CITY COUNCIL MEETING  
CITY HALL COUNCIL CHAMBERS  
229 MAIN STREET  
CONWAY, SOUTH CAROLINA  
MONDAY, FEBRUARY 4 2019 – 5:30 PM

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

STAFF: Adam Emrick, City Administrator; Kevin Chestnut, Public Works Director; 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; Reggie Hill, Police Lieutenant; Timmy Williams, Grounds and Maintenance Director; Taylor Newell, Public Information Officer; Le Hendrick, Fire Chief; Allison Williams, Finance Director; Barbara Tessier, City Clerk

OTHERS: Frances Besemer, Charmaine Wilkes, media representatives - Kathy Ropp, Tyler Fleming, Chris Spiker and Casey Watson, and others

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 Pastor Matt Wilson of Ekklesia Christian Church, who gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

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

CONSENT AGENDA:

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

PUBLIC INPUT:

Frances Besemer expressed her concerns relating to continued development in the Graham Road, Long Avenue and Country Club Drive area and the potential of further flooding. She requested that the drainage issues be remedied prior to the start of any new developments.

Pete Wilkes III, who resides on Creel Street, commented that traffic on Creel Street needs to be slowed down because of the number of children who live there. A meter had been placed on the...
street to track the speed, but the results did not warrant speed bumps being installed; however, he still has a concern for the safety of the children due to the speed of the traffic.

Clara Nell Brown asked Council who was responsible for replacing the walk/don’t walk signage boxes for the traffic lights because at Elm and 9th Avenue one of the light poles only has one of the walk/don’t walk boxes, and the box that is there does not face either street, making it impossible to see when it is safe to cross the street.

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

SPECIAL PRESENTATIONS:

A. Presentation of a Proclamation honoring Zy’erre Williams, Conway Elementary School Wrestler. Mayor Blain-Bellamy welcomed Zy’erre Williams, the Conway Elementary School Wrestling Wonder, and his family to the meeting. On behalf of Council, the Mayor then read aloud and presented this proclamation to Zy’erre.

B. Employee Longevity Award was presented to Danner Thompson, a part-time Athletic Supervisor with the Parks, Recreation and Tourism Department, for 5 years of service. The presentation was made by the City Administrator, accompanied by Council Member Smith.

PUBLIC HEARING AND FIRST READING:

A. Public hearing and first 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 (HC). Hyman informed Council that the reason for the requested zoning change was to allow for a vet clinic and veterinarian hospital to be established.

Allen Cornell, Residential Director for Horry County Disabilities and Special Needs, addressed Council on behalf of the disabled residents who reside in the homes behind the subject property. He asked Council to be mindful that the rezoning not impact the residents in a negative manner. Mayor Blain-Bellamy remarked that they had taken that into consideration and the rezoning would not affect those residents. Staff recommended approval of the first reading. Motion: Goldfinch made a motion, seconded by Smith, to close the public hearing. Vote: Unanimous. Motion carried. Motion: Hubbard made a motion, seconded by Goldfinch, to approve the first reading of Ordinance #ZA2019-02-18 (A). Vote: Unanimous. Motion carried.

B. Public hearing and first reading of Ordinance #ZA2019-02-18-(B) 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, 32610100001, 32610100002, 32606040048) from Horry County Office/Professional/Institutional to City of Conway R-1. Hyman informed Council that this annexation was to allow for the future building of single-family homes on 10 parcels to connect with City water and sewer service. Because the 10 parcels were
subdivided prior to annexation into the City, the developer was not required to meet major subdivision requirements in the County. The County considers 11 lots or more to be a major subdivision whereas the City considers a major subdivision to be 5 or more lots. Had the parcels come into City before being subdivided, the City would have required open space, street trees and a stormwater plan. Staff has contacted DHEC concerning the City’s responsibility for the lack of stormwater plan if the properties are annexed, but a response has not been received at this time. Staff recommended denial of the first reading. **Public Hearing:** There was no comment from the public. **Motion:** Goldfinch made a motion, seconded by White, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Smith made a motion, seconded by White to table the request until a response from DHEC has been received. **Vote:** Smith, Goldfinch, White, Mayor Blain-Bellamy and Hubbard voted in the affirmative. Anderson voted in the negative. Motion carried.

C. **Public Hearing and First 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.** Hyman informed Council that this amendment is to remove parking requirements in the Central Business District and Waccamaw River Districts 1 and 2 zoning districts to allow the City to determine the form and design of the parking downtown that goes along with the Downtown Master Plan. Staff recommended approval of the first reading. **Motion:** White made a motion, seconded by Hubbard, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Goldfinch made a motion, seconded by White, to approve first reading of Ordinance #ZA2019-02-18 (C). **Vote:** Unanimous. Motion carried.

**PUBLIC HEARING AND RESOLUTION**

Public hearing on proposed projects for 2019-20 (Year 12) HUD/CDBG funding cycle and proposed projects for consideration. Hyman advised Council, that as part of the City’s agreement with Horry County, an action plan is due every year. Staff estimates funding of approximately $281,000 for 2019-20 (Year 12). Staff proposes $278,000 for the former Whittemore School project, $1,000 for the Youth Program, $1,000 for the Home Repair Program, and $1,000 for property acquisition for the Grand Strand Housing & CDC Home Rental Program. It is important to include several projects in the event of any unforeseen circumstances on a project, there is flexibility to move the funds around without having to seek approval of not only City Council, but County Council as well. Staff recommended approval of the proposed projects. **Public Hearing:** There was no comment from the public. **Motion:** Hubbard made a motion, seconded by White, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** White made a motion, seconded by Anderson, to accept the proposed HUD/CDBG projects. **Vote:** Unanimous. Motion carried.

**ITEMS FOR CONSIDERATION**

A. **Selection of Contractor to implement City of Conway Wayfinding Signage Plan.** Emrick informed Council that there had been 5 qualifying bids. The highest scoring bidder was Signs, Etc. with a project proposal of $234,290 to construct and install 84 wayfinding signs in the City. The second highest in scoring was Palmetto Pirate Printing with a project proposal of $68,650. The third highest bidder, A-1 Signs, when approached for more information, opted not to pursue the project. Council was concerned with the disparity between the pricing of the
top two bidders. Council was given samples of what Signs, Etc. and Palmetto Pirate Printing had submitted.

Staff has concerns about the ability of Palmetto Pirate Printing to construct wayfinding signage that meets the City’s requirements and expectations. Signs, Etc. has produced dozens of wayfinding signage samples. Palmetto Pirates, while a good sign company, submitted samples of commercial signage and is not what the City is looking for at this time. Another concern of staff is that Sign, Etc.’s proposed cost of raw materials exceeds the entire bid from Palmetto Pirates, leading staff to speculate if Palmetto Pirates could construct and install the signage at the bid they submitted or at least at the same quality. Staff recommends selecting Signs, Etc. for the project. **Motion:** Mayor Blain-Bellamy made a motion, seconded by Goldfinch, to table the selection of a contractor for the wayfinding signage. Mayor Blain-Bellamy commented that she was concerned about the process used to obtain bids and suggested an RFQ be used instead of an RFP. Goldfinch added that he had questions as well and suggested another workshop be held for this project. **Vote:** Unanimous. Motion carried. Emrick will prepare an RFQ for Council’s review at the next Council meeting workshop.

B. **Selection of a firm to conduct a feasibility study for a riverfront outdoor theater.** Hyman informed Council that a $25,000 grant was received from the Municipal Association of South Carolina to complete a feasibility study for a riverfront outdoor theater. The City is required to provide a required match of 15%, which amounts to $3,750. An RFQ was solicited and seven qualified proposals were received. A committee that had been established, comprised of two staff members, Mary Catherine Hyman, Planning Director and John Rogers, Grants Coordinator; Jean Timbes, Council Member, and Tim McGhee, Executive Director of the Theatre of the Republic, reviewed 4 of the submittals. The committee decided, by unanimous consent, to recommend Hunden Strategic Partners be selected to conduct the study. Hunden’s proposal was $29,500 to complete the study, but the City will have the option to received further services, such as conceptual drawings at an additional cost. **Motion:** Anderson made a motion, seconded by White, to approve the feasibility study by Hunden Strategic Partners to complete the Riverfront Theater Study in the amount of $29,500. **Vote:** Unanimous. Motion carried.

**CITY ADMINISTRATOR’S REPORT:**

- Nine properties have been purchased as part of the FEMA Buyout program.
- Grainger Road was re-opened in 5 days instead of the estimated two weeks; however, there have been some limited road closures.
- Following the Budget Workshop with Council, department heads were met with individually to submit their needs for the 2019-2020 budget cycle. Issue papers and budgets will be prepared and presented to Council at the Budget Retreat in March.
- CDBG-DR money allocated to South Carolina after Hurricane Florence is $157,000,000 for disaster recovery primarily in low to moderate income areas tied to the LMI Census Tracts. Staff will prepare proposals for critical infrastructure that may qualify for funding under this program.
- Hometown Legislative Action Day is tomorrow in Columbia.

**COUNCIL INPUT:**
Anderson asked if there was a report on the progress of the Main Street Bridge repair work. Emrick informed Council that a representative from SCDOT would be at the next Council concerning another matter, but he would ask for an update on the bridge as well.

Mayor Blain-Bellamy attended the Charlotte Hornet’s game with the youth enrolled in the City’s Recreation Center’s CORE program. Expressed thanks to Jarrell for putting together an excellent program that was benefiting the youth involved.

WORKSHOP:

A. Discussion on request to annex and rezone approximately 62.42 acres of property, formerly the Conway Country Club Golf Course located on Country Club Drive, from Horry County Single-Family SF20 to City of Conway Low/Medium-Density Residential R-1. Hyman informed Council this request was to allow the development of a single-family subdivision, that would be built in the future, to be able to tie into City water and sewer services. The R-1 zoning district requires 7500 sq. ft. lot size minimum and a 75’ lot width minimum, which differs from the new default zoning, R, that requires a 10,000 sq. ft. lot size and 100’ lot width. The Technical Review Committee is currently reviewing a submitted sketch plan. In addition, a traffic study will be needed to determine what is needed at proposed intersections. SCDOT has stated that the development will likely need to install a left-turn lane on Graham Road or Country Club Drive at the entrance opposite of Sherwood, or possibly at both.

Forest Beverly, who is the developer, informed Council that it was his hope that the houses would be in the $200,000 to $300,000 range, but that the prices would be driven by the market. The existing clubhouse and pool will not remain, but there would be amenities situated in a more centrally located area. This property has not suffered from any flooding. When asked about walking trails behind the houses, Beverly indicated that this was not a well-received amenity by homeowners. There was a brief discussion concerning drainage. The City will require that a stormwater plan be submitted.

Goldfinch suggested property within the development be allotted for recreational vehicles rather than being stored at each house. Beverly replied that there would be an HOA and the recreational vehicles would have to be kept behind the houses. Outcome: Staff will present this request to the Planning Commission and then for Council consideration at a later date.

B. Discussion on possible amendments to Article 4 – Use Tables and Article 5 – Specific Use Regulations, of the Unified Development Ordinance (UDO), regarding Adult Day Care Services in the LI and HI zoning districts. Hyman informed Council that Adult Day Care facilities were currently grouped with Child Day Care facilities, After School Programs and Family Day Care Centers Home facilities. Adult Day Care Services is not clearly defined in Section 5.1.7 - Day Care Facilities; however, there has been recent interest in relocating such a use to a property zoned Heavy Industrial (HI). Because the Heavy Industrial District is to accommodate areas for heavy manufacturing, distribution and processing, should the ordinance be amended, this would permit a day care to be located next to a batch plant or car crushing facility. Whereas Light Industrial (LI) District is to accommodate light industrial uses, such as manufacturing, processing, repairing of goods, wholesaling, storage, packaging, distribution, and retailing while ensuring adjacent and nearby properties are not adversely affected.
Cheryl Wingard, an agent with Burroughs Properties who are the owners of the property, introduced Susan Johns, the Executive Director of Horry County Disabilities and Special Needs. Johns advised Council that this was not a day care center. This facility would house administration offices and serve as a hub for people meet and be taken to various services such as movies, the recreation center, the assist at food pantries, and do church outreach. Art programs and the use of Wii games would be available in the building. There is no commercial kitchen, therapy is not done on-site, and the hours of use are limited between 9 a.m. and 1:30 p.m. The age of the individuals who will be using this location will be at least 18 years of age. They are a 501 3c non-profit organization that is not regulated by DHEC or DSS.

Goldfinch questioned Johns on why this particular location had been selected. Johns commented that it was centrally located with access to major roads, and that it would earlier to oversee this location as well as their facility at 250 Victory Lane. Hubbard noted that the use was for a private industry not a mandated one. Edgerton Burroughssurmised was that if there was a proposal to add a use that is not noxious, it should be allowed. Goldfinch asked if the City should require a signed disclosure statement by Disabilities and Special Needs indicating they were aware of what other businesses might be in the HI or LI Zoning District. **Outcome:** Staff will draft an amendment to the UDO to allow community support services in the Heavy Industrial and Light Industrial zoning districts to be presented to the Planning Commission and then for Council’s consideration in April.

**EXECUTIVE SESSION:** **Motion:** Smith made a motion, seconded by Goldfinch, to enter into executive session to consider pending legal claims. **Vote:** Unanimous. Motion carried. While in executive session, no decisions were made and no votes were taken.

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

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this 18th day of February, 2019.

[Signature]
Barbara A. Tessier, City Clerk