

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

January 11, 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 Presentation of Innovation Award**
 - 4.b Request to Name the New Auditorium at the Georgetown Library in honor of Jean Flournoy Moody**
- 5. PUBLIC COMMENTS**
- 6. RESOLUTIONS / PROCLAMATIONS**
 - 6.a Resolution No. 24-01 - A Resolution to Rescind Council's Prior Approval and Authorization to Create a Commission Pursuant to S.C. Code 4-10-300, et. seq. to consider Proposals for Funding Capital Projects within Georgetown County.**
- 7. THIRD READING OF ORDINANCES**
 - 7.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**
 - 7.b Ordinance No. 23-42 - To amend the Future Land Use (FLU) map for a 5.13 acre parcel, located at 999 Aviation Blvd, further identified as TMS #01-0447-00-00-00, from Industrial to Medium Density Residential.**
 - 7.c Ordinance No. 23-43 - To rezone (1) parcel totaling 5.13 acres located at 999 Aviation Blvd., identified as TMS# 01-0447-010-00-00, from Limited Industrial (LI) to 10,000 Square Feet Residential**

(MR-10).

- 7.d Ordinance No. 23-44 - To Authorize and Approve an Amended and Restated Agreement For the Development of a Joint Industrial and Business Park by and Between Georgetown County and Horry County with Property Located in Horry County (Ascott Valley Commerce Park); to Require the Payment of a Fee In Lieu of Ad Valorem Taxes by Businesses and Industries Located in the Park; To Apply Zoning and Other Laws In the Park; To Provide for Law Enforcement Jurisdiction in the Park; and to Provide for the Jurisdiction of Park Revenues within the County.

8. SECOND READING OF ORDINANCES

- 8.a 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.

9. FIRST READING OF ORDINANCES

- 9.a Ordinance No. 24-01 - To amend the Future Lane 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.
- 9.b 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).

10. APPROVAL OF MINUTES

- 10.a Regular Council Meeting - December 12, 2023

11. ADJOURNMENT

Item Number: 4.a
Meeting Date: 1/11/2024
Item Type: SPECIAL REPORTS /PRESENTATIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Human Resources

ISSUE UNDERCONSIDERATION:

Since 2012, Georgetown County has had a policy in place to recognize employees who create and introduce processes and projects that demonstrate innovation and result in reduced costs and/or increased efficiency for the county's benefit. All county employees are eligible. To receive the award, projects and ideas must:

1. Be initiated and driven by the employee(s).
2. Address a specific problem and provide an efficient solution.
3. Be complete.

CURRENT STATUS:

The Office of Elections and Voter Registration was nominated and approved by county directors as a recipient of this award.

POINTS TO CONSIDER:

After repeated complaints from voters wanting to 'view' the tabulation process on Election night and consistent recommendations from the Department of Homeland Security and the South Carolina Election Commission, the Office of Elections and Voter Registration found and implemented a solution to allow the public to view tabulation taking place in real time from our Election Ware room to a monitor streaming in the lobby.

This set up is highly effective and efficient in two major ways:

1.) It eliminates election deniers claims that the election system is Georgetown County is rigged. On Election Night voters get to nakedly view the process as it takes place with full transparency, avoiding any fraud or manipulation.

2.) While Georgetown county ensures that the process is transparent and viewable by the public, the current set up still allows for securing of the voting systems, any election materials and preventing any unauthorized access without cheapening the process.

This implementation is critical and a major advancement in the Georgetown County Election's Department with 2024 approaching. Georgetown County Voter Registration and Elections department has strengthened security and transparency with this advancement alone. Election official nationwide will have to implement various technologies and processed in efforts to increase voter confidence and a reliable voting process.

FINANCIAL IMPACT:

N/A

OPTIONS:

This report is provided for information only.

STAFF RECOMMENDATIONS:

This report is provided for information only.

ATTORNEY REVIEW:

No

ATTACHMENTS:

Description	Type
□ Nomination Packet	Backup Material

I am writing to recommend the Voter Registration and Elections Department for the Georgetown County Innovation Award. This department is a huge asset to our county and fully deserves this award and recognition.

First and foremost, our department is dedicated and hardworking. We are extremely organized and committed to constantly learning, developing best practices, and following policy and procedures for conducting fair and impartial elections. And although the department has been successful, we identified a key area that needed significant improvement.

Any successful election system strikes the right balance between security and accessibility while also ensuring the public's trust in that system. Keeping this balance is not easy, but as the county's election officials, it is our job to ensure we recognize the important link between the trust in our election process and the confidence Georgetown County voters place in our system.

According to the law, such duplicate ballots, when so authorized by the board of voter registration and elections, shall be prepared at the counting station in the presence of witnesses and substituted for the original ballots, which duplicate ballots shall be counted by the automatic tabulating equipment. Poll watchers shall be allowed to remain in the polling place after the polls close and may observe the processing of the ballots and the sealing of the containers. Processing and counting of voted ballots and the preparation of summary sheets shall be done in the presence of witnesses approved by the board of voter registration and elections. Witnesses shall not be allowed in the polling place but shall file their certificates of appointment at the proper counting station after the polls close and may observe all functions there.

The Problem:

After repeated complaints from voters wanting to 'view' the tabulation process on Election Night and consistent recommendations from the Department of Homeland Security and the South Carolina Election Commission, we found and implemented a solution where the public body can view tabulation taking place in real time from our Election Ware room to a monitor streaming in the lobby. This set up is highly effective and efficient in two major ways: 1.) It eliminates election deniers claims that the election system is Georgetown County is rigged. On Election Night voters get to nakedly view the process as it takes place with full transparency, avoiding any fraud or manipulation. 2.) While Georgetown county ensures that the process is transparent and viewable by the public, our current set up still allows for securing of the voting systems, any election materials and preventing any unauthorized access without cheapening the process.

This implementation is critical and a major advancement in the Georgetown County Election's Department with 2024 approaching. Georgetown County Voter Registration and Elections department has strengthened security and transparency with this advancement alone. Election official nationwide will have to implement various technologies and processed in efforts to increase voter confidence and a reliable voting process. Our department collaborated with the county's IT department to not only strengthen our election security but to also provide transparency to an industry that is scrutinized more now than ever.

The measures implemented in our department to ensure that the public could observe the counting process are not limited to voters only, but observers from both political parties benefit by watching the counting process. This help increase voter education by providing resources to voters who need help understanding the process or by simply debunking any myths or misinformation being shared.

Again, this is a significant advancement in the voting process in our county. This advancement helps us to tackle challenges ahead even though 2024 is expected to bring on new ones. By continuing this great work, along with other county officials, our voters and Georgetown County can have confidence in a successful, honest, fair and accurate 2024 election cycle.

We would like to share this award with our county IT department who played a critical role in helping us to implement this advancement.

Sincerely,

Aphra McCrea

Item Number: 4.b
Meeting Date: 1/11/2024
Item Type: SPECIAL REPORTS /PRESENTATIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Library

ISSUE UNDERCONSIDERATION:

Request to Name the New Auditorium at the Georgetown Library, 405 Cleland Street, Georgetown) in honor of Jean Flournoy Moody

CURRENT STATUS:

The new auditorium at the Georgetown Library is currently unnamed. It will open to the public in early 2024, the year when our library will celebrate its 225th year of service, having been founded in 1799.

POINTS TO CONSIDER:

- This change would honor Jean Flournoy Moody. Ms. Moody was a long-time and faithful patron of the Georgetown Library. She attended many of its programs and borrowed materials from it continuously. She sometimes expressed to its director ways that she thought it could be improved for the benefit of its users and staff.
- She lived simply but was very active in civic affairs. According to the South Strand News of December 6, 2017, she served "on the city planning and zoning commission, the board of the Myrtle Beach Coastal Concert Association, the Pawleys Island Chapter of the AARP, and the Georgetown Concert Association. She served as the secretary of Georgetown Presbyterian Church for many years. She volunteered for the Georgetown Hospital, Hospice House, Saint Francis Animal Center, the Chamber of Commerce, the Red Cross, and the Swamp Fox Players."
- Upon her death on December 5, 2017, she unexpectedly left the Georgetown Library over \$1.4 million dollars for its improvement. This bequest came at a very opportune time, since the Georgetown Library had not been substantially improved since being opened in its current location in 1989.
- Thanks to Mrs. Moody and to Georgetown County Council, the Georgetown Library is now being renovated and expanded, with reopening anticipated in April 2024.
- The Georgetown County Library Board voted unanimously in favor of this auditorium naming proposal at its meeting of November 16, 2023. Its members specifically indicated that they wanted the entire name, Jean Flournoy Moody, to be used on or above the Georgetown Library's new auditorium's door.
- This project is located in Council District 4, and has been wholeheartedly endorsed by Councilor Lillie Jean Johnson.

FINANCIAL IMPACT:

OPTIONS:

1. Approve the proposal.
2. Do not approve the proposal.

STAFF RECOMMENDATIONS:

Approve the proposal.

ATTORNEY REVIEW:

Item Number: 6.a

Meeting Date: 1/11/2024

Item Type: RESOLUTIONS / PROCLAMATIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Legal

ISSUE UNDERCONSIDERATION:

Resolution No. 24-01 - A Resolution to Rescind Council's Prior Approval and Authorization to Create a Commission Pursuant to S.C. Code 4-10-300, *et seq.* to consider Proposals for Funding Capital Projects within Georgetown County.

CURRENT STATUS:

Georgetown County, South Carolina acting by and through its County Council, is authorized and empowered under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended, to carry out acts necessary for the good government and wellbeing of its citizens.

Georgetown County has experienced much population and development growth, and the increase in population and development has placed greater demands on existing infrastructure and services.

To meet existing demands and pursuant to Sections 4-10-300, *et seq.* of the South Carolina Code of Laws (the Capital Projects Sales Tax Act), Georgetown County Council may impose a one percent (1%) sales and use tax by ordinance, subject to a referendum, within the County area for a specific purpose or purposes and for a limited amount of time, to include highways, roads, streets, bridges, among other type projects.

Pursuant to South Carolina Code Section 4-10-320, prior to calling for a Capital Project Sales Tax referendum, Council is authorized to create a six-member commission to consider proposals for funding capital projects within the County, and to formulate a referendum question to appear on a ballot.

POINTS TO CONSIDER:

Georgetown County Council did take action on October 24, 2023 to adopt Resolution No. 23-34. Following such creation of the six member Commission, appointees were selected in accordance with guidelines set forth in SC Code Section 4-10-320.

Councilors Everett Carolina and Raymond Newton have requested that a resolution be placed on the agenda to rescind Resolution No. 23-34 adopted by County Council, and to abolish the duly established Capital Projects Sales Tax Commission.

Upon a majority vote of Georgetown County Council to adopt Resolution No. 24-01, Georgetown County Council hereby rescinds its prior Resolution No. 23-34 to create a six member Capital Project Sales Tax Commission, and all authority and acts authorized under Resolution No. 23-34.

FINANCIAL IMPACT:

OPTIONS:

1. Adoption of Resolution No. 24-01
2. Decline adoption of Resolution No. 24-01.

STAFF RECOMMENDATIONS:

Presented before County Council for consideration is Resolution No. 24-01, which upon adoption of such, would rescind Council's Resolution No. 23-34 to create a six member Capital Project Sales Tax Act Commission, and all authority and acts authorized under Resolution 23-34. Staff has no recommendation to Council on this matter.

ATTORNEY REVIEW:**ATTACHMENTS:**

Description	Type
▢ Resolution No. 24-01 to rescind Resolution No. 23-34.	Resolution Letter
▢ Resolution No. 23-34	Resolution Letter

**GEORGETOWN COUNTY
RESOLUTION NO. 24-01**

**A RESOLUTION TO RESCIND COUNCIL’S PRIOR APPROVAL
AND AUTHORIZATION TO CREATE A COMMISSION
PURSUANT TO S.C. CODE 4-10-300, ET SEQ. TO CONSIDER
PROPOSALS FOR FUNDING CAPITAL PROJECTS WITHIN
GEORGETOWN COUNTY.**

WHEREAS, Georgetown County, South Carolina (the “County”), acting by and through its County Council (the “Council”), duly authorized and empowered under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended, to carry out acts necessary for the good government and wellbeing of its citizens did determine and resolve at its October 24, 2023 meeting duly called and assembled that:

- The Georgetown County area has experienced much population and development growth, and such growth is reasonably anticipated to continue.
- The increase in population and development has placed greater demands on existing infrastructure and services, and created a need for improved and more infrastructure and services.
- To meet existing and anticipated demands additional revenues are reasonably anticipated to be needed by the County.
- Pursuant to Sections 4-10-300, *et seq.* of the South Carolina Code of Laws (the Capital Projects Sales Tax Act), Georgetown County Council may impose a one percent (1%) sales and use tax by ordinance, subject to a referendum, within the County area for a specific purpose or purposes and for a limited amount of time, to include highways, roads, streets, bridges, among other type projects.
- The purposes and projects which may be funded from the revenues collected from a Capital Projects Sales tax is in the best interest of the County and the public good and would promote the general welfare of the citizens of the County and the economic development of the County, directly and substantially benefit the County, the taxing entities of the County and the citizens and residents of the County, and be in the best interest of Georgetown County.
- Council, prior to calling for a Capital Project Sales Tax referendum, is authorized pursuant to South Carolina Code Section 4-10-320 to create a six-member commission to consider proposals for funding capital projects within the County, and to formulate a referendum question to appear on a ballot.

WHEREAS, upon due consideration and deliberation of all of the foregoing, Council voted unanimously, 7 to 0, and duly resolved to authorize the creation of a Commission pursuant to SC Code §4-10-300, *et. seq.* for the purposes of considering proposals for capital projects within the county and to carry out all necessary acts related thereto, for the benefit and good of the county.

WHEREAS, the City of Georgetown, in reliance upon the Resolution adopted by the County Council of Georgetown, and pursuant to South Carolina Code Section 4-10-320, duly appointed two Commission members, and its two Commission appointees selected a third Commission member according to a formula set forth and required under S.C. Statute; and

WHEREAS, following the creation of the six member Commission, Council members Carolina and Newton disagreed with the appointee selected by the appointees of the City of Georgetown and therefore requested that a resolution be placed on the agenda to rescind the Resolution to establish a Commission to consider projects for a Capital Projects Sales Tax previously adopted by Council.

WHEREAS, pursuant to the request of Council members Carolina and Newton this resolution is brought before Council to rescind the prior Resolution adopted by Council and to abolish the duly established Capital Projects Sales Tax Commission.

NOW, THEREFORE, BE IT RESOLVED by the Council that:

The Georgetown county council hereby rescinds its prior Resolution No. 23-34 to create a six member Capital Project Sales Tax Act Commission, and all authority and acts authorized under Resolution No. 23-34.

This Resolution shall take effect and be in full force upon adoption by the Council.

Done in meeting duly assembled this _____ day of _____, 2024.

GEORGETOWN COUNTY, SOUTH CAROLINA

By: _____
Louis R. Morant, Chairman, County Council
Georgetown County, South Carolina

[SEAL]

Attest: By: _____
Theresa E. Floyd, Clerk to Council
Georgetown County, South Carolina

**GEORGETOWN COUNTY
RESOLUTION NO. 23-34**

**A RESOLUTION APPROVING AND AUTHORIZING THE
CREATION OF A COMMISSION PURSUANT TO S.C. CODE 4-10-
300, ET SEQ., TO CONSIDER PROPOSALS AND TO CARRY OUT
ALL NECESSARY ACTS AND MATTERS RELATING THERETO
AS MAY BE REQUIRED UNDER S.C. LAW FOR FUNDING
CAPITAL PROJECTS WITHIN GEORGETOWN COUNTY.**

WHEREAS, Georgetown County, South Carolina (the "County"), acting by and through its County Council (the "Council"), is authorized and empowered under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended, to carry out acts necessary for the good government and wellbeing of its citizens.

WHEREAS, the Georgetown County area has experienced much population and development growth, and such growth is reasonably anticipated to continue.

WHEREAS, the increase in population and development has placed greater demands on existing infrastructure and services, and created a need for improved and more infrastructure and services.

WHEREAS, to meet existing and anticipated demands additional revenues would be needed by the County.

WHEREAS, the Council may impose a one percent sales and uses tax by ordinance, subject to a referendum, within the county area for a specific purpose or purposes.

WHEREAS, pursuant to Sections 4-10-300, *et seq.* of the South Carolina Code of Laws (the Capital Projects Sales Tax Act), Georgetown County Council may impose a one percent (1%) sales and use tax by ordinance, subject to a referendum, within the County area for a specific purpose or purposes and for a limited amount of time, to include highways, roads, streets, bridges, among other type projects; and

WHEREAS, prior to the calling for a Capital Project Sales Tax referendum, pursuant to South Carolina Code Section 4-10-320, Council is authorized to create a six-member commission to consider proposals for funding capital projects within the County, and to formulate a referendum question to appear on a ballot; and

WHEREAS, in accordance with a formula set forth in 4-10-320, Georgetown County Council must appoint three members of the commission who are residents of the County, and the municipalities in the County must appoint three members who must be residents of incorporated municipalities within the County; and

WHEREAS, the municipal appointees are to be selected according to a formula based on population, set forth in the statute; and

WHEREAS, recognizing and in compliance with the dictates of 4-10-320, if within thirty (30) days following the adoption of this Resolution, one or more of the municipalities fails or refuses to appoint their proportionate number of members to the Commission, Georgetown County Council must appoint an additional number of members equal to the number that any such municipality was entitled to appoint.

WHEREAS, the purposes and projects for which proceeds from the tax may be used under the governing statutes would help to alleviate and meet the need for more and improved infrastructure and services.

WHEREAS, Council has determined, *inter alia*, that the purposes and projects which may be funded from the revenues collected from the tax would be in the best interest of the County and the public good; promote the general welfare of the citizens of the County and the economic development of the County; directly and substantially benefit the County, the taxing entities of the County and the citizens and residents of the County, and be in the best interest of Georgetown County.

NOW, THEREFORE, BE IT RESOLVED by the Council that:

The Georgetown county council hereby creates a six member Capital Project Sales Tax Act Commission, subject to the provisions of S.C. Code 4-1-320, for the purpose of considering proposals for funding capital projects within the County, and to formulate a referendum question to appear on a ballot for a possible Capital Project Sales Tax Referendum for the November 2024 ballot.

The Commission shall consist of six members, all of whom must be residents of Georgetown County. The County Council shall appoint three members of the Commission. The municipalities must appoint three members, who must be residents of the incorporated municipalities within the County, and, unless otherwise required by statute shall be comprised of one member each appointed by the City of Georgetown, the Town of Andrews, and the Town of Pawley's Island.

The three incorporated municipalities within the boundaries of Georgetown County are requested to appoint three (3) members to the Commission in a manner consistent with Section 4-10-320 of the South Carolina Code of Laws, and to advise Georgetown County Council within thirty (30) days following the adoption of this Resolution of their appointments. Should one or more of the municipalities fail or refuse to appoint their members within the designated thirty-day period following adoption of this Resolution, Georgetown County Council shall appoint the additional member(s).

The Commission shall hold its organizational meeting for the purpose of electing a Chairman and receiving other relevant information not later than December 15, 2023. The Commission shall meet with sufficient regularity so that not later than April 15, 2024, or such other date as may be set by Council, it shall provide Council with its findings identifying needs and, if and where required, consider proposals for capital projects within the County as may be authorized by statute.

The Commission will determine and report to the Council with specificity the following:

- a. A priority of needs within the County.
- b. The proposed projects to be constructed and their priority.
- c. The maximum cost of each project to be funded.
- d. The maximum time, not to exceed seven (7) years from date of re-imposition, for which the tax is to be imposed.
- e. The maximum amount of bonds, if any, to be issued, the source(s) of payment of the bonds and maximum amount of net proceeds expected to be used to pay the cost or debt service on the bonds, and/or any other source of funds to be used for the projects. and
- f. The referendum question that is to appear on the ballot pursuant to South Carolina Code Section 4-10-330(D) of the South Carolina Code of Laws.

Georgetown County staff shall provide to the Commission such technical, legal, financial and administrative assistance as may be necessary so that the Commission may comply with the time schedule set forth herein.

The Chairman of the County Council, the County Administrator, and County Attorney are hereby each and all authorized, empowered, and directed to take such action and do all things necessary and proper on behalf of the County to prepare a referendum on the question of implementing a Capital Projects Sales Tax within the county, and to carry out the acts and purposes necessary thereto.

This Resolution shall take effect and be in full force upon adoption by the Council.

Done in meeting duly assembled this 24th day of October, 2023.

GEORGETOWN COUNTY, SOUTH CAROLINA

By: 

Louis R. Morant, Chairman, County Council
Georgetown County, South Carolina

[SEAL]

Attest:

By: 

Theresa E. Floyd, Clerk to Council
Georgetown County, South Carolina

Item Number: 7.a
Meeting Date: 1/11/2024
Item Type: THIRD READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Legal

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.

This has resulted in increased risks and hazards for those using the 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 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.

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:

Adopt Ordinance No. 23-38 as proposed

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Ordinance No 23-38 Boat Facilities	Cover Memo

▣ Ordinance No. 23-38 - redline copy

Backup Material

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.
 - (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 _____, 2023.

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: _____

Second Reading: _____

Third Reading: _____

Sec. 6-3. Public boat ~~facilities~~landings regulations.

- (a) *Findings of facts.* ~~Georgetown County has n~~Numerous public boats ~~facilities~~ ~~landings~~ ~~are~~ situated in Georgetown County. These boat landings are owned and/or maintained by the ~~C~~county or by the state. ~~Due to t~~The increase in ~~county and state~~ the population ~~of the state, and the increase in the number of out of state~~ tourists visiting in Georgetown County, ~~and the increasing popularity of boating, has~~ resulted in ~~resulted in~~ increases in ~~of~~ the use of the public boat ~~facilities~~ ~~landings~~ by the public located in the county, ~~has~~ increased substantially in recent years. This increase in use has ~~resulted in~~ overcrowding, ~~increased~~ littering, inadequate parking facilities ~~available at the boat landings,~~ interference with the use of the boat landings for the purpose for which they are intended, and an increase in a ~~risks of the~~ hazards at ~~of using the~~ 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. ~~landings. These factors interfere with the use of the boat landings for the public recreational purposes for which they are intended.~~

- (b) *Intended Purpose of Public B-boat Facilities* ~~landings~~. The ~~purpose of the~~ public boat facilities ~~landings~~ located of Georgetown County within the county ~~are~~ is for the purposes of launching of watercraft and the retrieving ~~of watercraft used for recreational purposes, thereof and for parking for~~ vehicles and trailers used to transport such watercraft to and from the boat facilities.
- (c) *Legislative intent.* It is the ~~legislative~~ intent of the Georgetown County Council, ~~the governing body of Georgetown County; to impose reasonable regulations on the use of the public boat landings located within Georgetown County 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~~ the public boat facilities ~~landings, and to establish regulations for the use of public boat facilities and to proscribe activities and provide penalties for the effective enforcement thereof of those regulations. the violation this section in order to effectively enforce the sam~~
- (d) *Prohibited activities.* ~~In order to protect and preserve the intended purposes of the public boat facilities~~ ~~landings, implement the legislative intent of the county council, based on the above findings of fact,~~ the following activities are prohibited at all ~~county boat landings~~ public pier, boat facilities: ~~ramp, dock, boat landing, or access areas located within Georgetown County;~~

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- (1) Operating any watercraft within ~~one-hundred fifty (1050)~~ feet of any ~~public pier, boat ramp, dock, or access~~ public boat facility at a speed greater than ~~no-wake-~~ idle speed or the minimum speed necessary to safely navigate and make ~~steeragehead~~ way against a tidal current or then prevailing weather conditions.
- (2) Recreational activities within ~~one-hundred (100) fifty (50)~~ feet of any ~~public pier, boat ramp, dock, or access area,~~ public boat facility ~~located within Georgetown County,~~ including without limitation ~~swimming,~~ water skiing, ~~tubing,~~ jet-skiing, ~~and~~ wind surfing, ~~hunting or fishing within fifty (50) feet of any boat landing.~~
- (3) ~~The~~ loading or unloading of any cargo or passengers for hire or compensation, except and excluding ~~captains of a properly registered vessel,~~ who hold a current Operator of Uninspected Passenger Vessels (~~/OUPV~~) license, commonly ~~known referred to as~~ the "6-pack" or "Charterboat" Charter boat Captain's License, of a vessel of no more than 30 feet in length, and with ~~passengers of~~ no more than six ~~passengers in number~~ for charter.
- (4) ~~The~~ ~~Engaging in any~~ 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~~ ~~public pier, dock, wharf or boat launching ramps for~~ for a period longer than is reasonably necessary to launch or retrieve a watercraft. Any vessel, vehicle, or other object left unattended ~~that which~~ obstructs any ~~facility of the facility~~ ies or ~~the~~ access to any these facility or parking area, ies may be cited, removed, and impounded ~~entirely~~ at the risk and expense of the owner.
- (6) ~~H~~ Hunting or; ~~d~~ Discharging of any firearm. F at any public boat landing; ~~and, 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.~~

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- (e) ~~Penalties-~~ for violation. Any violation of this section shall be subject to ~~punish~~ mentable 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.

(Ord. No. 91-30, §§ 1—6, 9-10-91; Ord. No. 2004-52, 6-22-04)

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Item Number: 7.b
Meeting Date: 1/11/2024
Item Type: THIRD READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Planning / Zoning

ISSUE UNDERCONSIDERATION:

Ordinance No. 23-42 - To amend the Future Land Use (FLU) map for a 5.13 acre parcel, located at 999 Aviation Blvd, further identified as TMS #01-0447-00-00-00, from Industrial to Medium Density Residential.

CURRENT STATUS:

The property is currently designated as Industrial on the Future Land Use map and is vacant.

POINTS TO CONSIDER:

On October 19, 2023 the Planning Commission voted 5-0 to recommend rezoning this parcel from Limited Industrial (LI) to 10,000 Square Feet Residential (MR-10). The Commission also voted 5-0 to recommend redesignating this parcel on the Future Land Use (FLU) map to Medium Density Residential.

FINANCIAL IMPACT:

N/A

OPTIONS:

1. Approve as recommended by PC.
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 23-42 Amendment to FLU	Ordinance
<input type="checkbox"/> Resolution to Amend FLU	Resolution Letter
<input type="checkbox"/> FLU map	Backup Material

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE NO: 23-42

AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP, REGARDING TMS NUMBER 01-0447-010-00-00 LOCATED AT 999 AVIATION BLVD. FROM INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL.

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

To amend the Comprehensive Plan, Future Land Use Map, to reflect the redesignation of tax map parcel 01-0447-010-00-00, located at 999 Aviation Blvd., from Industrial to medium density residential, as reflected on the attached map.

DONE, RATIFIED AND ADOPTED THIS _____ DAY OF _____, 2023.

Louis R. Morant
Chairman, Georgetown County Council

(SEAL)

ATTEST:

Theresa Floyd
Clerk to Council

This Ordinance, No. 23-42, 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: _____

RESOLUTION

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

WHEREAS, David Thompkins filed a request to rezone one (1) parcel totaling approximately 5.13 acres, TMS# 01-0447-010-00-00, from Limited Industrial (LI) to 10,000 Sq. Ft. Residential (MR-10). The property is located at 999 Aviation Blvd.; and

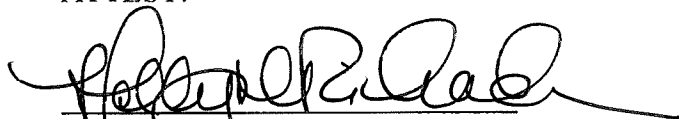
WHEREAS, the Future Land Use (FLU) Map for this area, as contained in the Georgetown County Comprehensive Plan, currently designates this area as Industrial;

NOW, THEREFORE, BE IT RESOLVED, that the Georgetown County Planning Commission hereby recommends to the Georgetown County Council that approximately 5.13 acres, TMS# 01-0447-010-00-00, be rezoned from LI to MR-10; and furthermore be changed on the Official Zoning Map, and to Medium Density Residential on the Future Land Use (FLU) map for Georgetown County.



Elizabeth Krauss, Chairperson
Georgetown County Planning Commission

ATTEST:



Holly Richardson
Georgetown County Planning Director

Future Land Use Map



Legend

- Streets
- County Parcels



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.

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Item Number: 7.c
Meeting Date: 1/11/2024
Item Type: THIRD READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Planning / Zoning

ISSUE UNDER CONSIDERATION:

Ordinance No. 23-43 - To rezone (1) parcel totaling 5.13 acres located at 999 Aviation Blvd., identified as TMS# 01-0447-010-00-00, from Limited Industrial (LI) to Square Feet Residential (MR-10).

CURRENT STATUS:

A request from David Thompkins to rezone (1) parcel totaling 5.13 acres from Limited Industrial (LI) to 10,000 Square Feet Residential (MR-10). The property is at 999 Aviation Blvd. TMS# 01-0447-010-00-00. Case# RZE2023-00039.

The property is currently zoned Limited Industrial (LI) and is located at 999 Aviation Blvd. in the Maryville section of Georgetown County. The tract is currently vac

POINTS TO CONSIDER:

1. The applicant filed a request to rezone approximately 5.13 acres from Limited Industrial (LI) to 10,000 Square Feet Residential (MR-10) to allow for a mobile home to be placed on his property.
2. The property is located at 999 Aviation Blvd, contains a pond and approximately 1.17 acres of wetlands.
3. The surrounding zoning includes Limited Industrial to the north, south and west and 10,000 Square Feet Residential (MR-10) to the east. The Georgetown Co Airport is located southwest of the tract. Because of the proximity to the Airport, staff contacted the Airport Manager regarding the proposed residential use of the property. The property is located in Area D, which is a compatible land use. Staff feels that due to the height restrictions in Area D, the proposed MR-10 zoning designation would be more suited for the site than the current LI zoning.
4. Dimensional Standards for the MR-10 zoning are as follows:
Setbacks: Min Lot Area: Min. Lot Width Max Height:
_Front - 25' 10,000 sq. ft. 70' 35'
Sides - 10'
Rear - 15'
5. MR-10 zoning allows for single-family homes, including mobile homes. Single Family homes are not an allowed use in Limited Industrial (LI).
6. The property is located in Flood Zone X (non-regulated flood zone).
7. The Future Land Use (FLU) map designates this property as Industrial as well as all surrounding Limited Industrial (LI) zoned and 10,000 Square Feet Residential zoned property. The FLU map would need to be changed to Medium Density Residential in order to correspond to the proposed zoning designation.
8. Buffers are not required for proposed single-family residential property abutting existing industrial property per Chart 2 of Section 1201.9. Future industrial uses abutting MR-10 must have a Level 4 buffer.
9. Staff does not consider this as spot zoning since the applicant's rezoning request is more than two (2) acres of contiguous land and the adjacent zoning to the east is 10,000 Square Feet Residential (MR-10).
10. The tract will have frontage along Aviation Blvd. Aviation Blvd is a state maintained road and an encroachment permit from SCDOT will be needed.
11. Staff received a call and letter from a property owner located at 881 Aviation Blvd. His business is Georgetown Fireworks and he wanted to inform staff that there is a distance restriction from the "Fireworks Magazine" located on his property and residential structures. According to Mr. Rissell, a residential structure cannot be located within 300 feet of a "Fireworks Magazine". This was confirmed on the ATF website and by Georgetown County Fire. After visiting the site, staff determined the location of the "Fireworks Magazine" and by utilizing GIS, calculated the measurement between the existing firework magazine and the applicant's proposed placement of his mobile home is approximately 550'; therefore, the proposed residential structure would exceed the minimum distance requirement.
12. The 5.13 acre parcel is vacant forest land in a rural area of Georgetown County. Adjacent property to the west is zoned 10,000 Square Feet Residential (MR-10), the same zoning district being applied for here. Staff does not consider this as spot zoning because of the size of the tract and the adjacent MR-10 zoned property.
13. On October 19, 2024, PC held a public hearing on this request. Mr. Rissell's representative spoke on his behalf regarding the minimum distance requirement between residential structures and the "Firework Magazine" on the adjacent property. After some discussion, Planning Commission voted 5-0 to recommend approval of the applicant's request.

FINANCIAL IMPACT:

N/A

OPTIONS:

1. Approve as recommended by PC.
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
▫	Ordinance No. 23-43 to Rezone 5.13 acres	Ordinance
▫	Application	Backup Material
▫	Current Zoning Map	Backup Material
▫	Proposed Zoning Map	Backup Material
▫	Flu Map	Backup Material
▫	Aerial Map	Backup Material
▫	Plat	Backup Material
▫	APN	Backup Material
▫	MRB Holding Letter	Backup Material
▫	Fireworks Magazine Container	Backup Material
▫	Resolution	Resolution Letter

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE NO. 23-43

AN ORDINANCE TO AMEND THE ZONING MAP OF GEORGETOWN COUNTY REGARDING TMS NUMBER 01-0447-010-00-00, LOCATED AT 999 AVIATION BLVD., FROM LIMITED INDUSTRIAL (LI) TO 10,000 SQUARE FEET RESIDENTIAL (MR-10).

BE IT ORDAINED BY THE COUNTY COUNCIL MEMBERS OF GEORGETOWN COUNTY, SOUTH CAROLINA, IN COUNTY COUNCIL ASSEMBLED TO AMEND THE ZONING MAP OF GEORGETOWN COUNTY, SPECIFICALLY TMS NUMBER 01-0447-010-00-00, LOCATED AT 999 AVIATION BLVD., FROM (LI) TO (MR-10), AS REFLECTED ON THE ATTACHED MAP.

DONE, RATIFIED AND ADOPTED THIS _____ DAY OF _____, 2023.

Louis R. Morant
Chairman, Georgetown County Council

(SEAL)

ATTEST:

Theresa Floyd
Clerk to Council

This Ordinance, No. 23-43, 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: _____

Case Number: 23-00039Fee Paid: \$250.00Date Submitted: 9/12/23Received By: NGM

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: 01-0447-010-00-00Street Address: 999 Aviation Blvd.City / State / Zip Code: Georgetown SC, 29440Lot Dimensions/ Lot Area: 5.13 AcresPlat Book / Page: ..Current Zoning Classification: LIProposed Zoning Classification: Residential

Property Owner of Record:

Name: David Thompkins
Address: 41 US Highway 521
City/ State/ Zip Code: Andrews SC, 29510
Telephone/Fax Numbers: (843) 630-4937 - (843) 630-4937
E-mail: davidthompkins01@gmail.com
Signature of Owner / Date: David Thompkins

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: Same as Above
Address: _____
City / State / Zip Code: _____
Telephone/Fax: _____
E-mail: _____
Signature of Agent/ Date: _____
Signature of Property Owner: _____

Contact Information:

Name: _____
Address: _____
Phone / E-mail: _____

Please provide the following information.

1. Please submit 1 copy of the site plan (size 11 x17) along with a PDF copy
2. Please explain the rezoning request for this property.

Rezoning for Residential for mobile home.
Rezoning to MR-10

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 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 additional assistance, please call our office at 843-545-3158.

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
















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



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

Current Zoning Map

Legend

Zoning Districts

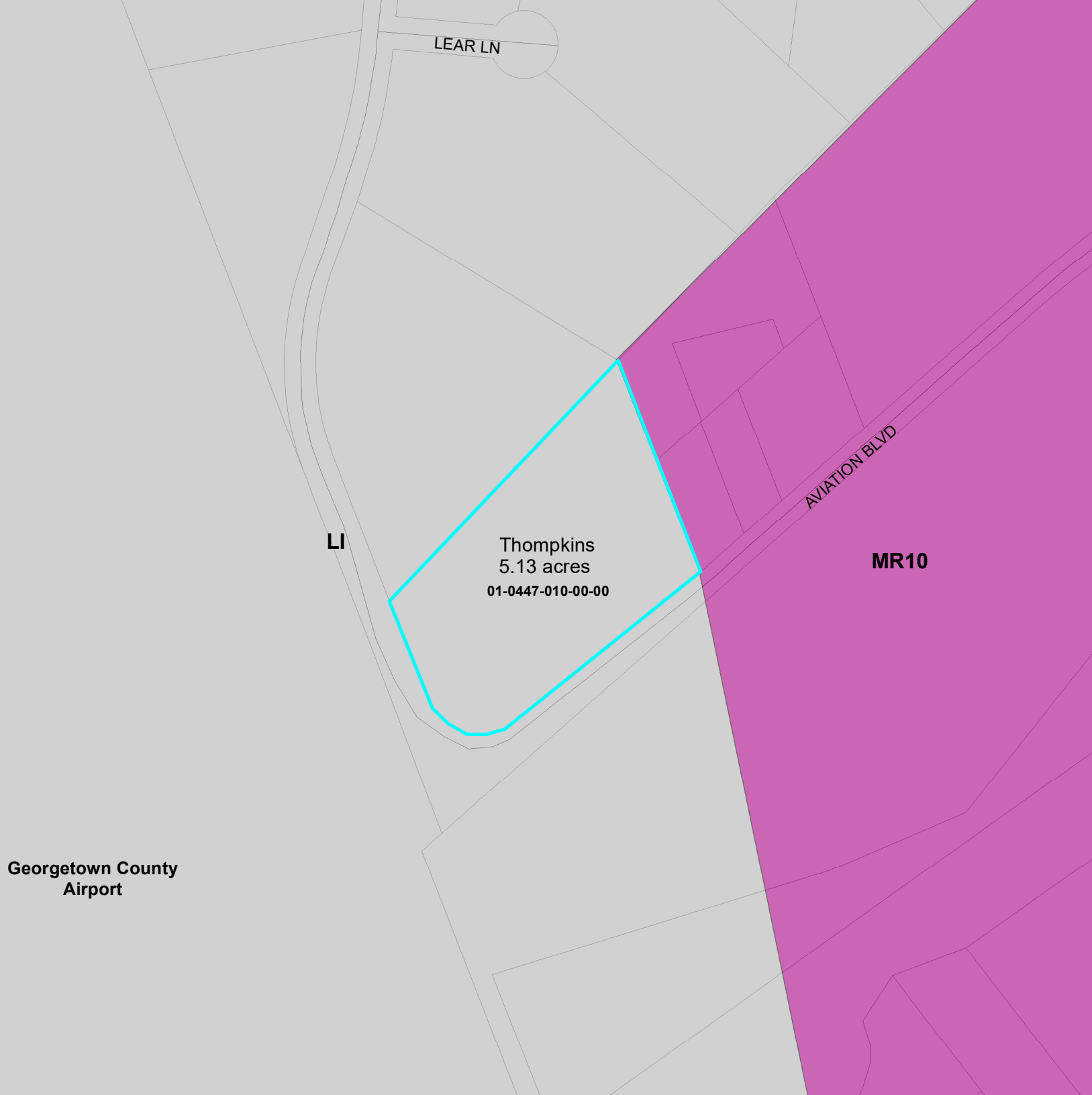
-  CP
-  FA
-  GC
-  GR
-  HI
-  LI
-  MR10
-  NC
-  PA
-  PD
-  R1/2
-  R1/2AC
-  R10
-  R1AC
-  VR10

-  Streets
-  County Parcels



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.

0.000 0.015 0.03 0.045 0.06 Miles



Proposed Zoning Map

Legend

ZoningDistricts DISTRICT

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

- Streets
- County Parcels



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.

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Future Land Use Map



Legend

- Streets
- County Parcels





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Aerial Map



Legend

-  Streets
-  County Parcels



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

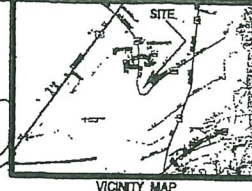
I hereby state to the best of my knowledge, information, and belief and in my professional opinion, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a class A survey as specified therein. Also there are no encroachments or projections other than shown.

CERTIFICATE OF APPROVAL FOR RECORDING

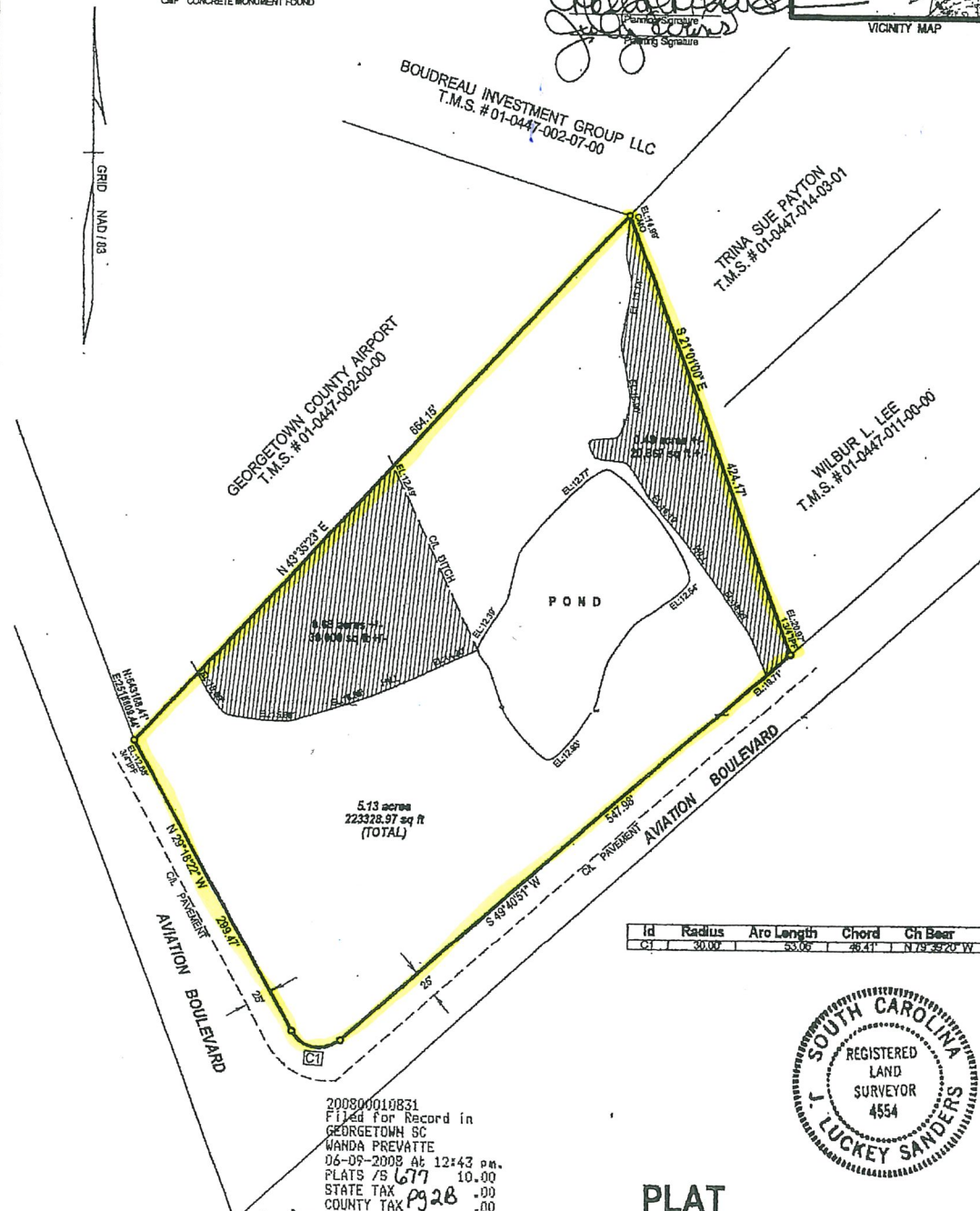
I hereby certify that the subdivision plat shown here has been found to comply with the Land Development Regulations for Georgetown County, South Carolina, with the exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording by the Office of the Registrar of Deeds.

Date: 6/2/08
 [Signature]
 [Signature]

LEGEND
 IPF IRON PIPE FOUND
 CMF CONCRETE MONUMENT FOUND



VICINITY MAP

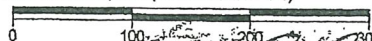


PLAT

Wanda P. Prevatte 13 ACRES LOCATED NEAR GEORGETOWN COUNTY AIRPORT
 SURVEYED FOR
SOUTH STRAND CONTRACTORS, INC.

GEORGETOWN CO., S.C. (TAX DISTRICT # 1)

SCALE: 1" = 100'



MARCH 6, 2008

J. LUCKEY SANDERS, R.L.S.
 210 CLELAND STREET
 P.O. BOX 579
 GEORGETOWN, S.C. 29442
 (843) 527-2300

PROPERTY ZONED: U
 SETBACKS: FRONT - 50'
 SIDE - 30'
 REAR - 30'

CURRENT/PREVIOUS OWNER & ADDRESS:
 GEORGETOWN COUNTY
 P.O. BOX 1270
 GEORGETOWN, SC 29442
 REF. DEED BOOK 89 AT PAGE 536

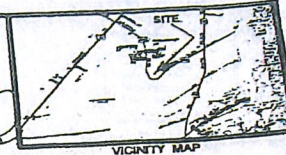
TAX MAP # 01-0447-010-00-00
 ZONE X (Outside 500-yr flood plain)
 F.L.R.M. COMMUNITY-PANEL
 NUMBER 450065 0365 D
 DATED MARCH 16, 1989.

REF. NGS MONUMENTS: GEORGETOWN 2 AND AERO
 DATE OF FIELD SURVEY: 2-28-08

THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS
 THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.

I hereby state to the best of my knowledge, information, and belief and in my professional opinion, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a class A survey as detailed therein. Also there are no encroachments or projections other than shown.

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify and the subdivision plat shown here has been found to conform with the Land Development Regulations for Georgetown County, South Carolina, with the exception of such variance, I hereby certify in the map as shown and approved by the Office of the Registrar of Deeds.



LEGEND
UP FROM PIPE FOUND
CONCRETE MONUMENT FOUND

BOUDREAU INVESTMENT GROUP LLC
T.M.S. # 01-0447-002-07-00

TRINA SUE PAYTON
T.M.S. # 01-0447-014-03-01

WILBUR L LEE
T.M.S. # 01-0447-011-00-00

GEORGETOWN COUNTY AIRPORT
T.M.S. # 01-0447-002-00-00

POND

Id	Radius	Arc Length	Chord	Ch Bear
C1	30.00'	53.05'	46.41'	N 75° 35' 20" W



200800010831
Filed for Record in
GEORGETOWN SC
WANDA PREVATTE
06-09-2008 At 12:43 pm.
PLATS /S 677 10.00
STATE TAX pg 28 .00
COUNTY TAX .00

PLAT

13 ACRES LOCATED NEAR GEORGETOWN COUNTY AIRPORT
SURVEYED FOR
SOUTH STRAND CONTRACTORS, INC.

GEORGETOWN CO., S.C. (TAX DISTRICT # 1)

SCALE: 1" = 100'

MARCH 6, 2008

0 100 200 300

J. LUCKEY SANDERS, R.L.S.
210 CLELAND STREET
P.O. BOX 677
GEORGETOWN, S.C. 29442
(843) 527-2300



PROPERTY ZONED: U
SETBACKS: FRONT - 50
SIDE - 30
REAR - 30

CURRENT/PREVIOUS OWNER & ADDRESS:
GEORGETOWN COUNTY
P.O. BOX 1270
GEORGETOWN, SC 29442
REF. DEED BOOK 89 AT PAGE 536

TAX MAP # 01-0447-010-00-00
ZONE X (Outside 500-yr flood plain)
F.I.R.M. COMMUNITY-PANEL
NUMBER 450085 0385 D
DATED MARCH 16, 1989

REF. NGS MONUMENTS: GEORGETOWN 2 AND AEROS
DATE OF FIELD SURVEY: 2-28-08

THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.

NOTES:

- ① MOBILE HOME SITE
- ② 24'-0", 15" CRP W/SEAL
- ③ 200'-0" DRIVEWAY COVERED W/57 SLAG.
- ④ Area TO Be Cleared Approx 200'-0" X 200'-0"



NOTICE OF PUBLIC HEARING

The Planning Commission will consider a request from property owner David Thompkins, to rezone one (1) parcel totaling approximately 5.13 acres from Limited Industrial (LI) to 10,000 Square Feet Residential (MR-10). The property is located at 999 Aviation Blvd. in Georgetown County, SC.

Tax Map Numbers: 01-0447-010-00-00 Case Number: RZE 2023-00039

The Planning Commission will be reviewing this request on:

Thursday, October 19th, 2023 at 5:30 p.m. in Council Chambers at

129 Screven St. 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) 545-3162

Fax (843) 545-3299

E-mail: jblankenship@gtcounty.org

MBR Holdings
881 Aviation Blvd
Georgetown, SC 29440

Attn:
Georgetown County Planning Commission

Concerning Case Number RZE 2023-00039

To whom it may concern,

We are the owners of the 7 acre parcel at 881 Aviation Blvd. We have owned this property since 2005. At that time we were approached by Georgetown County Economic Development who was actively looking to expand that area, called the Airport Industrial Park. We were told that it was and will always be zoned for limited industrial. Based on that information we purchased the parcel to house our facility. As an integral facet of our business we have a federally licensed fireworks magazine that has federal distance requirements. Because of all the wetlands surrounding our property this is the only location that is legal and meets all distance requirements.

We are opposed to the rezoning of the property at 999 Aviation Blvd. It would have a major negative impact on our business and put 12-15 people's jobs in jeopardy. We believe this property should remain light industrial as we were informed it would at the time of purchase.

Unfortunately we just found out about this meeting and will be out of the country at the time of this meeting. Matt Dudin will be there in our behalf.

Sincerely,
Bernard Rissell
Margery Rissell
MBR Holdings
Georgetown Fireworks



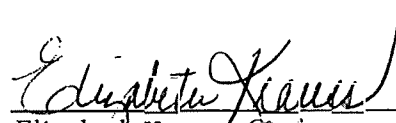
RESOLUTION

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

WHEREAS, David Thompkins filed a request to rezone one (1) parcel totaling approximately 5.13 acres, TMS# 01-0447-010-00-00, from Limited Industrial (LI) to 10,000 Sq. Ft. Residential (MR-10). The property is located at 999 Aviation Blvd.; and

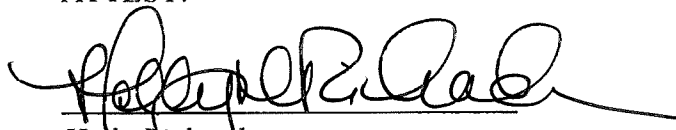
WHEREAS, the Future Land Use (FLU) Map for this area, as contained in the Georgetown County Comprehensive Plan, currently designates this area as Industrial;

NOW, THEREFORE, BE IT RESOLVED, that the Georgetown County Planning Commission hereby recommends to the Georgetown County Council that approximately 5.13 acres, TMS# 01-0447-010-00-00, be rezoned from LI to MR-10; and furthermore be changed on the Official Zoning Map, and to Medium Density Residential on the Future Land Use (FLU) map for Georgetown County.



Elizabeth Krauss, Chairperson
Georgetown County Planning Commission

ATTEST:



Holly Richardson
Georgetown County Planning Director

Item Number: 7.d
Meeting Date: 1/11/2024
Item Type: THIRD READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Legal

ISSUE UNDERCONSIDERATION:

Ordinance No. 23-44 - To Authorize and Approve an Amended and Restated Agreement For the Development of a Joint Industrial and Business Park by and Between Georgetown County and Horry County with Property Located in Horry County (Ascott Valley Commerce Park); to Require the Payment of a Fee In Lieu of Ad Valorem Taxes by Businesses and Industries Located in the Park; To Apply Zoning and Other Laws In the Park; To Provide for Law Enforcement Jurisdiction in the Park; and to Provide for the Jurisdiction of Park Revenues within the County.

CURRENT STATUS:

Georgetown County, acting through its County Council, is authorized by Article VIII, Section 13(D) of the South Carolina Constitution and by Sections 4-1-170, 4-1-172 and 4-1-175 of the South Carolina Code, to jointly develop, in conjunction with contiguous counties, industrial business parks.

POINTS TO CONSIDER:

The use of multi-county parks is important in attracting and encouraging the investment of capital and the creation of new jobs.

Georgetown County, pursuant to its adoption of Ordinance 2018-29, authorized a multi-county park agreement with Horry County for a project known and identified as the Ascot Valley Commerce Park.

Horry has proposed to Georgetown to amend the Original Park Agreement pursuant to an Amended and Restated Agreement for the Development of a Joint Industrial and Business Park to, among other things, change the real property parcels and boundaries that comprise the Park.

Georgetown has determined, that continuation of the agreement with Horry and the requested amendments to the Original Park Agreement and the Park pursuant to the Amended Park Agreement would promote the general welfare, prosperity, and economic development of Georgetown and would be directly and substantially beneficial to Georgetown and the citizens and residents of Georgetown due to the revenues to be earned and which would contribute to the tax base and the economic welfare of Georgetown.

By adoption of Ordinance No. 23-44, County Council approves the Agreement and all of its terms, provisions and conditions. The businesses or industries located in the Park must pay a fee in lieu of ad valorem taxes as provided for in the Agreement. With respect to properties located in the Horry County portion of the Park, the fee paid in lieu of ad valorem taxes shall be paid to the Treasurer of Horry County. That portion of the fee allocated pursuant to the Agreement to Georgetown County shall be thereafter paid by the Treasurer of Horry County to the Treasurer of Georgetown County within ten (10) business days of receipt for distribution in accordance with the Agreement.

FINANCIAL IMPACT:

OPTIONS:

1. Adopt Ordinance No. 23-44.
2. Do not adopt Ordinance No. 23-44.

STAFF RECOMMENDATIONS:

Recommendation for the adoption of Ordinance No. 23-44 to authorize and approve an amended and restated agreement for the development of a joint industrial and business park by and between Georgetown County and Horry County for property located in Horry County known and identified as the Ascot Valley Commerce Park.

NOTE: Ordinance No. 23-44 and the associated agreement have been revised subsequent to County Council's previous consideration. The agreement has being amended to add 49.3 acres to the park. A *motion to amend* will be required to incorporate proposed changes.

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
▣ Ordinance No. 23-44 To Approve an Amended and Restated Agreement for Development of a Joint Industrial Business Park (Ascott Valley)	Ordinance
▣ Ascott Valley Commerce Park Amended Agreement	Backup Material
▣ Ascott Valley Agreement_Redline	Backup Material
▣ Horry County Ordinance _ Joint County Industrial Park	Backup Material

STATE OF SOUTH CAROLINA

)

)

COUNTY OF GEORGETOWN

)

ORDINANCE NO. 23-44

AN ORDINANCE

TO AUTHORIZE AND APPROVE AN AMENDED AND RESTATED AGREEMENT FOR THE DEVELOPMENT OF A JOINT INDUSTRIAL AND BUSINESS PARK BY AND BETWEEN GEORGETOWN COUNTY AND HORRY COUNTY WITH PROPERTY LOCATED IN HORRY COUNTY (ASCOTT VALLEY COMMERCE PARK); TO REQUIRE THE PAYMENT OF A FEE IN LIEU OF *AD VALOREM* TAXES BY BUSINESSES AND INDUSTRIES LOCATED IN THE PARK; TO APPLY ZONING AND OTHER LAWS IN THE PARK; TO PROVIDE FOR LAW ENFORCEMENT JURISDICTION IN THE PARK; AND TO PROVIDE FOR THE DISTRIBUTION OF PARK REVENUES WITHIN THE COUNTY.

WHEREAS, Georgetown County, South Carolina (“Georgetown”), acting by and through its County Council (the “Council”), is authorized and empowered under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended (the “Code”): (i) to enter into agreements to construct, operate, maintain, and improve certain projects through which the economic development of the State of South Carolina (the “State”) will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in the State and to thus utilize and employ the manpower, agricultural products, and natural resources of the State; and (ii) to covenant to pursue and develop such economic development projects; and

WHEREAS, Georgetown, acting by and through its Council, is authorized by Article VIII, Section 13(D) of the South Carolina Constitution and by Sections 4-1-170, -172 and -175 of the Code to jointly develop, in conjunction with contiguous counties, industrial and business parks (“multi-county parks”); and

WHEREAS, the use of multi-county parks attracts and encourages the investment of capital and the creation of new jobs in Horry County, South Carolina (“Horry”) and Georgetown; and

WHEREAS, Georgetown has, pursuant to Ordinance No. 2018-29, been a party to an Agreement for the Development of a Joint Industrial and Business Park (Ascott Valley Commerce Park) (the “Original Park Agreement”) with Horry for property located within the Ascott Valley Commerce Park (the “Park”); and

WHEREAS, Horry has proposed to Georgetown to amend the Original Park Agreement pursuant to an Amended and Restated Agreement for the Development of a Joint Industrial and Business Park (the “Amended Park Agreement”) to, among other things, change the real property parcels and boundaries that comprise the Park; and

WHEREAS, Georgetown has determined, inter alia, that continuation of the agreement with Horry and the requested amendments to the Original Park Agreement and the Park pursuant to the Amended Park Agreement would promote the general welfare, prosperity, and economic development of Georgetown and would be directly and substantially beneficial to Georgetown and the citizens and residents of Georgetown due to the revenues to be earned and which would contribute to the tax base and the economic welfare of Georgetown.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF GEORGETOWN COUNTY, SOUTH CAROLINA:

Section 1. Approval of Amended Park Agreement.

The County Administrator is authorized, empowered and directed, in the name of and on behalf of Georgetown, to execute, acknowledge, and deliver the Amended Park Agreement in the form of the Amended Park Agreement attached to this ordinance as Exhibit A, which is incorporated herein by reference as if set out in this Ordinance in its entirety. The properties located in Horry to be included in the Park are more fully described in Exhibit A to the Amended Park Agreement. By enactment of this Ordinance, County Council approves the Amended Park Agreement and all of its terms, provisions and conditions. The Amended Park Agreement is to be in the form as attached to this Ordinance and hereby approved, or with such changes therein as the County Administrator determines, upon advice of counsel, necessary and that do not materially change the matters contained in the form of the Amended Park Agreement.

Section 2. Imposition of Fee In Lieu of Tax.

The businesses or industries located in the Park must pay a fee in lieu of *ad valorem* taxes as provided for in the Amended Park Agreement. With respect to properties located in the Horry portion of the Park, the fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Horry. That portion of the fee allocated pursuant to the Amended Park Agreement to Georgetown shall be thereafter paid by the Treasurer of Horry to the Treasurer of Georgetown within ten (10) business days of receipt for distribution in accordance with the Amended Park Agreement. With respect to properties located in the Georgetown portion of the Park, the fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Georgetown. That portion of such fee allocated pursuant to the Amended Park Agreement to Horry shall thereafter be paid by the Treasurer of Georgetown to the Treasurer of Horry within ten (10) business days of receipt for distribution in accordance with the Amended Park Agreement. The provisions of Section 12-2-90 of the Code, or any successor statutes or provisions, apply to the collection and enforcement of the fee in lieu of *ad valorem* taxes.

Section 3. Applicable Ordinances and Regulations.

The ordinances and regulations of Horry concerning zoning, health and safety, and building code requirements apply to the Park properties in Horry unless the properties are within the boundaries of a municipality in which case the municipality's ordinances and regulations apply. The ordinances and regulations of Georgetown concerning zoning, health and safety, and building code requirements apply to the Park properties in Georgetown unless the properties are within the boundaries of a municipality in which case the municipality's ordinances and regulations apply.

Section 4. Law Enforcement Jurisdiction.

Jurisdiction to make arrests and exercise all law enforcement authority and power within the boundaries of the Park properties shall be vested in and reside with the law enforcement agencies for the respective jurisdictions of Horry and Georgetown.

Section 5. Distribution of Revenues.

A. Revenues generated from industries or businesses located in the Georgetown portion of the Park to be retained by Georgetown shall be distributed within Georgetown in accordance with this subsection.

(1) first, unless Georgetown elects to pay or credit the same from only those revenues which Georgetown would otherwise be entitled to receive as provided under item (3) below, to pay annual debt service on any special source revenue bonds issued by Georgetown pursuant to, or to be utilized as a

credit in the manner provided in Section 4-1-175 of the Code, payable in whole or in part by or from revenues generated from the property;

(2) second, at the option of Georgetown, to reimburse Georgetown for any expenses incurred by it in the development, operation, maintenance and promotion of the Park or the industries and businesses located therein; and

(3) third, to those taxing entities in which the property is located, in the same manner and proportion that the millage levied for the taxing entities would be distributed if the property were taxable but without regard to exemptions otherwise available pursuant to Section 12-37-220 of the Code for that year.

B. Notwithstanding any other provision of this section:

(1) all taxing entities which overlap the applicable properties within the Park shall receive at least some portion of the revenues generated from such properties; and

(2) all revenues receivable by a taxing entity in a fiscal year shall be allocated to operations and maintenance and to debt service as determined by the governing body of the taxing entity.

C. Georgetown revenues generated from industries or businesses located in the Horry portion of the Park shall be retained by Georgetown for its use.

Section 6. Conflicting Provisions.

To the extent this Ordinance contains provisions that conflict with provisions contained in the Georgetown County Code or other Georgetown ordinances and resolutions, to the extent allowed by law the provisions contained in this Ordinance shall supersede and be controlling, and the provisions of this Ordinance shall be stricken only when they cannot be reconciled and made compatible with other requirements of law.

Section 7. Severability.

If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the invalid or unconstitutional portion is deemed a separate, distinct, and independent provision, and the holding shall not affect the validity of the remaining portions of this ordinance.

Section 8. Effective Date.

This Ordinance No. 23-44 shall be effective upon third reading approval and final adoption.

[EXECUTION PAGE FOLLOWS]

DONE IN REGULAR MEETING THIS JANUARY 9, 2024

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

First Reading: November 14, 2023

Second Reading: December 12, 2023

Third Reading: January 9, 2024

This Ordinance No. 23-44 has been reviewed by me and is hereby approved as to form and legality.

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

Exhibit A to Ordinance No. 23-44

**Amended and Restated Agreement for the Development
of a**

**Joint Industrial and Business Park
(Horry County and Georgetown County)**

(Ascott Valley Commerce Park)

See attached.

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STATE OF SOUTH CAROLINA)	AMENDED AND RESTATED
)	AGREEMENT FOR THE DEVELOPMENT
)	OF A JOINT INDUSTRIAL
COUNTY OF HORRY)	AND BUSINESS PARK
COUNTY OF GEORGETOWN)	(ASCOTT VALLEY COMMERCE PARK)

This multi-county park agreement applies to the parcels in Horry County located in the Ascott Valley Commerce Park, all as more fully described in Exhibit A (Horry) to this Agreement.

This multi-county park agreement applies to the following properties in Georgetown County: none.

More specific information on the properties may be found in the body of this agreement and in the exhibits.

This AMENDED AND RESTATED AGREEMENT for the development of a joint county industrial and business park to be located initially within Horry County is made and entered into as of the 9th day of January, 2024 (the “Effective Date”), by and between Horry County and Georgetown County.

RECITALS:

WHEREAS, Horry County, South Carolina (“Horry County”) and Georgetown County, South Carolina (“Georgetown County”) are contiguous counties and by prior agreement and ordinances duly enacted by each county entered into an Agreement for the Development of a Joint Industrial and Business Park (Ascott Valley Commerce Park) dated as of October 23, 2018 (the “Park”), in order to promote economic development and encourage investment and provide additional employment opportunities within both counties; and

WHEREAS, the ongoing economic development, investment, and additional employment opportunities within both counties would be further promoted and benefit from an amendment to the parcels and boundaries of the Park, and other amendments as more fully set forth herein below; and

WHEREAS, Horry County and Georgetown County, pursuant to Ordinance No. 23-44, adopted by the Georgetown County Council on January 9, 2024, and Ordinance 119--2023, adopted by Horry County Council on November 14, 2023 (collectively, the “Enabling Ordinances”), have each determined that, in order to promote the ongoing economic development and encourage investment and provide additional employment opportunities within both of said counties, the Park should be amended and located upon the property described in Exhibit A (Horry) hereto; and

WHEREAS, as a consequence of the establishment of the Park, property comprising the Park and all property having a situs therein is exempt from *ad valorem* taxation pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, but the owners or lessees of such property shall pay annual fees in an amount equivalent to the property taxes or other in-lieu-of payments that would have been due and payable except for the exemption; and

WHEREAS, Horry County proposes to amend the October 23, 2018 agreement relating to the Park to, among other things, change the real property parcels and boundaries that comprise the Park and add 49.3 acres more or less, and Georgetown County has no objection to the addition of the additional acreages to the Park.

NOW, THEREFORE, in consideration of the mutual agreement, representations and benefits contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Binding Agreement. This Agreement serves as a written instrument setting forth the entire agreement between the parties and is binding on Georgetown County and Horry County, and their successors and assigns.

2. Authorization. Article VIII, Section 13(D) of the South Carolina Constitution provides that counties may jointly develop an industrial or business park with other counties within the geographical boundaries of one or more of the member counties, provided that certain conditions specified therein are met and that the General Assembly of the State of South Carolina provides by law a manner in which the value of property in the park will be considered for purposes of bonded indebtedness of political subdivisions and school districts and for purposes of computing the index of taxing ability pursuant to any provision of law which measures the relative fiscal capacity of a school district to support its schools based on the assessed valuation of taxable property in the district as compared to the assessed valuation of taxable property in all school districts in South Carolina. Section 4-1-170, Code of Laws of South Carolina 1976, as amended (the “Code”) satisfies the conditions imposed by Article VIII, Section 13(D) of the Constitution and provides the statutory vehicle whereby a joint county industrial or business park may be created.

3. Location of the Park. (A) As of the Effective Date, the Park consists of properties located in Horry County, as further identified in Exhibit A (Horry) to this Agreement. As of the Effective Date, no properties are located in Georgetown County, as further identified in Exhibit B (Georgetown) to this Agreement. It is specifically recognized that the Park may, from time to time, consist of non-contiguous properties within each county. The boundaries of the Park may be enlarged or diminished from time to time as authorized by ordinance of the county within which such property is to be added to or removed from the Park (the “Host County”) and without any action by the non-host county. The addition or removal of property is complete upon the provision to the non-host county by the Host County of the revised exhibit as provided in Section 3(B) below. If any property proposed for inclusion in the Park, in whole or in part, is located within the boundaries of a municipality, then the municipality must give its consent prior to the inclusion of the property in the Park. Notwithstanding the foregoing, no consent of a municipality shall be

required for any property to remain in the Park in the event that such property is annexed by such municipality after the date such property has become part of the Park and subject to the provisions of this Agreement. Further, if any property located in the Park is annexed by a municipality after the property has been included in the Park, the municipality's act of annexation shall serve as the municipality's consent to the inclusion of the property in the Park.

(B) In the event of any enlargement or diminution of the boundaries of the Park, this Agreement shall be deemed amended and there shall be attached hereto a revised Exhibit A (Horry) or Exhibit B (Georgetown), as the case may be, which shall be prepared by the county in which the added or removed property is located and the revised exhibit must contain a description or other identification of the properties included in the Park, after the enlargement or diminution.

4. Fee in Lieu of Taxes. Pursuant to Article VIII, Section 13(D), of the South Carolina Constitution, all property located in the Park is exempt from all *ad valorem* taxation. The owners or lessees of any property situated in the Park shall pay in accordance with this Agreement an amount (referred to as fees in lieu of *ad valorem* property taxes) equivalent to the *ad valorem* property taxes or other in-lieu-of payments that would have been due and payable but for the location of such property within the Park.

5. Allocation of Expenses. Horry County and Georgetown County shall bear any expenses, including, but not limited to, development, operation, maintenance and promotion of the Park and the cost of providing public services, to the extent that either Horry County or Georgetown County incurs such expenses and costs, in the following proportions:

If property is in the Horry County portion of the Park:

(1) Horry County	100%
(2) Georgetown County	0%

If property is in the Georgetown County portion of the Park:

(1) Horry County	0%
(2) Georgetown County	100%

6. Allocation of Revenues. Georgetown County and Horry County shall receive an allocation of revenue generated by the Park through payment of fees in lieu of *ad valorem* property taxes (net of any reductions due to the application of any special source revenue credits) in the following proportions:

If property is in the Horry County portion of the Park:

(1) Horry County	99%
(2) Georgetown County	1%

If property is in the Georgetown County portion of the Park:

- | | |
|-----------------------|-----|
| (1) Horry County | 1% |
| (2) Georgetown County | 99% |

7. Revenue Allocation Within Each County. (A) Revenues generated by the Park through the payment of fees-in-lieu-of *ad valorem* property taxes shall be distributed to Horry County and to Georgetown County, as the case may be, according to the proportions established by Paragraph 6 of this Agreement. With respect to revenues allocable to Georgetown County or Horry County by way of fees in lieu of taxes generated within its own County as Host County, such revenue shall be distributed within the Host County in the manner provided by ordinance of the county council of the Host County; provided, that (i) all taxing districts which overlap the applicable revenue-generating portion of the Park shall receive at least some portion of the revenues generated from such portion, and (ii) with respect to amounts received in any fiscal year by a taxing entity, the governing body of the taxing entity shall allocate the revenues received to operations and/or debt service of the entity. Each Host County is specifically authorized to use a portion of the revenue for economic development purposes as permitted by law and as established by ordinance of the county council of the Host County.

(B) Revenues allocable to Georgetown County by way of fees in lieu of taxes generated within Horry County shall be distributed solely to Georgetown County. Revenues allocated to Horry County by way of fees in lieu of taxes generated within Georgetown County shall be distributed solely to Horry County.

8. Fees In Lieu of Taxes Pursuant to Title 4 and Title 12 Code of Laws of South Carolina. It is hereby agreed that the entry by Horry County into any one or more fee-in-lieu-of tax agreements pursuant to Title 4 or Title 12 of the Code (“Negotiated Fee-in-Lieu of Tax Agreements”) or arrangements relating to the granting of special source revenue credits or issuance of special source revenue bonds, with respect to property located within the Horry County portion of the Park and the terms of such agreements or arrangements shall be at the sole discretion of Horry County. It is further agreed that entry by Georgetown County into any one or more Negotiated Fee-in-Lieu of Tax Agreements or arrangements relating to the granting of special source revenue credits or issuance of special source revenue bonds with respect to property located within the Georgetown County portion of the Park and the terms of such agreements or arrangements shall be at the sole discretion of Georgetown County.

9. Assessed Valuation. For the purpose of calculating the bonded indebtedness limitation and for the purpose of computing the index of taxpaying ability pursuant to Section 59-20-20(3) of the Code, allocation of the assessed value of property within the Park to Georgetown County and Horry County and to each of the taxing entities within the participating counties shall be identical to the allocation of revenue received and retained by each of the counties and by each of the taxing entities within the participating counties, pursuant to Paragraphs 6 and 7 of this Agreement.

10. Severability. To the extent, and only to the extent, that any provision or any part of a provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Agreement.

11. Termination. Notwithstanding any provision of this Agreement to the contrary, Horry County and Georgetown County agree that this Agreement shall terminate on December 31, 2073; provided, however, this Agreement may be terminated earlier than, or extended beyond, such date by mutual agreement of Horry County and Georgetown County.

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IN WITNESS WHEREOF, the parties have executed this Agreement on the dates below found, to be effective as of the Effective Date.

GEORGETOWN COUNTY, SOUTH CAROLINA

(Seal)

Angela Christian, County Administrator

ATTEST:

DATE: _____

Theresa Floyd, Clerk to Council

HORRY COUNTY SIGNATURES FOLLOW ON NEXT PAGE.

HORRY COUNTY, SOUTH CAROLINA

(Seal)

Steve Gosnell, County Administrator

ATTEST:

DATE: _____

Ashley Carroll, Clerk to Council

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EXHIBIT A

Horry County Properties

The following parcels located in the area generally known as the Ascott Valley Commerce Park are included in the multi-county park and are identified below by the parcel identification number (PIN) used by the Horry County Assessor's Office (as of October 3, 2023), the owner (as of October 3, 2023), and, if available, approximate acreage:

- A. All properties identified with PIN: 249-00-00-0047 as of October 23, 2018; property of South Carolina Public Service Authority as of October 23, 2018; 117.09 acres:
 - 1. PIN: 249-00-00-0047; property of South Carolina Public Service Authority; 41.88 acres.
 - 2. PIN: 249-00-00-0059; property of Freeman Bisi Investors LLC; 14.36 acres.
 - 3. PIN: 249-13-03-0003; property of South Carolina Public Service Authority; 1.44 acres.
 - 4. PIN: 249-13-03-0007; property of B & B Crane Service LLC; 5.00 acres.
 - 5. PIN: 250-00-00-0053; property of S&H Investments Group LLC; 19.8 acres.
 - 6. PIN: 249-13-03-0005; property of 100 Ascott Industrial LLC; 5.17 acres.
 - 7. PIN: 249-13-03-0004; property of South Carolina Public Service Authority; 2.84 acres.
 - 8. PIN: 249-13-03-0002; property of CSM Worldwide LLC; 2.63 acres.
 - 9. PIN: 250-16-04-0001; property of Myrtle Beach Regional Economic Dev Corp; 6.14 acres.
 - 10. PIN: 247-01-01-0018; property of Myrtle Beach Regional Economic Dev Corp; 1.86 acres.
 - 11. PIN: 274-01-01-0017; property of South Carolina Public Service Authority; 6.10 acres.
 - 12. PIN: 274-01-01-0016; property of Myrtle Beach Regional Economic Development Co (MBREDC); 3.74 acres.
 - 13. PIN: 250-16-04-0002; property of Grand Strand Water & Sewer Auth; 0.04 acres.
 - 14. PIN: 250-16-03-0005; property of B&B Upholstery LLC; 2.00 acres.
- B. Properties identified with the following PIN numbers and owners as of October 3, 2023:
 - 1. PIN: 275-00-00-0016; property of Horry County; 29.72 acres.
 - 2. PIN: 275-00-00-0059; property of Horry County; 15.51 acres.
 - 3. PIN: 249-13-04-0005; property of Horry County; 4.07 acres.

The Park shall include all property vertically or horizontally located on or within the PIN numbers identified above, including, but not limited to, properties subject to any horizontal property regime, notwithstanding that such property bears different PIN numbers from those identified above.

The Park shall include all property geographically identified by the PIN numbers set forth above as of October 3, 2023, and shall continue to include all such property notwithstanding any future subdivision or other action taken with respect to such property that causes a different PIN number or other manner of identification to be applied to all or a portion of such property.

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EXHIBIT B

Georgetown County Properties

NONE.

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STATE OF SOUTH CAROLINA)	AMENDED AND RESTATED
)	AGREEMENT FOR THE DEVELOPMENT
)	OF A JOINT INDUSTRIAL
COUNTY OF HORRY)	AND BUSINESS PARK
COUNTY OF GEORGETOWN)	(ASCOTT VALLEY COMMERCE PARK)

This multi-county park agreement applies to the parcels in Horry County located in the Ascott Valley Commerce Park, all as more fully described in Exhibit A (Horry) to this Agreement.

This multi-county park agreement applies to the following properties in Georgetown County: none.

More specific information on the properties may be found in the body of this agreement and in the exhibits.

This AMENDED AND RESTATED AGREEMENT for the development of a joint county industrial and business park to be located initially within Horry County is made and entered into as of the 9th day of January, 2024 (the “Effective Date”), by and between Horry County and Georgetown County.

RECITALS:

WHEREAS, Horry County, South Carolina (“Horry County”) and Georgetown County, South Carolina (“Georgetown County”) are contiguous counties and by prior agreement and ordinances duly enacted by each county entered into an Agreement for the Development of a Joint Industrial and Business Park (Ascott Valley Commerce Park) dated as of October 23, 2018 (the “Park”), in order to promote economic development and encourage investment and provide additional employment opportunities within both counties; and

WHEREAS, the ongoing economic development, investment, and additional employment opportunities within both counties would be further promoted and benefit from an amendment to the parcels and boundaries of the Park, and other amendments as more fully set forth herein below; and

WHEREAS, Horry County and Georgetown County, pursuant to Ordinance No. 2023-23-44, adopted by the Georgetown County Council on January 9, 2024, and Ordinance 119-2023, adopted by Horry County Council on November 14, 2023 (collectively, the “Enabling Ordinances”), have each determined that, in order to promote the ongoing economic development and encourage investment and provide additional employment opportunities within both of said counties, the Park should be amended and located upon the property described in Exhibit A (Horry) hereto; and

WHEREAS, as a consequence of the establishment of the Park, property comprising the Park and all property having a situs therein is exempt from *ad valorem* taxation pursuant to Article VIII, Section 13(D) of the South Carolina Constitution, but the owners or lessees of such property shall pay annual fees in an amount equivalent to the property taxes or other in-lieu-of payments that would have been due and payable except for the exemption-; and

WHEREAS, Horry County proposes to amend the October 23, 2018 agreement relating to the Park to, among other things, change the real property parcels and boundaries that comprise the Park and add 49.3 acres more or less, and Georgetown County has no objection to the addition of the additional acreages to the Park.

NOW, THEREFORE, in consideration of the mutual agreement, representations and benefits contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Binding Agreement. This Agreement serves as a written instrument setting forth the entire agreement between the parties and is binding on Georgetown County and Horry County, and their successors and assigns.

2. Authorization. Article VIII, Section 13(D) of the South Carolina Constitution provides that counties may jointly develop an industrial or business park with other counties within the geographical boundaries of one or more of the member counties, provided that certain conditions specified therein are met and that the General Assembly of the State of South Carolina provides by law a manner in which the value of property in the park will be considered for purposes of bonded indebtedness of political subdivisions and school districts and for purposes of computing the index of taxing ability pursuant to any provision of law which measures the relative fiscal capacity of a school district to support its schools based on the assessed valuation of taxable property in the district as compared to the assessed valuation of taxable property in all school districts in South Carolina. Section 4-1-170, Code of Laws of South Carolina 1976, as amended (the “Code”) satisfies the conditions imposed by Article VIII, Section 13(D) of the Constitution and provides the statutory vehicle whereby a joint county industrial or business park may be created.

3. Location of the Park. (A) As of the Effective Date, the Park consists of properties located in Horry County, as further identified in Exhibit A (Horry) to this Agreement. As of the Effective Date, no properties are located in Georgetown County, as further identified in Exhibit B (Georgetown) to this Agreement. It is specifically recognized that the Park may, from time to time, consist of non-contiguous properties within each county. The boundaries of the Park may be enlarged or diminished from time to time as authorized by ordinance of the county within which such property is to be added to or removed from the Park (the “Host County”) and without any action by the non-host county. The addition or removal of property is complete upon the provision to the non-host county by the Host County of the revised exhibit as provided in Section 3(B) below. If any property proposed for inclusion in the Park, in whole or in part, is located within the boundaries of a municipality, then the municipality must give its consent prior to the inclusion of the property in the Park. Notwithstanding the foregoing, no consent of a municipality shall be

required for any property to remain in the Park in the event that such property is annexed by such municipality after the date such property has become part of the Park and subject to the provisions of this Agreement. Further, if any property located in the Park is annexed by a municipality after the property has been included in the Park, the municipality's act of annexation shall serve as the municipality's consent to the inclusion of the property in the Park.

(B) In the event of any enlargement or diminution of the boundaries of the Park, this Agreement shall be deemed amended and there shall be attached hereto a revised Exhibit A (Horry) or Exhibit B (Georgetown), as the case may be, which shall be prepared by the county in which the added or removed property is located and the revised exhibit must contain a description or other identification of the properties included in the Park, after the enlargement or diminution.

4. Fee in Lieu of Taxes. Pursuant to Article VIII, Section 13(D), of the South Carolina Constitution, all property located in the Park is exempt from all *ad valorem* taxation. The owners or lessees of any property situated in the Park shall pay in accordance with this Agreement an amount (referred to as fees in lieu of *ad valorem* property taxes) equivalent to the *ad valorem* property taxes or other in-lieu-of payments that would have been due and payable but for the location of such property within the Park.

5. Allocation of Expenses. Horry County and Georgetown County shall bear any expenses, including, but not limited to, development, operation, maintenance and promotion of the Park and the cost of providing public services, to the extent that either Horry County or Georgetown County incurs such expenses and costs, in the following proportions:

If property is in the Horry County portion of the Park:

(1) Horry County	100%
(2) Georgetown County	0%

If property is in the Georgetown County portion of the Park:

(1) Horry County	0%
(2) Georgetown County	100%

6. Allocation of Revenues. Georgetown County and Horry County shall receive an allocation of revenue generated by the Park through payment of fees in lieu of *ad valorem* property taxes (net of any reductions due to the application of any special source revenue credits) in the following proportions:

If property is in the Horry County portion of the Park:

(1) Horry County	99%
(2) Georgetown County	1%

If property is in the Georgetown County portion of the Park:

- | | |
|-----------------------|-----|
| (1) Horry County | 1% |
| (2) Georgetown County | 99% |

7. Revenue Allocation Within Each County. (A) Revenues generated by the Park through the payment of fees-in-lieu-of *ad valorem* property taxes shall be distributed to Horry County and to Georgetown County, as the case may be, according to the proportions established by Paragraph 6 of this Agreement. With respect to revenues allocable to Georgetown County or Horry County by way of fees in lieu of taxes generated within its own County as Host County, such revenue shall be distributed within the Host County in the manner provided by ordinance of the county council of the Host County; provided, that (i) all taxing districts which overlap the applicable revenue-generating portion of the Park shall receive at least some portion of the revenues generated from such portion, and (ii) with respect to amounts received in any fiscal year by a taxing entity, the governing body of the taxing entity shall allocate the revenues received to operations and/or debt service of the entity. Each Host County is specifically authorized to use a portion of the revenue for economic development purposes as permitted by law and as established by ordinance of the county council of the Host County.

(B) Revenues allocable to Georgetown County by way of fees in lieu of taxes generated within Horry County shall be distributed solely to Georgetown County. Revenues allocated to Horry County by way of fees in lieu of taxes generated within Georgetown County shall be distributed solely to Horry County.

8. Fees In Lieu of Taxes Pursuant to Title 4 and Title 12 Code of Laws of South Carolina. It is hereby agreed that the entry by Horry County into any one or more fee-in-lieu-of tax agreements pursuant to Title 4 or Title 12 of the Code (“Negotiated Fee-in-Lieu of Tax Agreements”) or arrangements relating to the granting of special source revenue credits or issuance of special source revenue bonds, with respect to property located within the Horry County portion of the Park and the terms of such agreements or arrangements shall be at the sole discretion of Horry County. It is further agreed that entry by Georgetown County into any one or more Negotiated Fee-in-Lieu of Tax Agreements or arrangements relating to the granting of special source revenue credits or issuance of special source revenue bonds with respect to property located within the Georgetown County portion of the Park and the terms of such agreements or arrangements shall be at the sole discretion of Georgetown County.

9. Assessed Valuation. For the purpose of calculating the bonded indebtedness limitation and for the purpose of computing the index of taxpaying ability pursuant to Section 59-20-20(3) of the Code, allocation of the assessed value of property within the Park to Georgetown County and Horry County and to each of the taxing entities within the participating counties shall be identical to the allocation of revenue received and retained by each of the counties and by each of the taxing entities within the participating counties, pursuant to Paragraphs 6 and 7 of this Agreement.

10. Severability. To the extent, and only to the extent, that any provision or any part of a provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Agreement.

11. Termination. Notwithstanding any provision of this Agreement to the contrary, Horry County and Georgetown County agree that this Agreement shall terminate on December 31, 2073; provided, however, this Agreement may be terminated earlier than, or extended beyond, such date by mutual agreement of Horry County and Georgetown County.

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IN WITNESS WHEREOF, the parties have executed this Agreement on the dates below found, to be effective as of the Effective Date.

GEORGETOWN COUNTY, SOUTH CAROLINA

(Seal)

Angela Christian, County Administrator

ATTEST:

DATE:_____

Theresa Floyd, Clerk to Council

HORRY COUNTY SIGNATURES FOLLOW ON NEXT PAGE.

HORRY COUNTY, SOUTH CAROLINA

(Seal)

Steve Gosnell, County Administrator

ATTEST:

DATE:_____

Ashley Carroll, Clerk to Council

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EXHIBIT A

Horry County Properties

The following parcels located in the area generally known as the Ascott Valley Commerce Park are included in the multi-county park and are identified below by the parcel identification number (PIN) used by the Horry County Assessor's Office (as of October 3, 2023), the owner (as of October 3, 2023), and, if available, approximate acreage:

- A. All properties identified with PIN: 249-00-00-0047 as of October 23, 2018; property of South Carolina Public Service Authority as of October 23, 2018; 117.09 acres:
 - 1. PIN: 249-00-00-0047; property of South Carolina Public Service Authority; 41.88 acres.
 - 2. PIN: 249-00-00-0059; property of Freeman Bisi Investors LLC; 14.36 acres.
 - 3. PIN: 249-13-03-0003; property of South Carolina Public Service Authority; 1.44 acres.
 - 4. PIN: 249-13-03-0007; property of B & B Crane Service LLC; 5.00 acres.
 - 5. PIN: 250-00-00-0053; property of S&H Investments Group LLC; 19.8 acres.
 - 6. PIN: 249-13-03-0005; property of 100 Ascott Industrial LLC; 5.17 acres.
 - 7. PIN: 249-13-03-0004; property of South Carolina Public Service Authority; 2.84 acres.
 - 8. PIN: 249-13-03-0002; property of CSM Worldwide LLC; 2.63 acres.
 - 9. PIN: 250-16-04-0001; property of Myrtle Beach Regional Economic Dev Corp; 6.14 acres.
 - 10. PIN: 247-01-01-0018; property of Myrtle Beach Regional Economic Dev Corp; 1.86 acres.
 - 11. PIN: 274-01-01-0017; property of South Carolina Public Service Authority; 6.10 acres.
 - 12. PIN: 274-01-01-0016; property of Myrtle Beach Regional Economic Development Co (MBREDC); 3.74 acres.
 - 13. PIN: 250-16-04-0002; property of Grand Strand Water & Sewer Auth; 0.04 acres.
 - 14. PIN: 250-16-03-0005; property of B&B Upholstery LLC; 2.00 acres.
- B. Properties identified with the following PIN numbers and owners as of October 3, 2023:
 - 1. PIN: 275-00-00-0016; property of Horry County; 29.72 acres.
 - 2. PIN: 275-00-00-0059; property of Horry County; 15.51 acres.
 - 3. PIN: 249-13-04-0005; property of Horry County; 4.07 acres.

The Park shall include all property vertically or horizontally located on or within the PIN numbers identified above, including, but not limited to, properties subject to any horizontal property regime, notwithstanding that such property bears different PIN numbers from those identified above.

The Park shall include all property geographically identified by the PIN numbers set forth above as of October 3, 2023, and shall continue to include all such property notwithstanding any future subdivision or other action taken with respect to such property that causes a different PIN number or other manner of identification to be applied to all or a portion of such property.

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EXHIBIT B

Georgetown County Properties

NONE.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

ORDINANCE 119-2023

AN ORDINANCE TO AUTHORIZE AND APPROVE AN AMENDED AND RESTATED AGREEMENT FOR THE DEVELOPMENT OF A JOINT INDUSTRIAL AND BUSINESS PARK BY AND BETWEEN HORRY COUNTY AND GEORGETOWN COUNTY WITH PROPERTY LOCATED IN HORRY COUNTY (ASCOTT VALLEY COMMERCE PARK); TO REQUIRE THE PAYMENT OF A FEE IN LIEU OF *AD VALOREM* TAXES BY BUSINESSES AND INDUSTRIES LOCATED IN THE PARK; TO APPLY ZONING AND OTHER LAWS IN THE PARK; TO PROVIDE FOR LAW ENFORCEMENT JURISDICTION IN THE PARK; AND TO PROVIDE FOR THE DISTRIBUTION OF PARK REVENUES WITHIN THE COUNTY.

By the power and authority granted to the County Council (the “Council”) of Horry County, South Carolina (the “County”) by the Constitution of the State of South Carolina (the “State”), and the powers granted to the County by the General Assembly of the State, it is ordained and enacted by the Council, as follows:

Section 1. Findings and determinations; Purpose.

A. The Council finds and determines that:

1. The County is authorized by Article VIII, Section 13(D) of the South Carolina Constitution and by Section 4-1-170, -172 and -175 of the Code of Laws of South Carolina 1976, as amended (the “Code”) to jointly develop, in conjunction with contiguous counties, multi-county industrial and business parks; and

2. By passage of Ordinance 77-18, the County approved an Agreement for the Development of a Joint Industrial and Business Park (Ascott Valley Commerce Park) by and between the County and Georgetown County dated as of October 23, 2018 (the “Park Agreement”) relating to properties located in the Ascott Valley Commerce Park (the “Multi-County Park”);

3. The County has determined that certain properties should be added to the Multi-County Park; and

4. It is appropriate for certain provisions of the Park Agreement to be modified and, as such, an Amended and Restated Park Agreement has been prepared for approval by the County and Georgetown County.

B. Purposes.

The purposes of this Ordinance are to (i) authorize the addition of certain parcels to the Multi-County Park, and (ii) authorize the execution and delivery of an Amended and Restated Agreement for the Development of a Joint County Industrial and Business Park between the County and Georgetown County with respect to the Multi-County Park.

Section 2. Addition of Properties to the Multi-County Park

The County approves the addition to the Multi-County Park of the following parcels identified by the parcel identification number (PIN) used by the Horry County Assessor's Office (as of October 3, 2023), the owner (as of October 3, 2023), and approximate acreage:

1. PIN: 27500000016; property of Horry County, South Carolina; 29.72 acres
2. PIN: 27500000059; property of Horry County, South Carolina; 15.51 acres
3. PIN: 24913040005; property of Horry County, South Carolina; 4.07 acres

Section 3. Approval of Amended and Restated Park Agreement.

The County Administrator is authorized, empowered and directed, in the name of and on behalf of Horry County, to execute, acknowledge and deliver an Amended and Restated Agreement for the Development of a Joint Industrial and Business Park with Georgetown County related to the Ascott Valley Commerce Park (the "Amended and Restated Park Agreement"). The Clerk to Council is authorized to attest the execution of the Park Agreement by the County Administrator. The form of the Amended and Restated Park Agreement is attached to this Ordinance as Exhibit A and all terms, provisions and conditions of the Amended and Restated Park Agreement are incorporated into this Ordinance as if the Amended and Restated Park Agreement were set out in this Ordinance in its entirety. By enactment of this Ordinance, County Council approves the Amended and Restated Park Agreement and all of its terms, provisions and conditions. The Amended and Restated Park Agreement is to be in substantially the form as attached to this Ordinance and hereby approved, or with such changes therein as the County Administrator determines, upon advice of counsel, necessary and that do not materially change the matters contained in the form of the Amended and Restated Park Agreement attached to this Ordinance.

Section 4. Imposition of Fee In Lieu of Tax.

The businesses or industries located in the Multi-County Park must pay a fee in lieu of *ad valorem* taxes as provided for in the Amended and Restated Park Agreement. With respect to properties located in the Horry County portion of the Multi-County Park, the fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Horry County. Except as otherwise provided in Section 7 of this Ordinance, that portion of the fee allocated pursuant to the Amended and Restated Park Agreement to Georgetown County shall be thereafter paid by the Treasurer of Horry County to the Treasurer of Georgetown County within ten (10) business days of receipt for distribution in accordance with the Agreement. With respect to properties located in the Georgetown County portion of the Multi-County Park, the fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Georgetown County. That portion of such fee allocated pursuant to the Amended and Restated Park Agreement to Horry County shall thereafter be paid by the Treasurer of Georgetown County to the Treasurer of Horry County within ten (10) business days of receipt for distribution in accordance with the Amended and Restated Park Agreement. The provisions of Section 12-2-90 of the Code, or any successor statutes or provisions, apply to the collection and enforcement of the fee in lieu of *ad valorem* taxes.

Section 5. Applicable Ordinances and Regulations.

The ordinances and regulations of Horry County concerning zoning, health and safety, and building code requirements apply to the Multi-County Park properties in Horry County unless the properties are within the boundaries of a municipality in which case the municipality's ordinances and regulations apply. The

ordinances and regulations of Georgetown County concerning zoning, health and safety, and building code requirements apply to the Multi-County Park properties in Georgetown County unless the properties are within the boundaries of a municipality in which case the municipality's ordinances and regulations apply.

Section 6. Law Enforcement Jurisdiction.

Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Multi-County Park properties in Horry County is vested with the Horry County Police Department. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Multi-County Park properties in Georgetown County is vested with the Georgetown County Sheriff. If any of the Multi-County Park properties located in either Horry County or Georgetown County are within the boundaries of a municipality, then jurisdiction to make arrests and exercise law enforcement jurisdiction is vested with the law enforcement officials of the municipality.

Section 7. Distribution of Revenues.

A. Revenues generated from industries or businesses located in the Horry County portion of the Multi-County Park, less one percent (1%) of the fee in lieu of tax ("FILOT") revenue distributed to Georgetown County and less any special source revenue credits, shall be distributed as follows:

One percent (1%) to be divided among each applicable taxing entity in the same proportion as each such entity's millage rate bears to the total millage rate of all applicable taxing entities; the remainder to Horry County for economic development. With respect to amounts receivable in any fiscal year by a taxing entity in the Multi-County Park, the governing body of the taxing entity shall allocate the revenues received to operations and maintenance and/or debt service of the taxing entity.

B. Revenues generated from industries or businesses located in the Georgetown County portion of the Multi-County Park and allocated to Horry County shall be retained by Horry County for its use.

Section 8. Conflicting Provisions.

To the extent this Ordinance contains provisions that conflict with provisions contained elsewhere in the Horry County Code or other County ordinances and resolutions, the provisions contained in this ordinance supersede all other provisions and this Ordinance is controlling.

Section 9. Severability.

If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the invalid or unconstitutional portion is deemed a separate, distinct, and independent provision, and the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 10. Effective Date.

This Ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 14th day of November, 2023.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Dennis DiSabato, District 3
Tyler Servant, District 5
Tom Anderson, District 7
R. Mark Causey, District 9
Al Allen, District 11

Bill Howard, District 2
Gary Loftus, District 4
Cam Crawford, District 6
Michael Masciarelli, District 8
Danny Hardee, District 10

Attest:

Ashley Carroll, Clerk to Council

First Reading: October 3, 2023
Second Reading:
Third Reading:

Public Hearing:

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Exhibit A to Ordinance 119-2023

**Amended and Restated Agreement for the Development
of a
Joint Industrial and Business Park
(Horry County and Georgetown County)
(Ascott Valley Commerce Park)**

See attached.

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Item Number: 8.a

Meeting Date: 1/11/2024

Item Type: SECOND 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

Expansion	2,000
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.

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:

Approve as recommended by PC

ATTORNEY REVIEW:

Yes

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Ordinance No. 23-45 Pavillion Square	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"/> google earth image	Backup Material
<input type="checkbox"/> application	Backup Material
<input type="checkbox"/> Revised site plan	Backup 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.

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

Louis R. Morant (SEAL)
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
Georgetown County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

Zoning Map

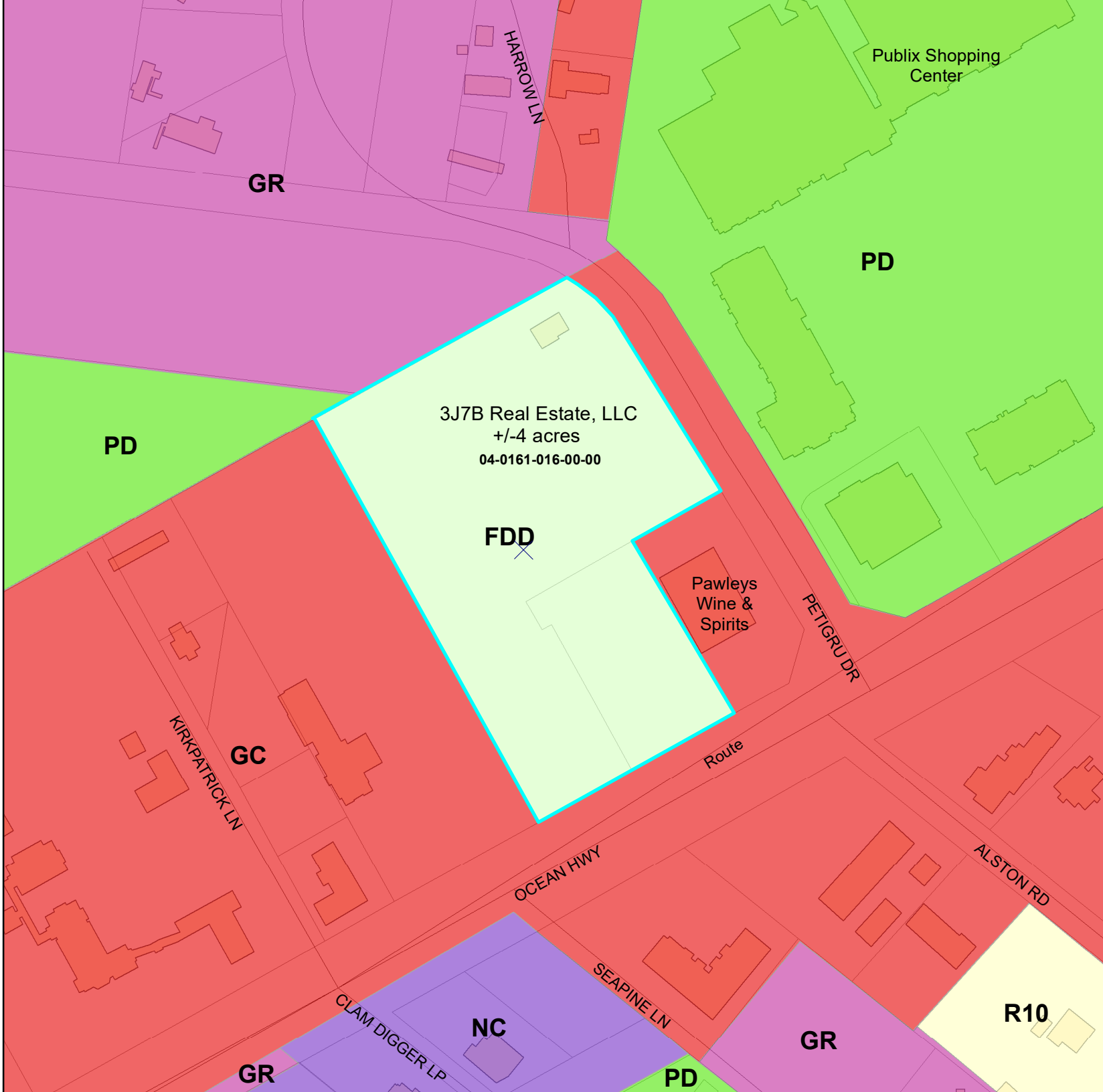
Legend

- 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

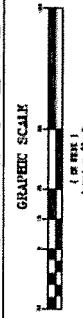
7-Brew
Coffee

FUTURE RETAIL
OR
OFFICE BUILDING

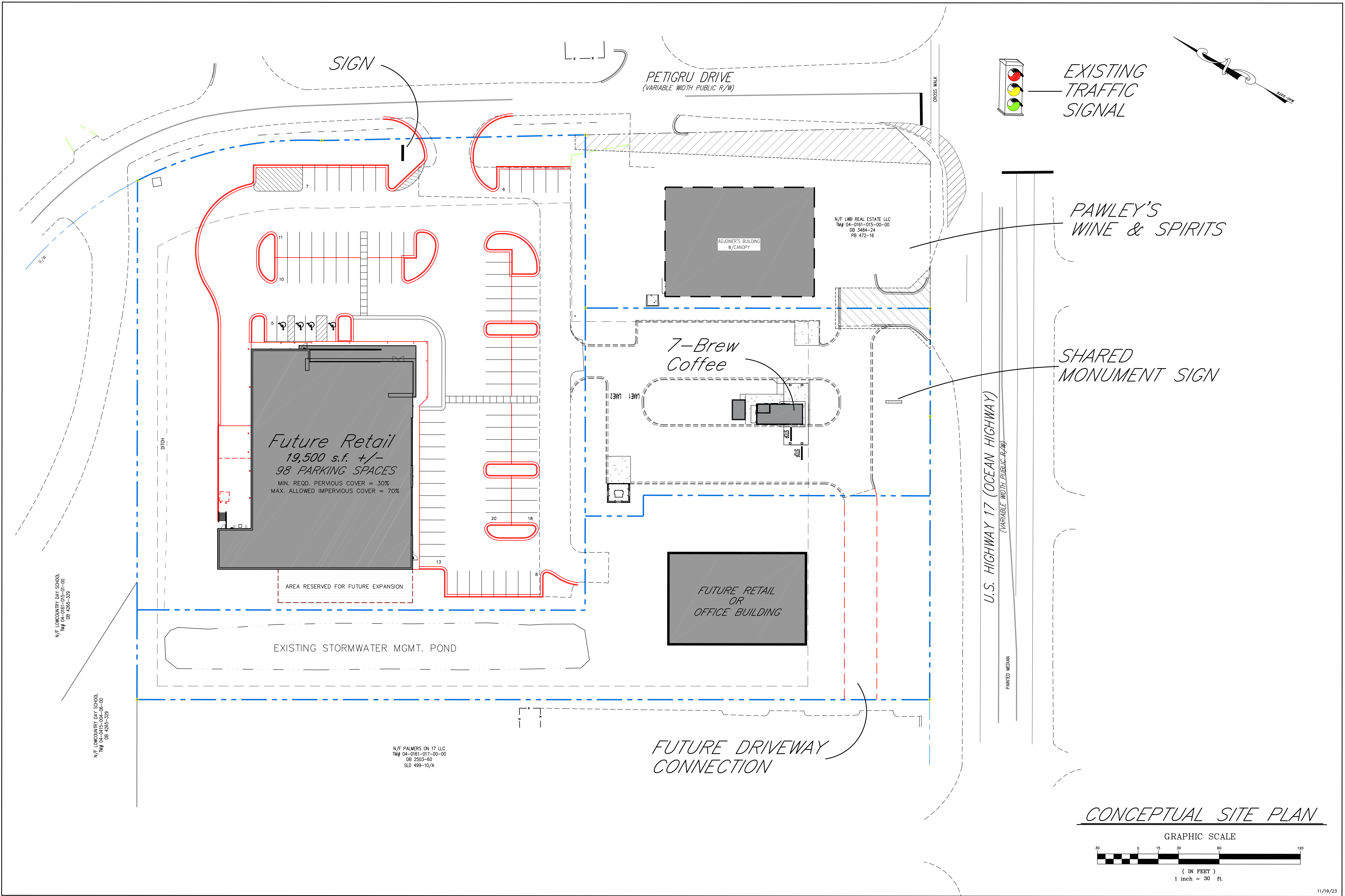
Future
Retail
200,000 sq. ft. (approx.)
100 TOTAL PARKING SPACES
2.0 ACRES

EXISTING STORMWATER MGMT. POND

CONCEPTUAL SITE PLAN



HAHNES, GIBSON & ASSOCIATES, INC.
1000 NORTH MAIN STREET, SUITE 200
LAURENSVILLE, OHIO 44648
PHONE: (781) 441-1000 FAX: (781) 441-1000



Item Number: 9.a
Meeting Date: 1/11/2024
Item Type: FIRST READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Planning / Zoning

ISSUE UNDERCONSIDERATION:

Ordinance No. 24-01 - To amend the Future Lane 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.

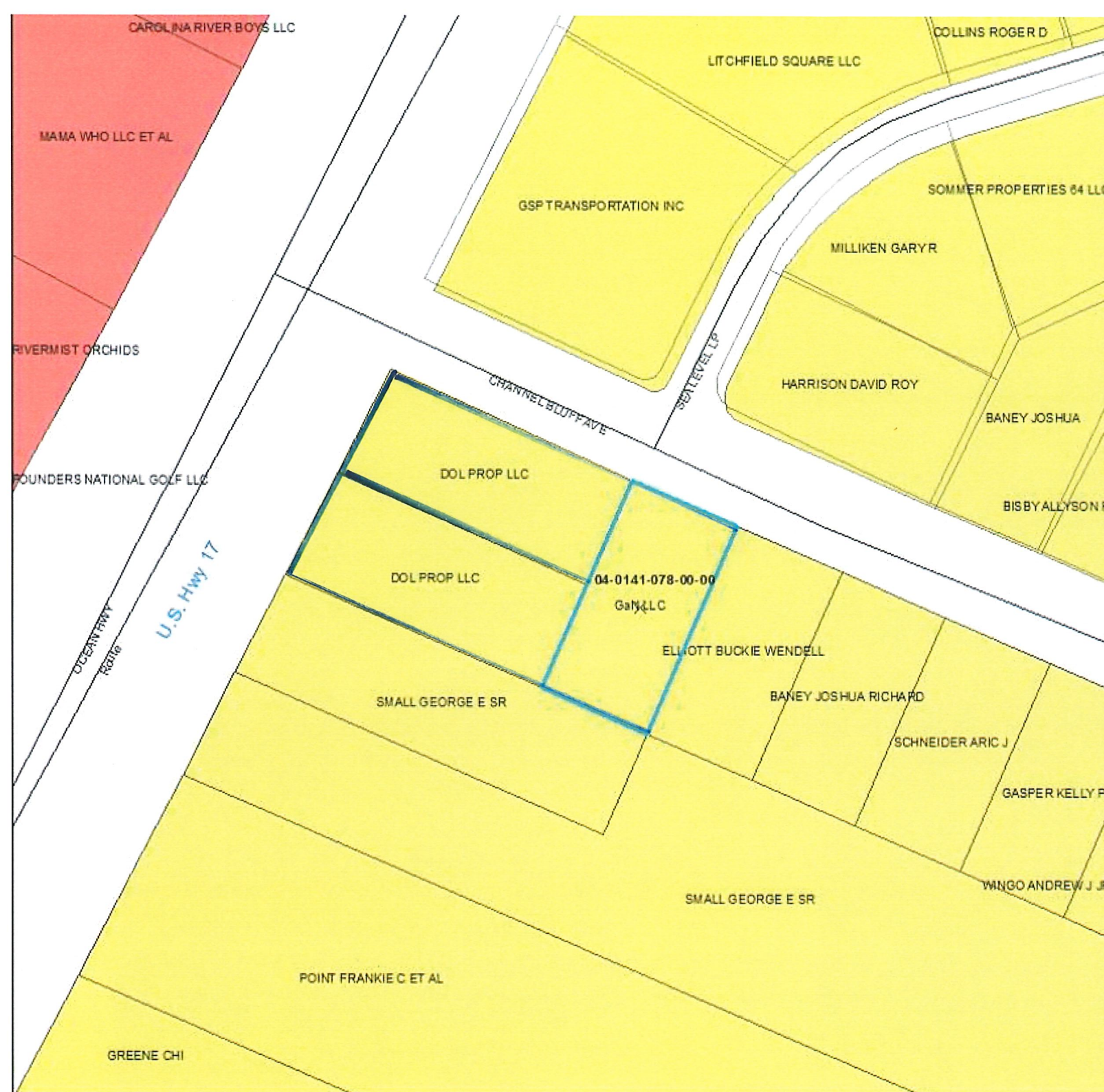
John D. Watson
Georgetown County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

Future Land Use (FLU) Map



Legend

- Streets
- County Parcels

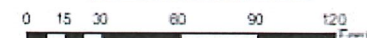
FLU

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 the accuracy of the data, is not guaranteed. The user assumes all responsibility and liability for the use of this map.



Item Number: 9.b
Meeting Date: 1/11/2024
Item Type: FIRST 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

Georgetown County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein. Its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

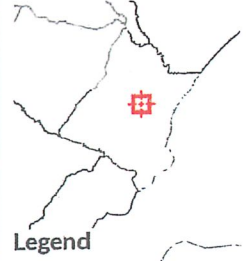
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/17/2023 7:01:24 AM

Contact Us

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

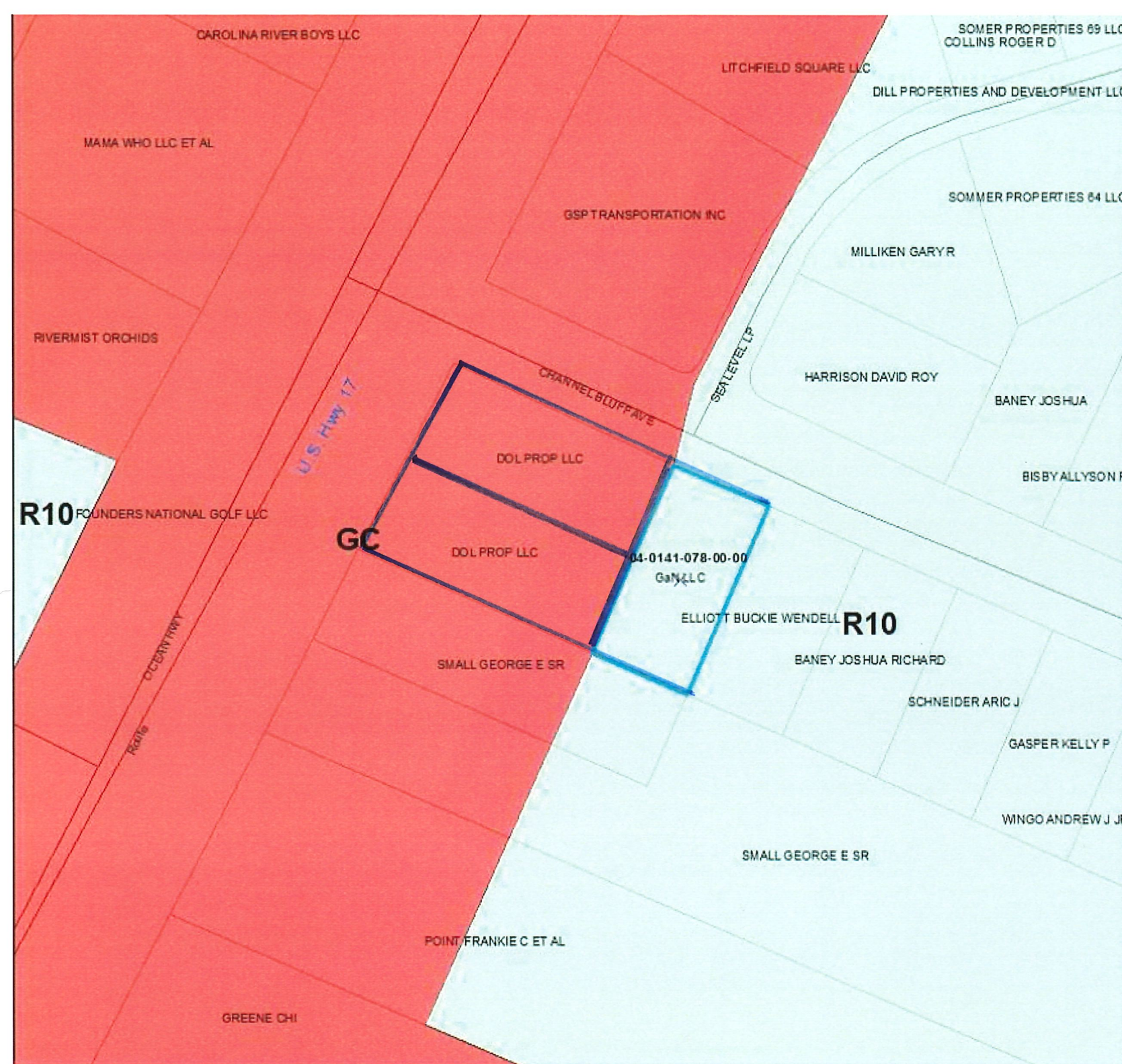
DISTRICT

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

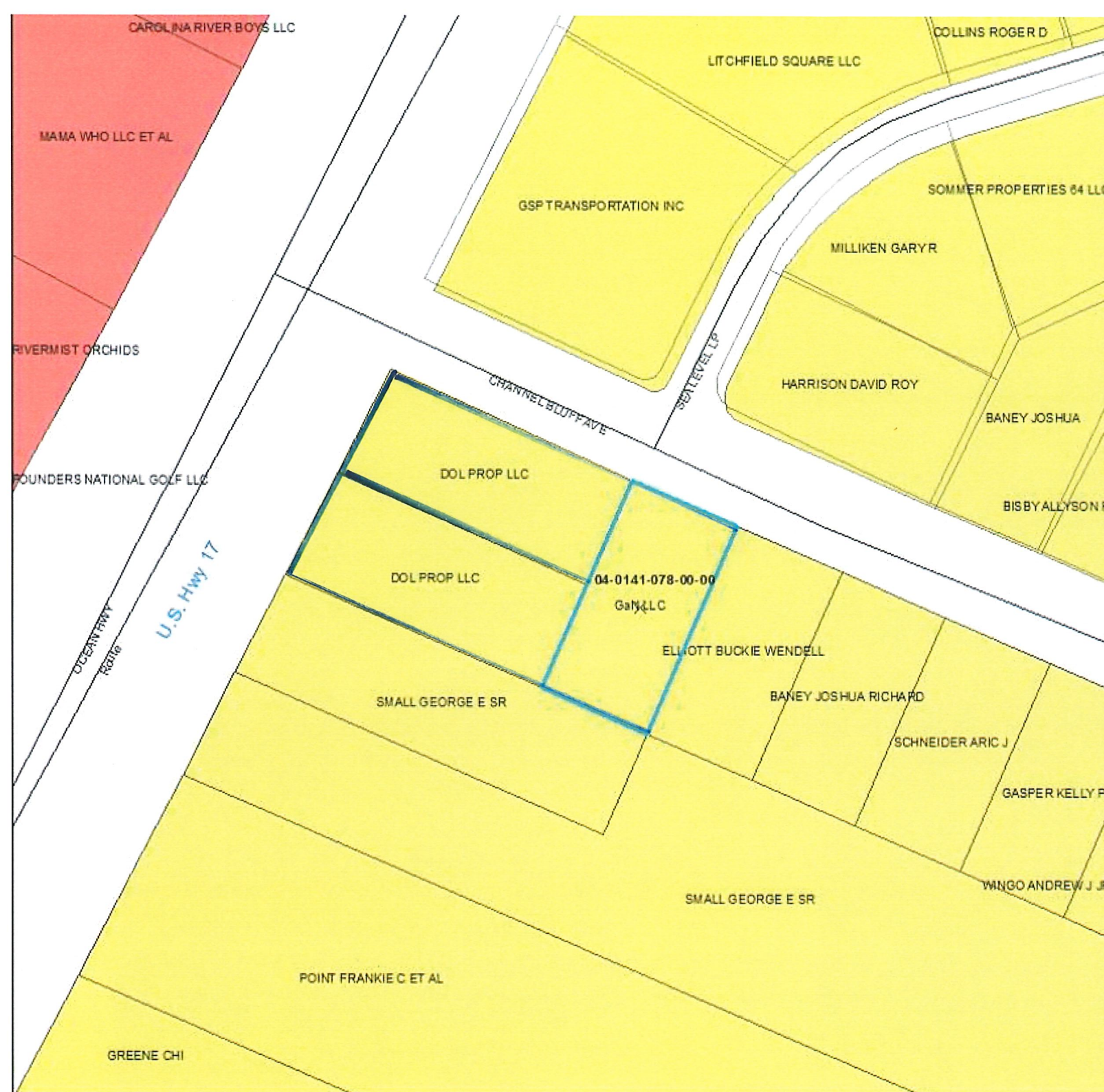


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0 15 30 60 90 120 Feet



Future Land Use (FLU) Map



Legend

- Streets
- County Parcels

FLU

FUTURE_LAN

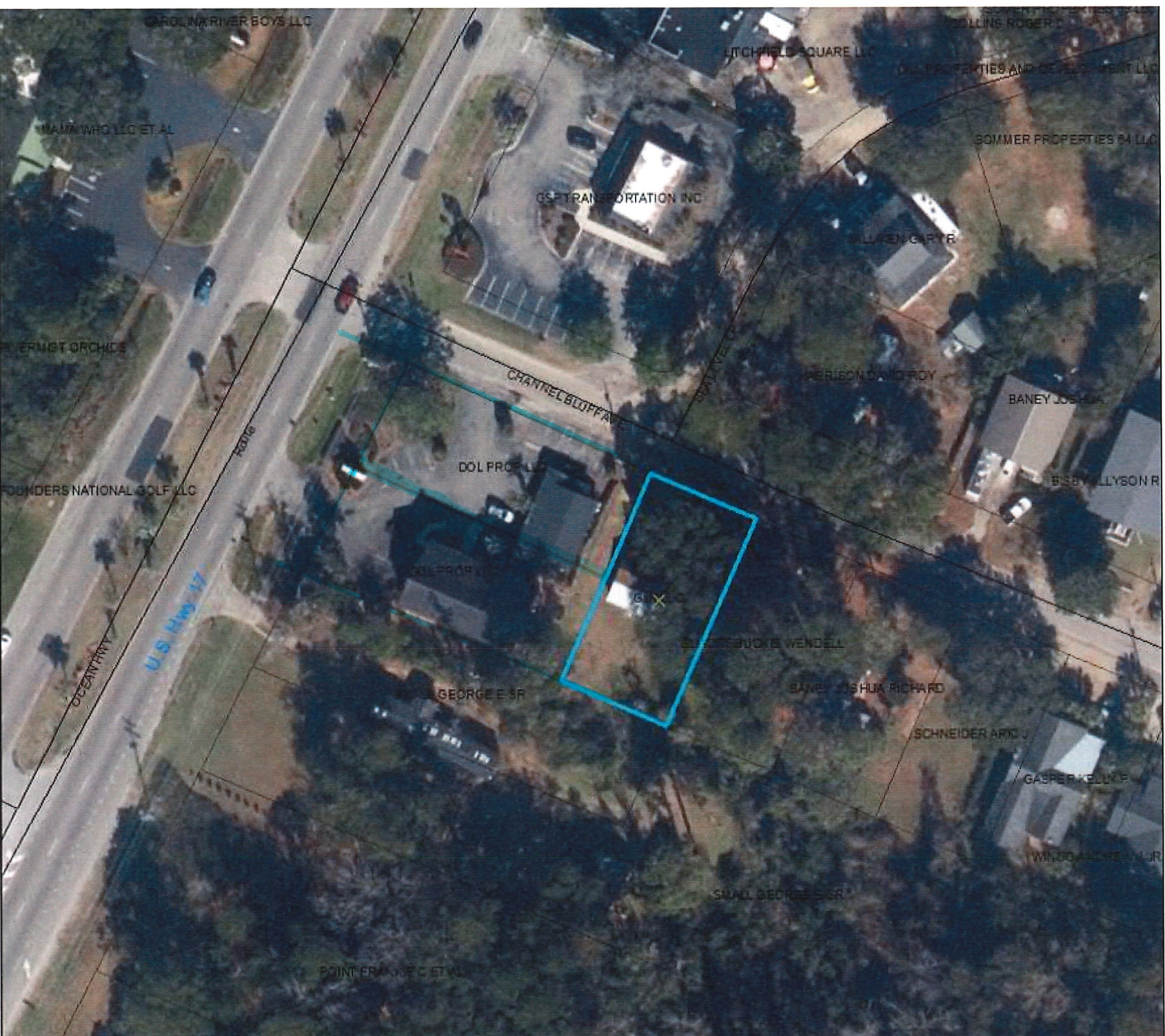
- COMMERCIAL
- CONSERVATION PRESERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PRIVATE RECREATIONAL
- PUBLIC RECREATIONAL
- PUBLIC/SEMI-PUBLIC
- TRANSITIONAL



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 the accuracy of the data, is not guaranteed. The user assumes all responsibility and liability for the use of this map.



Aerial Map



Legend

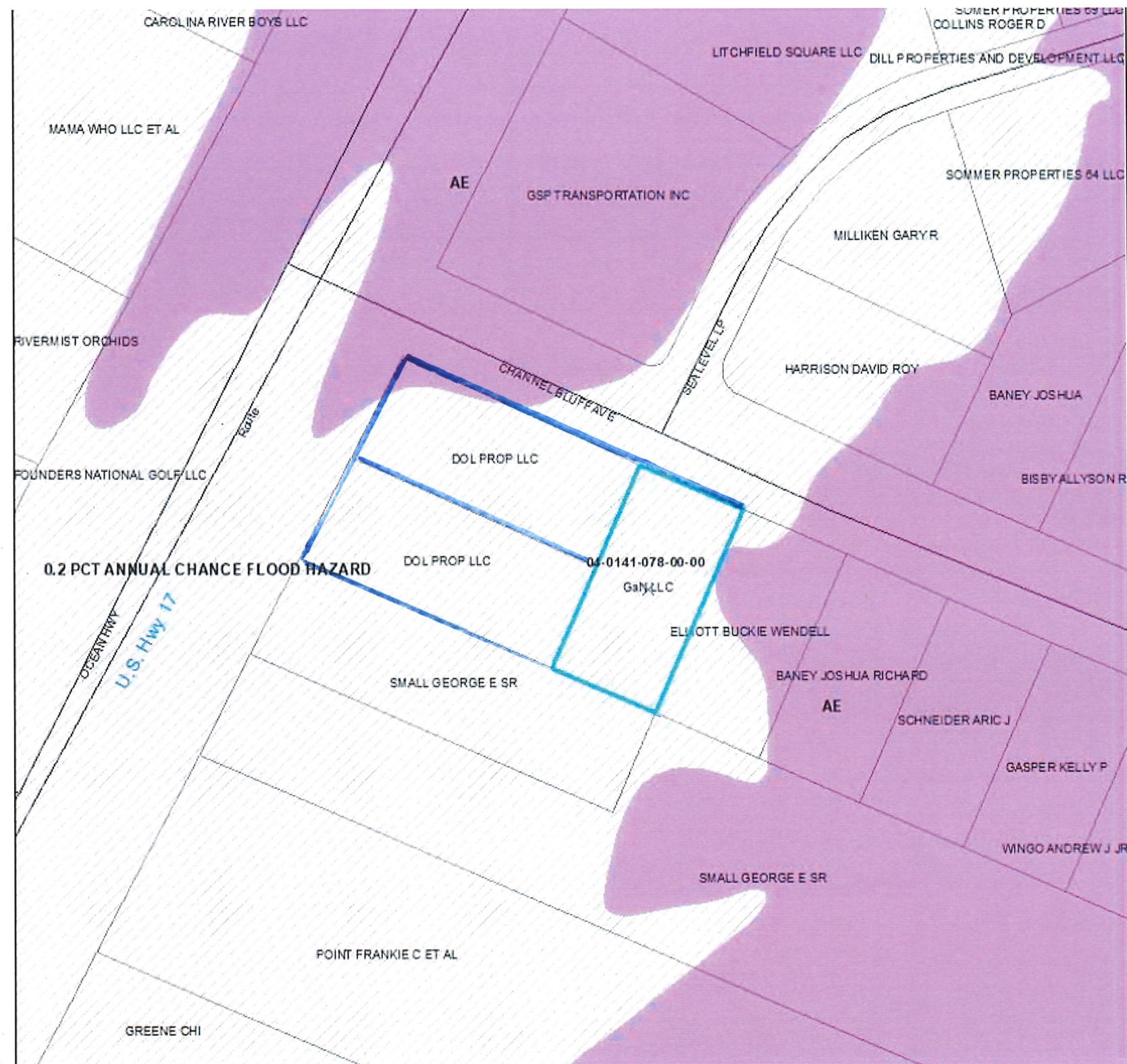
- Streets
- County Parcels



DISCLAIMER: This map is a geographic representation of data obtained from various sources. It is for informational purposes only and does not constitute a warranty of accuracy, completeness, and liability of the use of this 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 official Flood Insurance Rate Map (FIRM) for the State of Georgia. It is not intended to be used as a substitute for the official FIRM. The map is provided for informational purposes only. The Georgia Department of Transportation (DOT) is not responsible for any errors or omissions on this map. The Georgia Department of Transportation (DOT) is not responsible for any errors or omissions on this map.

0 15 30 60 90 120 Feet

Proposed Zoning Map

Legend

— Streets

Zoning Districts

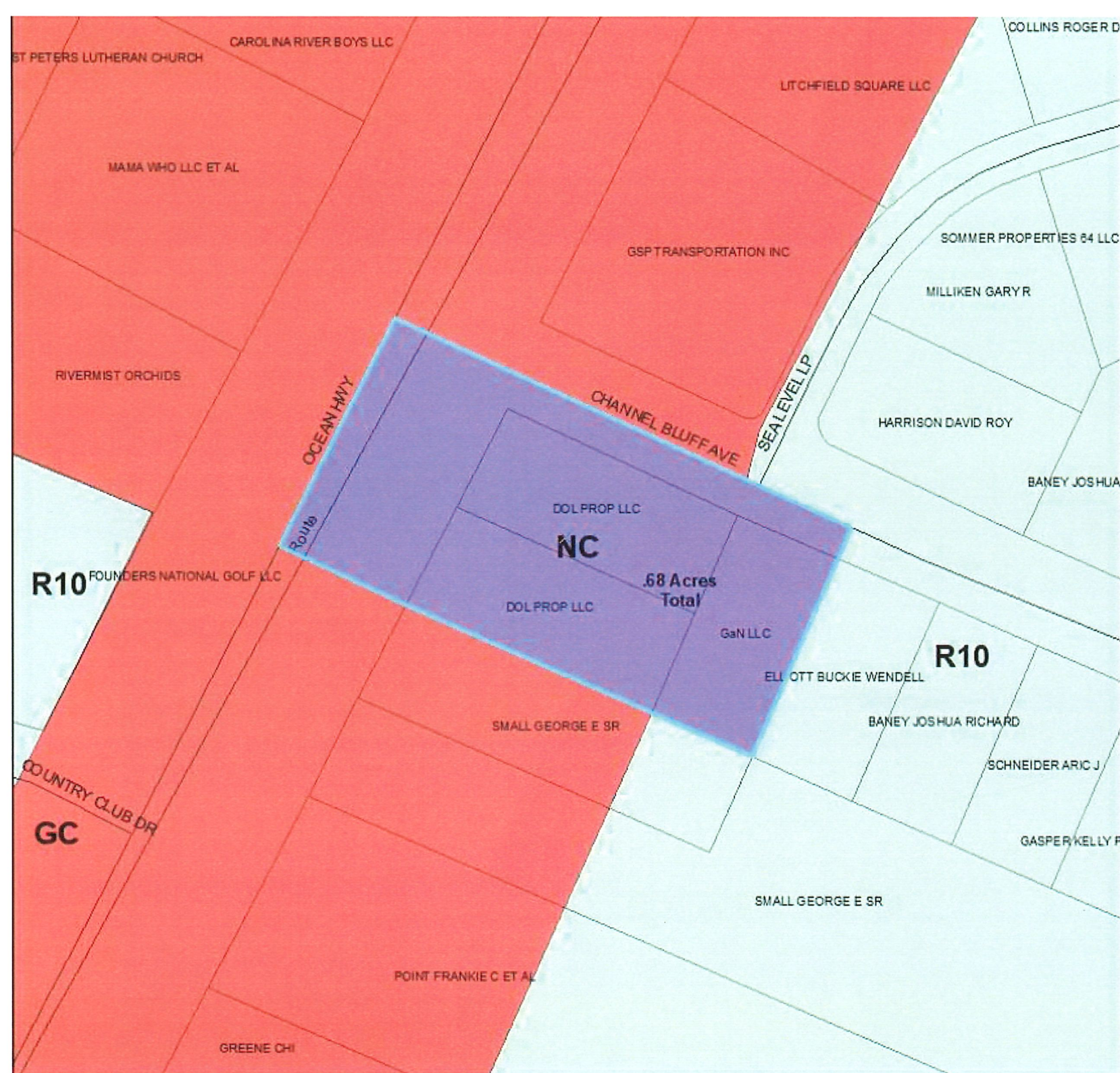
DISTRICT

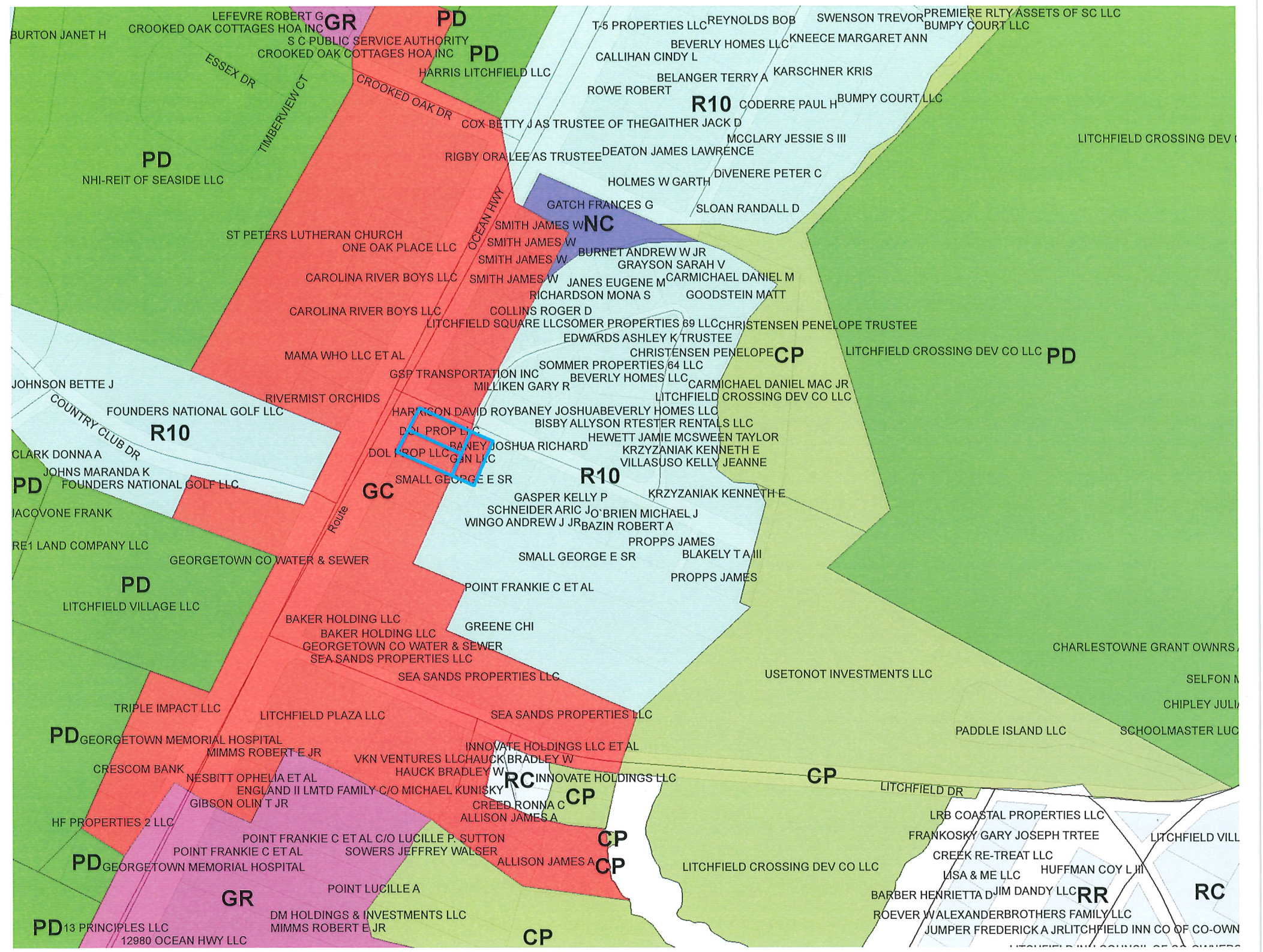
- CP
- FA
- FDD
- GC
- GR
- HI
- LI
- MR10
- NC
- OC
- PA
- PD
- R1/2
- R1/2AC
- R10
- R1AC
- R2
- R3/4AC
- RS
- RVC
- VR10

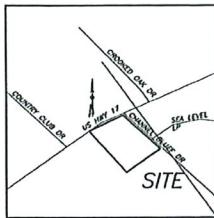


DISCLAIMER: This map is a graphic representation of data derived from various sources. It is not intended to be used as a legal document. The Town of Marietta, Georgia, is not responsible for any errors or omissions in this map. The Town of Marietta, Georgia, is not responsible for any errors or omissions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

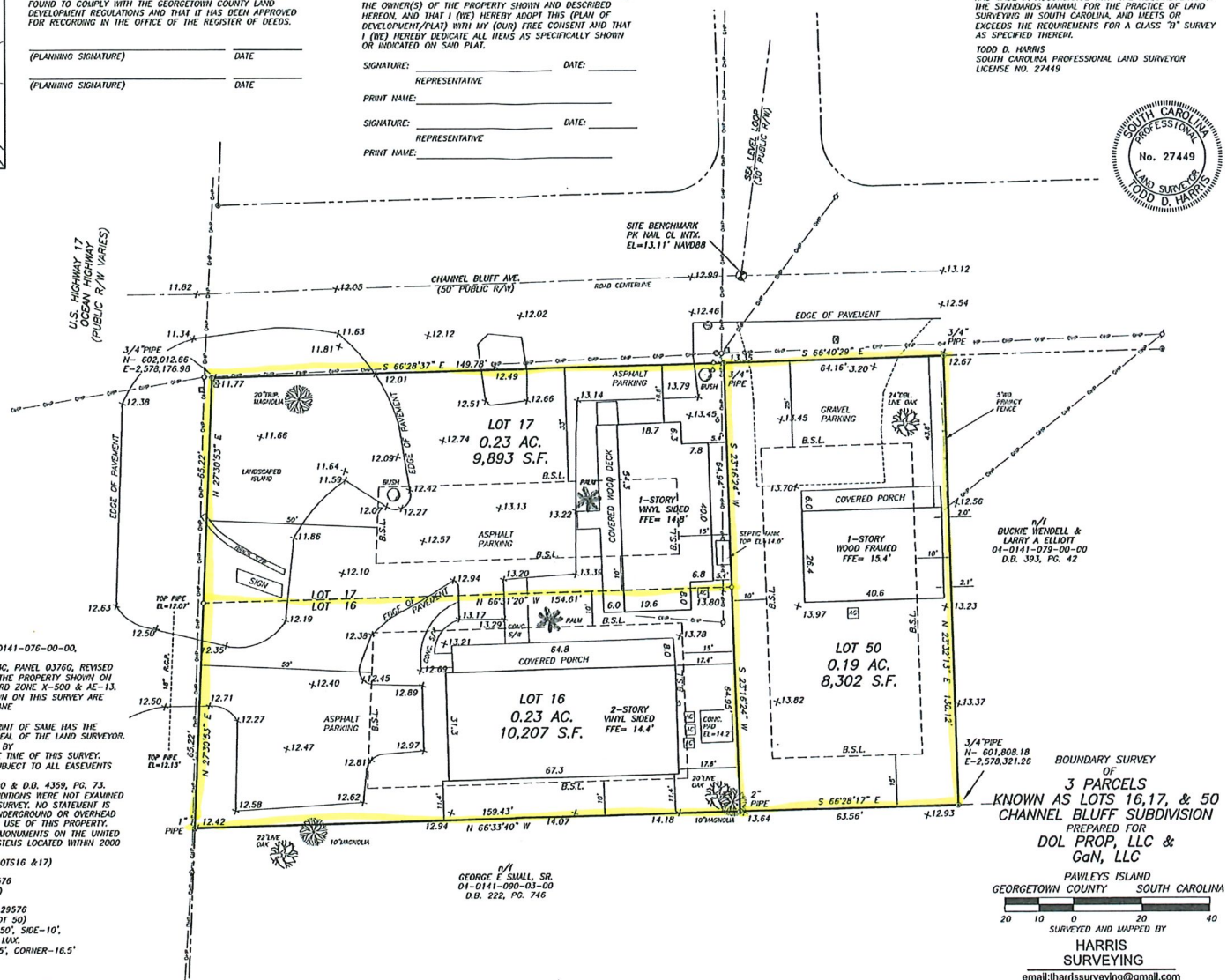
REPRESENTATIVE

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 &
G&N, LLC
PAWLEYS ISLAND
GEORGETOWN COUNTY SOUTH CAROLINA

SURVEYED AND MAPPED BY
HARRIS
SURVEYING
email: tharris@harrisurveying.com
MURRELLS INLET, SC 29576
PHONE: 843.457.0042

SCALE 1" = 20'
FILE 5-
FIELD DATE 08/21/23
PLAT DATE 09/15/23
DRAWN BY TDH
REVIEWED BY
APPROVED BY FLH
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: 10.a
Meeting Date: 1/11/2024
Item Type: APPROVAL OF MINUTES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:
Regular Council Meeting - December 12, 2023

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 - 121223 Minutes	Backup Material

Georgetown County Council held a Regular Council Meeting on Tuesday, December 12, 2023, at 5:30 PM in the County Council Chambers, 129 Screven 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	Theresa Floyd
	<i>Public Information Officer</i>	<i>Clerk to Council</i>
	Angela Christian	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 5:32 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 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	

SPECIAL REPORTS/PRESENTATIONS:

Nonprofit Spotlight – Coastal Conservation League

Becky Ryan, Director of the North Coast Regional Office, gave a presentation on behalf of the Coastal Conservation League. The Coastal Conservation League is an environmental advocacy and nonprofit dedicated to protecting the health of the coastal plain's natural resources. The organization has been working with communities, businesses, citizen groups, and residents since 1989 to protect natural habitats and the wildlife that depend on them. Work focusses on ensuring access to clean air, fresh water, and sustainable energy. Specific goals for Georgetown County include land conservation, wetland protection, walkable communities and the reduction of single use plastics. The Coastal Conservation League is always looking for help, and she urged Councilors and others to contact her if there was an interest in helping to make a difference in our communities' environment.

Recognition - 2023 Holiday Art Contest Winners

A presentation recognizing winning entries in the Annual Holiday Art Contest was made by Randy Akers, Deputy Public Information Officer, along with Chairman Louis Morant. The winning entry, submitted by Gabriela Morris, was duplicated as Georgetown County's annual holiday card. The following students were recognized for their art talent:

Opposed:	Clint A. Elliott	Louis R. Morant
	Lillie Jean Johnson	Raymond Newton
	Stella Mercado	

The vote on the main Motion made by Councilor Mercado was as follows:

Opposed:	Clint A. Elliott	Louis R. Morant
	Lillie Jean Johnson	Raymond Newton
	Stella Mercado	

In favor:	Bob Anderson	Everett Carolina
-----------	--------------	------------------

PUBLIC COMMENTS:

Chris Spigner

Ms. Spigner addressed County Council in support of local tourism and asked County Council to amend Ordinance No. 23-38 to allow larger commercial boats to utilize the Carroll Ashmore Campbell Marine Complex. She also wanted to inform County Council that the City of Georgetown dropped all nuisance charges against Rover Tours for using the East Bay boat landing. Ms. Spigner then spoke on the amount of boat landings in Georgetown that could be utilized instead of requiring larger boats to have to load and unload in Murrells Inlet.

Joseph Baxter

Mr. Baxter, owner of Baxter's Brew House, spoke regarding Ordinance No. 23-38 which governs the County's boat landings. He said larger tour boats bring more tourists to town and the Carroll Ashmore Campbell Marine Complex is a great place where they can load and unload passengers. Mr. Baxter pled with County Council to defer action on Ordinance No. 23-38 until they are able to amend it in a manner that will help support Georgetown tourism rather than harm it.

Teresa Brown Dozier

Ms. Dozier stated that she wanted to inform County Council that in the lower part of Georgetown County they are needing more assistance. She lives off of Choppee Road, and water is being held up in the canal that is overflowing to people's houses. She asked that County Council look out for residents living in the low portion of the county as well as they do for all other parts of the county.

Delores Perkins

Ms. Perkins also addressed County Council regarding the issues in the lower part of the county that are being caused by the canal. She informed Council that the canal is overgrown, which is causing the water to stop flowing and overflow all the way up to her front door. She asks that County Council look into helping fix this issue.

Russ Hunt

Mr. Hunt stated that he lived 50 ft. from the water treatment plant at Inlet Point South. In 2007 Inlet Point South deeded this property to the Peninsula via a quick claim deed for \$5. This was done in order to build a water plant to provide water for 33 lots. Mr. Hunt is upset that the Peninsula is wanting to block their view, which is a violation of their covenants. This unjust action by the Peninsula Board is causing a hostile environment in the neighborhood, as the Peninsula Board will receive a monetary gain from Ordinance No. 23-06, yet those who actually live in the area will suffer. He asked that County Council not pass the Ordinance.

Don DuBose

Mr. DuBose bought a lot in Inlet Point South many years ago. At the time that he bought the property, he asked if anything would ever be built where the water treatment plant currently sits, and he was told no. He stated he understands the need for the water plant, but there is no need for houses there. He asked that County Council consider not passing Ordinance No. 23-06.

Ray Tanner

Mr. Tanner stated that more than 20 years ago, he and his wife bought property in Inlet Point South. He was informed by the PUD at the time that no infrastructure would ever be built on the lot where the water plant currently is located. The Peninsula and residents at Inlet Point South did meet to discuss the plan and came to the conclusion that this project would not move forward. Now, he stands before County Council again, he asks that Council consider not passing Ordinance No. 23-06 as it would devalue, and change the property they love and currently live on.

Joey McQue

Mr. McQue is an Inlet Point South property owner. The property he currently owns has been in his family since 1998, and holds many precious memories. He claims that the Peninsula has tried to “strong arm” Council into allowing them to add two lots right across from their houses. This in turn led him into digging very deep into his personal documents. He stated that when the quick claim deed was done, there were no development rights given to the Peninsula within Inlet Point South. Mr. McQue pled with County Council to stick with the development plan that was originally agreed upon when the quick claim deed was signed.

Wade Mullins

Mr. Mullins is one of the 26 homeowners of a lot in Inlet Point South. He wanted to inform County Council that they were given false information claiming that both Home Owner Associations’ involved in this issue were in agreement with this Ordinance. In fact, the Peninsula wrote the letter claiming that the Inlet Point South was not opposed to the two properties being built. All Inlet Point homeowners are against this development, and he asked that County Council not pass Ordinance. No 23-06.

Alec Tuten

Mr. Tuten addressed County Council regarding the Boat Landing Ordinance, as he does not believe it has come to completion yet. He thinks that using the Carroll Ashmore Campbell Marine Complex should be utilized to help tourism to flourish here in Georgetown. He asks County Council to consider amending the boat landing Ordinance in a manner that will allow Georgetown to continue to grow and not harm it.

Clarissa Tuten

Ms. Tuten spoke regarding the County’s Boat Landing Ordinance, specifically regarding allowing larger tour vessels to use Carroll Ashmore Campbell Marine Complex. She stated that Georgetown has more private land bordering our water ways than our surrounding counties, as well as natural wetlands. She claims while this is something to be proud of, it limits the number of docks the County can build and provide for public access to our waterways. Ms. Tuten told Council they should not base this ordinance off of our surrounding counties but on a landing-by-landing basis. She asked Council to defer action on this Ordinance and do more research before passing it.

Dan Stacy

Mr. Stacy informed County Council that the Inlet Point South Development has been approved by the Planning Commission and County Council, twice. At Councilman Newton’s request, they did pause their efforts and met with a professional mediator in an attempt to reach a mutually satisfactory solution.

Unfortunately, this did not lead to a solution. Mr. Stacy does not want Council to be confused by the previous speakers, as it was a deed from Litchfield Company conveying its ownership of the fee simple title to this specific piece of property. This request fully complies with the Future Land Use Maps as well as the Comprehensive Plan. Currently the County gains \$50 a year in tax revenue from this property. With two single family homes built on this property the County would collect an estimated amount of \$60,000. He asks that County Council please consider passing Ordinance No. 23-06.

Ryan McCue

Mr. McCue spoke in opposition of allowing two single family homes to be built on the open property in Inlet Point South. He stated that those in both the Peninsula and Inlet Point South can agree they all purchased a property there because of the protections put in place by the original developers. Going against the original plan would be undermining the original intent of the development. He asked that County Council take into deep consideration not passing Ordinance No. 23-06.

Wesley Peel

Mr. Peel stated that his is a lawyer that represents many of the people from Inlet Point South. He stated that there was no fundamental agreement reached between the two parties, and if that was the case the residents of Inlet Point South would sign it. He also wanted to make it clear to County Council that every single homeowner that lives in the Inlet Point South is against this Ordinance. That alone should be reason enough to not pass Ordinance No. 23-06. Additionally, Mr. Peel made stated that no homeowners from the Peninsula have come to Council, yet almost all from the Inlet Point South Community has spoken out in opposition of this proposal. He asked that County Council vote against this Ordinance.

Lee Brockington

Ms. Brockington is a local historian, ecologist, and boat captain present on behalf of Imagine Boat tours, which is a six-passenger boat. She implored County Council to consider boat safety to those who rent boats here in Georgetown. Our water ways can be tricky to maneuver and it is important for those navigating the water have better knowledge and insight before they are allowed on the water. She asks that County Council considers an amendment to the boat landing ordinance that would allow licensed and experienced boat captains to safely share the history and ecology of Georgetown County.

Alex B

According to Alex, when the last Accommodations Tax Committee meeting was almost over, new member Vanessa Green asked for a second round of evaluation having doubts about the procedure. However, the Chair and other members ruled it was too late to change until next year. Additionally, he would like to know why the Murrells Inlet Bike parking space not under tourism (A-Tax). Lastly, he was upset that the public gets cut down to 2 minutes to talk yet, the Bunnelle Foundation gets a full segment.

CONSENT AGENDA:

Eight matters on the Consent Agenda were approved by virtue of the agenda approval process:

Contract #21-020, Change Order #3-Garden City Drainage Improvements, Sites 2-7 – County Council approved Change Order 3 with Greenwall Construction Service, Inc. in the amount of \$2,195,940.58.

Contract #20-001, Change Order #5 - Brick Chimney Road Improvement Project – County Council approved Change Order 5 with Coastal Asphalt for the additional amount of \$150,433.47 bringing the overall construction total to \$5,446,742.53.

Procurement #23-002, Murrells Inlet Bike Path Parking Facility – County Council awarded Procurement #23-002 to Associates Roofing & Construction, Inc. dba ARC of Murrells Inlet, SC for the total base bid amount of \$454,773.00.

Procurement #23-077, Two (2) Staff Vehicles for Midway Fire – County Council awarded Procurement #23-077 to Idleton Dodge Chrysler Jeep Ram of High Point, NC, in the amount of \$98,904.00 for the purchase of two (2) 2024 Dodge Durango vehicles.

Procurement #23-079, License Plate Reading Camera Systems – County Council awarded Procurement No. 23-079 to Flock Safety and approved a five (5) year agreement.

Procurement #23-082, Upfit of Fourteen (14) 2023 Police Vehicles – County Council awarded Procurement No. 23-082 to Tri County Upfitters in the amount of \$200,460.05 for the fourteen (14) new police vehicles as part of the previously approved Capital Equipment Replacement Plan (CERP).

Procurement #23-083, Radios for Sheriff's Office Fleet Vehicles - County Council awarded Procurement #23-083 to Motorola Solutions at a combined total of \$171,554.83 to purchase radios for twenty-five (25) vehicles.

Procurement #23-085, Aerial Ladder Truck for Georgetown County Fire – County Council awarded Procurement #23-085 to Rosenbauer of South Dakota, LLC for a ladder truck at a cost of \$1,306,839.00.

PUBLIC HEARINGS:

Ordinance No. 23-39

A public hearing was held on Ordinance No. 23-39 to amend the Georgetown County Code of Ordinances, Chapter 7, Buildings, Construction, Related Activities; Article VI, Impact Fees, to incorporate the "Capital Improvement Plan and Development Impact Fee Study" prepared by TischlerBise and dated November 22, 2023, and update the associated impact fee amounts. Chairman Louis Morant opened the floor for comments pertaining to Ordinance No. 23-39:

Alex "B" - Alex stated that Ordinance No. 23-39 is offering us new taxes. He went on to state that sales taxes are regressive against low-income people buying things. He is upset that the library has been closed with the temporary library having no Wi-Fi and our gyms having equipment we cannot use. Continuing on he stated that this Ordinance is all about more fees and taxes along with how big we can possibly make the jail. Lastly, he asked what the county is offering to the people besides this report.

Madison Cooper - Ms. Cooper is with Coastal Carolina's Association of Realtors. She stated that she is happy with the growth this Ordinance has made yet there are still concerns on the substantial increase included on some of the commercial non-residential properties. This includes retail, restaurants, schools, daycare, and lodging. However, restaurants and retail are uses that are much needed in the western portion of the County. This leads to her concern about what these fees will do to those small businesses that want to open.

There were no further comments pertaining to Ordinance No. 23-39 so Chairman Louis Morant ordered the public hearing closed.

Ordinance No. 23-42

A public hearing was held on Ordinance No. 23-42, an ordinance to amend the Future Land Use (FLU) map for a 5.13-acre parcel, located at 999 Aviation Blvd, further identified as TMS #01-0447-00-00-00, from Industrial to Medium Density Residential. There were no comments pertaining to Ordinance No. 23-42, and Chairman Louis Morant ordered the public hearing closed.

Ordinance No. 23-44

A public hearing was held on Ordinance No. 23-44, to Authorize and Approve an Amended and Restated Agreement For the Development of a Joint Industrial and Business Park by and Between Georgetown County and Horry County with Property Located in Horry County (Ascott Valley Commerce Park); to Require the Payment of a Fee In Lieu of Ad Valorem Taxes by Businesses and Industries Located in the Park; To Apply Zoning and Other Laws In the Park; To Provide for Law Enforcement Jurisdiction in the Park; and to Provide for the Jurisdiction of Park Revenues within the County. There were no comments pertaining to Ordinance No. 23-44, and Chairman Louis Morant ordered the public hearing closed.

ORDINANCES-Third Reading:

Ordinance No. 23-06

Councilor Stella Mercado moved for third reading approval for Ordinance No. 23-06 to amend the Inlet, Point South Planned Development (PD), located along Inlet Point Drive and Norris Drive in Litchfield, TMS 04-0149-003-00-00, to add two 10,000 sf. Single Family lots on the site of the former water and sewer treatment facility. Councilor Clint Elliott offered a second on the motion. Upon a call of discussion from the Chairman, there was none.

In favor:	Clint A. Elliott	Stella Mercado
	Lillie Jean Johnson	Louis R. Morant

Opposed:	Bob Anderson	Raymond Newton
	Everett Carolina	

Ordinance No. 23-38

Councilor Raymond Newton moved to amend 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 to include a the following provision: *"Forty (40) Foot Charter tourist vessels with a qualified Captain and Crew that are Coast Guard inspected and can carry up to forty (40) passengers shall be permitted to utilize the Carroll Ashmore Campbell Marine Complex"*. Councilor Everett Carolina offered a second on the motion. Chairman Louis Morant called for discussion on the motion.

Councilor Raymond Newton commented that the ordinance as proposed has one flaw as it eliminates use of public landings by larger charter boats, and many individuals who do not possess the knowledge or expertise to access the many areas of local history by water from visiting these areas. He discussed the history of the Carroll Ashmore Campbell Marine Complex. Councilor Bob Anderson responded with concerns about the proposed amendment being put in place as it may have a long-term impacts including imposing liability on the county. Councilor Clint Elliott asked if anything could be added to the amendment or revised Ordinance that could protect the county legally from being held responsible for anything that happens at the landings. County Attorney, John Watson responded. Councilor Stella Mercado suggested that either the amendment be deferred, or County Council consider amending this portion of the Ordinance in the future. Following discussion between Chairman Louis Morant and Attorney John Watson, Councilor Raymond Newton withdrew his motion to amend Ordinance No. 23-38.

Councilor Raymond Newton then made a motion to defer action on Ordinance No. 23-38. Councilor Everett Carolina offered a second on the motion. Upon a call of 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. 23-39

Councilor Clint Elliott moved for third reading approval of Ordinance No. 23-39, an Ordinance to amend the Georgetown County Code of Ordinances, Chapter 7, Buildings, Construction, Related Activities; Article VI, Impact Fees, to incorporate the "Capital Improvement Plan and Development Impact Fee Study" prepared by TischlerBise and dated November 22, 2023, and update the associated impact fee amounts. Councilor Bob Anderson offered a second on the motion. Chairman Morant called for discussion.

Councilor Clint Elliott then moved to incorporate amendments proposed by the planning staff. Councilor Stella Mercado offered a second on the motion. Upon a call of discussion from the Chairman, there was none.

The vote on the amended motion was as follows:

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

Opposed: Raymond Newton

The note on the main motion was as follows:

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

Opposed: Raymond Newton

ORDINANCES-Second Reading

Ordinance No. 23-42

Councilor Everett Carolina moved to approve second reading of Ordinance No. 23-42, to amend the Future Land Use (FLU) map for a 5.13-acre parcel, located at 999 Aviation Blvd, further identified as TMS #01-0447-00-00-00, from Industrial to Medium Density Residential. 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	Lillie Jean Johnson
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton

Opposed: Stella Mercado

Ordinance No. 23-43

Councilor Everett Carolina moved to approve second reading of Ordinance No. 23-43, to rezone (1) parcel totaling 5.13 acres located at 999 Aviation Blvd., identified as TMS# 01-0447-010-00-00, from Limited Industrial (LI) to 10,000 Square Feet Residential (MR-10). 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	Lillie Jean Johnson
	Everett Carolina	Louis R. Morant
	Clint A. Elliott	Raymond Newton

Opposed: Stella Mercado

Ordinance No. 23-44

Councilor Bob Anderson moved for second reading approval of Ordinance No. 23-44 to Authorize and Approve an Amended and Restated Agreement For the Development of a Joint Industrial and Business Park by and Between Georgetown County and Horry County with Property Located in Horry County (Ascott Valley Commerce Park); to Require the Payment of a Fee In Lieu of Ad Valorem Taxes by Businesses and Industries Located in the Park; To Apply Zoning and Other Laws In the Park; To Provide for Law Enforcement Jurisdiction in the Park; and to Provide for the Jurisdiction of Park Revenues within the County. 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	

ORDINANCES-First Reading:

Chairman Louis Morant read the following ordinance into the record by title only:

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.

MINUTES:

Regular Council Meeting – November 14, 2023

Councilor Lillie Jean Johnson moved to adopt the minutes of the County Council meeting held on November 14, 2023. The motion was seconded by Councilor Clint Elliott. Upon a call of 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	

EXECUTIVE SESSION:

Councilor Clint Elliott moved to enter into Executive Session to discuss Economic Development matters. Councilor Stella Mercado offered a second on the motion. Upon a call of 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	

Council entered into Executive Session at 07:22 PM.

OPEN SESSION:

Councilor Clint Elliott made a motion to return to open session at 8:21 PM. Councilor Stella Mercado offered a second on the motion. There was no discussion on the motion.

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.

Councilor Everett Carolina moved to rescind Resolution No. 23-24 approving and authorizing the creation of a Capital Project Sales Tax Commission pursuant to South Carolina Code 4-10-300. This is in order to reevaluate the process in order to find a representative for Andrews Districts 3 and 5. County Attorney, John Watson informed County Council that making a motion is not sufficient at this time to rescind Resolution No. 23-24. It needs to be made to be an agenda item before it can be voted on.

Councilor Raymond Newton requested that an item rescinding Resolution No. 23-24 be placed on the next meeting agenda.

Being no further business, Councilor Stella Mercado moved to adjourn the meeting, which was seconded by Councilor Lillie Jean Johnson. The meeting was adjourned at 8:27 PM.

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

Date

Clerk to Council