

Council Members

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

**County Administrator**

Angela Christian

Clerk to Council

Theresa E. Floyd

County Attorney

Jay Watson

February 27, 2024

5:30 PM

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

AGENDA

- 1. INVOCATION**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. SPECIAL REPORTS /PRESENTATIONS**
 - 4.a Nonprofit Spotlight - FAVOR Grand Strand**
- 5. PUBLIC COMMENTS**
- 6. CONSENT AGENDA**
 - 6.a Procurement #24-016, EagleView Imagery Services & Software**
- 7. APPOINTMENTS TO BOARDS AND COMMISSIONS**
 - 7.a Waccamaw Center for Mental Health Board**
- 8. RESOLUTIONS / PROCLAMATIONS**
 - 8.a Resolution No. 24-03 - A Resolution Approving and Authorizing the Application for a USDA Rural Business Development Opportunity Grant and All Necessary Acts and Matters Relating Thereto.**
- 9. THIRD READING OF ORDINANCES**
 - 9.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.**
- 10. SECOND READING OF ORDINANCES**

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

11. FIRST READING OF ORDINANCES

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

11.b Ordinance No. 24-06 - An Ordinance to Amend the Official Zoning Map of Georgetown County, Regarding 8.3 Acres of TMS #04-0158-060-00-00, Located Along US Hwy Hwy 17 in Pawleys, from General Commercial Along US Hwy 17 in Pawleys Island, From General Commercial (GC) and General Residential (GR) to a Flexible Design District.

12. APPROVAL OF MINUTES

12.a Regular Council Meeting - February 13, 2024

13. LEGAL BRIEFING / EXECUTIVE SESSION

13.a Receive legal counsel/discuss legal matters and negotiations pursuant to S.C. Code Ann. § 30-4-70(a)(2)

14. OPEN SESSION

15. ADJOURNMENT

Item Number: 4.a
Meeting Date: 2/27/2024
Item Type: SPECIAL REPORTS /PRESENTATIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Public Information

ISSUE UNDERCONSIDERATION:

Georgetown County and the Frances P. Bunelle Foundation are partnering to spotlight a local nonprofit at each County Council meeting. This week's featured nonprofit is FAVOR Grand Strand. Ayla Dyer will present.

CURRENT STATUS:

N/A

POINTS TO CONSIDER:

FAVOR Grand Strand promotes long-term recovery from substance-use disorder through support, education, and advocacy by working with addicts and their families.

FINANCIAL IMPACT:

N/A

OPTIONS:

N/A

STAFF RECOMMENDATIONS:

This item is presented for information only.

ATTORNEY REVIEW:

Item Number: 6.a
Meeting Date: 2/27/2024
Item Type: CONSENT AGENDA

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Purchasing

ISSUE UNDERCONSIDERATION:

Procurement #24-016, EagleView Imagery Services & Software

CURRENT STATUS:

In 2016, the County entered into a contract with Pictometry International Corporation dba EagleView to procure flyover imagery services over Georgetown County for GIS mapping use. A second flyover was done in a few years later to obtain updated data. The County is now requesting a new three (3) year contract to obtain a new flyover with updated data for the next three (3) years.

POINTS TO CONSIDER:

- 1) Renewal of software is an exemption under the Procurement ordinance. However, the imagery flyover capture will be procured utilizing a Sole Source Justification.
- 2) Services include an updated flyover and imaging capture, EagleView Cloud Software and offline copy, EagleView Cloud comprehensive integration bundle, EagleView Cloud authorized subdivisions, EagleView Cloud early access, EagleView Cloud ChangeFinder, EagleView Cloud Disaster Response Program, and EagleView Cloud Capture History.
- 3) The Assessor is requesting an updated flyover to aid in the 2025 Reassessment which will consist of the review of 57,400 properties. The program will allow the five (5) County appraisers the ability to view the properties and measure them with accuracy. This software is unlike similar products as it allows side views as well as top views of properties.

FINANCIAL IMPACT:

Funding is allocated annually split 50% to GL account number 010.127-50431 General Fund. Assessor-Other Professional Services and 50% to GL account number 504.901-50431 Stormwater Management Fund. Non-Departmental-Other Professional Services.

OPTIONS:

- 1) Approve a new contract to Pictometry International Corporation dba EagleView total contract cost of \$156,919.50 to be billed annually over the next three (3) years.
- 2) Decline staff's recommendation.

STAFF RECOMMENDATIONS:

County staff have reviewed and recommend another flyover be done to update the software accordingly for the upcoming 2025 Reassessment. The ortho imagery allows the Assessor's office to look at property with side views to identify each area as to living area vs. porches and aide in seeing building materials and other taxable items. It also aids the Assessor's office with the appeal process by allowing a taxpayer to visually see the property and items in question with a

definite time frame. The Assessor finds this software to be an indispensable tool to aid in their daily work. With the aid of the new fly over their office can find new structures that were missed through the permit process or were constructed without a permit. The change finder is a product that highlights new and changed areas to a property to help find new items.

ATTORNEY REVIEW:

No

ATTACHMENTS:

Description	Type
▢ Recommendation from Mr. Tim Holt, Georgetown County Assessor	Cover Memo
▢ 24-016 Sole Source Justification Form	Cover Memo



Georgetown County Assessor Office

129 Screven Street
PO Box 421270
Georgetown, South Carolina 29440
(843) 545-3017

2/20/2024

Georgetown County Council

Re Pictometry Aerial View / Change finder

This request for the 2024 Eagle View county wide fly over is be use by several departments but mainly for the Assessor's Office to aid in the 2025 Reassessment. The 2025 Countywide Reassessment will consist of the review of 57,400 properties with 5 appraisers to do it. The program allow us to view the property and measure the building with accuracy.

The ortho imagery allows us to look at the property with side views to identify each area as to living area vs porches. We can see building materials and other taxable items we may not be aware of. This will save in time spent driving to the site vs viewing from the overhead view, correcting in the Assessment program.

It also aids it the appeal process when a taxpayer can visually see the property and items in question with a definite time frame.

We have used this program for several years starting in 2016 and find it an indispensable tool to aid in our daily work. With the aid of the new fly over we can find new structures that were missed through the permit process or were constructed without a permit. The change finder is a product to highlight new and changed areas to a property to help find new items.

I ask that we are allow to continue to have this product to aid our staff.

Please contact me with any questions

Sincerely,

A handwritten signature in cursive script that reads "Timothy R. Holt".

Timothy R. Holt
Georgetown County Assessor
SC Certified Residential Appraiser
Email: tholt@gtcounty.org
Phone: 843-545-3016



Georgetown County, SC

JUSTIFICATION FOR SOLE SOURCE

Georgetown County proposes to procure 2024 Countywide Aerial Flyover
to be used for the 2024 Reassessment, change finder⁽¹⁾
will highlight new structures since the 2022 flyover
 as a sole source from Pictometry International Corp 25 Methodist Hill Dr.
Rochester, NY 14623 Attn: Joe Wilson⁽²⁾ 704-649 2119

based upon the following justification as outlined in Ordinance 20-32, Sec. 2-54:

- ☐ There is a lack of competition for a product or service.
- ☐ It is a unique, one-of-a-kind service offer.
- ☒ The product has patented or proprietary rights that provide superior capabilities that are not obtainable from similar products, and this product is not marketed through other wholesalers, jobbers, or distributors whose competition could be encouraged.
- ☐ Where the items are needed for trial use or testing.
- ☒ Specialized projects where the continuation of a professional service contract is imperative to the success and efficiency of a project, subject to the County Administrator's approval.

Specify: The new flyover will aid in new construction be added⁽³⁾
to the tax roll correctly. Measured through the program with
accuracy and clear definition

Budgeted Funds: ☒-YES ☐-NO Amount: ~~82,718~~ 156,919

G/L Account Number: 010.127 50431 Department: 127 Assessor

Submitted by: Timothy Holt Date: 2-20-2024

Department Director: [Signature] Date: 2/20/24

Purchasing Approval: [Signature] Date: 2/20/2024

County Administrator Approval: _____ Date: _____

Item Number: 7.a
Meeting Date: 2/27/2024
Item Type: APPOINTMENTS TO BOARDS AND COMMISSIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Waccamaw Center for Mental Health Board

CURRENT STATUS:

One of three seats nominated by Georgetown County on the Waccamaw Center for Mental Health Board is currently vacant.

POINTS TO CONSIDER:

The Waccamaw Center for Mental Health Board is a regional board consisting of fifteen (15) members representing Horry, Williamsburg, and Georgetown Counties. Each county is allotted a number of seats based on county population.

Currently, three members of the MCMH Board represent Georgetown County. These individuals are nominated by Georgetown County Council on an 'at large' basis. Based on County Council's recommendation, appointments to the Board are made by the Governor.

An application has been received from Ms. Teresa Robinette to serve on the Waccamaw Center for Mental Health Board. The Waccamaw Center for Mental Health supports Ms. Robinette's nomination, and has requested County Council's favorable consideration.

FINANCIAL IMPACT:

n/a

OPTIONS:

1. Nominate Ms. Teresa Robinette to serve on the Waccamaw Center for Mental Health Board.
2. Decline appointment.

STAFF RECOMMENDATIONS:

Recommendation for nomination of **Teresa Robinette** for appointment to the Waccamaw Center for Mental Health Board.

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> WCMH Board - Teresa Robinette Application	Backup Material



GEORGETOWN COUNTY BOARD / COMMISSION

Indicate Board / Commission(s) that you wish to be considered for appointment / reappointment:

<input type="checkbox"/> Airport Commission	<input type="checkbox"/> Economic Development Alliance Board	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Alcohol & Drug Abuse Commission	<input type="checkbox"/> Fire District 1 Board	<input type="checkbox"/> Planning Commission
<input type="checkbox"/> Assessment Appeals Board	<input type="checkbox"/> Forestry Board	<input type="checkbox"/> Sheriff Advisory Board
<input type="checkbox"/> ATAX Commission	<input type="checkbox"/> Historical Commission	<input type="checkbox"/> Tourism Management Commission
<input type="checkbox"/> Building Codes Board of Appeals	<input type="checkbox"/> Library Board	<input type="checkbox"/> Zoning Appeals Board
<input type="checkbox"/> Disabilities & Special Needs	<input type="checkbox"/> Midway Fire-Rescue Board	<input checked="" type="checkbox"/> Other <u>Waccamaw Mental Health Board</u>

PLEASE PRINT

Name: Teresa Ann Robinette
 Home Address: 110 Partridge Lane Town/zip: Pawleys Island 29585
 Home Phone: _____ Work Phone: _____ Cell Phone: 614-843-1019 Email Address: trobinette@gmail.com
 Permanent resident of Georgetown County? ☒ YES ☐ NO Registered Voter in Georgetown County? ☒ YES ☐ NO
 Occupation: Parish Secretary Present Employer: St. Mary Our Lady of Ransom [If retired, most recent employer]
 Employer Address: 317 Broad St. Town/zip: Georgetown SC 29440

Please indicate which best describes the level of education you last completed:

☐ Some High School ☐ High School Graduate/GED ☒ Some College ☐ College Graduate

Professional Degree [please specify] _____ *If you have experience that you feel would be beneficial to this board/commission please provide a summary of qualifications using extra sheet if necessary.

Do you serve on any other state, county, city, or community boards/commissions, or hold an elected office? Yes ☐ No ☒

[If yes, please list]: _____

Do you have any interest in any business that has, is, or will do business with the County of Georgetown? Yes ☐ No ☒

[If yes, please list]: _____

Do you have a potential conflict of interest or reason to routinely abstain from voting on this board /commission? Yes ☐ No ☒

[If yes, please list]: _____

I, Teresa Robinette, agree that if appointed, I will attend the stated and called meetings of this board to which I may be appointed and further agree that should I miss three (3) consecutive meetings or, half the meetings within a six-month period, I will resign my appointment.

Certificate of Applicant

Personally appeared before me, the applicant, who being sworn, disposed, and says that all his/her statements are true, accurate and complete: and that he/she knows and agrees that any misrepresentation or omission of the facts may result in his/her being disqualified should he/she already be appointed by the Governor. He /she authorizes the State Law Enforcement Division to conduct a background investigation, including, but not limited to, a criminal history, driving and credit check. He/she also authorizes the Governor's Office to provide the nominating authorities with copies of this application, the criminal history and credit report and any other information gathered in processing this appointment.

Teresa Robinette
Applicant Signature

1-18-24
Date

Sworn before me this 18th day of January, 2024

[notary seal]

Rhyssak Bryant
Notary Public for South Carolina

My Commission Expires February 10, 2032

NOTE: Applications for service on Georgetown County Boards and Commissions remain on file for 2 years. If you have not been appointed to serve on a board/commission within that that timeframe you may re-submit your application. Please note that information provided in this application may be subject to SC Freedom of Information disclosure.

[Please return completed form to Theresa Floyd, Clerk to Council, 716 Prince Street, Georgetown, SC 29440]

Item Number: 8.a
Meeting Date: 2/27/2024
Item Type: RESOLUTIONS / PROCLAMATIONS

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Administrator

ISSUE UNDERCONSIDERATION:

Resolution No. 24-03 - A Resolution Approving and Authorizing the Application for a USDA Rural Business Development Opportunity Grant and All Necessary Acts and Matters Relating Thereto.

CURRENT STATUS:

By act of the South Carolina Legislature the South Carolina State Ports Authority transferred the Port of Georgetown real property, including buildings, fixtures, and certain equipment, to the County of Georgetown by deed on or about June 30, 2023.

POINTS TO CONSIDER:

Since taking ownership of the Georgetown Port the County has been engaged in evaluations and studies of the condition of the property and existing structures, ongoing operations at the Port, and other matters related to the use, development, and future of the Port.

Through the USDA Rural Business Development Grant Program, Rural Business Opportunity Grant (RBOG), funds may be available to provide additional and needed resources for the County in its ongoing evaluations and development of the Port.

The application of the Rural Business Opportunity Grant requires the approval of the County Council. County Council has determined that the application and acceptance of a RBOG, if awarded, would benefit the economic development of the Georgetown County; would be directly and substantially benefit the County and the citizens and residents of the County, and would be in the best interest of Georgetown County and the public good.

FINANCIAL IMPACT:

OPTIONS:

1. Adopt Resolution No. 23-04.
2. Do not adopt Resolution No. 23-04.

STAFF RECOMMENDATIONS:

Adopt Resolution No. 23-04, to approve application for a Rural Business Development Grant, and, if awarded, the acceptance of the grant by the County.

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
▣ Resolution No. 24-03	Resolution Letter

**GEORGETOWN COUNTY
RESOLUTION NO. 24-03**

**A RESOLUTION APPROVING AND AUTHORIZING THE APPLICATION FOR A
USDA RURAL BUSINESS DEVELOPMENT OPPORTUNITY GRANT AND ALL
NECESSARY ACTS AND MATTERS RELATING THERETO.**

WHEREAS, Georgetown County, South Carolina (the “County”), acting by and through its County Council (the “Council”), is authorized and empowered pursuant to 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, by act of the South Carolina Legislature the South Carolina State Ports Authority transferred the Port of Georgetown real property, including buildings, fixtures, and certain equipment, to the County of Georgetown by deed on or about June 30, 2023.

WHEREAS, since taking ownership of the Georgetown Port the County has been engaged in evaluations and studies of the condition of the property and existing structures, ongoing operations at the Port, and other matters related to the use, development, and future of the Port.

WHEREAS, through the USDA Rural Business Development Grant Program, Rural Business Opportunity Grant (RBOG), funds may be available to provide additional and needed resources for the County in its ongoing evaluations and development of the Port.

WHEREAS the application of the Rural Business Opportunity Grant requires the approval of the County Council.

WHEREAS, the County Council has determined, *inter alia*, that the application and acceptance of a RBOG, if awarded, would benefit the economic development of the Georgetown County; would be directly and substantially benefit the County and the citizens and residents of the County, and would be in the best interest of Georgetown County and the public good.

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

The Georgetown County Council, as an act of and on behalf of the County, does expressly approve the application for a RBOG and, if awarded, the acceptance of the grant by the County.

The Chairman of the County Council, the County Administrator, the Economic Development Director, and County Attorney, each and all, are authorized and directed to take such action as may be necessary and proper thereto on behalf of the County.

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

Item Number: 9.a
Meeting Date: 2/27/2024
Item Type: THIRD READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Planning / Zoning

ISSUE UNDERCONSIDERATION:

Ordinance No. 23-45 - An Ordinance to amend the Pavilion Square Flexible Design District (FDD), a parcel located on the southwest corner of Highway 17 and Petigru Drive in Pawleys Island identified as TMS #04-0161-016-00-00, to allow for a larger retail store.

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

CURRENT STATUS:

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

POINTS TO CONSIDER:

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

Use	SF

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. The intent of the FDD is to “provide opportunities to create more desirable environments for single or mixed use developments through the application of flexible and diversified land development standards under a comprehensive review process.” Section 613.114 of the ordinance requires a narrative from the applicant addressing how the project better impacts the natural and human environment than a more typical commercial district. The original applicant for this tract addressed this by referencing the use of permeable pavers to treat runoff from the site, the reduction in impervious area, the shared access off Highway 17 in lieu of an additional curb cut, the use of the side street for access and the increased amount of landscaping as examples of a better natural and human environment beyond a typical commercial development.

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

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

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

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

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

FINANCIAL IMPACT:

not applicable

OPTIONS:

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

STAFF RECOMMENDATIONS:

Recommendation for approval of Ordinance No. 23-45.

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

ATTORNEY REVIEW:

Yes

ATTACHMENTS:

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

— — — — —

- application
- Revised site plan

- Backup Material
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.
7. The owner shall provide funds equal to the construction cost for 335.6 linear feet of a 10 foot wide, concrete multi-purpose path based on the cost estimate dated February 8, 2024 in order to facilitate a future path along Petigru Drive.

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

(as amended 2/13/24)

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

Theresa Floyd
Clerk to Council

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

John D. Watson III
Georgetown County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

(as amended 2/13/24)

Zoning Map

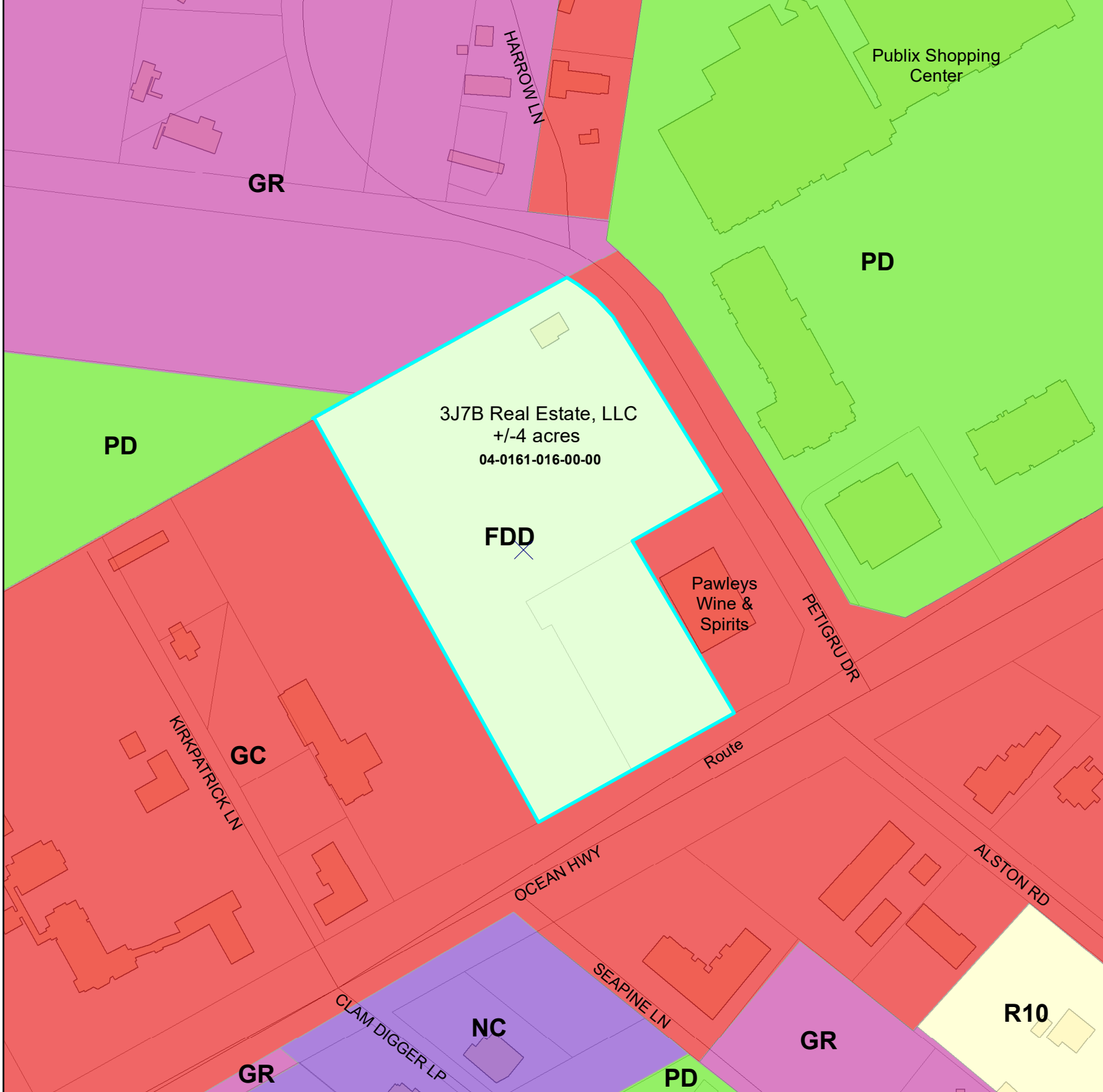
Legend

- Streets
- County Parcels

Zoning Districts

DISTRICT

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



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

0.00 0.01 0.02 0.03 0.04 Miles

Aerial Map



Legend

- Streets
- County Parcels
- Footprints_2017



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

0 0.005 0.01 0.02 0.03 0.04 Miles

Future Land Use (FLU) Map



Legend

- Streets
- County Parcels
- Footprints_2017

FLU

FUTURE_LAN

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



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

0 0.005 0.01 0.02 0.03 0.04 Miles



FOR INTERNAL USE ONLY

Case Number: _____ Fee Paid: _____
Date Submitted: _____ Received By: _____



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

APPLICATION TO AMEND A PLANNED DEVELOPMENT (PD)

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

Please note this approval applies to this particular property only.

Name of Planned Development: Pavilion Square

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

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

All Applicants must complete SECTION A: APPLICANT INFORMATION

SECTION A: APPLICANT INFORMATION

Property Information:

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

(Include all affected parcels)

Street Address: Corner of Petigru and US Highway 17

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

Lot / Block / Number: _____

Existing Use: Vacant Land / Coffee Shop

✓
Proposed Use: Grocery / Food Store

Commercial Acreage: 5.0 +/-

Residential Acreage: _____

Property Owner of Record:

Name: 3J7B Real Estate, LLC

Address: 677 King Street

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

Telephone/Fax: 828-713-8010

E-Mail: jwalls@smallwoodpropertygroup.com

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

Contact Information:

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

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

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

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

Agent of Owner:

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

Address: 90 Wall Street / Unit B

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

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

E-Mail: dstacy@oxnerandstacy.com

Signature of Agent/ Date: Daniel W. Stacy

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

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

Adjacent Property Owners Information required:

1. The person requesting the amendment to the Zoning Map or Zoning Text must submit to the Planning office, at the time of application submittal, stamped envelopes addressed with name of each resident within **Four hundred feet (400)** of the subject property. The following return address must appear on the envelope: **"Georgetown County Planning Commission, 129 Screven Street, Suite 222 Georgetown, SC 29440."**
2. A list of all persons (and related Tax Map Numbers) to whom envelopes were addressed to must also accompany the application.

SECTION B: SETBACK AMENDMENT

Please supply the following information regarding your request:

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

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

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

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

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

SECTION C: SIGNAGE AMENDMENT

Reason for amendment request: _____

Number of signs existing currently on site _____

Square footage of existing sign(s) _____

Number of Proposed signs: _____

Square footage of the proposed sign(s) _____

Submittal requirements:

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

SECTION D: SITE PLAN AMENDMENT

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

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

Submittal requirements:

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

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

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

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

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

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

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EXISTING
TRAFFIC
SIGNAL

PAWLEY'S
WINE & SPIRITS

SHARED
MONUMENT SIGN

U.S. HIGHWAY 17 (OCEAN HIGHWAY)

PETICOLA DRIVE
(IMPROVE WITH SINGLE PAV)

SIGN

7-Brew
Coffee

FUTURE RETAIL
OR
OFFICE BUILDING

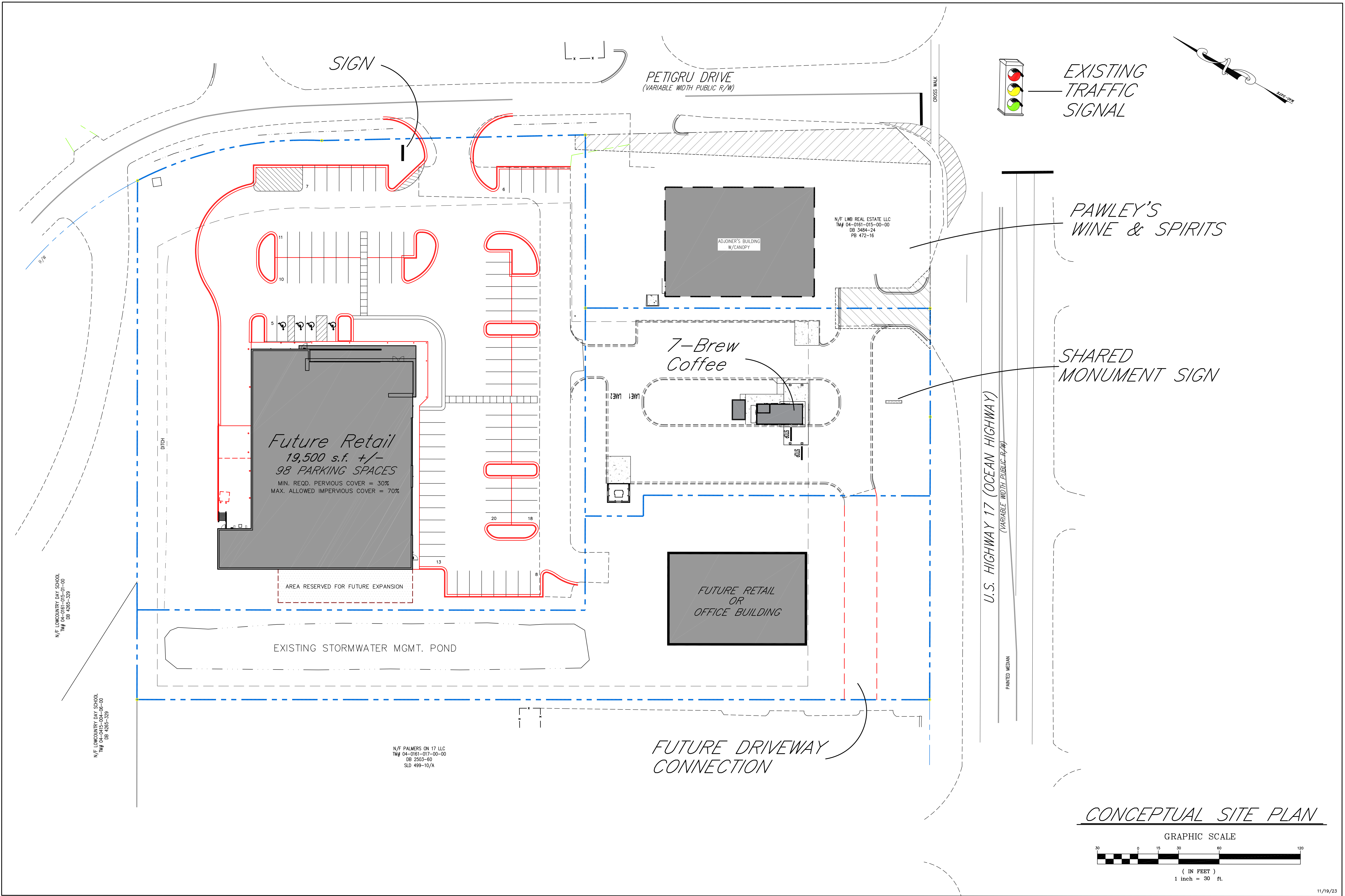
Future
Retail
200,000 sq. ft. (approx.)
100 TOTAL PARKING SPACES
2.0 ACRES

EXISTING STORMWATER MGMT. POND

CONCEPTUAL SITE PLAN



HAHNES, GIBSON & ASSOCIATES, INC.
1000 NORTH BROADWAY, SUITE 200
LAURENSVILLE, OHIO 44645
PHONE: (781) 441-1000 FAX: (781) 441-1000



Item Number: 10.a
Meeting Date: 2/27/2024
Item Type: SECOND READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Finance

ISSUE UNDERCONSIDERATION:

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

CURRENT STATUS:

Pending Approval

POINTS TO CONSIDER:

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

FINANCIAL IMPACT:

As disclosed in the attached Ordinance.

OPTIONS:

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

STAFF RECOMMENDATIONS:

Approve second reading of Ordinance No. 24-04.

NOTE: This ordinance was submitted by title only at first reading, therefore a *motion to amend* will be required at second reading to include text.

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
□ Ordinance No. 24-04	Ordinance

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE # 24-04

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

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

- Section 10: Appropriations in the Midway Fire District II Fund are increased by a total of \$200,000 for repairs to various Fire Stations. This appropriation was approved in the General Fund as part of the original budget Ordinance 22-13 for fiscal year 2023/24, however it was not appropriated in Midway Fire District II Fund.
- Section 11: Appropriations in the Midway Fire District II Fund are increased by \$100,000, to allow for the of two new staff vehicles. Funding for this project will come from fund balance in the Midway Fire District II Fund. This purchase was approved at the December 12, 2023, County Council meeting.
- Section 12: Appropriations in the Midway Fire District II Fund are increased by \$3,470, to allow for the purchase of a torque tank and V straps. Funding for this appropriation will come from Contributions and Donations received by the Midway Fire District II Fund.
- Section 13: Appropriations in Accommodations Tax Fund are increased by \$176,790, to allow for the purchase of a compacting trailer for the Parks and Recreation department and a boat for County Fire District I. Funding for these purchases will come from fund balance in the Accommodations Tax Fund. This appropriation was approved at the December 12, 2023, County Council meeting.
- Section 14: Appropriations in the Special Economic Development Fund are increased by \$400,000, to allow for the purchase of land associated with the Zilmit Property Rail Spur located at the Andrews Industrial Park. Funding for this project will come from fund balance in the Special Economic Development Fund.
- Section 15: Appropriations in the Law Enforcement Fund are increased by \$22,839, to allow for the purchase of body armor and body worn cameras. Funding for this appropriations will come from South Carolina State grant revenue.
- Section 16: Appropriations in the Law Enforcement Fund are increased by \$80,000, to allow for the purchase of 4 each ATV and 2 each side-by-side utility vehicles. Funding for this appropriations will come from fund balance in the Law Enforcement Fund and was approved at the February 13, 2024, County Council meeting.
- Section 17: Appropriations in the Sheriff's Federally Seized Asset Fund are increased by \$28,000 for the purchase of two K-9 dogs and the associated training. Funding for this purchase will come from fund balance and unanticipated revenues in the Sheriff's Federally Seized Asset Fund.
- Section 18: Appropriations in the Debt Service – Bond Fund are increased by \$3,500,000 to allow for the June 2024 principal and interest payment as well as closing costs associated with the February bond issue for the construction of the new Detention Center. Funding for this appropriation will come from fund balance is the Debt Service – Bond Fund.
- Section 19: Appropriations in the Capital Equipment Replacement Fund are increased by \$110,000, for the purchase of equipment to outfit the two new pumper truck budgeted in fiscal year 2024. This appropriation was approved in the General Fund as part of the original budget Ordinance 22-13 for fiscal year 2023/24, however it was not appropriated in Capital Equipment Replacement Fund.
- Section 20: Appropriations in the Environmental Services Fund are increased by \$160,000 for the purchase of a replacement DF27 Dozer. Funding for this purchase will come from insurance claims reimbursement from our insurance carrier and fund balance in the Environmental Services Fund. This appropriation was approved at the November 14, 2023, County Council meeting.

Section 21: Appropriations in the Environmental Services Fund are increased by \$200,000 for the unanticipated repairs to two Landfill compactors. Funding for this appropriation will come from fund balance in the Environmental Services Fund.

Section 22: This Ordinance No. 24-04 shall be effective upon final approval and adoption by Georgetown County Council.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2024

Louis Morant, Chairman
Georgetown County Council

ATTEST:

Theresa E. Floyd, Clerk to Council

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

John D. Watson, III
Georgetown County Attorney

First Reading: February 13, 2024

Second Reading: February 28, 2024

Third Reading: _____

Item Number: 11.a
Meeting Date: 2/27/2024
Item Type: FIRST READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

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

CURRENT STATUS:

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

POINTS TO CONSIDER:

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

FINANCIAL IMPACT:

N/A

OPTIONS:

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

STAFF RECOMMENDATIONS:

Staff recommends approving the amendment to the Future Land Use (FLU) map as recommended by PC.

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
▣ Ordinance No. 24-05 Amendment to FLU	Ordinance
▣ Resolution Tanner SIGNED	Resolution Letter
▣ FLU Map	Backup Material

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE NO. 24-05

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

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

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

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

Louis R. Morant
Chairman, Georgetown County Council

(SEAL)

ATTEST:

Theresa Floyd
Clerk to Council

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

John D. Watson
Georgetown County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

RESOLUTION

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

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

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

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



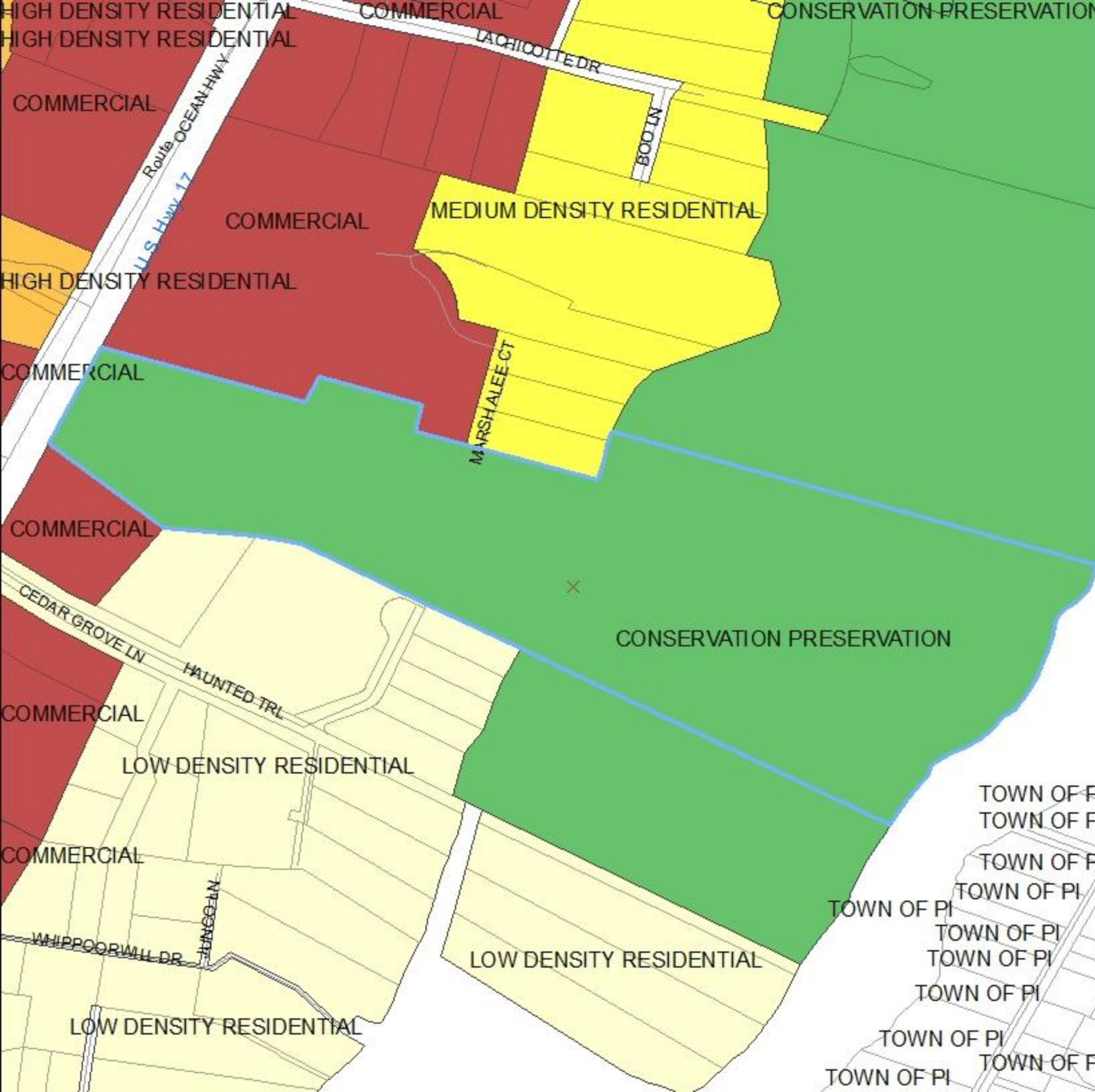
Elizabeth Krauss, Chairperson
Georgetown County Planning Commission

ATTEST:



Matthew G. Millwood
Senior Planner

Future Land Use (FLU) Map



Legend

County Parcels

Streets

FUTURE_LAN

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



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

0 55 110 220 330 440 Feet

Item Number: 11.b
Meeting Date: 2/27/2024
Item Type: FIRST READING OF ORDINANCES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Planning / Zoning

ISSUE UNDERCONSIDERATION:

Ordinance No. 24-06 - An Ordinance to Amend the Official Zoning Map of Georgetown County, Regarding 8.3 Acres of TMS #04-0158-060-00-00, Located Along US Hwy Hwy 17 in Pawleys, from General Commercial Along US Hwy 17 in Pawleys Island, From General Commercial (GC) and General Residential (GR) to a Flexible Design District.

CURRENT STATUS:

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

POINTS TO CONSIDER:

1 The applicant filed a request to rezone approximately 8.3 acres of a 19.03 acre tract of Mr. Tanner's property from General Commercial (GC) and General Residential (GR) to a FDD to allow for a single-family subdivision of twenty-seven (27) new residential lots.

2. The property under consideration for rezoning is located at 10798 Hwy 17 in Pawleys Island.

3. The surrounding zoning includes General Commercial (GC) to the west along Hwy 17, a commercial Planned Development to the north and south, also some other single-family residential areas to the north and south (GR zoned), and an area of Pawleys salt-water marsh zoned Conservation Preservation to the east (see Zoning & Aerial Map).

4. Proposed Dimensional Standards for the Magic Oaks FDD are as follows:

Setbacks: **Min Lot Area:** **Min Lot Width:** **Max Height:**

*Front – 20' 8,000 sq. ft. **60' 35'

Sides – 10'

Rear – 15'

*There is a mandatory 90' setback off U.S. Hwy 17 (Section 409 of the Zoning Ordinance). Also, a change in zoning to FDD will give flexibility in the positioning of the proposed homes/structures to reduce the impact on the larger trees located throughout the site, as well as provide a larger buffer from the adjoining commercial uses near Hwy 17. **Lots 15 and 16 will utilize squared off property lines for yard and setback requirements to save a 52" grand oak tree in a common/open area.

5. Lot sizes range from 8,000 sq. ft. to 15,800 sq. ft. Proposed lots along the marsh are keeping in line with the size of adjacent marsh-front parcels to the north and south.

6. Staff does not consider this as spot zoning since the applicant's rezoning request is more than two

(2) acres of contiguous land and is adjacent to other single-family residential areas.

7. The FDD zoning district has the intent to provide opportunities to create more desirable environments for single or mixed-use developments through the application of flexible and diversified land development standards under a comprehensive review process, while protecting the natural and human environments (also see Benefits in the Magic Oaks FDD project summary narrative).

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

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

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

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

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

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

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

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

Georgetown County Water and Sewer District (GCWSD), Zoning, and Public Works will be needed before final approval and land disturbance may begin.

16. All lots will have frontage and driveway access from a newly created 50' private right-of-way street. The applicant intends for the development to be gated. A South Carolina Department of Transportation (SCDOT) encroachment permit will be needed for ingress/egress off U.S. Hwy 17.

17. The developer's sketch plan indicates leaving a 50' existing vegetative buffer on the front of the property near Hwy 17 suppressing the highway traffic noise and to "camouflage" the view of the homes from the street. An amenities center with a pavilion/meeting space, pool, open space, and visitor parking will be provided, as well as a private kayak launch near the marsh. The property owner envisions a thoughtfully designed project with beautiful homes and as many trees left as possible. The low impact design of incorporating the stormwater retention under the street in the right-of-way will remove any unsightly drainage ponds, allow for the retention of more trees, and will help add to the overall esthetics of the neighborhood.

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

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

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

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

FINANCIAL IMPACT:

N/A

OPTIONS:

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

STAFF RECOMMENDATIONS:

STAFF RECOMMENDATIONS:

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

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
▣ Ordinance No. 24-06	Cover Memo
▣ Tanner Rezoning to FDD Application Packet	Backup Material
▣ LAND PLAN FOR FDD	Backup Material
▣ GC.SURVEY TOPO AND TREE	Backup Material
▣ Current Zoning	Backup Material
▣ FLU Map	Backup Material
▣ Aerial Photo Map	Backup Material

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

ORDINANCE NO. 24-06

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

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

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

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

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

ATTEST:

Theresa Floyd
Clerk to Council

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

John D. Watson
Georgetown County Attorney

First Reading: _____

Second Reading: _____

Third Reading: _____

FOR INTERNAL USE ONLY

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



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

**APPLICATION FOR REZONING TO ANY PLANNED
DEVELOPMENT**

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

Name of Proposed Development: Magic Oaks

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

Property Information:

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

Street Address: 10798 Ocean Hwy Pawleys Island

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

Lot / Block / Number: N/A

Current Zoning Classification: GC/GR

Existing Use: Single Family

Proposed Use: Single Family

Number of Acres: 19.03 Acres Total
8.3 rezoned

Property Owner of Record:

Name: David E. Tanner

Address: 10798 Ocean Hwy

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

Telephone/Fax: 843-222-2877

E-mail: dave.tanner00@yahoo.com

Signature of Owner / Date:  1-24-24

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

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

Agent of Owner:

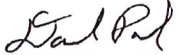
Name: Earthworks Group (Daniel Park)

Address: 11655 highway 707 PO Box 201

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

Telephone/Fax: (843) 651-7900

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

Signature of Agent/ Date:  01-24-2024

Signature of Owner /Date:  1-24-24

Conceptual Plan requirements include the following:

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

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

Final Plan requirements include the following:

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

Fee Schedule: Planned Developments.

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

Adjacent Property Owners Information required:

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

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

Please submit this **completed application** and appropriate fee to **Georgetown County Planning Division at 129 Screven Street, Suite222, Georgetown, S.C. 29440**. If you need any additional assistance, please call our office at 843-545-3158.

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

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

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



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

January 25, 2024

PREPARED FOR:

RCB LAND HOLDINGS LLC

PREPARED BY:

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

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

EXECUTIVE SUMMARY

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

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

Magic Oaks FDD

Project Development Summary

PROPOSED DEVELOPMENT

The proposed project will include the following

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

SITE LAYOUT

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

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

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

TREES

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

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

UTILITIES

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

Magic Oaks FDD

Project Development Summary

WETLANDS

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

STORMWATER

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

ADJACENT COMMERCIAL USES

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

BENEFITS

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

HISTORICAL

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



Georgetown County
Department of Public Services
Innovative Leadership & Teamwork!



January 23, 2024

Holly Richardson
Planning, Building, and Zoning Director
Georgetown County

Via Email: hrichardson@gtcounty.org

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

Dear Mrs. Richardson:

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

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

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

Sincerely,

Robert E. Turner, IV, PE

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

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



THE BRIGMAN COMPANY

January 25, 2024

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

Attention: Mr. Rob Huff

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

Dear Mr. Huff:

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

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





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

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

Sincerely,

Partner / Project Manager

LEGEND

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

W-1: 0.32 Ac

W-2: 0.8 Ac

0 150 300 600 900 Feet

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



TBC
THE BRIGMAN CO.

Delineation Concurrence Exhibit

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



1" = 300'

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

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

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

A. Site Details/Location:

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

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

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

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

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

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

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

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

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

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

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

III. TYPE OF REQUEST:

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

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

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

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

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

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

Select the Appropriate Request:

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

☐ with Delineation only (no written concurrence of delineation)

☐ with Delineation Concurrence¹

☐ with Preliminary Jurisdictional Determination (PJD)³

☐ with Approved Jurisdictional Determination (AJD)²

☒ **Standalone Delineation / Jurisdictional Determination**

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

☒ Delineation Concurrence¹

☐ Preliminary Jurisdictional Determination (PJD)³

☐ Approved Jurisdictional Determination (AJD)²

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

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

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

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

☐ with a Delineation Only, an AJD or PJD

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

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

IV. LEGAL RIGHT OF ENTRY

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

PO Box 1532, Conway, SC 29528

Mailing Address

coates@thebrigmancompany.com

Email Address

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

*Signature:

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

Property Address / TMS #(s)

(843) 450-1331

Daytime Phone Number

Charles C. Oates, Jr / January 25, 2024

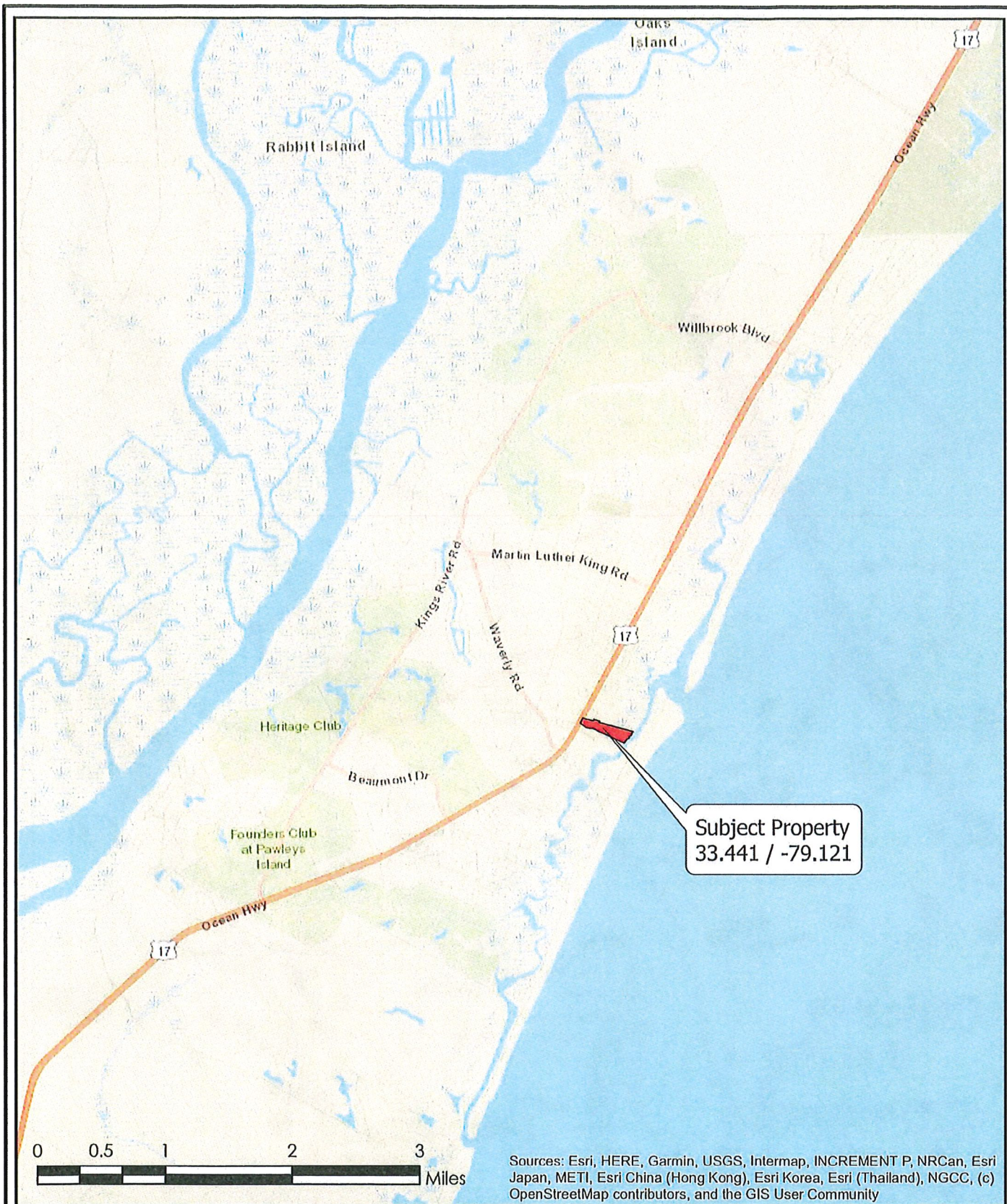
Printed Name and Date

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

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

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

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



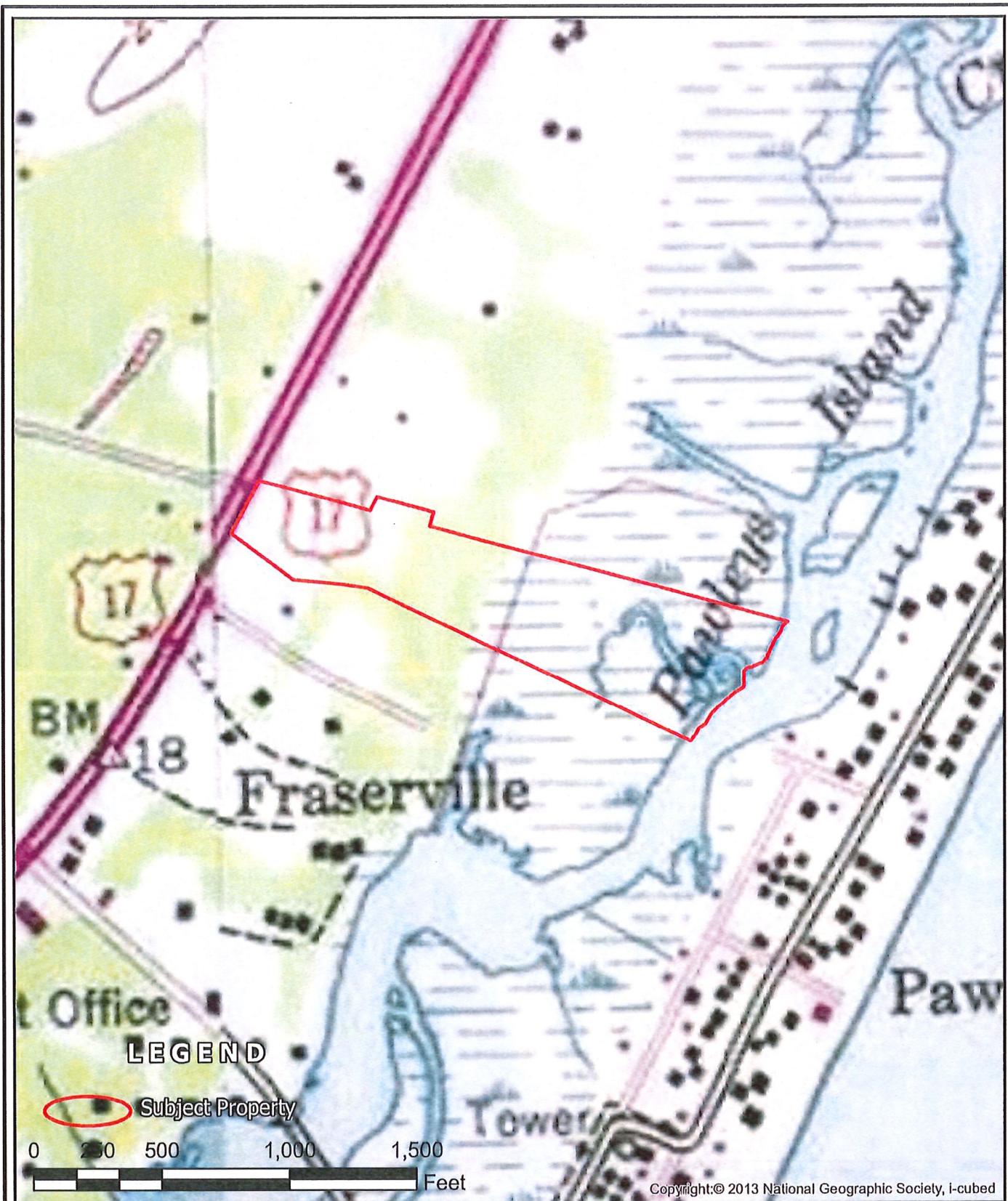
TBC
THE BRIGMAN CO.

Site Vicinity Map

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



1" = 1 miles



TBC
THE BRIGMAN CO.

USGS 7.5-Min. Topographic Map

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



1" = 500'



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



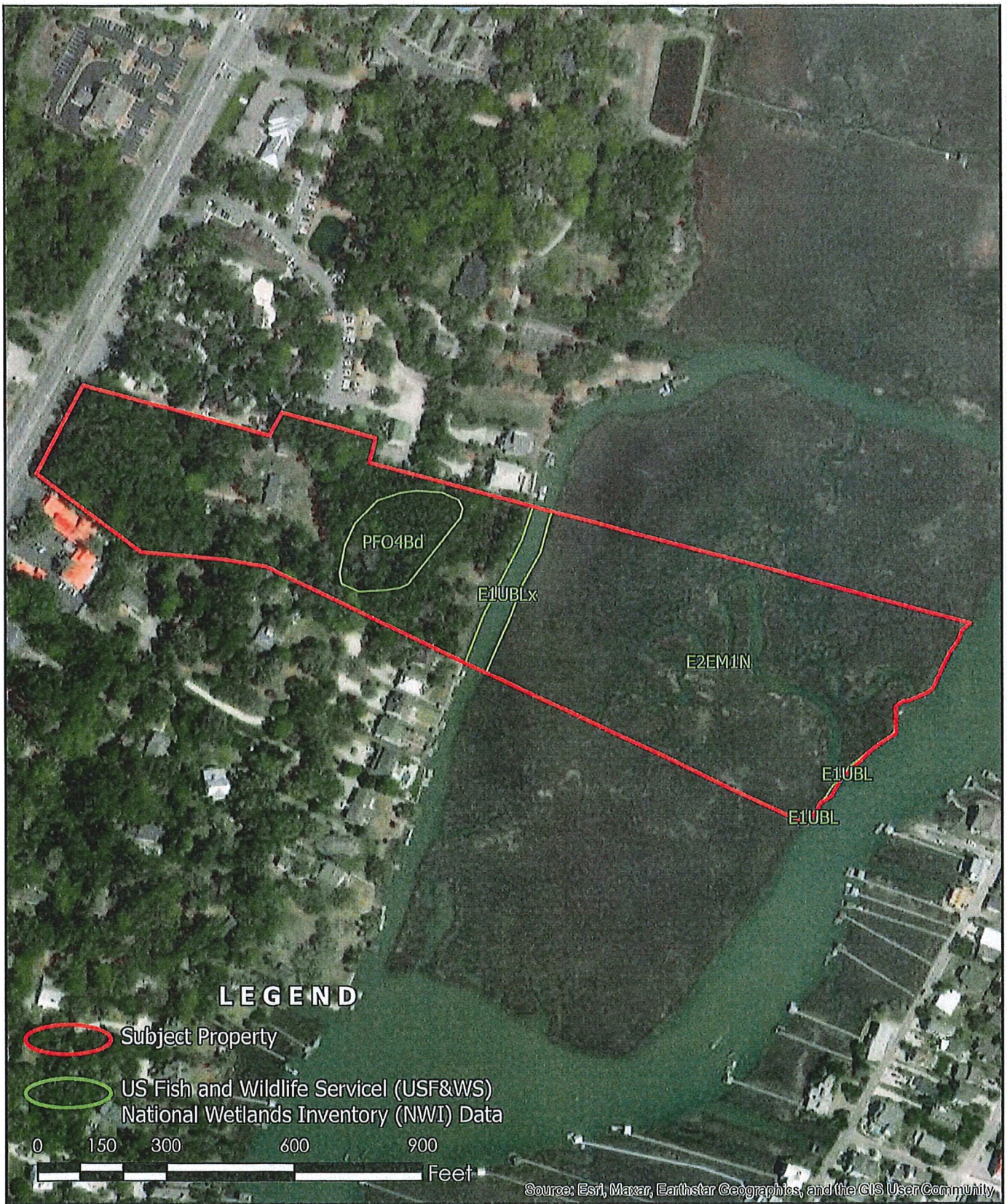


TBC
THE BRIGMAN CO.

USDA / SCS Soils Map
Tanner Property
TMS# 04-0158-060-00-00
Pawleys Island, Georgetown County, SC
January 2024



1" = 300'



LEGEND



Subject Property



US Fish and Wildlife Service (USF&WS)
National Wetlands Inventory (NWI) Data



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



TBC
THE BRIGMAN CO.

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

USF&WS NWI Map

Tanner Property

TMS# 04-0158-060-00-00

Pawleys Island, Georgetown County, SC


January 2024



1" = 300'


jobs/2024/02255-24014

Legend

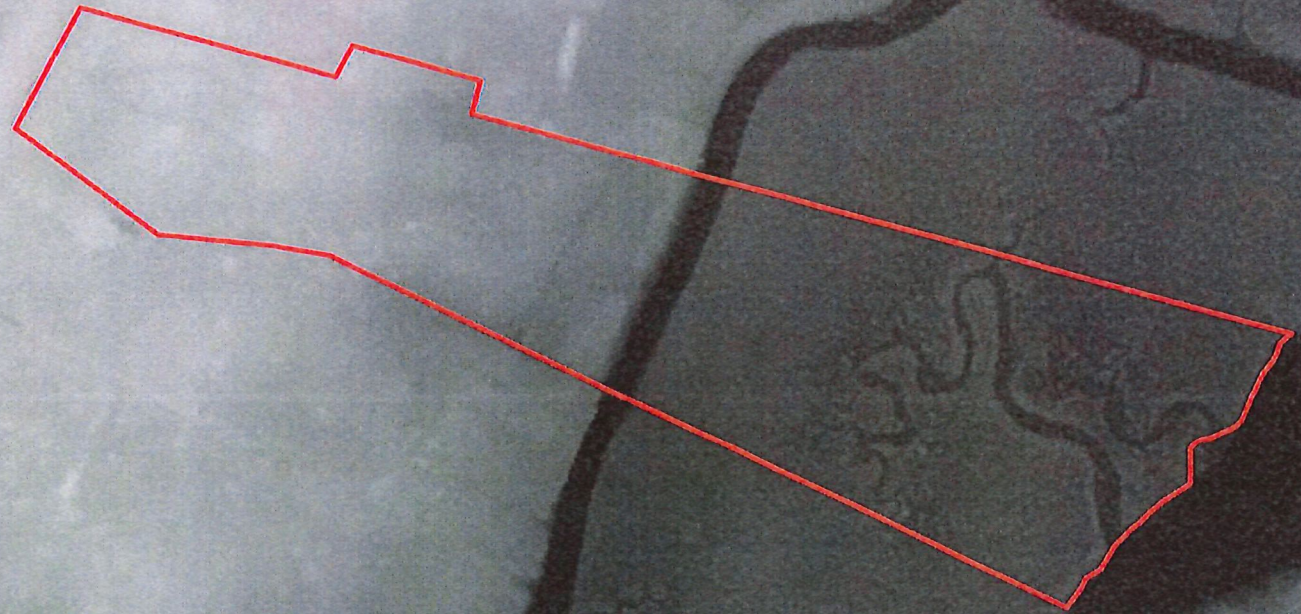
 Subject Property

Tanner

Value

 High : 26.965

Low : -4.09993



TBC
THE BRIGMAN CO.

LiDAR Imagery

Tanner Property

TMS# 04-0158-060-00-00

Pawleys Island, Georgetown County, SC

January 2024



1" = 300'

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Tanner Property City/County: Pawleys Island / Georgetown Sampling Date: 22-Jan-24
 Applicant/Owner: David Tanner State: SC Sampling Point: DP1
 Investigator(s): Charles Oates Section, Township, Range: S T R
 Landform (hillslope, terrace, etc.): Upland Local relief (concave, convex, none): undulating Slope: 2.0 % / 1.1 °
 Subregion (LRR or MLRA): LRR T Lat.: 33.4418 Long.: -79.1219 Datum: NAD83
 Soil Map Unit Name: USDA SCS has the soils mapped as Chipley NWI classification: Upland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

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

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

HYDROLOGY

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

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

Dominant Species?

Sampling Point: DP1

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

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

SOIL

Sampling Point: DP1

[illegible]

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

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

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

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

HYDROLOGY

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

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

Sampling Point: DP2

				Dominant Species?	Indicator Status		
Tree Stratum (Plot size: 30')				Absolute % Cover	Rel. Strat. Cover		
1.	Acer rubrum	20	<input checked="" type="checkbox"/>	66.7%	FAC		
2.	Nyssa sylvatica	10	<input checked="" type="checkbox"/>	33.3%	FAC		
3.		0	<input type="checkbox"/>	0.0%			
4.		0	<input type="checkbox"/>	0.0%			
5.		0	<input type="checkbox"/>	0.0%			
6.		0	<input type="checkbox"/>	0.0%			
7.		0	<input type="checkbox"/>	0.0%			
8.		0	<input type="checkbox"/>	0.0%			
50% of Total Cover: 15		20% of Total Cover: 6		30	= Total Cover		
Sapling or Sapling/Shrub Stratum (Plot size: 30')				Absolute % Cover	Rel. Strat. Cover		
1.	Acer rubrum	30	<input checked="" type="checkbox"/>	60.0%	FAC		
2.	Nyssa sylvatica	20	<input checked="" type="checkbox"/>	40.0%	FAC		
3.		0	<input type="checkbox"/>	0.0%			
4.		0	<input type="checkbox"/>	0.0%			
5.		0	<input type="checkbox"/>	0.0%			
6.		0	<input type="checkbox"/>	0.0%			
7.		0	<input type="checkbox"/>	0.0%			
8.		0	<input type="checkbox"/>	0.0%			
50% of Total Cover: 25		20% of Total Cover: 10		50	= Total Cover		
Shrub Stratum (Plot size: 30')				Absolute % Cover	Rel. Strat. Cover		
1.	Ilex glabra	10	<input checked="" type="checkbox"/>	100.0%	FACW		
2.		0	<input type="checkbox"/>	0.0%			
3.		0	<input type="checkbox"/>	0.0%			
4.		0	<input type="checkbox"/>	0.0%			
5.		0	<input type="checkbox"/>	0.0%			
6.		0	<input type="checkbox"/>	0.0%			
50% of Total Cover: 5		20% of Total Cover: 2		10	= Total Cover		
Herb Stratum (Plot size:)				Absolute % Cover	Rel. Strat. Cover		
1.		0	<input type="checkbox"/>	0.0%			
2.		0	<input type="checkbox"/>	0.0%			
3.		0	<input type="checkbox"/>	0.0%			
4.		0	<input type="checkbox"/>	0.0%			
5.		0	<input type="checkbox"/>	0.0%			
6.		0	<input type="checkbox"/>	0.0%			
7.		0	<input type="checkbox"/>	0.0%			
8.		0	<input type="checkbox"/>	0.0%			
9.		0	<input type="checkbox"/>	0.0%			
10.		0	<input type="checkbox"/>	0.0%			
11.		0	<input type="checkbox"/>	0.0%			
12.		0	<input type="checkbox"/>	0.0%			
50% of Total Cover: 0		20% of Total Cover: 0		0	= Total Cover		
Woody Vine Stratum (Plot size: 30')				Absolute % Cover	Rel. Strat. Cover		
1.	Smilax bona-nox	10	<input checked="" type="checkbox"/>	100.0%	FAC		
2.		0	<input type="checkbox"/>	0.0%			
3.		0	<input type="checkbox"/>	0.0%			
4.		0	<input type="checkbox"/>	0.0%			
5.		0	<input type="checkbox"/>	0.0%			
50% of Total Cover: 5		20% of Total Cover: 2		10	= Total Cover		
Dominance Test worksheet:							
Number of Dominant Species That are OBL, FACW, or FAC:				6	(A)		
Total Number of Dominant Species Across All Strata:				6	(B)		
Percent of dominant Species That Are OBL, FACW, or FAC:				100.0%	(A/B)		
Prevalence Index worksheet:							
Total % Cover of:				Multiply by:			
OBL species 0				x 1 = 0			
FACW species 10				x 2 = 20			
FAC species 90				x 3 = 270			
FACU species 0				x 4 = 0			
UPL species 0				x 5 = 0			
column Totals: 100 (A)				290 (B)			
Prevalence Index = B/A =				2.900			
Hydrophytic Vegetation Indicators:							
<input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation							
<input checked="" type="checkbox"/> 2 - Dominance Test is > 50%							
<input checked="" type="checkbox"/> 3 - Prevalence Index is ≤ 3.0 ¹							
<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)							
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.							
Definition of Vegetation Strata:							
Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).							
Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.							
Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.							
Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.							
Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.							
Woody vine - All woody vines, regardless of height.							
Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/>							
Remarks: (If observed, list morphological adaptations below).							

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

SOIL

Sampling Point: DP2

[illegible]



NOTICE OF PUBLIC HEARING

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

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

The Planning Commission will be reviewing this request on:

Thursday, February 15th, 2024 at 5:30 p.m. in Howard Auditorium at

1610 Hawkins Street

Georgetown, South Carolina.

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

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

Georgetown County Planning Commission

PO Box 421270

Georgetown, South Carolina 29440

Telephone (843) 545-3162

Fax (843) 545-3299

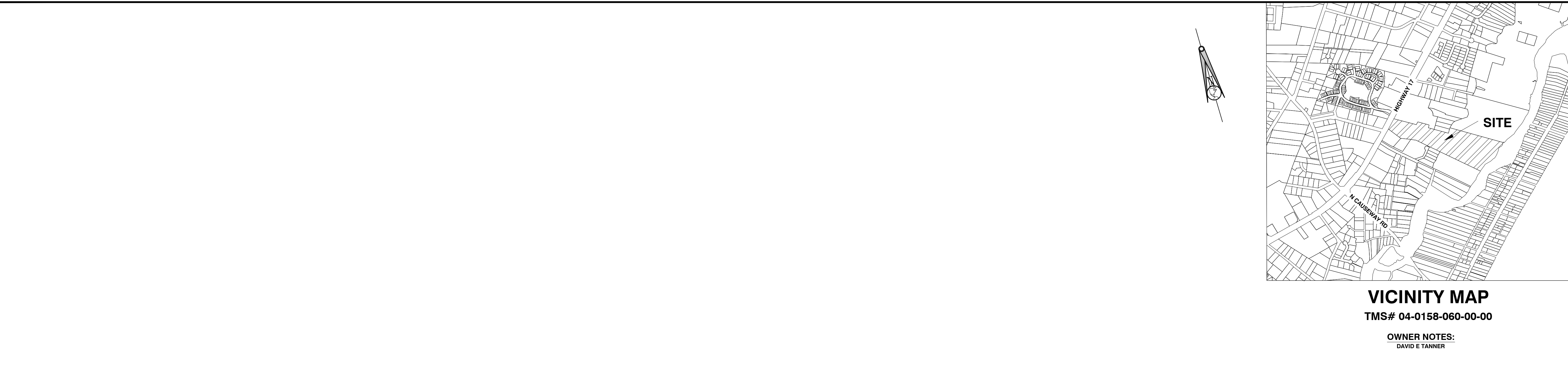
E-mail: planningdept@gtcounty.org

**MAGIC OAKS ESTATES
ADJACENT PROPERTY OWNERS**

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

MAGIC OAKS ESTATES
ADJACENT PROPERTY OWNERS

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

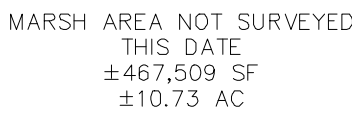


OWNER NOTES:
DAVID E TANNER

GENERAL RESIDENTIAL
MINIMUM LOT SIZE
60' WIDE LOTS

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

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



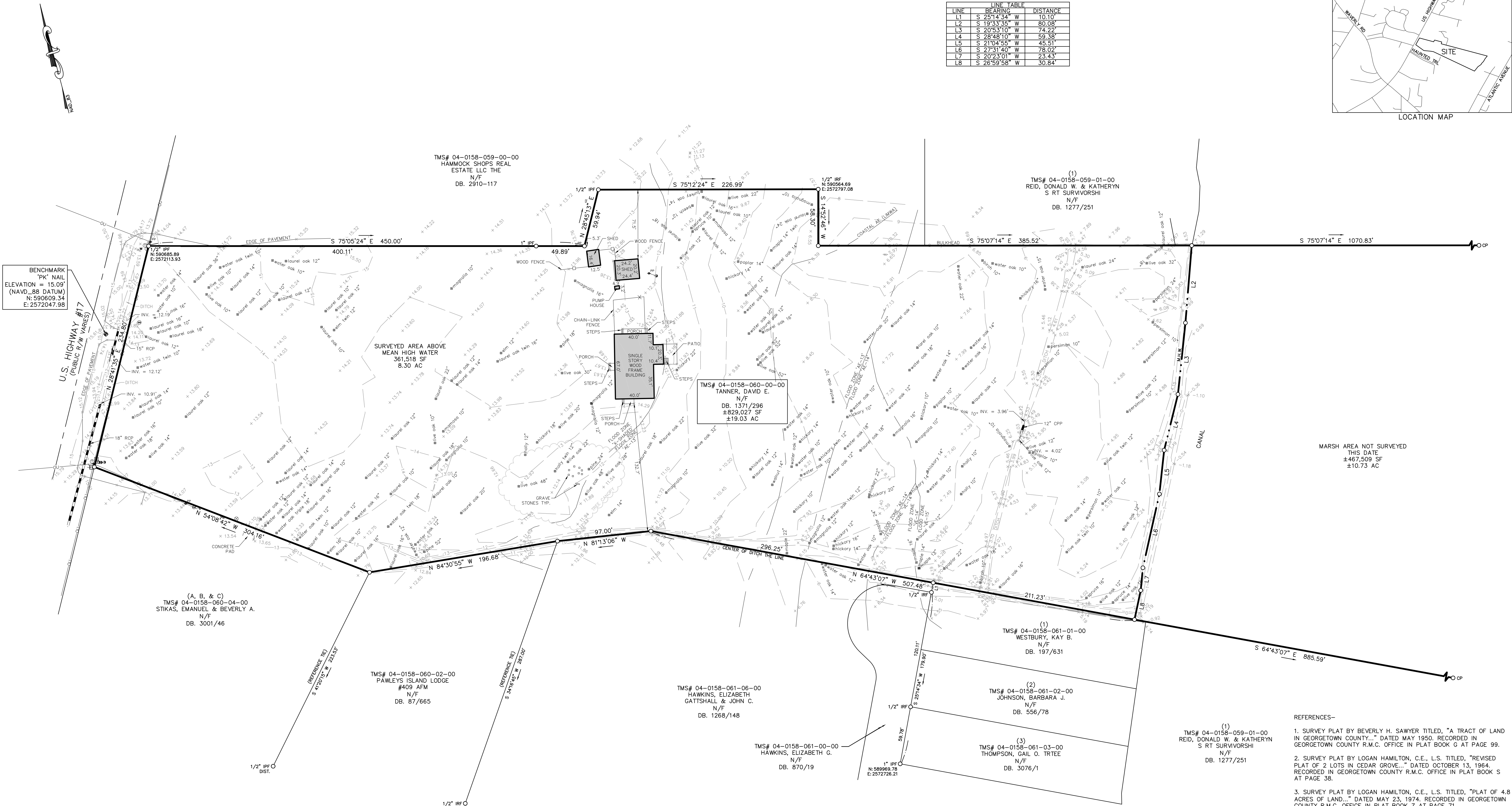
EARTHWORKS

planning and design consultants



11655 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.7900
(FAX) 843.651.7903
www.earthworksgroup.com

[illegible]



- NOTES-
- THIS IS A RESURVEY OF AN EXISTING LOT OF RECORD, GEORGETOWN COUNTY TMS# 04-0158-060-00-00.
 - PARCEL IS SUBJECT TO ALL RIGHTS OR RESTRICTIONS OF RECORD.
 - FIELD SURVEY PERFORMED 07/18/2023.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - PARCEL IS LOCATED WITHIN FLOOD INSURANCE RATE ZONE 'X-SHADED', 'AE-13', 'COASTAL AE (LIMWA)', 'AE-14', 'VE-14' & 'VE-15', PER FLOOD INSURANCE RATE MAP #4504300378 G, COMMUNITY #450085, PANEL #0378, SUFFIX 'G', REVISED MAY 9, 2023. FLOOD ZONE INFORMATION SUBJECT TO VERIFICATION BY COMMUNITY FLOOD ZONE MANAGER.
 - UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED UPON FIELD EVIDENCE AND RECORDS PROVIDED BY UTILITY COMPANIES AND OTHERS AND THEREFORE SHOULD BE CONSIDERED APPROXIMATE ONLY. AN EXHAUSTIVE SEARCH OF ALL RECORDS OF UNDERGROUND UTILITIES HAS NOT BEEN MADE FOR THIS SURVEY AND THEREFORE OTHER UTILITIES NOT SHOWN ARE LIKELY TO EXIST. BEFORE DIGGING ALWAYS CONTACT UTILITY COMPANIES FOR EXACT FIELD LOCATIONS OF ALL LINES.
 - ELEVATIONS BASED ON NAVD_88 DATUM.

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

- REFERENCES-
- SURVEY PLAT BY BEVERLY H. SAWYER TITLED, "A TRACT OF LAND IN GEORGETOWN COUNTY..." DATED MAY 1950. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK G AT PAGE 99.
 - SURVEY PLAT BY LOGAN HAMILTON, C.E., L.S. TITLED, "REVISED PLAT OF 2 LOTS IN CEDAR GROVE..." DATED OCTOBER 13, 1964. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK S AT PAGE 38.
 - SURVEY PLAT BY LOGAN HAMILTON, C.E., L.S. TITLED, "PLAT OF 4.8 ACRES OF LAND..." DATED MAY 23, 1974. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK Z AT PAGE 71.
 - SURVEY PLAT BY WENDELL C. POWERS, R.L.S. TITLED, "PLAT OF 0.50 ACRES OF LAND..." DATED JULY 31, 1975. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK AA AT PAGE 103.
 - SURVEY PLAT BY WENDELL C. POWERS, R.L.S. TITLED, "MINOR SUBDIVISION FINAL PLAT 'THE HAUNT'..." DATED JULY 30, 1981. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK I AT PAGE 111.
 - SURVEY PLAT BY J. LUCKEY SANDERS R.L.S. TITLED, "PLAT OF 1.06 ACRES IN TAX..." DATED SEPTEMBER 10, 1991. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT BOOK 12 AT PAGE 620.
 - SURVEY PLAT BY ETS-ENGINEERING AND TECHNICAL SERVICES, INC. TITLED, "FORVEY PLAT THE HAUNT TRACT FOR JOHN..." DATED APRIL 2, 1996. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT SLIDE 196 AT PAGE 10B.
 - SURVEY PLAT BY J&W PROFESSIONAL LAND SURVEYORS, LLC. TITLED, "AN ALTA SURVEY OF..." DATED MARCH 11, 2017. RECORDED IN GEORGETOWN COUNTY R.M.C. OFFICE IN PLAT SLIDE 780 AT PAGE 6.
- CERTIFICATE OF ACCURACY-
- I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

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

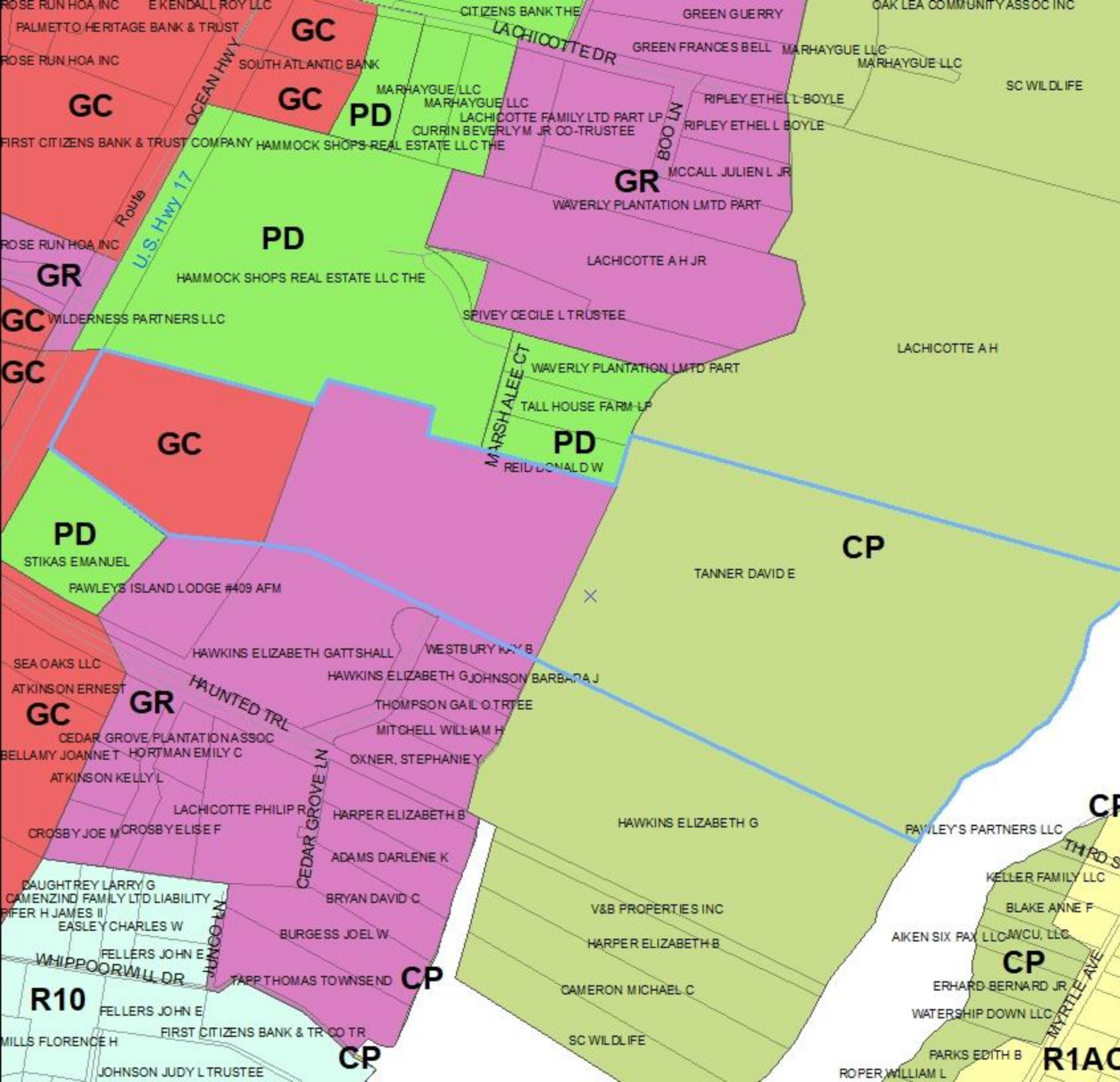
TOPOGRAPHICAL, TREE & BOUNDARY SURVEY
OF 8.30 ACRES OF LAND,
LOCATED ON U.S. HIGHWAY #17,
PAWLEYS ISLAND,
GEORGETOWN COUNTY, SOUTH CAROLINA
PREPARED FOR: DAVID E. TANNER

FILE NO. 23-306
SCALE As Noted
DATE 07/18/2023
DRAWN BY MJR
CHECKED BY
DWG NO.
1
SHEET 1 OF 1

PEE DEE LAND SURVEYING, LLC
Professional Land Surveying & Design
Office: (843) 365-6283
Email: njp@pdsllc.net
1609 Four Mile Road
Conway, S.C. 29526



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



Current Zoning Map

Legend

- Streets
- County Parcels

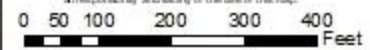
Zoning Districts

DISTRICT

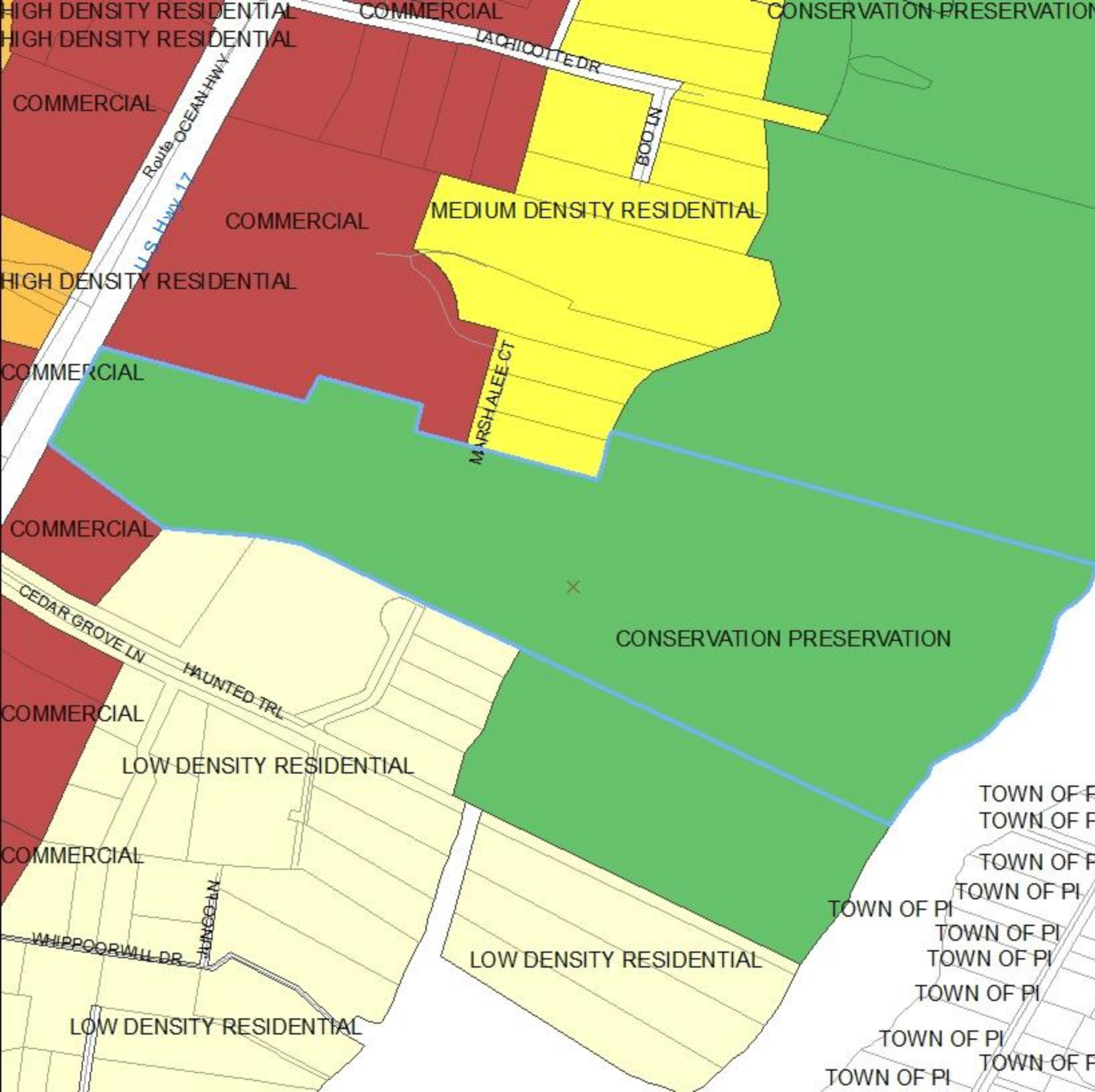
- CP
- FA
- FDD
- GC
- GR
- HI
- LI
- MR10
- NC
- OC
- PD
- R1/2
- R1/2AC
- R10
- R1AC
- R3/4AC
- RC
- RR
- RS
- VR10



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



Future Land Use (FLU) Map



Legend

County Parcels

Streets

FUTURE_LAN

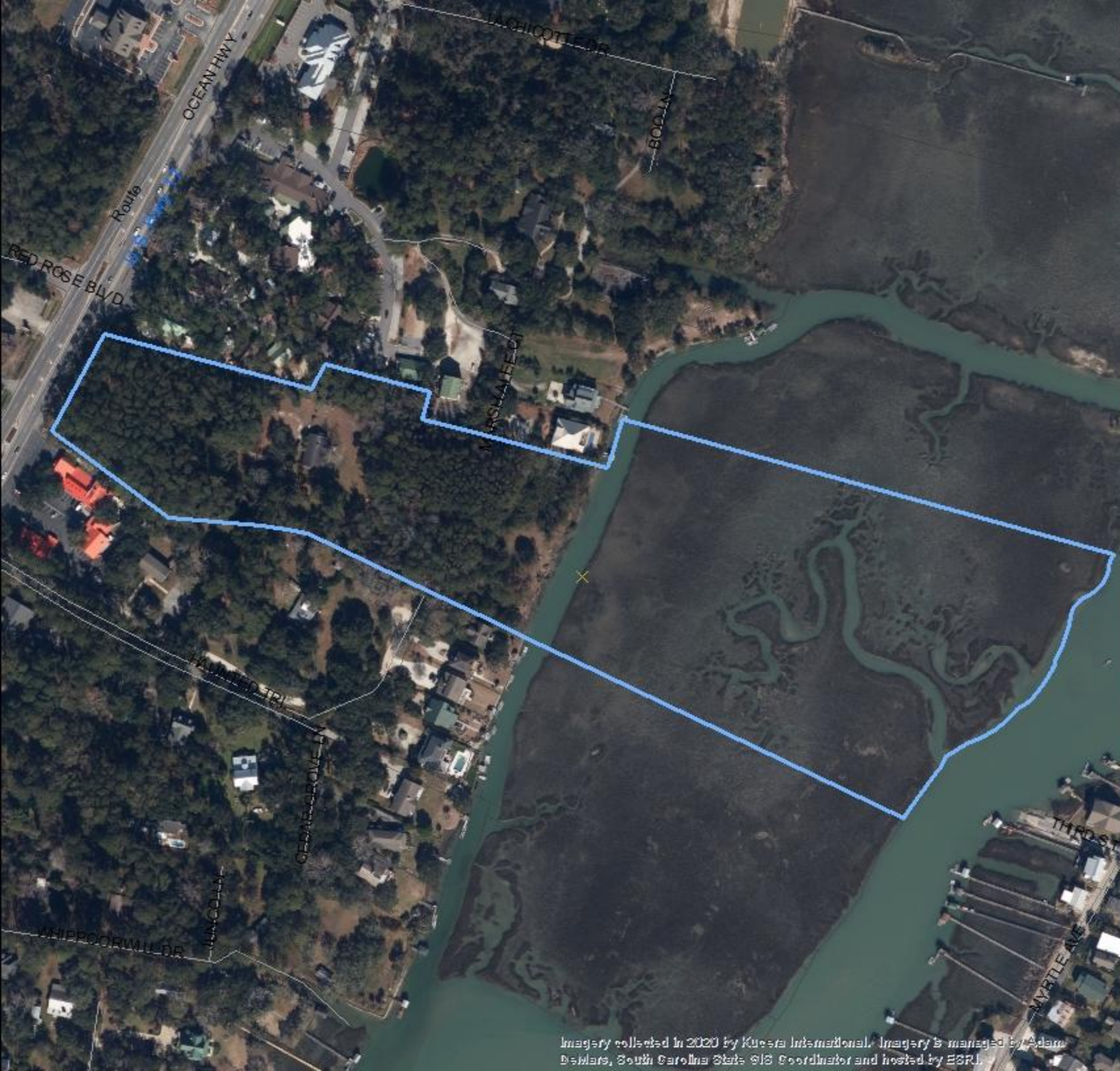
- COMMERCIAL
- CONSERVATION PRESERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PUBLIC/SEMI-PUBLIC
- TRANSITIONAL



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

0 55 110 220 330 440 Feet

Aerial Photo Map



DISCLAIMER: This map is a geographical representation of data obtained from various sources. All users 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 55 110 220 330 440 Feet

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

Item Number: 12.a
Meeting Date: 2/27/2024
Item Type: APPROVAL OF MINUTES

AGENDA REQUEST FORM
GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:
Regular Council Meeting - February 13, 2024

CURRENT STATUS:
Pending

POINTS TO CONSIDER:
n/a

FINANCIAL IMPACT:
n/a

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

STAFF RECOMMENDATIONS:
Approval of minutes as submitted.

ATTORNEY REVIEW:

ATTACHMENTS:

Description	Type
▣ DRAFT - 021324 Minutes	Backup Material

Georgetown County Council held a Regular Council Meeting on Tuesday, February 13th, 2024, at 5:30 PM in the Howard Auditorium, 1610 Hawkins Street, Georgetown, South Carolina.

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

Staff:	Jackie Broach, <i>Public Information Officer</i>	Theresa Floyd, <i>Clerk to Council</i>
	Angela Christian <i>County Administrator</i>	John D. Watson, <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.

Chairman Louis R. Morant called the meeting to order at 5:31 PM. Councilor Everett Carolina gave an invocation, and all joined in the pledge of allegiance.

APPROVAL OF AGENDA:

Councilor Bob Anderson moved to amend the meeting agenda to defer action on two matters: *Report (6a) Procurement #23-061, Roll- off Truck for Solid Waste Collections; and Report (10b) Third reading of Ordinance No. 23-45 to amend the Pavilion Square Flexible Design District (FDD)*. Councilor Everett Carolina seconded the motion. Chairman Morant called for discussion, and none occurred.

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

Councilor Clint Elliott moved for approval of the meeting agenda with the previously approved changes. 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	

SPECIAL REPORTS/PRESENTATIONS:

Nonprofit Spotlight- Multiplying Good

Dan Hoppe, Executive Director of Multiplying Good of South Carolina, gave a presentation on behalf of the organization. The non-profit organization, which focuses on youth, has been in existence for 52 years. The ultimate goal of this organization is to prepare youth for leadership in their communities. This is done through a recognition and celebration-based platform, which recognizes outstanding public services among communities. The program is offered at no cost to middle and high school students across the State of South Carolina. One of Georgetown County's outstanding school participant is Andrews High School, where students implemented "Blessing Boxes" for those in need within their community.

Outstanding Achievement Award

Human Resources Director, Walt Ackerman, introduced Mr. Robert Benfield of South Carolinas Counties Workers' Compensation Trust and the South Carolina Counties Property and Liability Trust. Mr. Benfield stated that there are 41 South Carolina counties within the Trust, and Georgetown has been one of those counties for many years. Every year in January, the Trust seeks out counties that do a great job of saving lives, time, and money, and acknowledges those counties that do activities worthy of recognition.

Georgetown County has been recognized and awarded two awards in honor of their achievements: The *Outstanding Safety Achievement Award* was earned for Georgetown County's two-phase heat stress management prevention program. The Central Safety Committee proposed a policy position that was approved by the County Administrator. The policy directed the County on how to manage equipment and employees that are working out in the hot sun. Subsequently, Holly Laycock, Georgetown County Risk Manager, and her team went out into the field and conducted training classes for employees.

In addition to this achievement, Georgetown County Risk Manager, Holly Laycock, was nominated by Florence County for the *Outstanding Service Award*, for the outstanding help that she personally gives to other South Carolina counties so that these counties can improve their safety programs as well.

Proclamation No 24-03

Human Resource Director, Walt Ackerman, introduced a Proclamation in honor of Chief Magistrate, Judge Isaac Pyatt, who has recently retired after 40 years of service to Georgetown County. Mr. Ackerman said Judge Pyatt was amazing at leading his staff through many ups and downs over the years, and he was always the same man inside of a courtroom full of people that he was outside. He will greatly be missed by Georgetown County.

Councilor Lillie Jean Johnson moved for approval of Proclamation No. 24-03, in honor and recognition of Judge Isaac Pyatt upon the occasion of his retirement from Georgetown County. Councilor Everett Carolina offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

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

Judge Pyatt was presented with a framed copy of the proclamation surrounded by other Summary Court Judges, staff, family and friends.

PUBLIC COMMENTS

John Sconyers

Captain John Sconyers, owner of *Aces of Fishing Charters* in Murrells Inlet, came to speak to County Council about proposed changes to the County's boat ordinance. He voiced appreciation to the members of County Council who responded to his recent letter. He voiced concerns regarding the section the ordinance that restricts the length of vessels permitted to utilize public landings. If there is a limit on 30 ft. vessels, local businesses will have to use marinas, which will make the costs of doing business astronomical. He understands that Council is concerned about insurance, however, he stated that insurance is not an issue. His clients are protected under his insurance policy from the moment they step out of their car, to the moment they get back into it. Mr. Sconyers thanked County Council for their time, and stated that he wanted them to see a face of someone who is affected by this ordinance.

Chris Spigner

Ms. Spigner addressed County Council with safety concerns regarding the boat ordinance. She stated that Rover Tours has been safely operating for 29 years, and has never had an accident when loading and unloading passengers for tours. They send employees to line up passengers where they wait for the vessel to tie off on the dock. Once the boat is safely docked and ready for passengers, an employee takes the passengers down to the floating dock and helps everyone on to the boat. Once all passengers are seated, a safety information orientation takes place prior to leaving the dock. Upon arrival back to the doc after their tour, passengers are asked to stay seated until the boat is secured to the doc and a mate has opened the gate. Ms. Spigner once again states that this is done safely and has been done so since 1995.

Matt Long

Captain Matt Long, *Real Myrtle Beach Fishing Charters*, addressed County Council regarding the boat ordinance. He stated that if this Ordinance passes in its current form that he will potentially be put out of business, as he cannot afford to use a marina. This would not only impact him, but all of his employees that will also be unemployed. Captain Long told County Council that his business does have a million-dollar policy taken out on both of his vessels. His passengers are covered from the moment they step out of their vehicles, to the moment they step back in. In terms of taking up space at the boat ramps, he stated that those who are chartering boats are the ones who have boat operators that are experiences, trained, and knowledgeable. Delays at unloading and trailering boats are unusually those who only recreationally use their boats. He implored County Council to reconsider the size limitation currently proposed in the boat ordinance.

Clarissa Tuten

Ms. Tuten addressed County Council with safety concerns that Country Council has brought up in regard to the boat ordinance. She stated that in order to be an interpreter or mate here on a tour boat, her training only consisted of safety. This included safe loading and unloading of passengers, safety briefings for guests, mandatory overboard trainings and much more. She stressed to County Council that the vessel is set to dock no more than 5 minutes before the tour as they do not want to cause a hindrance to recreational boaters. Ms. Tuten echoed Councilor Newton's concerns that Winyah Bay can be a dangerous place for both locals and non-locals. However, she said that allowing tours on Winyah Bay helps ensure the safe travels and recreation of those who are not well versed in boat operation or safety. She pled with County Council to consider amending the boat ordinance.

CONSENT AGENDA

Three matters on the Consent Agenda were approved previously during the meeting by virtue of the agenda approval process:

Procurement #23-062, Four (4) ATV's and Two (2) Side by Side Utility Vehicles – County Council award a bid to Rumble On Dealers, Inc. dba as Ride Now Power Sports of Irving, Texas, at a total of \$70,740.47, inclusive of delivery plus any additional sales tax.

Procurement #24-003, Oak Creek Dredging – County Council awarded a construction contract and Purchase Order in the amount of \$534,686.55 to Ahtna Marine & Construction Company to perform the Oaks Creek Dredging work.

Procurement #24-009, Historic Courthouse Duct Cleaning – County Council awarded a construction contract associated with Procurement No. 24-009 to Trane's OMINA and authorized the appropriation of an additional \$100,000 from the fund balance to cover smaller flood related expenses.

PUBLIC HEARINGS

Ordinance No. 24-01

County Council held a public hearing on Ordinance No. 24-01. Chairman Louis R. Morant opened the floor for public comments on Ordinance No. 24-01, and Ordinance to amend the Future Land Use (FLU) map for 3 Parcels, located at 46 Channel Bluff Avenue and 13236 Ocean Hwy, identified as TMS#s 04-0141-07600-00, 04-0141-077-0-00 and 04-0141-078-00-00, from Medium Density Residential to Transitional. No one spoke on the matter, and Chairman Louis Morant closed the floor for public comments pertaining to Ordinance No. 24-01.

ORDINANCES-Third Reading

Ordinance No. 23-38

Third reading of Ordinance No. 23-38 was introduced by County Attorney, Jay Watson. Mr. Watson responded to various questions pertaining to this ordinance from members of County. Council.

Following the discussion, Councilor Clint Elliott moved for third reading approval of Ordinance No. 23-38, an Ordinance to amend Chapter 6 Section 6-3 of the Georgetown County Code of Ordinances

Pertaining to Public Boat Landings Regulations. Councilor Bob Anderson offered a second on the motion. Chairman Louis Morant called for discussion on the motion.

Councilor Clint Elliott made a motion to amend Ordinance No. 23-38, paragraph d (3) to remove the 30' length restriction. Councilor Stella Mercado offered a second on the motion. Chairman Morant called for discussion on the amendment.

Councilor Raymond Newton moved to further amend Ordinance No. 23-38, as follows, "loading or unloading of any cargo of passengers for hire or compensation except and excluding Captains who hold a current operation of uninspected passengers' vehicles license commonly known as six-pack or charter boat Captain's license of a vessel with no more than that 6 passengers for charter, to additionally permit 40ft. tourist vessels with a qualified captain and crew that are Coastguard inspected and can carry up to 40 passengers shall be permitted to utilize the Carroll Ashmore Campbell Marine Complex. Permits for the larger boats may be obtained through Parks and Recreation, and the number issued, per year, will be at their discretion. Councilor Everett Carolina offered a second on the motion.

Chairman Morant called for any further discussion on the first amendment, prior to the vote.

Councilor Raymond Newton stated that he believes removing the 30 'length restriction serves the County's constituents well along with our local businesses and the commercial fishing industry. He stated that removal of this content takes a worry and a burden off of those constituents' backs.

Councilor Everett Carolina stated that Georgetown County promotes tourism, and this is another form of tourism. Visitors come here to fish, shop at our boutiques, eat at our restaurants, and take boat tours on the waterways. He believes limiting ecotourism will also be limiting employment opportunities for individuals in the tourism and deep-sea fishing field. These business owners have presented that they have the required insurance and safety plans that eliminate liability from being an issue. Lastly, he stated that Georgetown County has an amazing Risk Management Department that could share its expertise on increasing the safety at our public boat landings.

Councilor Bob Anderson stated that when concerns were raised in regards to the restriction on boat length, Country Council did its due diligence to fix the issue. Council did reach out to boat manufacturers to determine how large the new vessels being produced are in order to help them make a better decision for the constituents.

Councilor Stella Mercado asked County Administrator, Angela Christian, if she could look into insurance and permitting to insure that the commercial users of the boat landings would have the proper insurance and any other safety requirements needed before they use those landings. The Administrator stated that she would respond back to County Council with a proposal on requirements in order for these vessels to safety use public boat landings. The Chairman called for further discussion on the amendment to Ordinance No. 23-38.

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

The Chairman called for further discussion on the motion for a second amendment to Ordinance No. 23-38, pertaining to permitted use of the Carroll Ashmore Campbell Marine Complex by commercial vessels.

Councilor Everett Carolina stated that this is another form of tourist generated business in the form of eco and waterway tourism. He stated that this is a type of business would enhance learning about Georgetown County.

Councilor Raymond Newton stated that County Council is about to vote, not in regards to one business, but on an entire industry within Georgetown County. He feels that if a member of County Council votes against this proposal, they need to take a deeper look at what they are actually voting against. There is construction equipment being loaded and unloaded at our public county landings on a daily basis. These are not small vessels, rather these are large barges that are bringing in heavy equipment such as backhoes, track hoes etc. that weigh tons and tons. This equipment is being transported via public boat landings for a commercial purpose. Other industries that use our boat landings include commercial crabbers, and the commercial boats that gather oysters, clams, and our county also has a local shad fishing industry. Councilor Newton then stated that, a vote against this amendment is a vote against the entire industry. This would indicate that Georgetown County is *not* a business-friendly county. He said if there is a legitimate reason why County Council shouldn't at least try with the passing of this Ordinance that he would like to hear it. Councilor Newton added that commercial businesses, logging trucks and others, use our roadways every day. They pay county taxes, and a road user fee to do so, just like the rest of us. The owners of these commercial vessels pay taxes to use these boat landings just like the rest of us. They are not getting anything for "free". There was no further discussion, and Chairman Morant called for the vote on the second amendment to Ordinance No. 23-38.

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

The amendment failed to receive a majority vote, and did not pass.

Chairman Morant called for the vote on third reading approval of Ordinance No. 23-38 (including the amended language regarding vessel lengths), and the vote was as follows:

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

Ordinance No. 23-45

At the request of the applicant, County Council deferred third reading consideration of Ordinance No. 23-45 to amend the Pavilion Square Flexible Design District (FDD).

Ordinance No. 24-01

Councilor Stella Mercado moved for third reading approval of Ordinance No. 24-01, an ordinance to amend the Future Land Use (FLU) map for 3 parcels, located at 46 Channel Bluff Avenue and 13236 Ocean Hwy, identified as TMS#s 04-0141-076-00-00, 04-0141-077-00-00 and 04-0141-078-00-00, from Medium Density Residential to Transitional. Councilor Clint Elliott offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

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

Ordinance No. 24-02

Councilor Stella Mercado moved for third reading approval of 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). Councilor Clint Elliott offered a second on the motion. Upon a call for discussion from the Chairman, there was none.

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

ORDINANCES – First Reading

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

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

APPROVAL OF MINUTES

Regular Council Meeting – January 23, 2024

Councilor Clint Elliott moved to adopt the minutes of the County Council meeting held on January 23, 2024. The motion was seconded by Councilor Stella Mercado. Upon a call for discussion from the Chairman, there was none.

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

ADJOURNMENT

Chairman Morant called for further business to come before County Council prior to adjournment. Councilor Everett Carolina stated that for the past three years he has been making statements regarding the “Clementa C. Pinckney Hate Crimes Act”. On October 8th, 2019, Georgetown County Council passed Resolution No. 19-22 supporting the enactment of legislation against hate crimes in South Carolina. Since that date, our state legislators have yet to pass this much needed state law. This has left Wyoming and South Carolina as the last two states without such laws. Councilor Carolina asked the County Administrator, County Attorney, and Chairman Morant to put further emphasis on this request by writing an annual letter to the members of our local delegation. He said he will continue to read this statement in the first two months of each New Year until this law has been passed.

Being no further business, Councilor Clint Elliott moved to adjourn the meeting, which was seconded by Councilor Stella Mercado. The meeting was adjourned at 6:40 PM.

Date

Clerk to Council