

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

February 13, 2024

5:30 PM

**GEORGETOWN COUNTY COUNCIL
Howard Auditorium, 1610 Hawkins Street,
Georgetown, SC**

AGENDA

- 1. INVOCATION**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. SPECIAL REPORTS /PRESENTATIONS**
 - 4.a Nonprofit Spotlight - Multiplying Good**
 - 4.b Presentation - Outstanding Achievement Awards**
 - 4.c Proclamation No. 24-03 - In Honor and Recognition of Judge Isaac Pyatt**
- 5. PUBLIC COMMENTS**
- 6. CONSENT AGENDA**
 - 6.a Procurement #23-061, Roll-Off Truck for Solid Waste Collections**
 - 6.b Procurement #23-062, Four (4) ATV's and Two (2) Side by Side Utility Vehicles**
 - 6.c Procurement #24-003, Oaks Creek Dredging**
 - 6.d Procurement #24-009, Historic Courthouse Duct Cleaning**
- 7. PUBLIC HEARINGS**
 - 7.a Ordinance No. 24-01 - To amend the Future Land Use (FLU) map for 3 parcels, located at 46 Channel Bluff Avenue and 13236 Ocean Hwy, identified as TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from Medium Density Residential to Transitional.**
- 8. APPOINTMENTS TO BOARDS AND COMMISSIONS**
- 9. RESOLUTIONS / PROCLAMATIONS**

10. THIRD READING OF ORDINANCES

10.a Ordinance No. 23-38 - An Ordinance to Amend Chapter 6 Section 6-3 of the Georgetown County Code of Ordinances Pertaining to Public Boat Landing Regulations

10.b Ordinance No. 23-45 - An Ordinance to amend the Pavilion Square Flexible Design District (FDD), 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.

10.c Ordinance No. 24-01 - To amend the Future Land Use (FLU) map for 3 parcels, located at 46 Channel Bluff Avenue and 13236 Ocean Hwy, identified as TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from Medium Density Residential to Transitional.

10.d Ordinance No. 24-02 - To rezone three parcels located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island, TMS# 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC).

11. SECOND READING OF ORDINANCES

12. FIRST READING OF ORDINANCES

12.a Ordinance No. 24-04 - An Ordinance to amend the FY24 Operating Budget of Georgetown County.

13. APPROVAL OF MINUTES

13.a Regular Council Meeting - January 23, 2024

14. LEGAL BRIEFING / EXECUTIVE SESSION

15. ADJOURNMENT

Item Number: 4.a
Meeting Date: 2/13/2024
Item Type: SPECIAL REPORTS /PRESENTATIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Public Information

ISSUE UNDERCONSIDERATION:

Georgetown County and the Frances P. Bunnelle Foundation are partnering to spotlight a local nonprofit at each County Council meeting.

CURRENT STATUS:

This week's featured nonprofit is Multiplying Good. Dan Hoppe is scheduled to present.

POINTS TO CONSIDER:

The South Carolina Chapter of Multiplying Good unleashes potential in youth through service and partners with organizations and corporations to recognize excellence in service.

FINANCIAL IMPACT:

N/A

OPTIONS:

This item is presented for information only.

STAFF RECOMMENDATIONS:

This item is presented for information only.

ATTORNEY REVIEW:

No

Item Number: 4.b
Meeting Date: 2/13/2024
Item Type: SPECIAL REPORTS /PRESENTATIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Human Resources

ISSUE UNDERCONSIDERATION:

Outstanding Achievement Awards

CURRENT STATUS:

Georgetown County has received recognition by the South Carolina Association of Counties Workers Compensation Trust for outstanding achievements.

The Outstanding Safety Achievement Award is bestowed upon counties or member entities that have made significant progress in a specific area of their risk management and safety program. This award is intended to recognize specific projects or achievements rather than general overall improvement in safety and risk management.

POINTS TO CONSIDER:

The South Carolina Association of Counties Workers Compensation Trust has awarded **Georgetown County's Central Safety Committee** with the *2023 Outstanding Safety Achievement Award*. This award was presented in recognition of the Safety Committee's development of the Heat Related Illness Campaign. This campaign increased awareness of heat illnesses and what symptoms employees should be aware of when they experience them. Field training was conducted informing employees of symptoms to be aware of, the amount of water they should consume while working in the heat, personal protective equipment needed and the need to take frequent breaks in a cool, dry place. In addition, two cooling vests were purchased for Park Maintenance employees to wear while cutting grass on county ballfields. The benefits of this campaign are reducing the risk of workers compensation claims regarding heat related illnesses.

Holley Laycock, Georgetown County Risk Manager, also received recognition by The South Carolina Association of Counties Workers Compensation Trust. She was awarded the *2023 Service Award* for her efforts to help other risk managers belonging in the Insurance Trust. She shared information on employee's drug screening programs, fleet insurance classifications, general liability allocations, workers compensation claims software and OSHA reporting requirements. Ms. Laycock received this award not only for her hard work and commitment to safety, but also her willingness to help other counties

FINANCIAL IMPACT:

OPTIONS:

STAFF RECOMMENDATIONS:

Van Henson and Robert Benfield with the South Carolina Counties Workers' Compensation Trust and the South Carolina Counties Property & Liability Trust will present the *Outstanding Safety Achievement Award* to Georgetown County.

ATTORNEY REVIEW:

Item Number: 4.c
Meeting Date: 2/13/2024
Item Type: SPECIAL REPORTS /PRESENTATIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Proclamation No. 24-03 - Recognition of retiring Chief Magistrate Isaac Pyatt, who has served Georgetown County for nearly 40 years.

CURRENT STATUS:

Judge Isaac Pyatt has retired as of January 31, 2024. Georgetown County wishes to recognize him for nearly 40 years of service.

POINTS TO CONSIDER:

Judge Pyatt joined the County as a magistrate on Aug. 5, 1985.
He was appointed Chief Magistrate on May 6, 2002.

FINANCIAL IMPACT:

N/A

OPTIONS:

Presented for Information Only

STAFF RECOMMENDATIONS:

Adoption of Proclamation No. 24-03

ATTORNEY REVIEW:

No

ATTACHMENTS:

Description	Type
□ Resolution No. 24-03	Resolution Letter

Proclamation

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

To Honor and Celebrate
Judge Isaac Pyatt
Upon the Occasion of His Retirement

WHEREAS, Judge Isaac Pyatt is a lifelong resident of Georgetown County, born on Sandy Island, he graduated from Howard High School. Judge Pyatt pursued his education at Morris College and Coastal Carolina University, and earned a Bachelor of Science in Criminal Justice from Liberty University; and

WHEREAS, Isaac Pyatt has devoted 40 years of service to the citizens of Georgetown beginning with the Georgetown County Sheriff's Office in 1983, dedicating more than a decade to ensuring the safety and well-being of our community; and

WHEREAS, his dedication and hard work led to numerous accomplishments within the Georgetown County Sheriff's Office, where he excelled in roles such as Deputy Supervisor, D.A.R.E. Officer, investigator and narcotics investigator; and

WHEREAS, in recognizing his exemplary service, then S.C. Senator Yancey McGill appointed him as a magistrate in 1996, marking the beginning of a distinguished judicial career; and

WHEREAS, serving with honor and integrity, Judge Pyatt took on the responsibilities of Municipal Judge for the Town of Andrews before assuming the role of Chief Magistrate in 2002; and

WHEREAS, Judge Pyatt has held numerous leadership positions serving as Chairman of the Board of Magistrate and Municipal Judge Certification, and the Magistrates and Municipal Judges Mentor Program; contributing to the S.C. Judicial Council, the Chief Justice’s Commission on the Profession for S.C., and the Commission on Judicial Conduct for S.C.; and

WHEREAS, Georgetown County Council recognizes that retirement is a milestone that signifies the peak of a rewarding career, and the beginning of a new chapter in life.

THEREFORE BE IT PROCLAIMED, Georgetown County expresses its deepest gratitude to Chief Magistrate Judge Isaac Pyatt for his outstanding service, commitment, dedication, and invaluable contributions to the pursuit of justice in our community. We extend best wishes to Judge Pyatt upon his retirement confident that his legacy will continue to inspire us all.

SO SHALL IT BE this 13th Day of February, in this the 2024 year of our Lord.

Louis R. Morant, Chairman
Georgetown County Council

ATTEST:

Theresa E. Floyd, Clerk to Council

Item Number: 6.a
Meeting Date: 2/13/2024
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 North Carolina Sheriff's Association (NCSA) Cooperative Contract #24-08-0421, 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 NCSA cooperative pricing with Velocity Truck Centers of Wilmington, NC to be the lowest cost and in the best interest of the County at a quoted cost of \$219,615 with estimated delivery in Q1 2025.

3) A quote of \$234,460.00 was obtained from National Auto Fleet Group of Watsonville, CA under their Sourcwell 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 Velocity Truck Centers in the amount of \$219,615.
- 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.

Velocity Truck Centers of Wilmington, NC offered the lowest price for a Western Star AR47X with Galfab Cable Hoist system which has been used in the collections section and remains consistent across the County's fleet. Based on the aforementioned, staff recommends proceeding with the

lowest bidder, Velocity Truck Centers, at the quoted rate of \$219,615.00.

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 Department
From: Ray C. Funnye, Director of Public Services
Date: February 6th, 2024
RE: Roll-Off Truck Procurement Recommendation

A handwritten signature in blue ink, reading "Ray C. Funnye".

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 Velocity Truck Centers of Wilmington, NC has submitted a competitive bid for a the Western Star AR 47X with Galfab Roll -Off Cable Hoist at the quoted price of \$219,615 through the NC Sheriff Association.

The proposed vehicle is equipped with the Galfab Roll off Cable Hoist, meeting 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 \$219,615.00 proposal presented by NC Sheriff Association for the purchase of the Western Star AR 47X with Galfab Roll -Off Cable Hoist for the Environmental Services Division.

Item Number: 6.b
Meeting Date: 2/13/2024
Item Type: CONSENT AGENDA

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Purchasing

ISSUE UNDERCONSIDERATION:

Procurement #23-062, Four (4) ATV's and Two (2) Side by Side Utility Vehicles

CURRENT STATUS:

Georgetown County has solicited bids for a quantity of four (4) each ATV's and two (2) Side by Side Utility Vehicles for the Sheriff's Office.

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 three (3) responses received:

- 1) RumbleOn Dealers Inc. dba RideNow Powersports of Irving, Texas @ \$70,740.47;
- 2) Powersports Carolina of Lancaster, SC @ \$76,256.22;
- 3) Verde Inc. of North Charleston, SC @ \$106,970.00

FINANCIAL IMPACT:

Funding for this purchase will need to be appropriated from the Law Enforcement Fund available fund balance and recorded in account 060.205-50707, Law Enforcement Fund. Sheriff Department-Machinery & Equipment.

OPTIONS:

- 1) Approve award to RumbleOn Dealers Inc. dba RideNow Powersports of Irving, Texas for the total bid amount of \$70,740.47 and appropriate the funds from fund balance.
- 2) Decline to approve.

STAFF RECOMMENDATIONS:

Bids were solicited on November 29, 2023. Staff recommends award to the lowest responsive and responsible bidder, RumbleOn Dealers, Inc. dba RideNow Powersports of Irving, Texas at \$70,740.47 inclusive of delivery, plus any additional sales tax.

ATTORNEY REVIEW:

No

ATTACHMENTS:

Description

Type

- ▣ Recommendation from Sheriff Carter Weaver,
Georgetown County Sheriff Department

Cover Memo



GEORGETOWN COUNTY SHERIFF'S OFFICE

430 NORTH FRASER STREET
GEORGETOWN, SOUTH CAROLINA 29440
PHONE: 843-546-5102 FAX: 843-546-2752

**CARTER
WEAVER**
SHERIFF

To: Purchasing
From: Sheriff Carter Weaver
Date: January 18, 2024
Re: Letter of Recommendation – Purchasing of (4) ATV's and (2) Side by Side Utility Vehicles

It is the recommendation of my office for the purchase of (4) ATV's and (2) Side by Side Utility vehicles to be awarded to RumbleOn Dealers Inc. dba RideNow Powersports. RumbleOn Dealers Inc. was the lowest cost of the 3 bids submitted. The funding is being appropriated from Fund Balance and secured in account 060.205.50707.

Sincerely,

A handwritten signature in blue ink that reads "Carter Weaver".

Carter Weaver, Sheriff
Georgetown County, S.C.



Item Number: 6.c
Meeting Date: 2/13/2024
Item Type: CONSENT AGENDA

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Procurement #24-003, Oaks Creek Dredging

CURRENT STATUS:

Ahtna Marine & Construction Co. has been awarded a contract by the United States Army Corps of Engineers (USACE) and is undergoing a USACE Civil Works Murrells Inlet Maintenance Dredging project. The County seeks to utilize this vendor to dredge the mouth of Oaks Creek near Murrells Inlet to re-establish navigable depths during all tidal cycles for public and commercial users.

POINTS TO CONSIDER:

- 1) Procurement of this service will be executed utilizing the justification for Sole Source to help reduce mobilization and overall project costs by utilizing the existing vendor who is currently performing dredging work adjacent to the Oaks Creek dredging project site.
- 2) The proposed work consists of dredging 20,000 cubic yards from the mouth of Oaks Creek via hydraulic cutterhead dredge. The proposed channel is 100 feet wide and 1,050 feet long totaling 2.39 acres. The proposed dredge depth is -9.0 feet. Dredge material will be transported through a pipeline that will be discharged as a slurry and placed directly on the front beach at either Garden City Beach or the west end of the south jetty on Huntington Beach State Park. During construction, temporary training dikes of sand will be used to contain the discharge and control the fill placement. Fill sections will be graded by land-based equipment, such as bulldozers, articulated front-end loaders, and other equipment as necessary to achieve the desired placement profile.
- 3) Work will be scheduled after the USACE dredging is completed or if USACE and Georgetown County agrees during the USACE dredging, whichever appears to be beneficial for all parties.

FINANCIAL IMPACT:

This procurement is fully funded in GL Account #99369.901-50705, MI Channel Clearing/Dredging. Non-Departmental-Improvements.

OPTIONS:

- 1) Approve award and contract to Ahtna Marine & Construction Co. in the amount of \$534,686.55.
- 2) Decline to approve.

STAFF RECOMMENDATIONS:

Public Services and Capital Projects staff recommend a construction contract and PO be issued to Ahtna Marine & Construction Company to perform the nearby Oaks Creek dredging work. If approved, the work is expected to be completed by this Spring.

ATTORNEY REVIEW:

No

ATTACHMENTS:

	Description	Type
▫	Letter of Intent from Mr. Ray Funnye, Director of Public Services	Cover Memo



**Georgetown County
Department of Public Services**

Innovative Leadership & Teamwork!



December 21, 2023

Wes Gammons (wgammon@ahtna.net)
Ahtna Marine & Construction Company
444 W. Boynton Beach Blvd., Boynton Beach, Florida 33435
(954) 568-0007

Re: **Letter of Intent Dredging Services**
2.39 Acres at the Mouth of Oak Creek Murrells Inlet, SC

This is in response to Ahtna Marine & Construction Company to confirm Georgetown County Letter of Intent to use the dredging services as described in the Ahtna Marine & Construction Company proposal dated 12/8/2023.

This Letter of Intent is contingent on Georgetown County receiving all required permits, approval of funding, and scope of work by the County Administrator.

The proposed work consists of dredging in Oaks Creek. In detail, the applicant proposes dredging 20,000 cubic yards from the mouth of Oaks Creek via hydraulic cutter head dredge. The proposed dredge channel is 100 feet wide and 1,050 feet long totaling 2.39 acres. The proposed dredge depth is -8.0 feet below Mean Low Water (MLW) with an over depth allowance of 1.0 foot, for a total dredge depth of -9.0 feet. Dredge material will be transported through a pipeline that will be discharged as slurry and placed directly on the front beach at either Garden City Beach or the west end of the south jetty on Hunting Beach State Park.

Please find attached the following attachments:

- A. Ahtna Marine & Construction Proposal dated - 12/8/2023
- B. Pre-Bid Summary Update - 11/15/2023

Once a Purchase Order is issued with notice to proceed the work will be scheduled after the USACE dredging is completed or if USACE and Georgetown County agrees during the USACE dredging which ever appears to beneficial for all parties.

Ray C. Funnye,

A handwritten signature in blue ink, appearing to read "Ray C. Funnye".

Director of Public Services
Georgetown County

Administration

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

12/8/2023



CHARLESTON DISTRICT, CORPS OF ENGINEERS
1949 Industrial Park Road Room 140
Conway, South Carolina 29526

and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405

Subject: Oak creek

Ahtna Marine & Construction Company (AMCC) is pleased to provide a proposal for dredging at oak creek Murrells Inlet. Ahtna to furnishing all necessary equipment, components, personnel, supervision, as well as materials to provide the work per scope.

Project Description

The proposed work consists of dredging in Oaks Creek. In detail, the applicant proposes to dredge 20,000 cubic yards from the mouth of Oaks Creek via hydraulic cutterhead dredge. The proposed dredge channel is 100 feet wide and 1,050 feet long totaling 2.39 acres. The proposed dredge depth is -8.0 feet below mean low water (MLW) with an overdepth allowance of 1.0 foot for a total dredge depth of -9.0 feet. Dredge material will be transported through a pipeline that will be discharged as a slurry and placed directly on the front beach at either Garden City Beach or the west end of the south jetty on Hunting Beach State Park. During construction, temporary training dikes of sand will be used to contain the discharge and control the fill placement. Fill sections will be graded by land-based equipment, such as bulldozers, articulated front-end loaders, and other equipment as necessary to achieve the desired placement profile. **Note:** The proposed project will be done in conjunction with the USACE Civil Works Murrells Inlet Maintenance Dredging project.

Project pricing will be as followed for mobilization, excavation and embankment.

Mobilization		\$ 72,000.00
Demobilization		\$ 33,000.00
Excavation and embankment	unit price \$19.93 @ 20,000 cyrds	\$ 398,611.43
Survey		\$ 13,200.00
Bond cost		\$ 18,075.12
Total Project cost		\$ 534,686.55

Proposal is unit price for dredging in the cut.

Project to be performed after all obligations have been completed for the present Murrells inlet USACE project.

Items Excluded:

--Engineering -- Permitting -- environmental monitoring -- vibration control

Sincerely,

Wes Gammons
Ahtna Marine & Construction Company

This price is valid for 14 days unless agreed upon by both parties to extend. This proposal is based upon availability of AMCC equipment and personnel at the time of intent to commence the work.

AGREED AND ACCEPTED BY:

Signed: 

Name/ Title: Angela Christian

Date: 1/2/23

AGREED AND ACCEPTED BY:

Signed: _____

Name/ Title: _____

Date: _____


Pre-Bid Summary

Update: 11.15.23

Project:	Oaks Creek Dredging SAC-2022-01441
Location:	located at the mouth of Oaks Creek near Murrells Inlet, Georgetown County, South Carolina (Latitude: 33.5308 °, Longitude: -79.0399 °), Brookgreen Quad.
Client:	CHARLESTON DISTRICT, CORPS OF ENGINEERS 1949 Industrial Park Road Room 140 Conway, South Carolina 29526 and THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL Office of Ocean and Coastal Resource Management 1362 McMillan Avenue, Suite 400 North Charleston, South Carolina 29405
Bid Date:	December 11, 2023
Pre-Bid and Site Visit:	TBD
Amendments:	None as of 12/4/2023
Q & A Cutoff:	If there are any questions concerning this public notice, please contact Megan N. Jackson, Project Manager, at (843) 365-4239 or by email at Megan.N.Jackson@usace.army.mil.
General Scope of Work:	The proposed work consists of dredging in Oaks Creek. In detail, the applicant proposes to dredge 20,000 cubic yards from the mouth of Oaks Creek via hydraulic cutterhead dredge. The proposed dredge channel is 100 feet wide and 1,050 feet long totaling 2.39 acres. The proposed dredge depth is -8.0 feet below mean low water (MLW) with an over-depth allowance of 1.0 foot for a total dredge depth of -9.0 feet. Dredge material will be transported through a pipeline that will be discharged as a slurry and placed directly on the front beach at either Garden City Beach or the west end of the south jetty on Hunting Beach State Park. During construction, temporary training dikes of sand will be used to contain the discharge and control the fill placement. Fill sections will be graded by land-based equipment, such as bulldozers, articulated front-end loaders, and other equipment as necessary to achieve the desired placement profile.

Pre-Bid Summary

Update: 11.15.23

	 <p>The aerial map shows the coastline of Huntington Beach. A blue rectangular area in the water is labeled 'Dredging Area'. Two yellow rectangular areas on the beach are labeled 'Huntington Beach State Park Placement Area' and 'Garden City Beach Placement Area'.</p>
Order of Work	<ol style="list-style-type: none">1. Dredge Oaks Creek Dredging Area2. Place Dredged Material on Beach3. Grade Dredged Material to Specifications
Bid Bond:	TBD
P & P Bonds:	TBD
Contract Days:	TBD
Liquidated Damages:	TBD
Minority/ Female Goals:	TBD
Project Value:	TBD

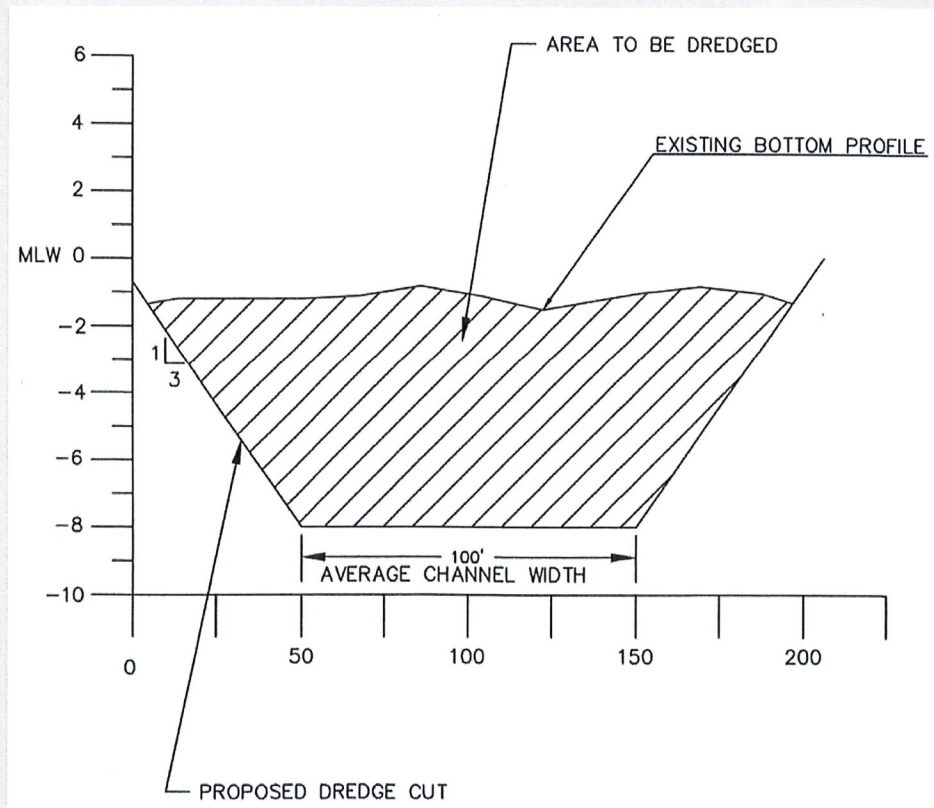
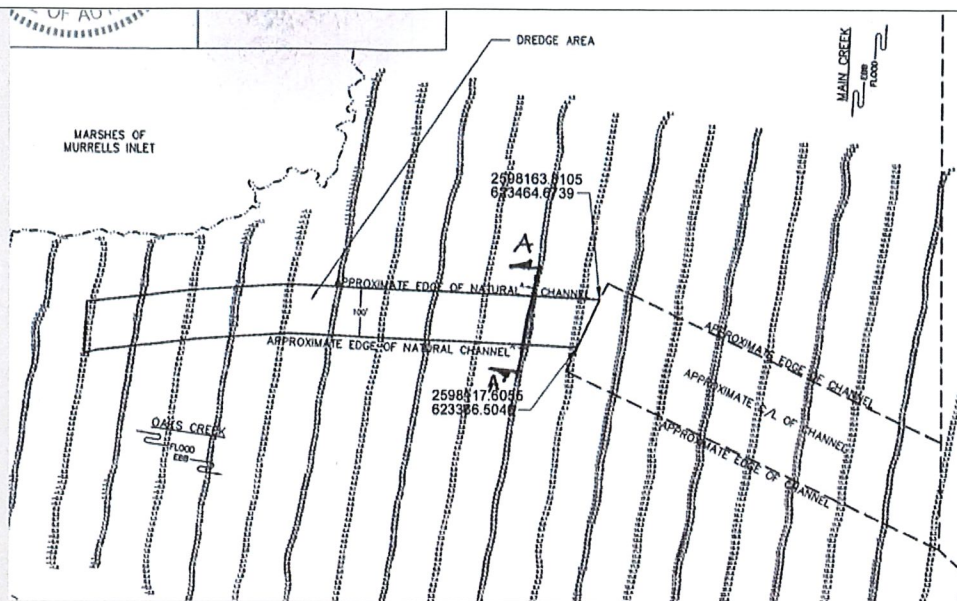
Pre-Bid Summary

Update: 11.15.23

Work Hours & Standby Time:	TBD
Bid Submittals:	TBD
Notice to Proceed:	TBD
Post-Award Requirements:	TBD
Submittal Register:	TBD
Insurance:	Standard
Pre-Construction Meeting:	TBD
Commencement Schedule:	TBD
Dredging:	20,000 CY's -8 FT MLW Depth +1 FT over-depth 100 LF Width 1,050 LF Length 1V:3H Slope Pipeline 5,000 LF

Pre-Bid Summary

Update: 11.15.23



Equipment:


Hydraulic Dredge

Plant

Pipeline

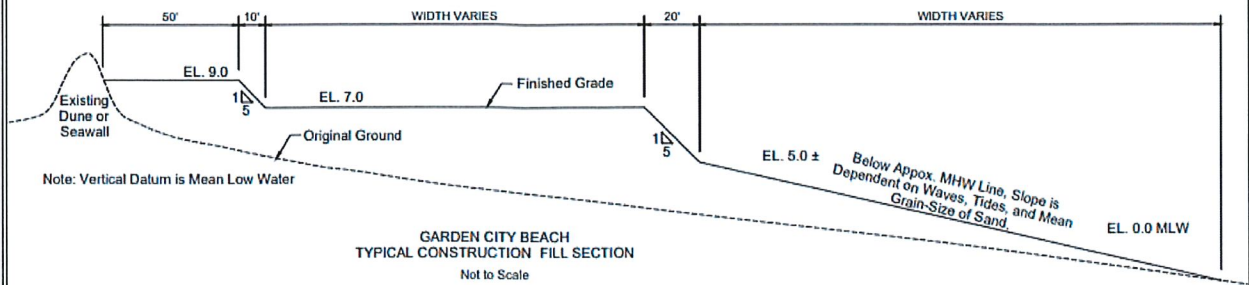
Pre-Bid Summary

Update: 11.15.23

	<p>Front-End Loader</p> <p>Dozer</p> <p>Excavator</p>
Contractor's Staff:	TBD
Staging and Access Areas:	TBD
Beach Placement:	<p>Garden City Beach Placement Area</p> <p>4,000 LF from Dredging Area</p>  An aerial photograph of a coastal area. On the left, there is a residential neighborhood with houses and swimming pools. A road runs along the edge of the houses. To the right of the road is a sandy beach. A yellow rectangular area is marked on the beach, extending from the shoreline into the ocean. The ocean is a deep blue color. The yellow rectangle is oriented diagonally, following the curve of the beach.

Pre-Bid Summary

Update: 11.15.23



Huntington Island State Park Beach Placement Area

2,000 LF from Dredging Area



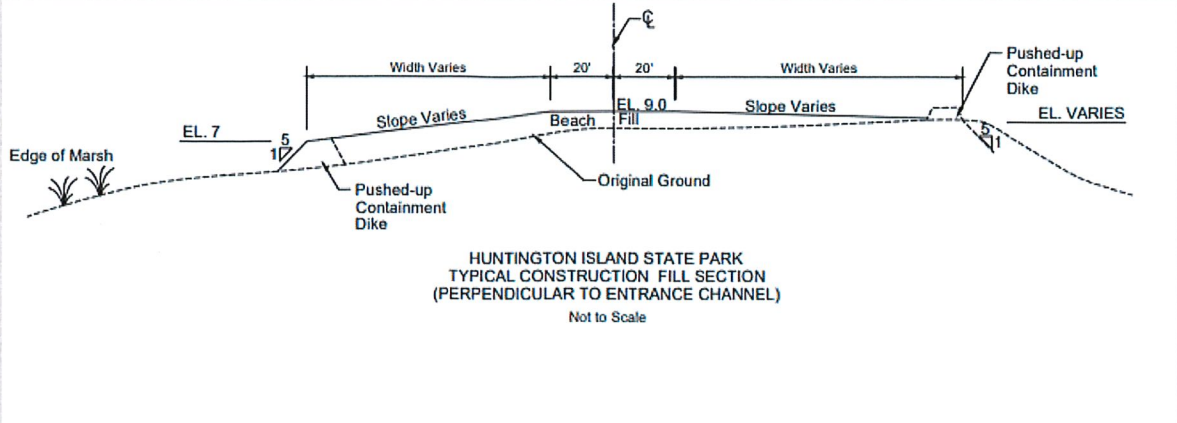
Pre-Bid Summary

Update: 11.15.23



Pre-Bid Summary

Update: 11.15.23

	 <p>HUNTINGTON ISLAND STATE PARK TYPICAL CONSTRUCTION FILL SECTION (PERPENDICULAR TO ENTRANCE CHANNEL) Not to Scale</p>
<p>Permits:</p>	<p>The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments.</p> <p>A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps cannot undertake to adjudicate rival claims.</p>
<p>Historic Properties</p>	<p>In accordance with Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(1)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties.</p>
<p>Turbidity Control:</p>	<p>TBD</p>
<p>Environmental Species Monitoring:</p>	<p>The applicant has stated that the proposed project will avoid and/or minimize impacts to the aquatic environment by limiting the dredging to the shoal of sandy sediments immediately adjacent to the Federal channel. No vegetated wetlands will be impacted by the proposed dredging.</p> <p>Implementation of the proposed project would impact 2.39 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper/grouper management complexes. The District Engineer's initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS).</p>

Pre-Bid Summary

Update: 11.15.23

	<p>Endangered Species in the Area</p> <p>the northern long-eared bat (<i>Myotis septentrionalis</i>) (PROJECT WILL HAVE NO AFFECT), red-cockaded woodpecker (<i>Picoides borealis</i>) Eastern black rail (<i>Laterallus jamaicensis jamaicensis</i>), West Indian manatee (<i>Trichechus manatus</i>), piping plover (<i>Charadrius melodus</i>), rufa red knot (<i>Calidris canutus rufa</i>), loggerhead sea turtle (<i>Caretta caretta</i>), and green sea turtle (<i>Chelonia mydas</i>), Kemp's ridley (<i>Lepidochelys kempii</i>) and leatherback (<i>Dermochelys coriacea</i>), american chaffseed (<i>Schwalbea americana</i>) canby's dropwort (<i>Oxypolis canbyi</i>), pondberry (<i>Lindera melissifolia</i>), and seabeach amaranth (<i>Amaranthus pumilus</i>)</p>
Surveying:	Hydrographic and topographic surveys
Office Space for Owner Personnel:	TBD
Temporary Construction Facilities:	TBD
Site Security:	TBD
Maintenance of Haul and Access Roads:	TBD
Utilities:	TBD
Temporary Fencing:	TBD
Noise Control:	TBD
Soft Items:	TBD
Janitorial Services:	TBD
MOT:	TBD

Pre-Bid Summary

Update: 11.15.23

Item Number: 6.d
Meeting Date: 2/13/2024
Item Type: CONSENT AGENDA

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Purchasing

ISSUE UNDERCONSIDERATION:

Procurement #24-009, Historic Courthouse Duct Cleaning

CURRENT STATUS:

Georgetown County experienced an enhanced weather event that occurred on December 17th, 2023. The resulting flood infiltrated the two-floor annex, necessitating immediate attention. The County is seeking the vendor, Trane, to sanitize the interior metal ductwork and replace exterior insulation.

POINTS TO CONSIDER:

1) Procurement shall be made utilizing the OMNIA Cooperative Contract #3341 as permitted by the existing procurement code Sec. 2-75 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) Scope of work included cleaning of the duct work of the 2nd floor of the historic courthouse building. Work shall include performing a mold test, servicing and cleaning 660 linear feet of flexible ductwork, 450 linear feet of externally insulated metal duct, servicing two (2) air handler units and 66 lay in type diffuser. Work also includes installation of access plates on 250 linear feet of externally insulated metal duct and performing a mold test after the project for a total cost of \$49,667.00.

3) Additionally, the County is seeking an additional \$100,000 appropriation from fund balance for additional flood-related expenses as needed for such items as drywall & ceiling repairs, electrical system inspection, painting, furniture restoration or replacement, light fixtures replacement and mold remediation.

FINANCIAL IMPACT:

Funding will be allocated in GL Account Number 010.139-50411, General Fund. Facility Services-Building & Ground Maint. Funding for this work will need to be appropriated from fund balance. Staff also requests an additional \$100,000 be appropriated from fund balance to cover the costs of other various small items that may need to be purchased related to the flood.

OPTIONS:

1) Approve PO# 2024-315 to Trane in the amount of \$49,667 and appropriate funding from fund balance for this purchase plus up to \$100,000 additional from fund balance to be utilized for other various flood related expenses as needed.

2) Decline to approve.

STAFF RECOMMENDATIONS:

Public Services and Facility Services staff recommend proceeding with the work as described utilizing Trane's OMNIA Cooperative Contract #3341 and recommend appropriating an additional \$100,000 from fund balance to cover smaller flood related expenses.

ATTORNEY REVIEW:

No

ATTACHMENTS:

Description		Type
▣	PO# 2024-315	Cover Memo
▣	Recommendation from Mr. Ray Funnye, Director of Public Services	Cover Memo



Bill To

GEORGETOWN COUNTY
ATTN: ACCOUNTS PAYABLE, FINANCE
DEPT.
PO BOX 421270
GEORGETOWN, SC 29442-4200

Ship To

COUNTY FACILITY SERVICES
ATTN: DONNY CUMMINGS
1918 CHURCH STREET WEST
GEORGETOWN, SC 29440-2602

Purchase Order

No. 2024-00000315

01/26/24

PURCHASE ORDER NUMBER MUST APPEAR ON ALL
INVOICES, SHIPMENTS, BILL OF LADING, AND
CORRESPONDENCE

Vendor 1108862 TRANE US INCORPORATED

Contact

TRANE US INCORPORATED
PURC Larry C. Talbert
ATTN: Larry C. Talbert
111 Lott Court
West Columbia, SC 29169

Deliver by 02/29/24
Ship Via VEND
Freight Terms F.O.B: DESTINATION
Originator Cassandra Coleman
Resolution Number #3341 OMNIA Coop
Invoice Terms N30

Quantity	U/M	Description	Part Number	Unit Cost	Total Cost
49667.0000	\$/US	HVAC/DUCT WORK RENOVATIONS		\$1.0000	\$49,667.00
<i>Item Description</i> GT County Courthouse Duct Cleaning					
<i>G/L Account</i>		<i>Project</i>		<i>Amount</i>	<i>Percent</i>
010.139-50411 (Building & Ground Maint)					100.00%

Level	Level Description	Date	Approval User
1	Dept Entry	1/25/2024	Cassandra Coleman
2	Dept Head	1/26/2024	Donny Cummings
4	Purchasing	1/26/2024	Jennifer Hunt

Subtotal \$49,667.00

Sales Tax \$0.00

Total Due \$49,667.00


SIGNATURE

SIGNATURE

Special Instructions

This PO is part of a Cooperatively Awarded Purchasing Agreement as referenced:
Emailed to Al Kiser<Al.Kiser@Trane.com> on 1/26/2024.
Phone (843) 545-3083 Email: purch@gtcounty.org

Georgetown Old Courthouse Duct Cleaning Trane Turnkey Proposal (2nd Floor Only)



Turnkey Proposal For:



Customer

Rob Burriss
Georgetown County
401 Cleland Street
Georgetown, SC 29440

Local Trane Office:

Trane U.S. Inc.
111 Lott Court
West Columbia, SC 29169-3051

Local Trane Representative:

Al Kiser
Account Executive
Mobile: (803) 361-0529

Proposal ID:

7595506

Date:

January 23, 2024

Omnia Number:

F2-203496-24-001

Omnia Contract Number:

OMNIA Racine #3341





TRANE TURNKEY PROPOSAL

Executive Summary

Trane is pleased to present a solution to help Georgetown County reach its performance goals and objectives. This proposed project will enhance your operation by helping you to optimize your resources, improve the comfort in your facility, and reduce energy costs.

We appreciate the effort from Georgetown County to assist in the HVAC system analysis and business discussions. Because of your efforts, we were able to develop a proposal that offers Turnkey retrofit service solutions to your specific concerns, based on Trane system knowledge and application expertise.

As your partner, Trane is committed to providing Turnkey retrofit services to help achieve a comfortable building environment for the people who occupy the building. For the people who own, manage and maintain the building, Trane is committed to providing reliable HVAC systems and products that improve performance.

Trane appreciates the opportunity. Your investment in the proposed project is \$49,667.00. This investment will provide Georgetown County with the capability to reduce operating costs and improve comfort conditions in your facility.

We look forward to partnering with Georgetown County for your Turnkey retrofits service needs. I will be contacting you soon to discuss the proposal and to schedule the next steps.

WE VALUE THE CONFIDENCE YOU HAVE PLACED IN TRANE AND LOOK FORWARD TO PARTNERING WITH YOU.

Al Kiser
Account Executive, Trane U.S. Inc.



Prepared For:
Rob Burriss-Georgetown County

Date:
January 23, 2024

Job Name:
Georgetown Old Courthouse Duct Cleaning 2nd Floor Only

Proposal Number:
7595506

Delivery Terms:
Freight Allowed and Prepaid – F.O.B Factory

Payment Terms:
Net 30

State Contractor License Number:
M111417

Proposal Expiration Date:
30 Days

Scope of Work

“Scope of Work” and notations within are based on the following negotiated scope of work and based on the site surveys performed over the last several months. Provide duct cleaning service at the Old Georgetown courthouse in Georgetown, SC.

Customer’s Responsibilities

- Provide safe working area and storage space for contractor materials and equipment.
- Allow temporary storage.
- Provide access to the entire 2nd floor until the project is finished.
- Assist in Lockout/Tagout of electrical.
- Rope off work areas

Trane’s Responsibilities

Perform a test for mold before starting the project.

The following are the total amounts of each duct system component to be serviced:

- 660 Linear feet of Flexible Ductwork
- 450 Linear feet of Externally Insulated Metal Duct
- 2 Air Handler Unit(s) (12-40 Ton Range)
- 66 Lay In Type Diffuser

Perform the following tasks:

- Cleaning of Components 2 x Air Handler Unit(s) (12-40 Ton Range)
- BBJ Maintain C1 Mold Control 2 x Air Handler Unit(s) (12-40 Ton Range)
- Cleaning of Components 450 linear feet of Externally Insulated Metal Duct
- Installation of Access Plates 250 linear feet of Externally Insulated Metal Duct
- Cleaning of Components 660 linear feet of Flexible Ductwork
- Cleaning of Components 66 x Lay In Type Diffuser
- Perform needed clean ups during construction and perform final clean-up.

Perform a mold test after the project.

General Notes

- Air testing by a 3rd party will be performed before and after the project.
- T&B Company is not included but can be added for an additional fee.
- Trane will coordinate with the County to provide a schedule that will prevent as much work downtime as possible.
- Bond and Omnia fee are included.
- No new controls, controls programming or controls devices are not included if required.



- All work during normal working hours, Monday-Friday, 7:00-6:00pm
- On- site training of owner's representatives is included
- No drawings are included If required.

Exclusions

- All work to be performed during normal business hours (8am to 5pm, M-F, non-holidays)
- Proposal does not include "Premium Time" or Price Contingency therefor
- Equipment Order Release and Services rendered are dependent on receipt of PO/Subcontract and credit approval.
- Trane will not perform any work if working conditions could endanger or put at risk the safety of our employees or subcontractors.
- Bid Bond, Payment and Performance Bond
- Liquidated or Consequential Damages
- Demurrage or Storage Charges
- Temporary heating or cooling
- Repairs for damages to concrete walkways driveways, foundations, underground utilities, water lines, fuel lines, airlines, or electrical wiring.
- Smoke detectors or fire alarm integration with existing building systems.
- Any equipment, controls, or services not specified above.
- No temporary cooling.
- Drawings or stamped engineered drawings.
- Warranty work outside of normal business hours.
- No seismic included.
- The proposal does not include any code updates.
- No updates on customer's plans, and prints.

Submitted By: Al Kiser	Mobile: (803) 361-0529
	Proposal Date: January 23, 2024
CUSTOMER ACCEPTANCE	TRANE ACCEPTANCE
	Trane U.S. Inc.
Authorized Representative	Authorized Representative
Printed Name	Printed Name
Title	Title
Purchase Order	Signature Date
Acceptance Date:	License Number: M111417

REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE, IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THERETO.

23. Insurance. Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	\$2,000,000 per occurrence
Automobile Liability	\$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive its right of subrogation.

24. Commencement of Statutory Limitation Period. Except as to warranty claims, as may be applicable, any applicable statutes of limitation for acts or failures to act shall commence to run, and any alleged cause of action stemming therefrom shall be deemed to have accrued, in any and all events not later than the last date that Company or its subcontractors physically performed work on the project site.

25. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed, without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. Any action or suit arising out of or related to this Agreement must be commenced within one year after the cause of action has accrued. To the extent the Work is owned and/or operated by any agency of the federal government, determination of any substantive issue of law shall be according to the federal common law of government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the federal government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

26. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741, and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

27. U.S. Government Work. The following provision applies only to direct sales by Company to the U.S. Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business.

The following provision applies only to indirect sales by Company to the U.S. Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions in effect as of the date of this subcontract: 52.203-13; 52.204-21; 52.204-23; 52.219-8; 52.222-21; 52.222-26; 52.222-35; 52.222-36; 52.222-50; 52.225-26; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

28. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuits, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

29. Building Automation Systems and Network Security. Customer and Trane acknowledge that Building Automation System (BAS) and connected networks security requires Customer and Trane to maintain certain cybersecurity obligations. Customer acknowledges that upon completion of installation and configuration of the BAS, the Customer maintains ownership of the BAS and the connected network equipment. Except for any applicable warranty obligations, Customer is solely responsible for the maintenance and security of the BAS and related networks and systems. In the event there is a service agreement between Trane and Customer, Trane will provide the services as set forth in the service agreement.

In order to maintain a minimum level of security for the BAS, associated networks, network equipment and systems, Customer's cybersecurity responsibilities include without limitation:

1. Ensure that the BAS, networks, and network equipment are physically secure and not accessible to unauthorized personnel.
2. Ensure the BAS remains behind a secure firewall and properly segmented from all other customer networks and systems, especially those with sensitive information.
3. Keep all inbound ports closed to any IP addresses in the BAS.
4. Remove all forwarded inbound ports and IP addresses to the BAS.
5. Maintain user login credentials and unique passwords, including the use of strong passwords and the removal of access for users who no longer require access.
6. Where remote access is desired, utilize a secure method such as Trane Connect Secure Remote Access or your own VPN.
7. For any Trane services requiring remote data transfer and/or remote user access, configure the BAS and related firewall(s) per instructions provided by Trane. This typically includes configuring Port 443 and associated firewall(s) for Outbound only.
8. Perform regular system maintenance to ensure that your BAS is properly secured, including regular software updates to your BAS and related network equipment (i.e., firewalls).

Any and all claims, actions, losses, expenses, costs, damages, or liabilities of any nature due to Customer's failure to maintain BAS security responsibilities and/or industry standards for cybersecurity are the sole responsibility of the Customer.

L-26-251-10(0123)

Supersedes L-26-251-10(1223) SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. **Definitions.** All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:

"Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.

"Equipment" shall have the meaning set forth in the Agreement.

"HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data. If any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., first.name.lastname@address.com), HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assist compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake; engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. "Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as or identifiers, or is about a natural person, such as insurance number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic national identification number, passport number, social security number, credit card number, and/or bank account number; (iv) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (v) biometric information; and/or (vi) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.

"Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal processing, loss, use, disclosure or acquisition of or access to any Customer Data.

"Services" shall have the meaning set forth in the Agreement.

2. **HVAC Machine Data Access to Customer Extranet and Third Party Systems.** If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:

- a. **Accounts.** Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
- b. **Systems.** Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
- c. **Restrictions.** Unless otherwise approved by Customer in writing, Trane will not download, mirror or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices or servers.
- d. **Access Termination.** Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).
- e. **Third Party Systems.** Trane will provide Customer prior notice before it uses any third party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.

3. **Customer Data Confidentiality.** Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.

4. **Customer Data Compliance with Laws.** Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "Laws").

5. **Customer Data Information Security Management.** Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("Information Security Program"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.

6. **Monitoring.** Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other factors or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.

7. **Audits.** Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.

8. **Information Security Contact.** Trane's Information security contact is Local Sales Office.

9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.
10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third-parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.
11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.
12. Secure Disposal Policies. Policies, processes, and procedures regarding the disposal of tangible and Intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practically read or reconstructed.
13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.
14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e. fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following:
(i) data backups; and
(ii) formal disaster recovery plan. Such disaster recovery plan is tested at least annually.
15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than 90 days after receipt of Customer's written instructions directing Trane to delete the Customer Data.
16. Background checks. Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.
17. DISCLAIMER OF WARRANTIES. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

November 2023
1/2024




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 2, 2024
RE: Recommendation for: **Courthouse Duct Work Restoration**



Georgetown County experienced an enhanced weather event that occurred on December 17th, 2023, causing significant water damage to the Old Courthouse. The resulting flood infiltrated the two-floor annex, necessitating immediate attention. Professional evaluations proposed a cost-effective solution for the restoration.

This solution entails the sanitization of the interior metal ductwork and the replacement of the exterior insulation. Subsequently, a proposal from Trane Technologies was received on January 23rd, 2024, under the Omnia Partners Group & Cooperative Purchasing agreement number #3341.

Additionally, given the severity of the situation and the potential for unforeseen flood-related expenses during the restoration process, I recommend the appropriation of an additional \$100,000 from the fund balance by made available for additional repairs such as; potential flood-related expenses, encompassing essential interior restoration needs such as drywall and ceiling repairs, electrical system inspection, painting, furniture restoration or replacement, light fixtures replacement, mold remediation.

Therefore, based on the aforementioned circumstances, my recommendation is twofold: First, awarding the Courthouse Duct Work Restoration proposal to Trane Technologies, totaling \$49,667.00. Second, I propose the appropriation of \$100,000 as a crucial contingency fund to address any other flood-related items that may emerge throughout the project. The combined requested funds amount to a total appropriation of \$149,667.00.

Administration

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

Item Number: 7.a
Meeting Date: 2/13/2024
Item Type: PUBLIC HEARINGS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Planning / Zoning

ISSUE UNDERCONSIDERATION:

Ordinance No. 24-01 - To amend the Future Land Use (FLU) map for 3 parcels, located at 46 Channel Bluff Avenue and 13236 Ocean Hwy, identified as TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from Medium Density Residential to Transitional.

CURRENT STATUS:

The properties are currently designated as Medium Density Residential and have a single family dwelling and a business.

POINTS TO CONSIDER:

On December 21, 2023, the Planning Commission voted 5 to 0 to recommend rezoning the parcel from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC). By a vote of 5-0, the PC also voted to recommend reclassifying the 3 parcels on the Future Land Use (FLU) map to Transitional to facilitate the request.

FINANCIAL IMPACT:

N/A

OPTIONS:

1. Approve Request
2. Deny Request
3. Defer Action
4. Remand to PC for further study

STAFF RECOMMENDATIONS:

The Chairman will open the floor for public comments pertaining to Ordinance No. 24-01

ATTORNEY REVIEW:

Yes

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Ordinance No 24-01 to amend the FLU Map	Ordinance
<input type="checkbox"/> FLU Map	Cover Memo

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE NO: 24-01

AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP, REGARDING TMS NUMBERS 04-0141-076-00-00, 04-0141-077-00-00 AND 04-0141-078-00-00 LOCATED AT 13236 OCEAN HWY AND 46 CHANNEL BLUFF AVENUE IN PAWLEYS ISLAND FROM MEDIUM DENSITY RESIDENTIAL TO TRANSITIONAL.

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 parcels 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island, from Medium Density Residential to Transitional, 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. 24-01, has been reviewed by me and is hereby approved as to form and legality.

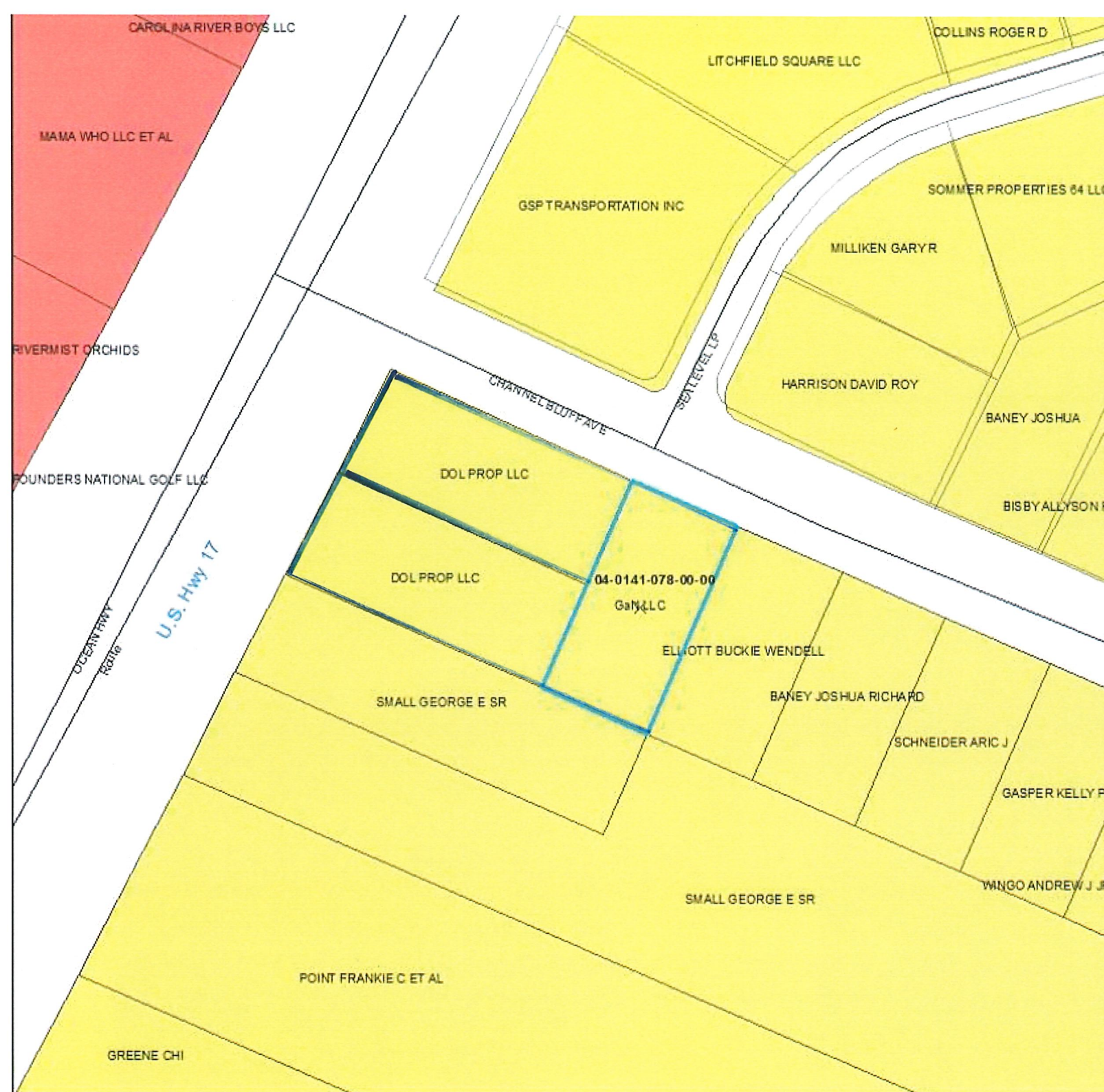
John D. Watson
Georgetown County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

Future Land Use (FLU) Map



Legend

- Streets
- County Parcels

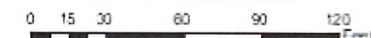
FLU

FUTURE_LAN

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



DISCLAIMER: This map is a geographical representation of data obtained from various sources. No effort has been made to verify the accuracy of the map. However, Savannah County does not assume any responsibility and liability of the use of this map.



Item Number: 10.a
Meeting Date: 2/13/2024
Item Type: THIRD READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Ordinance No. 23-38 - An Ordinance to Amend Chapter 6 Section 6-3 of the Georgetown County Code of Ordinances Pertaining to Public Boat Landing Regulations

CURRENT STATUS:

Pending approval

POINTS TO CONSIDER:

Georgetown County has numerous public boats facilities and landings. These boat landings are owned and/or maintained by the county or by the state. Due to the increase in county and state population, the increase in the number of out-of-state tourists visiting Georgetown County, and the increasing popularity of boating, there has been an increase in use of the public boat facilities and landings located in the county. This has resulted in overcrowding, increased littering, inadequate parking, and interference with the use of the boat landings for the purpose in which they are intended.

It is in the best interest of preserving the peace, order, and good government of Georgetown County to establish regulations for the public boat facilities, and penalties for the enforcement thereof.

For purposes of Ordinance No. 23-38, "public boat facilities" shall include all boat ramps, docks, piers, landings, parking, and access areas located within Georgetown County that are owned or maintained by the County of Georgetown.

UPDATE - 2/13/24

Ordinance No. 23-38 was first introduced on 10/10/23. Subsequently, Georgetown County Council granted 2nd reading approval of the ordinance on 10/24/23. Ordinance No. 23-38 is now being considered for final approval, and could potentially pass in its current form at 3rd reading.

In response to public input, County Council requested the County Attorney review the ordinance giving consideration to concerns raised by citizens. County Attorney, Jay Watson, has provided potential alternative language in regards to Ordinance. No 23-38 (outlined below).

Should County Council choose to incorporate one or both revisions, a motion to amend will be required at third reading. If inclined to do so, County Council should consider each amendment as a separate action:

First motion to amend:

"I move to amend Ordinance No. 23-38, paragraph d. (3) to remove the 30' length restriction"

(demonstrated within the proposed ordinance using green text)

Second motion to amend:

"I move to amend paragraph d. (3) to add an exception for operation of charter tour boats with a qualified captain and crew of a Coast Guard inspected vessel carrying no more than 40 passengers who may use the Carroll Ashmore Marine Complex for loading and unloading of passengers."

(action is demonstrated within the proposed ordinance by highlighted text).

FINANCIAL IMPACT:

OPTIONS:

1. Adopt Ordinance No. 23-38 as proposed.
2. Offer amendments to Ordinance No. 23-38.
3. Decline to adopt Ordinance No. 23-38.

STAFF RECOMMENDATIONS:

Staff recommends third reading approval of Ordinance No. 23-38.

If County Council chooses to incorporate revised language, motion(s) to amend will be required.

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
▫ Ordinance No. 23-38 Boat Landing Regulations - Third Reading	Ordinance

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 23-38

)

COUNTY OF GEORGETOWN

)

**AN ORDINANCE TO AMEND CHAPTER 6 SECTION 6-3 OF THE GEORGETOWN
COUNTY CODE OF ORDINANCES PERTAINING TO PUBLIC BOAT DOCKS AND
WATERWAYS WITHIN GEORGETOWN COUNTY, SOUTH CAROLINA**

BE IT ORDAINED BY GEORGETOWN COUNTY COUNCIL AS FOLLOWS:

WHEREAS, Georgetown County Council adopted an ordinance entitled, "AN ORDINANCE TO ESTABLISH PUBLIC BOAT LANDING REGULATIONS AND TO PRESCRIBE THE PENALTIES THEREOF" on September 10, 1991; and

WHEREAS, Georgetown County Council adopted Ordinance No. 2004-52 to amend the same on June 22, 2004, and such are currently codified in Chapter 6, Section 6-3, of the Georgetown County Code of Ordinances; and

WHEREAS, Georgetown County Council has determined that the referenced ordinances should be amended, as such, Chapter 6, Section 6-3 of the Georgetown County Code of Ordinances is hereby amended in its entirety to reflect the changes as outlined:

NOW, THEREFORE, BE IT ORDAINED AND DECREED BY THE GEORGETOWN COUNTY COUNCIL THAT THE GEORGETOWN COUNTY CODE OF ORDINANCES BE AMENDED AS SUCH:

Sec. 6-3. Public boat facilities regulations.

- (a) *Findings of facts.* Georgetown County has numerous public boats facilities owned or maintained by the County or the state. The increase in population and tourism in Georgetown County has resulted in increases in the use of public boat facilities, overcrowding, littering, inadequate parking facilities, and risks of hazards at boat facilities. It is in the best interest of preserving the peace, order, and good government of Georgetown County to establish regulations for the public boat facilities, and penalties for the enforcement thereof.

For purposes of this Ordinance, "public boat facilities" shall include all boat ramps, docks, piers, landings, parking, and access areas located within Georgetown County that are owned or maintained by the County of Georgetown.

- (b) *Intended Purpose of Public Boat Facilities.* The public boat facilities of Georgetown County are for the purposes of launching and retrieving watercraft used for recreational purposes, and for parking vehicles and trailers used to transport such watercraft to and from the boat facilities.
- (c) *Legislative intent.* It is the intent of the Georgetown County Council to protect and preserve the safety and welfare of the residents and guest of Georgetown County, to promote and protect the intended purpose of its public boat facilities, and to establish regulations for the use of public boat facilities and penalties for the enforcement thereof.

- (d) *Prohibited activities.* To protect and preserve the intended purposes of the public boat facilities, the following activities are prohibited at all public boat facilities:
- (1) Operating any watercraft within one-hundred (100) feet of any public boat facility at a speed greater than no-wake idle speed or the minimum speed necessary to safely navigate and make steerageway against a tidal current or then prevailing weather conditions.
 - (2) Recreational activities within one-hundred (100) feet of any public boat facility including without limitation swimming, water skiing, tubing, jet skiing, and windsurfing.
 - (3) Loading or unloading of any cargo or passengers for hire or compensation, except and excluding captains who hold a current Operator of Uninspected Passenger Vessels (OUPV) license, commonly known as a “6-pack” or “Charter Boat Captain’s License,” ~~of a vessel of no more than 30 feet in length~~, and with no more than six passengers for charter. Further excepting and excluding captains of charter tour boats who hold a current USCG Master Captain License and charter a vessel bearing current Coast Guard Inspection certifications and of no more than 40 feet overall length, who may use the Carroll Ashmore Campbell Marine Complex only, to load and off-load passengers of no more than forty in number at a time for tour excursions, and further subject to any and all other restrictions which may be imposed by the County from time to time as it deems best for the public good and welfare.
 - (4) The sale of any goods, retail or wholesale, including without limitation any sea-catch, seafood, food items, or dry goods.
 - (5) Blocking or obstructing any public boat facilities for a period longer than is reasonably necessary to launch or retrieve a watercraft. Any vessel, vehicle, or other object left unattended that obstructs any facility or access to any facility or parking area, may be cited, removed, and impounded at the risk and expense of the owner.
 - (6) Hunting or discharging of any firearm. Fishing on or within thirty (30) feet of any all boat ramp, dock, pier, or landing while the same is in use by a boater.
- (e) *Penalties for violation.* Any violation of this section shall be subject to punishment in the magistrate courts of the county by a fine not to exceed five hundred dollars (\$500.00), or imprisonment in the county jail for a term of up to thirty (30) days, or both.
- (f) *County Events.* Nothing in this Sec. 6-3 shall preclude Georgetown County from conducting or allowing at any public boat facility any events sanctioned or sponsored by the County, including without limitation tournaments, contests, regattas, shows, and all activities and vendors associated therewith.

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

Louis R. Morant, Chairman
Georgetown County Council

ATTEST

Theresa E. Floyd, Clerk to Council

This Ordinance, No. 23-38, has been reviewed by me and is hereby approved as to form and legality.

John D. Watson
Georgetown County Attorney

First Reading: October 10, 2023

Second Reading: October 24, 2024

Third Reading: _____

Item Number: 10.b
Meeting Date: 2/13/2024
Item Type: THIRD READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Planning / Zoning

ISSUE UNDERCONSIDERATION:

Ordinance No. 23-45 - An Ordinance to amend the Pavilion Square Flexible Design District (FDD), 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.

A request from Dan Stacy of Oxner and Stacy Law Firm as agent for 3J7B Real Estate, LLC to amend the Pavilion Square Flexible Design District (FDD) to allow for a larger retail store. The property is located on the west side of Hwy 17 just south of Petigru Drive in Pawleys Island. TMS# 04-0161-016-00-00. Case Number RZE2023-00041.

CURRENT STATUS:

The ±4 acre subject property contains one parcel and is currently undeveloped. The front of the tract is wooded and the rear is cleared. Council rezoned this tract from General Commercial (GC) to a Flexible Design District (FDD) in June of 2015 (Ordinance 2015-19) to allow for multiple commercial uses. The FDD was amended in 2017 to allow for a grocery store. The FDD was amended a second time in 2019 to revert back to the 2015 plan showing restaurant, retail and office space. A coffee shop was recently constructed on an outparcel of the FDD.

POINTS TO CONSIDER:

1. The property under consideration is located on the southwest corner of Highway 17 and Petigru Drive in Pawleys Island. The tract contains frontage on both Highway 17 and Petigru.
2. The original (2015) approval included this large parcel and the coffee shop outparcel and was for a mix of retail, office (including medical), restaurants and other commercial uses for a total of 35,250 square feet for a 4.82 acre tract. The 2017 amendment affected the entire 4.82 acres and was for an amended layout to include a 35,962 square foot grocery store only. The grocery store subsequently backed out and in 2019, Council amended the FDD again to revert back to the previously approved plan of **35,250 SF** of mixed commercial space.
3. In April of 2023, a certificate of occupancy was issued for a 510 square foot coffee shop along the Highway 17 frontage.
4. The applicant is requesting an amendment to the FDD plan to allow for a 19,432 square foot retail store at the rear of the parcel with a possible 2,800 square foot expansion and an additional future retail or office building with an estimated footprint of 6,850 square feet along the Highway 17 frontage. The new layout for the development necessitated yet another amendment to the FDD based on Section 631.132 of the Zoning Ordinance.

Use	SF

Future Retail	19,432
Expansion	2,800
Future Retail/Office	6,850
Coffee Shop	510
Total	29,592 SF

5. This project falls within the Waccamaw Neck Commercial Corridor Overlay Zone. Both proposed buildings will have to comply with the architectural requirements of this zone which includes a 6/12 pitch for 50% of the roof.

6. The plan conforms to the FDD's 90 foot setback off Highway 17, 33 foot setback off Petigru Drive, a 10 foot side yard setback and a 15 foot rear yard setback.

7. The applicant's original submittal showed two access points for the retail store in the rear off Petigru Drive. One access point was previously approved by SCDOT (permit 18846) and is installed. A second access is shown across from the entrance into the Publix shopping center. SCDOT previously indicated that this curb cut was too close to the curve on Petigru to the west of the site. SCDOT will need to approve the second Petigru curb cut. Section 1103.303 of the Zoning Ordinance requires a 150 foot separation between entrances on a secondary road. The proposed second entrance is 155 feet west of the installed entrance. A previous approval gave the applicant the ability to alter the number and location of driveways on Petigru with SCDOT approval.

At the Planning Commission meeting the applicant agreed to remove the new, proposed most western access on Petigru. The attached revised site plan reflects this change.

The plan also shows a shared access with the existing coffee shop. No additional curb cut is shown off Highway 17 for the future retail or office building, but a SCDOT encroachment permit (18846) was approved for this location for the 2019 plan.

The 2019 plan indicated a proposed stub out to the adjacent auto sales business to the south. This should be included in the revised plan.

8. The plan shows a total of 102 parking spaces for the retail store in the rear including four handicapped spaces. This FDD requires one space for every 200 square feet for retail stores (111 spaces including the expansion and 97 spaces without the expansion) Parking spaces are not shown for the future retail/office building at this time. The exact use is unknown for this portion of the tract.

The plan as proposed has a 30.7% pervious/69.3% impervious ratio which complies with the 30%/70% requirement for commercial development.

No loading zones are shown, but there is a truck well shown at the rear of the building.

9. Georgetown County Stormwater issued a land disturbance permit for this site in 2015. Site work was completed and approved. The applicant will need to submit a modification showing the new layout prior to further land disturbance.

10. The FDD requires landscaping at a rate of 1.5 times that required elsewhere in the Zoning Ordinance (Section 631.6), so 15% of the parking area must be landscape areas including both landscape islands and perimeter areas. A landscape plan has not been provided. Section 1203.2 of the buffer ordinance requires a shade tree within 50 feet of each parking spaces. Landscape islands will need to be added to some of the parking rows to meet this requirement.

11. The rear of the site has been cleared of trees based on the previously approved site plan.

12. The proposed plan shows two new free-standing signs – one along Highway 17 and one for Petigru Drive. The main id signs will be required to comply with the Waccamaw Neck Commercial Corridor Overlay Zone sign requirements including the following:

- Monument style
- Maximum height of 15 feet for a single tenant use
- Illumination from a steady, stationary light source
- Opaque backgrounds with matte finish.
- Electronic readerboards prohibited

Building signs are not addressed. They will need to meet the General Commercial sign regulations found in the Zoning Ordinance.

13. The Planning Commission approved a traffic impact analysis for this development in 2015 which showed a total of 3,295 ADT's. The study was revised in 2017 to reflect a new grocery store with a total of 3,561 daily trips with 122 AM peak hour trips and 221 PM peak hour trips. The peak hour traffic was reduced when changing from the retail/office layout to the larger retail store layout. No capacity improvements were recommended in the study.

Staff estimates that the proposed plan would generate a total of 2,524 ADT's for a reduction of 1,037 trips from the 2017 approval and a total of 243 PM peak trips.

14. The intent of the FDD is 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.” Section 613.114 of the ordinance requires a narrative from the applicant addressing how the project better impacts the natural and human environment than a more typical commercial district. The original applicant for this tract addressed this by referencing the use of permeable pavers to treat runoff from the site, the reduction in impervious area, the shared access off Highway 17 in lieu of an additional curb cut, the use of the side street for access and the increased amount of landscaping as examples of a better natural and human environment beyond a typical commercial development.

15. If the amendment is approved, staff recommended the following conditions:

- A detailed parking and landscape plan showing 1.5 times the required amount must be submitted and approved by staff prior to any land disturbance. Depending on the specific use/building size, additional parking may be required. The plan should meet the minimum requirements of Section 1102 of the Zoning Ordinance. Shared parking with the future retail/office development in the front may be used. Parking lot lighting shall use white or off white light sources and be shielded from the right of way and from adjacent properties.
- A connection to the commercial property to the south should be shown along the front of the tract.

- The 30%/70% pervious/impervious ratio shall be maintained for the entire remaining ±4 acres.
- Final approval from SCDOT.
- Approval from County Stormwater/OCRM for a land disturbance plan modification.
- Final approval from GCWSD.
- All structures and signage shall meet the requirements of the Waccamaw Neck Commercial Corridor Overlay Zone. In addition to the signage requirements provided on the conceptual plan, all other requirements of Article X, Sign Ordinance shall apply with the exception of the allowance for two main id signs due to the double road frontage.

16. The Planning Commission held a public hearing on this request at their November 16th meeting. Three people spoke citing concerns about traffic, pedestrian activity, pervious pavement, the need for an updated traffic study, the lack of crosswalks/sidewalks and the number of other stores in the area. The Commission voted 5 to 1 to approve the staff recommendation with the one curb cut on Petigru Drive.

UPDATE: Staff has discussed the need for a future multi-purpose path in this area with the applicant. The applicant's property has 335.6 feet of frontage along Petigru Drive. The revised ordinance adds a requirement for a provision of funds equal to the cost of construction for 335.6 linear feet of a 10 foot wide path to go towards future construction of the path in this area.

FINANCIAL IMPACT:

not applicable

OPTIONS:

1. Approve as recommended by PC
2. Approve an amended request
3. Deny request
4. Defer for further information

STAFF RECOMMENDATIONS:

Recommendation for approval of Ordinance No. 23-45.

NOTE: A *motion to amend* will be required at 3rd reading to incorporate amended text.

ATTORNEY REVIEW:

Yes

ATTACHMENTS:

Description	Type
Ordinance No. 23-45 Pavillion Square - amended for	
<input type="checkbox"/> 3rd	Ordinance
<input type="checkbox"/> zoning map	Backup Material
<input type="checkbox"/> aerial map	Backup Material
<input type="checkbox"/> FLU map	Backup Material
<input type="checkbox"/> aoogle earth image	Backuo Material

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE NO. 23-45

AN ORDINANCE TO AMEND THE PAVILION SQUARE FLEXIBLE DESIGN DISTRICT REGARDING TMS NUMBER 04-0161-016-00-00, LOCATED NEAR THE CORNER OF THE INTERSECTION OF US HIGHWAY 17 AND PETIGRU DRIVE, TO ALLOW FOR A LARGER RETAIL STORE

BE IT ORDAINED BY THE COUNTY COUNCIL MEMBERS OF GEORGETOWN COUNTY, SOUTH CAROLINA, IN COUNTY COUNCIL ASSEMBLED TO AMEND THE PAVILION SQUARE FLEXIBLE DESIGN DISTRICT, SPECIFICALLY TMS NUMBER 04-0161-016-00-00, TO ALLOW FOR A LARGER RETAIL STORE AS REFLECTED ON THE ATTACHED MAP TITLED “CONCEPTUAL SITE PLAN” WITH THE FOLLOWING CONDITIONS:

1. A detailed parking and landscape plan showing 1.5 times the required amount must be submitted and approved by staff prior to any land disturbance. Depending on the specific use/building size, additional parking may be required. The plan should meet the minimum requirements of Section 1102 of the Zoning Ordinance. Shared parking with the future retail/office development in the front may be used. Parking lot lighting shall use white or off white light sources and be shielded from the right of way and from adjacent properties.
2. A connection to the commercial property to the south shall be shown along the front of the tract.
3. The 30%/70% pervious/impervious ratio shall be maintained for the entire remaining ± 4 acres.
4. Final approvals from GCWSD and SCDOT.
5. Approval from County Stormwater/OCRM for a land disturbance plan modification.
6. All structures and signage shall meet the requirements of the Waccamaw Neck Commercial Corridor Overlay Zone. In addition to the signage requirements provided on the conceptual plan, all other requirements of Article X, Sign Ordinance shall apply with the exception of the allowance for two main id signs due to the double road frontage.
7. The owner shall provide funds equal to the construction cost for 335.6 linear feet of a 10 foot wide, concrete multi-purpose path based on the cost estimate dated February 8, 2024 in order to facilitate a future path along Petigru Drive.

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

(as amended 2/13/24)

_____(SEAL)
Louis R. Morant
Chairman, Georgetown County Council

Theresa Floyd
Clerk to Council

This Ordinance, No. 23-45 has been reviewed by me and is hereby approved as to form and legality.

John D. Watson III
Georgetown County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

(as amended 2/13/24)

Zoning Map

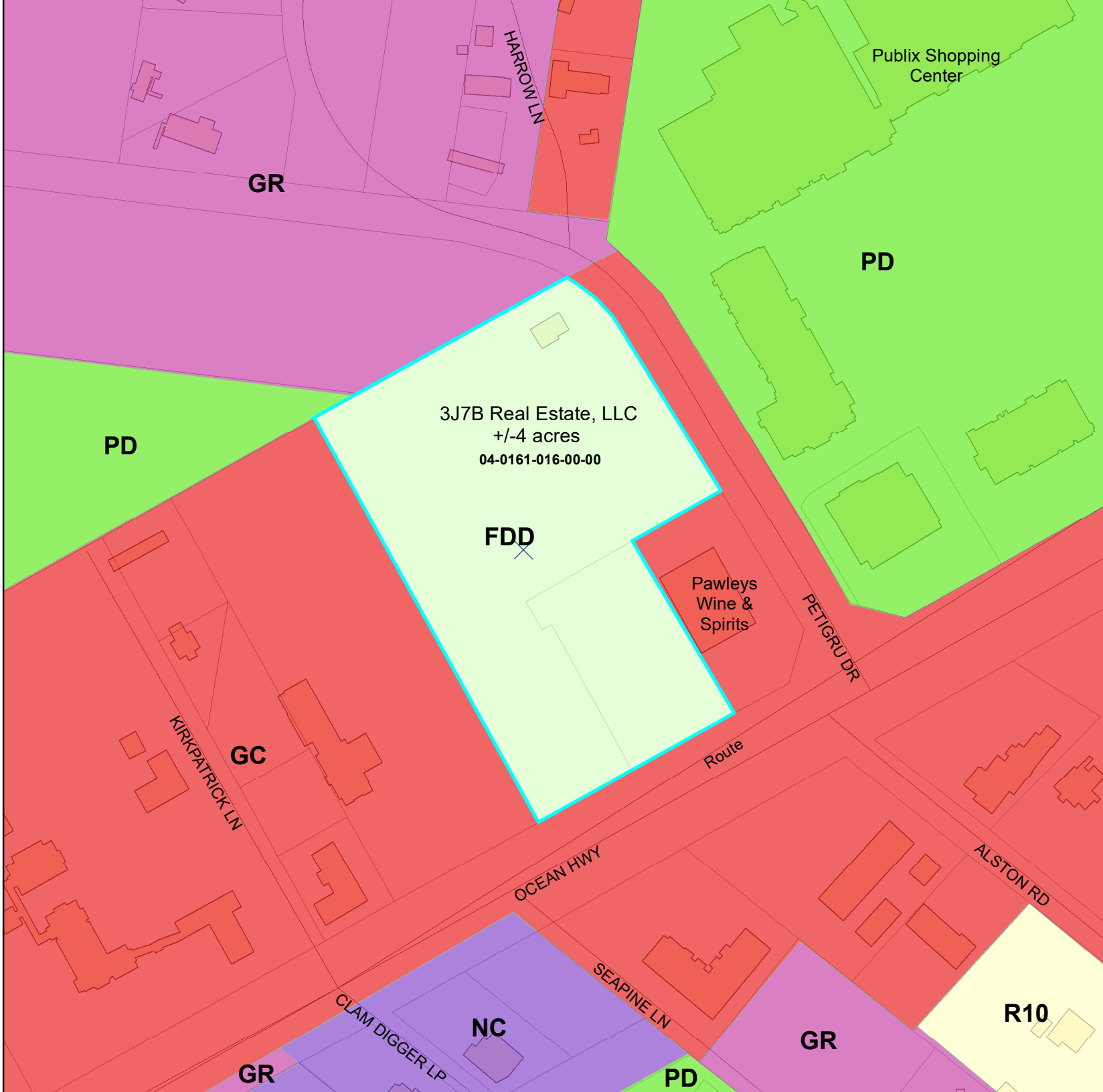
Legend

- Streets
- County Parcels

Zoning Districts

DISTRICT

- CP
- FA
- FDD
- GC
- GR
- HI
- LI
- MR10
- NC
- PA
- PD
- R1/2
- R1/2AC
- R10
- R1AC
- VR10



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.

0.00 0.01 0.02 0.03 0.04 Miles

Aerial Map



Legend

- Streets
- County Parcels
- Footprints_2017



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.

0 0.005 0.01 0.02 0.03 0.04 Miles

Future Land Use (FLU) Map



Legend

- Streets
- County Parcels
- Footprints_2017

FLU

FUTURE_LAN

- COMMERCIAL
- CONSERVATION PRESERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PRIVATE RECREATIONAL
- PUBLIC RECREATIONAL
- 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.

0 0.005 0.01 0.02 0.03 0.04 Miles



FOR INTERNAL USE ONLY

Case Number: _____

Fee Paid: _____

Date Submitted: _____

Received By: _____



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

APPLICATION TO AMEND A PLANNED DEVELOPMENT (PD)

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

Please note this approval applies to this particular property only.

Name of Planned Development: Pavilion Square

Regulation to which you are requesting an amendment *(check applicable):*

- ☐ Setback – Complete SECTION B: SETBACK AMENDMENT
☐ Signage – Complete SECTION C: SIGNAGE AMENDMENT
☒ Site Plan – Complete SECTION D: SITE PLAN AMENDMENT
☐ Other: _____

All Applicants must complete SECTION A: APPLICANT INFORMATION

SECTION A: APPLICANT INFORMATION

Property Information:

TMS Number: 04-0161-015-04-00; 04-0161-016-00-00

(Include all affected parcels)

Street Address: Corner of Petigru and US Highway 17

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

Lot / Block / Number: _____

Existing Use: Vacant Land / Coffee Shop

✓
Proposed Use: Grocery / Food Store

Commercial Acreage: 5.0 +/-

Residential Acreage: _____

Property Owner of Record:

Name: 3J7B Real Estate, LLC

Address: 677 King Street

City/ State/ Zip Code: Charleston, South Carolina 29403

Telephone/Fax: 828-713-8010

E-Mail: jwalls@smallwoodpropertygroup.com

+ Signature of Owner / Date: Joshua J Walls 09/22/2023

Contact Information:

Name: Daniel W. Stacy, Jr. - Oxner & Stacy Law Firm, LLC

Address: 90 Wall Street / Unit B, Pawleys Island SC 29585

Phone / E-Mail: 843-235-6747 / dstacy@oxnerandstacy.com

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: Daniel W. Stacy, Jr. - Oxner & Stacy Law Firm, LLC

Address: 90 Wall Street / Unit B

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

Telephone/Fax: 843-235-6747 / 843-235-6650

E-Mail: dstacy@oxnerandstacy.com

Signature of Agent/ Date: Daniel W. Stacy

+ Signature of Owner / Date: Joshua J Walls 09/22/2023

Fee Schedule: \$250.00 plus \$10.00 per Residential acre or \$25.00 per Commercial acre.

Adjacent Property Owners Information required:

1. The person requesting the amendment to the Zoning Map or Zoning Text 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, Suite 222 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.

SECTION B: SETBACK AMENDMENT

Please supply the following information regarding your request:

- List any extraordinary and exceptional conditions pertaining to your particular piece of property. _____

- Do these conditions exists on other properties else where in the PD?

- Amending this portion of the text will not cause undue hardship on adjacent property owners. _____

Submittal requirements: 1-11x17 set of plans along with a specified digital copy (PDF)

- A scaled site plan indicating the existing conditions and proposed additions.
- Elevations of the proposal (if applicable).
- Letter of approval from homeowners association (if applicable).

SECTION C: SIGNAGE AMENDMENT

Reason for amendment request: _____

Number of signs existing currently on site _____

Square footage of existing sign(s) _____

Number of Proposed signs: _____

Square footage of the proposed sign(s) _____

Submittal requirements:

- Proposed text for signage requirements.
- 1-11x17 set of plans along with a specified digital copy (PDF)
- Site plan indicating placement of the proposed sign(s).
- Elevations.
- Letter from POA or HOA (if applicable)

SECTION D: SITE PLAN AMENDMENT

Proposed amendment request: This site was previously approved for a larger retail store,
and the applicant requests the site plan to be amended as set forth on the attached.

Reason for amendment request: The potential user needs this footprint for its use.

Submittal requirements:

- 1-11x17 set of plans along with a specified digital copy (PDF) of existing site plan
- 1-11x17 set of plans along with a specified digital copy (PDF) of proposed site plan
- Revised calculations (*calculations may include density, parking requirements, open space, pervious/impervious ratio, etc.*).

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 amendment rests with the applicant.

Please submit this **completed application** and appropriate fee to **Georgetown County Planning Division at 129 Screven St., 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 authorizes County employees to visit and photograph this site as part of the application process.

A sign will 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.

NO.	DATE	DESCRIPTION
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EXISTING
TRAFFIC
SIGNAL

PAWLEY'S
WINE & SPIRITS

SHARED
MONUMENT SIGN

U.S. HIGHWAY 17 (OCEAN HIGHWAY)

PETICOLA DRIVE
(IMPROVE WITH SINGLE PAV)

SIGN

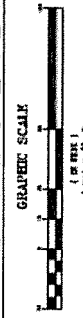
7-Brew
Coffee

FUTURE RETAIL
OR
OFFICE BUILDING

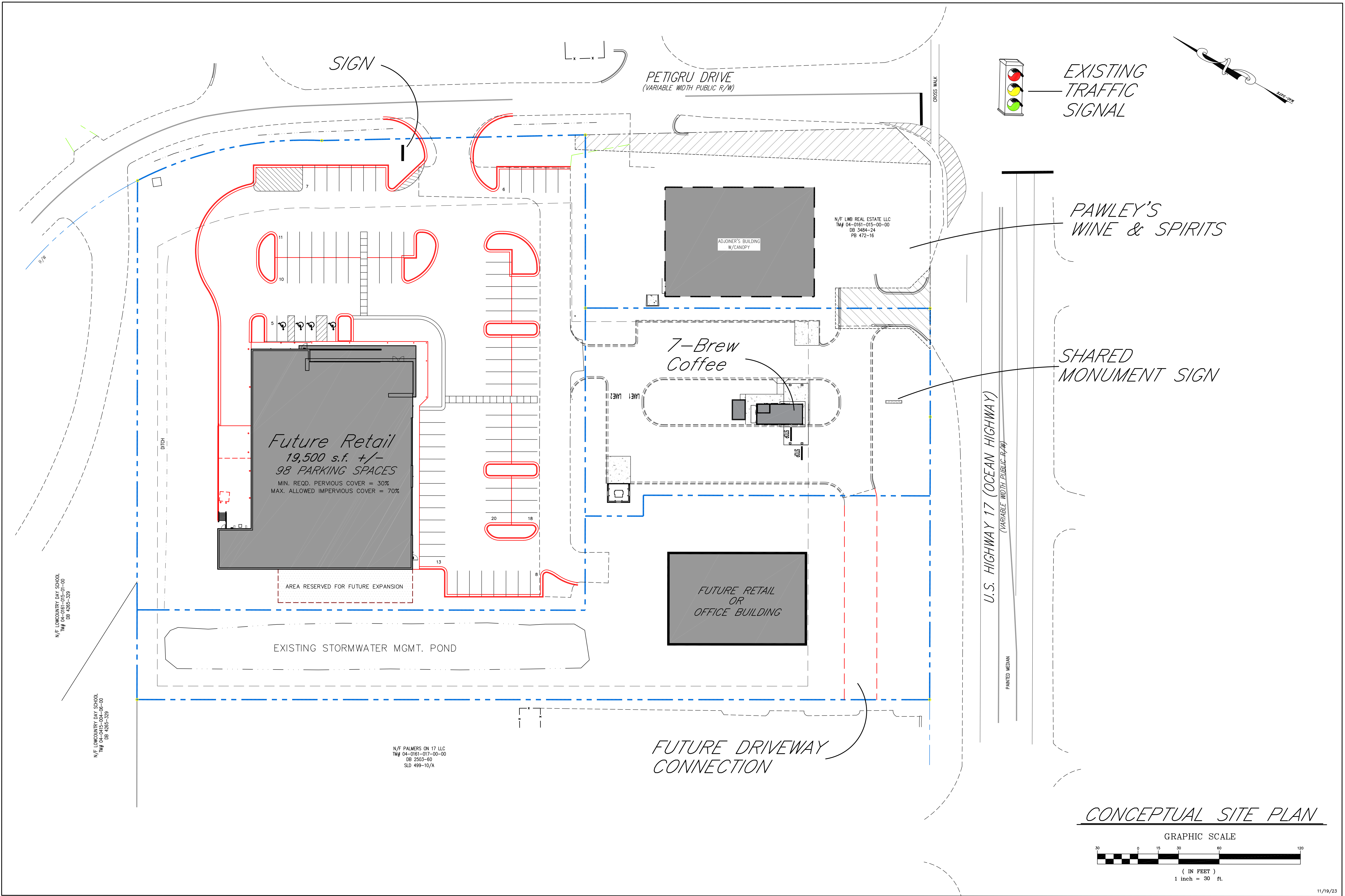
Future
Retail
200,000 sq. ft. (approx.)
100 TOTAL PARKING SPACES
2.0 ACRES

EXISTING STORMWATER MGMT. POND

CONCEPTUAL SITE PLAN



HAHNES, GIBSON & ASSOCIATES, INC.
1000 NORTH BROADWAY, SUITE 200
LAURENSVILLE, GEORGIA 30545
PHONE: (770) 444-1000 FAX: (770) 444-1700



Item Number: 10.c
Meeting Date: 2/13/2024
Item Type: THIRD READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Planning / Zoning

ISSUE UNDERCONSIDERATION:

Ordinance No. 24-01 - To amend the Future Land Use (FLU) map for 3 parcels, located at 46 Channel Bluff Avenue and 13236 Ocean Hwy, identified as TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from Medium Density Residential to Transitional.

CURRENT STATUS:

The properties are currently designated as Medium Density Residential and have a single family dwelling and a business.

POINTS TO CONSIDER:

On December 21, 2023, the Planning Commission voted 5 to 0 to recommend rezoning the parcel from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC). By a vote of 5-0, the PC also voted to recommend reclassifying the 3 parcels on the Future Land Use (FLU) map to Transitional to facilitate the request.

FINANCIAL IMPACT:

N/A

OPTIONS:

1. Approve Request
2. Deny Request
3. Defer Action
4. Remand to PC for further study

STAFF RECOMMENDATIONS:

Approve as recommended by PC.

ATTORNEY REVIEW:

Yes

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Ordinance No 24-01 to amend the FLU Map	Ordinance
<input type="checkbox"/> FLU Map	Cover Memo

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE NO: 24-01

AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP, REGARDING TMS NUMBERS 04-0141-076-00-00, 04-0141-077-00-00 AND 04-0141-078-00-00 LOCATED AT 13236 OCEAN HWY AND 46 CHANNEL BLUFF AVENUE IN PAWLEYS ISLAND FROM MEDIUM DENSITY RESIDENTIAL TO TRANSITIONAL.

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 parcels 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island, from Medium Density Residential to Transitional, 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. 24-01, has been reviewed by me and is hereby approved as to form and legality.

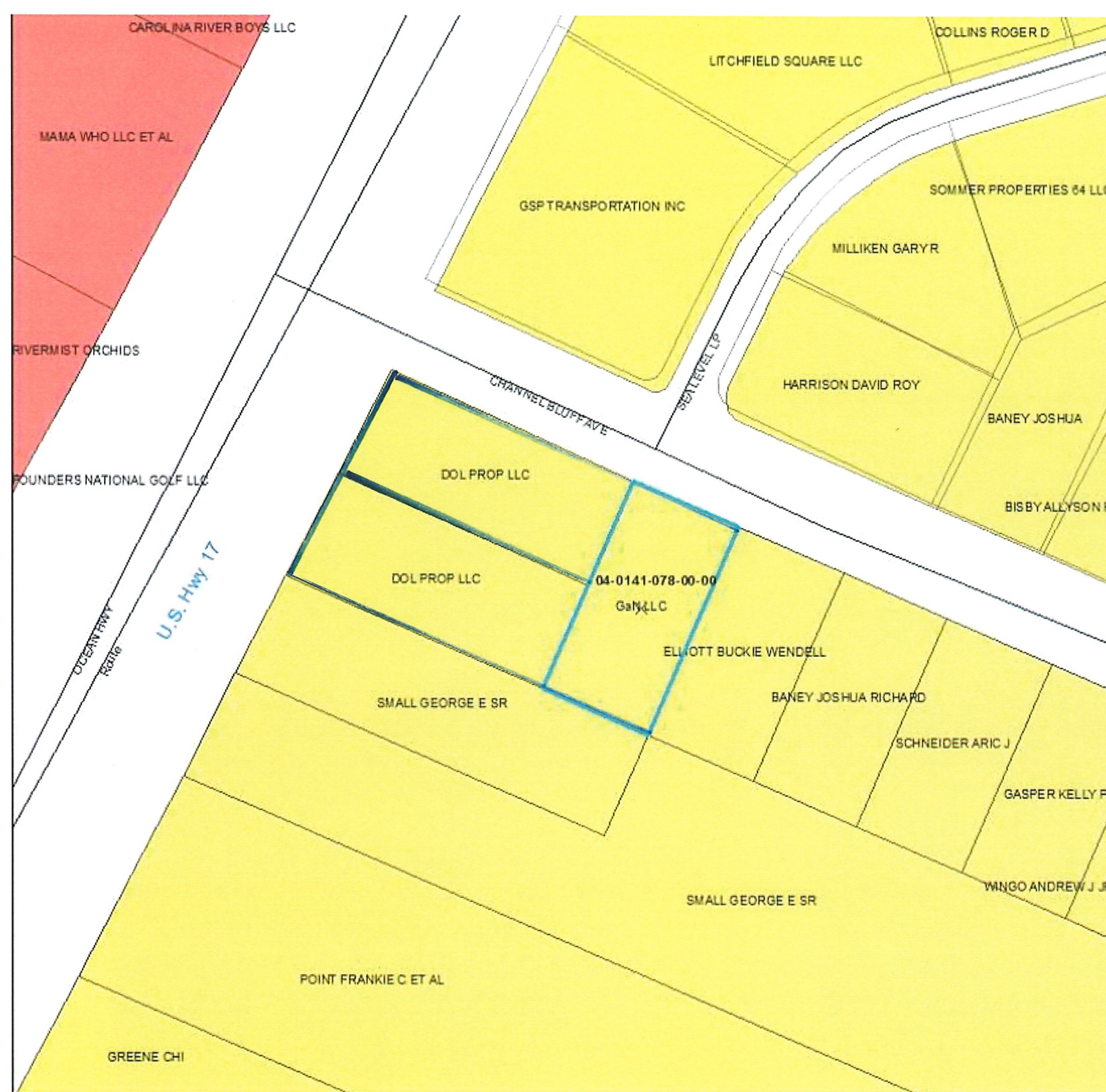
John D. Watson
Georgetown County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

Future Land Use (FLU) Map



Legend

- Streets
- County Parcels

FLU

FUTURE_LAN

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



DISCLAIMER: This map is a geographical representation of data contained therein and is not intended to be used for any purpose other than that for which it was prepared. The accuracy of the map, including any data contained therein, is not guaranteed. The user assumes all responsibility and liability for the use of this map.



Item Number: 10.d
Meeting Date: 2/13/2024
Item Type: THIRD READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Planning / Zoning

ISSUE UNDERCONSIDERATION:

Ordinance No. 24-02 - To rezone three parcels located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island, TMS# 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC).

A request from Billy Nichols, agent for DOL Properties, LLC and GaN, LLC to rezone three parcels from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC). The properties are located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island. TMS# 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00. Case# RZE2023-00042.

CURRENT STATUS:

The property facing Channel Bluff is currently zoned 10,000 Square Feet Residential (R-10). An existing dwelling is located on the property and has been used as storage for approximately 12 years. The two lots fronting Ocean Hwy are currently zoned General Commercial (GC) and the location of Dunes Realty.

POINTS TO CONSIDER:

1. On October 16th, 2023, the applicant filed a request to rezone one parcel located at 46 Channel Bluff Avenue (approximately 8,320 sf) from 10,000 Square Feet Residential (R-10 to General Commercial (GC). After feedback and concerns from the neighbors the proposed rezoning was deferred by the Planning Commission at the November meeting. The property owner met with staff and revised his application to include all three of his adjacent properties. These properties are located at 46 Channel Bluff Avenue and 13236 Ocean Hwy in Pawleys Island. He is proposing to rezone the three properties containing approximately 28,990 sf from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC).
2. The surrounding zoning includes General Commercial (GC) to the north, west and south and 10,000 Square Feet Residential (R-10) to the east.
3. The current R-10 zoning allows for single family dwellings, excluding mobile homes on 10,000 sf lots. The setbacks are 25' front, 10' side and 15' rear. The current GC zoning allows for a wide variety of commercial uses such as gas stations, drive-thru restaurants, retail, garages, etc. on 10,000 sf lots. The setbacks are 90' front (Ocean Hwy), 10' side and 15' rear.
4. The proposed NC zoning allows for a smaller variety of commercial uses such as professional offices and business offices while eliminating more intense uses such as gas stations and drive-thru restaurants. The minimum lot size in NC is 10,000 sf with setbacks of 90' front (Ocean Hwy), 10' side and 15' rear.

5. Currently, there is an existing single family dwelling on the property fronting Channel Bluff; however, it is being utilized as storage for Dunes Realty which is located adjacent to the property fronting Hwy 17. The owner is requesting to rezone these three properties to Neighborhood Commercial (NC) for the purpose of expanding his current operation with additional office space and storage. Staff recommends the owner combine all three lots in order to eliminate the existing nonconforming use for the rear parcel.
6. If the proposed NC zoning is approved, the owner/applicant intends to demolish the existing structure located on Channel Bluff and construct a new building that will comply with the WNCCO Zone and adhere to the NC zoning setbacks. No changes are being proposed for the existing Dunes Realty Office located on Ocean Hwy; however, if more than 50% of the appraised value of the building is damaged or altered the applicant will be required to comply with the WNCCO Zone and 90' front setback.
7. The property is located in Flood Zone AE and will require flood insurance.
8. The Future Land Use (FLU) map designates this property as Medium Density Residential; therefore, the FLU Map would need to be changed to Transitional to correspond to the proposed zoning designation.
9. Per Article XII, Chart 2, a level 3 buffer will be required adjacent to the existing residential structures located to the east and south.
10. The closest NC zoning district is 440' to the northeast and is approximately 1 acre in size. The closest zoning designation of a half acre in size is an RC district located approximately 700' to the southeast.
11. Frontage will be along Highway 17 and additional driveway access will be along Channel Bluff Avenue. Channel Bluff Avenue is a state maintained road and an encroachment permit from SCDOT will be needed.
12. Commercial Zoning is adjacent to the parcel to the north and west. A rezoning from R-10 (10,000 sf lots) to NC (10,000 sf lots) would bring the non-conforming use of the rear parcel into compliance. Staff feels the NC zoning would be a more transitional use and act as a buffer between the existing R-10 and GC zoning in the area. Combining this lot with the other two adjacent lots owned by the applicant will also eliminate the substandard lot area for the rear lot. The zoning would not be considered an increase in density but it would be an increase in intensity. In addition, staff recommends a change to the FLU map from Medium Density Residential to Transitional in order to support the proposed zoning request.
13. The Planning Commission held a public hearing on November 16th and voted to defer the proposed rezoning in order to address concerns from the adjacent property owners. A second meeting was held on December 21st, no one came forward to speak other than the applicant. There was no discussion and PC voted to approve the request by a vote of 5-0.

FINANCIAL IMPACT:

N/A

OPTIONS:

1. Approve Request.
3. Deny Request.
4. Defer Action.
5. Remand to PC for further study.

STAFF RECOMMENDATIONS:

Approve as recommended by PC.

ATTORNEY REVIEW:

Yes

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Ordinance No. 24-02	Ordinance
<input type="checkbox"/> Application and Attachments	Backup Material
<input type="checkbox"/> Zoning Map	Backup Material
<input type="checkbox"/> FLU Map	Backup Material
<input type="checkbox"/> Aerial Map	Backup Material
<input type="checkbox"/> Flood Map	Backup Material
<input type="checkbox"/> Proposed Zoning Map	Backup Material
<input type="checkbox"/> Adjacent Zoning Map	Backup Material
<input type="checkbox"/> Plat	Backup Material
<input type="checkbox"/> Pictures	Backup Material
<input type="checkbox"/> Resolution	Cover Memo

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE NO. 24-02

AN ORDINANCE TO AMEND THE ZONING MAP OF GEORGETOWN COUNTY REGARDING TMS NUMBERS 04-0141-076-00-00, 04-0141-077-00-00 AND 04-0141-078-00-00, LOCATED AT 13236 OCEAN HWY AND 46 CHANNEL BLUFF AVENUE IN PAWLEYS ISLAND, FROM 10,000 SQUARE FEET RESIDENTIAL (R-10) AND GENERAL COMMERCIAL (GC) TO NEIGHBORHOOD COMMERCIAL (NC).

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 NUMBERS 04-0141-076-00-00, 04-0141-077-00-00 AND 04-0141-078-00-00, LOCATED AT 13236 OCEAN HWY AND 46 CHANNEL BLUFF AVENUE IN PAWLEYS ISLAND FROM (R-10) AND (GC) TO (NC), AS REFLECTED ON THE ATTACHED MAP.

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

_____(SEAL)
Louis R. Morant
Chairman, Georgetown County Council

ATTEST:

Theresa Floyd
Clerk to Council

This Ordinance, No. 24-02, 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: _____

FOR INTERNAL USE ONLY

Case Number: CE2023-0042 Fee Paid: \$250
Date Submitted: 11/20/23 Received By: AB



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

PROPOSED ZONING MAP AMENDMENT

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

Fee required for all applications at the time of submittal:

Rezoning Applications \$250.00

Property Information that you are requesting the change to:

Tax Map (TMS) Number: 04-0141-076-00-00, 077-00-00, 078-00-00

Street Address: 13236 Ocean Hwy. & 46 Channel Bluff Ave.

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

Lot Dimensions/ Lot Area: 130' x 214' x 130' x 223'

Plat Book / Page: 2760/290 -> DOL Prop 4359/73 -> G&N, LLC

Current Zoning Classification: General Commercial & R-10

Proposed Zoning Classification: Neighborhood Commercial

Property Owner of Record:

Name: DOL Prop, LLC & Gen, LLC
Address: 128 Atlantic Ave. & 364 Rum Gully Rd.
City/ State/ Zip Code: Murrells Inlet, SC 29576
Telephone/Fax Numbers: 843-455-5112
E-mail: gnichols@dunes.com
Signature of Owner / Date: W. Gary Nichols 11-20-23

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the rezoning request.

Agent of Owner:

Name: Billy Nichols
Address: 24 Stonington Drive
City / State / Zip Code: Murrells Inlet, SC 29576
Telephone/Fax: 843-385-2406
E-mail: billynichols@dunes.com
Signature of Agent/ Date: Billy Nichols 11/20/23
Signature of Property Owner: W. Gary Nichols 11-20-23

Contact Information:

Name: Gary Nichols
Address: 128 Atlantic Avenue Garden City, SC 29576
Phone / E-mail: 843-455-5112 / gnichols@dunes.com

Please provide the following information.

1. If applicable, a copy of the site plan or plat (size 11 x17) along with a PDF version.

2. Please explain the rezoning request for this property.

After our original Planning Commission hearing, we are now requesting to rezone the front two parcels (currently zoned GC) and the rear parcel (currently zoned R-10) to Neighborhood Commercial.

The decision to switch from GC to NC is an effort to appease the neighbors by eliminating the possibility of a gas station or drive-thru restaurant.

Adjacent Property Owners Information required:

1. The person requesting the amendment to the Zoning Map or Zoning Text must submit to the Planning office, at the time of application submittal, stamped envelopes for 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 St. Suite 222, Georgetown, SC 29440."**
2. A list of all persons (and related Tax Map Numbers) to whom envelopes are addressed 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 St. Suite 222, Georgetown, S. C. 29440**. If you need 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 authorizes 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.

Georgetown County, SC

30 properties

Parcel Results

36 Results

☐ Show Property Photos

Parcel ID	Account Number	Owner	Property Address	City	Assessed Value	Legal Description	Map
04-0141-001-00-00	13729	ST PETERS LUTHERAN CHURCH ISL LITCHFIELD BCH	65 CROOKED OAK DR	Pawleys Island	\$4,938,600	CHANNEL BLUFF (CHURCH, OFFICES & SCHOOL BLDG & FELLOWSHIP HALL)	Map
04-0141-001-01-00	13730	CAROLINA RIVER BOYS LLC	13273 OCEAN HWY	Pawleys Island	\$502,200	PARCEL A, CHANNEL BLUFF SUB	Map
04-0141-001-01-01	42640	CAROLINA RIVER BOYS LLC	13291 OCEAN HWY	Pawleys Island	\$593,400	PARCEL B, CHANNEL BLUFF SUB	Map
04-0141-017-00-00	13737	DIETER JONATHAN L LIFE ESTATE ET AL DIETER R TUCKER MAMA WHO LLC	13253 OCEAN HWY	Pawleys Island	\$463,200	LOTS 3,4, & 5 CHANNEL BLUFF SUB	Map
04-0141-018-00-00	13738	RIVERMIST ORCHIDS	OCEAN HWY 13738	Pawleys Island	\$220,000	CHANNEL BLUFF	Map
04-0141-036-00-00	13757	GSP TRANSPORTATION INC ATTN: JEFFERY J SCHOEPFEL PRESIDENT	13272 OCEAN HWY	Pawleys Island	\$396,600	18 19 & 20 CHANNEL B ; PLT 3850-249	Map
04-0141-038-00-00	13758	LITCHFIELD SQUARE LLC	13302 OCEAN HWY	Pawleys Island	\$481,600	21 & 22 CHANNEL BLUF	Map
04-0141-048-00-00	13767	COLLINS ROGER D COLLINS CINDY T	57 SEA LEVEL LOOP	Pawleys Island	\$321,300	LOT A CHANNEL BLUFF	Map
04-0141-064-00-00	13783	FAILE RYAN CHRISTOPHER FAILE KATHERINE	55 CHANNEL BLUFF AVE	Pawleys Island	\$153,000	51 CHANNEL BLUFF	Map
04-0141-065-00-00	13784	MILLIKEN GARY R EDWARDS LINDA S	30 SEA LEVEL LOOP	Pawleys Island	\$246,800	52 CHANNEL BLUFF	Map
04-0141-066-00-00	13785	SOMMER PROPERTIES 64 LLC	52 SEA LEVEL LOOP	Pawleys Island	\$100,000	53 CHANNEL BLUFF	Map
04-0141-067-00-00	13786	CEDAR SHAKIN LLC	78 SEA LEVEL LOOP	Pawleys Island	\$202,700	54 CHANNEL BLUFF	Map
04-0141-069-00-00	13788	BEVERLY HOMES LLC	168 SEA LEVEL LOOP	Pawleys Island	\$130,000	LOT G CHANNEL BLUFF	Map
04-0141-071-00-00	13790	BANEY JOSHUA BANEY GLORIA	176 SEA LEVEL LOOP	Pawleys Island	\$70,000	LOT F CHANNEL BLUFF	Map
04-0141-072-00-00	13791	VILLASUSO KELLY JEANNE	202 SEA LEVEL LOOP	Pawleys Island	\$300,700	59 CHANNEL BLUFF; PLT 3014-71	Map
04-0141-073-00-00	13792	HEWETT JAMIE MCSWEEN TAYLOR	103 CHANNEL BLUFF AVE	Pawleys Island	\$299,100	60 CHANNEL BLUFF	Map
04-0141-074-00-00	13793	BISBY ALLYSON R BISBY DOUGLAS	91 CHANNEL BLUFF AVE	Pawleys Island	\$252,200	61 CHANNEL BLUFF	Map
04-0141-075-00-00	13794	BANEY JOSHUA BANEY GLORIA	77 CHANNEL BLUFF AVE	Pawleys Island	\$250,400	62 CHANNEL BLUFF	Map
04-0141-076-00-00	13795	DOL PROP LLC	13236 OCEAN HWY	Pawleys Island	\$332,400	16 CHANNEL BLUFF SUB	Map
04-0141-077-00-00	13796	DOL PROP LLC	13236 OCEAN HWY	Pawleys Island	\$167,100	17 CHANNEL BLUFF SUB	Map
04-0141-078-00-00	13797	GaN LLC	46 CHANNEL BLUFF AVE	Pawleys Island	\$67,000	50 CHANNEL BLUFF	Map
04-0141-079-00-00	13798	ELLIOTT BUCKIE WENDELL ELLIOTT LARRY A	58 CHANNEL BLUFF AVE	Pawleys Island	\$50,000	49 CHANNEL BLUFF	Map
04-0141-080-00-00	13799	BANEY JOSHUA RICHARD BANEY GLORIA M	68 CHANNEL BLUFF AVE	Pawleys Island	\$299,800	48 CHANNEL BLUFF	Map
04-0141-081-00-00	13800	SCHNEIDER ARIC J SCHNEIDER SANDRA D	86 CHANNEL BLUFF AVE	Pawleys Island	\$376,300	47 CHANNEL BLUFF	Map
04-0141-082-00-00	13801	GASPER KELLY P GASPER MICHAEL	92 CHANNEL BLUFF AVE	Pawleys Island	\$325,600	46 CHANNEL BLUFF	Map
04-0141-083-00-00	13802	WINGO ANDREW J JR WINGO SUSAN A	104 CHANNEL BLUFF AVE	Pawleys Island	\$179,900	45 CHANNEL BLUFF	Map
04-0141-084-00-00	13803	O'BRIEN MICHAEL J O'BRIEN WANDA LYNN	118 CHANNEL BLUFF AVE	Pawleys Island	\$172,600	44 CHANNEL BLUFF	Map
04-0141-090-00-00	13809	SMALL GEORGE E SR	13212 OCEAN HWY	Pawleys Island	\$214,100	TRACT A U S 17 LITCHFIELD	Map

Parcel ID	Account Number	Owner	Property Address	City	Assessed Value	Legal Description	Map
04-0141-090-01-00	13810	(23) POINT FRANKIE C ET AL POINT COLLINN C POINT ANSONIA M POINT BRIAN J GIBSON MARILYN P GIBSON OLIN T ROBINSON LAURA BELLE P SUTTON LUCILLE P MARSHALL POINT TESTAMENTARY TRUST	13192 OCEAN HWY	Pawleys Island	\$206,900	PARCEL B	Map
04-0141-090-02-00	13811	(24) GREENE CHI GREENE DARYL	13160 OCEAN HWY	Pawleys Island	\$200,000	PARCEL C	Map
04-0141-090-03-00	40658	SMALL GEORGE E SR	13212 OCEAN HWY	Pawleys Island	\$75,000	PT TRACT A US HWY 17 LITCHFIELD	Map
04-0141-092-00-00	13813	(25) BAKER HOLDING LLC	13138 OCEAN HWY	Pawleys Island	\$747,900	U S 17 & LITCHFIELD	Map
04-0141-093-00-00	13814	BAKER HOLDING LLC	LITCHFIELD DR	Pawleys Island	\$75,000	LITCHFIELD BLVD	Map
04-0141-094-00-00	13815	(26) SEA SANDS PROPERTIES LLC	75 LITCHFIELD DR	Pawleys Island	\$250,000	LITCHFIELD BLVD	Map
04-0141-094-01-00	37161	(27) GEORGETOWN CO WATER & SEWER	LITCHFIELD DR	Pawleys Island	\$69,800	LITCHFIELD BLVD	Map
04-0186-065-01-00	17044	(28) FOUNDERS NATIONAL GOLF LLC	97 HAWTHORN DR	Pawleys Island	\$3,500	PT LTS U & V, SEC M, RACQUET CLUB; SLD 793-10; SLD 799-2; SLD 833-2	Map

Export

36 Results

Select export file format:

Excel (.xlsx)

Download

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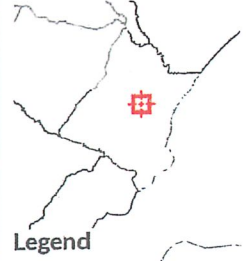
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/17/2023 7:01:24 AM

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Developed by
Schneider
GEOSPATIAL



Overview



Legend

- Parcels
- City Labels
- Roads
- Zoning**
- CITY OF GEORGETOWN**
- CP
- FA
- FA/C
- FA/R
- FDD
- GC
- GR
- GRR
- HI
- LI
- MD
- MHP
- MR10
- NC
- OC
- PA
- PD
- R1
- R1/2AC
- R10
- R1AC
- R2
- R3/4AC
- R5
- R6
- RC
- RG
- RR
- RS
- RVC
- VR10



NOTICE OF PUBLIC HEARING

The Planning Commission will consider a request from Billy Nichols, agent for GaN, LLC and DOL Properties, LLC to rezone three parcels from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC). The parcels are located at 46 Channel Bluff Ave. and 13236 Ocean Hwy in Pawleys Island. TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00. Case# RZE2023-00042

The Planning Commission will be reviewing this request on **Thursday, December 21st, 2023 at 5:30 p.m.** in the **Council Chambers at 129 Screven Street in 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) 545-3158

Fax (843) 545-3299

E-mail: jblankenship@gtcounty.org

Current Zoning Map

Legend

Zoning Districts

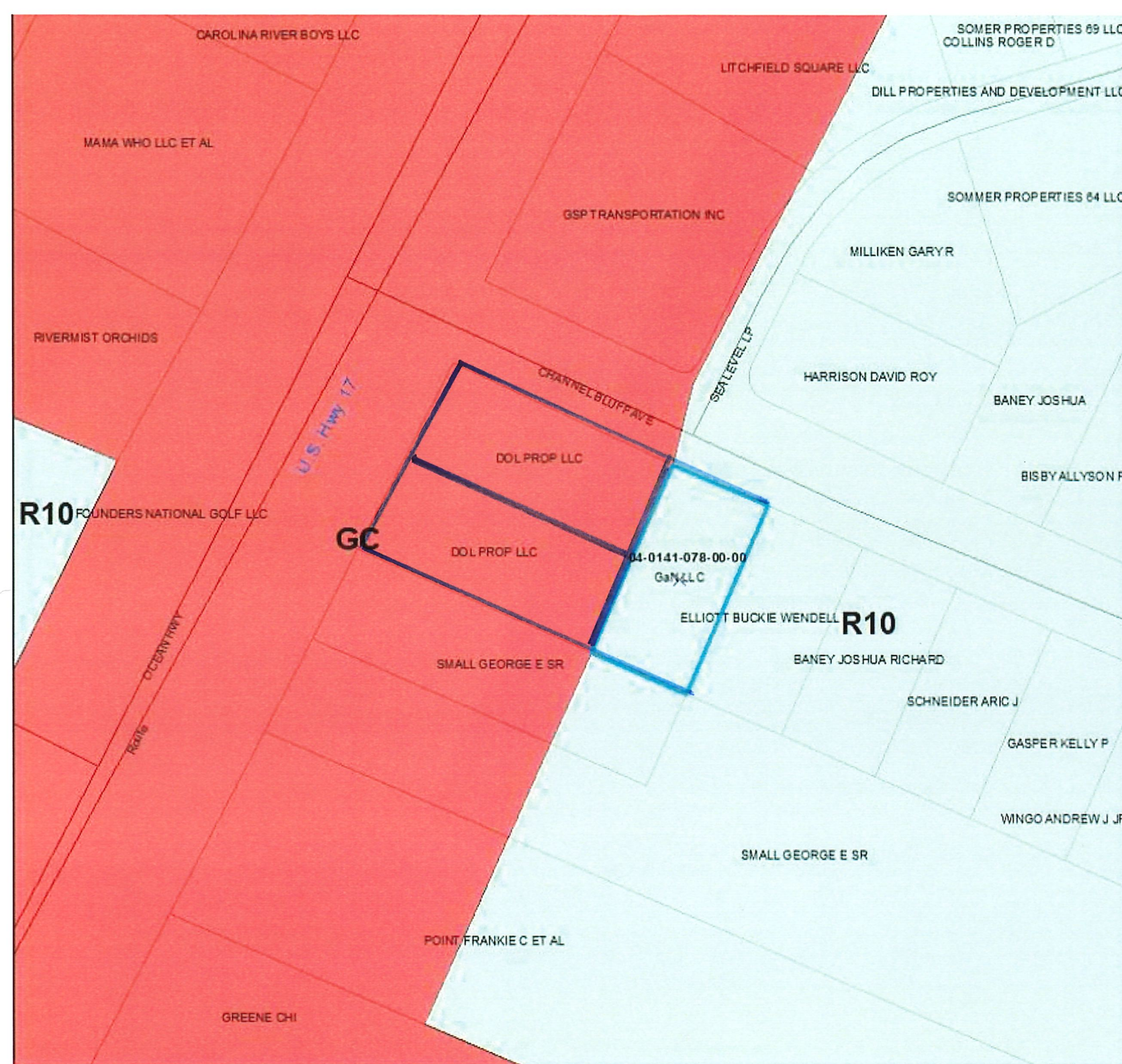
DISTRICT

- CP
- FA
- FDD
- GC
- GR
- HI
- LI
- MHP
- MR10
- NC
- PA
- PD
- R1/2
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- R10
- R1AC
- R2
- R3/4AC
- RS
- RVC
- VR10

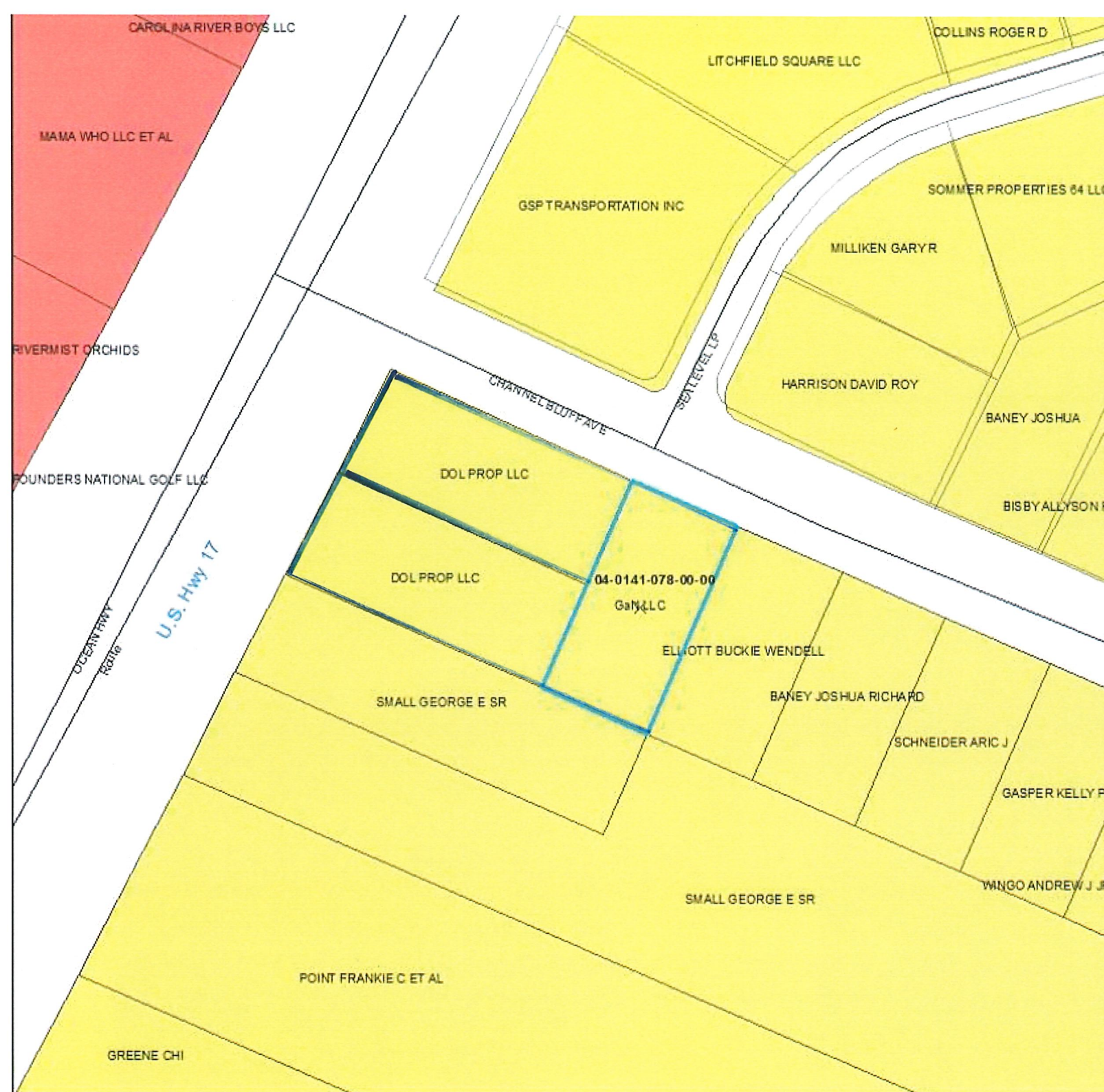


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0 15 30 60 90 120 Feet



Future Land Use (FLU) Map



Legend

- Streets
- County Parcels

FLU

FUTURE_LAN

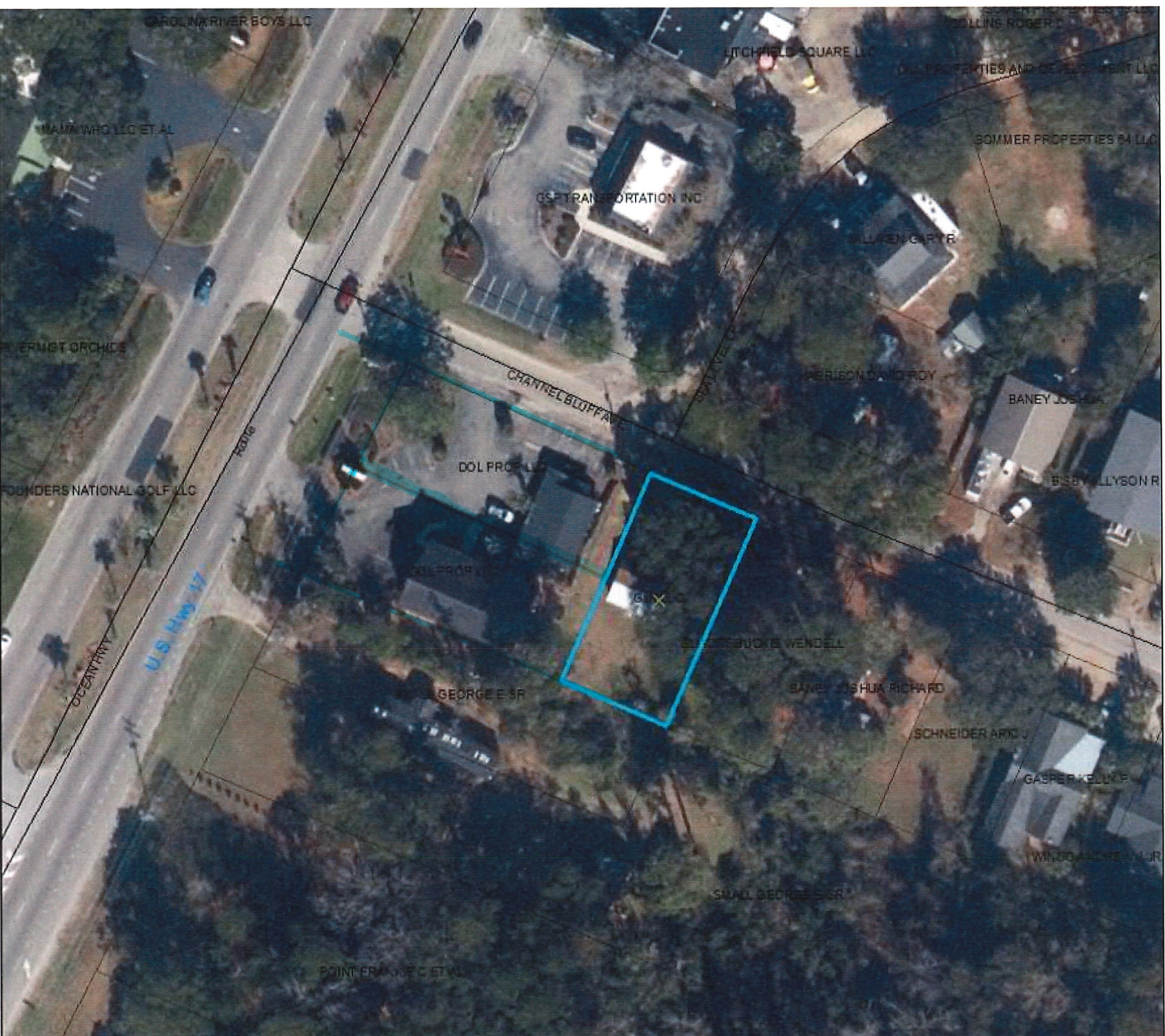
- COMMERCIAL
- CONSERVATION PRESERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PRIVATE RECREATIONAL
- PUBLIC RECREATIONAL
- PUBLIC/SEMI-PUBLIC
- TRANSITIONAL



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Aerial Map



Legend

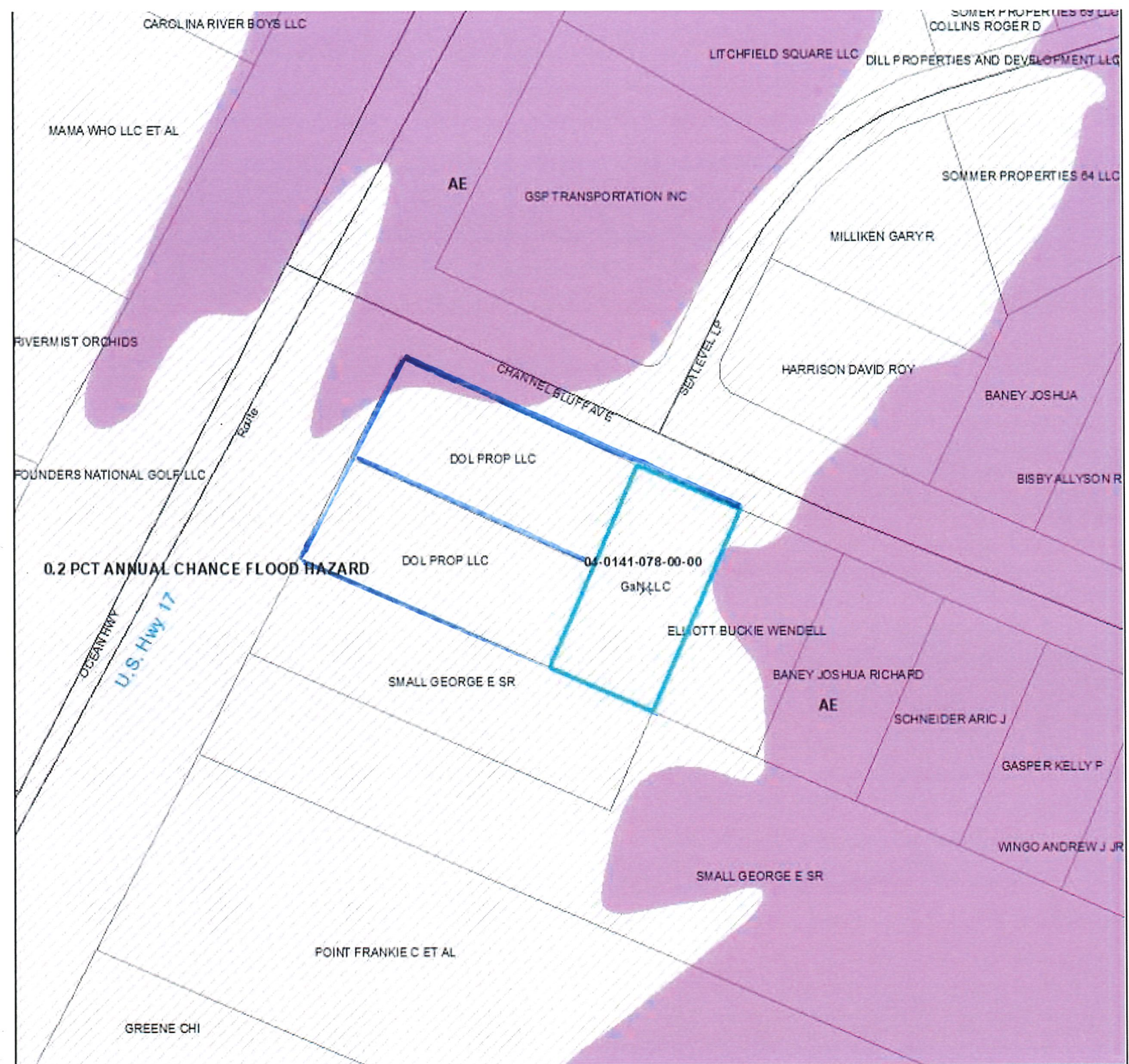
- Streets
- County Parcels



DISCLAIMER: This map is a geographic representation of data obtained from various sources. It is not to be used to determine the accuracy of the map. It is not to be used to determine the accuracy of the map. It is not to be used to determine the accuracy of the map.

0.00 0.0045 0.009 0.0135 0.018 Miles

Flood Insurance Rate Map (FIRM)



Legend

- Streets
- County Parcels

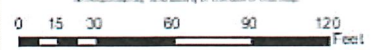
Floodzones5_9_2023

FLD_ZONE

- X
- 0.2 PCT ANNUAL
- AE
- VE
- A
- AO



DISCLAIMER: This map is a graphic representation of the data provided. It is not intended to be used as a legal document. The accuracy of the data is not guaranteed. The user assumes all responsibility and liability for the use of this map.



Proposed Zoning Map

Legend

— Streets

Zoning Districts

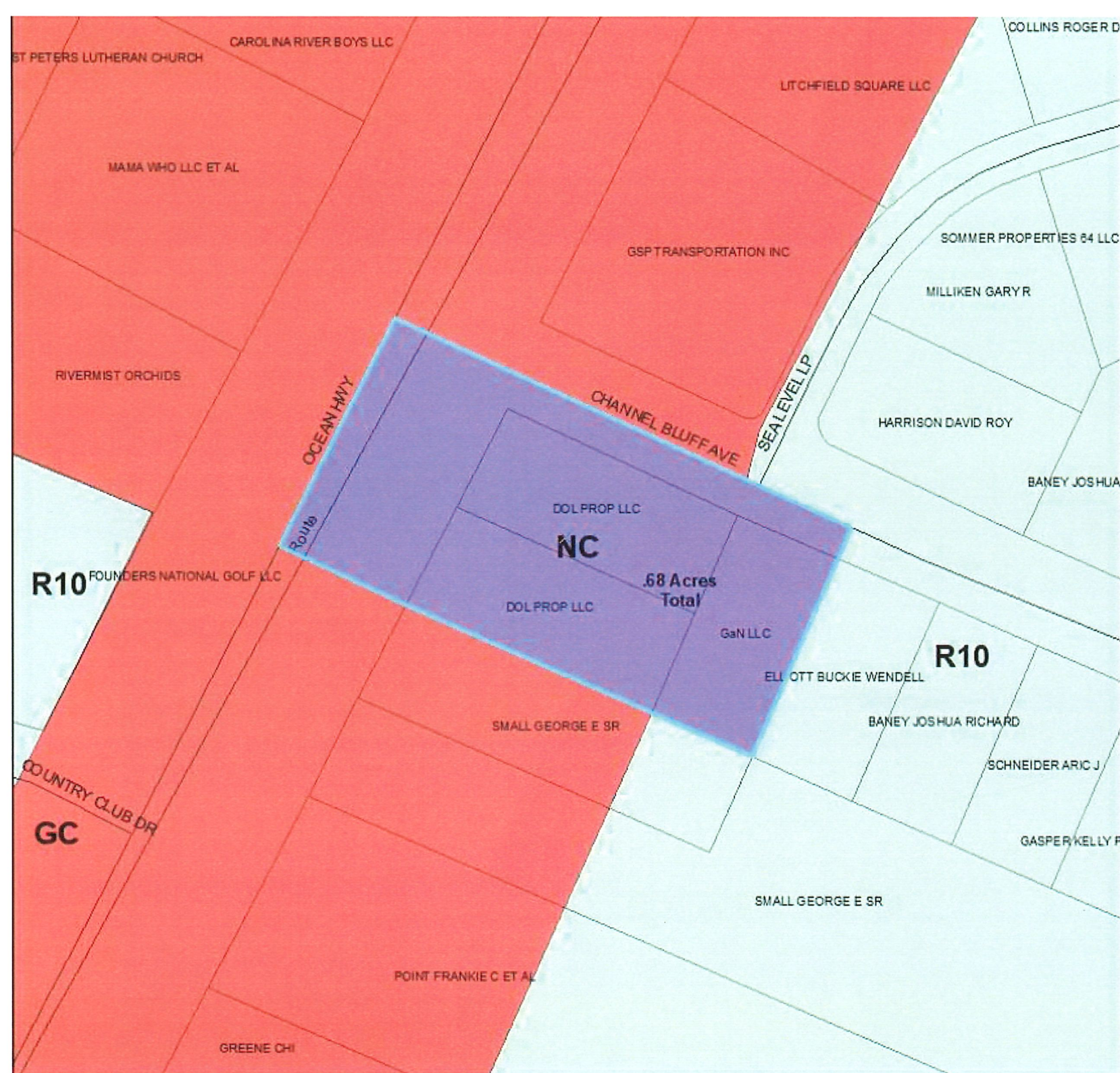
DISTRICT

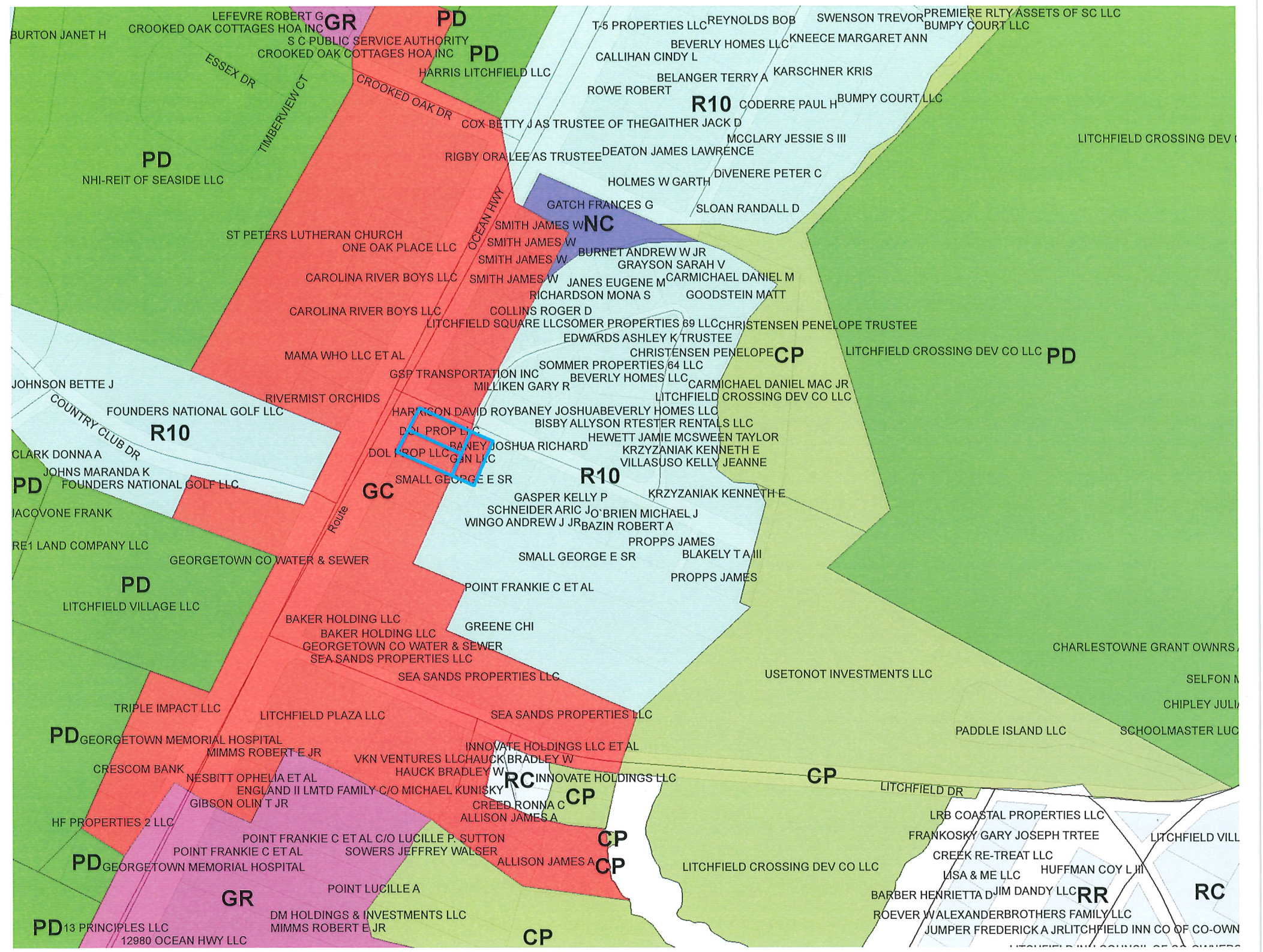
- CP
- FA
- FDD
- GC
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- HI
- LI
- MR10
- NC
- OC
- PA
- PD
- R1/2
- R1/2AC
- R10
- R1AC
- R2
- R3/4AC
- RS
- RVC
- VR10

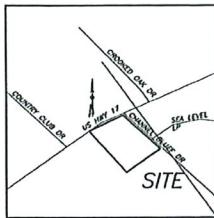


DISCLAIMER: This map is a graphic representation of data derived from various sources. It is not intended to be used as a legal document. The Town of Marietta, Georgia, is not responsible for any errors or omissions in this map.

0 15 30 60 90 120 Feet







VICINITY MAP
(NOT TO SCALE)

LEGEND

- IRON PIPE (FOUND)
- IRON REBAR (FOUND)
- 5/8" IRON REBAR (SET)
- ◇ FIRE HYDRANT
- CLEAN OUT
- GRATE INLET
- ⊥ POWER POLE
- CABLE BOX
- ⊗ WATER METER
- ⊙ SANITARY ARI MANHOLE
- TELEPHONE BOX
- OHP- OVERHEAD ELECTRIC LINE
- BSL- BUILDING SETBACK LINE

NOTES:

- 1) TAX MAP NO. (PARENT TRACTS): 04-0141-076-00-00, 077-00-00, 078-00-00.
- 2) ACCORDING TO F.L.R.M. MAP NO. 45043C, PANEL 03760, REVISED 05/09/2023, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAN IS LOCATED IN FLOOD HAZARD ZONE X-500 & AE-13.
- 3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
- 4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SALES HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- 5) A TITLE SEARCH WAS NOT PERFORMED BY THARRIS LAND SURVEYING, LLC AT THE TIME OF THIS SURVEY.
- 6) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) DEED REFERENCE: D.B. 2760, PG. 290 & D.O. 4359, PG. 73.
- 8) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS THAT MAY AFFECT THE USE OF THIS PROPERTY.
- 9) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
- 10) CURRENT OWNER: DOL PROP, LLC (LOTS 16 & 17)
ADDRESS: 1285 ATLANTIC AVE
GARDEN CITY, SC 29576
CURRENT OWNER: GAN, LLC (LOT 50)
ADDRESS: 346 RUM GULLY RD.
MURRELLS INLET, SC 29576
- 11) ZONED-GC (LOTS 16 & 17), R-10 (LOT 50)
BUILDING SETBACK LIMITS (GC) FRONT-50', SIDE-10', REAR-15', CORNER-33' BLDG. HT-35' MAX.
(R-10) FRONT-25', SIDE-10', REAR-15', CORNER-16.5'

REFERENCES:

- 1) GEORGETOWN COUNTY RECORDS P.B. F, PG. 112
- 2) GEORGETOWN COUNTY RECORDS P.B. S, PG. 20
- 3) GEORGETOWN COUNTY RECORDS R.B. 3850, PG. 249

THIS PLAN AND ALL REPRODUCIBLE COPIES OF THIS PLAN ARE THE PROPERTY OF THARRIS LAND SURVEYING, LLC. REPRODUCTION OF THIS PLAN IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF THARRIS LAND SURVEYING, LLC. UNLESS THIS PLAN IS A MATTER OF PUBLIC RECORD, ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GEORGETOWN COUNTY LAND DEVELOPMENT REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

(PLANNING SIGNATURE) _____ DATE _____

(PLANNING SIGNATURE) _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS (PLANS OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

SIGNATURE: _____ DATE: _____

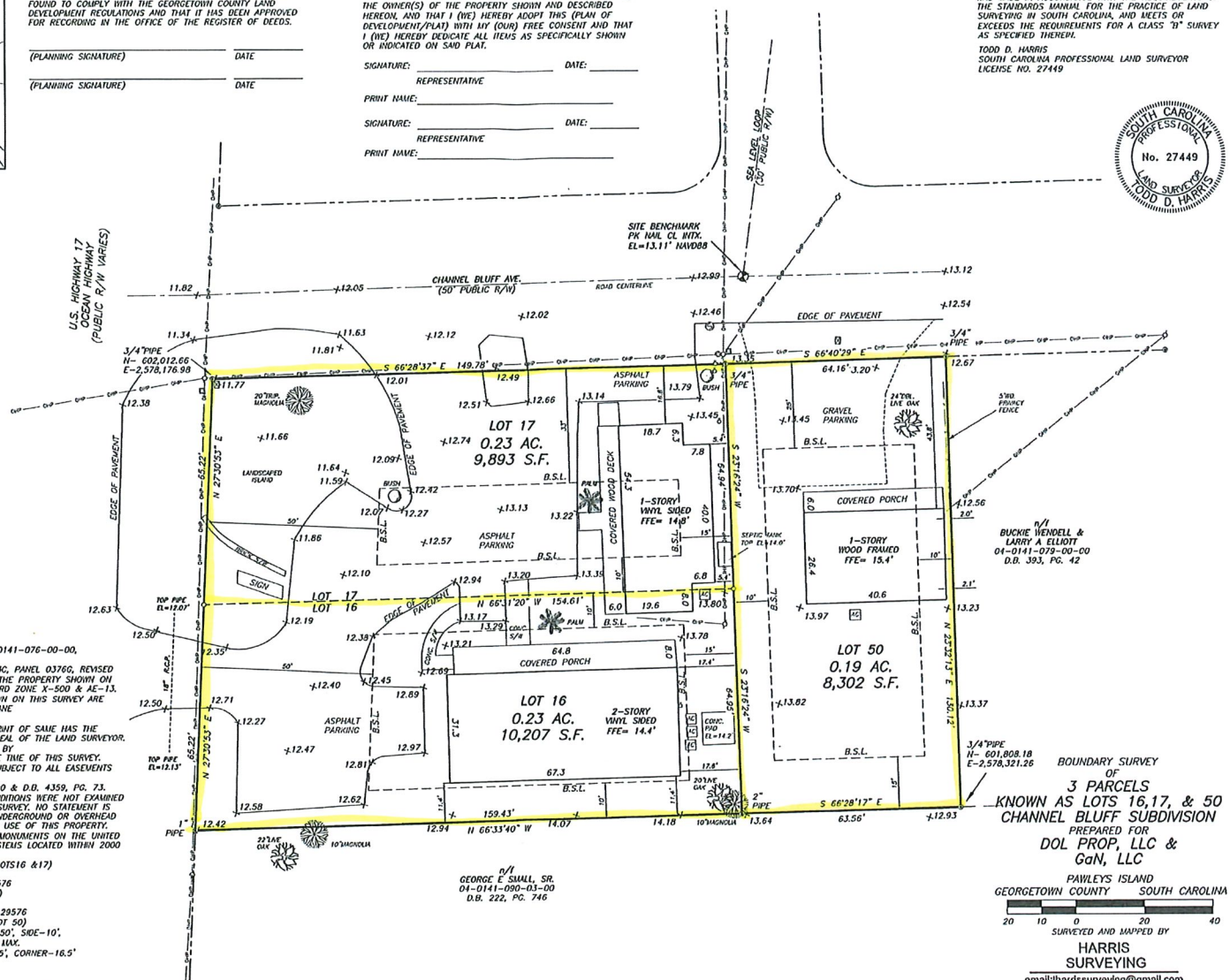
REPRESENTATIVE

PRINT NAME: _____

SIGNATURE: _____ DATE: _____

REPRESENTATIVE

PRINT NAME: _____



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

TODD D. HARRIS
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 27449



BOUNDARY SURVEY
OF
3 PARCELS
KNOWN AS LOTS 16, 17, & 50
CHANNEL BLUFF SUBDIVISION
PREPARED FOR
DOL PROP, LLC &
GAN, LLC

PAWLEYS ISLAND
GEORGETOWN COUNTY SOUTH CAROLINA
SURVEYED AND MAPPED BY

HARRIS
SURVEYING
email: tharrisurveying@gmail.com
MURRELLS INLET, SC 29576
PHONE: 843.457.0042
SCALE 1" = 20' DRAWN BY TDH
FILE 5- REVIEWED BY xxx
FIELD DATE 08/21/23 APPROVED BY FLH
PLAT DATE 09/15/23 PARTY CHIEF TH



**PUBLIC
HEARING**
129 Screven St. Georgetown, SC
**PLANNING
COMMISSION**
GEORGETOWN COUNTY PLANNING
843-545-3158
For Date and Time





RESOLUTION

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

WHEREAS, Billy Nichols, agent for DOL Properties, LLC and GaN, LLC filed a request to rezone three (3) parcels totaling approximately 28,990 sf, TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC). The properties are located at 13236 Ocean Hwy and 46 Channel Bluff Avenue in Pawleys Island; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Georgetown County Planning Commission hereby recommends to the Georgetown County Council that approximately 28,660 sf, TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, be rezoned from R-10 and GC to NC; and furthermore be changed on the Official Zoning Map, and to Transitional on the Future Land Use (FLU) map for Georgetown County.

Robert Davis, Chairperson
Georgetown County Planning Commission

ATTEST:

Holly Richardson
Georgetown County Planning Director

Item Number: 12.a
Meeting Date: 2/13/2024
Item Type: FIRST READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Finance

ISSUE UNDERCONSIDERATION:

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

CURRENT STATUS:

First Reading by Title Only

POINTS TO CONSIDER:

FINANCIAL IMPACT:

OPTIONS:

STAFF RECOMMENDATIONS:

ATTORNEY REVIEW:

Item Number: 13.a
Meeting Date: 2/13/2024
Item Type: APPROVAL OF MINUTES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:
Regular Council Meeting - January 23, 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 - 012324 MINUTES	Backup Material

Georgetown County Council held a Regular Council Meeting on Thursday, January 23, 2024, at 5:30 PM in the Howard Auditorium, 1610 Hawkins Street, Georgetown, South Carolina.

Present:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	
Staff:	Jackie Broach	Alma Sierra
	<i>Public Information Officer</i>	<i>Deputy Clerk to Council</i>
	Angela Christian J	John D. Watson,
	<i>County Administrator</i>	<i>County Attorney</i>

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. Councilmember Everett Carolina gave an invocation, and all joined in the pledge of allegiance.

APPROVAL OF AGENDA

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

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

SPECIAL REPORTS/PRESENTATIONS

Nonprofit Spotlight- Imagination Library

Natasha Brockington, Executive Director of Ms. Ruby's Kids, gave a presentation on behalf of *Imagination Library*. Ms. Ruby's Kids is an early literacy program serving families in Georgetown County. Currently, Georgetown County has a high poverty rate as well as a low literacy rate. To address these issues, the Bunnelle Foundation invited Dolly Parton's *Imagination Library* to the County in 2007. This is a book gifting program that gifts books to children from birth to the age of five. Children who sign up from birth have the opportunity to collect up to 60 free books. There are no income restrictions, so, any child is eligible to receive books. A total of 6,763 children in Georgetown County have received books since *Imagination Library* began locally in 2007.

Employee of the Quarter

Walt Ackerman, Director of Human Resources, announced that Joshua Drew from Midway Fire has been named Employee of The Quarter. Mr. Ackerman stated that Mr. Drew was instrumental in creating a "uniform store" for Fire Fighters and EMTs. It has had a great impact on the uniform purchasing process and has greatly helped reduce the budget. Along with helping the uniform process go much smoother, he

has also taken an active role in supporting the family of the Fire Fighter who passed in October of 2023. He has accomplished all of this as he was completing a course to become an advanced EMT.

Manager of the Year

Walt Ackerman, Director of Human Resources, announced that Michael Morris, Fire Marshal with County Fire/ EMS has been named Georgetown County's "Manager of the Year". Mr. Ackerman stated that Mr. Morris has the primary role of ensuring the safety of the citizens by making sure they are aware of fire safety needs, inspecting buildings, implementing fire codes, and does community outreach. Along with all of these duties, he also plays an important role in leading the volunteer staff. Mr. Morris does a fantastic job in every regard.

Employee Volunteer of the Year

Walt Ackerman, Director of Human Resources, announced William Shutzaberger from County Fire / EMS has been named Georgetown County's "Employee Volunteer of the Year". Mr. Ackerman stated that Mr. Shutzaberger has been employed with Georgetown County for the past 5 years, where he has advanced to the position of Lieutenant. Above and beyond his employment with Georgetown County, he has volunteered with Horry County for the past 8 years where he also holds Lieutenant Position. He mentors new recruits, teaches classes, and has helped transform the recruits into successful fire fighters.

Volunteer of the Year

Walt Ackerman, Director of Human Resources, introduced Carlos Aulet, who has been named "Volunteer of the Year". Mr. Ackerman stated that Mr. Aulet assists full time employees in County Fire / EMS by filling any and every roll that may be open. He is great at providing information and guidance to all who come his way. Along with being great help, he has bridged the gap between full-time and part-time employees with the endless experience he brings to the team.

Presentation of FY June 30, 2023, Annual Comprehensive Financial Report

Alan Thompson of Price, Scott, Adams & Company presented Georgetown County's FY23 Audit Report. Mr. Thomson stated that this was an unmodified "clean" report that carried no difficulties when it was created. He commended Georgetown County, Finance Director, Karis Langton, and her departmental staff for their assistance in providing necessary information need to conduct the audit. Following the report, both Mr. Thompson and the Finance Director responded to questions from members of County Council. Councilors requested to see three-year projections as well as comparisons with counties of a similar size in the future.

PUBLIC COMMENTS

Guy Franolich

Mr. Franolich stated that he represents the Inlet Oaks Village and the community's request for more fire hydrants in their community. There are 170 units in this community and a total of three fire hydrants. In August of 2023, there was a fire and the woman whose unit burned down is still in the burn center in Augusta, Georgia. Mr. Franolich provided Council with a letter from the fire marshal in Murrells Inlet that states the community could benefit from more fire hydrants. Along with the letter, he brought a petition with the names of every owner in Inlet Oaks Village who is in support of this cause. Mr. Franolich pled with County Council to consider helping the Inlet Oaks Village with this issue.

Clarissa Tuten

Ms. Tuten spoke on the growing eco-tourism here in Georgetown County. While speaking about eco-tourism, she mentioned that other counties are looking to Georgetown County for access to the water

ways. In her opinion, this is something we can use to help save the estuaries here. This influx of tourists and tourism can help boost our economy and help us protect our estuaries if we can promote them by allowing access to our waterways for larger vessels. She ended her comments by requesting that County Council please update the County's Boat Ordinance pertaining to this issue.

CONSENT AGENDA

Three matters on the consent agenda were previously approved by the virtue of the meeting agenda approval process:

Procurement #23-071 - Allison Hangar Apron and Taxi Lane Paving at Georgetown County Airport (GGE) - County Council approved the award of a contract to Green Wave Contracting related to Procurement #23-071 in the amount of \$185,150.

Procurement #24-0-04, Service agreement for Life Park & Lucas Medical Supplies or Midway Fire & Rescue – County Council approved a 5-year contract between Midway Fire / Rescue and Stryker Corp. in the amount of \$106,220.25.

Procurement #24-006, Carpet & Flooring Replacement at Georgetown Historical Courthouse – County Council awarded a bid to Bonitz Flooring in the amount of \$101,251.00.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Parks and Recreation Commission

Councilor Lillie Jean Johnson moved for the appointment of Jessie M. Walker to the Parks and Recreation Commission representing District 4. Councilor Stella Mercado offered a second on the motion. Upon a call for discussion from the Chairman, Councilor Johnson wanted to recognize Mr. Billy White, who passed over the summer. She thanks him for his endless service on this Commission and his dedication to the betterment of Georgetown County. There was no further discussion.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

RESOLUTIONS / PROCLAMATIONS

Resolution No. 24-02

Following a report from the County Administrator, Angela Christian, pertaining to Resolution 24-02, Councilor Everett Carolina moved for adoption of Resolution NO. 24-02, a resolution for Establishment of Just Compensation Pertaining to Property Easements Necessary for the Lincolnshire Drainage Improvement Project. Councilor Lillie Jean Johnson offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

ORDINANCES-Third Reading

Ordinance No. 23-45

Upon a request from the property applicant, Councilor Stella Mercado moved to defer action on Ordinance No. 23-4, an Ordinance to amend the Pavilion Square Flexible Design District (FDD), 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 Everett Carolina offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

ORDINANCES-Second Reading

Ordinance No. 24-01

Following a brief status report from Holly Richardson, Planning Director, pertaining to Ordinance No. 24-01, Councilor Stella Mercado moved for second reading approval of Ordinance No. 24-01 to amend the Future Land Use (FLU) Map for 3 parcels, located at 46 Channel Bluff Avenue and 13236 Ocean Highway, Identified as TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from Medium Density Residential to Transitional. Councilor Clint Elliott offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

Ordinance No. 24-02

Following a brief status report from Holly Richardson, Planning Director, pertaining to Ordinance No. 24-02, Councilor Stella Mercado moved for second reading approval of Ordinance No. 24-02, to rezone three parcels located at 13236 Ocean highway and 46 Channel Bluff Avenue in Pawleys Island, TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from 10,000 Square Feet Residential (R-10) and General Commercial (GC) to Neighborhood Commercial (NC). Councilor Clint Elliott offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

MINUTES:

Regular Council Meeting – January 11, 2024

Councilor Lillie Jean Johnson moved to adopt the minutes of the County Council meeting held on January 11, 2024. The motion was seconded by Councilor Stella Mercado. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

LEGAL BRIEFING / EXECUTIVE SESSION

Councilor Clint Elliott moved to enter into Executive Session to receive legal counsel/discuss legal matters and negotiations pursuant to S.C. Code Ann. § 30-4-70(a)(2). Councilor Stella Mercado offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

County Council moved into Executive Session at 6:28 pm.

OPEN SESSION

Councilor Stella Mercado made a motion to return to Open Session at 7:31 pm. Councilor Clint Elliott offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

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 Everett Carolina. The meeting was adjourned at 7:32 PM.

In favor:	Bob Anderson	Stella Mercado
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton
	Lillie Jean Johnson	

Date

Clerk to Council