 5 Specific Use Regulations of the Unified Development Ordinance (UDO) to allow mobile food trucks on private property in the City of Conway and remove the pilot program status. Hyman informed Council that last year the program was amended to allow food trucks on private property as part of a year-long pilot program. Staff recommends approval of the ordinance by removing the pilot program status. There was no public input. Mayor Blain-Bellamy asked Hyman how much interest there had been in this program. Hyman replied that there had been a lot of interest, but to date there was only one truck that has received approval and was located at Conway Medical Center. The Mayor asked Hyman if there have been any complaints to which Hyman replied there had not been any complaints. Motion: White made a motion, seconded by Smith, to close the public hearing. Vote: Unanimous. Motion carried. Motion: Goldfinch made a motion, seconded by Hubbard, to approve first reading of Ordinance #ZA2019-03-18
(B) to allow mobile food trucks on private property in the City of Conway and remove the pilot program status. \textbf{Vote:} Unanimous. Motion carried.

C. \textbf{Public hearing and first reading of Ordinance} #ZA2019-03-18 (C) amending \textit{Article 2 and Article 11} of the \textit{Unified Development Ordinance (UDO), Electronic Message Centers (EMCs) / L.E.D. Digital displays (LEDs)}. Hyman advised Council that these electronic message centers were added by an amendment in 2016. At that time, the ordinance read that they could not be located within 500' of another EMC. Since that time, issues have arisen in that new businesses are not offered the same opportunity to have an EMC. Staff presented this proposed amendment at a Council workshop on January 22, 2019, to decrease the separation requirement from 500' to 300', but exempting parcels that have a minimum lot frontage of 200'; however, Council recommended the distance requirement be removed in its entirety. Staff recommends approval of first reading of Ordinance ZA#2019-03-18 (C). There was no public input. \textbf{Motion:} Goldfinch made a motion, seconded by Timbes, to close the public hearing. \textbf{Vote:} Unanimous. Motion carried. \textbf{Motion:} Mayor Blain-Bellamy made a motion, seconded by Hubbard, to approve first reading of Ordinance ZA#2019-03-18 (C) eliminating the separation requirements of EMC and LED Digital displays. \textbf{Vote:} Unanimous. Motion carried.

\textbf{ORDINANCES FOR FIRST READING:}

A. \textbf{First reading of Ordinance} #ZA2019-03-18-(D) An Ordinance to annex and rezone approximately 7.53 acres of property (10 parcels) located on Four Mile Road (PIN 32610020007, 32610020008, 32610020009, 32610020010, 32610020011, 32610020012, 32610020013, 32611010001, 32611010002, 32606040048) from Horry County Office/Professional/Institutional to City of Conway R-1. Hyman informed Council that the public hearing for this item was held at the February 4, 2019 Council meeting as well as being discussed at workshop on January 22, 2019. The request was tabled after the public hearing until staff had received a response from DHEC on the stormwater requirements. The response from DHEC was received and reported that if the parcels were annexed into the City, it would become the City’s responsibility to require a stormwater permit, regardless if the lots are already subdivided in the County, and that a detention pond would be required. If the parcels are annexed, the properties would need to be replatted to provide stormwater detention. The development would then be considered a major subdivision; therefore, requiring land development regulations and R-1 Zoning District requirements be met, including stormwater plan, open space, street trees, and sidewalks. Hyman noted that this was different information from what was known at the first meeting. \textbf{Motion:} Goldfinch made a motion, seconded by Timbes, to deny the annexation request of Ordinance #ZA2019-03-18-(D). White asked if staff knew the developer’s response to this information, and Hyman replied that the developer was aware of the requirements. Mayor Blain-Bellamy noted that under these circumstances, the City would have the same level of control it would have if the parcel had come into the City prior to being subdivided. Emrick concluded that if the annexation was denied, the City would still provide water and sewer services at the out-of-City rate. \textbf{Vote:} Voting in the affirmative to deny annexation was Goldfinch, Smith, Anderson, Timbes, White, and Hubbard. Blain-Bellamy voted in the negative. Motion carried.
B. First reading of Ordinance #ZA2019-03-18 (E) to annex approximately 1.04 acres of property located at 3760 Highway 813 (TMS: 110-00-02-117 / PIN: 32403010002) and to rezone the property from Horry County SF40 to City of Conway Low Density Residential (R) upon annexation. Hyman informed Council that this is an existing home that recently changed ownership and water service has been requested by the new owner, which triggered the annexation requirement. Motion: Anderson made a motion, seconded by Goldfinch, to approve first reading of Ordinance #ZA2019-03-18 (E). Vote: Unanimous. Motion carried.

ITEMS FOR CONSIDERATION

A. Request for bid acceptance for six-inch water main installation on Main Street. Friday informed Council that a bid request had been held on January 10, 2019 for the water main project along Main Street from Seventh Avenue to Sixteenth Avenue which came in over budget. The project was rebid in segments so that it could be tailored once the bids were received. New bids were opened on February 7, 2019 with Richardson & Richardson being the lowest bidder. The project has been shortened in scope from Sixteenth Avenue to Eleventh Avenue, but this will still permit for good water quality and water pressure in the area. Staff recommends approval of this request. Motion: Anderson made a motion, seconded by White, to accept staff’s recommendation to accept the low bid of $535,645 from Richardson & Richardson for this project. Vote: Unanimous. Motion carried.

B. Request for installation of speed bumps on Creel Street. T. Carter advised Council that a speed study was conducted on Creel Street from New Road and Fourth Avenue for a week using the undetectable “spy eye” speed detector. The statistics that were gathered do not support the installation of speed bumps. The area is still being monitored. Carter was asked the specifics relating to the speeds reported. Carter noted that of the 869 vehicles that traveled in this area during the week, 82 vehicles were traveling at or above 10 miles over the speed limit. Motion: Smith made a motion, seconded by Anderson, to install speed remediation devices in this area. Goldfinch suggested that Council consider budgeting funds for speed remediation devices throughout the City. Vote: Unanimous. Motion carried.

C. Sidewalk Repair Report and Improvements Contract. Fleming informed Council that the sidewalk repair and improvement contract would be for another 2 years, and staff recommended approval of the contract with the lowest bidder, Benton Concrete. Motion: Anderson made a motion, seconded by Hubbard, to approve Benton Concrete for a two-year contract beginning February 22, 2019. White asked if there was a list of sidewalks to be repaired or if it is just random. Fleming commented it was primarily for sidewalk repairs that could not be done in-house. Emrick further explained that this was not for the installation of new sidewalks. Vote: Unanimous. Motion carried.
CITY ADMINISTRATOR’S REPORT:

- To date, 16 properties have been purchased as part of the FEMA buyout with 3 having been demolished.
- Budget Retreat is scheduled for March 7-9; therefore, there will be no Council meeting on March 4. The next Council meeting will be held on March 18, 2019.
- Trash receptacles have been installed on Boundary Street and Earnest Finney Avenue.
- Lynn Smith is recovering well from neck surgery, Maurice Butler, with Grounds and Maintenance, fell ill several weeks ago and is now at MUSC in Charleston, and Barbara Tessier’s son is very ill with a heart condition.

COUNCIL INPUT:

Timbes noted that Lakeside Cemetery was in need of attention as vines that were beginning to grow out of control.

Anderson commended Captain Carter on her supervision of the Police Department while Chief Long is away furthering his education.

Goldfinch mentioned that in the late 1990’s several “no brakes zones” were implemented in the City on streets that were considered thoroughfares, and requested staff identify thoroughfares that are residential in nature.

Smith attended the A Night to Shine event, and that those in attendance were excited about the ADA playground. He expressed that everyone should remember that Conway matters. He also agreed that citizens need to contact Columbia about issues that are facing the City. Smith inquired about the dredging and about the status of the tennis center.

WORKSHOP:

Mayor Blain-Bellamy announced that the items for which there were people present would be heard first stating with item C, D, E, and F.

C. Discussion on request to annex approximately 2.21 acres of property located on Cates Bay Highway and Johnson Street (TMS 136-11-04-001 | PIN 36912020036) and request to rezone from Horry County Single Family SF20 to City of Conway Low/Medium Density Residential District (R-1). Hyman informed Council that there were two homes and an accessory dwelling on this parcel. The son of the property owner lives in the accessory dwelling with his meter tied to one of the homes. The property was recently sold, and in order to provide meter and services to these homes, the property requires annexation. In addition, the new property owner intends to subdivide the property so that the three structures are on individual lots, and an additional lot for a future home. Outcome: Staff will prepare for the public hearing and first reading.
D. Discussion on request to rezone a portion of the property located at 2809 4th Avenue (TMS 136-00-06-020 | PIN 36808030002) from Low/Medium Density Residential (R-1) to Highway Commercial (HC). Hyman informed Council that this was a split-zoned property owned by Bucksport Water. They intend to move to a new location and sell the property and consequently request to rezone the R-1 portion of the lot to Highway Commercial (HC) for consistency.

Keith Collins with Bucksport Water commented that when they purchased the property, it was all zoned Highway Commercial; however, when the adjacent property was rezoned, this portion of their property was included in that rezoning. Bucksport Water was not aware of this until recently. Emrick advised that the City does not permit split-zoned parcels and this would take care of that for this parcel. **Outcome:** Staff will prepare for the public hearing and first reading.

E. Discussion on possible amendments to Article 2, Article 11 and Article 12 of the Unified Development Ordinance to allow a billboard sign replacement program. Hyman informed Council that that she and Jessica Hucks had been working on this issue for several months with representatives from local billboard companies. Hyman had the representatives of the billboard companies introduce themselves - Ty Singleton, Lloyd John and Bob Bates from Lamar Advertising; Pudge Roberts and Kim Hardee from Coastal Outdoor Advertising. Hyman explained that this proposed amendment would allow digital billboards to replace existing traditional billboards through an exchange program. For areas other than Hwy. 501 Bypass / Church Street, the proposed exchange ratio is 2:1, or two (2) traditional billboards exchanged for one (1) digital billboard. The proposed exchange ratio for Hwy. 501 Bypass/Church Street is 3:1, or three (3) traditional billboards exchanged for one (1) digital billboard.

The Mayor suggested that the current ordinance was too restrictive and should be relaxed. Hubbard expressed concern that those companies with less than 3 billboards have something equitable offered to them as well. Anderson expressed concern over the Hwy. 378 and Hwy. 501 intersection and all the billboards in that area. During conversation, Emrick noted that the billboards would require a separation of 1,000 feet. He also informed Council that currently billboards were not permitted and if any currently existing were damaged, they were not permitted to be installed again. Timbes asked if Council could have input to the selection of the billboards that were to be removed. Anderson suggested another workshop in 4-6 weeks that would allow for the billboard companies to participate in the crafting of the ordinance.

Some concerns of the billboard companies were unfair advantage for those companies who currently had a larger presence in Conway, allowing motorist to see and digest the information, relocation issues, and taking away rental income to the landowners.

It was suggested that staff and the billboard companies meet, but Emrick noted that they had already had several meetings and had come to a stalemate. Emrick concurred that another workshop could be held. Timbes requested pictures of the various billboard locations. **Outcome:** Staff will prepare for another workshop in approximately 4-6 weeks as there will not be another Council meeting until March 18, 2019.
F. Discussion on possible amendments to the Unified Development Ordinance (UDO) regarding vocational schools; specifically, hair academies, in the Core Commercial (CC) zoning district. Hyman informed Council that staff recently denied zoning approval of a business license application for a hair academy to be located in the Core Commercial zoning district. The applicant, SHB International Hair Academy, LLC is a current business owner in Conway of a hair salon, SHB International Hair Studio, who proposes to convert one of its rental units into a hair academy. The UDO does not permit vocational/trade schools in the CC district.

Mayor Blain-Bellamy asked Ms. Brown if every booth was being used, how many customers could they accommodate at any given time. Brown said they could accommodate 25 stylists, but employed 18 and that the lobby would seat 75 people. Brown said they would hire a licensed instructor and were only required to have six students. The Mayor then noted that it was her understanding that students would have planned schedules and would not be at the academy all day every day, and Brown confirmed that was the case.

Emrick commented that there were two types of vocational schools – those that were mechanical-related and those that were service-related. He suggested that it might be the time to consider adding additional service-related uses as well as hair academies. **Outcome:** Staff will prepare an ordinance for review.

A. Discussion on possible amendments to Article 2 – definitions, Article 4 – Use Tables and Article 5 – Specific Use Regulations, of the Unified Development Ordinance (UDO), regarding vape shops, hookah lounges, tobacco shops and other establishments involved in the sale of electronic nicotine delivery systems (ENDS), and which allows its patrons to participate in the activity of vaping or smoking. Hyman informed Council that there has been an increased demand to open vape shops and/or smoke lounges, tobacco shops and similar uses in the City, and that Council had expressed a concern with these types of shops. Currently the UDO only defines tobacco shops. Vape shops, hookah lounges, etc. are not defined and would fall under the definition and permitted locations of tobacco shops. Tobacco shops are permitted in Neighborhood Commercial Highway Commercial, Mixed Use, Core Commercial, Central Business District, and the Waccamaw Riverfront District. Before the ordinance can be amended, vape shops, hookah lounges and other similar uses would have to be defined and then a decision be made where they could be located.

Hyman was asked if they could be denied existence it all, and she responded that they have to be permitted somewhere within the City limits. Timbes commented that she has been informed that there was a high use of vaping going on that the high school, and that children as young as 13 were able to obtain the products. Goldfinch suggested that cigar lounges not be included in the same category of vape shops.

Discussion followed on the current state law on vaping. Emrick noted that, if the state law was passed, it would limit what the City could do. Council had concerns about the youth
of Conway becoming addicted to vaping, the impression of visitors to Conway if vaping was permitted, and where would be appropriate to permit vape shops and hookah lounges.

Emrick advised Council that the City could limit vape shops to certain zoning district, but could not prohibit other shops from selling vape products. Emrick said the public smoking ordinance could be amended to include no vaping or e-cigarettes on City-owned property. There are 4 vape shops in the City at this time in the Highway Commercial district. Hucks mentioned that Light and Heavy Industrial could be where vape shops and hookah lounges could be permitted like strip clubs and tattoo parlors. **Outcome:** Staff will draft an ordinance for Council to review at an upcoming workshop.

B. **Discussion on request to rezone approximately 2.02 acres of property located at Pine Street and Thirteenth Avenue (TMS #137-01-22-009 | PIN 33814010027 and TMS# 123-13-04-042 | PIN 33814010026) from Professional (P) to Medium-Density Residential (R2).** Hyman informed Council that this request was to rezone two parcels to be able to develop townhomes/multifamily units and showed Council a sketch plan that had just come in. Being located in the Gateway Corridor Overlay, significant buffers would be required including a 50’ buffer along Thirteenth Avenue and a 15’ buffer backing up to the R-1 zoned properties. Council expressed concern over the size of buffer at the R-1 zoned property **Outcome:** Staff will prepare for the public hearing and first reading.

G. **Discussion and review of Wayfinding Signage Request for Qualifications.** Emrick commented that this had come before Council several times and at the February 4, 2019 meeting, Council tabled the request and asked staff to draft an RFQ for the next Council workshop. Emrick advised Council that an RFQ would allow the City to hire the most qualified company and not necessarily the bid they provide. Hubbard commented that the sign companies he had spoken to did not have enough details to bid. Emrick replied that the City would then be asking for a wayfinding plan, which would require a much larger budget.

Timbes inquired if the wayfinding signage included the monument signs entering the City. The wayfinding signage would consist of 27 signs downtown and 57 along the main corridors and not the Conway limits signs. It was suggested that the City forego the wayfinding signs and install the City limits signs instead; however, the City does not own property at this time to install the City limits signs.

Discussion followed as to whether or not the local sign companies fully appreciated what was expected – whether they knew the design and materials to be used and that they would have to obtain the encroachment permits from SCDOT. Emrick informed Council that staff had given designs and provided a digital map of where the signs would be located when the RFP was issued. The question arose whether staff could obtain the encroachment permits. Emrick said it would take a long time to handle in this manner.

Emrick advised Council that the RPF had already been issued and bids received. The decision to select a sign company had been tabled and an RFQ submitted for review. The
bids received from the RFP could be looked at again, but might need to be rebid due to the length of time since the bids were opened.

Mayor Blain-Bellamy noted that the selection of the sign company had been tabled because there was no clear-cut way to explain how the decision was made. Emrick maintained that a bid of $68,000 would not be sufficient for this project.

There was concern that this request was being overthought and that the local companies, just because they did not have wayfinding signage experience, might be overlooked. **Outcome:** Staff will issue the RFQ and the decision can be made solely on qualifications with negotiation of the price after the firm had been selected.

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this 18\textsuperscript{th} day of March, 2019.

\[Signature\]
Barbara A. Tessier, City Clerk