

**Horry County Community & Student Housing Committee
Monday, December 1, 2008**

The Horry County Community & Student Housing Committee met on Monday, December 1, 2008 at 7:00 PM in the Multi-purpose Room of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following committee members were present: Ed Buffum, Peggy Graham, Janice Simmons, Rick Johnson, Haven Hart, Dennis Simbeck, Emily Hill, and Lorna Ausband (sitting in for Becca Barry). Staff present included: John Danford, Adam Emrick, Roy Taylor, and Nancy Tindall. County Council Member Carl Schwartzkopf and Zoning Board of Appeals Member Bo Ives were also present.

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

Committee Chairman Ed Buffum called the meeting to order at 7:10 PM and welcomed everyone. He recognized Council Member Schwartzkopf and Jeff Conley. Mr. Buffum also explained the Public Input would be moved to the end of the agenda.

Approval of the Minutes of October 30, 2008 – With no corrections, the minutes were approved as distributed.

Staff Briefing Memo--List of Five update – John Danford gave an overview. Mr. Buffum read the topics for the audience so they would know what would be discussed during the meeting.

Committee Business

Mr. Buffum gave a report from the Law Enforcement workshop meeting of December 1 at 10:00 AM. He mentioned the position that was being proposed by CCU.

Haven Hart discussed the proposed actions by Coastal Carolina University to address off-campus housing issues. She gave a few statistics regarding the number of incidents and number of students. She also discussed sanctions and nuisance house. She suggested dealing with each student case on an individual basis. She also addressed some of the other items the university will be initiating and continuing.

Review of Planning Commission Briefing Memorandum – Mr. Buffum wanted to review each of the strategies prepared by staff and Committee.

1. **The creation of a Community Council** – Mr. Buffum reviewed this item and asked for input from the committee. Mr. Simbeck reported the standardized lease was close to completion. There was discussion regarding a master list of landlords—it was approximately 60% complete. Chris Dusterhoff (Quail Creek HOA) said she had given a list to Glenn Hardee—this was the list that John Danford was missing. Rick Johnson said he had a list he would provide to staff. Peggy Graham and Dennis Simbeck thought this would be a good idea. Emily Hill questioned whether this Council would deal with every rental home or just homes rented to students. There was some discussion of who would serve on this Council and which communities would they serve. Janice Simmons asked about a definition—student or uncooperative neighbor. It was suggested that the County could be split into 4 quadrants and allow a representative from each quadrant. Emily Hill questioned how a complaint would be addressed if it did not pertain to a student. Peggy Graham and Dennis Simbeck felt the council should concentrate on the area immediately

around CCU. Haven Hart felt this council should be a solution-oriented committee making recommendations to work towards solutions to the issues. There was some discussion regarding data collection of student addresses. Mr. Simbeck stated he had not had problems with this in the past. The Community Council would be comprised of two students, two landlords, and two residents, along with the CCU, County, City, and law enforcement representatives. Rick Johnson suggested one student, one landlord, and two residents. Roy Taylor indicated this council would hear and record issues and pass it along to the enforcement agency. This Community Council will be recommended to Planning Commission and County Council.

2. **Increased involvement and enforcement from the University** – Mr. Buffum asked to table this item until Eddie Dyer could be present to address some of these issues.
3. **Increased and better enforcement from the County** – Mr. Buffum gave an overview and reported on items discussed with Law Enforcement representatives at their meeting. John Danford elaborated on these items. It was decided this was an acceptable recommendation.
4. **The Creation of an Off-campus web-based resource** - John Danford gave a brief description and explained CCU was moving towards solving this issue.
5. **New Regulation creating a system for Rental Permitting and Inspection of student rental homes** – This item was not discussed because of time limits.

Open Discussion

Mr. Buffum allowed members of the audience to comment.

Anita Moran suggested adding another resident to the committee.

Charles McLaughlin stated he was losing money on three houses every month

Mike Trotta stated his mailbox had been knocked down. He discussed solutions he had found. He had called Environmental Services about one home in Quail Creek who was violating three County ordinances. The violations could have cost the residents up to \$6,000. The students had cleaned up the home now.

Kathryn Childers stated the students party across the street all night all weekend. She stated she works with young children with behavioral issues. She felt the landlords were not being responsible. Haven Hart asked to speak with Ms. Childers after the meeting.

Ron Stone explained that some landlords hide behind the corporate name. He asked that this committee not take away their citizen's rights to take a landlord to court. Mrs. Graham explained how to look up a corporate name on the Secretary of State's website.

Richard Secrist explained that a Frat House on Lander had 14 cars parked on the street and 15 cars parked in the driveway. They have also had a problem with speeding.

Dr. Lois Graff felt the number of students and cars should be limited to the number of bedrooms of the original home. She urged the committee to find a solution.

Chris Dusterhoff mentioned she called DHEC about one home, and it could have been the same home Mike Trotta had mentioned.

Mike Trotta suggested residents take pictures with cameras or cell phones when they see what is or could be a violation.

Danny Schillac stated these were single family neighborhoods. He suggested the center of the quadrant be at the school. He stated in some situations, when the police arrived, the students disappeared like roaches. However, they came back later. He knew in Florida, if the police were called, someone went to jail.

Frank Paeola questioned when a home becomes a condo or apartment. Roy Taylor addressed his concerns.

Mark Sloan stated there were real problems looking for real solutions. He felt the University wanted to cooperate. He also stated there was \$1500 spent to bush hog a vacant lot in his neighborhood.

With no further business, the meeting adjourned at 9:15 PM.