

May 2, 2022

CITY OF CONWAY
CITY COUNCIL MEETING
CONWAY CITY HALL
229 MAIN STREET, CONWAY
MONDAY, MAY 2, 2022 - 4:00 P.M.

PRESENT: Mayor Barbara Blain-Bellamy, Alex Hyman, Mayor Pro Tem
Council Members: Amanda Butler, William Goldfinch, Beth Helms, Justin Jordan, Larry White

STAFF: Adam Emrick, City Administrator; John Rogers, Deputy Administrator; Mary Catherine Hyman, Deputy Administrator; Jeff Leveille, Technology Services Director; June Wood, Public Information Officer; Le Hendrick, Fire Chief; Allison Hardin, Planning & Development Director; Dale Long, Police Chief ; Wayne Calhoun, Police; Chris Williamson, Police; Lynn Smith, Human Resource Director; Timmy Williams, Grounds & Maintenance Director; James Friday, Public Utilities Director; Reggie Jenerette, Solid Waste Director; Brandon Harrelson, Public Works Director; Robert Cooper, Building Official; David Crotts, Assistant Finance Director; Ashley Smith, Director Parks and Recreation; Jessica Hucks, Planner; Alex Cook, Building Plan Reviewer; and Alicia Shelley, City Clerk

OTHERS: Hillary Howard of Conway Downtown Alive, Devin Parks of Conway Chamber of Commerce, Gary Lee, CJ Crampton and approximately 10 others in attendance.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Rev. Andrew Cooke, First United Methodist Pentecostal Church gave the invocation and led 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: Hyman made a motion, seconded by Goldfinch, to approve the May 2, 2022 meeting agenda with the removal of items VII.C and VII.D, per the applicant's withdrawal letters. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

- A. Approval of Memorandum of Understanding with North Myrtle Beach Police Department and Myrtle Beach Police Department**
- B. Special Event – Rivertown Reindeer Run – December 3, 2022**
- C. Resolution Accepting Dedication of Roadways and Drainage System in Coastal Point West Subdivision, Phase 2 (St. Albans Loop, Boswell Court).**
- D. Resolution to Accept Carsen's Ferry Phase 5 Letter of Credit**
- E. Approval of April 18, 2022 City Council Minutes**

APPROVAL OF CONSENT AGENDA: Motion: White made a motion, seconded by Blain-Bellamy to approve the May 2, 2022 consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

CJ Crampton encouraged Council to move forward with the repairs to the Smith Jones Pool. He also had concerns stating that the City treats the poor areas like poor areas and would like to see the sidewalks and run-down businesses improved.

There was no further public input. **Motion:** Blain-Bellamy made a motion, seconded by Goldfinch, to close public input. **Vote:** Unanimous. Motion carried.

SPECIAL PRESENTATION:

- A. Presentation of Longevity Awards – April 2022 – 15 years: Dexter King, Solid Waste Department** – Emrick and Helms presented Dexter King of the Solid Waste Department a longevity award.
- B. Proclamation Announcing Building Safety Month – May 2022** - Blain-Bellamy presented Robert Cooper and Alex Cook of the Building Department a Proclamation announcing that May 2022 is Building Safety Month.

PUBLIC HEARING AND FIRST READING

- A. Public Hearing and First Reading of Ordinance #2022-05-16(A) Establishing a Keep Conway Beautiful Committee and a Keep Conway Beautiful Fund.** Williams informed Council that this an Ordinance to establish a Keep Conway Beautiful Committee and a Keep Conway Beautiful fund. Williams then stated that Keep Conway Beautiful is a city-sponsored organization composed of 7 non-council members who are appointed by Council, serving staggered 3-year terms.

Carmella Crampton spoke in favor of and in hopes that this committee would be the one to get the Smith Jones pool up and running. Emrick stated that the Smith Jones pool, along with additional amenities is being partially federally funded and that DHEC just gave the notice to proceed on the pool about an hour before the meeting. Emrick then said that the project would be advertised for bid and a contractor would then be selected.

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

Motion: Hyman made a motion, seconded by Jordan to approve first reading to establish a Keep Conway Beautiful Committee and Fund. **Vote:** Unanimous. Motion carried.

- B. Public Hearing and First Reading of Ordinance #ZA2022-05-16(B) to rezone approximately 2.22 acres of property located at 1601 Third Ave (PIN 368-03-03-0017, 368-06-02-0001 & 368-04-04-0053) from High-Density Residential District (R-3) to City of Conway Highway Commercial (HC).** Hardin informed Council that in October 2020, Conway Air Conditioning, located at the corner of Smith St and Third St, considered expanding their offices to property at 1601 Third Ave, which sits across the street from Conway AC and is owned by Oak Rentals LLC. At the time, the property held

a single-family residential structure that staff thought might be re-usable as offices. Conway AC applied for a permit to re-roof the residential structure at 1601 Third Ave and expand their business. On closer inspection, however, the structure was found to be unfit for inhabitation; the following July, the company applied for a permit to demo the house. The demo was completed in 2021. In the process, staff identified that the land owned by Oak Rentals LLC at 1601 Third Ave was not properly zoned for a business. The property was instead zoned for High Density Residential use (R3). In March 2022, the family applied for a rezoning for the property at 1601 Third Ave, plus two others they own along Third Ave and Second Ave that may be used for future business expansion. The Future Land Use map in the *Comprehensive Plan* has split the property into two uses – High Density Residential for the northern/higher ground along Third Ave, and Conservation Preservation for the rear/southern portion of the property. The rear of 368-06-02-0001, in particular, is covered with wetlands that connect to the Santee Cooper property that fronts on Ash Pond Rd and Marina Dr.

Hardin stated that the Planning Commission recommended approval of the proposed rezoning. The property includes a section of wetland that is not part of any future development options, although the applicant does not have sketches made yet. The property includes a platted right-of-way for Second Ave that is not connected to Third Ave due to a very large ditch. The applicant indicated there are no plans to construct an access point from Second Ave to Third Ave at this time. The Planning Commission expressed concern about potential commercial traffic on Second Avenue; the applicant replied that they intend for all operations to be accessed from Third Ave, leaving Second Ave as a residential street.

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

White asked how would this effect the residents in this area and the Smalls. Hardin said there would not be a connection onto Second Avenue, only on Third Avenue. The only noise that the neighbors would be is when construction is taking place.

Butler had concerns about flooding on the larger tract. Hardin said that the applicant has not submitted plans yet but that they will have to follow stormwater guidelines.

Blain-Bellamy asked about customers backing into the street. Hardin said that parking would be maintained on site.

Motion: Goldfinch made a motion, seconded by Helms to approve first reading of this rezoning from R3 to HC. **Vote:** Unanimous. Motion carried.

FIRST READING

First Reading of Ordinance #2022-05-16(E) granting a non-exclusive franchise agreement to Catherine Sutz, d.b.a. Dragonfly Paddleboard Adventures, for paddleboard excursion and instruction services that will embark and disembark from docks located in the Waccamaw Riverfront District (WRD). Hardin informed Council that Catherine (Cate) Sutz has secured a business license to provide paddleboard excursions and instruction to the residents

and visitors of Conway. In order to onboard her clients, she has requested to use the public docks located in the Waccamaw Riverfront District (WRD) of Conway, including but not limited to those in the Marina and along the Riverwalk. In order to utilize public property such as parking, sidewalks and public docks for private enterprise, a vendor must enter into a Franchise Agreement with the City. A franchise is the extension of a privilege to use the streets, parking and other City owned amenities for which the franchisee does not have a legal right to do without permission of the governing body. The franchise agreement allows the franchisee to use City property in the requested manner which exceeds or differs from the customary uses. The franchise agreement is a contract between the City and the franchisee which governs the use of the City property. A franchise agreement does not give exclusive use to the franchisee. This is the second franchise agreement heard by Council for the Waccamaw Riverfront District; the last one was for boat excursions in 2021 and was approved.

Hardin stated that for a Franchise Agreement to be valid, it must receive two readings of City Council as an Ordinance. Prior to the first reading, the applicant must have placed a legal line advertisement, noting the meeting, in a newspaper of general circulation, three different days, with the third ad running no later than seven calendar days before the first reading, which Hardin said that the applicant achieved this by placing ads in The Sun News.

Goldfinch stated that Matt at Waccamaw Outfitters gave his full support and said that they had been working together for years.

Motion: Goldfinch made a motion, seconded by Helms to approve first reading of this franchise agreement. **Vote:** Unanimous. Motion carried.

White asked about life vests for those that are not able to swim. Sutz stated that they are required and she follows all water safety guidelines.

CONSIDERATION

Consideration of Approval of a Name for a New Subdivision on Boundary Street – “Kingston Creek” – Hardin informed Council that the proposed 10 single family lot development located on Boundary Street is currently being reviewed by the Technical Review Committee and the applicant is requesting to name the development “Kingston Creek.” Section 10.3.18 of the Unified Development Ordinance states that all subdivision names must be reviewed and adopted by Conway City Council.

Motion: Blain-Bellamy made a motion, seconded by Helms to approve the name of the development “Kingston Creek.” **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR’S REPORT:

Emrick informed Council of the following:

- The new Gateway sign in front of Conway High School is constructed and the paint will go up soon.
- The City is down a number of mowers at the worst possible time. All are in various states of repair and all we are waiting on parts. If you see grass getting high, bear with staff, it's

going to take us a lot longer to get mowing completed and some areas are going to be tough to mow.

- On a good note, Walmart has donated several pallets of mulch and flower bulbs to the City. Thank you, Walmart for this generous investment in our City.
- Last night, for the third time in two weeks, The City had people stealing our flowers from planters and beds. This may sound trivial, but it takes hours to plant these pots and staff waters and cultivates them for months to get them to look as good as they do. Stealing them costs the city hundreds of dollars per pot, which means it costs the tax payers hundreds of dollars per pot. Staff take this very seriously and when the thieves are caught, they will be prosecuted fully. And take note, we have a lot of security cameras up in our public spaces.
- Politicians, non-city ones, this year. We applaud you for volunteering for public service and sticking your neck out to run for office. However, signs cannot go anywhere you'd like them to go. Many of you woke up Sunday morning to 100's of signs placed in the public rights of way, on City property, on private property without permission and pretty much littering all of our roadways. In a one and half hour period this morning our staff removed 150 political signs that were illegally placed. Please take note, each sign illegally placed is a violation of the zoning code. Each violation is punishable by up to an \$1,100 fine. You can have your illegally placed signs back, but we have something for you when you come to get them.
- Brandon Harrelson met with SCDOT today about continuing sidewalks across Crabtree Canal on Main Street. SCDOT is repairing and replacing sidewalks and curbing on Main in anticipation of some resurfacing work. We're hoping we can piggyback on this other project to extend the sidewalks a little further than expected.
- There is a nighttime lane closure planned on the Main Street Bridge for May 17 from 10 p.m. until 5 a.m. for an inspection.
- Some updates from our Keep Conway Beautiful Committee
 - A crew from CCU picked up 8 bags of litter in Waccamaw River Park on April 23.
 - The FFA group from Conway High School held a cleanup on April 19.
 - On the 4th Thursday of each month, Keep Conway Beautiful will hold local cleanups throughout the City, working with volunteers from Santee Cooper.
 - Cleanup Litter Kits are available from the Conway Library. You can check these out to help tackle litter in your neighborhood. Buckets contain safety gear, gloves, trash bags, and grabbers.
 - Students from Conway High School working with Conway Downtown Alive held a cleanup event on April 30.
 - The Great American Cleanup will be on May 14 at 8 a.m. and meet and begin from the Billy Gardner Sports Complex.
 - There is a litter cleanup event schedule on May 26 for Collins Park at 10:30 a.m.
- CCU's Graduation Ceremonies are later this week, on the 6 and 7 of May.
- Conway Downtown Alive's, Groovin' on the Green starts this Friday on the Town Green and continues on the 13 and 20. This Friday, hear Special Blend starting at 7:30 p.m.
- The Chamber of Commerce's Reverse Raffle is this Saturday at the Shrine Club starting at 6 p.m.

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- The RFQ for Public Art is due this Thursday, May 5. We are hopeful many talented and creative artists will be interested in partnering with the City of Conway to improve our public art offerings.
- The Underground utility conversion project on Fourth Avenue has completed all of the side street work except for Powell Street. The contractor is making great progress and hopes to complete all of the boring work mid-summer. The estimated full completion time is in Spring of 2023, that would include resurfacing and all lines underground from Kingston Lake (Phase One) to Highway 378.

COUNCIL INPUT:

Helms said that she was glad that Cat Sutz would be doing the paddleboard business and that Larry could come paddleboard with her and she would get him a life vest. Helms then stated that she attended the Planning Commission meeting last Tuesday, she appreciated the communities support and said that she is here to do what she can for that community.

Hyman thanked Wanda Lilly for coming out and looking at a damaged tree. Hyman thanked Brandon Harrelson and the subcontractor for their help on Pine Street regarding the Stormwater issue.

White thanked Mr. Crampton for bringing up the Smith Jones Pool and also thanked staff for getting it done. White stated that it was approved to revitalize the tennis courts as well. White said that we had already touched on the political signs. White then asked staff why Health Care Partners and Dollar General withdrew. Emrick said that he did not know. White recommended that staff look at the corner of Grainger and Leonard as he said that the road is narrow and hard to turn right without going on curb or into the other lane. He then asked about creating a committee for activities throughout the City of Conway and not just downtown. He inquired about putting a gateway sign on the property on Highway 378. Emrick said yes.

Goldfinch showed a picture of an aerial shot of Downtown Conway from the 1960's and said that in the last few weeks we have been going on about an emotional topic regarding some redevelopment. He stated that when you look at the picture you see lots of run-down properties, and that our predecessors had a longer-term vision and drafted ordinances that dictated that you have design guidelines in place. He said that he thinks their vision was that a generation or two from then would make Conway better now. Goldfinch said that we can look at this picture versus what it looks like today and realize that was true. He then said that we all did not agree on the path for this instance, but that we can all agree that working with people is what we need to do and he thinks that their decision to do that gives us time to take it slow and do it right.

Jordan said that he was out at the Recreation Center for the 2nd Jamboree and stated that it was a great turnout with 600 kids and that was his first kick ever at a soccer ball. He stated that the Smith Jones pool has been a long journey but was thankful that it was finally approved to proceed. He then said that more CCU athletes were drafted over the weekend.

Butler congratulated the Conway High School Baseball and Softball teams as they are in the playoffs and hosted the first game on Wednesday. Butler thanked Mr. Crampton for his public

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input. She stated that we need to be mindful of all citizens, and decisions should be what is in the best interest of all.

Blain-Bellamy said that she attended the SC Mayor's Conference this past weekend, not well attended but enough to get a good opportunity to compare us with other cities. It was an opportunity to compare our challenges and triumphs and she said she was really glad where she is. She asked Council and staff to work with her on getting internships as we continue to inspire to be a college town. She said that she learned at the conference that the City of Camden was also founded in 1732 and that we both are coming up for our 300th Anniversary. She told everyone to brace themselves for a great celebration.

WORKSHOP

Discussion to amend Article 6 – Design Standards, Article 7 – Streets and Circulation, Article 9 – Landscaping and Buffer Requirements, and Article 10 – Subdivision and Land Development, regarding development and design standards for single-family and multifamily developments. Hucks gave Council a timeline of the proposed amendment regarding the design standards for residential subdivisions, which began in 2019. Items discussed during the workshop included front porches, crawlspace/elevated slabs, roads, parking, garage location, façade material, sidewalks, overhang/eave, block diversity, density requirements, street tree requirements, roundabouts, pathways, connectivity, vehicle storage, license plate readers, HOA requirements and cluster mailbox standards.

After much discussion, Council stated that they liked staff's recommendations and advised them to bring back the easier items, a couple at a time, for review and approval.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 16 day of May 2022.



Alicia Shelley, City Clerk