

**MINUTES OF WORKSHOP
CONWAY CITY COUNCIL
CITY HALL CONFERENCE ROOM
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY – FEBRUARY 7, 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, and Michael Leinwand, Planning Director

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. Recommendations on current PSI zoned parcels. Council reviewed the updated maps and discussed staff's recommendations on the rezoning of these parcels.

B. Proposed Zoning Overlay District maps and regulations.

- Main Street Overlay – The regulations and boundaries were acceptable.
- Gateway Corridor Overlay – The regulations and the proposed 500' boundary were acceptable. Leinwand noted that these standards would also apply to properties beyond the 500' boundary that are visible from the right-of-way (as determined by staff and the CAB).
- Village Corridor Overlay – Staff was asked to include 16th Avenue from Main Street to Church Street in this district. The regulations and the proposed 250' boundary were acceptable. The overlay standards would also apply to properties beyond the 250' boundary that are visible from the right-of-way (as determined by staff and the CAB). Anderson noted that Crabtree Canal is not depicted on this overlay map and the route of Medlen Parkway is incorrect.

All owners of property to be included in these overlay districts and owners of property being considered for rezoning will be notified prior to a public hearing.

C. Legal review from City Attorney

- Satellite dish regulations – Proposed ordinance was acceptable.
- Nonconforming signs – Based on the attorney's opinion, Council was in favor of a seven-year amortization schedule for all freestanding signs to be brought into compliance after the date of adoption of the Unified Development Ordinance (UDO). Staff was asked to

notify owners of property with nonconforming signs prior to and following adoption of the new ordinance. Leinwand informed Council that special sign districts (with the exception of Planned Development) will be eliminated by the UDO.

- Religious institutions – Council was in agreement to continue regulating this use according to the current zoning ordinance as recommended by the City Attorney.

Council agreed that staff should schedule workshops for the public on such topics as the Gateway, Village, and Main Street Overlay Districts, sign regulations, recommended rezoning of PSI parcels, and design guidelines prior to the public hearing.

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 _____ day of _____, 2011.

Vicky Lefler, City Clerk