

**MINUTES OF WORKSHOP
CONWAY CITY COUNCIL
CITY HALL CONFERENCE ROOM
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY – JANUARY 31, 2011 – 5:00 p.m.**

PRESENT: Alys C. Lawson, Mayor; Thomas J. Anderson II, Mayor Pro Tem; and the following Council Members: Vivian E. Chestnut, William Goldfinch IV, Irby L. Koon, and Jean M. Timbes

ABSENT: Council Member Larry A. White

STAFF: Bill Graham, City Administrator; Barbara Blain-Olds, Assistant City Administrator; Michael Leinwand, Planning Director; and Consultants Nick Pergakes and Paul Simo (by teleconference)

OTHERS: Kathy Ropp of the *Horry Independent*

CALL TO ORDER: Mayor Lawson called the meeting to order at 5:00 p.m.

WORKSHOP ON LAND USE ORDINANCES REWRITE:

- A. Waccamaw River Zoning District (WRD1 and WRD2). Leinwand presented the changes in recommendations for this portion of the ordinance and pointed out the addition of B. 6. which provides for flexibility in setbacks for properties adjacent to the Riverwalk. There were no comments on this section.
- B. Waccamaw River District Historic Design Review District (WRD HDRD) Design Guidelines. Leinwand noted this district is not the same as the Riverfront Zoning District and these guidelines governed the area's appearance so as to reflect the character of existing buildings/lots. The consultants divided the WRD HDRD into two sub-character areas: "River-Side of Railroad" and "Town-Side of Railroad." The consultant clarified that wood or contemporary materials with a wood appearance would be allowed for new construction in the "River-Side of the Railroad" area. For historic buildings, he strongly suggested that repairs/replacements be made only with wood.
- C. Sidewalk cafés and outdoor dining proposed ordinance. Leinwand reviewed proposed regulations for outdoor dining areas (private property) as well as proposed amendments to the current ordinance for sidewalk cafés (public property). Under this proposal, alcohol purchases/consumption would continue to be prohibited in sidewalk cafés but would be allowed, with conditions, in outdoor dining areas on private property. The consultant recommended that provisions be included in the proposal for some type of railing/gate to delineate outdoor dining areas from public property (such as an outdoor dining area adjacent to the Riverwalk). There was discussion on the need for regulations governing access of the

boardwalk by adjacent shops/structures. Leinwand clarified that the “nonpermanent” items in the regulations for sidewalk cafés were furnishings that were removable. There was discussion on the purchase/consumption of alcoholic beverages at sidewalk cafés and during special events. There were no further comments on this section. Leinwand reported this would not be presented as a separate ordinance amendment but would be a part of the total rewrite document.

D. Rezoning of current PSI zoned parcels. The consultants have proposed that PSI be replaced by Light Industrial and Heavy Industrial in the rewrite. Council reviewed staff recommendations for rezoning of the current PSI zoned parcels. There was discussion on the recommended rezoning of certain PSI parcels. There was also discussion on mixed Light and Heavy zonings on adjacent lots within an industrial park and how this might be avoided. Leinwand suggested that all HI and LI permitted uses be allowed for parcels zoned HI. Council agreed with this suggestion. Leinwand was asked to remove the parcels in the industrial center and all City-owned property from the list and provide revised material for the next workshop.

E. Proposed zoning overlay district maps.

- *Gateway Corridor*: There was discussion on the large parcels of property shown on the gateway corridor map that would be affected, especially those that extend from one road to another.
- *Village Corridor*: Leinwand stated the purpose of this overlay is to protect corridors that lead from one part of the city to another. Parcels along El Bethel, Cultra and Mill Pond Roads would be affected.
- *Main Street District*: This map was acceptable.

There was also discussion on how/if a maximum depth to the overlays should be established and how this would apply to subdivided or combined properties. Council asked for further study and recommendations from staff and the consultants for the next workshop.

F. Legal review from City attorney: *Satellite dish regulations*. The attorney will be asked to provide the wording for conditions.

The next workshop was scheduled for February 7, 2011, from 5:00 to 7:00 p.m., in the conference room. By consensus, the meeting was adjourned.

APPROVAL OF MINUTES: Minutes approved by City Council this _____ day of _____, 2011.

Vicky Lefler, City Clerk