CITY COUNCIL MEETING  
CITY HALL COUNCIL CHAMBERS  
229 MAIN STREET  
CONWAY, SOUTH CAROLINA  
MONDAY, MARCH 5, 2018 – 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  
ABSENT: Council Member Ashley Smith (school event) and Council Member Jean Timbes (family sickness)

STAFF: Adam Emrick, City Administrator; Vicky Lefler, Deputy City Administrator; Tammy Carter, Police Captain; Kevin Chestnut, Public Works Director; Robert Cooper, Building Official; James Friday, Public Utilities Director; Le Hendrick, Fire Chief; Mary Catherine Hyman, Planning Director; Reggie Jenrette, Solid Waste Director; 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: Grace Gifford, Devin Parks, Caroline Calvert, Roy E. Lustig III, Hillary Howard, Danny Singleton, George and Susan Terlizzi, Kathy Ropp and others

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

Mayor Blain-Bellamy introduced Taylor Newell as the City’s new Public Information Officer.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order.

INVOCATION/PLEDGE OF ALLEGIANCE: Mayor Blain-Bellamy recognized Rev. Wallace Evans of A Father’s Place 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 Hubbard, to approve the agenda as presented. Vote: Unanimous. Motion carried.

APPROVAL OF CONSENT AGENDA:

A. Final reading of Ordinance #ZA2018-03-05 (A) An ordinance to annex approximately 0.37 acres of property located at 20 Clemson Road (TMS #151-19-02-039 | PIN 38310030009) and to rezone the property to Low Density Residential (R-1) upon annexation

B. City Council meeting minutes – February 19, 2018

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

PUBLIC INPUT:

Grace Gifford reported House Bill 3529 has moved to the Senate and opens for comment on Wednesday. She asked Council to support continued local regulation of plastic bags.
James Singleton asked to speak on the annexation and rezoning request for the property on Edwards Lane. Mr. Singleton was asked to hold his comments until the public hearing on this topic later in the meeting.

SPECIAL PRESENTATIONS:

A. Myrtle Beach Regional Economic Development Corporation. Josh Kay, President/CEO, presented an overview of the Myrtle Beach Regional Economic Development Corporation Annual Report. Printed copies of the report were presented to Council.

B. Coast RTA. Brian Piascik, Coast RTA General Manager/CEO, presented the Annual Report for Coast RTA for 2017. He reported that Horry County has awarded a percentage of all road use fees to Coast RTA in its FY2018-19 budget proposal which will increase the Coast RTA budget by approximately 20%. Piascik asked for financial assistance from the City for Coast RTA in the same amount as FY2017-18 ($6,500) but encouraged Council to increase its support to $15,000.

C. Employee Longevity Bonus Award was presented to William Mayfield, Solid Waste Department, 15 years. The presentation was made by the City Administrator, accompanied by Council Member White.

PUBLIC HEARING AND ORDINANCES FOR FIRST READING:

A. Public hearing and first reading of Ordinance #ZA2018-03-19 (A) An Ordinance to annex approximately 26.79 acres of property along Depot Road (TMS #137-00-01-013 / PIN 36700000003 and PIN 36703040001) and rezone the property from Horry County Commercial Forest Agriculture (CFA) to Conservation Preservation (CP) upon annexation. Hyman advised Council that these two parcels are owned by the City of Conway and the City Administrator has requested that they be rezoned. The properties adjoin the parcel referenced in Item B below. The City of Conway Comprehensive Plan identifies this parcel as Conservation Preservation on the Future Land Use Map. The Planning Commission has recommended approval of the request. Staff recommended first reading approval. **Public Hearing:** There was no input from the public. **Motion:** Goldfinch made a motion, seconded by White, to close public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Anderson made a motion, seconded by White, to approve first reading of Ordinance #ZA2018-03-19 (A). **Vote:** Unanimous. Motion carried.

B. Public hearing and first reading of Ordinance #ZA2018-03-19 (B) An Ordinance to rezone approximately 155.43 acres of property located at 1050 Depot Road (TMS #137-00-01-015 / PIN 36700000001) from Forest Agriculture (FA) to Conservation Preservation (CP). Hyman advised Council that the City Administrator had submitted this rezoning request. The subject property was recently deeded to the City by The Nature Conservancy. There is a conservation easement on this property. The City of Conway Comprehensive Plan identifies this parcel as Conservation Preservation on the Future Land Use Map. The Planning Commission has recommended approval of the request. Staff recommended first reading approval. **Public Hearing:** There was no input from the public. **Motion:** Goldfinch made a motion, seconded by Anderson, to close public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Goldfinch made a motion, seconded by Hubbard, to approve first reading of Ordinance #ZA2018-03-19 (B). **Vote:** Unanimous. Motion carried.

C. Public hearing and first reading of Ordinance #ZA2018-03-19 (C) An Ordinance to annex approximately 0.52 acres of property located on Allied Drive (TMS #151-00-03-054 / PIN 383070100069) and to rezone the property from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC) upon annexation. Hyman advised Council that
Samuel E. Gay, on behalf of Horry County, submitted this request. The parcel is being purchased from the County to provide access to the future location of a commercial bowling center. The City of Conway 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:** Goldfinch made a motion, seconded by Anderson, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Anderson made a motion, seconded by Goldfinch, to approve first reading of Ordinance #ZA2018-03-19 (C). **Vote:** Unanimous. Motion carried.

D. Public hearing and first reading of Ordinance #ZA2018-03-109 (D) An Ordinance to annex approximately .25 acres of property on Camelot Street (TMS #122-00-04-063 / PIN 33807040014) and to rezone the property from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC) upon annexation. Hyman advised Council that this city-owned property is the location of a city water tower. The City Administrator submitted the annexation and rezoning requests. The Comprehensive Plan identifies this parcel as Medium Density Residential on the 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:** Hubbard made a motion, seconded by White, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Anderson made a motion, seconded by White, to approve first reading of Ordinance #ZA2018-03-19 (D). **Vote:** Unanimous. Motion carried.

E. Public hearing and first reading of Ordinance #ZA2018-03-19 (E) An Ordinance to annex approximately 2.64 acres on one parcel located on Edwards Lane (TMS #150-00-06-028 / PIN 38205010005) and to rezone the property from Horry County Single-Family Residential (SF20) to City of Conway Institutional (IN) upon annexation. Castles Engineering, on behalf of Donald E. Edwards and Judy E. Kospa, submitted this request for the purpose of combining this parcel with surrounding parcels to facilitate the construction of student housing. The Comprehensive Plan identifies this parcel as Low Density Residential on the Future Land Use Map. The Planning Commission recommended approval of this request. Staff recommended first reading approval. **Public Hearing:** Caroline Calvert spoke in opposition of this request citing an increase in traffic, loud music and the number of existing student housing complexes. She also expressed concern regarding the pond being filled in by the developer. Roy Lustig III spoke in opposition of this request expressing concerns of the pond being filled in and increased traffic. James Singleton spoke in opposition of the request and noted that development in that area is resulting in it being slowly filled in which negatively impacts drainage. **Motion:** White made a motion, seconded by Goldfinch, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Anderson made a motion, seconded by White, to approve first reading of Ordinance #ZA2018-03-19 (E). **Vote:** Unanimous. Motion carried.

F. Public hearing and first reading of Ordinance #ZA2018-03-19 (F) An Ordinance to annex approximately 3.14 acres of property located on Highway 501 (TMS #151-00-01-004 / PIN 383014010005) and to rezone the property from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC) upon annexation. Beverly Investments submitted this request to facilitate the development of a commercial strip center. 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:** Goldfinch made a motion, seconded by Hubbard, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Anderson made a motion, seconded by White, to approve first reading of Ordinance #ZA2018-03-19 (F). **Vote:** Unanimous. Motion carried.
ORDINANCE FOR FIRST READING: Ordinance #2018-03-19 (G) Amending Title 2, Chapter 2, Article C, Section 2-2-27 (e) of the City’s Code of Ordinances relative to open burning. This Ordinance would give the City Administrator or his designee(s) the authority, under certain circumstances to prohibit open burning within the City limits. Staff recommended first reading approval. **Motion:** Anderson made a motion, seconded by Goldfinch, to approve first reading of Ordinance #2018-03-19 (G). **Vote:** Unanimous. Motion carried.

RESOLUTION: Authorizing the acceptance of a letter of credit from Kingston Builders QH, Inc., guaranteeing the installation of sidewalks in Carsen’s Ferry Subdivision Phase III. Carsen’s Ferry Phase III includes 12 lots on 1.4 acres. The developer intends to complete all required infrastructure, prior to construction of homes, except sidewalks. Kingston Builders QH, Inc., the developer, has requested to provide a letter of credit guaranteeing the installation of sidewalks in Carsen’s Ferry Subdivision Phase III. City regulations require a financial guarantee equal to 125% of the cost of construction. Hyman reported that the estimate to complete the concrete sidewalks with ADA detectable warning mats is $4,905.00; 125% of this value is $1,226.25. Staff recommended that Council adopt the resolution accepting the letter of credit in the amount of $6,131.25 from Kingston Builders QH, Inc., to financially guarantee the installation of sidewalks in Carsen’s Ferry Subdivision Phase III. **Motion:** Goldfinch made a motion, seconded by Anderson, to adopt the resolution as recommended by staff. **Vote:** Unanimous. Motion carried.

**ITEMS FOR CONSIDERATION:**

A. **Request for waiver of sidewalk requirements at the new R&R Office located at 2600 Highway 378 (PIN 337-10-03-0011).** Hyman reported that staff has received a request to accept payment in lieu of installing the required sidewalk at the new R&R Office. The request is based on there being no foreseeable connectivity at that location. If approved, the property owner and/or developer will pay $4,432.50 which is equal to the construction cost of the required sidewalk, including any required infrastructure improvements needed for the sidewalk. The Technical Review Committee recommended approval of the request. **Motion:** Anderson made a motion, seconded by Goldfinch, to approve the waiver of sidewalk requirements at the new R&R Office. **Vote:** Unanimous. Motion carried.

B. **Fifth & Main refundable facility fee.** Hillary Howard, Executive Director of Conway Downtown Alive presented a proposal to Council at the February 19th meeting for changes in rental guidelines for 5th & Main. Howard recommended the implementation of a $200 refundable facility deposit for all rentals. This deposit may be withheld for late departure, damage to the facility or leaving the building in an unclean condition. Tenants not vacating the facility within 15 minutes of their scheduled time will waive their right to a refund of this deposit. Howard also requested that Council discontinue the requirements for security at alcohol-related events. **Motion:** Goldfinch made a motion, seconded by Hubbard, to approve the changes to the 5th & Main Guidelines as presented. **Vote:** Unanimous. Motion carried.

C. **Proposed plans for the installation of string lights in the Garden Walk (walkway between Scarborough Alley and Third Avenue).** The City Arborist recently completed the string light project in Norman’s Alley, and the next string light installation is proposed for the alley connecting Scarborough Alley and Third Avenue. The total expected expense of this project will not exceed $10,000.00. Emrick advised Council that the cost of this project can be taken from funds budgeted for infrastructure improvements to support riverfront and downtown development. **Motion:** Goldfinch made a motion, seconded by Anderson, to approve the Garden Walk light project as presented. **Vote:** Unanimous. Motion carried.
CITY ADMINISTRATOR’S REPORT:

- Announced the Budget Retreat will be held in Pinopolis March 8 – 10, 2018.
- Shared preliminary information on “Opportunity Zones” donations by which taxpayers could avoid paying capital gains tax. He noted that more information will be provided at a later date.

COUNCIL INPUT:

Anderson

- Announced that the STEM program is now being offered at Conway High School.
- Commended Captain Carter for the Police Department’s response to a recent threat of violence at Conway High School.
- Conveyed compliments received on the Norman Alley string lights.
- Welcomed Taylor Newell, who was recently employed as Public Information Officer for the City.

Blain-Bellamy requested that staff find a way to relocate the pole which sets in the center of the sidewalk behind Popeye’s.

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

APPROVAL OF MINUTES: Minutes approved by City Council this ______ 19th ______ day of ______, 2018.

Debbie F. Smith, City Clerk