Council Members

District 1: John Thomas
District 2: Ron L. Charlton
District 3: Everett Carolina
District 4: Lillie Jean Johnson

District 5: Austin Beard, Vice Chairman

District 6: Steve Goggans

District 7: Johnny Morant, Chairman



County Administrator

Sel Hemingway

County Attorney

Wesley P. Bryant

Clerk to Council

Theresa E. Floyd

March 28, 2017

5:30 PM

County Council Chambers

GEORGETOWN COUNTY COUNCIL County Council Chambers, 129 Screven Street, Suite 213, Georgetown, SC 29440

AGENDA

- 1. INVOCATION
- 2. PLEDGE OF ALLEGIANCE
- 3. APPROVAL OF AGENDA
- 4. PUBLIC COMMENT
 - 4.a Introduction of New Employees Walt Ackerman, Director of Human Resources
- 5. APPROVAL OF MINUTES
 - 5.a Council Work Session February 28, 2017
 - 5.b Regular Council Session March 14, 2017
- 6. CONSENT AGENDA
 - 6.a Ordinance No. 2017-07 An amendment to Article VI, Requirements By District, Section 628 Forest Agriculture/Commercial (FA/C) of the Zoning Ordinance to include vehicle parking and maintenance as a conditional use
 - 6.b Ordinance No. 2017-08 To rezone approximately three acres of a 48 acre tract located on David Ray Road (TMS #02-1006-025-00-00) from Residential One Acre (R-1) to Forest Agriculture/Commercial (FA/C).
 - 6.c Change Order #1 for New Taxiway for Procurement #16-083, Corporate Aircraft Hangar at Georgetown County, SC Airport (KGGE): Design/Build
- 7. PUBLIC HEARINGS
- 8. APPOINTMENTS TO BOARDS AND COMMISSIONS

- 8.a Board/Commission Appointment Council District 1
- 8.b Board/Commission Appointments Council District 2
- 8.c Board/Commission Appointment Council District 4
- 9. RESOLUTIONS / PROCLAMATIONS
 - 9.a Resolution No. 2017-03 To Declare April 2017 as Fair Housing Month in Georgetown County
- 10. THIRD READING OF ORDINANCES
- 11. SECOND READING OF ORDINANCES
- 12. FIRST READING OF ORDINANCES
- 13. COUNCIL BRIEFING AND COMMITTEE REPORTS
- 14. BIDS
- 15. REPORTS TO COUNCIL
 - 15.a Waccamaw Market Cooperative MOU Georgetown Farmers Market
- 16. DEFERRED OR PREVIOUSLY SUSPENDED ISSUES
- 17. LEGAL BRIEFING / EXECUTIVE SESSION
- 18. OPEN SESSION
- 19. ADJOURNMENT

Item Number: 5.a

Meeting Date: 3/28/2017

Item Type: APPROVAL OF MINUTES

AGENDA REQUEST FORM GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council Work Session - February 28, 2017

CURRENT STATUS:

Pending

POINTS TO CONSIDER:

n/a

FINANCIAL IMPACT:

n/a

OPTIONS:

- 1. Approval of minutes as submitted.
- 2. Offer amendments.

STAFF RECOMMENDATIONS:

Recommendation for approval of minutes as submitted.

ATTACHMENTS:

Description Type

DRAFT Work Session Minutes - 2/28/17
 Backup Material

Georgetown County Council Work Session Minutes February 28, 2017

Georgetown County Council held a work session on Tuesday, February 28, 2017 at 4:00 PM in County Council Chambers located in the old Georgetown County Courthouse, 129 Screven Street, Georgetown, South Carolina.

Present: Austin Beard Lillie Jean Johnson

Everett Carolina Johnny Morant Ron L. Charlton John Thomas

Steve Goggans

Staff: Sel Hemingway Theresa E. Floyd

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 located in the lobby of the Courthouse.

Chairman Johnny Morant called the meeting to order. The purpose of the meeting was to discuss the County's Capital Improvement Plan.

County Administrator, Sel Hemingway, presented an overview of the County's current Capital Improvement Plan including pending projects. Mr. Hemingway briefed Council on requirements of the planning process in moving forward. He outlined various revenue sources associated with the CIP Plan, and noted the limitations of recurring revenue necessary to address ongoing operating and maintenance costs associated with various projects. Council was also advised on a potential CIP planning timeline for consideration if Council chooses to pursue another Capital Project Sales Tax referendum for the upcoming term.

A follow-up work session will be necessary to address several pending issues including the process of budgeting excess CPST revenue. Council members concurred that it is typically convenient to meet prior to regular council meeting for this purpose. Mr. Hemingway stated that Council would be notified of the date for the next work session, and he encouraged Council members to contact him with questions or comments prior to that time.

Being no further business to come before County Council, the work session concluded at 5:30 PM.

Date Approved	
Clerk to Council	

Item Number: 5.b

Meeting Date: 3/28/2017

Item Type: APPROVAL OF MINUTES

AGENDA REQUEST FORM GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Regular Council Session - March 14, 2017

CURRENT STATUS:

Pending

POINTS TO CONSIDER:

n/a

FINANCIAL IMPACT:

n/a

OPTIONS:

- 1. Approval of minutes as submitted.
- 2. Offer amendments.

STAFF RECOMMENDATIONS:

Recommendation for approval of minutes as submitted.

ATTACHMENTS:

Description Type

DRAFT Minutes - 3/14/17 Backup Material

Georgetown County Council held a Regular Council Session on Tuesday, March 14, 2017, at 5:30 PM in County Council Chambers located in the old Georgetown County Courthouse, 129 Screven Street, Georgetown, South Carolina.

Present: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

Staff: Sel Hemingway Wesley P. Bryant

Theresa E. Floyd Jackie Broach

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 located in the lobby of the historic Courthouse.

Chairman Johnny Morant called the meeting to order. An invocation was given by Councilmember Ron Charlton, and all joined in the pledge of allegiance. The Chairman noted that Councilmember Austin Beard was "under the weather" and would not be in attendance.

APPROVAL OF AGENDA:

A request was made to move a presentation from Winyah Bay Long Term Recovery Group forward on the meeting agenda.

Councilmember Ron Charlton moved for approval of the agenda. Councilmember Steve Goggans seconded the motion. Chairman Morant called for discussion, and there was none.

In favor: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

PUBLIC COMMENTS:

There were no public comments.

MINUTES:

Regular Council Session – February 28, 2017

Councilmember Ron Charlton moved to approve the minutes of the February 28, 2017 meeting. Councilmember John Thomas seconded the motion. Chairman Morant called for discussion on the motion, and no discussion occurred.

In favor: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

CONSENT AGENDA:

The following reports were included on the Consent Agenda, and therefore approved previously during the meeting:

Ordinance No. 2017-05 – An Ordinance to amend Article XI, Off-street Parking Regulations, Section 1102.1 Minimum Parking Space Provisions of the Zoning Ordinance of Georgetown County, South Carolina, regarding Industrial Use Parking – Third reading approval.

Ordinance No. 2017-06 – An Ordinance to amend the list of conditional uses for the Low Country Stores Planned Development – Third reading approval.

Procurement #17-005, Water, Fire, Mold, Asbestos and Other Hazardous Materials Remediation Services, IDIQ – County Council awarded a contract to Brak Bros. LLC dba Servepro of Georgetown.

Procurement #16-083, Corporate Aircraft Hangar at Georgetown County, SC Airport (KGGE): Design/Build – County Council awarded a contract to Coastal Structures of Georgetown in the amount of \$644,214.75.

Procurement #17-012, FY17 Municipal Lease/Purchase Financing for Vehicles and Heavy Equipment – County Council approved a Municipal Lease/Purchase Financing Agreement with BB&T for financing vehicles and heavy equipment, and adopted Resolution No. 2017-01 to accept and approve financing terms.

Procurement #17-006, CERP Replacement of Dodge Chargers for GC Sheriff's Office, FY17 – County Council awarded a contract to Performance Automotive of Clinton, NC in the amount of \$305,564.00

Procurement #17-02, Upfitting for FY17 CERP Vehicle Replacements at GCSO – County Council awarded a contract for upfitting of (13) thirteen Sheriff's Office vehicles to West Chatham Warning Devices, not to exceed \$75,745.39.

Procurement #17-022, COBAN Devices for CERP Vehicle Replacements at GCSO – County Council awarded a Purchase Order to COBAN Technologies Inc. in the amount of \$52,282.30 for upfitting of Sheriff's Office replacement vehicles with in-car camera video systems.

Plantation Tours Road Maintenance – County Council authorized one-time grading of entry roads at Mansfield and Estherville Plantations in preparation for the Annual Plantation Tours at an estimated cost of \$255 charged to the Public Services Road Maintenance Account.

BOARDS AND COMMISSIONS

Planning Commission

Councilmember John Thomas moved to reappoint Mr. Lee Shoulette to the Georgetown County Planning Commission. Councilmember Steve Goggans seconded the motion. Chairman Morant called for discussion on the motion, and there was none.

In favor: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

Parks and Recreation Commission

Councilmember Lillie Jean Johnson made a motion to appoint Mr. Billy White to the Parks and Recreation Commission. Councilmember Everett Carolina seconded the motion. Chairman Morant called for discussion on the motion.

Councilmember Johnson expressed appreciation to Ms. Carol White for the service she has provided on the Parks and Recreation Commission during the previous term.

In favor: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

Board / Commission Appointments - Council District 6

Councilmember Steve Goggans moved to appoint/reappoint the following individuals to serve on Georgetown County boards/commissions representing Council District 6:

Accommodations Tax Committee – Mr. William Gairy Nichols (reappointment)

Airport Commission – Mr. Daniel Drost (reappointment)

Alcohol & Drug Abuse Commission – Mr. Joseph E. Scanlon (new appointment)

Zoning Appeals Board – Mr. Christopher M. Olds (new appointment)

Councilmember John Thomas seconded the motion. There was no discussion following the motion.

In favor: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

RESOLUTIONS

Resolution No. 2017-02

Councilmember Ron Charlton moved for the adoption of Resolution No. 2017-02 supporting submission of a grant application to the South Carolina Department of Transportation seeking Mass Transit Funding to benefit Sandy Island. Councilmember Lillie Jean Johnson seconded the motion. Upon a call for discussion on the motion from Chairman Morant, there was none.

In favor: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

ORDINANCES- Third Reading

No reports.

ORDINANCES-Second Reading:

Ordinance No. 2017-07

Councilmember John Thomas moved for second reading approval of Ordinance No. 2017-07, an amendment to Article VI, Requirements by District, Section 628 Forest Agriculture/Commercial (FA/C) of the Zoning Ordinance to include truck parking and maintenance as a conditional use. Councilmember Ron Charlton seconded the motion. Chairman Morant called for discussion.

Councilmember John Thomas moved to amend Ordinance No. 2017-07 to include the language "excluding junkyards" in Section 628.213 of the ordinance, as recommended by the Planning Commission. Councilmember Ron Charlton offered a second on the amended motion. There was no further discussion.

In favor: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

The vote on the main motion was as follows:

In favor: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

Ordinance No. 2017-08

Councilmember John Thomas moved for second reading approval of Ordinance No. 2017-08, an Ordinance to rezone approximately three acres of a 48 acre parcel located on David Ray Road (TMS 20-1006-025-00-00) from Residential One Acre (R-1) to Forest and Agriculture/Commercial (FA/C). Councilmember Lillie Jean Johnson seconded the motion. No discussion followed the motion.

In favor: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

ORDINANCES- First Reading:

No reports.

BIDS:

No reports.

REPORTS TO COUNCIL:

Presentation – Winyah Bay Long Term Recovery Group

Lucy Woodhouse provided a report on behalf of the Winyah Bay Long Term Recovery Group. The organization is a partnership of multiple agencies with a combined effort focused on providing assistance with 2015 flood cleanup to qualifying citizens. She provided statistics regarding the number of applications for assistance that had been received, as well as the work that has been accomplished thus far, as well as the work that lies ahead. The organization is continuing to look for additional funding sources for this purpose. Additionally, as a result of this project, a local Housing Advisory Council has been created with the purpose of exploring options to assist those in need with ongoing home maintenance.

EXECUTIVE SESSION:

Councilmember Ron Charlton made a motion to move into Executive Session to discuss a personnel issue. Councilmember John Thomas seconded the motion. There was no discussion following the motion.

In favor: Everett Carolina Lillie Jean Johnson

Ron L. Charlton Johnny Morant Steve Goggans John Thomas

County Council moved into Executive Session at 6:04 PM.

OPEN SESSION:

As Open Session resumed, Chairman Johnny Morant stated that County Council discussed a personnel matter during Executive Session. No votes were taken, nor were any decisions made during Executive Session.

Being no further business to come before County Council, the meeting was adjourned.

Georgetown County Council Meeting Minutes March 14, 2017

Date	
Clerk to Council	

Item Number: 6.a

Meeting Date: 3/28/2017

Item Type: CONSENT AGENDA

AGENDA REQUEST FORM GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Ordinance No. 2017-07 - An amendment to Article VI, Requirements By District, Section 628 Forest Agriculture/Commercial (FA/C) of the Zoning Ordinance to include truck parking and maintenance as a conditional use.

CURRENT STATUS:

At the January meeting, the Commission reviewed a request to rezone a portion of a tract from R1 AC (One-Acre Residential) to General Commercial (GC) to allow for a truck parking and maintenance area. The Commission voted unanimously to defer the request so that staff could work with the applicant on an alternate zoning district that might better suit the proposed use.

POINTS TO CONSIDER:

- 1. The Forest Agriculture/Commercial District was created when the western portion of the County was zoned as a way to allow for limited commercial uses typically found in more rural areas that do not conflict with agricultural uses. The intent of the district as listed in the Zoning Ordinance is to be "utilized and reserved for agriculture, forestry and identified commercial uses." A welding shop is one example of a conditional use currently allowed in FA/C with certain limitations that is not allowed in the other FA districts.
- 2. Areas used for the parking and maintenance of trucks and other large equipment could potentially have negative effects on surrounding property owners. Staff proposed including retaining a vegetative buffer around the perimeter of the site or creating a Level 3 buffer if one does not already exist as well as requiring a separation of at least 100 feet from any dwelling, church, school or public park.
- 3. Any maintenance type work to be done on the equipment should be done in an enclosed structure. This is similar to the requirement for garages for motor vehicle repairs in the General Commercial district. Staff also proposed imposing a limit of 6,000 square feet for any such structure to prohibit large scale, more industrial type repair facilities.
- 4. The only existing FA/C district includes two tracts located off Big Dam Swamp Drive close to the Williamsburg County line. Any other areas proposing to utilize this particular use would need to apply to rezone to FA/C.
- 5. Staff recommended approving the text amendment to include this use. The Planning Commission held a public hearing on this issue at their February 16, 2017 meeting. No one came forward to speak. After some discussion with staff, the Commission voted 5 to 0 to recommend approval for the proposed text change to the FA/C zoning district with the condition that the word "truck" be changed to "vehicle" and that the words "excluding junkyards" be added.

6. On February 28, 2017, County Council voted to invoke pending ordinance doctrine in regards to Ordinance No. 2017-07.

FINANCIAL IMPACT:

Not applicable

OPTIONS:

- 1. Approve as recommended by PC
- 2. Approve an amended text change
- 3. Defer action
- 4. Deny request
- 5. Remand to PC for further study

STAFF RECOMMENDATIONS:

Recommendation for 3rd reading approval.

ATTORNEY REVIEW:

Yes

ATTACHMENTS:

Description Type

Ordinance No. 2017-07 Amendment to Zoning Ord regarding truck parking / maint. in FAC District Ordinance

STATE OF SOUTH CAROLINA)	
)	ORDINANCE NO: 2017-07
COUNTY OF GEORGETOWN)	

AN AMENDMENT TO ARTICLE VI, SECTION 628, FOREST AGRICULTURE/COMMERCIAL (FA/C) OF THE ZONING ORDINANCE OF GEORGETOWN COUNTY TO INCLUDE TRUCK MAINTENANCE AND PARKING AREAS AS A CONDITIONAL USE

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

To amend to Article VI, Requirements By District, Section 628, Forest Agriculture/Commercial (FA/C) of the Zoning Ordinance to add truck maintenance and parking areas as a conditional use.

Vehicle maintenance and parking areas, excluding junkyards, provided that:

628.2131	A 20 foot wide vegetative buffer to be
	maintained around the developed parking
	area. If there is no existing vegetation, a
	Level 3 buffer will be required around the
	parking area perimeter;

- All maintenance for vehicles and other equipment will take place in an enclosed structure. Such structure shall not exceed 6,000 square feet;
- 628.2133 The parcel to be utilized contains a minimum of three acres.
- 628.2134 The designated vehicle parking area and any enclosure will be located a minimum of 100 feet from any dwelling, church, school or public park.

DONE, RATIFIED AND ADOPTED THIS 28th DAY OF MARCH, 2017.

	(SEAL)
Johnny Morant	
Chairman, Georgetown County Council	

ATTEST:	
Theresa E. Floyd	
Clerk to Council	

This Ordinance, No. 2017-07, has been reviewed by me and is hereby approved as to form and legality.

Wesley P. Bryant

Georgetown County Attorney

First Reading: February 28, 2017

Second Reading: March 14, 2017

Third Reading: March 28, 2017

Item Number: 6.b

Meeting Date: 3/28/2017

Item Type: CONSENT AGENDA

AGENDA REQUEST FORM GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Ordinance No. 2017-08 - To rezone approximately three acres of a 48 acre tract located on David Ray Road (TMS #02-1006-025-00-00) from Residential One Acre (R-1) to Forest Agriculture/Commercial (FA/C).

CURRENT STATUS:

A request from William C. Morris as agent for Michael Kolczak to rezone a portion of a 48 acre tract from Residential One Acre (R-1) to Forest Agriculture/Commercial (FA/C). The property is located on the southwest side of David Ray Drive approximately 925 feet south of Haven Drive. Portion of TMS #02-1006-025-00-00. Case Number REZ 11-16-17146.

The parcel is currently zoned Residential One Acre (R-1) and is part of a larger vacant, wooded tract. Last month, the Commission deferred a request to rezone this parcel to General Commercial (GC).

POINTS TO CONSIDER:

- 1. The site is a three-acre portion of a 48 acre tract located on the west side of David W. Ray Drive, just south of the Green Acres Mobile Home Park. The portion proposed for rezoning is located at the southern end of the tract.
- 2. The parcel proposed for rezoning is bordered by R1 Acre and a mobile home park designation to the north, FA zoning to the east, R1 Acre zoning to the west and the Crowne Pointe Planned Development to the south. Surrounding properties are mostly vacant with the exception of the mobile homes to the north. The Crowne Point master plan for this area indicates single family residential development.
- 3. The site is not adjacent to another commercial zoning district. The closest General Commercial area is located approximately .6 miles away at the intersection of David W. Ray Drive and North Fraser Street. There is another commercial area fronting on North Fraser Street located to the rear of the mobile home park about .4 miles away. The proposed three-acre site is large enough so that spot-zoning should not be an issue.
- 4. The proposed new parcel would require a minimum of one-acre with a minimum lot width of 100 feet for the FA/C district. The proposed use would require a minimum of three acres based on the current text change amendment being proposed for this district.
- 5. The applicant indicated a proposed truck maintenance and parking area for the site. Staff felt that the FA/C zoning district might be more appropriate for this use. The FA/C district was created when the western portion of the County was zoned as a way to allow for limited commercial uses typically found in more rural areas that do not conflict with agricultural uses.

- 6. Council is currently also reviewing a proposed text change to add truck maintenance/parking areas to the FA/C district with conditions. One of the conditions being recommended is that the proposed use would require a three acre parcel.
- 7. The Georgetown County FLU Map designates this area as medium density residential; therefore, it is not compatible with the proposed zoning. This discrepancy should be addressed during the upcoming land use update.
- 8. Staff recommended approval for the rezoning request if an amendment to the FA/C district to allow the proposed use was also recommended. The Planning Commission voted 5 to 0 to recommend approval for a proposed text change to allow vehicle maintenance/parking areas as a conditional use in FA/C. At the same meeting, a public hearing was held regarding the proposed rezoning from R1 to FA/C. No one spoke except for the applicant. The Commission voted 5 to 0 to recommend approval for the rezoning.
- 9. On February 28, 2017, County Council voted to invoke pending ordinance doctrine in regards to Ordinance No. 2017-08.

FINANCIAL IMPACT:

Not applicable

OPTIONS:

- 1. Approve rezoning as recommended by PC
- 2. Deny request
- 3. Remand to PC for further study
- 4. Defer action

STAFF RECOMMENDATIONS:

Recommend third reading approval of Ordinance No. 2017-08.

ATTORNEY REVIEW:

Yes

ATTACHMENTS:

Description Type

Ordinance No. 2017 08 To rezone a 3 acre track

Ordinance No. 2017-08 To rezone a 3 acre track on David Ray Road to FA/C

Kolczak rezoning attachments
 Backup Material

COUNTY OF GEORGETOW	ORDINANCE NO: 2017-08
EIGHT ACRE PARCEL OF IDENTIFIED AS TAX PARC	ONE APPROXIMATELY THREE ACRES OF A FORTY LAND LOCATED ON DAVID RAY ROAD, FURTHER EL 02-1006-025-00-00, FROM RESIDENTIAL ONE ACREICULTURE/COMMERCIAL (FA/C)
GEORGETOWN COUNTY ASSEMBLED THAT APPRO 025-00-00, LOCATED AT FRONTING DAVID RAY RO	D BY THE COUNTY COUNCIL MEMBERS OF SOUTH CAROLINA, IN COUNTY COUNCIL EXIMATELY THREE ACRES OF TAX PARCEL 02-1006. THE SOURTHEAST CORNER OF THE PARCEL DAD, BE REZONED FROM ONE ACRE RESIDENTIAL ICULTURE/COMMERCIAL (FA/C) AS REFLECTED ON
DONE, RATIFIED AND ADOPT	TED THIS 28th DAY OF MARCH, 2017.
	(SEAL)
	Johnny Morant Chairman, Georgetown County Council
ATTEST:	
Theresa E. Floyd Clerk to Council	
This Ordinance, No. 2017-08, halegality.	as been reviewed by me and is hereby approved as to form and
Wesley P. Bryant Georgetown County Attorney	
First Reading: February 2	28, 2017

Third Reading:

March 28, 2017



17146

129 Screven St. Suite 222 Georgetown, S. C. 29440 Phone: 843-545-3158

Fax: 843-545-3299

PROPOSED ZONING AMENDMENT

COMPLETED APPLICATIONS FOR ZONING AMENDMENTS MUST BE SUBMITTED ALONG WITH THE REQUIRED FEE, AT LEAST FORTY-FIVE (45) DAYS PRIOR TO A PLANNING COMMISSION MEETING.

THE	APPLICANT IS REQUESTING: (Indicate one)
(S)	A change in the Zoning Map.
()	A change in the Zoning Text.
The fo	ollowing information must be provided for either request:
Prope	rty Information that you area requesting the change to:
	Tax Map (TMS) Number: 02-1006-025-00-00
	Street Address: DAVID W. RAY DVIVE
	City/State/Zip Code: Georgetown, SC 29440
	Lot Dimensions/Lot Area: 48 Loves total

Proposed Zoning Classification: St FA/C pu attach lumail

Plat Book / Page:

Current Zoning Classification: R1

Prope	rty Owner of Record:
*	Name: Michael Kolczak, Personally and as Truster of Margard S. Small
	Address: 6833 Silver Dollar Court Rewealth
	City/ State/ Zip Code: Trust 10 80547 Trust
	Telephone/Fax Numbers: 970.672.0800
	E-mail: Makolizako amail.com
X	Signature of Owner / Date: 11-7-110
I have with the	appointed the individual or firm listed below as my representative in conjunction his matter related to the rezoning request.
Agent	t of Owner:
	Name: William C. Morvis - BIC
	Address: 171 Seminole LAVE
	City/State/Zip Code: Georgetown SC 29440
	Telephone/Fax: 843 - 325 - 5307
	E-mail: WC MOVVIS REALESTATE @ G-MAIL, COM
	Signature of Agent/ Date: C. Noce 11/3/2016
X	Signature of Property Owner.
Conta	net Information:
	Name: SAMe
	Address:
	Phone / E-mail:

Please	provide	the	following	information.	
	177.3				

	1. Please submit 12 copies of the site plan or plat (size: 11 x 17 or 24 x 26, as needed)
	2. Please explain the rezoning request for this property.
	Truck parking trea
Please	provide the following information for a Zoning Text Amendment.
	1. Indicate the section of the Zoning Ordinance that you are proposing to be changed:
	2. Indicate the reasons for the proposed changes:
Fee re	quired for all applications at the time of submittal:
	Rezoning Applications \$250.00
	Text Amendments \$250.00

Adjacent Property Owners Information required:

1. The person requesting the amendment to the Zoning Map or Zoning Text must submit to the Planning office, at the time of application submittal, stamped envelopes for each resident within Four Hundred Feet (400) of the subject property. The following return address must appear on the

envelope: "Georgetown County Planning Commission, 129 Screven St. Suite 222, Georgetown, SC 29440."

2. A list of all persons (and related Tax Map Numbers) to whom envelopes are addressed must also accompany the application.

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

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

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

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

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

Please submit a PDF version of your plans if available. You may e-mail them to csargent@georgetowncountysc.org or include with your application.

Judy Blankenship

From: Boyd Johnson

Sent: Thursday, January 26, 2017 12:51 PM **To:** Holly Richardson; Judy Blankenship

Subject: FW: Kolczak rezoning

Attachments: Staff Report.doc; ATT00004.htm

Sent from Mail for Windows 10

From: Bill Floyd Services

Sent: Wednesday, January 25, 2017 2:30 PM

To: Boyd Johnson

Subject: FW: Kolczak rezoning

Boyd,

If possible I would like to change my request on the rezoning on the piece of property on David W Ray. I would like to change my request from GC to FAC.

Thank you for considering this request.

Bill Floyd

From: Holly Richardson < hrichardson@gtcounty.org>

Date: January 18, 2017 at 12:01:32 PM EST

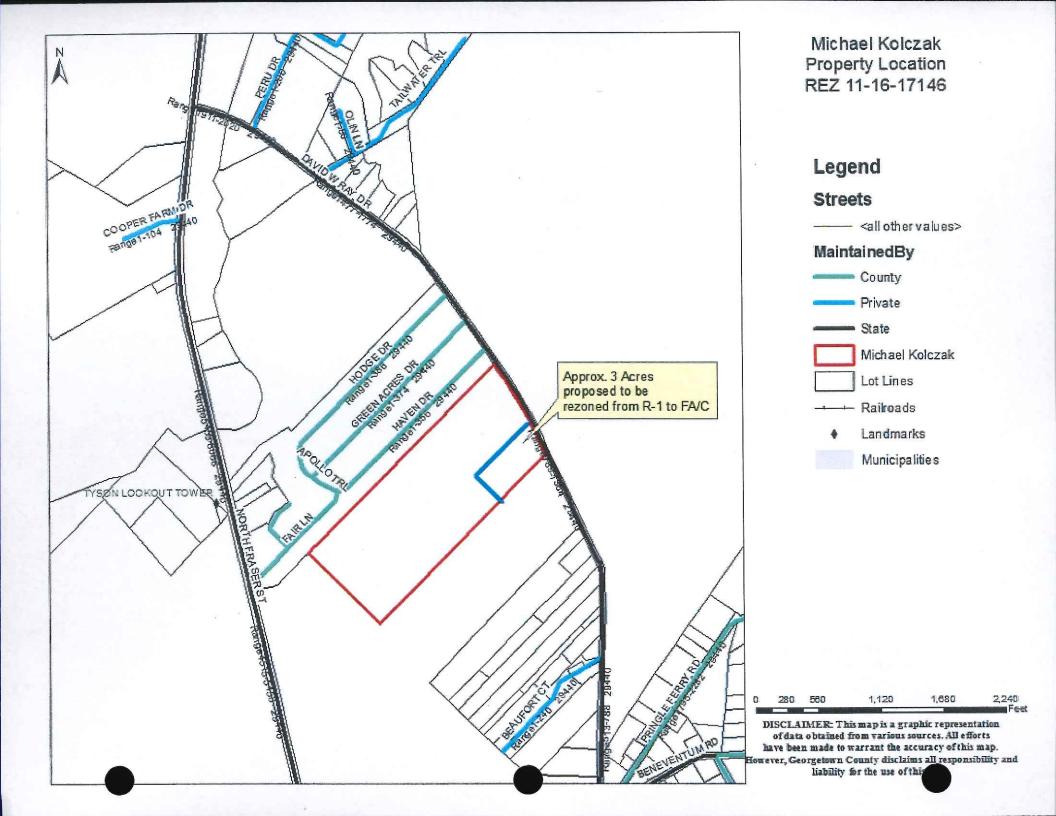
To: "'wcmorrisrealestate@gmail.com'" <wcmorrisrealestate@gmail.com>

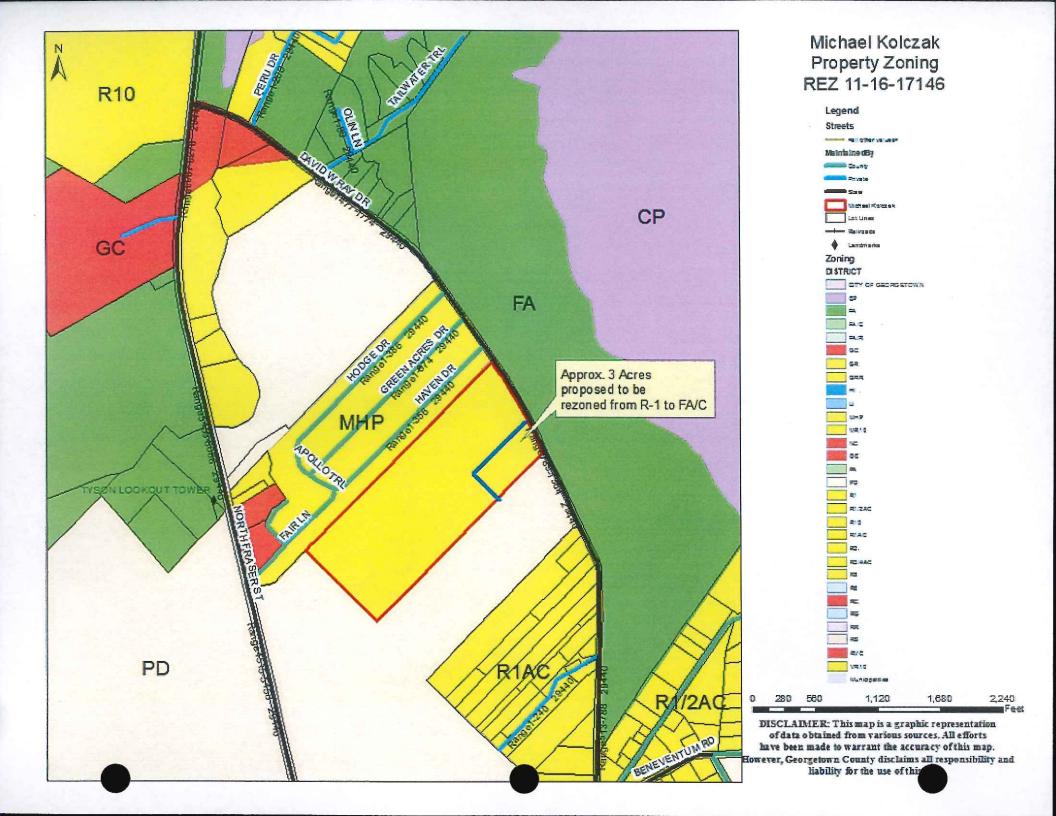
Subject: Kolczak rezoning

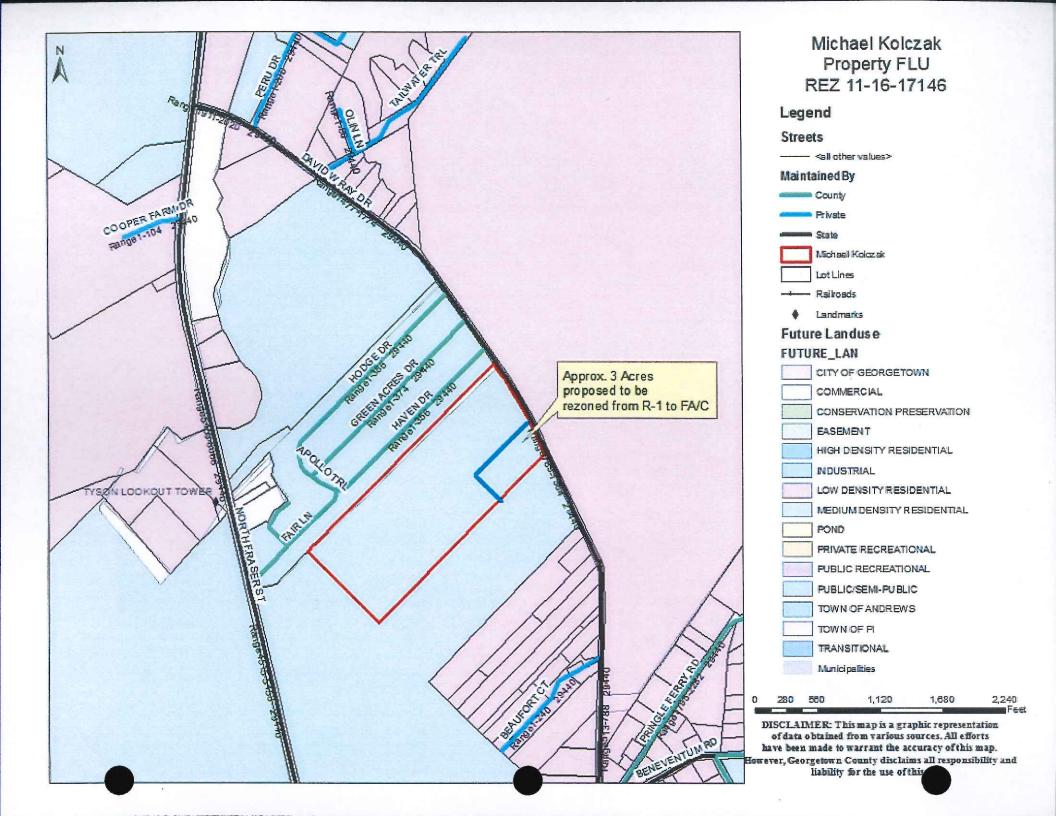
Mr. Morris,

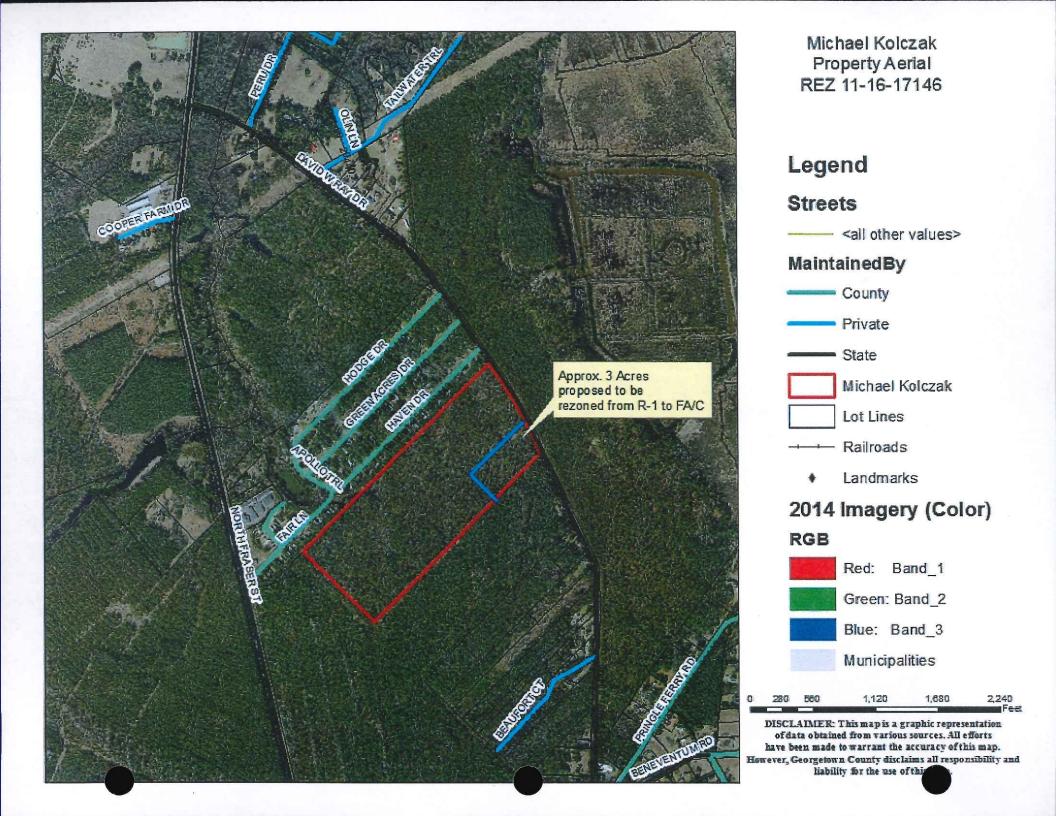
Attached please find our staff report for the proposed rezoning on David Ray Drive. Please let me know if you have any questions. The Planning Commission will hear this request at their meeting on 1/19 at 5:30 PM in the old courthouse. There will be a sign up sheet available for public comment.

Holly Richardson, AICP
Chief Planner
Georgetown County Planning and Code Enforcement
129 Screven Street
Georgetown, SC 29440
843-545-3254 (W)
843-545-3299 (F)
hrichardson@gtcounty.org











NOTICE OF PUBLIC HEARING

The Planning Commission will consider a request from William C. Morris as agent for Michael Kolczak to rezone a portion of a 48 acre tract from Residential One Acre (R-1) to Forest Agriculture/Commercial (FA/C). The property is located on the southwest side of David Ray Drive approximately 925 feet south of Haven Drive. Portion of TMS# 02-1006-025-00-00. Case Number REZ 11-16-17146.

The Planning Commission will be reviewing this request on Thursday, February 16, 2017 at 5:30 p.m. in the Georgetown County Council Chambers entering at 129 Screven Street in Georgetown, South Carolina.

If you wish to make public comments on this request, you are invited to attend this meeting. If you cannot attend and wish to comment please submit written comment to:

Georgetown County Planning Commission

PO Drawer 421270

Georgetown, South Carolina 29442

Telephone (843) 545-3158

Fax (843) 545-3299

E-mail: csargent@gtcounty.org

Item Number: 6.c

Meeting Date: 3/28/2017

Item Type: CONSENT AGENDA

AGENDA REQUEST FORM GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Purchasing

ISSUE UNDER CONSIDERATION:

Change Order #1 for New Taxiway for Procurement #16-083, Corporate Aircraft Hangar at Georgetown County, SC Airport (KGGE): Design/Build

CURRENT STATUS:

The Public Services Department Airport Division is seeking to add the addition of a new taxiway for the new corporate hangar to the Georgetown County, SC Airport as part of the Hangar Development Plan that was approved by County Council in November 2014 and approved by the Airport Commission on October 7, 2014.

POINTS TO CONSIDER:

Quotes were received from the vendor who provided us with our most recent taxiway. Palmetto Corp of Conway, Inc. out of Conway, SC and the current vendor building the new corporate hangar, Coastal Structures of Georgetown, SC. Both were provided with the same specifications and plans to quote the work. Prices received were as follows:

- 1) Palmetto Corp of Conway, Inc. @ \$412,598.38
- 2) Coastal Structures @ \$261,678.55

FINANCIAL IMPACT:

Funding for this additional work will be covered through funds from account number 89006.609.50703.1024. SCDOA will reimburse Georgetown County for 60% of the entire project's engineering and construction costs. The state routinely assists the County with costs for maintenance and repairs on a 60/40 split basis. This project will remain under budget even with this additional cost.

OPTIONS:

- 1) Award to Coastal Structures of Georgetown, SC.
- 2) Deny the request for award.

STAFF RECOMMENDATIONS:

Public Services reviewed the two (2) quotes received and found that Coastal Structures would be a much better option for the County based on price alone. Therefore, staff is recommending the attached change order #1 be made to the original contract #16-083 for the addition of the new taxiway to the already awarded corporate hangar project.

ATTORNEY REVIEW:

No

ATTACHMENTS:

Description Type Change Order #1 with Coastal Structures Quote Cover Memo D Quote from Paletto Corp of Conway, Inc. Cover Memo D

- Coastal Structures, AlA Contract, Change Order #1 Cover Memo Recommendation from Mr. Ray Funnye, Director of Public Services for Qualifications



Georgetown County, South Carolina Execution of Contract Change or Adjustment

Type of Change: Change Order	Contract Amendment	✓ Task Order	Other:	

Contract #	Sequence #	Amendment #
16-083	1	
Project #	GL Account	Purchase Order
Corporate Hangar Taxiway	89006-609-50703-1024	TBD
PRIOR Contract \$ Total	\$ Amount of this Change (+/-)	REVISED Contract \$ Total
\$644,214.75	\$261,678.55	\$905,893.30

Administration Use ONLY			
	Signature	Date	
Budget Verified:	Open and property for any other control of the cont	03/23/17	
Change Originator:	Jennifer Dirks	03/23/17	

Consultant Name:	Coastal Structures	-	
Contract Title:	Corporate Aircraft Hangar at Georgetown County, SC Airport (KGGE): Design/Build		
Task Order Name:	Corporate Hangar Taxi	way	
Scope of Work:	Taxiway Sitework - \$245,188.30 Electrical Taxiway Lights and Underground Impact and Permit Fees - 1,067.25 Performance and Payment Bond - \$3,3 Chapter 17 Special Inspections - \$6,00	373	
List Authorized Sub-Consultants:	N/A		
Deliverables:	: Taxiway Sitework, Electrical T	axiway lights and underground for Georgetown County Airport (GGE).	
Justification for Change:	New taxiway is needed for new corporate hanger.		
Start Date: NTP	Completion Date: Project Closeout		

The parties indicated herein have executed this agreement on the dates written below, the latest of which shall be deemed to be the effective date. No payment will be made for any work performed prior to the effective date. Unless otherwise indicated, receipt of this executed agreement is your Notice to Proceed with the work specified herein.

Georgetown County, SC Si Ray C. Funnye Director of Public Services	gnatures: 03/23/17 Date	Coastal Structures DIGITAL (Signature) Date		
	 Date	NOTES: 1. This form is intended as a guide to identify change or adjustment. All changes must also contract. 2. Where the intended change cannot be acc (noting "See Attached" in the appropriate spacodes, Admin authorization and signatures. all elements of this form for each item of work	o be compliant with the provisions of the commodated on this form; use as a cover aces above) to provide accounting Any substitute format must include	
Johnny Morant County Council	Date	Attach additional budget forms as needed are proposed.		



County Corporate Hanger w/TAXIWAY				
129 Airport Road, Georgetow	vn SC	March 7, 2017		
Sitework Taxiway Sitework per plans Talbert&Bright	Lump Sum	\$36,000.00 \$245,188.30		
Earthquake drains Concrete Pre-engineered Building	Lump Sum Allowance Lump Sum	n/a \$129,000.00 \$265,000.00		
Chapter 17 special inspections High Power hanger door	Allowance Included	\$9,000.00 ne		
10 X 12 chain hoist insulated door Meehanieal, 2 air vents with operable handle Electrical	Lump Sum Lump Sum Lump Sum	\$1,750.00 \$1,800.00 \$58,000.00		
Electrical Taxiway lights and underground Plumbing oil/water separator	Alt 1 Lump Sum	\$6,050.00 \$8,600.00		
Fire protection, 2 fire extinguishers Performance and Payment Bond Bid Bond	Lump Sum Lump Sum Lump Sum	\$450.00 \$10,750.00 nc		
Subtotal		\$771,588.30		
Jobsite Conditions and Supervision Subtotal Construction fee FIXED FEE		\$40,000.00 \$811,588.30 \$53,670.00		
Design fee FIXED FEE FOTAL OF PROJECT EXCLUDING PERMIT/IMPA	CT FEES	\$24,000.00 \$889,258.30		
w/ Alternate 2 - Impact and Permit fees Total Price with Alternate 2		\$16,635.00 \$905,893.30		

from original Corporate hanger RFQ		
Alternate 1	not included	
Alternate 2	not included	
Alternate 3	not inleuded	

Alt 1 in red above Taxiway project per Talbert&Bright

Alt 2 Building permit fee Building permit fee Plan review Fee Fire Impact fee County Impact fee

Notes:

The following items are not included in the lump sum price: Landscaping, casework, any finish on concrete floors, Grinder pump, sewer lines, septic tank,water lines Design fees for civil design



Palmetto Corp of Conway, Inc.

PO Box 346 Conway, SC 29528 PH 843.365.2156 | Fax 843.365.7733

То:	TALBERT & BRIGHT	Contact:	Al Smith
Address:	4810 SHELLY DRIVE	Phone:	(910) 762-6281
	WILMINGTON, NC 28405	Fax:	(910) 763-5350
Project Name:	Georgetown County Airport Expansion PH3 Change Order	Bid Number:	
Project Location:		Bid Date:	

Line # Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	MOBILIZATION	1.00	LS	\$49,394.91	\$49,394.91
2	Remove Roof Drain Inlet	3.00	EACH	\$296.61	\$889.83
3	Remove 12" HDPE Pipe , Outlet Structure, And RipRap	1.00	LS	\$4,025.49	\$4,025.49
4	Full Depth Removal Of Existing Pavement	2,300.00	SY	\$5.89	\$13,547.00
5	Remove Existing Gravel Road	600.00	SY	\$5.27	\$3,162.00
6	Unclassified Excavation	3,300.00	CY	\$15.20	\$50,160.00
7	Borrow Embankment	100.00	CY	\$27.00	\$2,700.00
8	Undercut Excavation	100.00	CY	\$25.25	\$2,525.00
9	Temp Skimmer Basin	1.00	EACH	\$52,845.80	\$52,845.80
10	Temporary Seeding And Mulching	5.00	ACRE	\$1,595.00	\$7,975.00
11	Temp Silt Fence	1,400.00	LF	\$2.75	\$3,850.00
12	Sediment Bags	2.00	EACH	\$1,386.00	\$2,772.00
13	RIP-RAP Outlet	60.00	SY	\$78.00	\$4,680.00
14	Concrete Washout	1.00	EACH	\$4,620.00	\$4,620.00
15	Construction Entrance	1.00	EACH	\$10,100.00	\$10,100.00
16	Excelsior Matting	100.00	SY	\$2.20	\$220.00
17	Crushed Agg Base Course	780.00	CY	\$102.50	\$79,950.00
18	Hot Mix Asphalt Surface Course Type B	360.00	TON	\$131.82	\$47,455.20
19	Prime Coat	1,700.00	GAL	\$6.70	\$11,390.00
20	Tack Coat	100.00	GAL	\$3.85	\$385.00
21	Markings Removal	40.00	SF	\$2.50	\$100.00
22	Taxiway Marking - Final Application	450.00	SF	\$2.50	\$1,125.00
23	18" RCP Pipe	222.00	LF	\$68.97	\$15,311.34
24	12" HDPE Pipe	40.00	LF	\$71.70	\$2,868.00
25	18" End Section	6.00	EACH	\$1,501.98	\$9,011.88
26	12" HDPE End Section	1.00	EACH	\$1,145.90	\$1,145.90
27	Outfall/Control Structure	1.00	EACH	\$5,790.01	\$5,790.01
28	Roof Drain Headwall	3.00	EACH	\$721.42	\$2,164.26
29	Permanent Seeding	5.00	ACRE	\$825.00	\$4,125.00
30	Sodding (Bermuda)	520.00	SY	\$4.95	\$2,574.00
31	Mulching	5.00	ACRE	\$825.00	\$4,125.00
32	Temp Jumper Cables / Installation	1.00	LS	\$550.00	\$550.00
33	Counterpoise Trench (in Grass)	100.00	LF	\$3.32	\$332.00
34	L-824 Underground Cable, I/C, No. 8 AWG, 5k Type C Installed	V, 160.00	LF	\$3.60	\$576.00
35	Bare Copper Counterpoise, No. 6 AWG, Includ Ground Rods And Connections, Installed	ing 160.00	LF	\$2.77	\$443.20
36	Conduit Trenched In Grass	100.00	LF	\$3.32	\$332.00

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Line #	Item #	Item Description	stimated Quantity	Unit	Unit Price	Total Price
	37	2" PVC Sch 40 Pipe	100.00	LF	\$5.54	\$554.00
	38	1 Way Concrete Encased 2" PVC Duct	68.00	LF	\$10.80	\$734.40
	39	Connect 2" PVC Conduit To Existing Light Base	2.00	EACH	\$55.37	\$110.74
	40	Medium Intensity Taxiway Light, Type L-861-T (LED), Base Mounted, Including Ground Rod A Connectors, Installed		EACH	\$941.24	\$3,764.96
	41	Remove Taxiway Edge Light (Base Mounted)	2.00	EACH	\$193.78	\$387.56
	42	Remove Existing Concrete Encasement Duct Ba	ank 52.00	LF	\$36.05	\$1,874.60
	43	Remove Handholes	2.00	EACH	\$375.01	\$750.02
	44	Remove 3' Diameter Concrete Pads	2.00	EACH	\$600.64	\$1,201.28

Total Bid Price: \$412,598.38

ACCEPTED:	CONFIRMED:
The above prices, specifications and conditions are satisfactory and hereby accepted.	Palmetto Corp Of Conway, Inc.
Buyer:	
Signature:	Authorized Signature:
Date of Acceptance:	Estimator:

3/21/2017 3:12:03 PM Page 2 of 2

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Sixth in the year Two Thousand Seventeen (In words, indicate day, month and year.)

day of March

BETWEEN the Owner:

(Name, legal status, address and other information)

Georgetown County PO Box 421270 Georgetown, SC 29442

and the Contractor:

(Name, legal status, address and other information)

Coastal Structures Corporation PO Box 937 Georgetown, SC 29442 This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

for the following Project:
(Name, location and detailed description)
Corporate County Hangar
129 Airport Road, Georgetown
Alternate 1 Taxi Way Site Work

The Architect:
(Name, legal status, address and other information)
Ashleigh Weatherly/Weatherly Structural Engineers
514 Alder Street
Myrtle Beach, SC 29577
****Substitute the word "Engineer" for "Architect" throughout this document.***

The Owner and Contractor agree as follows.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS
- 10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than
() days from the date of commencement, or as follows:
(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of
commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work,

Portion of the Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

ARTICLE 4 CONTRACT SUM

and are hereby accepted by the Owner:

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be

Nine Hundred Five Thousand Eight Hundred Ninety Three Dollars and Thirty Cents (\$ 905,893.30), subject to additions and deductions as provided in the Contract Documents.

Dollars

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

See attached Exhibit A

§ 4.3 Unit prices, if any:

(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item See Exhibit A **Units and Limitations**

Price per Unit (\$0.00)

Init.

3

§ 4.4 Allowances included in the Contract Sum, if any: (Identify allowance and state exclusions, if any, from the allowance price.)

> Item See Exhibit A

Price (\$0.00)

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the fifteenth day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the thirtieth month. If an Application for Payment is received by the Architect after the application date (15) days after the fixed above, payment shall be made by the Owner not later than fifteen Architect receives the Application for Payment. (Federal, state or local laws may require payment within a certain period of time.)

- § 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.
- § 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.
- § 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:
 - Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of 10%). Pending final determination of cost to the percent (Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201TM—2007, General Conditions of the Contract for Construction;
 - Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of percent (10%);
 - .3 Subtract the aggregate of previous payments made by the Owner; and
 - Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

Page 4 of 10

- § 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:
 - .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and (Section 9.8.5 of AIA Document A201-2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)
 - .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

- § 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when
 - .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and
 - .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

ARTICLE 6 DISPUTE RESOLUTION § 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker. (If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

5

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

X	Arbitration pursuant to Section 15.4 of AIA Document A201–2007
	Litigation in a court of competent jurisdiction
	Other: (Specify)

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located. (Insert rate of interest agreed upon, if any.)

§ 8.3 The Owner's representative: (Name, address and other information)

§ 8.4 The Contractor's representative: (Name, address and other information)
Brad Jenkins
PO Box 937
Georgetown, SC 29442

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:				
		r.		
	ON OF CONTRACT DOCUMENT nents, except for Modification		on of this Agreement, a	re enumerated in the
§ 9.1.1 The Agreement is Contractor.	this executed AIA Documen	nt A101–2007, Standard	Form of Agreement B	etween Owner and
§ 9.1.2 The General Cond	itions are AIA Document A2	201–2007, General Con	ditions of the Contract	for Construction.
§ 9.1.3 The Supplementar	y and other Conditions of the	e Contract:		
Document	Title		Date	Pages
\$ 0 4 A The Creek Freeting				
§ 9.1.4 The Specifications (Either list the Specificati	: ions here or refer to an exhil	bit attached to this Agre	ement.)	
Section	Title		Date	Pages

8	9.1	.5	The	Draw	in	os:

(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Number

Title

Date

§ 9.1.6 The Addenda, if any:

Number

Date

Pages

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

- .1 AIA Document E201TM–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:
- .2 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

Entire Bid Document and related Addendum.

8

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007.)

Type of Insurance or Bond

Limit of Liability or Bond Amount (\$0.00)

See original Bid Document for County's insurance and bond requirements.

This Agreement entered into as of the day and year	ar first written above.
OWNER (Signature)	CONTRACTOR (Signature)
(Printed name and title)	BRADLEY T SENKINS, PROject Manage



County Corporate Hanger w/TAXIWAY			
129 Airport Road, Georgetow	n SC	March 7, 2017	

Sitework	Lump Sum	\$36,000.0	
Taxiway Sitework per plans Talbert&Bright	Alt 1	\$245,188.3	
Earthquake drains	Lump Sum	n/a	
Concrete	Allowance	\$129,000.0	
Pre-engineered Building	Lump Sum	\$265,000.0	
Chapter 17 special inspections	Allowance	\$9,000.0	
High Power hanger door	Included	Ī	
10 X 12 chain hoist insulated door	Lump Sum	\$1,750.0	
Mechanical, 2 air vents with operable handle	Lump Sum	\$1,800.0	
Electrical	Lump Sum	\$58,000.0	
Electrical Taxiway lights and underground	Alt 1	\$6,050.0	
Plumbing oil/water separator	Lump Sum	\$8,600.0	
Fire protection, 2 fire extinguishers	Lump Sum	\$450.	
Performance and Payment Bond	Lump Sum	\$10,750.	
Bid Bond	Lump Sum		
Subtotal		\$771,588.	
Jobsite Conditions and Supervision		\$40,000.	
Subtotal	\$811,588.		
Construction fee FIXED FEE	\$53,670.0		
Design fee FIXED FEE	\$24,000.0		
FOTAL OF PROJECT EXCLUDING PERMIT/IMPACT FEES		\$889,258	
w/ Alternate 2 - Impact and Permit fees		\$16,635.	
Total Price with Alternate 2		\$905,893.	

from original Corporate hanger RFQ		
Alternate 1	not included	
Alternate 2	not included	
Alternate 3	not inleuded	

Alt 1 in red above

Taxiway project per Talbert&Bright

Alt 2 Building permit fee Building permit fee Plan review Fee Fire Impact fee County Impact fee

Notes:

The following items are not included in the lump sum price: Landscaping, casework, any finish on concrete floors, Grinder pump, sewer lines, septic tank,water lines Design fees for civil design



Georgetown County

Department of Public Services

Phone: (843) 545-3325 Fax: (843) 545-3396

Memorandum

To: Kyle Prufer

From: Ray C. Funnye, Director

File No.: 316.16.2

Date: March 23, 2017

Re: Recommendation for Change Order #1 – Corporate Hangar Taxiway

In March 2017, Georgetown County received a proposal from Coastal Structures for additional Corporate Hangar Taxiway sitework for contract #16-083, "Georgetown County Corporate Aircraft Hangar at Georgetown County, SC Airport (KGGE): Design/Build".

We have reviewed and thoroughly evaluated the contents of the proposal and it was found to be complete, responding to all items, meets our required specifications and was reasonably priced. We compared their proposal to a similar proposal received by Palmetto Corp. this month, and Coastal Structures' proposal was \$261,678.55 compared to Palmetto Corp.'s proposal of \$412,598.38.

Funding for this additional work will be covered through funds from account 89006-609-50703-1024. Since SCDOA will reimburse Georgetown County for 60% of the entire project's engineering and construction costs, this project will still remain under budget even with this addition cost.

Based on the aforementioned, I recommend that Change Order #1 be approved and Coastal Structures' proposal be granted in the amount of \$261,678.55.

Item Number: 8.a

Meeting Date: 3/28/2017

Item Type: APPOINTMENTS TO BOARDS AND COMMISSIONS

AGENDA REQUEST FORM

GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Economic Development Alliance Board - Council District 1

CURRENT STATUS:

Pending

POINTS TO CONSIDER:

Councilmember John Thomas has recommended the reappointment of Mr. William Howard to serve on the Economic Development Alliance. If reappointed, Mr. Howard will serve an additional 3 year term of service in accordance with ED Alliance bylaws.

FINANCIAL IMPACT:

n/a

OPTIONS:

- 1. Ratify reappointment of Mr. William Howard to the Economic Development Alliance Board (representing Council District 1).
- 2. Do not ratify this appointment.

STAFF RECOMMENDATIONS:

Recommendation to ratify the reappointment of Mr. William Howard to the Economic Development Alliance Board (representing Council District 1).

Item Number: 8.b

Meeting Date: 3/28/2017

Item Type: APPOINTMENTS TO BOARDS AND COMMISSIONS

AGENDA REQUEST FORM

GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Board / Commissions - Council District 2

CURRENT STATUS:

Pending

POINTS TO CONSIDER:

Councilmember Ron Charlton has recommended the reappointment of the following individuals to various boards and commissions (representing Council District 2):

- 1. Airport Commission Reappoint Mr. Robert Dickson
- 2. Economic Development Alliance Board Reappoint Mr. Jerry Rovner
- 3. Planning Commission Reappoint Mr. Freddie Hill

FINANCIAL IMPACT:

n/a

OPTIONS:

- 1. Ratify recommendation to reappoint individuals as outlined (representing Council District 2).
- 2. Do not ratify these appointments.

STAFF RECOMMENDATIONS:

Recommendation to ratify the reappointment of individuals (as outlined) to various boards & commissions (representing Council District 2).

- 1. Airport Commission Reappoint Mr. Robert Dickson
- 2. Economic Development Alliance Board Reappoint Mr. Jerry Rovner
- 3. Planning Commission Reappoint Mr. Freddie Hill

Item Number: 8.c

Meeting Date: 3/28/2017

Item Type: APPOINTMENTS TO BOARDS AND COMMISSIONS

AGENDA REQUEST FORM

GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Accommodations Tax Committee - Council District 4

CURRENT STATUS:

Pending

POINTS TO CONSIDER:

Councilmember Lillie Jean Johnson has recommended the appointment of Mr. Henry Reynolds to serve on the Georgetown County Accommodations Tax Committee. If appointed, Mr. Reynolds will serve a 4 year term of service that will end on March 15, 2021.

Mr. Reynolds' application is provided for Council's consideration.

FINANCIAL IMPACT:

n/a

OPTIONS:

- 1. Ratify appointment of Mr. Henry Reynolds to the Accommodations Tax Committee (representing Council District 4).
- 2. Do not ratify this appointment.

STAFF RECOMMENDATIONS:

Recommendation to ratify the appointment of Mr. Henry Reynolds to the Accommodations Tax Committee (representing Council District 4).

ATTACHMENTS:

Description Type

Henry Reynolds Atax Board Application
 Backup Material



QUESTIONAIRE FOR BOARD / COMMISSION

PLEASE PRINT

[For all yes/no questions please circle appropriate answer]

Name of Board / Commission to which you wish to be appointed / reappointed:
Airport Commission Alcohol & Drug Abuse Commission Assessment Appeals Board ATAX Commission Building Codes Board of Appeals Coastal Carolina University Advisory Board Economic Development Alliance Board Fire District 1 Board Historical Commission Library Board Library Board Midway Fire-Rescue Board Parks & Recreation Commission Planning Commission Sheriff Advisory Board Tourism Management Commission Zoning Appeals Board
Name:
Home Address: 214 Gray Mans (p Vawleys 5, SC 79585
Home Phone: 843 237 878 Work Phone: Cell Phone: 843-240-079
Email Address: 10p Kealton H Blach & yohoo, com
Permanent resident of Georgetown County? YES / NO Registered Voter in Georgetown County? YES / NO
Occupation: Keator Present Employer: Caldwell Banker Chicara
Employer Address: 11388 - C Ocean Huy Pawly Sland, SC
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]
Do you serve on any other state, county, city, or community boards/commissions, or hold an elected office? Yes
[If yes, please list]:
Do you have any interest in any business that has, is, or will do business with the County of Georgetown?
[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]:
Summary of Qualifications or Experience that you feel would beneficial to this board/commission: Served on Rice Moscom Board - are Chair man Post Vice - President of Coorgetown County Board & Reatons
I hereby agree to attend the stated and called meetings of this entity 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.
Applicant Signature $\frac{3/22/17}{\text{Date}}$

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.

Item Number: 9.a

Meeting Date: 3/28/2017

Item Type: RESOLUTIONS / PROCLAMATIONS

AGENDA REQUEST FORM

GEORGETOWN COUNTY COUNCIL



DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Resolution No. 2017-03 - To Declare April 2016 as "Fair Housing Month" in Georgetown County

CURRENT STATUS:

Pending adoption

POINTS TO CONSIDER:

In April 1968 the United States passed a Fair Housing Law supporting the policy of fair housing without regard to race, color, creed, national origin, sex, familial status, or handicap. The State of South Carolina enacted Fair Housing Law in 1988 supporting the same policies, and encouraging fair housing for all citizens.

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

April is recognized nationally as Fair Housing Month. Georgetown County Council also designates and recognizes April 2017 as "Fair Housing Month" in Georgetown County.

FINANCIAL IMPACT:

n/a

OPTIONS:

- 1. Adopt Resolution No. 2017-03 designating April 2017 as "Fair Housing Month" in Georgetown County.
- 2. Do not adopt Resolution No. 2017-03.

STAFF RECOMMENDATIONS:

Recommendation for the adoption of Resolution No. 2017-03 designating April 2017 as "Fair Housing Month" in Georgetown County.

ATTACHMENTS:

Description Type

Resolution No 2017-03 Designating April as Fair Housing Month

Resolution Letter

RESOLUTION No. 2017-03

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN) FAIR HOUSING MONTH) April 2017
Whereas, Georgetown County Copportunity to attain a decent, safe, and	ouncil desires that all its citizens be afforded the sound living environment; and
	ouncil rejects discrimination on the basis of race, ability, and/or familial status, in the sale, rental, and
Whereas, the State of South Car Law in 1989; and	colina enacted the South Carolina Fair Housing
Whereas, April is recognized nat	ionally as Fair Housing Month; and
THEREFORE, BE IT RESOLVED designate April 2017 as Fair Housing M	D, that Georgetown County Council does hereby onth, in Georgetown County, SC.
SO SHALL IT BE adopted this 2 Council, and published in the newspape	28th day of March, 2017, by Georgetown County er on
· · · · · · · · · · · · · · · · · · ·	Morant, Chairman wn County Council
ATTEST:	
Theresa E. Floyd, Clerk Georgetown County Council	

Item Number: 15.a

Meeting Date: 3/28/2017

Item Type: REPORTS TO COUNCIL

AGENDA REQUEST FORM GEORGETOWN COUNTY COUNCIL



DEPARTMENT: Recreation & Community Services

ISSUE UNDER CONSIDERATION:

MOU with Clemson Extension / Waccamaw Market Cooperative for operation and marketing of Georgetown Farmer's Market for 2017 season.

CURRENT STATUS:

Georgetown County's Farmer's Market has been a member of the Waccamaw Market Cooperative in 2015 and 2016.

POINTS TO CONSIDER:

Membership is the Waccamaw Market Cooperative allows Georgetown County's Farmers Market to join with six other regional farmer's markets under the leadership of Clemson Extension / Waccmaw Market Cooperative. This collaboration provides a number of benefits in a more cost effective manner than Georgetown County operating a seasonal farmers market on an independent basis. Benefits of membership include:

- 1. A professionally developed collaborative marketing campaign which includes location specific print materials in addition to collaborative marketing and advertising through display, print, social and radio advertising across the region representing all Cooperative member sites.
- 2. Services of a full time, professional market director tasked with working with farmers and vendors at all partner locations provides uniformity, consistent market experience for both vendors and shoppers. Additionally the market director works to recruit and coordinate vendors for each market site.
- 3. Services of an on-site market manager each market day under the direction of the Cooperative Market Manager. This on-site staffing is responsible for vendor and customer interaction, set-up, breakdown and reporting.
- 4. Clemson Extension Service involvement provides a variety of resources to each market due to the state-wide network of Extension Agents and staff. Additionally, Clemson Extension Service works with the Cooperative to offer the services and programming available via the Extension Service at each market site. These initatives include soil analysis, educational sessions and Master Gardener services.

FINANCIAL IMPACT:

Georgetown County's cost share for 2017 membership in the Waccamaw Market Cooperative is \$5,000. This cost share is the same as that of the 2015 and 2016 seasons.

This fee has been budgeted within the Recreation Program budget for 2017.

The services and benefits provided via membership and collaborative marketing as part of the

Waccamaw Market Cooperative make membership more cost effective than operation of a similar market on an independent basis.

OPTIONS:

- 1. Approve pursuit of MOU and membership with the Waccamaw Market Cooperative for the 2017 season (May-October).
- 2. Decline pursuit of membership in the Waccamaw Market Cooperative.

STAFF RECOMMENDATIONS:

Approve pursuit of MOU and membership with the Waccamaw Market Cooperative for the 2017 season (May-October).

ATTORNEY REVIEW:

No