CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY, JUNE 17, 2019 – 5:30 PM

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

STAFF: Adam Emrick, City Administrator; Kevin Chestnut, Public Works Director; Braxton Fleming, Construction Inspector/Stormwater Assistant; Mary Catherine Hyman, Planning Director; Dale Long, Police; James Friday, Public Utilities Director; David Williams, Assistant Recreation Director; June Wood, Aquatics Coordinator; Reggie Jenerette, Solid Waste Director; John Rogers, Director of Grants and Special Projects; David Crotts, Assistant Finance Director; Timmy Williams, Beautification Director; Lynn Smith, Human Resources Director; Jeremy Carter, Assistant Fire Chief; Kent Bitting, Public Utilities Superintendent; Taylor Newell, Information Officer; and Barbara Tessier, City Clerk

OTHERS: Forrest Beverly, Bible Hut Class members, Kathy Ropp, and Patrick Lloyd

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, and gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

APPROVAL OF AGENDA: Motion: Anderson made a motion, seconded by Hubbard, to approve the June 17, 2019 agenda. Vote: Unanimous. Motion carried.

CONSENT AGENDA:

A. Final reading of Ordinance #ZA2019-06-17 (C) An Ordinance to annex approximately 13.35 acres of property located on Highway 378 (TMS 136-00-03-010 | PIN 337-00-00-0017 and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Heavy Industrial (HI).

B. Final reading of Ordinance #ZA2019-06-017 (F) An Ordinance to rezone approximately 0.30 of an acre of property located on Third Avenue (TMS 137-06-04-001 | PIN 368-04-04-0036) from High Density Residential (R3) to Core Commercial (CC).
C. The Hut Bible Class Resolution

D. Minutes of City Council meeting – June 3, 2019

**Motion:** Timbes made a motion, seconded by Smith to approve the Consent Agenda as presented. **Vote:** Unanimous. Motion carried.

**PUBLIC INPUT:** There was no public input.

**Motion:** Blain-Bellamy made a motion, seconded by Timbes, to close public input. **Vote:** Unanimous. Motion carried.

**SPECIAL PRESENTATIONS**

A. **Presentation of The Hut Bible Class Resolution.** Mayor Blain-Bellamy asked the members from the Bible Hut Class to come forward while she read the resolution for their 100th anniversary aloud.

B. **Employees of the Month Award - Wanda Lilly, Arborist, Planning Department; Darrell McDowell, Facilities Manager, Building Department; and Gavin Rowe, Building Maintenance Technician, Building Department.** Hyman and Cooper presented Lilly, McDowell, and Rowe their awards.

**FINAL READINGS**

A. **Final reading of Ordinance #ZA2019-06-17 (B) An Ordinance to annex approximately 65.05 acres of property located on Four Mile Road (TMS 109-00-04-015 | PIN 326-00-00-0017) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R2).** Hyman informed Council that the request for a proposed single-family home subdivision had come before them for public hearing and first reading at the June 3, 2019 Council meeting. Smith commented that the County did not know what the City was doing and vice versa. This allows for things that are legal in the County to be done prior to being annexed into the City that are not permitted in the City. Smith commented that unless some of these issues were discussed and a guidelines followed, that Council would be having these opposed annexations on a regular basis. **Motion:** Anderson made a motion, seconded by Timbes, to approve final reading of Ordinance #ZA2019-06-17 (B). **Vote:** Blain-Bellamy, Anderson, Timbes, and Hubbard voted in the positive. Smith did not vote. The Mayor did not call for “no” votes. Majority ruled. Motion carried.

B. **Final reading of Ordinance #ZA2019-06-17 (D) An Ordinance to annex, approximately 60.57 acres of property located on Cultra Road (PIN 326-00-00-0046) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to
**City of Conway Medium Density Residential (R2).** Hyman informed Council that the request for a proposed single-family home subdivision had come before them for public hearing and first reading at the June 3, 2019 Council meeting. This parcel as well as the rezoning of an adjacent parcel would be added to the existing Rivertown Row subdivision. Smith asked Hyman if this parcel was already Phase 3 of the subdivision. Hyman said it was not shown in the original plan, but the part that was already built out had a road that does connect that would be open to a future development. Smith asked where the stormwater runoff would go. Hyman replied that there were no plans submitted yet, but it would have to meet State, County, City, and DHEC stormwater requirements. Blain-Bellamy commented that she agreed with Smith about the relative confusion in terms of County property attempting to annex into the City and how much the two entities rules differ, and asked staff to include looking at incentives relative to tree removal restrictions prior to annexation. Anderson suggested a workshop with the possibility of the County engineer, Tom Garigen attending. Anderson noted that the City owns a significant amount of land along the Crabtree corridor and he had asked whether it would be better to leave the area as wetlands with trees or dig it out so that when a flash flood occurred, the water volume would have somewhere to go. Emrick noted that several weeks ago when Garigen was here, he mentioned that the Army Corps of Engineers was working on a study to do a future Crabtree restoration project, which would essentially create a dry lake. Smith asked if the decision-makers of Horry County could be invited to the workshop so that the City and County could make a team effort to resolve these issues. Mayor Blain-Bellamy added that experts have told Council that drainage systems that are required today are better at controlling the water. **Motion:** Hubbard made a motion, seconded by Anderson, to approve final reading of Ordinance #ZA2019-06-17 (D). **Vote:** Blain-Bellamy, Anderson, Timbes, and Hubbard voted in the positive. Smith did not vote. The Mayor did not ask for “no” votes. Majority ruled. Motion carried.

**C. Final reading of Ordinance #ZA2019-06-17 (E) An Ordinance to rezone, approximately 5.57 acres of property located on Cultra Road (PIN 337-04-02-0079) from City of Conway Low/Medium Density (R1) to Medium Density Residential (R2).** Hyman informed Council that this rezoning request was in connection with the earlier annexation request on Cultra Road. This parcel would connect the 60 acres just annexed with the existing Rivertown Row subdivision. Smith asked Hyman to explain the difference between an R1 and R2 zoning district. Hyman responded that both R1 and R2 allow for single-family homes, but that R2 also allows for multi-family. R1 lot sizes are 7,500 sq. ft. and R2 lot sizes are 6,000 sq. ft. The lot width and setbacks are also smaller in R2. The existing Tiger Grand subdivision is zoned R2. **Motion:** Anderson made a motion, seconded by Timbes, to approve final reading of Ordinance #ZA2019-06-17 (E). **Vote:** Blain-Bellamy, Anderson, Timbes, and Hubbard voted in the positive. Smith did not vote. The Mayor did not ask for “no” votes. Majority ruled. Motion carried.

**ITEMS FOR CONSIDERATION:**
A. Consideration of Conway Christian School’s use of Recreation Center’s Field #2 for home football games for the 2019 season. D. Williams informed Council that Conway Christian School has requested the use of the Recreation Center’s Field #2 for home football games on Friday nights during their 2019 season. The fee, based on the City’s rental rates, would be approximately $2,250 for the five games. Timbes asked how allowing them use of the field would impact the City’s schedule. Williams said the City did not schedule games on Fridays so it would have no impact, and that the only cost to the City would be the use of the lights. Smith asked Williams if the City would be receiving the revenue from the concessions and Williams replied that was correct. Smith noted the revenue from the concessions might cover the cost of the lights, to which Williams agreed. **Motion:** Anderson made a motion, seconded by Hubbard, to allow Conway Christian School use of the Recreation Center Field #2 on Friday nights during the football season at no cost, and that the concessions would be the City’s to operate and receive all revenue from concession sales. **Vote:** Unanimous Motion carried.

B. Consideration of 2019 dates for the Celebration of Lights. Wood informed Council that before them was the proposed schedule for the 2019 Celebration of Lights. The dates will be Friday, November 29th through Tuesday, December 22nd on Thursdays through Sundays from 5-9 p.m., and on Monday and Tuesday, December 23rd and December 24th. Wood noted that due to the flooding, some of the electrical components will have to be replaced and that along the first .5 miles of Marina Drive all electrical components must be completely replaced due to Santee Cooper clearing their property in this area. The Building Department personnel will be handling the electrical work and putting it underground, which will cease the tripping of electricity from drop cords. Staff has also had conversation with RJ Corman about having a railroad car on the tracks to be a part of the light show giving the City a new piece in the light show. Staff will also talk to boat owners at the marina to really light up the marina. Because Thursdays have proven to be a little slower than the other nights, promotional ads will be run offering things like free tickets for students with all A’s on their report card and extra incentives to increase traffic on Thursdays.

Timbes asked what the charges would be and Wood replied $5.00 per car. Smith was concerned about Tennis Center members being notified well in advance of the dates. Emrick replied that the Tennis Center will not be rebuilt by this Christmas season. **Motion:** Anderson made a motion, seconded by Timbes, to approve the 2019 dates for the Celebration of Lights. **Vote:** Unanimous. Motion carried.

C. Consideration of assistance from the United States Tennis Association to design a new Riverfront Tennis Center. Rogers advised Council that in anticipation of future construction, staff applied for a Facilities Assistance Grant from the United States Tennis Association for engineering and design services in March 2019. In June, USTA staff came to Conway and visited the current Tennis center and formally offered the grant to the City.

The plan is to construct a new Tennis Center with storage underneath the building and increasing the number of courts to eight ADA-compliant courts. Increasing the courts to
eight will make the center eligible to hold tournaments. Also clay courts are preferred for those who play in wheelchairs.

**Motion:** Anderson made a motion, seconded by Timbes, to accept the grant from The United States Tennis Association for engineering and design services for the Riverfront Tennis Center. **Vote:** Unanimous. Motion carried.

Mayor Blain-Bellamy recognized that the Women over 70 State Champion tennis players were present at the meeting.

**CITY ADMINISTRATOR’S REPORT:**

- Six additional properties are in various stages of buyout. Some of these may not go through due to lack of invoices and receipts, and in some cases, signatures.
- Due to employee turnover at FEMA, there may be an additional delay on the City’s request to add new properties to this buyout from Hurricane Matthew.
- Complaints have been received about the lawns not being maintained in the flooded neighborhoods. The City is working with homeowners to be sensitive, but the lawns still need to be maintained.
- The Recreation Department recently hosted the District 11 Dixie Major Baseball Tournament for the 12U age group. Conway’s 12U team won the District 11 tournament and will head to Dillon for the State tournament.
- If the weather cooperates, the Riverwalk decking replacement may be finished by the end of the week. The transient docks will be next for repair. The old deck, that used to attach to the floating dock, was damaged in 2015 and was never repaired. This deck will also be repaired before moving to the Riverwalk section behind the stage.
- The irrigation at Riverfront Park is 90% complete, and planting will begin this week. Grounds and Park Maintenance has pruned and limbed up the trees in the park.
- The burn ban has been lifted given all the rain.
- Committee meetings – July 1 at 4:00 p.m. – Public Safety/Parks & Administration (if needed) July 15 at 4:00 p.m. – Planning & Development
- MASC will hold its annual Regional Advocacy Meeting in August this year. The nearest location to us is at the Train Depot in Myrtle Beach on August 14th at 11 a.m. Lake City will host at the Bean Market on August 27th.
- Since the Solid Waste Department received the grant from DHEC and Horry County Solid Waste, recycling has handed out 1,200 free recycling carts and increased our recycling by 10-14 tons per month. The City pays no fees to drop recycling at the landfill, making this grant a good thing for the environment, but save taxpayers money as well.
- As a result of the Planning & Development Committee looking at residential design standards, Staff will be creating a visual preference survey to allow Council to respond to what examples they prefer, which will give Staff guidance on how to proceed with new guidelines.

**COUNCIL INPUT:**
Smith noted that the zoning signs needed to be more visible and that the City had to be more proactive in getting zoning/rezoning information out to the public.

Anderson asked Hyman what the distance for sending out zoning notification letters was. Hyman responded it was 200’ around the parcel in question. State law requires the signage and the ad in the paper, but the City’s UDO required the notification to property owners within 200’ of the parcel. Hyman informed Council that she could bring this issue to the next Planning & Development Committee meeting for discussion. Anderson suggested at the Planning & Development meeting, getting engineers to talk about the creation of a dry lake to hold storm waters and recommended culverts under the Lake Busbee dam to allow the water to move more freely.

Timbes asked again that staff be aware of overgrown vegetation at site triangles and commended staff on the use of flags around the City that were festive and patriotic.

Mayor Blain-Bellamy recognized Kent Bitting who was back to work after being out with a health issue, recognized Darrell McDowell for all the work he does for the City, and noted that the City’s Tri-Centennial was 13 years away. Time will go by quickly and the City should start planning for such an important occasion.

ADJOURNMENT: There being no further business to come before Council, Mayor Blain-Bellamy adjourned the meeting.

APPROVAL OF MINUTES: Minutes approved by City Council this 1st day of July, 2019.

Barbara A. Tessier, City Clerk