CITY COUNCIL MEETING  
CITY HALL COUNCIL CHAMBERS  
MONDAY, OCTOBER 7, 2019 – 5:30 PM

PRESENT: Mayor Barbara Jo Blain-Bellamy, William Goldfinch, Mayor Pro Tem, and Council Members Tom Anderson, Shane Hubbard, Jean Timbes, 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; David Crotts, Assistant Finance Director; Allison Williams, Finance Director; Lynn Smith, Human Resources Director; Le Hendrick, Fire Chief; James Friday, Public Utilities Director; Kent Bitting, Public Utilities Superintendent; Mary Catherine Hyman, Deputy Administrator/Planning & Development Director; John Rogers, Deputy Administrator/Grants & Special Project Director; Kevin Chestnut, Public Works Director; Robert Cooper, Building Official; Taylor Newell, Public Information Officer; and Barbara Tessier, City Clerk

OTHERS: Barb Eisenhardt, Alex Hyman, Justin Jordan, Randy Beverly, Michael Siniscalchi, Kaci Sansbury, Chris Snyder, Laura Abernathy, Joe Landfried, Janel Ralph, Tyler Cunningham; Kathy Ropp

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Josh Finklea of The Rock Church 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.

APPROVAL OF AGENDA: **Motion:** White made a motion, seconded by Timbes, to approve the October 7, 2019 agenda. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

A. Special Event Request – Trunk or Treat – First United Methodist Church – October 27, 2019

B. Special Event – Conway High School Homecoming Parade– October 18, 2019

C. Special Event – Oct to Be There - Bethel AME Church - October 13, 2019

D. Purchase of water meters by Public Utilities (budgeted)
E. Purchase of replacement scan tool for Public Utilities (budgeted)

F. Minutes of City Council meeting —September 16, 2019

**Motion:** Goldfinch made a motion, seconded by Anderson, to approve the Consent Agenda.

**Vote:** Unanimous. Motion carried.

**PUBLIC INPUT:** There was no public input. **Motion:** Goldfinch made a motion, seconded by Anderson to close public input. **Vote:** Unanimous. Motion carried.

**SPECIAL PRESENTATIONS:**

A. **Special Event Request – Health is Wealth – Cherry Hill Baptist Church – October 12, 2019.** Rogers informed Council that Cherry Hill Baptist Church has requested a Community Health Fair to take place on October 12, 2019 from 10 a.m. to 2 p.m. Blood pressure screenings and presentations of diabetes, cancer, and heart issues will be held. Games will be available for children. The church is requesting the closure of Fifth Avenue between Church Street and Smith Street. **Motion:** Anderson made a motion, seconded by Hubbard, to approve the Health is Wealth event and the requested road closure. **Vote:** Unanimous. Motion carried.

B. **Presentation of 2018 Quattlebaum Awards.** Congratulations and commendations were extended by Council to recipients of the awards for 2018 as listed below. Winners were introduced by Deputy Administrator- Planning and Development Director and awards presented by the Mayor.

**Outstanding NEW construction of a residential building:**

1. 110 Park Ave – Prop. Owner(s): Catherine and Randy Beverly
2. 603 Burroughs St. – Prop. Owner(s): The Pope Family

**Outstanding NEW construction of a non-residential building:**

1. Tidal Wave Auto Spa: 2595 Hwy 501. Prop. Owner(s): TW Myrtle Ridge Real Estate LLC
2. 810 Bowl: 2001 Hwy 501 E. Prop. Owner(s): 810 Conway Land LLC (Michael Siniscalchi)

**Outstanding restoration of a non-residential building:**

1. 913 Norman Alley: Prop. Owner(s): Norman & Third LLC (Kaci and Kevin Sansbury)

**Outstanding signage project:**

1. Crooked Oak Tavern: 328 Laurel St. Bus. owner(s): Chris Snyder
2. Fourth & Main: 1011 Fourth Ave. Bus. Owner(s): Laura Abernathy
**Outstanding (interior) design effort:**

1. Palmetto Harmony & Apothecary: 1019 Fourth Ave. Bus. owner: Janel Ralph, CEO/Founder

**Outstanding contribution to quality development, restoration, landscape or design by an organization or individual:**


**PUBLIC HEARING AND FIRST READING**

**A.** Public hearing and first reading of Ordinance #ZA2019-10-21 (A) An Ordinance to annex approximately 0.36 acres of property located at 110 Clemson Road (TMS 151-19-02-030 | PIN 383-10-04-0004) and request to rezone from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1). Hyman advised Council that this request was being made to allow an existing house that has recently changed ownership to tie into City water services. There was no public input. Staff recommends approval. **Motion:** Blain-Bellamy made a motion, seconded by White, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** White made a motion, seconded by Hubbard, to approve first reading of #ZA2019-10-21 (A). **Vote:** Unanimous. Motion carried.

**B.** Public hearing and first reading of Ordinance #ZA2019-10-21 (B) to amend Article 6 of the Unified Development Ordinance (UDO), regarding the default residential zoning district. Hyman informed Council that in 2018 they approved an amendment to create a new single-family residential zoning district “R” with larger lot sizes. This was the result of concern with the quality of small lot subdivisions in the City. As part of this amendment, the new zoning district R replaced R1 as the default zoning for all residential parcels being annexed into the City. Default annexations do not require Planning Commission review or a public hearing at Council.

This default zoning change has created undue burden for single parcel property owners in existing residential subdivisions that are contiguous and request City services for either new homes or change of ownership. The requests for R1 must pay a fee of $250 and be reviewed by the Planning Commission and approved by City Council. This also creates more work for staff.

The proposed amendment, which had been discussed at a Council workshop in April 2019, would allow R1 as the default zoning district for parcels that would be considered minor developments per the UDO. Parcels considered major developments would have a default of R.

Staff recommends approval of the public hearing and first reading of Ordinance
#ZA2019-10-21 (B) to amend Article 6 of the UDO regarding the default residential zoning district. There was no public input. **Motion:** Hubbard made a motion, seconded by White, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Anderson made a motion, seconded by Goldfinch, to approve the first reading of Ordinance #ZA2019-10-21 (B). **Vote:** Unanimous. Motion carried.

**ADMINISTRATOR’S REPORT:**

- City has closed on another FEMA buyout lot. Additionally, FEMA has reviewed the alternative buyout properties and they have cleared the environmental and historic preservation hurdles. There is no time estimate on when they will give approval for the City to purchase, but it is progress.
- Crews have crossed Laurel Street and are progressing toward Elm with the Fourth Avenue utility conversion.
- Conway Strong Day was a great success. Nearly 1,000 trees were given to Conway citizens and 100 more were planted throughout the City. This was done with a generous grant from the National Arbor Day Foundation, Verizon and FedEx.
- The Conway Strong Fall Festival was also a great success. Thank you to the Parks and Recreation Department with assistance from the Parks and Ground Maintenance Department.
- The grand reopening of Sherwood Park and the planting of the live oak tree at the park to celebrate Arbor Day was well received.
- The inclusive Playground is almost complete and the opening will be scheduled soon.
- Mary Catherine Hyman and I attended the fall conference of the SC Planning Association in Columbia. There were several great sessions that provided ideas for the City to include in future projects and UDO reviews.
- Preliminary drawings for the new Tennis Center has been received from the USTA. The next step is to bring in a local engineer to work with the USTA on the construction drawings. The ground breaking is still a long way off, but progress is being made.
- The RFQ for developing the lots at Kingston and Fourth is out. Staff hopes to have interested developers qualified by this time in November. From the qualified short list of developers, staff will ask for their proposals on developing the site to meet Council’s vision for the lot.
- The City has a packed calendar of events over the next 8-10 weeks, including the Celebration of Lights. City crews have already begun hanging lights. Staff hopes to improve the end of the lightshow festivities as well as increase participation on Thursday traffic by promotional giveaways and sponsorships.
- SCDOT has given clearance to submit for encroachment permits to install conduit back on the Main Street Bridge. Staff has already submitted for the permits. The engineers have indicated that it might take a month to reinstall the conduit and then the lights have to go back up. Getting all this accomplished by Christmas will be very tight, but staff will do its best.

**COUNCIL INPUT:**

**Anderson** suggested a workshop with SCDOT to discuss Lake Busbee and the road suggested by J.P. Jordan.
Timbes remarked that the anniversary celebration for the Salvation Army had been very good and that they have supported Conway in many ways. She also expressed a concern for neighborhoods near the college that were not being kept up.

White asked why there were no more community meetings across the City.

Blain-Bellamy thanked staff and sponsors for a great Conway Strong Day, commented that there were more people in attendance for the Arbor Day event than ever before, and the reopened Sherwood Park was beautiful. She also attended the 70th Anniversary Celebration for the Salvation Army and commented that the Salvation Army assisted City residents with fundamental needs. In addition, she thanked Taylor Newall for being at all the events this past weekend.

Emrick was asked for an update on the Whittemore Park renovation. Emrick informed Council that the City had procured an architect, but there had been issues with Horry County that has held it up. However, the architect’s proposal will be presented to Council on October 21.

EXECUTIVE SESSION: Motion: Anderson made a motion, seconded by Hubbard, to enter into executive session to consider an appointment to boards, commissions, and committees. Vote: Unanimous. Motion carried.

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

ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: Motion: Anderson made a motion, seconded by Hubbard, to approve the appointment of Kyle Randle to the City of Conway Election Commission for a term to expire on April 26, 2022. Vote: Unanimous. Motion carried.

ADJOURNMENT: Motion: Anderson

made a motion, seconded by Blain-Bellamy, to adjourn the meeting. Vote: Unanimous. Motion carried.

APPROVAL OF MINUTES: Minutes approved by City Council this 21st day of October, 2019.

Barbara A. Tessier, City Clerk