

Council Members

District 1: Clint A. Elliott
District 2: Bob Anderson
District 3: Everett Carolina
District 4: Lillie Jean Johnson, *Vice Chair*
District 5: Raymond L. Newton
District 6: Stella Mercado
District 7: Louis R. Morant, *Chairman*

**County Administrator**

Angela Christian

Clerk to Council

Theresa E. Floyd

County Attorney

Jay Watson

March 12, 2024

5:30 PM

**GEORGETOWN COUNTY COUNCIL
Council Chambers, 129 Screven Street, Suite 213,
Georgetown, SC**

AGENDA

- 1. INVOCATION**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. SPECIAL REPORTS /PRESENTATIONS**
 - 4.a Nonprofit Spotlight -- New Morning**
- 5. PUBLIC COMMENTS**
- 6. CONSENT AGENDA**
 - 6.a Procurement #23-031 Architectural Services, As Needed**
 - 6.b Procurement #23-065 REBID, Fire Systems: Inspection, Monitoring and Maintenance**
 - 6.c Procurement #23-061, Roll-Off Truck for Solid Waste Collections**
 - 6.d Procurement #23-060, Boom Truck for Solid Waste Collections**
 - 6.e Procurement #23-087, Grinding of Yard Waste, Land Clearing Debris & Clean Wood**
 - 6.f Procurement #24-026, Landfill Compactor**
- 7. PUBLIC HEARINGS**
 - 7.a Ordinance No. 24-04 - An Ordinance to amend the FY23 Operating Budget of Georgetown County.**
- 8. RESOLUTIONS / PROCLAMATIONS**
 - 8.a Resolution No. 24-07 - To Declare April 2024 as "Fair Housing Month" in Georgetown County**
- 9. THIRD READING OF ORDINANCES**

- 9.a Ordinance No. 24-04 - An Ordinance to amend the FY23 Operating Budget of Georgetown County.

10. SECOND READING OF ORDINANCES

- 10.a Ordinance No. 24-05 - An Ordinance to amend the Comprehensive Plan, Future Land Use (FLU) map, regarding 8.3 acres of TMS# 04-0158-060-00-00, located along U.S. Hwy 17 in Pawleys Island, from Conservation Preservation to Medium Density Residential.
- 10.b Ordinance No. 24-06 - An Ordinance to Amend the Official Zoning Map of Georgetown County, Regarding 8.3 Acres of TMS #04-0158-060-00-00, Located Along US Hwy 17 in Pawleys, from General Commercial Along US Hwy 17 in Pawleys Island, From General Commercial (GC) and General Residential (GR) to a Flexible Design District.

11. APPROVAL OF MINUTES

- 11.a Regular Council Meeting - February 27, 2024

12. LEGAL BRIEFING / EXECUTIVE SESSION

- 12.a Briefing and discussion regarding an Economic Development Matter pursuant to S.C. Code Ann. § 30-4-70(a)(5)

13. OPEN SESSION

14. ADJOURNMENT

Item Number: 4.a
Meeting Date: 3/12/2024
Item Type: SPECIAL REPORTS /PRESENTATIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

CURRENT STATUS:

Georgetown County and the Frances P. Bunnelle Foundation are partnering to spotlight a local nonprofit at each County Council meeting. This week's featured nonprofit is New Morning. Lowndes McDonald will present.

POINTS TO CONSIDER:

New Morning helps women control their own fertility and decide the trajectory of their lives through access to birth control. It is the largest state-based birth control access program in the U.S.

FINANCIAL IMPACT:

N/A

OPTIONS:

STAFF RECOMMENDATIONS:

This item is for information only. No action required by Council

ATTORNEY REVIEW:

Item Number: 6.a
Meeting Date: 3/12/2024
Item Type: CONSENT AGENDA

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Finance

ISSUE UNDERCONSIDERATION:

Procurement #23-031 Architectural Services, As Needed

CURRENT STATUS:

Georgetown County currently has a contract with the following two vendors Tych & Walker and Walsh Krowka Associates. However, the contracts have met their five-year maximum term limitation and thus, have been rebid.

POINTS TO CONSIDER:

This solicitation was advertised in the SC Business Opportunities On-Line Publication (SCBO), posted on the County's e-procurement website, Vendor Registry, and directly emailed to all known offerors. There were four (4) responses received:

- 1) McMillan Pazdan Smith Architecture of Charleston, SC.
- 2) MRB Group of Charleston, SC.
- 3) Greenberg Farrow Architecture, Inc. of Pawleys Island, SC.
- 4) Whitney Newman Architecture LLC of Pawleys Island, SC.

The evaluation committee proceeded to hear presentations from all four vendors.

FINANCIAL IMPACT:

This contract is an Indefinite Delivery, Indefinite Quantity which will be approved by each individual Task Order as needed. All departments can exercise this contract.

OPTIONS:

1. Approve top two vendors for IDIQ contract: McMillan Pazdan Smith Architecture and MRB Group.
2. Decline staff's recommendation.

STAFF RECOMMENDATIONS:

The County Administrator approved a six-member evaluation committee for this Request for Qualification (RFQu). McMillan Pazdan Smith Architecture and MRB Group were ranked as the highest qualified vendors for the IDIQ contract based on the evaluation committee members reviews.

ATTORNEY REVIEW:

No

ATTACHMENTS:

Description	Type
▫ Recommendation from Mr. Ray Funnye Director of Public Services	Cover Memo




Georgetown County
Department of Public Services
Environmental Services Division
Innovative Leadership & Teamwork!



Memorandum

To: Nancy Silver, Purchasing Officer
From: Ray C. Funnye, Director of Public Services
Date: February 14, 2024
RE: Bid Recommendation 23-031 for as needed Architectural Services



Georgetown County is currently engaged in various building and improvement projects that require architectural services beyond the county's expertise. To address these requirements, the county issued a bid request for architectural service contracts under bid number 23-031.

After careful evaluation, the following four vendors were shortlisted by the evaluation committee: McMillan Pazdan Smith Architecture, MRB Group, Greenberg Farrow Architecture, Inc., and Whitney Newman Architects LLC.

The final evaluations submitted by the committee resulted in McMillan Pazdan Smith Architecture and MRB Group receiving the highest scores, with McMillan Pazdan Smith ranking first.

In light of this evaluation, I strongly recommend that Georgetown County secures the services of McMillan Pazdan Smith Architecture and MRB Group for any architectural needs arising from county-led projects.

Item Number: 6.b
Meeting Date: 3/12/2024
Item Type: CONSENT AGENDA

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Finance

ISSUE UNDERCONSIDERATION:

Procurement #23-065 REBID, Fire Systems: Inspection, Monitoring and Maintenance

CURRENT STATUS:

The existing agreement with vendor, Pye-Barker, has reached the five (5) year maximum term limitation and thus was rebid.

POINTS TO CONSIDER:

This solicitation was advertised in the SC Business Opportunities On-Line Publication (SCBO), posted on the County's e-procurement website, and directly emailed to all known offerors. There were four (4) responses received:

- 1) International Fire Protection, Inc. of Marion, SC;
- 2) Johnson Controls Fire Protection of Myrtle Beach, SC;
- 3) Marmic Fire & Safety dba Liberty Fire Protection of North Charleston, SC; and
- 4) Summit Fire and Security, LLC of Summerville, SC.

FINANCIAL IMPACT:

These services are currently managed by the Facility Services department with costs allocated accordingly to the various departments with an established budget of \$28,000 annually. Estimated annual costs are \$23,340 for the base bid with five (5) year expected contract costs of \$116,700.

OPTIONS:

- 1) Award a Services Agreement to Summit Fire and Security, LLC of Summerville, SC.
- 2) Decline to award.

STAFF RECOMMENDATIONS:

The Evaluation Committee approved by the County Administrator conducted evaluations of all four (4) firms.

Proposals were scored on the following evaluation factors: Qualifications & Implementation, References & Past Record of Performance, and Cost.

Summit Fire and Security was the highest ranked offeror once final evaluations were submitted. They were also the lowest base bid. Therefore, staff recommends award to the highest ranked offeror, Summit Fire and Security, LLC of Summerville, SC for the base bid.

ATTORNEY REVIEW:

No

ATTACHMENTS:


Description	Type
▢ Recommendation from Mr. Ray Funnye, Director of Public Services	Cover Memo



Georgetown County
Department of Public Services
Innovative Leadership & Teamwork!



Memorandum

To: Nancy Silver, Purchasing Officer
From: Ray C. Funnye, Director of Public Services 
Date: February 16, 2024
RE: Recommendation for: **Bid #23-065 Fire Systems: Inspection, Monitoring and Maintenance**

On November 2, 2023, Georgetown County requested bids for inspection, monitoring and maintenance of Fire systems under Bid #23-065. The county received a total for four submissions from the following companies;

- International Fire Protection Inc.
- Johnson Controls Fire Protection
- Marmic Fire & Safety
- Summit Fire and Security

All bids submitted by said firms met the minimum standard requirements.

Upon evaluation Summit Fire and Security submitted the lowest bid while still maintaining the most inclusive bid for the inspection, monitoring and maintenance of county fire systems.

Based on the aforementioned, I hereby recommend that the award of Base Bid 23-065 Fire Systems: Inspection, Monitoring and Maintenance go to Summit Fire and Security in the amount of \$23,340.

Administration

108 Screven Street • PO Drawer 421270 • Georgetown, SC 29440
Phone: 843-545-3325 • Fax: 843-545-3648 • email: rcfunnye@gtcounty.org

Item Number: 6.c
Meeting Date: 3/12/2024
Item Type: CONSENT AGENDA

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Purchasing

ISSUE UNDERCONSIDERATION:

Procurement #23-061, Roll-Off Truck for Solid Waste Collections

CURRENT STATUS:

This new roll-off truck with cable hoist is part of the previously approved FY24 Capital Equipment Replacement Plan (CERP) budget for the Environmental Services Collections division and will replace the 2014 Freightliner Roll-Off Truck VIN#1FVHG3DV4EHFK0501.

POINTS TO CONSIDER:

1) Procurement of this unit will utilize the Sourcewell Cooperative Contract #060920-PMC, of which the County is a member, and as permitted under the Purchasing Ordinance (20-032):

Sec. 2-75. Sec. Cooperative Purchasing Agreements:

The Purchasing Officer may procure items, to include but not limited to supplies, equipment or services through cooperative purchasing agreements with an external procurement activity.

2) The County has compared costs between vendors and cooperatives and finds the the quote from Peterbilt for a 548 Tandem Axle Roll Off truck for \$207,869 to be the lowest and in the best interest of the County.

3) A quote of \$219,615 was obtained from Velocity Truck Centers of Wilmington, NC under their NCSA cooperative contract #24-08-0421 for a comparable unit with estimated delivery in Q1 2025.

4) A quote of \$234,460 was obtained from National Auto Fleet Group of Watsonville, CA under their Sourcewell cooperative contract 060920-NAF for a comparable unit with estimated delivery Q4 2024.

FINANCIAL IMPACT:

This unit is fully funded in FY24 GL Account Number 502.307-50713, Solid Waste Fund. Collections-Autos & Trucks.

OPTIONS:

1) Approve a Purchase Order to The Larson Group Peterbilt of Charlotte in the amount of \$207,869.

2) Decline to approve.

STAFF RECOMMENDATIONS:

Public Services and Environmental Services staff have reviewed the specifications and

requirements that would best suit the department's needs. Competitive bids were received from various vendors. The Larson Group Peterbilt of Charlotte offered the lowest price for a 2025 Peterbilt 548 Tandem Axle Roll Off Truck. Based on the aforementioned, staff recommends proceeding with the lowest bidder at the quoted rate of \$207,869.00.

ATTORNEY REVIEW:

No

ATTACHMENTS:

Description	Type
▢ Recommendation from Mr. Ray Funnye, Director of Public Services	Cover Memo




Georgetown County
Department of Public Services
Environmental Services Division
Innovative Leadership & Teamwork!



Memorandum

To: Nancy Silver, Purchasing Officer
From: Ray C. Funnye, Director of Public Services
Date: February 21, 2024
RE: Bid Recommendation for Roll-Off Truck for Environmental Services Division



The Georgetown County Environmental Services Division received budget allocations for a new Roll-Off Truck for the Environmental Services Division through the Capital Equipment Replacement Plan in fiscal year 2024.

Following recent inquiries, a competitive bid was submitted from Peterbilt for a 548 Tandem Axle Roll of truck for \$207,869.00 through Sourcewell Contract number 060920.

The proposed vehicle meets necessary specifications for optimal performance for our collections group. This unit not only aligns with operational requirements but also offers competitive pricing.

The quoted price is within the market rates and aligns well with our budget constraints. A comprehensive assessment of available options, taking into account the specific budget requirements of the Environmental Services Division, makes this proposal the most viable option.

For the aforementioned reasons, I recommend accepting the proposal for the 548 Tandem Axle Roll-Off Truck from Peterbilt, which is priced at \$207,869.00 intended for use by the Environmental Services Division.

Item Number: 6.d
Meeting Date: 3/12/2024
Item Type: CONSENT AGENDA

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Purchasing

ISSUE UNDERCONSIDERATION:

Procurement #23-060, Boom Truck for Solid Waste Collections

CURRENT STATUS:

This new boom truck is part of the previously approved FY24 Capital Equipment Replacement Plan (CERP) budget for the Environmental Services Collections division and will replace the 2018 Freightliner Boom Truck VIN#1FVMC5FE1J4JJ8476.

POINTS TO CONSIDER:

1) Procurement of this unit will utilize the Sourcewell Cooperative Contract #060920-PMC of which the County is a member, and as permitted under the Purchasing Ordinance (20-032):

Sec. 2-75. Sec. Cooperative Purchasing Agreements:

The Purchasing Officer may procure items, to include but not limited to supplies, equipment or services through cooperative purchasing agreements with an external procurement activity.

2) The County has compared costs between vendors and cooperatives and finds the the quote from The Larson Group Peterbilt of Charlotte in conjunction with Amick Equipment for a 548 Tri Axle Grapple truck for a complete unit cost of \$318,702.12 to be the lowest and in the best interest of the County.

3) A quote of \$369,153 was obtained from Global Rental Co., Inc. in conjunction with Altec Industries, Inc. under their Sourcewell cooperative contract #062320-ALT.

FINANCIAL IMPACT:

This unit is fully funded in FY24 GL Account Number 502.307-50713, Solid Waste Fund. Collections-Autos & Trucks.

OPTIONS:

1) Approve a Purchase Order to The Larson Group Peterbilt of Charlotte in the amount of \$318,702.12.

2) Decline to approve.

STAFF RECOMMENDATIONS:

Public Services and Environmental Services staff have reviewed the specifications and requirements that would best suit the department's needs. Competitive bids were received. The Larson Group Peterbilt of Charlotte offered the lowest price for a 2025 Peterbilt 548 Tri-Axle Grapple Truck. Based on the aforementioned, staff recommends proceeding with the lowest bidder at the quoted rate of \$318,702.12.

ATTORNEY REVIEW:

No

ATTACHMENTS:

	Description	Type
▯	Recommendation from Mr. Ray Funnye, Director of Public Services	Cover Memo




Georgetown County
Department of Public Services
Environmental Services Division
Innovative Leadership & Teamwork!



Memorandum

To: Nancy Silver, Purchasing Officer
From: Ray C. Funnye, Director of Public Services
Date: February 21, 2024
RE: Bid Recommendation for Tri Axle Grapple Truck for
Environmental Services Divisions



The Georgetown County Environmental Services Division received budget allocations for a new Tri Axle Grapple Truck for the Environmental Services Division through the Capital Equipment Replacement Plan in fiscal year 2024.

Following recent inquiries, a competitive bid was submitted from Peterbilt for a 548 Tri Axle Grapple Truck for \$318,702.12 through Sourcewell Contract #060920-PMC.

The proposed vehicle meets necessary specifications for optimal performance for our collections group. This unit not only aligns with operational requirements but also offers competitive pricing.

The quoted price is within the market rates and aligns well with our budget constraints. A comprehensive assessment of available options, taking into account the specific budget requirements of the Environmental Services Division, makes this proposal the most viable option.

For the aforementioned reasons, I recommend accepting the \$318,702.12 proposal presented by from Peterbilt for a 548 Tri Axle Grapple Truck for use by the Environmental Services Division

Item Number: 6.e
Meeting Date: 3/12/2024
Item Type: CONSENT AGENDA

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Purchasing

ISSUE UNDERCONSIDERATION:

Procurement #23-087, Grinding of Yard Waste, Land Clearing Debris & Clean Wood

CURRENT STATUS:

The Contractor on file for these services had stated that they could no longer perform the work financially at the contracted amount and a negotiation could not be reached. Therefore, the County has resolicited these services. Services are performed quarterly or as needed at the County's landfill.

POINTS TO CONSIDER:

This solicitation was advertised on the South Carolina Business Opportunities (SCBO) webpage, posted on the County's Vendor Registry website, and directly emailed to potential offerors. The following four (4) bids were received:

- 1) Diversified Biomass Company dba American Property Experts of Wilmington, NC at a base bid of \$22/ton with a mobilization cost of \$6,000, Alternate #1 cost of \$4.50/cy, and Alternate #2 cost of \$6/ton.
- 2) Farmer's mulch and Rock, Inc. of Dobson, NC at a base bid of \$35/ton with a mobilization cost of \$5,000, Alternate #1 cost of \$45/ton, and Alternate 2 cost of \$35/ton.
- 3) Looks Great Services of MS, Inc. of Columbia, MS at a base bid of \$24/ton with a mobilization cost of \$6,000, Alternate #1 cost as bid of \$275/cy, which was later clarified that it should have read as \$2.75/cy; and Alternate #2 cost of \$18/ton.
- 4) M.W. Collins, Inc. of Cobbtown, GA at a base bid of \$16/ton with a mobilization cost of \$8,000, Alternate #1 cost of \$3.50/cy, and no quote was provided for Alternate #2.

FINANCIAL IMPACT:

Funding for these services is allocated annually in GL Account Number 502.308-50431, Solid Waste Fund. Recycling-Other Professional Services.

OPTIONS:

- 1) Award a Services Contract to M.W. Collins, Inc. for the base bid with mobilization costs and Alternate #1.
- 2) Decline to approve staff's recommendation.

STAFF RECOMMENDATIONS:

There were four (4) bids received on the bid opening held on Wednesday, February 7, 2024. All

were found to be responsive and responsible bids. M.W. Collins, Inc. of Cobbtown, GA offered the lowest responsive and responsible bid and offered favorable references. Historical and estimated tonnage was calculated to confirm the low bidder. Therefore, Public Services and Environmental Services staff recommend award go to the lowest responsive and responsible bidder, M.W. Collins, Inc. Staff also recommend award of the Alternate #1 cost of \$3.50/cy for any off-site emergency grinding that may be needed in the future. Alternate #2 is for soil screening which has not been needed historically by the County and was not quoted by the low bidder so it will not be awarded.

ATTORNEY REVIEW:

No

ATTACHMENTS:


Description	Type
□ Recommendation from Mr. Ray Funnye, Director of Public Services	Cover Memo



Georgetown County
Department of Public Services
Environmental Services Division
Innovative Leadership & Teamwork!



Memorandum

To: Nancy Silver, Purchasing Officer
From: Ray C. Funnye, Director of Public Services 
Date: February 29, 2024
RE: Bid Recommendation 23-087 for Grinding of Yard Waste, Land Clearing Debris, and Clean Wood

On February 7th, 2024 Georgetown County received four proposals for Bid #23-087 for Grinding of Yard Waste, Land Clearing Debris, and Clean Wood from the following companies; Looks Great Services, Inc., MW Collins, Inc., American Property Experts, and Farmer's Mulch and Rock, Inc.

After a thorough assessment of all four proposals submitted, staff has determined that each proposal meets the minimum standards set forth in the solicitation. The rigorous review process revealed that all contenders demonstrated a commendable level of competency.

However, M.W. Collins, Inc. of Cobbtown, GA provided the most financially lucrative proposal for the county. They proposed a base bid of \$16/ton, mobilization cost of \$8,000, Alternate #1 cost of \$3.50/cy, and no quote was provided for Alternate #2. Furthermore, review and discussion with the bidder's references left county staff confident they could meet our yard waste grinding needs.

In view of the aforementioned reasons I recommend awarding Bid #23-087 for Grinding of Yard Waste, Land Clearing Debris, and Clean Wood to M.W. Collins, Inc. of Cobbtown, GA.

Item Number: 6.f
Meeting Date: 3/12/2024
Item Type: CONSENT AGENDA

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Procurement #24-026, Landfill Compactor

CURRENT STATUS:

One of the County's current 2017 TANA 380E compactor's suffered a catastrophic engine failure in early February. The landfill requires a new compactor to optimize compaction on the hill and effectively maximize the compaction rate and airspace at the landfill. The compactor is an indispensable component of the County landfill's daily operations.

POINTS TO CONSIDER:

1) Procurement of this unit will utilize the HGAC Buy Cooperative Contract #SM10-20 of which the County is a member, and as permitted under the Purchasing Ordinance (20-032):

Sec. 2-75. Sec. Cooperative Purchasing Agreements:

The Purchasing Officer may procure items, to include but not limited to supplies, equipment or services through cooperative purchasing agreements with an external procurement activity.

2) The County has compared costs between vendors and cooperatives and finds the the HGAC Buy Cooperative quote from Aljon of Ottumwa, IA for an Aljon ADV 500 landfill compactor at a total cost of \$1,001,471.04, inclusive of sales tax and freight, to be the lowest and in the best interest of the County.

3) A quote of \$1,071,945.61 was obtained for a CAT 826 landfill compactor from Blanchard Machinery of West Columbia, SC.

FINANCIAL IMPACT:

Funding will be made available from FY24 Lease Purchase Financing Proceeds.

OPTIONS:

1. Issue a Purchase Order to the lowest bidder, Aljon of Ottumwa, IA, at a total cost of \$1,001,471.04, inclusive of freight and sales tax.
2. Decline staff's recommendation.

STAFF RECOMMENDATIONS:

Public Services and Environmental Services staff have reviewed the specifications and requirements that would best suit the department's needs. Competitive bids were received. Aljon of Ottumwa, IA offered the lowest price for an ADV 500 landfill compactor at a cost of

\$1,001,471.04 utilizing their HGAC Buy Cooperative Contract. Based on the aforementioned, staff recommends proceeding with the lowest bidder at the total quoted rate of \$1,001,471.04, inclusive of freight and sales tax. Delivery is estimated by end of April.

ATTORNEY REVIEW:

ATTACHMENTS:


Description	Type
▫ Recommendation from Ray Funnye	Backup Material



Georgetown County
Department of Public Services
Environmental Services Division
Innovative Leadership & Teamwork!



Memorandum

To: Nancy Silver, Purchasing Officer
From: Ray C. Funnye, Director of Public Services 
Date: March 7th, 2024
RE: Georgetown County Landfill Compactor Purchase

The landfill requires a new compactor due to the catastrophic engine failure of the existing unit. The unit is necessitated to optimize compaction on the hill and effectively utilize our airspace to maximize density. The compactor is an indispensable component of our daily operations, and acquiring one is not just a want, but a critical necessity.

The county received several quotes from reputable suppliers including Aljon and Blanchard. The Aljon proposal, received through the county's HGAC Buy contract, quoted a price of \$1,001,471.04 for an ADv500 Landfill Compactor with cone wheels. The Blanchard proposal quoted a price of \$1,071,945.61 for a CAT 826 11A Landfill Compactor

Upon careful consideration and consultation with staff, I strongly recommend procuring the ADv500 Landfill Compactor with cone wheels as proposed through the HGACBuy Contract for of \$1,001,471.04. This choice offers the best combination of functionality and cost-effectiveness to meet our operational requirements.

Item Number: 7.a
Meeting Date: 3/12/2024
Item Type: PUBLIC HEARINGS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

This is a public hearing on Ordinance No. 24-04. Council will take action regarding this ordinance under a separate report.

CURRENT STATUS:

POINTS TO CONSIDER:

Ordinance No. 24-04 amends the current operating budget to appropriate funding for unforeseen costs some of which were previously approved by County Council as detailed within the body of the proposed ordinance.

FINANCIAL IMPACT:

As disclosed in the attached Ordinance.

OPTIONS:

STAFF RECOMMENDATIONS:

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
▣ Budget Ordinance Third Reading Amendments	Ordinance

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE # 24-04

**AN ORDINANCE TO AMEND THE 2023/2024 BUDGET ORDINANCE ADOPTED BY
GEORGETOWN COUNTY COUNCIL**

- Section 1: Appropriations in the General Fund are increased by \$1,597,737 for the purchase and installation of new HVAC units at the Judicial Center. Funding for this project will come from fund balance in the General Fund. This appropriation was approved at the November 14, 2023 County Council meeting.
- Section 2: Appropriations in the General Fund are increased by \$169,077 for the necessary repairs to the Historical Courthouse due to the December 2023, flooding event. Funding for this project will come from fund balance in the General Fund. This appropriation was approved at the January 23, 2024 County Council meeting.
- Section 3: Appropriations in the General Fund are increased by \$24,800, to allow for the necessary upgrades to the Energov software for the implementation of the new impact fee schedule. Funding for this project will come from fund balance in the General Fund.
- Section 4: Appropriations in the General Fund are increased by \$105,000 for the Land Use Element component of the Comprehensive Plan. This project was budgeted in fiscal year 2022/23 but not completed by year end. Funding will come from the fund balance of the General Fund.
- Section 5: Appropriations in the General Fund are increased by \$103,000, to allow for additional funding received from the State of South Carolina for mini-bottle revenue to be distributed to the Georgetown County Alcohol & Drug Abuse Commission. Funding for this appropriation will come from the State of South Carolina.
- Section 6: Appropriations in the General Fund are increased by \$74,350, to allow for the purchase of equipment for the Parks and Recreation Department. Funding for this appropriation will come from Accommodation Tax revenues.
- Section 7: Appropriations in the General Fund are increased by \$75,000, to allow for the South Carolina State mandated elected and appointed official's salary supplement. Funding for this appropriation will come from South Carolina State Salary Supplements revenue.
- Section 8: Appropriations in the General Fund are increased by \$103,800, to allow for the South Carolina State mandated elected and appointed official's salary supplement. Funding for this appropriation will come from South Carolina State Salary Supplements revenue.
- Section 9: Appropriations in the County Fire District I Fund are increased by \$90,000, for the purchase of new bunker gear. This appropriation was approved in the General Fund as part of the original budget Ordinance 22-13 for fiscal year 2023/24, however it was not appropriated in County Fire District I Fund.

- Section 10: Appropriations in the Midway Fire District II Fund are increased by a total of \$200,000 for repairs to various Fire Stations. This appropriation was approved in the General Fund as part of the original budget Ordinance 22-13 for fiscal year 2023/24, however it was not appropriated in Midway Fire District II Fund.
- Section 11: Appropriations in the Midway Fire District II Fund are increased by \$100,000, to allow for the of two new staff vehicles. Funding for this project will come from fund balance in the Midway Fire District II Fund. This purchase was approved at the December 12, 2023, County Council meeting.
- Section 12: Appropriations in the Midway Fire District II Fund are increased by \$3,470, to allow for the purchase of a torque tank and V straps. Funding for this appropriation will come from Contributions and Donations received by the Midway Fire District II Fund.
- Section 13: Appropriations in Accommodations Tax Fund are increased by \$176,790, to allow for the purchase of a compacting trailer for the Parks and Recreation department and a boat for County Fire District I. Funding for these purchases will come from fund balance in the Accommodations Tax Fund. This appropriation was approved at the December 12, 2023, County Council meeting.
- Section 14: Appropriations in the Special Economic Development Fund are increased by \$400,000, to allow for the purchase of land associated with the Zilmit Property Rail Spur located at the Andrews Industrial Park. Funding for this project will come from fund balance in the Special Economic Development Fund.
- Section 15: Appropriations in the Special Economic Development Fund are increased by \$220,000, to allow for the payoff of the Economic Development loan between the Alliance of Economic Development for Georgetown County and Santee Cooper. Funding for this project will come from fund balance in the Special Economic Development Fund.
- Section 16: Appropriations in the Law Enforcement Fund are increased by \$22,839, to allow for the purchase of body armor and body worn cameras. Funding for this appropriations will come from South Carolina State grant revenue.
- Section 17: Appropriations in the Law Enforcement Fund are increased by \$80,000, to allow for the purchase of 4 each ATV and 2 each side-by-side utility vehicles. Funding for this appropriations will come from fund balance in the Law Enforcement Fund and was approved at the February 13, 2024, County Council meeting.
- Section 18: Appropriations in the Sheriff's Federally Seized Asset Fund are increased by \$28,000 for the purchase of two K-9 dogs and the associated training. Funding for this purchase will come from fund balance and unanticipated revenues in the Sheriff's Federally Seized Asset Fund.
- Section 19: Appropriations in the Debt Service – Bond Fund are increased by \$3,500,000 to allow for the June 2024 principal and interest payment as well as closing costs associated with the February bond issue for the construction of the new Detention Center. Funding for this appropriation will come from fund balance is the Debt Service – Bond Fund.
- Section20: Appropriations in the Capital Equipment Replacement Fund are increased by \$110,000, for the purchase of equipment to outfit the two new pumper truck budgeted in fiscal year 2024. This appropriation was approved in the General Fund as part of the original budget Ordinance 22-13 for fiscal year 2023/24, however it was not appropriated in Capital Equipment Replacement Fund.

- Section 21: Appropriations in the Environmental Services Fund are increased by \$160,000 for the purchase of a replacement DF27 Dozer. Funding for this purchase will come from insurance claims reimbursement from our insurance carrier and fund balance in the Environmental Services Fund. This appropriation was approved at the November 14, 2023, County Council meeting.
- Section 22: Appropriations in the Environmental Services Fund are increased by \$200,000 for the unanticipated repairs to two Landfill compactors. Funding for this appropriation will come from fund balance in the Environmental Services Fund.
- Section 23: Appropriations in the Environmental Services Fund are increased by \$1,001,500 for the purchase of a new Landfill compactor scheduled for replacement in FY25. Funding for this appropriation will come from Lease Purchase proceeds from FY24 financing.
- Section 24: This Ordinance No. 24-04 shall be effective upon final approval and adoption by Georgetown County Council.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2024

_____(Seal)
Louis Morant, Chairman
Georgetown County Council

ATTEST:

_____(Seal)
Theresa E. Floyd, Clerk to Council

This Ordinance No. 24-04 has been reviewed by me and is hereby approved as to form and legality.

_____(Seal)
John D. Watson, III
Georgetown County Attorney

First Reading: February 13, 2024

Second Reading: February 28, 2024

Third Reading: March 13, 2024

Item Number: 8.a
Meeting Date: 3/12/2024
Item Type: RESOLUTIONS / PROCLAMATIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Resolution No. 24-07 - To Declare April 2024 as "Fair Housing Month" in Georgetown County

CURRENT STATUS:

Pending adoption

POINTS TO CONSIDER:

In April 1968 the United States passed a Fair Housing Law supporting the policy of fair housing without regard to race, color, creed, national origin, sex, familial status, or handicap. The State of South Carolina has enacted Fair Housing Law supporting the same policies, and encouraging fair housing for all citizens.

Georgetown County Council believes that all of its citizens should be afforded the opportunity to attain a safe and decent living environment. Furthermore, Georgetown County Council is committed to highlighting Fair Housing Law and supports programs that will educate and inform the public about the right to equal housing opportunities.

April is recognized nationally as "Fair Housing Month". Georgetown County Council also designates and recognizes April as "Fair Housing Month" in Georgetown County on an annual basis.

FINANCIAL IMPACT:

OPTIONS:

1. Adopt Resolution No. 24-07 designating April 2024 as "Fair Housing Month" in Georgetown County.
2. Do not adopt Resolution No. 24-07.

STAFF RECOMMENDATIONS:

Recommendation for the adoption of Resolution No. 24-07 designating April 2024 as "Fair Housing Month" in Georgetown County.

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
□ Resolution No. 24-07	Resolution Letter

RESOLUTION NO. 24-07

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

FAIR HOUSING MONTH
April 2024

Whereas, Georgetown County Council desires that all its citizens be afforded the opportunity to attain a decent, safe, and sound living environment; and

Whereas, Georgetown County Council rejects discrimination on the basis of race, religion, color, sex, national origin, disability, and/or familial status, in the sale, rental, or provision of other housing services; and

Whereas, the State of South Carolina enacted the South Carolina Fair Housing Law in 1989; and

Whereas, April is recognized nationally as Fair Housing Month; and

THEREFORE, BE IT RESOLVED, that Georgetown County Council does hereby designate April 2024 as Fair Housing Month, in Georgetown County, SC.

SO SHALL IT BE adopted this 12th day of March 2024, by Georgetown County Council, and published in the newspaper on _____.

Louis R. Morant, Chairman
Georgetown County Council

ATTEST:

Theresa E. Floyd, Clerk
Georgetown County Council

Item Number: 9.a
Meeting Date: 3/12/2024
Item Type: THIRD READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Ordinance No. 24-04 - An Ordinance to amend the FY23 Operating Budget of Georgetown County.

CURRENT STATUS:

Pending Approval

POINTS TO CONSIDER:

Ordinance No. 24-04 amends the current operating budget to appropriate funding for unforeseen costs, some of which were previously approved by County Council as detailed within the body of the proposed ordinance.

FINANCIAL IMPACT:

As disclosed in the attached Ordinance.

OPTIONS:

1. Adopt Ordinance No.24-04.
2. Do not adopt Ordinance No. 24-04.

STAFF RECOMMENDATIONS:

Approve second reading of Ordinance No. 24-04.

NOTE: This ordinance has changed since second reading, therefore a *motion to amend* will be required at third reading to include the two new sections.

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
▢ Budget Ordinance Third Reading Amendments	Ordinance

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE # 24-04

**AN ORDINANCE TO AMEND THE 2023/2024 BUDGET ORDINANCE ADOPTED BY
GEORGETOWN COUNTY COUNCIL**

- Section 1: Appropriations in the General Fund are increased by \$1,597,737 for the purchase and installation of new HVAC units at the Judicial Center. Funding for this project will come from fund balance in the General Fund. This appropriation was approved at the November 14, 2023 County Council meeting.
- Section 2: Appropriations in the General Fund are increased by \$169,077 for the necessary repairs to the Historical Courthouse due to the December 2023, flooding event. Funding for this project will come from fund balance in the General Fund. This appropriation was approved at the January 23, 2024 County Council meeting.
- Section 3: Appropriations in the General Fund are increased by \$24,800, to allow for the necessary upgrades to the Energov software for the implementation of the new impact fee schedule. Funding for this project will come from fund balance in the General Fund.
- Section 4: Appropriations in the General Fund are increased by \$105,000 for the Land Use Element component of the Comprehensive Plan. This project was budgeted in fiscal year 2022/23 but not completed by year end. Funding will come from the fund balance of the General Fund.
- Section 5: Appropriations in the General Fund are increased by \$103,000, to allow for additional funding received from the State of South Carolina for mini-bottle revenue to be distributed to the Georgetown County Alcohol & Drug Abuse Commission. Funding for this appropriation will come from the State of South Carolina.
- Section 6: Appropriations in the General Fund are increased by \$74,350, to allow for the purchase of equipment for the Parks and Recreation Department. Funding for this appropriation will come from Accommodation Tax revenues.
- Section 7: Appropriations in the General Fund are increased by \$75,000, to allow for the South Carolina State mandated elected and appointed official's salary supplement. Funding for this appropriation will come from South Carolina State Salary Supplements revenue.
- Section 8: Appropriations in the General Fund are increased by \$103,800, to allow for the South Carolina State mandated elected and appointed official's salary supplement. Funding for this appropriation will come from South Carolina State Salary Supplements revenue.
- Section 9: Appropriations in the County Fire District I Fund are increased by \$90,000, for the purchase of new bunker gear. This appropriation was approved in the General Fund as part of the original budget Ordinance 22-13 for fiscal year 2023/24, however it was not appropriated in County Fire District I Fund.

- Section 10: Appropriations in the Midway Fire District II Fund are increased by a total of \$200,000 for repairs to various Fire Stations. This appropriation was approved in the General Fund as part of the original budget Ordinance 22-13 for fiscal year 2023/24, however it was not appropriated in Midway Fire District II Fund.
- Section 11: Appropriations in the Midway Fire District II Fund are increased by \$100,000, to allow for the of two new staff vehicles. Funding for this project will come from fund balance in the Midway Fire District II Fund. This purchase was approved at the December 12, 2023, County Council meeting.
- Section 12: Appropriations in the Midway Fire District II Fund are increased by \$3,470, to allow for the purchase of a torque tank and V straps. Funding for this appropriation will come from Contributions and Donations received by the Midway Fire District II Fund.
- Section 13: Appropriations in Accommodations Tax Fund are increased by \$176,790, to allow for the purchase of a compacting trailer for the Parks and Recreation department and a boat for County Fire District I. Funding for these purchases will come from fund balance in the Accommodations Tax Fund. This appropriation was approved at the December 12, 2023, County Council meeting.
- Section 14: Appropriations in the Special Economic Development Fund are increased by \$400,000, to allow for the purchase of land associated with the Zilmit Property Rail Spur located at the Andrews Industrial Park. Funding for this project will come from fund balance in the Special Economic Development Fund.
- Section 15: Appropriations in the Special Economic Development Fund are increased by \$220,000, to allow for the payoff of the Economic Development loan between the Alliance of Economic Development for Georgetown County and Santee Cooper. Funding for this project will come from fund balance in the Special Economic Development Fund.
- Section 16: Appropriations in the Law Enforcement Fund are increased by \$22,839, to allow for the purchase of body armor and body worn cameras. Funding for this appropriations will come from South Carolina State grant revenue.
- Section 17: Appropriations in the Law Enforcement Fund are increased by \$80,000, to allow for the purchase of 4 each ATV and 2 each side-by-side utility vehicles. Funding for this appropriations will come from fund balance in the Law Enforcement Fund and was approved at the February 13, 2024, County Council meeting.
- Section 18: Appropriations in the Sheriff's Federally Seized Asset Fund are increased by \$28,000 for the purchase of two K-9 dogs and the associated training. Funding for this purchase will come from fund balance and unanticipated revenues in the Sheriff's Federally Seized Asset Fund.
- Section 19: Appropriations in the Debt Service – Bond Fund are increased by \$3,500,000 to allow for the June 2024 principal and interest payment as well as closing costs associated with the February bond issue for the construction of the new Detention Center. Funding for this appropriation will come from fund balance is the Debt Service – Bond Fund.
- Section20: Appropriations in the Capital Equipment Replacement Fund are increased by \$110,000, for the purchase of equipment to outfit the two new pumper truck budgeted in fiscal year 2024. This appropriation was approved in the General Fund as part of the original budget Ordinance 22-13 for fiscal year 2023/24, however it was not appropriated in Capital Equipment Replacement Fund.

- Section 21: Appropriations in the Environmental Services Fund are increased by \$160,000 for the purchase of a replacement DF27 Dozer. Funding for this purchase will come from insurance claims reimbursement from our insurance carrier and fund balance in the Environmental Services Fund. This appropriation was approved at the November 14, 2023, County Council meeting.
- Section 22: Appropriations in the Environmental Services Fund are increased by \$200,000 for the unanticipated repairs to two Landfill compactors. Funding for this appropriation will come from fund balance in the Environmental Services Fund.
- Section 23: Appropriations in the Environmental Services Fund are increased by \$1,001,500 for the purchase of a new Landfill compactor scheduled for replacement in FY25. Funding for this appropriation will come from Lease Purchase proceeds from FY24 financing.
- Section 24: This Ordinance No. 24-04 shall be effective upon final approval and adoption by Georgetown County Council.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2024

_____(Seal)
Louis Morant, Chairman
Georgetown County Council

ATTEST:

_____(Seal)
Theresa E. Floyd, Clerk to Council

This Ordinance No. 24-04 has been reviewed by me and is hereby approved as to form and legality.

_____(Seal)
John D. Watson, III
Georgetown County Attorney

First Reading: February 13, 2024

Second Reading: February 28, 2024

Third Reading: March 13, 2024

Item Number: 10.a

Meeting Date: 3/12/2024

Item Type: SECOND READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

CURRENT STATUS:

The entire 19.03 acre tract is currently designated as Conservation Preservation on the FLU map.

POINTS TO CONSIDER:

1. Staff cannot justify why the entire 19.03 acres is designated as CP when 8.3 acres of this tract is buildable uplands.
2. Staff researched deeds for this tract and found no evidence of deed restrictions or easements across this tract for conservation and/or preservation.
3. One single-family home is currently located in the center of the parcel, and will be demolished.
4. With a rezoning of 8.3 acres to a Flexible Design District (FDD), the FLU map will need to be amended to reflect Medium Density Residential.
5. On 2/15/24, the Planning Commission voted 5-1 in favor of recommending this 8.3 acre tract from GC and GR to a FDD. The Commission also voted 5-1 to recommend redesignating this parcel on the FLU map to Medium Density Residential.

FINANCIAL IMPACT:

N/A

OPTIONS:

1. Approve as recommend by PC.
2. Deny request.
3. Defer action.
4. Remand to PC for further information.

STAFF RECOMMENDATIONS:

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Resolution	Resolution Letter
<input type="checkbox"/> Planning Material	Planning Material

- ▣ FLU map
- ▣ Ordinance No. 24-05

Backup Material
Ordinance

RESOLUTION

WHEREAS, the Georgetown County Comprehensive Plan establishes the goals of providing appropriate area for residential, commercial, agricultural development; and

WHEREAS, Dan Park, agent for the property owner Mr. David Tanner, filed a request to rezone a portion of one (1) parcels totaling approximately 8.3 acres, TMS# 04-0158-060-00-00, from General Commercial (GC) and General Residential (GR) to Flexible Design District (FDD). The property is located on U.S. Hwy 17 in Pawleys Island, SC; and

WHEREAS, the Future Land Use (FLU) Map for this area, as contained in the Georgetown County Comprehensive Plan, currently designates this area as Conservation Preservation;

NOW, THEREFORE, BE IT RESOLVED, that the Georgetown County Planning Commission hereby recommends to the Georgetown County Council that approximately 8.3 acres of TMS# 04-0158-060-00-00 be rezoned from GC and GR to FDD; and furthermore be changed on the Official Zoning Map. Also, approximately 8.3 acres of upland be changed to Medium Density Residential on the Future Land Use (FLU) map for Georgetown County.



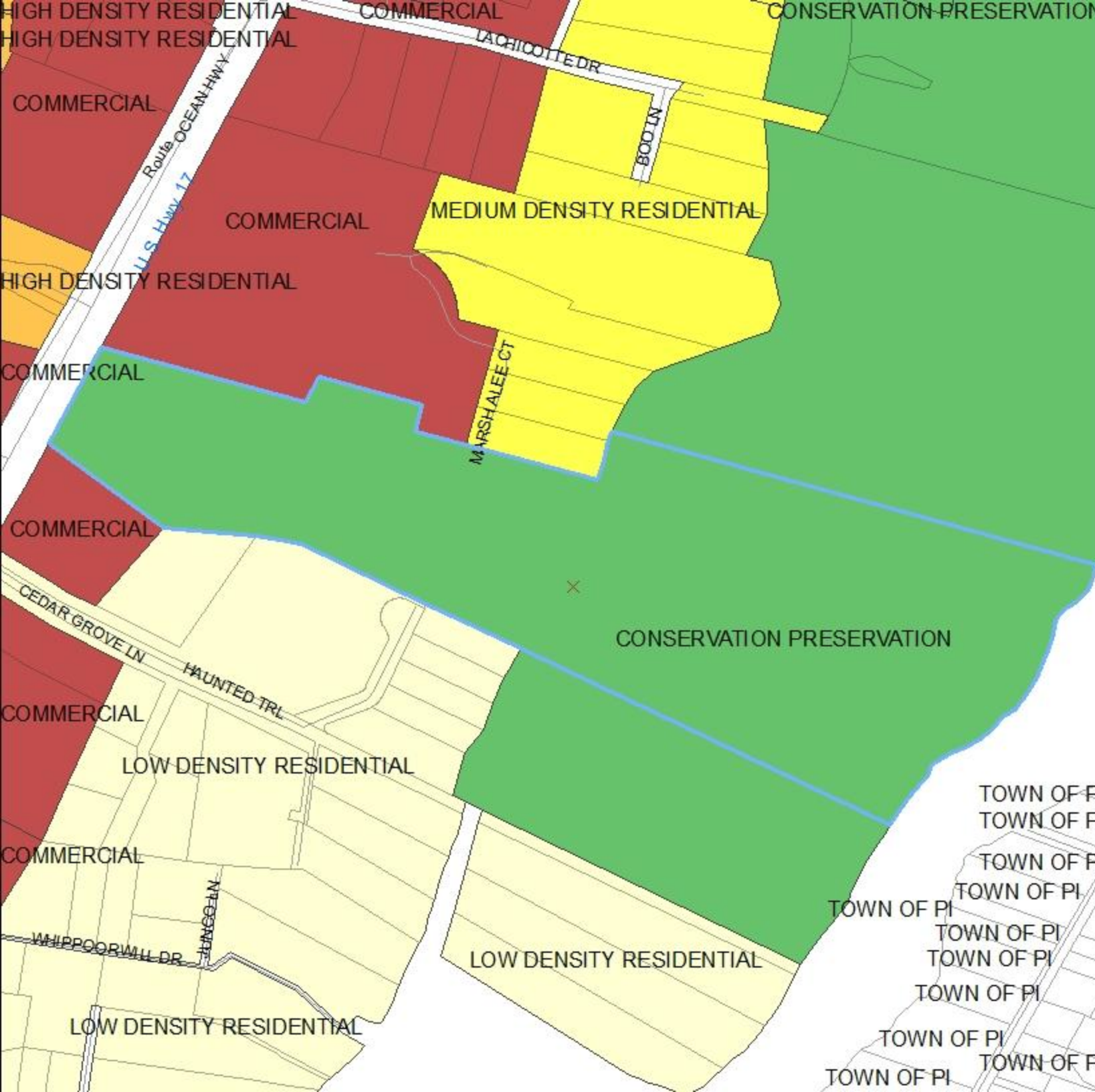
Elizabeth Krauss, Chairperson
Georgetown County Planning Commission

ATTEST:



Matthew G. Millwood
Senior Planner

Future Land Use (FLU) Map

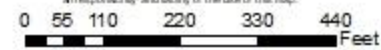


Legend

- County Parcels
- Streets
- FUTURE_LAN**
 - COMMERCIAL
 - CONSERVATION PRESERVATION
 - INDUSTRIAL
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - PUBLIC/SEMI-PUBLIC
 - TRANSITIONAL



DISCLAIMER: This map is a geographical representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability of the use of this map.



STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE NO. 24-05

AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP, REGARDING 8.3 ACRES OF TMS NUMBER 04-0158-060-00-00, LOCATED ALONG U.S. HWY 17 IN PAWLEYS ISLAND, FROM CONSERVATION PRESERVATION TO MEDIUM DENSITY RESIDENTIAL

BE IT ORDAINED BY THE COUNTY COUNCIL MEMBERS OF GEORGETOWN COUNTY, SOUTH CAROLINA, IN COUNTY COUNCIL ASSEMBLED:

To amend the Comprehensive Plan, Future Land Use Map, to reflect the redesignation of tax map parcel 04-0158-060-00-00, located along U.S. Hwy 17 in Pawleys Island, from conservation preservation to medium density residential, as reflected on the attached map.

DONE, RATIFIED AND ADOPTED THIS _____ DAY OF _____, 2024.

Louis R. Morant
Chairman, Georgetown County Council

(SEAL)

ATTEST:

Theresa Floyd
Clerk to Council

This Ordinance, No. 24-05, has been reviewed by me and is hereby approved as to form and legality.

John D. Watson
Georgetown County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

Item Number: 10.b
Meeting Date: 3/12/2024
Item Type: SECOND READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

CURRENT STATUS:

The property is currently split zoned between General Commercial (GC) [3.22 ac], General Residential (GR) [5.08 ac], and Conservation Preservation (CP) [10.73 ac] and is located in the heart of Pawleys Island area of Georgetown County, SC. The tract currently has one house on it that will be demolished.

POINTS TO CONSIDER:

- 1 The applicant filed a request to rezone approximately 8.3 acres of a 19.03 acre tract of Mr. Tanner's property from General Commercial (GC) and General Residential (GR) to a FDD to allow for a single-family subdivision of twenty-seven (27) new residential lots.
2. The property under consideration for rezoning is located at 10798 Hwy 17 in Pawleys Island.
3. The surrounding zoning includes General Commercial (GC) to the west along Hwy 17, a commercial Planned Development to the north and south, also some other single-family residential areas to the north and south (GR zoned), and an area of Pawleys salt-water marsh zoned Conservation Preservation to the east (see Zoning & Aerial Map).
4. Proposed Dimensional Standards for the Magic Oaks FDD are as follows:

<u>Setbacks:</u>	<u>Min Lot Area:</u>	<u>Min Lot Width:</u>	<u>Max Height:</u>
*Front – 20'	8,000 sq. ft.	**60'	35'
Sides – 10'			
Rear – 15'			
- *There is a mandatory 90' setback off U.S. Hwy 17 (Section 409 of the Zoning Ordinance). Also, a change in zoning to FDD will give flexibility in the positioning of the proposed homes/structures to reduce the impact on the larger trees located throughout the site, as well as provide a larger buffer from the adjoining commercial uses near Hwy 17. **Lots 15 and 16 will utilize squared off property lines for yard and setback requirements to save a 52" grand oak tree in a common/open area.
5. Lot sizes range from 8,000 sq. ft. to 15,800 sq. ft. Proposed lots along the marsh are keeping in line with the size of adjacent marsh-front parcels to the north and south.
6. Staff does not consider this as spot zoning since the applicant's rezoning request is more than two (2) acres of contiguous land and is adjacent to other single-family residential areas.
7. The FDD zoning district has the intent to provide opportunities to create more desirable environments for single or mixed-use developments through the application of flexible and diversified land development standards under a comprehensive review process, while protecting the natural and human environments (also see Benefits in the Magic Oaks FDD project summary narrative)

(also see benefits in the Magic Oaks FDD project summary narrative).

8. The property is located in Flood Zones VE, AE, and X. Houses built closer to the marsh that are eastward of the Limit of Moderate Wave Action (LiMWA) line will be within a Coastal A Zone, which has stricter building code standards and height requirements that must be met during construction.

9. No Traffic Impact Analysis (TIA) study is warranted for this development because it doesn't meet the threshold of 500 ADT. 27 home sites x 10 ADT = 270 ADT.

10. The Future Land Use (FLU) map designates this entire 19.03 acre tract as Conservation Preservation (see FLU map attached). A change to the FLU map would be warranted for this proposed development. Staff researched deeds for this property and could not find any deed restrictions that would have made this tract of land designated as Conservation Preservation in its entirety. Only the acreage of salt marsh should be designated this way because a single-family house already exists on the uplands. This is possibly a Future Land Use (FLU) mapping error in GIS.

11. A FLU map change would be required from Conservation Preservation to Medium Density Residential for the 8.3 acres of upland to support the zoning change to FDD. The proposed project and draft plans for 27 single-family lots shows a Gross Density of 3.42 units per acre, and a Net Density of 4.06 units per acre. This Net density meets density standards to be classified as Medium Density per our Land Use Regulations (see attached Site Plan). The current GR zoning for the middle portion of the tract would allow for multi-family up to 16 units per acre OR lots with a minimum of 6,000 sq. ft.

12. Buffers are not required for single-family residential property per Chart 2 of Sec. 1201.9, however, the developer has shown a proposed 50' Coastal Wetland Protection Buffer listed on the site plan to limit habitable structures near the salt marsh (see notes on Plan). Also the developer has provided a wetlands determination report and proposes a voluntary 10' wetland buffer to all freshwater wetlands on site.

13. A tree survey was provided and it listed numerous protected trees and several grand trees on this tract. A variance from the Zoning Board of Appeals (ZBA) would need to be granted to remove any grand trees. The applicant plans on saving more tree canopy than the minimum requirements of Sec. 1301.13 (Pres of Tree Canopy) to beautify the development. The plans show approximately 49 protected trees to be saved or 1,034" measured at DBH. This exceeds our new Tree Regulations requirements.

14. Rezoning must be heard and voted on through three (3) readings by County Council. The final plat for this major subdivision development will need to be approved by the Planning Department prior to any land disturbance or permits. If a Major Change occurs on the approved FDD plan, then it must be taken back through PC and Council with a public hearing.

15. Further permits/approvals from Midway Fire, Georgetown County Stormwater, Santee Cooper, Georgetown County Water and Sewer District (GCWSD), Zoning, and Public Works will be needed before final approval and land disturbance may begin.

16. All lots will have frontage and driveway access from a newly created 50' private right-of-way street.

The applicant intends for the development to be gated. A South Carolina Department of Transportation (SCDOT) encroachment permit will be needed for ingress/egress off U.S. Hwy 17.

17. The developer's sketch plan indicates leaving a 50' existing vegetative buffer on the front of the property near Hwy 17 suppressing the highway traffic noise and to "camouflage" the view of the homes

from the street. An amenities center with a pavilion/meeting space, pool, open space, and visitor parking will be provided, as well as a private kayak launch near the marsh. The property owner envisions a thoughtfully designed project with beautiful homes and as many trees left as possible. The low impact design of incorporating the stormwater retention under the street in the right-of-way will remove any unsightly drainage ponds, allow for the retention of more trees, and will help add to the overall esthetics of the neighborhood.

18. There is a small area that will be located within the amenities space that has cremains, both human and animal. SCDHEC has no jurisdiction or regulations over cremains. This space will be fenced and left as a memorial.

19. In conclusion, this rezoning is in line with the area, yard, and height requirements of other zoning districts along Hwy 17 through Pawleys Island. The typical land use pattern for the area shows Conservation Preservation (CP) over the marsh and inlet, General Residential (GR) inland and along the marsh front, and General Commercial (GC) up towards the highway for commercial uses. This rezoning to FDD will eliminate multi-family, townhomes, and commercial uses on this property and will be keeping with adjacent residential lot sizes along the marsh. If the FDD rezoning is approved, staff recommends the following conditions:

1. An amendment to the Future Land Use (FLU) map from CP to Medium Density Residential is required.
2. Signage for the development will comply with the zoning ordinance allowance for subdivisions;
3. Parking for the amenities area will be a pervious surface; and,
4. Final approvals and/or permits from Midway Fire, GC Stormwater, DHEC-OCRM, SCDOT, GC Public Works, and GCWSD.

20. After hearing staff's report, information from the applicant, and public input from some neighboring property owners, the Planning Commission made a motion to approve the rezoning request to a FDD, with a vote of 5-1 in favor of the motion.

FINANCIAL IMPACT:

N/A

OPTIONS:

1. Approve as recommended by the Planning Commission.
2. Defer for 30 days pending further requested information.
3. Remand back to the Planning Commission for more information.
4. Deny the rezoning request.

STAFF RECOMMENDATIONS:

Staff recommends approving the rezoning of 8.3 acres to FDD, with conditions, as recommended by the Planning Commission on 2/15/24....

ATTORNEY REVIEW:

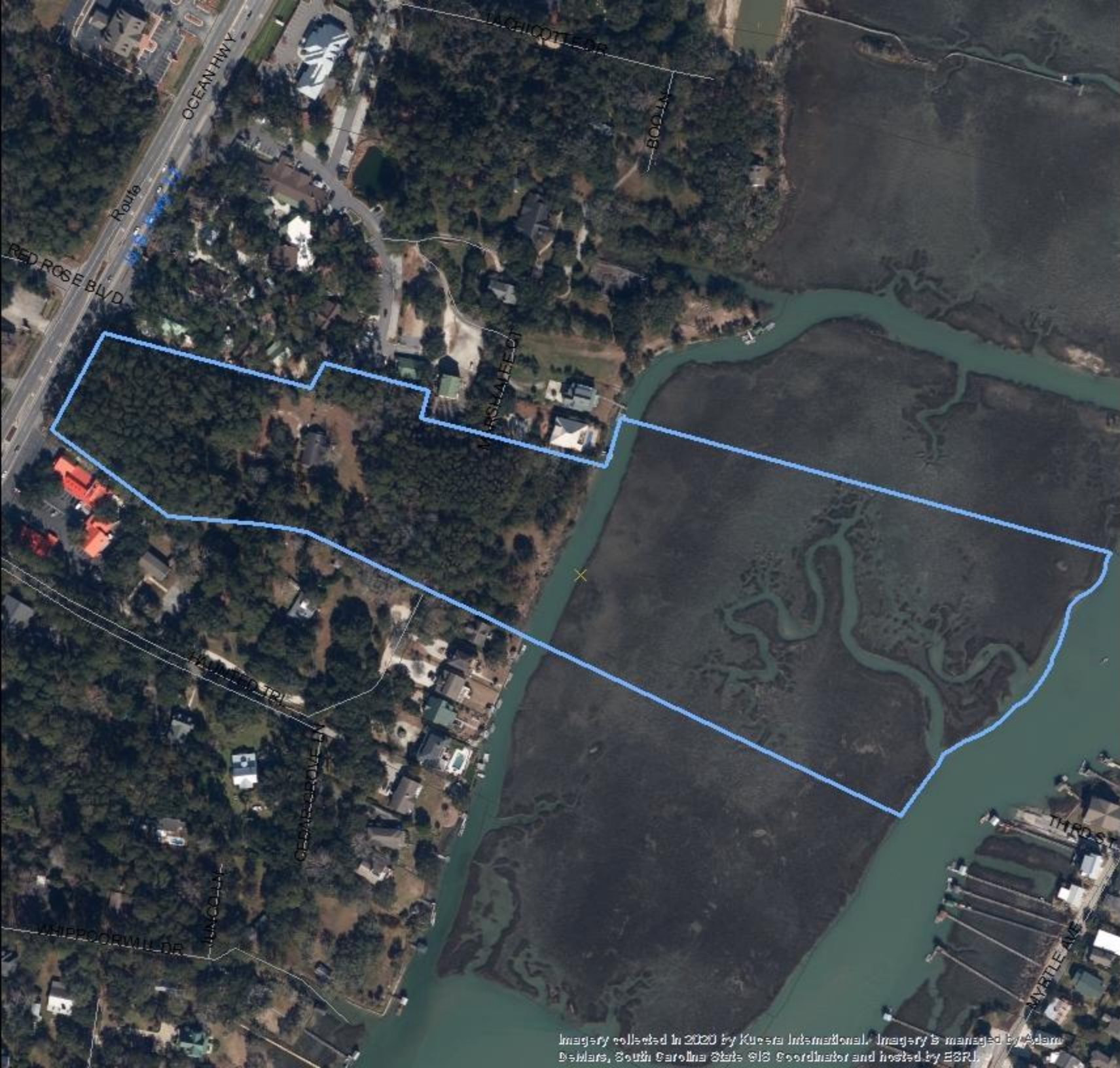
ATTACHMENTS:

Description	Type
▣ Aerial Photo Map	Backup Material
▣ FLU map	Backup Material
▣ Current Zoning	Backup Material
▣ GC SURVEY TOPO AND TREE	Backup Material

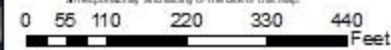
- ▣ GC SURVEY TOPO AND TREE
- ▣ LAND PLAN FOR FDD
- ▣ Tanner Rezoning to FDD Application Packet
- ▣ Ordinance No. 24-06

Backup material
Backup Material
Backup Material
Ordinance

Aerial Photo Map

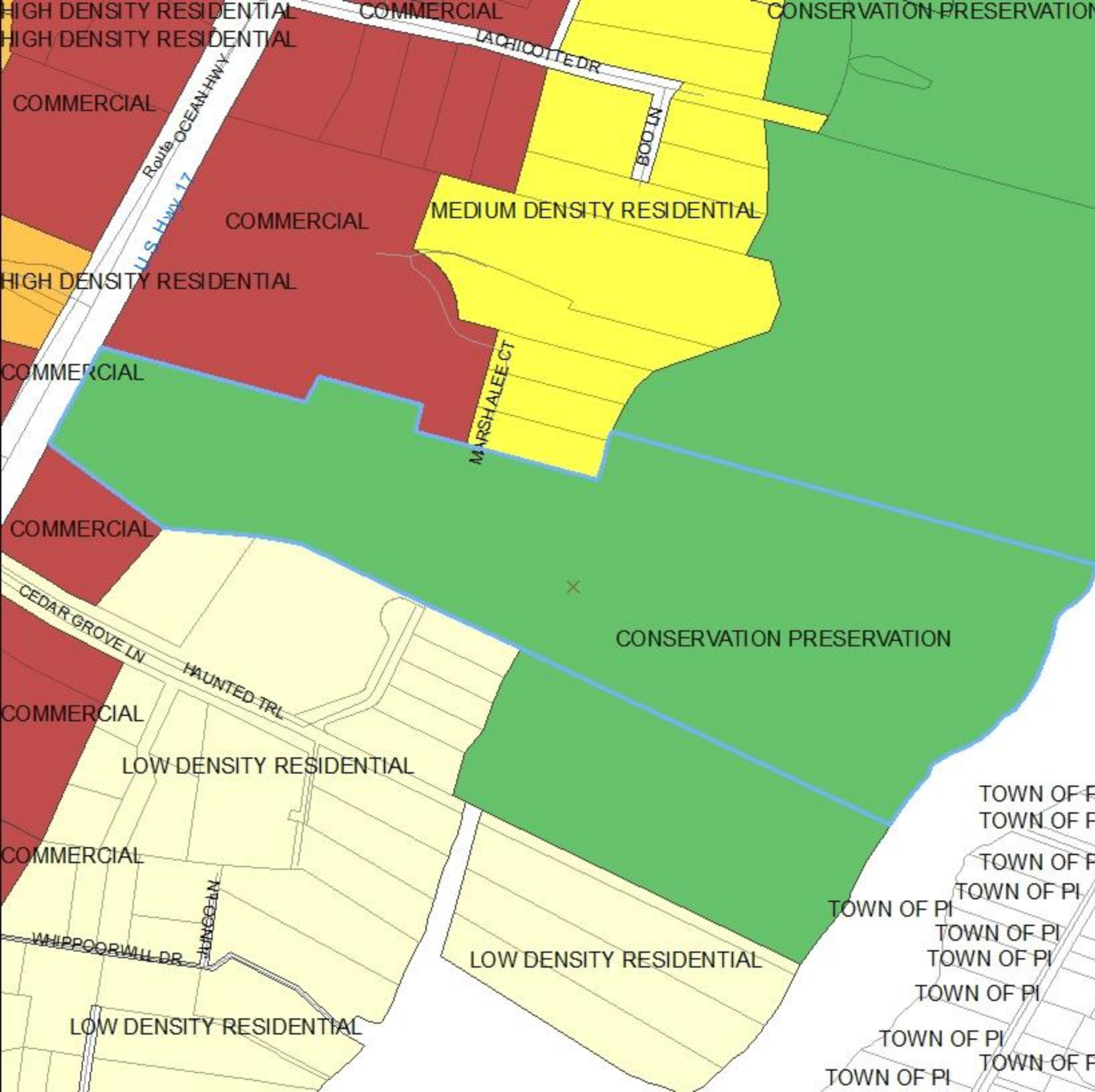


DISCLAIMER: This map is a geographical representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability of the use of this map.



Imagery collected in 2020 by Kuatza International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by ESRI.

Future Land Use (FLU) Map



Legend

County Parcels

Streets

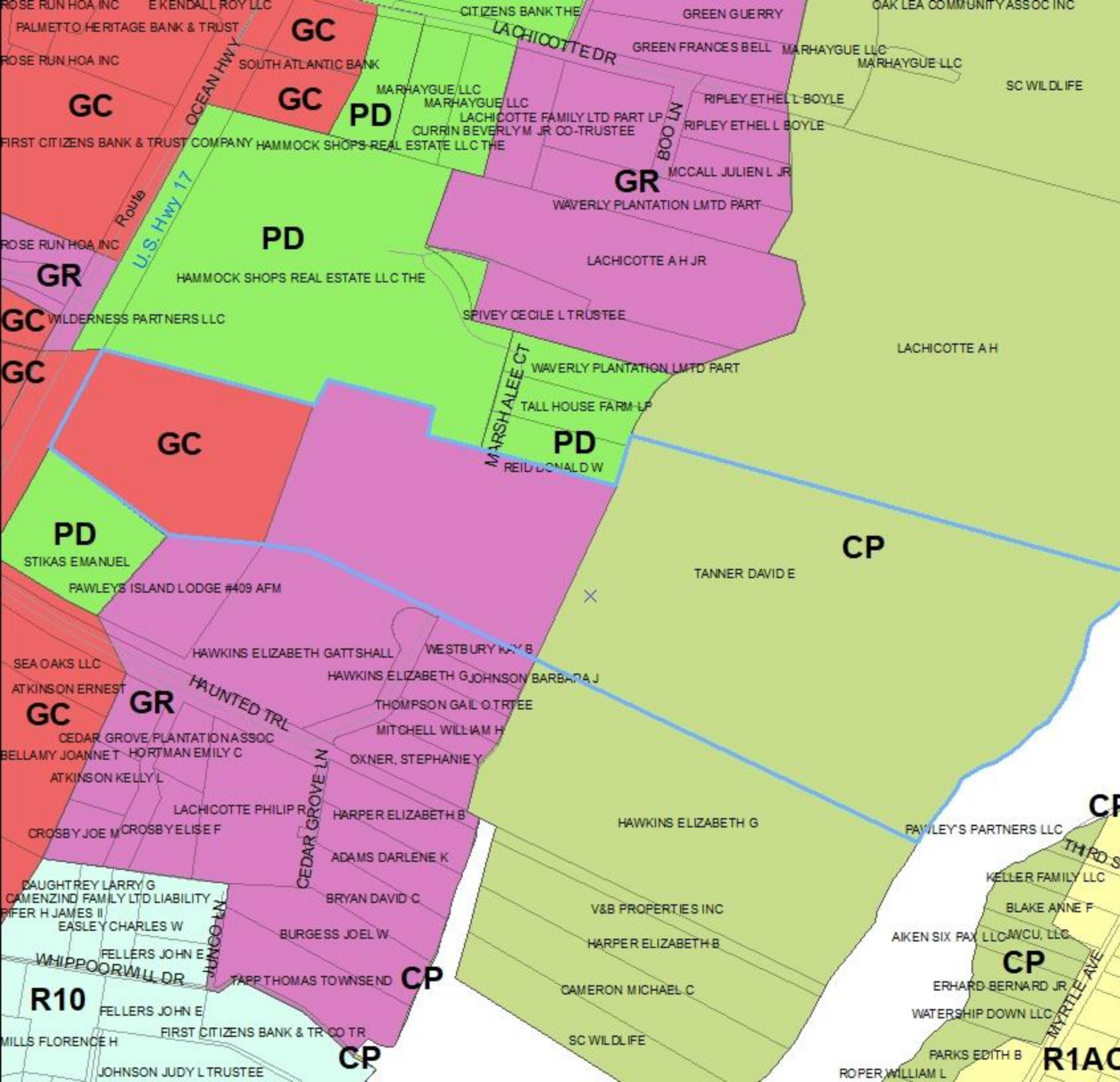
FUTURE_LAN

- COMMERCIAL
- CONSERVATION PRESERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PUBLIC/SEMI-PUBLIC
- TRANSITIONAL



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0 55 110 220 330 440 Feet



Current Zoning Map

Legend

- Streets
- County Parcels

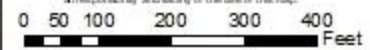
Zoning Districts

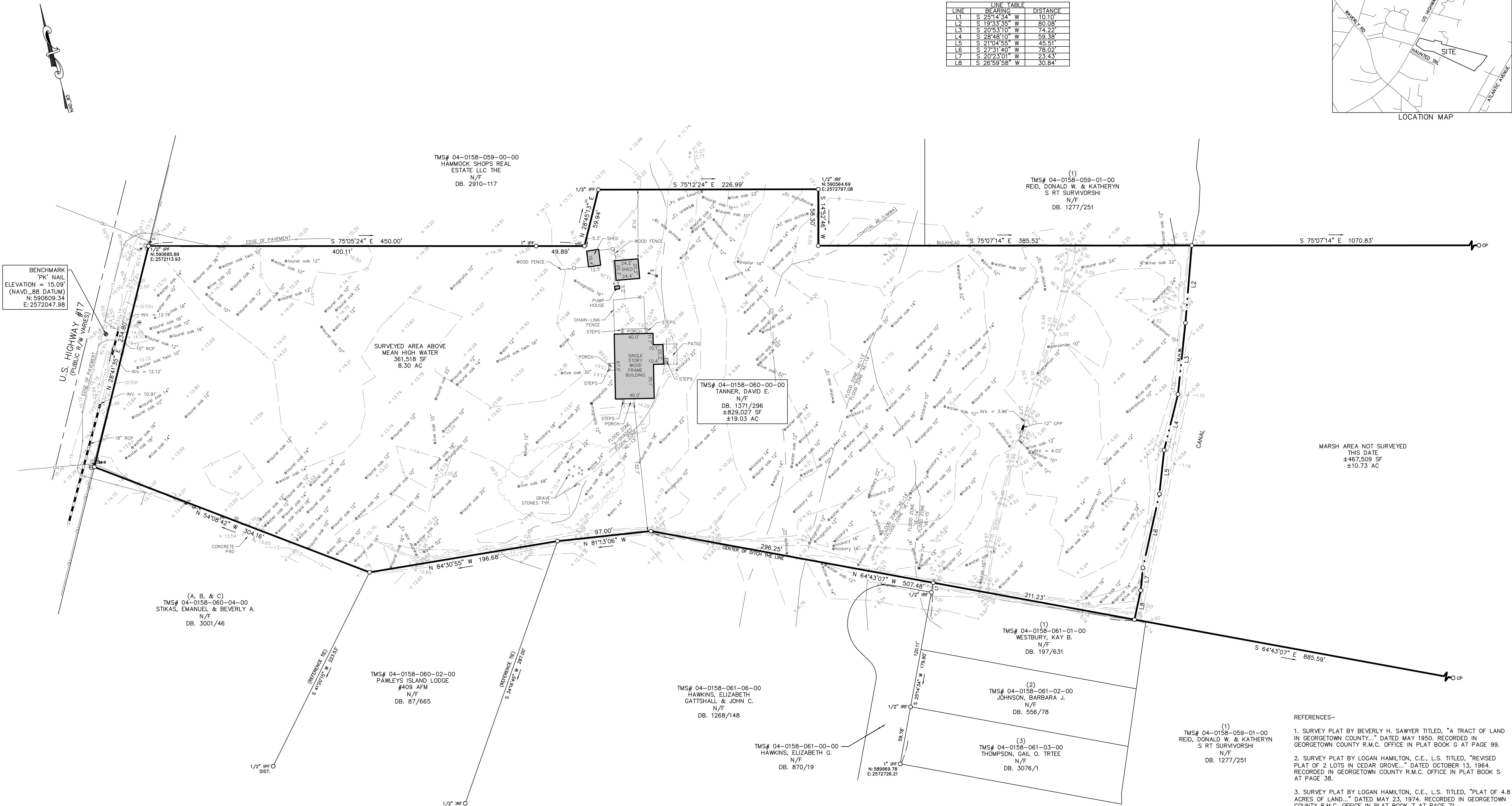
DISTRICT

- CP
- FA
- FDD
- GC
- GR
- HI
- LI
- MR10
- NC
- OC
- PD
- R1/2
- R1/2AC
- R10
- R1AC
- R3/4AC
- RC
- RR
- RS
- VR10



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NOTES--

1. THIS IS A RESURVEY OF AN EXISTING LOT OF RECORD, GEORGETOWN COUNTY TMS# 04-0158-060-00-00.

2. PARCEL IS SUBJECT TO ALL RIGHTS OR RESTRICTIONS OF RECORD.

3. FIELD SURVEY PERFORMED 07/18/2023.

4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5. PARCEL IS LOCATED WITHIN FLOOD INSURANCE RATE ZONE 'X-SHADED', 'AE-13', 'COASTAL AE (LIMWA)', 'AE-14', 'VE-14' & 'VE-15', PER FLOOD INSURANCE RATE MAP #4504300378 G, COMMUNITY #450085, PANEL #0378, SUFFIX 'G', REVISED MAY 9, 2023. FLOOD ZONE INFORMATION SUBJECT TO VERIFICATION BY COMMUNITY FLOOD ZONE MANAGER.

6. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED UPON FIELD EVIDENCE AND RECORDS PROVIDED BY UTILITY COMPANIES AND OTHERS AND THEREFORE SHOULD BE CONSIDERED APPROXIMATE ONLY. AN EXHAUSTIVE SEARCH OF ALL RECORDS OF UNDERGROUND UTILITIES HAS NOT BEEN MADE FOR THIS SURVEY AND THEREFORE OTHER UTILITIES NOT SHOWN ARE LIKELY TO EXIST. BEFORE DIGGING ALWAYS CONTACT UTILITY COMPANIES FOR EXACT FIELD LOCATIONS OF ALL LINES.

7. ELEVATIONS BASED ON NAVD_88 DATUM.

LEGEND--

- IRF -- IRON ROD FOUND, SIZE AS NOTED
- IPF -- IRON PIPE FOUND, SIZE AS NOTED
- IRS -- IRON ROD SET, SIZE AS NOTED
- DIST. -- DISTURBED
- CP -- CALCULATED POINT
- M.H.W. -- MEAN HIGH WATER
- CPP -- CORRUGATED PLASTIC PIPE
- RCP -- REINFORCED CONCRETE PIPE
- INV. -- INVERT
- OU -- OVERHEAD UTILITY
- EXST. -- EXISTING
- PP -- POWER POLE
- EB -- ELECTRICAL BOX
- MR -- MANHOLE RIM
- CB -- CABLE BOX
- FH -- FIRE HYDRANT
- HVAC -- HVAC
- TP -- TELEPHONE PEDESTAL
- GW -- GUY WIRE
- WM -- WATER METER
- GT -- GREASE TANK
- PT -- PROPANE TANK
- EL -- ELECTRICAL METER

REFERENCES--

1. SURVEY PLAT BY BEVERLY H. SAWYER TITLED, "A TRACT OF LAND IN GEORGETOWN COUNTY..." DATED MAY 1950. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK G AT PAGE 99.
2. SURVEY PLAT BY LOGAN HAMILTON, C.E., L.S. TITLED, "REVISED PLAT OF 2 LOTS IN CEDAR GROVE..." DATED OCTOBER 13, 1964. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK S AT PAGE 38.
3. SURVEY PLAT BY LOGAN HAMILTON, C.E., L.S. TITLED, "PLAT OF 4.8 ACRES OF LAND..." DATED MAY 23, 1974. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK Z AT PAGE 71.
4. SURVEY PLAT BY WENDELL C. POWERS, R.L.S. TITLED, "PLAT OF 0.50 ACRES OF LAND..." DATED JULY 31, 1975. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK AA AT PAGE 103.
5. SURVEY PLAT BY WENDELL C. POWERS, R.L.S. TITLED, "MINOR SUBDIVISION FINAL PLAT 'THE HAUNT'..." DATED JULY 30, 1981. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK I AT PAGE 111.
6. SURVEY PLAT BY J. LUCKEY SANDERS R.L.S. TITLED, "PLAT OF 1.06 ACRES IN TAX..." DATED SEPTEMBER 10, 1991. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK 12 AT PAGE 620.
7. SURVEY PLAT BY ETS-ENGINEERING AND TECHNICAL SERVICES, INC. TITLED, "FORVEY PLAT THE HAUNT TRACT FOR JOHN..." DATED APRIL 2, 1996. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT SLIDE 196 AT PAGE 10B.
8. SURVEY PLAT BY J&W PROFESSIONAL LAND SURVEYORS, LLC. TITLED, "AN ALTA SURVEY OF..." DATED MARCH 11, 2017. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT SLIDE 780 AT PAGE 6.

CERTIFICATE OF ACCURACY--

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

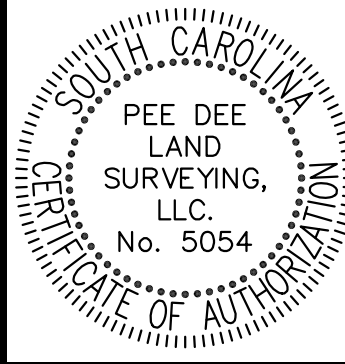
NATHANIEL J. PETTIT PLS, SC REG. #28153
07/18/23
DATE

TOPOGRAPHICAL, TREE & BOUNDARY SURVEY
OF 8.30 ACRES OF LAND,
LOCATED ON U.S. HIGHWAY #17,
PAWLEYS ISLAND,
GEORGETOWN COUNTY, SOUTH CAROLINA
PREPARED FOR: DAVID E. TANNER

FILE NO. 23-306
SCALE As Noted
DATE 07/18/2023
DRAWN BY MJR
CHECKED BY
DWG NO.

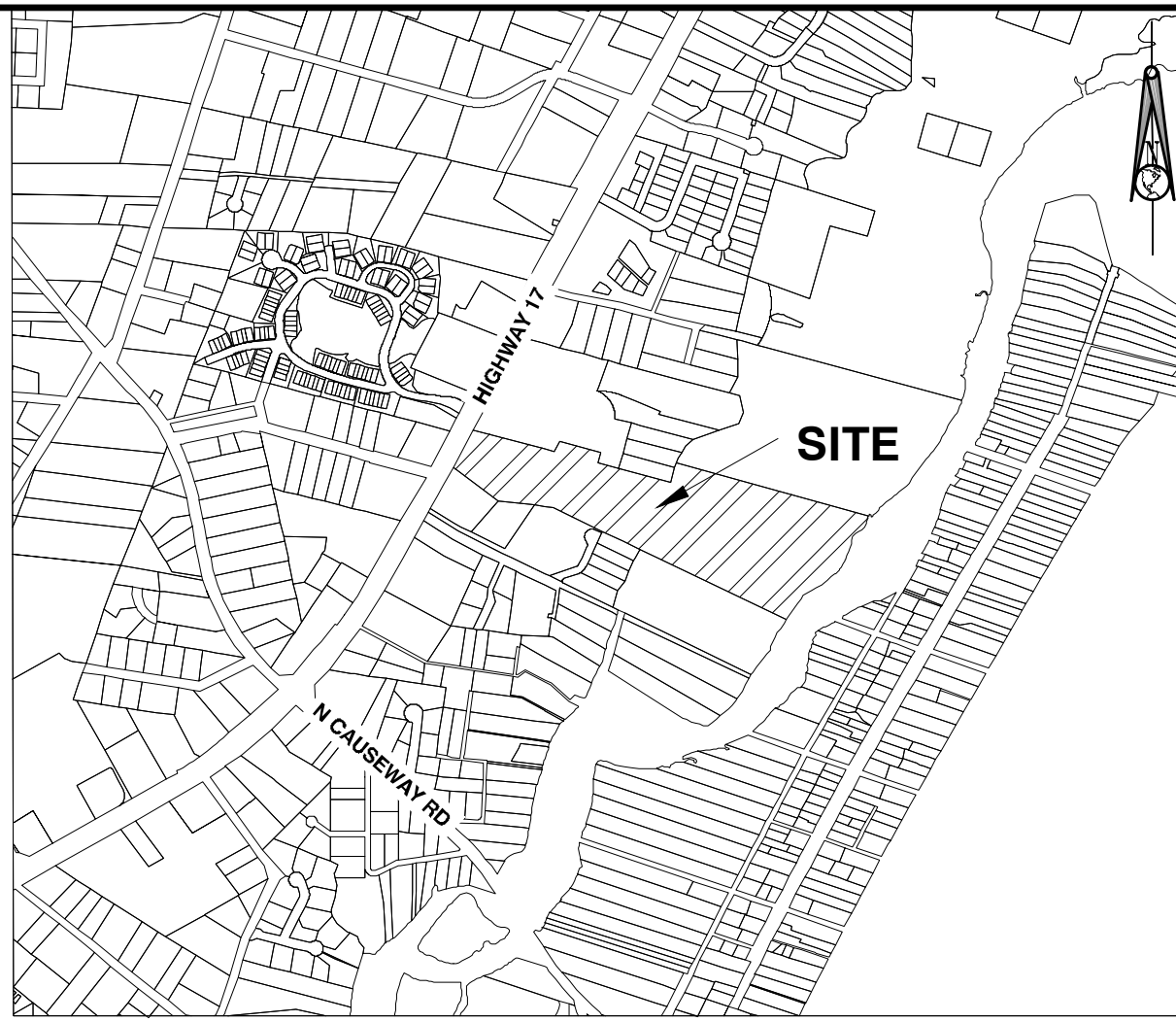
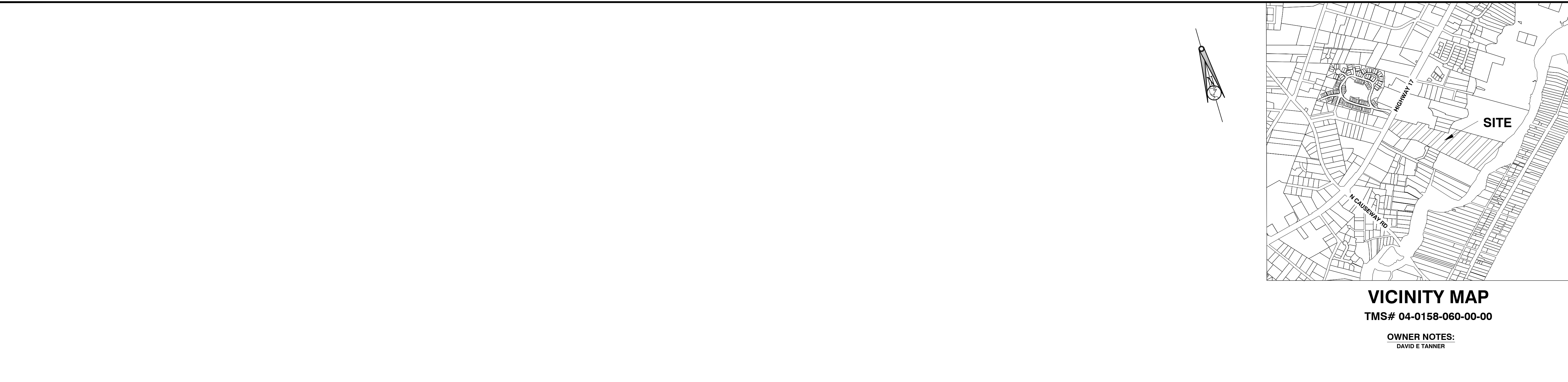
1
SHEET 1 OF 1

PEE DEE LAND SURVEYING, LLC
Professional Land Surveying & Design



Office: (843) 365-6283
Email: njp@pdsllc.net
1609 Four Mile Road
Conway, S.C. 29526

THIS DOCUMENT IS THE PROPERTY OF PEE DEE LAND SURVEYING, LLC. AND ALL COPYRIGHTS ARE RESERVED AS OF THE DATE SHOWN HEREON. COPIES OF THIS DOCUMENT WITHOUT SURVEYOR'S ORIGINAL SEAL AND SIGNATURE ARE INVALID.



VICINITY MAP

TMS# 04-0158-060-00-00

OWNER NOTES:
DAVID E TANNER

ZONING NOTES:

**GENERAL RESIDENTIAL
MINIMUM LOT SIZE
60' WIDE LOTS**

SETBACKS
25' FRONT SETBACK
10' SIDE SETBACK
20' REAR SETBACK
16.5' CORNER SIDE SETBACK

50' COASTAL PROTECTION BUFFER INTENDED TO LIMIT HABITABLE STRUCTURES NEAR THE SALT MARSH. DOCKS, POOL LANAIS, OUTDOOR KITCHENS, FISH CLEANING SHEDS AND SIMILAR USES WILL BE ALLOWED.

[illegible]

MAGIC OAKS
LAND PLAN - GR REZONING
RCB LAND HOLDINGS LLC
PREPARED FOR:
GEORGETOWN COUNTY
<p>A scale bar indicating distances in feet. It features alternating black and white rectangular segments. Numerical labels are placed at intervals of 25 feet: 0, 25, 50, and 100.</p>

PROJECT:	231147
DATE:	08/21/2023
SCALE:	1" = 50'
DESIGNED BY:	DTP
DRAWN BY:	DTP
CHECKED BY:	SGS

SHEET

LP1

FOR INTERNAL USE ONLY

Case Number: 2023-00043 Fee Paid: ✓ MAM
Date Submitted: 2/2/24 Received By: MAM
(complete)



**129 Screven St. Suite 222
Post Office Drawer 421270
Georgetown, S. C. 29440
Phone: 843-545-3158
Fax: 843-545-3299**

**APPLICATION FOR REZONING TO ANY PLANNED
DEVELOPMENT**

COMPLETED APPLICATIONS MUST BE SUBMITTED ALONG WITH THE
REQUIRED FEE, AT LEAST THIRTY (30) DAYS PRIOR TO A PLANNING
COMMISSION MEETING.

Name of Proposed Development: Magic Oaks

**Note: All Planned Developments shall have a minimum of two acres and must be a
mixed used development (not applicable for FDD's).*

Property Information:

TMS Number: 04-0158-060-00-00

Street Address: 10798 Ocean Hwy Pawleys Island

City / State / Zip Code: Pawleys Island / SC / 29585

Lot / Block / Number: N/A

Current Zoning Classification: GC/GR

Existing Use: Single Family

Proposed Use: Single Family

Number of Acres: 19.03 Acres Total
8.3 rezoned

Property Owner of Record:

Name: David E. Tanner

Address: 10798 Ocean Hwy

City/ State/ Zip Code: Pawleys Island / SC / 29585

Telephone/Fax: 843-222-2877

E-mail: dave.tanner00@yahoo.com

Signature of Owner / Date:  1-24-24

Contact Information: Name: David Tanner Phone 843-222-2877

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the Planning Commission of proposed new construction or improvements to the structures on my property.

Agent of Owner:

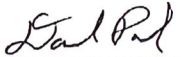
Name: Earthworks Group (Daniel Park)

Address: 11655 highway 707 PO Box 201

City / State / Zip Code: Murrells Inlet, SC 29575

Telephone/Fax: (843) 651-7900

E-mail: Dpark@earthworksgroup.com / Tasmith@earthworksgroup.com

Signature of Agent/ Date:  01-24-2024

Signature of Owner /Date:  1-24-24

Conceptual Plan requirements include the following:

- One-24x36, one 11x17, along with a specified digital version (PDF) for initial review.
Nine (9) 24x36 sets will be required prior to distribution
- Scaled Site Plan:
 - Location map, owners names, location of structures, types of uses, total acreage, lot sizes, traffic patterns, screening and buffering borders, building heights, density, layout of sidewalks and parking areas, open spaces labeled and title block.
 - Environmental Plan:
 - Contours, drainage plan, flood prone areas, marsh area or wetlands and any other principle geographic features.
- Water and Sewer Plan:
 - Shall meet the requirements of the Georgetown County Water and Sewer District extension policy.
- Utilities Plan:
 - Layout and easements for other utilities.
- Tree Plan and other information required by staff.

Upon approval of the conceptual plan by County Council, the zoning map will be changed accordingly.

Final Plan requirements include the following:

- Scaled Detailed Site Plan:
 - Includes everything submitted on the concept plan plus phase of development with timetable, ingress and egress lanes, setbacks, lot sizes, street names, type of pavement, exact dimensions of structures, public access and open space, density, final layout of sidewalks and pathways and title block.
- Environmental Plan:
 - Includes everything submitted on the concept plan plus dumpster location and erosion control methods.
- Water and Sewer Plan:
 - Includes everything submitted on the concept plan plus the sign-off on the plans.
- Utilities Plan:
 - Includes everything submitted on the concept plan.
- Exterior Appearance:
 - Need to submit elevations of the proposed buildings.
- Soil, trees, and other information required by staff.

Fee Schedule: Planned Developments.

PD and FDD	\$1,000.00 + \$10.00/acre Residential & \$25.00/acre Commercial
Major Changes	\$250.00 + \$10.00/acre Residential & \$25.00/acre Commercial &

Adjacent Property Owners Information required:

1. The person requesting the amendment to any Planned Development must submit to the planning office, at the time of application submittal, stamped envelopes addressed with name of each resident within **four hundred feet (400)** of the subject property. The following return address must appear on the envelope: **“Georgetown County Planning Commission, 129 Screven Street, Georgetown, SC 29440.”**
2. A list of all persons (and related Tax Map Numbers) to whom envelopes were addressed to must also accompany the application.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed rezoning rests with the applicant.

Please submit this **completed application** and appropriate fee to **Georgetown County Planning Division at 129 Screven Street, Suite 222, Georgetown, S.C. 29440**. If you need any additional assistance, please call our office at 843-545-3158.

Site visits to the property, by County employees, are essential to process this application. The owner\applicant as listed above, hereby authorize County employees to visit and photograph this site as part of the application process.

A sign is going to be placed on your property informing residents of an upcoming meeting concerning this particular property. This sign belongs to Georgetown County and will be picked up from your property within five (5) days of the hearing.

All information contained in this application is public record and is available to the general public.



**FLEXIBLE DESIGN DISTRICT
DEVELOPMENT SUMMARY
MAGIC OAKS FDD
PAWLEYS ISLAND, SC
EW #231147**

January 25, 2024

PREPARED FOR:

RCB LAND HOLDINGS LLC

PREPARED BY:

**The EARTHWORKS Group
11655 HIGHWAY 707
MURRELLS INLET, SC 29576
843-651-7900
www.earthworksgroup.com**

**The EARTHWORKS Group
Project Development Summary
Magic Oaks FDD**

EXECUTIVE SUMMARY

The EARTHWORKS Group has been retained by RCB Land Holdings LLC to design a new single family residential community known as "Magic Oaks" FDD, located north of the intersection of Highway 17 and Haunted Trail. The property is adjacent to the Hammock Shops and the Village Shops, approximately 0.5 miles north of North Causeway Road on Highway 17.

Identification	19.03 acres is being proposed for development into 27 single family lots in a single phase.
Tax Map Number	Parent tax map for this parcel is 04-0158-060-00-00
Owner of Record	David E. Tanner 10798 Ocean Hwy Pawleys Island, SC 29585
Land Area	19.03 acres total 7.90 acres uplands 0.40 acres freshwater wetlands (approximately) 10.73 acres saltwater wetlands
Current Zoning	General Commercial, General Residential and Conservation Preservation
Requested zoning	Flexible Design District
Current Use	Single family residential
Proposed Use	27 Single family residences with an amenity area
Flood Zone	Zone "X-shaded", "AE-13", "Coastal AE (LiMWA)", "AE-14", "VE-14" and "VE-15" Community FIRM map #45043C0378 G dated May 09, 2023
Total Lots	27 lots
Density	Gross density 3.42 Units per acre of upland Net density 4.06 Units per acre of upland

Magic Oaks FDD

Project Development Summary

PROPOSED DEVELOPMENT

The proposed project will include the following

- 27 single family lots with minimum lot sizes of 8,000 sq.ft.
- A 50' Open Space/vegetative buffer along Highway 17
- Pool and pool house (Amenity Area)
- Reese and Sis Hart Memorial Pavilion (Included with the Amenity)
- Private Kayak launch for residents of the community
- The incorporation of low impact design techniques such as underground stormwater chambers and the use of pervious paving materials.

SITE LAYOUT

The general site layout can be seen in the attached conceptual site plan. There are 27 residential lots and an amenity area located along a 50' wide private road easement. The road is proposed to be 22 feet in width and have a minimum of a 30 ft radius on the inside of the turns in order to allow for fire truck access. The building setbacks for the lots are as follows:

- 20' front setback
- 10' side setback
- 15' rear setback
- 15' corner setback

Front Setbacks are designed to allow the houses to be closer to the street and allow a minimum of one car length in front of the house for parking. Rear Setbacks are designed to allow more space at the rear to preserve trees for a buffer from the adjacent commercial areas

TREES

The road and building footprints are designed to protect existing large trees. Utilities will be bored under the root zone wherever feasible to minimize any damage to the trees. Several heritage species were identified and protected by incorporating them into the amenity area or excluding them from the lot areas as part of the common area to protect them. Lots in the front of the development have larger trees at the rear of the lots that would be kept as part of the buffer from the adjacent commercial properties.

The proposed 50' Open Space/vegetative buffer along Highway 17 is outside of any lots and will remain vegetated in perpetuity. The clearing of underbrush and landscaping and fencing will still be permitted within the 50' buffer to increase the privacy of the homes and minimize road noise.

UTILITIES

There are existing utilities for the current residence that will need to be disconnected and removed. Water and sewer will be tied into at highway 17 and we have provided an additional 10' easement along the front of the lots for any additional utilities to be run such as internet cables.

Magic Oaks FDD

Project Development Summary

WETLANDS

There are two small wetlands on the site located along the edges of the parcel and development of the site does not require wetland impacts. These areas appear to be depressions adversely impacted by runoff from adjacent commercial developments and roads. A final jurisdictional determination (JD) letter request has been submitted to ACOE and will be included as part of the Land Disturbance permitting application. A 10' buffer will be established on wetlands to protect them.

STORMWATER

This project will utilize underground retention meet regulatory standards to treat storm water on site. Underground retention will eliminate the need for stormwater ponds and save trees that may have otherwise been removed to establish storm water retention. This project will meet or exceed all regulations in regards to stormwater. Earthworks will work directly with county staff and DHEC throughout this process. Existing drainage ditches that carry offsite runoff from upstream sources will be maintained and incorporated into the storm water management system.

ADJACENT COMMERCIAL USES

The front portion of the site is adjacent to the Hammock Shops and the Village Shops, which are commercial developments with restaurants and bars which currently meet zoning requirements for such establishments. Potential impacts such as noise and odors may be present during operational hours that may necessitate fencing or screening on the residential side to minimize impacts to new residential structures. The developer and future owners of this property acknowledge that there are existing commercial uses adjacent to the property and the existing commercial businesses are properly zoned and allowed to operate within all county and state laws. This acknowledgement will be included with community documents during the development process.

BENEFITS

The proposed improvements will reduce the impacts generally associated with development of commercial projects and help to preserve the character of the area. The site is currently split zoned (General Commercial and General Residential) and the proposed single family use will have a significantly smaller impact on the site (including impervious coverage, tree protection, and runoff) as compared to the potential commercial and multifamily uses that are allowed within the current zoning.

HISTORICAL

There is an existing memorial to Reese Hart located on this site that has been incorporated into the Amenity Area in order to protect and enhance his legacy along with the beauty of the large oaks.



Georgetown County
Department of Public Services
Innovative Leadership & Teamwork!



January 23, 2024

Holly Richardson
Planning, Building, and Zoning Director
Georgetown County

Via Email: hrichardson@gtcounty.org

Re: Georgetown County Planned Development Letter of Coordination (LOC):
Rezoning in Pawleys Island – 04-0158-060-00-00

Dear Mrs. Richardson:

The referenced project has submitted a conceptual plan to the Georgetown County Stormwater Division. The applicant proposes several options to manage the stormwater runoff from this project. The design engineers stated that their intent is to meet the minimum requirements of the Georgetown County Stormwater Management Ordinance, 2014-44. Please submit this LOC to the Planning Department in preparation for the upcoming Planning Commission Meeting.

The Georgetown County Stormwater Division will conduct a full review of a complete submittal for a Georgetown County Land Disturbance Permit following Planning/Zoning approval. Land disturbing activities shall not commence until the Georgetown County Land Disturbance Permit is issued at the on-site SWPPP pre-construction meeting.

If we can be of further service, please let us know.

Sincerely,

Robert E. Turner, IV, PE

Robert E. Turner, IV, P.E.
Chief Engineer
Stormwater Division Manager
Department of Public Services
Georgetown County

Cc. Applicant: Daniel Park via email: dpark@earthworksgroup.com



THE BRIGMAN COMPANY

January 25, 2024

U.S. Army Corps of Engineers
Conway Regulatory Field Office
1949 Industrial Park Road, Room 140
Conway, SC 29526

Attention: Mr. Rob Huff

Reference: **Tanner Property**
SAC-2012-00576-3JY
Pawleys Island, Georgetown County, SC

Dear Mr. Huff:

We have completed a routine wetland determination/delineation of the above referenced project. Based on a field reconnaissance conducted on January 22, 2024, the approximate 18.99-acre subject property was determined to contain approximately 0.40-acre of freshwater, nontidal wetland areas and approximately 10.72 acres of tidal saltwater march and section 10 waters. Acting as agent for the applicant, we hereby request this determination be reviewed by your office and a verification letter be issued after having concurred with our findings.

To facilitate the review and approval process, please find the following attached information:





- Delineation Concurrence Exhibit dated January 22, 2024
- USACE Jurisdictional Determination (JD) / Delineation form
- Exhibit 1 -Vicinity Map
- Exhibit 2 - USGS Topographic Map Exhibit
- Exhibit 3 – Aerial Photograph with Data Point Locations
- Exhibit 4 - Soil Survey Exhibit
- Exhibit 5 – USF&WS National Wetland Inventory Exhibit
- Exhibit 6 – LiDAR Exhibit
- Data Sheets

Please notify us when you schedule your on-site inspection so we can be available to accompany you. Should you have any questions or require additional information to facilitate your review, please advise.

Sincerely,

Partner / Project Manager

LEGEND

-  Subject Property: 18.99 Ac
-  Freshwater, Non-tidal Wetlands: 0.40 Ac
-  Saltwater, Trial Critical Area Wetlands: 9.44 Ac
-  Section 10 Tidal Waters: 1.28 Ac+/-

W-1: 0.32 Ac

W-2: 0.8 Ac

0 150 300 600 900 Feet

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



TBC
THE BRIGMAN CO.

Delineation Concurrence Exhibit

Tanner Property
TMS# 04-0158-060-00-00
Pawleys Island, Georgetown County, SC
January 22, 2024



1" = 300'

U.S. Army Corps of Engineers – Charleston District - Regulatory Division
REQUEST FOR CORPS JURISDICTIONAL DETERMINATION (JD) / DELINEATION
(For Jurisdictional Status and Identifying Wetlands and Other Aquatic Resources)

The Regulatory Division is now offering paperless/electronic documents as a primary means of accepting project submittals and responding to requests. While electronic submittals are preferred, we will continue to accept paper documents that meet our file requirements in order to accommodate those with limited computer access. Depending on the project location, requests should be submitted to the appropriate office below. Please visit <https://www.sac.usace.army.mil/Missions/Regulatory/Electronic-Submittals/> for additional information on electronic submittals.

Charleston Office: 69A Hagood Avenue Charleston, SC 29403 843-329-8044 SAC.RD.Charleston@usace.army.mil	Columbia Office: 1519 Taylor Street Columbia, SC 29201 803-253-3444 SAC.RD.Columbia@usace.army.mil	Conway Office: 1949 Industrial Park Road, Room 140 Conway, SC 29526 843-365-4239 SAC.RD.Conway@usace.army.mil	Greenville Office: 750 Executive Center Dr, Suite 103 Greenville, SC 29615 864-609-4326 SAC.RD.Greenville@usace.army.mil
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I. PROPERTY AND AGENT INFORMATION

A. Site Details/Location:

Site Name: Tanner Property Date: 1/22/24
City/Township/Parish: Pawleys Island County: Georgetown
Latitude/Longitude: 33.441 / -79.121 Acreage: 18.99 Ac
Tax Map Sequence (TMS) #(s): 04-0158-060-00-00
Property Address(es): Highway 17 (please see the attached exhibit for location of the subject property).
An accurate depiction of the review area must be provided (survey, tax map, OR GPS coordinates). Tax maps may only be used if the site includes the entire tax map parcel. **See the attached Checklist for information that should be submitted for a complete and proper submittal.**

B. Requestor of Jurisdictional Determination/Delineation (if there are multiple property owners, please attach additional pages)

Name: David Tanner Company Name (if applicable): N/A
Address: PO Box 1635, Pawleys Island, SC 29585
Phone: (843) 222-2877 Email: trippnealy@gmail.com
Check one: ☒ I currently own this property ☐ I plan to purchase this property ☐ Other: _____

C. Agent/Environmental Consultant Acting on Behalf of the Requestor (if applicable):

Consultant/Agent Name: Charles C. Oates, Jr.
Company Name: The Brigman Company
Address: PO Box 1532, Conway, SC 29528 Phone: (843) 450-1331
Email: coates@thebrigmancompany.com

II. REASON FOR REQUEST (check all that apply):

- ☐ I intend to construct/develop a project or perform activities on this site which would be designed to avoid all aquatic resources.
- ☐ I intend to construct/develop a project or perform activities on this site which would be designed to avoid all jurisdictional aquatic resources under Corps authority.
- ☐ I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps, and the Jurisdictional Determination would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.
- ☐ I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps; this request is accompanied by my permit application and the jurisdictional determination is to be used in the permitting process.
- ☐ I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is subject to the ebb and flow of the tide.
- ☒ A Corps jurisdictional determination is required in order to obtain my local/state authorization.
- ☐ I intend to contest jurisdiction over a particular aquatic resource and the request the Corps to confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.
- ☐ I believe that the site may be comprised entirely of dry land.
- ☐ Other: _____

*Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.

III. TYPE OF REQUEST:

¹**Delineation Concurrence (DC)** – A DC provides concurrence that the delineated boundaries of wetlands on a property are a reasonable representation of the aquatic resources on-site. A DC does not address the jurisdictional status of the aquatic resources. (NOTE: A DC is generally the quickest type of standalone request for the Corps to review and process.)

²**Approved** – An AJD is defined in Corps regulations at 33 CFR 331.2. As explained in further detail in RGL 16-01, an AJD is used to indicate that this office has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status. AJDs are valid for 5 years.

³**Preliminary** – A PJD is defined in Corps regulations at 33 CFR 331.2. As explained in further detail in RGL 16-01, a PJD is used to indicate that this office has identified the approximate location(s) and boundaries of wetlands and/or other aquatic resources on a site that are presumed to be subject to regulatory jurisdiction of the Corps of Engineers. Unlike an AJD, a PJD does not represent a definitive, official determination that there are, or that there are not, jurisdictional aquatic resources on a site, and does not have an expiration date.

⁴ **"No Permit Required" (NPR) Letter** – A NPR letter may be provided by the Corps to notify the requestor that an activity will not require a permit (authorization) from the Corps; this letter can only be used if the proposed activity is not a regulated activity, regardless of where the activity may occur. A NPR letter cannot be used to indicate the presence or absence of wetlands and/or other aquatic resources, nor can it be used to determine their jurisdictional status.

NOTE 1: Pre-approved Delineations and/or JDs are NOT a pre-requisite for submitting a DA permit application. Requests for JDs and/or DCs that are not associated with a DA permit application (Standalone Delineation / JD requests) will be reviewed and processed as time allows and based on available resources.

NOTE 2: Although not a requirement, it is recommended that Standalone requests be prepared and submitted by an environmental consultant to expedite the review process.

Select the Appropriate Request:

☐ **Pre-Construction Notification or Department of the Army permit application**

☐ with Delineation only (no written concurrence of delineation)

☐ with Delineation Concurrence¹

☐ with Preliminary Jurisdictional Determination (PJD)³

☐ with Approved Jurisdictional Determination (AJD)²

☒ **Standalone Delineation / Jurisdictional Determination**

Standalone Delineation / Jurisdictional Determination requests will be reviewed and processed as time allows and based on available resources.

☒ Delineation Concurrence¹

☐ Preliminary Jurisdictional Determination (PJD)³

☐ Approved Jurisdictional Determination (AJD)²

☐ I request that the **Corps delineate** the wetlands and/or other aquatic resources that may be present on my property.

These requests have historically been conducted as a courtesy for private property owners for minor actions. Due to current workload and priorities, the Charleston District Regulatory Division will only provide this service on a limited basis for private individuals on small tracts of land (typically 1 acre or less).

☐ with the attached Pre-Construction Notification or Department of the Army permit application

(This may delay processing times. The review of the permit application will not start until the delineation has been completed by the Corps.)

☐ with a Delineation Only, an AJD or PJD

☐ **"No Permit Required" (NPR) Letter** as I believe my proposed activity is not regulated⁴

☐ **Unclear** and require additional information to inform my decision.

IV. LEGAL RIGHT OF ENTRY

By signing below, I am indicating that I have the authority, or am acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant U.S. Army Corps of Engineers personnel right of entry to legally access the property(ies) subject to this request for the purposes of conducting on-site investigations (e.g., digging and refilling shallow holes) and issuing a jurisdictional determination. I acknowledge that my signature is an affirmation that I possess the requisite property rights to request a jurisdictional determination on the properties subject to this request.

PO Box 1532, Conway, SC 29528

Mailing Address

coates@thebrigmancompany.com

Email Address

Charles C. Oates, Jr. Digitally signed by Charles C. Oates, Jr.
Date: 2024.01.25 17:17:42 -05'00'

*Signature:

Hwy 17 / 04-0158-060-00-00

Property Address / TMS #(s)

(843) 450-1331

Daytime Phone Number

Charles C. Oates, Jr / January 25, 2024

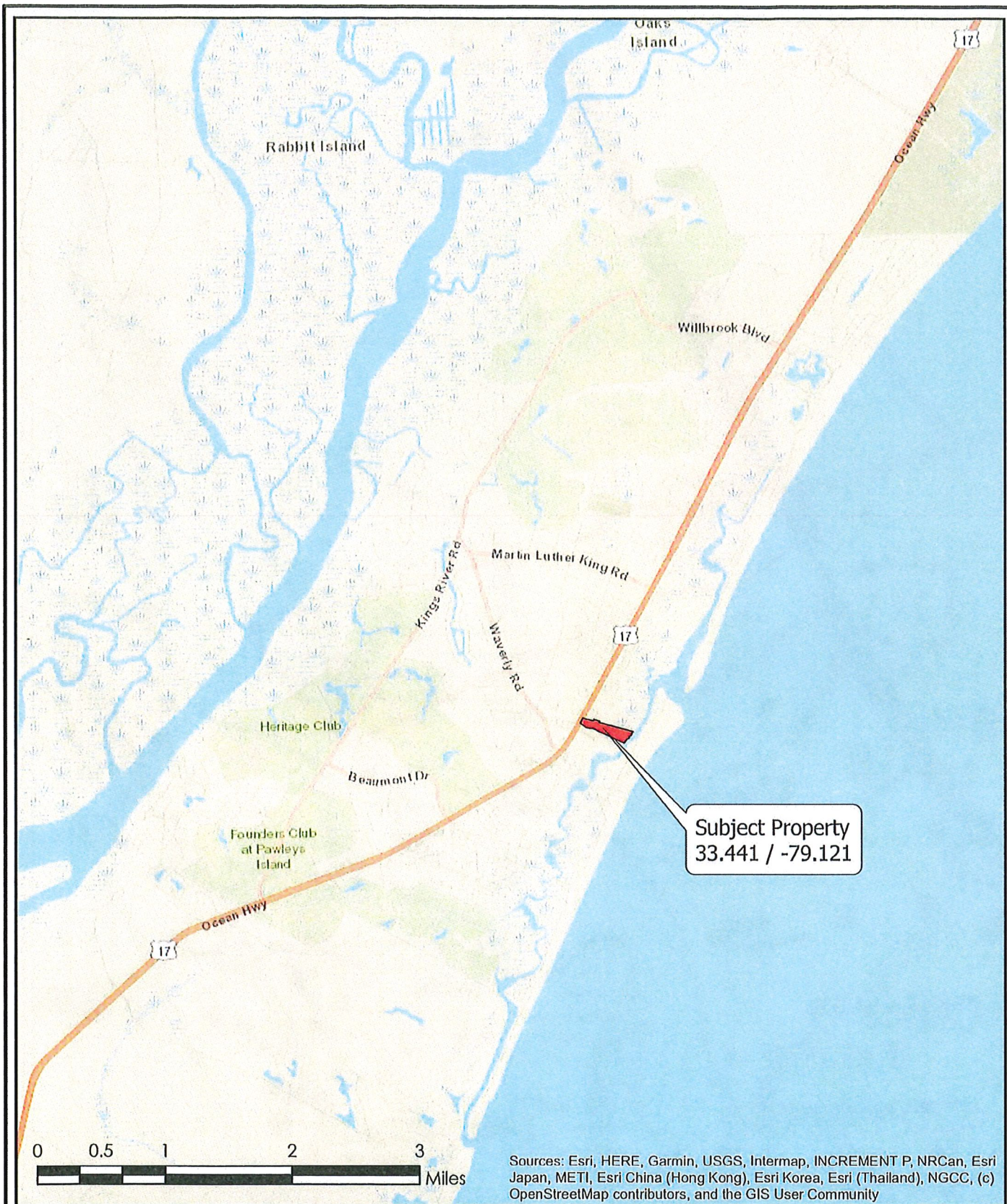
Printed Name and Date

***Authorities:** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.

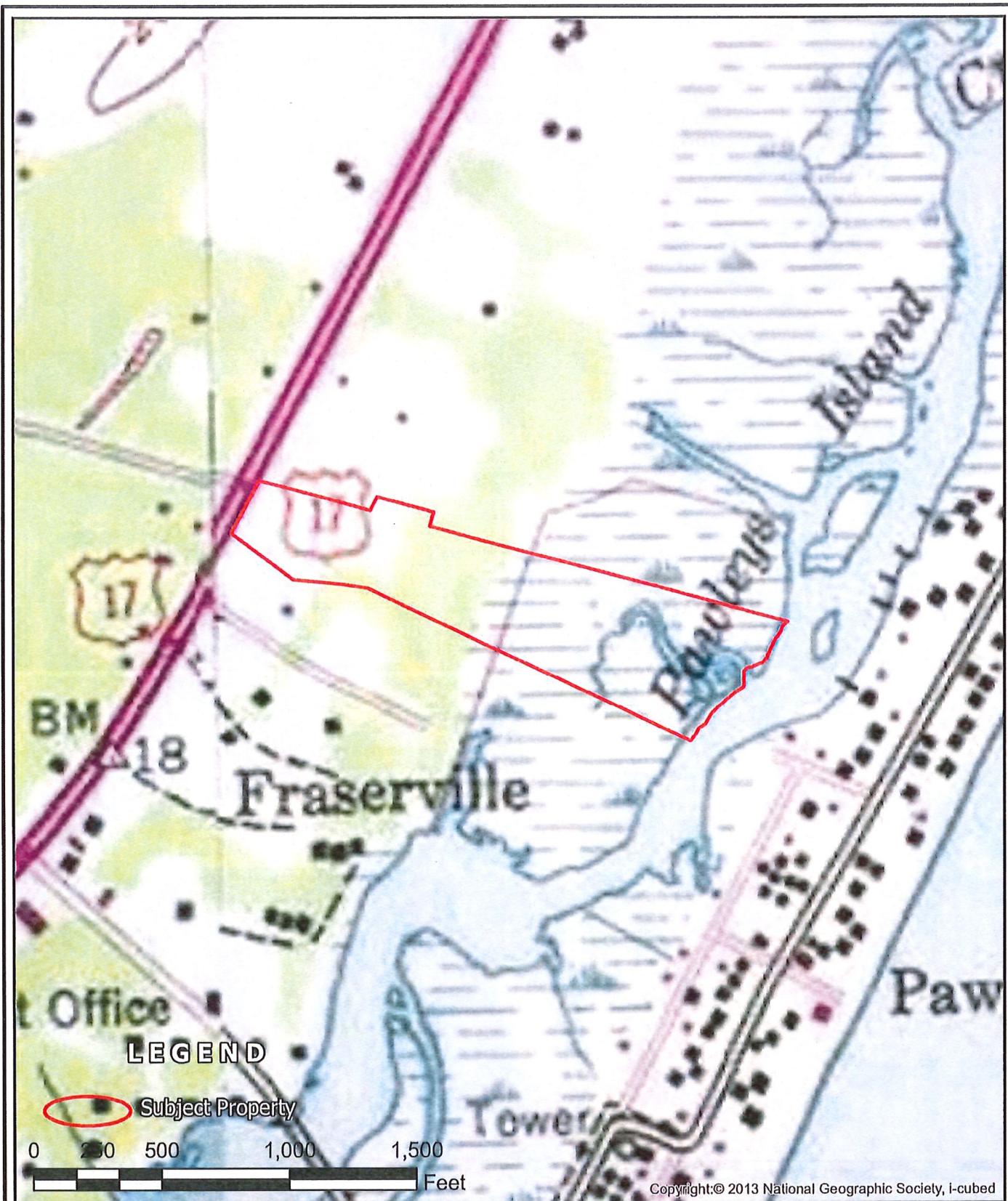


TBC
THE BRIGMAN CO.

Site Vicinity Map
Tanner Property
TMS# 04-0158-060-00-00
Pawleys Island, Georgetown County, SC
January 2024



1" = 1 miles



TBC
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607 Main Street - Conway, SC 29526 - Phone (843) 248-9388 - www.TheBrigmanCompany.com

USGS 7.5-Min. Topographic Map

Tanner Property
TMS# 04-0158-060-00-00
Pawleys Island, Georgetown County, SC
January 2024



1" = 500'

jobs/2024/02255-24014



Aerial Photograph Exhibit
Tanner Property
TMS# 04-0158-060-00-00
Pawleys Island, Georgetown County, SC
January 2024





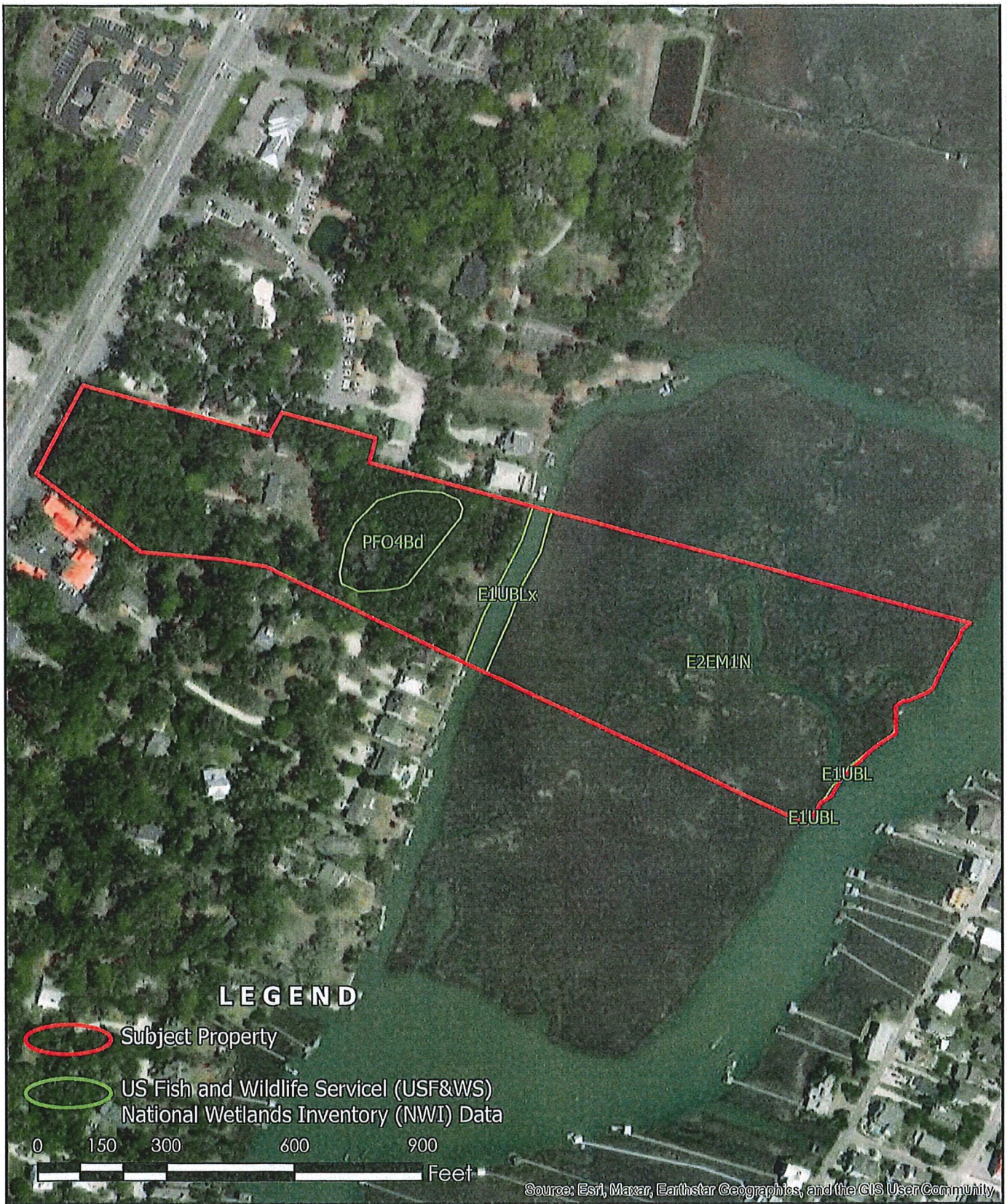
TBC
THE BRIGMAN CO.

USDA / SCS Soils Map

Tanner Property
TMS# 04-0158-060-00-00
Pawleys Island, Georgetown County, SC
January 2024



1" = 300'



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USF&WS NWI Map
Tanner Property
TMS# 04-0158-060-00-00
Pawleys Island, Georgetown County, SC
January 2024



1" = 300'


jobs/2024/02255-24014

Legend

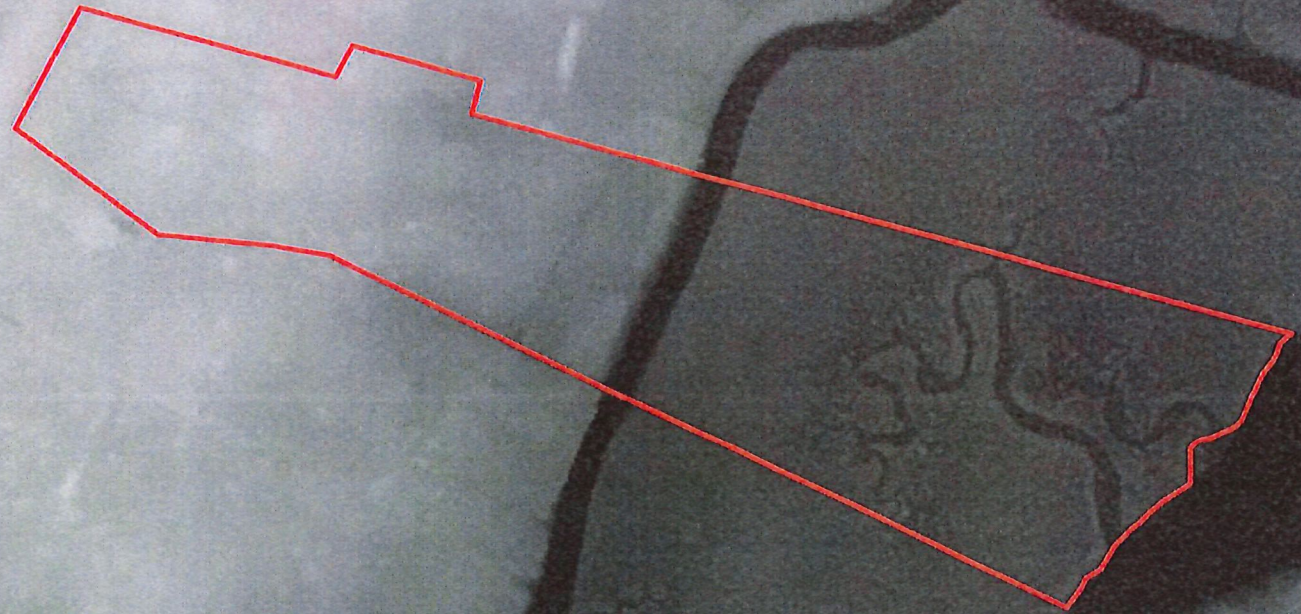
 Subject Property

Tanner

Value

 High : 26.965

Low : -4.09993



0 150 300 600 900
Feet



TBC
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LiDAR Imagery

Tanner Property

TMS# 04-0158-060-00-00

Pawleys Island, Georgetown County, SC

January 2024



1" = 300'

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Tanner Property City/County: Pawleys Island / Georgetown Sampling Date: 22-Jan-24
 Applicant/Owner: David Tanner State: SC Sampling Point: DP1
 Investigator(s): Charles Oates Section, Township, Range: S T R
 Landform (hillslope, terrace, etc.): Upland Local relief (concave, convex, none): undulating Slope: 2.0 % / 1.1 °
 Subregion (LRR or MLRA): LRR T Lat.: 33.4418 Long.: -79.1219 Datum: NAD83
 Soil Map Unit Name: USDA SCS has the soils mapped as Chipley NWI classification: Upland
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/>
Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	
Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)		Secondary Indicators (minimum of 2 required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____	Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks: Primary and/or secondary indicators of Hydrology were not present at this location.		

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Dominant Species?

Sampling Point: DP1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Rel. Strat. Cover	Indicator Status	Dominance Test worksheet:
1. <i>Pinus taeda</i>	20	<input checked="" type="checkbox"/>	50.0%	FAC	Number of Dominant Species That are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>71.4%</u> (A/B)
2. <i>Quercus virginiana</i>	20	<input checked="" type="checkbox"/>	50.0%	FACU	
3.	0	<input type="checkbox"/>	0.0%		
4.	0	<input type="checkbox"/>	0.0%		
5.	0	<input type="checkbox"/>	0.0%		
6.	0	<input type="checkbox"/>	0.0%		
7.	0	<input type="checkbox"/>	0.0%		
8.	0	<input type="checkbox"/>	0.0%		
50% of Total Cover: <u>20</u> 20% of Total Cover: <u>8</u>	<u>40</u>	= Total Cover			Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>110</u> x 3 = <u>330</u> FACU species <u>50</u> x 4 = <u>200</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>160</u> (A) <u>530</u> (B) Prevalence Index = B/A = <u>3.313</u>
Sapling or Sapling/Shrub Stratum (Plot size: 30')					
1. <i>Ilex vomitoria</i>	30	<input checked="" type="checkbox"/>	75.0%	FAC	
2. <i>Pinus taeda</i>	10	<input checked="" type="checkbox"/>	25.0%	FAC	
3.	0	<input type="checkbox"/>	0.0%		
4.	0	<input type="checkbox"/>	0.0%		
5.	0	<input type="checkbox"/>	0.0%		
6.	0	<input type="checkbox"/>	0.0%		
50% of Total Cover: <u>20</u> 20% of Total Cover: <u>8</u>	<u>40</u>	= Total Cover			
Shrub Stratum (Plot size: 30')					
1. <i>Ligustrum sinense</i>	30	<input checked="" type="checkbox"/>	100.0%	FAC	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is > 50% <input type="checkbox"/> 3 - Prevalence Index is ≤ 3.0 ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2.	0	<input type="checkbox"/>	0.0%		
3.	0	<input type="checkbox"/>	0.0%		
4.	0	<input type="checkbox"/>	0.0%		
5.	0	<input type="checkbox"/>	0.0%		
6.	0	<input type="checkbox"/>	0.0%		
7.	0	<input type="checkbox"/>	0.0%		
8.	0	<input type="checkbox"/>	0.0%		
50% of Total Cover: <u>15</u> 20% of Total Cover: <u>6</u>	<u>30</u>	= Total Cover			
Herb Stratum (Plot size: 30')					
1. <i>Pteridium aquilinum</i>	30	<input checked="" type="checkbox"/>	100.0%	FACU	Definition of Vegetation Strata: Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH). Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH. Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall. Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height. Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height. Woody vine - All woody vines, regardless of height.
2.	0	<input type="checkbox"/>	0.0%		
3.	0	<input type="checkbox"/>	0.0%		
4.	0	<input type="checkbox"/>	0.0%		
5.	0	<input type="checkbox"/>	0.0%		
6.	0	<input type="checkbox"/>	0.0%		
7.	0	<input type="checkbox"/>	0.0%		
8.	0	<input type="checkbox"/>	0.0%		
9.	0	<input type="checkbox"/>	0.0%		
10.	0	<input type="checkbox"/>	0.0%		
11.	0	<input type="checkbox"/>	0.0%		
12.	0	<input type="checkbox"/>	0.0%		
50% of Total Cover: <u>15</u> 20% of Total Cover: <u>6</u>	<u>30</u>	= Total Cover			
Woody Vine Stratum (Plot size: 30')					
1. <i>Vitis rotundifolia</i>	20	<input checked="" type="checkbox"/>	100.0%	FAC	Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>
2.	0	<input type="checkbox"/>	0.0%		
3.	0	<input type="checkbox"/>	0.0%		
4.	0	<input type="checkbox"/>	0.0%		
5.	0	<input type="checkbox"/>	0.0%		
50% of Total Cover: <u>10</u> 20% of Total Cover: <u>4</u>	<u>20</u>	= Total Cover			
Remarks: (If observed, list morphological adaptations below).					

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

SOIL

Sampling Point: DP1

[illegible]

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Tanner Property City/County: Pawleys Island / Georgetown Sampling Date: 22-Jan-24
 Applicant/Owner: David Tanner State: SC Sampling Point: DP2
 Investigator(s): Charles Oates Section, Township, Range: S T R
 Landform (hillslope, terrace, etc.): Pothole Local relief (concave, convex, none): concave Slope: 1.0 % / 0.6 °
 Subregion (LRR or MLRA): LRR T Lat.: 33.4419 Long.: -79.1219 Datum: NAD83
 Soil Map Unit Name: USDA SCS has the soils mapped as Chipley NWI classification: PFO4Bd mapped
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/>
Hydric Soil Present?	Yes <input checked="" type="radio"/> No <input type="radio"/>	
Wetland Hydrology Present?	Yes <input checked="" type="radio"/> No <input type="radio"/>	
Remarks:		

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input checked="" type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)		Secondary Indicators (minimum of 2 required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> Depth (Inches): _____ Saturation Present? (includes capillary fringe) Yes <input checked="" type="radio"/> No <input type="radio"/> Depth (Inches): <u>0</u>	Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks: Hydrology criteria met was met that this location. Soils were saturated to the surface.		

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: DP2

Tree Stratum (Plot size: 30')		Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1.	Acer rubrum	20	<input checked="" type="checkbox"/>	66.7%	FAC
2.	Nyssa sylvatica	10	<input checked="" type="checkbox"/>	33.3%	FAC
3.		0	<input type="checkbox"/>	0.0%	
4.		0	<input type="checkbox"/>	0.0%	
5.		0	<input type="checkbox"/>	0.0%	
6.		0	<input type="checkbox"/>	0.0%	
7.		0	<input type="checkbox"/>	0.0%	
8.		0	<input type="checkbox"/>	0.0%	
50% of Total Cover: 15		20% of Total Cover: 6	30	= Total Cover	

Sapling or Sapling/Shrub Stratum (Plot size: 30')		Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1.	Acer rubrum	30	<input checked="" type="checkbox"/>	60.0%	FAC
2.	Nyssa sylvatica	20	<input checked="" type="checkbox"/>	40.0%	FAC
3.		0	<input type="checkbox"/>	0.0%	
4.		0	<input type="checkbox"/>	0.0%	
5.		0	<input type="checkbox"/>	0.0%	
6.		0	<input type="checkbox"/>	0.0%	
7.		0	<input type="checkbox"/>	0.0%	
8.		0	<input type="checkbox"/>	0.0%	
50% of Total Cover: 25		20% of Total Cover: 10	50	= Total Cover	

Shrub Stratum (Plot size: 30')		Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1.	Ilex glabra	10	<input checked="" type="checkbox"/>	100.0%	FACW
2.		0	<input type="checkbox"/>	0.0%	
3.		0	<input type="checkbox"/>	0.0%	
4.		0	<input type="checkbox"/>	0.0%	
5.		0	<input type="checkbox"/>	0.0%	
6.		0	<input type="checkbox"/>	0.0%	
50% of Total Cover: 5		20% of Total Cover: 2	10	= Total Cover	

Herb Stratum (Plot size: 30')		Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1.		0	<input type="checkbox"/>	0.0%	
2.		0	<input type="checkbox"/>	0.0%	
3.		0	<input type="checkbox"/>	0.0%	
4.		0	<input type="checkbox"/>	0.0%	
5.		0	<input type="checkbox"/>	0.0%	
6.		0	<input type="checkbox"/>	0.0%	
7.		0	<input type="checkbox"/>	0.0%	
8.		0	<input type="checkbox"/>	0.0%	
9.		0	<input type="checkbox"/>	0.0%	
10.		0	<input type="checkbox"/>	0.0%	
11.		0	<input type="checkbox"/>	0.0%	
12.		0	<input type="checkbox"/>	0.0%	
50% of Total Cover: 0		20% of Total Cover: 0	0	= Total Cover	

Woody Vine Stratum (Plot size: 30')		Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1.	Smilax bona-nox	10	<input checked="" type="checkbox"/>	100.0%	FAC
2.		0	<input type="checkbox"/>	0.0%	
3.		0	<input type="checkbox"/>	0.0%	
4.		0	<input type="checkbox"/>	0.0%	
5.		0	<input type="checkbox"/>	0.0%	
50% of Total Cover: 5		20% of Total Cover: 2	10	= Total Cover	

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 10	x 2 = 20
FAC species 90	x 3 = 270
FACU species 0	x 4 = 0
UPL species 0	x 5 = 0
column Totals: 100 (A)	290 (B)

Prevalence Index = B/A = 2.900

Hydrophytic Vegetation Indicators:

☐ 1 - Rapid Test for Hydrophytic Vegetation

☒ 2 - Dominance Test is > 50%

☒ 3 - Prevalence Index is ≤ 3.0¹

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ☒ No ☐

SOIL

Sampling Point: DP2

[illegible]



NOTICE OF PUBLIC HEARING

The Planning Commission will consider a request from Dan Park, agent for property owner David Tanner, to rezone a portion of one (1) parcel totaling approximately **8.3 acres** from General Commercial (GC) and General Residential (GR) to a **Flexible Design District (FDD)**. The property is located off U.S. Hwy 17 in the Pawleys Island area of Georgetown County, SC.

Tax Map Numbers: **04-0158-060-00-00** Case Number: **RZE 2023-00043**

The Planning Commission will be reviewing this request on:

***Thursday, February 15th, 2024 at 5:30 p.m. in Howard Auditorium at
1610 Hawkins Street
Georgetown, South Carolina.***

If you wish to make public comments on this request, you are invited to attend this meeting.

If you cannot attend and wish to comment please submit written comment to:

***Georgetown County Planning Commission
PO Box 421270
Georgetown, South Carolina 29440
Telephone (843) 545-3162
Fax (843) 545-3299
E-mail: planningdept@gtcounty.org***

**MAGIC OAKS ESTATES
ADJACENT PROPERTY OWNERS**

OWNER	ADDRESS	CITY	STATE	ZIP	TMS#
Rose Run HOA INC	P.O. Box 3340	Fort Mill	SC	29716	04-0158-001-00-00
Wilderness Partners LLC	P.O. Box 15790	Surfside	SC	29587	04-0158-001-02-00
First Citizens Bank & Trust Company	100 E Tryon Street	Raleigh	NC	27603	04-0158-001-03-00
Rose Run HOA INC	P.O. Box 3340	Fort Mill	SC	29716	04-0158-001-14-09
Rose Run HOA INC	P.O. Box 3340	Fort Mill	SC	29716	04-0158-001-15-07
AABC Downtown Pawleys Island LLC	500 E Morehead Street	Charlotte	NC	28202	04-0158-012-00-00
AABC Downtown Pawleys Island LLC	500 E Morehead Street	Charlotte	NC	28202	04-0158-013-00-00
AABC Downtown Pawleys Island LLC	500 E Morehead Street	Charlotte	NC	28202	04-0158-016-00-00
Lachicotte A H JR	P.O. Box 4594	Pawleys Island	SC	29585	04-0158-056-00-00
Cecile L Spivey Trustee	P.O. Box 78	Pinopolis	SC	29469	04-0158-057-00-00
The Hammock Shops Real Estate LLC	P.O. Box 32219	Charleston	SC	29417	04-0158-059-00-00
Donald W Reid	P.O. Box 1578	Pawleys Island	SC	29585	04-0158-059-01-00
Tall House Farm LP	6771 H Abercrombie Road	Murrayville	GA	30564	04-0158-059-02-00
Waverly Plantation Lmt'd Part	P.O. Box 4594	Pawleys Island	SC	29585	04-0158-059-03-00
Pawleys Island Lodge #409 AFM	P.O. Box 1592	Pawleys Island	SC	29585	04-0158-060-02-00
Elizabeth G Hawkins	P.O. Box 3120	Pawleys Island	SC	29585	04-0158-060-03-00
Emanuel Stikas	10744 Ocean Highway	Pawleys Island	SC	29585	04-0158-060-04-00
Elizabeth G Hawkins	P.O. Box 3120	Pawleys Island	SC	29585	04-0158-061-00-00
Kay B Westbury	P.O. Box 2042	Pawleys Island	SC	29585	04-0158-061-01-00
Barbara J Johnson	208 Haunted Trail	Pawleys Island	SC	29585	04-0158-061-02-00
Gail O Thompson	198 Haunted Trail	Pawleys Island	SC	29585	04-0158-061-03-00
William and Pamela Mitchell	188 Haunted Trail	Pawleys Island	SC	29585	04-0158-061-04-00
Stephanie Y Oxner	174 Haunted Trail	Pawleys Island	SC	29585	04-0158-061-05-00
Elizabeth Gattshall Hawkins	P.O. Box 3120	Pawleys Island	SC	29585	04-0158-061-06-00
Sea Oaks LLC	P.O. Box 33	Pawleys Island	SC	29585	04-0158-062-00-00
Cedar Grove Plantation Association		Pawleys Island	SC	29585	04-0158-062-01-00
Matthew Bellamy Life Estate	P.O. Box 526	Pawleys Island	SC	29585	04-0158-063-00-00
Ernest Atkinson	506 Live Oak Lane	Kingstree	SC	29556	04-0158-064-00-00
Emily C Hortman	3446 Wilderness Lane	Murrells Inlet	SC	29576	04-0158-064-03-00
Philip R Lachicotte	P.O. Box 1	Pawleys Island	SC	29585	04-0158-064-05-00
Elizabeth B Harper	171 Cedar Grove Lane	Pawleys Island	SC	29585	04-0158-065-00-00
A H Lachicotte	P.O. Box 4594	Pawleys Island	SC	29585	04-0159-001-00-00
V&B Properties INC	198 Master Drive	Pawleys Island	SC	29585	04-0163-136-00-00

MAGIC OAKS ESTATES
ADJACENT PROPERTY OWNERS

Elizabeth B Harper	171 Cedar Grove Lane	Pawleys Island	SC	29585	04-0163-137-00-00
Will Whit LLC	200 South Meeting Street	Georgetown	SC	29440	42-0159-029-00-00
David Cohen	7 Colleton Drive	Charleston	SC	29407	42-0159-030-00-00
Hildave Properties LP	318 Hoole Street	Darlington	SC	29532	42-0159-030-01-00
Legrand Davis Brown Jr Trustee	163 Atlantic Avenue	Pawleys Island	SC	29585	42-0159-031-00-00
Genevieve S Felder	165 Atlantic Avenue	Pawleys Island	SC	29585	42-0159-031-01-00
DFFF Properties LLC	194 Barnacle Circle	Lexington	SC	29072	42-0159-033-00-00
Marshall Chapman	169 Atlantic Avenue	Pawleys Island	SC	29585	42-0159-034-00-00
Sam C Harrelson	171 B Atlantic Avenue	Pawleys Island	SC	29585	42-0159-035-01-00
D Crawford Galimore	1534 Bear Branch Cove	Murfreesboro	TN	37130	42-0163-001-00-00
Robert A Moses	P. O. 1344	Sumter	SC	29150	42-0163-001-01-00
Pawleys Partners LLC	13 Ashworth Lane	Columbia	SC	29224	42-0163-002-00-00
Keller Family LLC	1600 Colon Road	Sanford	NC	27330	42-0163-003-00-00
Anne F Blake	4760 Springfield Drive	Atlanta	GA	30338	42-0163-004-00-00
Aiken Six Pax LLC	1138 Chaffee Spring Road	Aiken	SC	29801	42-0163-005-00-00
Cynthia B DesChamps	242 Myrtle Avenue	Pawleys Island	SC	29585	42-0163-005-01-00
Bernard Erhard Jr	321 Hampton Avenue	Greenville	SC	29601	42-0163-006-00-00
Watership Down LLC	10 Gadsden Street	Charleston	SC	29401	42-0163-007-00-00
Edith B Parks	242 Batson Bate Drive	Easley	SC	29640	42-0163-009-00-00
RVL Holdings LLC	1026 Collins Meadow Drive	Georgetown	SC	29440	42-0163-027-00-00
W E Jenkinson III	PO Drawer 669	Kingstree	SC	29556	42-0163-028-00-00
Alice G Mercer	213 Farr Avenue	Andrews	SC	29510	42-0163-028-01-00
Deborah F Williams	2897 Porcher Drive	Sumter	SC	29150	42-0163-028-02-00
William Walter Jr	2128 Cowper Drive	Raleigh	NC	27608	42-0163-029-00-00
D Crawford Galimore	1534 Bear Branch Cove	Murfreesboro	TN	37130	42-0163-031-01-00
Pauline B Jelovchan etal.	725 Muirfield Place	Florence	SC	29501	42-0163-034-00-00
Elizabeth G Martin	135 Haunted Trail	Pawleys Island	SC	29585	42-0163-136-00-00

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE NO. 24-06

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GEORGETOWN COUNTY, REGARDING 8.3 ACRES OF TMS NUMBER 04-0158-060-00-00, LOCATED ALONG U.S. HWY 17 IN PAWLEYS ISLAND, FROM GENERAL COMMERCIAL (GC) AND GENERAL RESIDENTIAL (GR) TO A FLEXIBLE DESIGN DISTRICT (FDD).

BE IT ORDAINED BY THE COUNTY COUNCIL MEMBERS OF GEORGETOWN COUNTY, SOUTH CAROLINA, IN COUNTY COUNCIL ASSEMBLED TO AMEND THE ZONING MAP OF GEORGETOWN COUNTY, SPECIFICALLY TMS NUMBER 04-0158-060-00-00, LOCATED ALONG U.S. HWY 17 IN PAWLEYS ISLAND, FROM GENERAL COMMERCIAL (GC) AND GENERAL RESIDENTIAL (GR) TO FLEXIBLE DESIGN DISTRICT (FDD), AS REFLECTED ON THE ATTACHED LAND PLAN DATED 8/21/23, NARRATIVE DATED 1/25/24 AND WITH THE FOLLOWING CONDITIONS:

1. An amendment to the Future Land Use (FLU) map from CP to Medium Density Residential.
2. Signage for the development will comply with the zoning ordinance allowance for subdivisions.
3. Parking for the amenities area will be a pervious surface.
4. Final approvals and/or permits from Midway Fire, Georgetown County Stormwater, OCRM, SCDOT, Georgetown County Public Works, and GCWSD.

DONE, RATIFIED AND ADOPTED THIS _____ DAY OF _____, 2024.

Louis R. Morant
Chairman, Georgetown County Council

ATTEST:

Theresa Floyd
Clerk to Council

This Ordinance, No. 24-06, has been reviewed by me and is hereby approved as to form and legality.

John D. Watson
Georgetown County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

Item Number: 11.a
Meeting Date: 3/12/2024
Item Type: APPROVAL OF MINUTES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:
Regular Council Meeting - February 27, 2024

CURRENT STATUS:
Pending

POINTS TO CONSIDER:
n/a

FINANCIAL IMPACT:
n/a

OPTIONS:
1. Approval of minutes as submitted.
2. Offer amendments.

STAFF RECOMMENDATIONS:
Approval of minutes as submitted.

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
▣ DRAFT - 022724 Minutes	Backup Material

Georgetown County Council held a Regular Council Meeting on Tuesday, February 27, 2024, at 5:30 PM in the Howard Auditorium, 1610 Hawkins Street, Georgetown, South Carolina.

Present: Bob Anderson Louis R. Morant
 Everett Carolina Raymond Newton
 Clint A. Elliott

Staff: Jackie Broach, Alma D. Sierra,
 Public Information Officer *Deputy Clerk to Council*

 Angela Christian John D. Watson,
 County Administrator *County Attorney*

Other staff members, members of the public, and representatives of the media were also present. In accordance with the Freedom of Information Act, a copy of the agenda was sent to newspapers, television, and radio stations, citizens of the County, Department Heads, and posted on the bulletin board in the historic Courthouse.

The meeting was called to order at 5:30 PM. Councilor Everett Carolina gave an invocation, and all joined in the pledge of allegiance. Vice Chair Lillie Jean Johnson was not in attendance due to illness. Councilor Stella Mercado was out of town due to a death in her extended family.

APPROVAL OF AGENDA

Councilor Raymond Newton moved for approval of the agenda. Councilor Everett offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor: Bob Anderson Louis R. Morant
 Everett Carolina Raymond Newton
 Clint A. Elliott

SPECIAL REPORTS/PRESENTATIONS

Nonprofit Spotlight- Access Favor:

The presentation was given by Dr. Renee Causey and Kori Criddle, Director of Intervention Services. Access Favor has been in existence since 2012, but was established as a non-profit organization in 2015. The program was founded by Dr. Victor Archambeau, a local community physician in recovery from substance use disorder. Access Favor currently has two locations, one is located in Conway, and another in Georgetown (located in the SC Works Building). Their goal is to promote recovery from substance use disorders through support, education, and advocacy. Currently, the Organization provides Narcan in local communities via a van that was purchased for this purpose. The intent is to travel around to help people who are actively overdosing, as well as those who are in need of preventative measures. Access Favor works with family members, and the community to foster recovery which results in healthier individuals, families, and communities. Soon they hope to be in schools as well as partnering with more hospitals.

PUBLIC COMMENTS

Adam Weisman

Mr. Weisman is a resident in Murrells Inlet, and he said he was returning to County Council regarding several issues associated with a vacant lot that he owns. He would like to be able to park his boat, truck, and trailer on the property that he lawfully owns, but is unable to do so because the property zoning classification does not allow it. He stated that he feels this area of the County is underrepresented as there seems to have been no action taken on an Ordinance that is causing him to be unable to use property that he pays taxes on. Mr. Weisman stated that he is actually paying a larger amount of taxes on this empty lot than he pays on his house. This issue has taken him to court, and he pleads with Council to help him sort this out. Mr. Weisman also spoke on the matter of the speed limit on Murrells Inlet Road being too high. His children along with others wait for their school bus on that road and many cars pass them at dangerous speeds. He requested that Council look into a solution for this matter as well.

Dan Stacy

Mr. Stacy informed Council that he was present on behalf of the property applicant associated with Item 9a on the meeting agenda (Ordinance No. 23-45, an amendment to the Pawleys Pavilion Flexible Design District), and would be available to answer any questions County Council may have on this matter.

CONSENT AGENDA

A matter on the Consent Agenda was approved previously during the meeting by the virtue of the agenda approval process.

Procurement #24-016, Eagle View Imagery Services & Software: Council approved a new contract with Pictometry International Corporation dba Eagle View at a cost of \$156,919.50 to be billed annually over the next three (3) years.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Waccamaw Mental Health Board

Following a brief report from Alma Sierra, Deputy Clerk to Council, Councilor Bob Anderson moved to nominate Teresa Robinette to serve on the Waccamaw Mental Health Board. Councilor Everett Carolina offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor: Bob Anderson
 Everett Carolina
 Clint A. Elliott

Louis R. Morant
Raymond Newton

RESOLUTIONS / PROCLAMATIONS

Resolution No. 24-03

Following a report from Angela Christian, County Administrator, a motion was made by Councilor Raymond Newton to adopt Resolution No. 24-03, a Resolution approving and authorizing the application for a USDA Rural Business Development Opportunity Grant and All Necessary Acts and

Matters Relating Thereto. Councilor Clint Elliott offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Louis R. Morant
	Everett Carolina	Raymond Newton
	Clint A. Elliott	

ORDINANCES-Third Reading

Ordinance No. 23-45

Following a report from Holly Richardson, County Planning Director, a motion was made by Councilor Bob Anderson for third reading approval of Ordinance No. 23-45, an Ordinance to amend the Pavilion Square Flexible Design District (FDD) pertaining to a parcel located on the southwest corner of Highway 17 and Petigru Drive in Pawleys Island identified as TMS#04-0161-016-00-00, to allow for a larger retail store. Councilor Clint Elliot offered a second on the motion. Chairman Morant called for discussion on the motion.

Councilor Clint Elliott moved to amend Ordinance No. 23-45 in order to incorporate amended text, as proposed by Planning Staff (and approved by the applicant), pertaining to multi-purpose pathways. Councilor Everett Carolina offered a second on the motion. Chairman Morant called for any discussion on the amendment, prior to the vote. There was none.

Chairman Louis R. Morant called for a vote on the amendment:

In favor:	Bob Anderson	Louis R. Morant
	Everett Carolina	Raymond Newton
	Clint A. Elliott	

The vote on third reading approval of Ordinance No. 23-45, as amended, was as follows:

In favor:	Bob Anderson	Louis R. Morant
	Everett Carolina	Raymond Newton
	Clint A. Elliott	

ORDINANCES – Second Reading

Ordinance No. 24-04

Following a report from County Finance Director, Karis Langston, a motion was made by Councilor Clint Elliott for second reading approval of Ordinance No. 24-04 an Ordinance to amend the FY23 Operating Budget for Georgetown County. Councilor Everett Carolina offered a second on the motion. Chairman Morant called for discussion on the motion.

Councilor Clint Elliott moved to amend Ordinance No. 24-04 to incorporate amended text as proposed by the Finance Director. Councilor Bob Anderson offered a second on the motion. Chairman Morant called for discussion on the amendment, and there was none.

Chairman Morant called a vote on the amendment:

In favor:	Bob Anderson	Louis R. Morant
	Everett Carolina	Raymond Newton
	Clint A. Elliott	

The vote for second reading approval of Ordinance. No. 24-04, as amended, was as follows:

In favor:	Bob Anderson	Louis R. Morant
	Everett Carolina	Raymond Newton
	Clint A. Elliott	

ORDINANCES – First Reading

The following Ordinances were read into the record by title only:

Ordinance No. 24-05 – An Ordinance to amend the Comprehensive Plan, Future Land Use (FLU) map, regarding 8.3 acres of TMS# 04-0158-060-00-00, located along U.S. Hwy 17 in Pawleys Island, from conservation Preservation to Medium Density Residential

Ordinance No. 24-06 – An Ordinance to Amend the Official Zoning Map of Georgetown County, regarding 8.3 acres of TMS# 04-0158-060-00-00, located along U.S. Hwy 17 in Pawleys Island, from General Commercial (GC) and General Residential (GR) to a Flexible Design District

APPROVAL OF MINUTES

Regular Council Meeting – February 13, 2024

Councilor Everett Carolina moved to adopt the minutes of the County Council meeting held on February 13, 2024. The motion was seconded by Councilor Raymond Newton. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Louis R. Morant
	Everett Carolina	Raymond Newton
	Clint A. Elliott	

LEGAL BRIEFING / EXECUTIVE SESSION

Councilor Clint Elliott made a motion to move into executive session in order to receive a legal briefing from County Attorney, Jay Watson, and discuss various legal matters. Councilor Everett Carolina offered a second on the motion. Upon a call for discussion from the Chairman, there was none. Council moved into executive session at 6:14 PM.

In favor:	Bob Anderson	Louis R. Morant
	Everett Carolina	Raymond Newton
	Clint A. Elliott	

OPEN SESSION

Councilor Clint Elliott moved to return to open session. Councilor Everett Carolina offered a second on the motion. Upon a call for discussion from the Chairman, there was none. Council returned to open session at 7:16 PM.

In favor:	Bob Anderson	Louis R. Morant
	Everett Carolina	Raymond Newton
	Clint A. Elliott	

ADJOURNMENT

Chairman Morant called for further business to come before County Council prior to adjournment. Being no further business, Councilor Clint Elliott moved to adjourn the meeting, which was seconded by Councilor Raymond Newton. The meeting was adjourned at 7:17 PM.

In favor:	Bob Anderson	Louis R. Morant
	Everett Carolina	Raymond Newton
	Clint A. Elliott	

Date

Clerk to Council

Item Number: 12.a
Meeting Date: 3/12/2024
Item Type: LEGAL BRIEFING / EXECUTIVE SESSION

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Briefing regarding an Economic Development Matter pursuant to S.C. Code Ann. § 30-4-70(a)(5)

CURRENT STATUS:

POINTS TO CONSIDER:

FINANCIAL IMPACT:

OPTIONS:

STAFF RECOMMENDATIONS:

ATTORNEY REVIEW: