CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY, JULY 2, 2018 – 5:30 PM

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

STAFF: Adam Emrick, City Administrator; Vicky Lefler, Deputy City Administrator; Kevin Chestnut, Public Works Director; Mary Catherine Hyman, Planning Director; Robert Cooper, Building Official; James Friday, Public Utilities Director; Le Hendrick, Fire Chief; Reggie Jenrette, Solid Waste Director; Dale long, Police Chief; Taylor Newell, Public Information Officer; Lynn Smith, Human Resources Director; Allison Williams, Finance Director; Timmy Williams, Grounds and Maintenance Director; and Debbie F. Smith, City Clerk

OTHERS: Kathy Ropp 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.

INVOCATION/PLEDGE OF ALLEGIANCE: Mayor Blain-Bellamy introduced Major David Repass of the Salvation Army who gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

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

APPROVAL OF CONSENT AGENDA:

A. Final Reading of Ordinance #2018-07-02 (A) An Ordinance to decrease the membership of the Lakeside Cemetery Committee from eight members to seven

B. Acceptance of bid for engineering services for replacement of water main on Main Street from 7th Avenue to 16th Avenue

C. City Council meeting minutes – June 18, 2018

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

PUBLIC INPUT:

Stan Webber presented a complaint to Council that the City’s zoning ordinance did not permit churches to be located in storefronts in the downtown area.
Russell Shepherd requested that City Council consider a $2 membership fee for senior citizens to participate at the Recreation Center similar to the membership fee for the youth.

Tommy Moore, on behalf of the Chamber of Commerce, thanked Council for allowing the changes to Riverfest activities this year and for the support of Council and staff for this event.

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

SPECIAL PRESENTATIONS:

A. Presentation of Tree City USA designation. Lois Edwards of the South Carolina Forestry Commission presented Conway’s 2017 Tree City USA award, the City’s 33rd year of earning this designation. Edwards reviewed the requirements of this program and she commended City Council and staff for their commitment to maintain the Tree City designation. Edwards presented City Council with a Tree City USA flag, plaque, and new Tree City USA signs.

B. Employee Longevity Bonus Award were presented to Alyssa Waibel, Recreation Department, 5 years, and James Ward, Solid Waste Department, 20 years. The presentations were made by the City Administrator, accompanied by Council Member Goldfinch.

PUBLIC HEARING AND ORDINANCE FOR FIRST READING: Public hearing and first reading of Ordinance #ZA2018-07-16 (A) An Ordinance to annex approximately 1.93 acres of property located at 161 Gardner Lacy Road (TMS 151-00-03-048 | PIN 39901010001) and to rezone the property from Horry County Limited Industrial to City of Conway Light Industrial upon annexation. Hyman advised Council that ownership of this property has recently changed and this request is being made to continue water service to an existing building on the property. The Comprehensive Plan identifies this parcel as Highway Commercial on its Future Land Use Map. The Planning Commission recommended approval of the request. Staff recommended first reading approval. Public Hearing: There was no input from the public. Motion: White made a motion, seconded by Smith, to close the public hearing. Vote: Unanimous. Motion carried. Motion: Anderson made a motion, seconded by Hubbard, to approve first reading of Ordinance #ZA2018-07-16 (A). Vote: Unanimous. Motion carried.

ORDINANCE FOR FIRST READING: Ordinance #ZA2018-07-16 (B) An Ordinance to annex approximately 0.7 acres of property located on Sellers Road (TMS # 123-12-01-023 | PIN 33906020003) and to rezone the property to Low Density Residential upon annexation. Hyman advised Council that this request is being made to allow a future house on the property to tie into City water and sewer services. The Comprehensive Plan identifies the parcel as Low Density Residential. The Planning Commission recommended approval of the request. Staff recommended first reading approval. Motion: Anderson made a motion, seconded by Timbes, to approve first reading of Ordinance #ZA2018-07-16 (B). Vote: Unanimous. Motion carried.

RESOLUTION: Resolution accepting dedication of roadways and drainage system in Oak Glen Subdivision Phase II (Holly Loop, Blackwood Drive, Baytree Court, and Arbor Court). Lewis Property Development, Inc., has requested to dedicate the roadway and drainage system for Holly Loop, Blackwood Drive, Baytree Court, and Arbor Court in Phase II of the Oak Glen Subdivision. The required warranty surety for these roads will be in the form of a letter of credit from Lewis Property Development, Inc., in the amount of $58,050 ($15 per linear foot of roadway totaling 3,870 feet). The warranty period is to be for three years from the date of acceptance of
the road dedication by the City. Staff recommended that Council adopt the proposed resolution accepting the dedication of the roadways and drainage system in the Oak Glen Subdivision Phase II and the letter of credit as surety for the three-year road warranty in the amount of $58,050. **Motion:** Anderson made a motion, seconded by White, to approve staff's recommendation. **Vote:** Unanimous. Motion carried.

**ITEM FOR CONSIDERATION:** Proposal regarding fresco murals at the former Whittemore Elementary School Building. Emrick noted that City Council had discussed the request from Mico Di Arpo to paint a fresco mural inside the former Whittemore Elementary School building (or alternative location) during the workshop portion of the June 18th meeting and he reviewed concerns raised by Council during that discussion. During this meeting, Council again expressed concerns relative to the time factor; the fact that use of the building, the amount of necessary repairs and a timeline for renovations have not yet been determined; and information requested on the grant to fund this project had not been provided to Council as requested. There was discussion on the status of the request should Council chose not to take action at this time. **Motion:** Timbes made a motion, seconded by White, to deny the request regarding the painting of fresco murals at the former Whittemore Elementary School building. **Vote:** Timbes and Goldfinch voted in the affirmative; all others voted in the negative. Motion failed.

**CITY ADMINISTRATOR’S REPORT:**

- Staff, along with FEMA consultants, held a meeting with property owners involved in the FEMA buy-out program on June 20th and that FEMA grants for Tiers 1 and 2 have been received. No information has been received on the current status of Tier 3. Twelve property owners have committed to the appraisal process at this point.

- Two planning meetings have been held to discuss the former Whittemore Elementary School. Staff also plans to have another survey to administer to the local youth once school is in session.

- Reminded Council that the MASC annual meeting is scheduled for July 19th – 22nd.

- Announced that, as a result of Lois Roberts’ retirement, Debbie Smith will be serving as the City Clerk as well as the Executive Assistant until the City Clerk position is filled and plans are to present recommendations for the position at the July 16th City Council meeting.

**COUNCIL INPUT:**

**White** conveyed a request from Mr. Frank Eagle, who resides on Eagle Street, that the ditch behind his residence needs to be cleaned out and preferably tiled.

**Timbes** commented on the great photos of Riverfest that were posted on Facebook and on the beauty of the crepe myrtle trees in bloom around the City.

**Anderson:**

- Conveyed Matt Varnadore’s appreciation to Council for allowing him to manage the Marina store operations. Varnadore had a very successful day during the Riverfest.
- Reported that the Farmers’ Market truck will be based in the City and asked that the City provide a power receptacle for the truck’s refrigeration of produce.
Goldfinch:
- Reported he had received a number of positive comments on Riverfest.
- Expressed disagreement with Stan Webbers' comments given during Public Input.

Blain-Bellamy:
- Thanked staff, particularly John Rogers, for their hard work to ensure successful planning meetings to get public input for the future of the former Whittemore Elementary School building.
- Invited all present to visit the Garden Walk to see the attractive improvements made by the City in that area.
- Thanked the Chamber of Commerce for its work in staging a very successful Riverfest event.

WORKSHOP:

A. Discussion on request to annex approximately 57 acres (portion of a 141-acre tract) of property located on East Cox Ferry Road (portion of TMS 138-00-05-020 | PIN 36600000015) and to rezone the 57-acre tract from Horry County Commercial Forest Agriculture (CFA) to City of Conway Medium Density Residential (R-2). Hyman reported that this request is being made for the future development of a single-family home subdivision. The developer has requested R-2 in lieu of R-1 for reduced lot width requirements. The 57-acre tract will be required to be subdivided from the 141-acre tract prior to final reading of the annexation and rezoning request. This is a voluntary annexation request. The parcel is not within the City’s utility service area; water and sewer is provided by Grand Strand Water & Sewer Authority. The developer was present and advised Council that he expects to build approximately 175-200 houses on the property with a price range of $220,000 to $230,000. If the property is annexed, development will be subject to all sections of the UDO. **OUTCOME:** This item will be on a future agenda for consideration.

B. Discussion on request for a use variance for a proposed auto repair business on property located at 1501 2nd Avenue (TMS 137-06-05-013 | PIN 36804040061). Hyman reported that Bryan’s Automotive requested a business license zoning verification relative to opening an auto repair shop at 1501 2nd Avenue. She noted that L&M Garage formerly operated at this location but closed in 2010; after that, the building operated as an auto sales business until 2012. Staff denied the zoning verification because an auto repair shop is not permitted in the current zoning district for the property, which is Core Commercial. Hyman reported that the applicant intends to ask for a use variance from the Board of Zoning Appeals (BZA) but does not want to proceed if Council has concerns or if there is a possibility Council might overturn the decision should ZBA grant a use variance. Hyman noted that, if a use variance were granted, site improvements must be made (paved parking, landscaping, etc.). There were questions regarding a previous discussion by Council on the direction of possible future zoning for this area. **OUTCOME:** This item will be on a future agenda for consideration, if necessary.

C. Discussion on proposed closure of an unimproved 50’ road on Church Street between Popeye’s Louisiana Kitchen and Pizza Inn. Hyman reported that title work has revealed the existence of this road between Popeye’s and Pizza Inn, properties owned by Klepinger and Klepinger and TMS Properties LLC, respectively. These two parcels are the only properties adjoining the subject road; the road has never been improved nor used as a roadway. Both property owners are seeking to have the unimproved road declared closed and the roadway
split equally between them. Hyman briefly reviewed the process set forth in City and State
codes for road closures. **OUTCOME:** There was no concerns expressed in regard to the
proposed road closure. The request will now go to the Planning Commission before
consideration by City Council.

D. **Discussion on proposed take-home vehicle policy for Police Department.** Chief Long
reviewed his proposal for a take-home vehicle program for the Police Department. As
proposed, only Class 1 certified officers who have had no disciplinary actions within the past
six months, have a minimum of two years of service with the department, and who live within
10 miles of the City limits are eligible to participate. Based on this criteria, Long reported
there are, at present, 29 officers who qualify and the department currently has sufficient spare
cars to implement the program. The expected benefits of the program, including an increase
in officer retention and morale, were reviewed along with preliminary cost factors. Copies of
the department’s existing shared/assigned car guidelines were provided and there was
discussion on guidelines for transporting family members in take-home vehicles.
**OUTCOME:** A proposed take-home vehicle policy for the Police Department will be
finalized and presented for consideration by Council in the near future.

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this ___________ day of
______________, 2018.

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Debbie F. Smith, City Clerk