CITY OF CONWAY
CITY COUNCIL WORKSHOP
229 MAIN STREET
MONDAY, FEBRUARY 3, 2020– 4:00 P.M.

PRESENT: Mayor Barbara Jo Blain-Bellamy, Shane Hubbard, Mayor Pro Tem, and Council Members William Goldfinch, Alex Hyman, Jean Times, and Larry White
ABSENT: Justin Jordan (out of town)

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy Administrator/Planning & Development Director; Jessica Hucks, Planner; Taylor Newell, Public Information Officer; and Barbara Tessier, City Clerk

OTHERS: media representatives

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

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

APPROVAL OF AGENDA: Motion: White made a motion, seconded by Hyman, to approve the February 3, 2020 Workshop meeting agenda. Vote: Unanimous. Motion carried.

ITEMS FOR DISCUSSION

Discussion of possible amendment to Article 5, Section 5.1.29 – Mini Storage Units, of the City of Conway’s Unified Development Ordinance (UDO). Hucks informed Council that over the past several months, staff has received requests for two existing commercial properties to be used as “indoor” self-storage facilities. Both properties are zoned Highway Commercial with one historically used as a grocery store and the other as retail space in an existing shopping center. Mini-storage is permitted as a “conditional” use in the Highway Commercial, Light Industrial, and Heavy Industrial zoning district. The most restrictions are placed on the properties that are zoned Highway Commercial; however, it is staff’s interpretation that those conditions are relevant to outside mini-storage facilities and not indoor facilities. Due to the current language, staff is unable to approve indoor self-storage facilities except in the Light and Heavy Industrial zoning districts.

Staff researched the reasons why indoor self-storage has become so popular, and found that some of the main reasons are due to residential downzoning, unprecedented growth, displacement due to natural disasters, the ability to convert or repurpose older, vacated buildings and they are considered to be a sustainable investment.
The issue before Council is to determine if an amendment that would separate indoor storage facilities from outdoor storage facilities and require different conditions would be necessary.

Discussion followed on the pros and cons of having indoor storage facilities in a primarily retail location, and/or one adjacent to a residential area. Hucks noted that Council could set whatever conditions they thought necessary if they were to move forward with permitting indoor storage facilities in the Highway Commercial zoning district.

Staff will return at a later date with a draft amendment for Council’s review.

EXECUTIVE SESSION: Motion: Hyman made a motion, seconded by Goldfinch, to enter executive session to discuss Consideration of appointments to boards, commissions and committees [pursuant to SC Code §30-4-70(A)(1)] and negotiations incident to proposed contractual arrangements with Kingston Redevelopment, LLC to develop a downtown lot owned by the City of Conway. [Section 30-4-70 (A) (2)]. Vote: Unanimous. Motion carried.

RECONVENE FROM EXECUTIVE SESSION: Motion: Hyman made a motion, seconded by Goldfinch, to come out of executive session. Vote: Unanimous. Motion carried.

POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

A. Consideration of appointments to boards, commissions and committees [pursuant to SC Code §30-4-70(A)(1)]. Motion: Timbes made a motion, seconded by Hyman to approve the following appointments as discussed in executive session. Vote: Unanimous. Motion carried.


   Water Quality & Drainage Commission: Reappointed Angela Even to a three-year term expiring on December 31, 2022.

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

APPROVAL OF MINUTES: Minutes approved by City Council this day of February, 2020.

Barbara A. Tessier, City Clerk