

**PUBLIC HEARING/SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
JULY 30, 2015 – 4:00 PM
COUNCIL CHAMBERS
GEORGETOWN, SC**



Notice of this meeting has been made in accordance with the 1976 Code of Laws of South Carolina Freedom of Information Act.

1. CALL TO ORDER

2. PUBLIC HEARING

- A. The purpose of the Public Hearing will be to receive citizen input regarding annexation of 2 acres of land located on Highway 701, TMS 02-1009-008-01-00, into the corporate limits of Georgetown, SC.**

3. HOUSING AND COMMUNITY DEVELOPMENT

- A. Motion to approve second reading of an ordinance annexing 2.0 acres of land on North Fraser Street into the corporate limits of the City of Georgetown, South Carolina**

Attachments:

- | | | |
|---|--|-------|
| 1 | GKCU Annexation Ordinance 7_16_15 | (PDF) |
| 2 | Amended Petition | (PDF) |
| 3 | Highlighted Plat GKCU | (PDF) |
| 4 | C103 Staking Plan (06-08-15) | (PDF) |
| 5 | July 7 2015 PC Minutes Special Meeting | (PDF) |

- B. Motion to approve second reading of an ordinance to rezone 2.0 acres for Georgetown Kraft Credit Union from Residential (R1) to General Commercial (GC); Furthermore, encompassing said property into the Design Overlay District for Main Corridors (MCOD)**

Attachments:

- | | | |
|---|-------------------------|-------|
| 1 | GKCU Rezoning Ordinance | (PDF) |
| 2 | Highlighted Plat GKCU | (PDF) |
| 3 | GKCU Proposed Zoning | (PDF) |

4. ADMINISTRATION

- A. Motion to authorize the City Administrator to execute the proposed Owner's Consent to Assignment of the City's 2010 Pole Attachment Agreement with Southern Coastal Cable, extended in March 2015, pursuant to Southern Coastal Cable's collateral assignment agreement with Sandhills Bank, contingent upon the City receiving and incorporating the collateral assignment agreement as Exhibit A.**

Attachments:

- | | | |
|---|--|-------|
| 1 | OWNERS' CONSENT TO ASSIGNMENT CITY CHANGES 7.28.15 | (PDF) |
|---|--|-------|

- 5. UPDATE ON REPAIR ESTIMATES FOR CITY HALL AND FIRE STATION #1 AND DISCUSSION ON FUTURE PLANNING.**
- 6. STATUS REPORT ON PROJECTS**
- 7. DISCUSS DIRECTIONAL SIGNAGE**
 - A. Presentation on Directional Signage for Downtown Side Street Businesses**
- 8. ADJOURNMENT**
 - A. Motion to adjourn Special Meeting/Workshop.**



120 North Fraser Street • Georgetown, SC 29440 • (843) 545-4000

ORDINANCE

DOC ID: 1881

Council Meeting Date:	30 July 2015
Department:	Housing and Community Development
Issue Under Consideration:	Motion to approve second reading of an ordinance annexing 2.0 acres of land on North Fraser Street into the corporate limits of the City of Georgetown, South Carolina
Amount Requested:	N/A
Is Item in Current Budget?	N/A
If no, please explain:	N/A
Financial Impact:	N/A
Points to Consider:	• Georgetown Kraft Credit Union has petitioned to annex their property across from Wendy's on N. Fraser Street into the corporate limits of the City of Georgetown, SC. • This will be beneficial to the City and could spark interest to annex more property around the area into the City. • Planning Commission held a special public meeting on July 7, 2015 and recommended to approve this annexation with a 6-0 vote in favor.
Options:	Approve or deny this ordinance to annex 2.0 acres into the City limits of Georgetown, SC.
Staff Recommendations:	Staff recommends approving this ordinance to annex the GKCU site into the City limits.

Reviews:

Rick Martin Completed 07/13/2015 4:54 PM

City Attorney Completed 07/14/2015 10:44 AM

petition and plat reference a TM # that has expanded after the deed of the strip by the road.
This needs to be referenced / confirmed by attached deed

Chris Carter Completed 07/15/2015 4:59 PM

Ann U. Mercer Completed 07/20/2015 11:57 AM

Georgetown City Council Completed 07/23/2015 5:30 PM

Attachments:

1. 1 GKCU Annexation Ordinance 7_16_15 (PDF)
2. 2 Amended Petition (PDF)
3. 3 Highlighted Plat GKCU (PDF)
4. 4 C103 Staking Plan (06-08-15) (PDF)
5. 5 July 7 2015 PC Minutes Special Meeting (PDF)

Updated: 7/24/2015 3:30 PM by Ann U. Mercer

Page 1

**MOTION TO APPROVE SECOND READING OF AN ORDINANCE ANNEXING 2.0 ACRES
OF LAND ON NORTH FRASER STREET INTO THE CORPORATE LIMITS OF THE CITY OF
GEORGETOWN, SOUTH CAROLINA**

AN ORDINANCE ANNEXING 2.0 ACRES OF LAND INTO THE CORPORATE LIMITS OF THE CITY OF GEORGETOWN, SOUTH CAROLINA

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF
THE CITY OF GEORGETOWN, SOUTH CAROLINA:

SECTION 1. FINDINGS

South Carolina Code § 5-3-100 allows for property owned by a municipality and adjacent thereto; to be annexed by resolution of the council and passage of an ordinance to that effect. A petition for annexation executed by Georgetown Kraft Credit Union and being the freeholder owning one hundred (100%) percent of the real property to be annexed into the City of Georgetown, having been filed with the City of Georgetown, and the same having been considered and approved by the Mayor and City Council of the City of Georgetown. The property is approximately 2.0 acres just off North Fraser Street (U.S. Hwy 701), with contiguity across Hwy 17 to the city limits, and described below and shown and represented on a map or maps described below to be incorporated herein. The Mayor and the City Council of the City of Georgetown have considered and approved the Petition for Annexation, and accept the property and its applicable zoning into the corporate limits of the City of Georgetown, South Carolina.

SECTION 2. APPLICATION OF ZONING ORDINANCE

The property is admitted as Low Density Residential (R-1) area under the zoning laws of the municipality as stated in Article V, Section 508 of the City of Georgetown Zoning Ordinance.

SECTION 3. EFFECTIVE DATE

The annexation is effective as of the date of the final reading of this Ordinance.

WHEREAS, the Planning Commission of the City of Georgetown, South Carolina held a public hearing regarding the proposed petition for annexation;

IT IS NOW HEREBY DECLARED, pursuant to Section 5-3-150(3) of the Code of Laws of South Carolina, 1976 as amended, that the following real property is made part and parcel of the corporate limits of the City of Georgetown:

Said property is described as follows:

ALL AND SINGULAR, those certain parcels, lots, or tracts of land in Georgetown County, South Carolina, containing approximately 2.0 acres located on North Fraser Street at future North Gate Drive, and identified on the Georgetown County Tax Map as TMS# 02-1009-008-01-00.

The parcel is rectangular in shape (350' x 250') and was part of parent parcel TMS# 05-1009-008-00-00, the remainder of which lies within Georgetown County. Said parcel is bounded on the north, west, and south by Richmond Realty Company; and on the east by U.S. Hwy 701

This annexation includes the reserved (25' x 250') area for future vehicular deceleration lane, deeded to Petitioner and described herein below. For a more specific description of said property, please see attached plat.

25' strip

All that certain piece, parcel or lot of land located in Tax District Number Two (2) of the County of Georgetown, State of South Carolina, situate on the West side of U.S. Highway 701, just North of the Georgetown City Limits, being a rectangle twenty-five feet (25') wide and two-hundred fifty feet (250') long, and more fully shown and delineated as a shaded area labeled "25' RESERVED FOR DECEL LANE (FUTURE)" on that certain map entitled "PLAT OF 2.0 ACRES, A PORTION OF RICHMOND PLANTATION ON THE WEST SIDE OF NORTH FRASER STREET, SURVEYED FOR GEORGETOWN KRAFT CREDIT UNION", dated August 10th, 2013, prepared by Wendell C. Powers, S.C.P.L.S., and recorded in the Office of the Register of Deeds for Georgetown County in Plat/Slide Book 2361 at Page 311; said parcel butting and bounding as follows: To the North by other lands of the Grantor; To the East by the right-of-way of U.S. Highway 701; To the South by a "PROPOSED STREET"; and to the West by a 2.0 acre lot, formerly the property of the Grantor, now owned by Georgetown Kraft Credit Union; the courses and distances, meets and bounds of which are incorporated herein by reference (the "Subject Property").

Entire parcel to be annexed is part of Georgetown County Tax Parcel 02-1009-008-00-00

DONE AND RATIFIED BY THE CITY COUNCIL duly assembled this 30th day of July 2015.

ATTEST:

Ann U. Mercer, City Clerk

Jack M. Scoville, Jr., Mayor

First Reading: _____

Approved as to Form:

Second Reading: _____

Elise F. Crosby, City Attorney



STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

PETITION OF ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF GEORGETOWN

WHEREAS, § 5-3-150 (3) of the Code of Laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation; and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation; and

WHEREAS, the area requesting annexation is described as follows, to wit:

NOW, THEREFORE, the undersigned petition the City Council of Georgetown to annex the below described area into the municipal limits of the City of Georgetown.

PROPERTY LOCATION/SUBDIVISION: ON 701 ACROSS STREET FROM WENDY.

TMS#: 02-1009-008-01-00 ACREAGE: approx. 2

PROPERTY ADDRESS: GEORGETOWN KRAFT CREDIT UNION

PROPERTY OWNERS:

DAVID S. GRAHAM
 (Print)

David S. Graham
 (Signature)

DATE: 6-24-15

Kevin D. Owens
 (Print)

Kevin D. Owens
 (Signature)

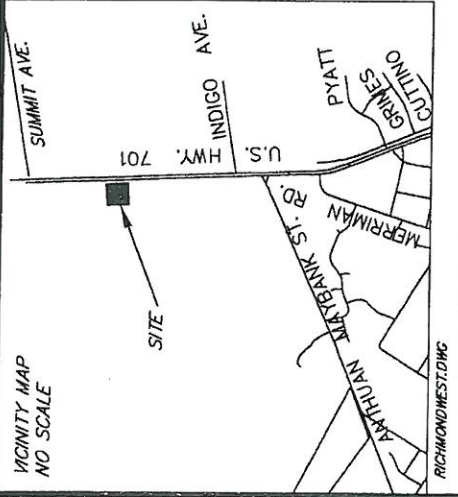
DATE: 6-24-15

The information requested below is being gathered for statistical purposes:

Number of persons residing at the address to be annexed _____.

RACE: White _____ Black _____ Other _____

Reference Indenture Deed & Plat.
Kevin D. Owens
7-16-15



NOTES

THIS LOT IS NOT IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL #4500850243 D DATED 3/16/89 (ZONE X)

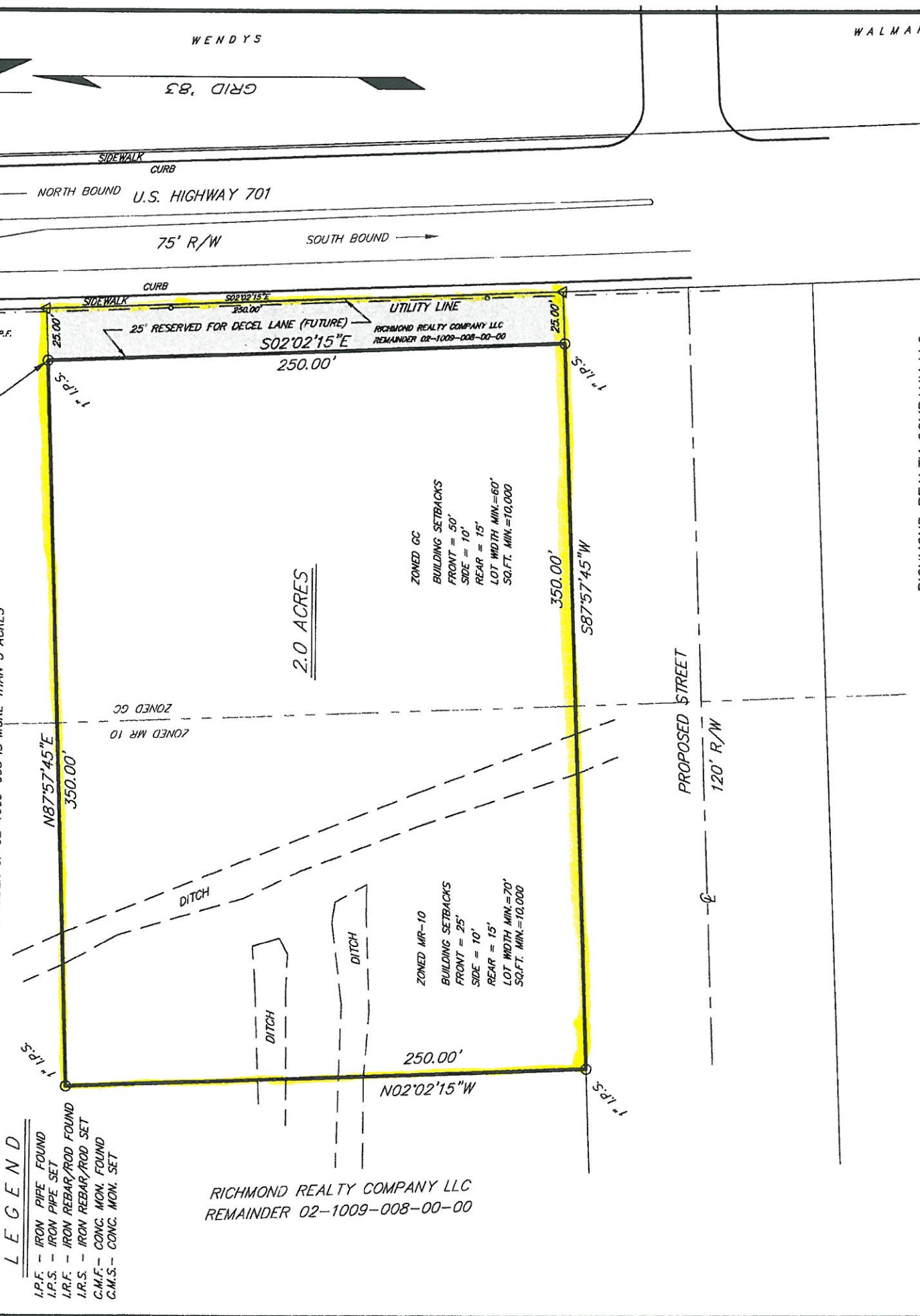
ALL BEARINGS ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD '83. DISTANCES SHOWN ARE HORIZONTAL DISTANCES, NOT GRID DISTANCES.

DEED REFERENCE - DEED BOOK 1628 PAGE 77

OWNER - RICHMOND REALTY COMPANY LLC
P.O. BOX 459
GEORGETOWN, SC 29442

RICHMOND REALTY COMPANY LLC
REMAINDER 02-1009-008-00-00

N 572629.6
E 2522007.8



I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein 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 B as specified therein; also there are no visible encroachments or projections other than shown.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

SIGNED [Signature] DATE 5/5/14

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

Dated _____
Planning Signature

SIGNED _____ DATE _____
PLAT

OF 2.0 ACRES, A PORTION OF RICHMOND PLANTATION ON THE WEST SIDE

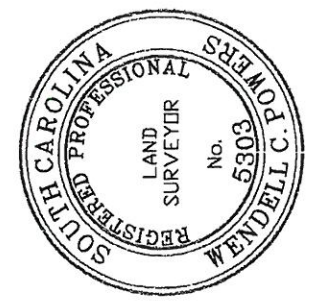
OF NORTH FRASER STREET, SURVEYED FOR

GEORGETOWN KRAFT CREDIT UNION

GEORGETOWN CO., S.C. PORTION OF T.M. #02-1009-008-00-00

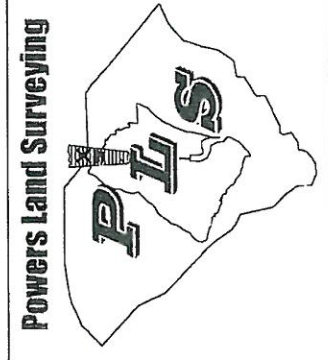
AUGUST 10, 2013

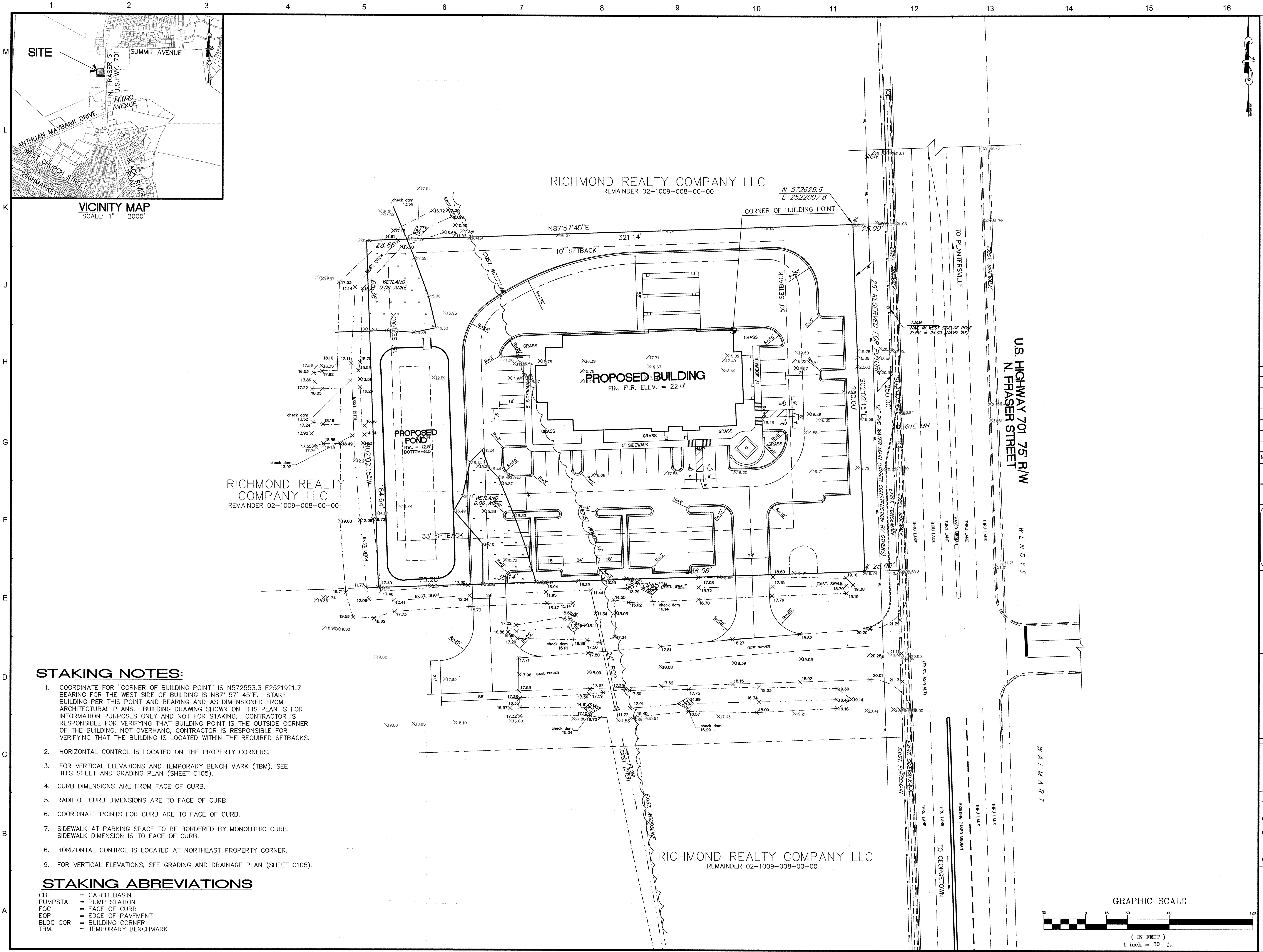
SCALE: 0 30 60 120
ONE INCH = 60'



WENDELL C. POWERS
602 FRONT STREET
GEORGETOWN S.C. 29440
(843) 546-4000

[Signature]
WENDELL C. POWERS
SCPLS #5303





GENERAL NOTES

1	06/08/15	POND RELOCATION; GPS RELOCATION

MARK	DATE	REVISIONS
DRAWN BY:	RSA	CHECKED BY: MFR
JOB NO. 2014022	SCALE: 1" = 30'	

ETS
ENGINEERING AND TECHNICAL SERVICES, INC.
Pawleys Business Center • 68 Centermarsh Lane
P.O. Box 2040 • Pawleys Island, S.C. 29585
Phone: (843) 237-3002 • Fax: (843) 237-2289 • <http://www.ets-engineers.com>

MICHAEL F. REMON
06-08-15

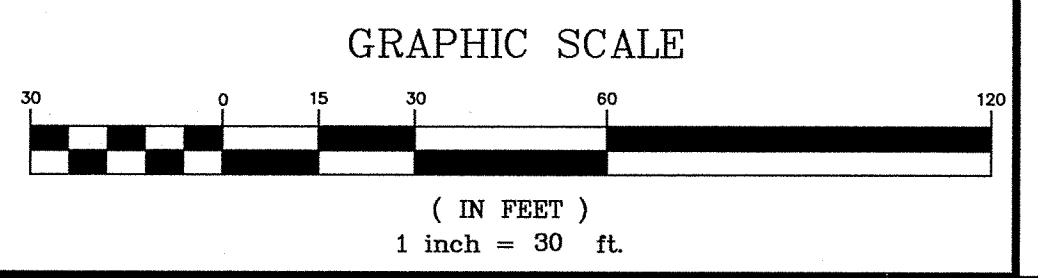
Tych & Walker
ARCHITECTS, LLP
P.O. BOX 1507
4645 HIGHWAY 17
MURRELLS INLET, SC 29576
843-651-7101
FAX 843-651-7106
mwalker@tychwalker.com

A NEW BUILDING FOR THE
GEORGETOWN KRAFT CREDIT UNION
GEORGETOWN COUNTY, SC

2014022
STAKING PLAN
C103

- STAKING NOTES:**
- COORDINATE FOR "CORNER OF BUILDING POINT" IS N572553.3 E2521921.7 BEARING FOR THE WEST SIDE OF BUILDING IS N87° 57' 45"E. STAKE BUILDING PER THIS POINT AND BEARING AND AS DIMENSIONED FROM ARCHITECTURAL PLANS. BUILDING DRAWING SHOWN ON THIS PLAN IS FOR INFORMATION PURPOSES ONLY AND NOT FOR STAKING. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT BUILDING POINT IS THE OUTSIDE CORNER OF THE BUILDING, NOT OVERHANG, CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE BUILDING IS LOCATED WITHIN THE REQUIRED SETBACKS.
 - HORIZONTAL CONTROL IS LOCATED ON THE PROPERTY CORNERS.
 - FOR VERTICAL ELEVATIONS AND TEMPORARY BENCH MARK (TBM), SEE THIS SHEET AND GRADING PLAN (SHEET C105).
 - CURB DIMENSIONS ARE FROM FACE OF CURB.
 - RADI OF CURB DIMENSIONS ARE TO FACE OF CURB.
 - COORDINATE POINTS FOR CURB ARE TO FACE OF CURB.
 - SIDEWALK AT PARKING SPACE TO BE BORDERED BY MONOLITHIC CURB. SIDEWALK DIMENSION IS TO FACE OF CURB.
 - HORIZONTAL CONTROL IS LOCATED AT NORTHEAST PROPERTY CORNER.
 - FOR VERTICAL ELEVATIONS, SEE GRADING AND DRAINAGE PLAN (SHEET C105).

- STAKING ABBREVIATIONS**
- CB = CATCH BASIN
 - PUMPSTA = PUMP STATION
 - FOC = FACE OF CURB
 - EOP = EDGE OF PAVEMENT
 - BLDG COR = BUILDING CORNER
 - TBM = TEMPORARY BENCHMARK



MINUTES
Planning Commission
July 7, 2015

MEMBERS PRESENT: Brittany Johnson, Chris Moore, Bob Sizemore, Winfred Pieterse, Gerald Williams, & Paul Smith

MEMBERS ABSENT: Bernard Jones

OTHERS PRESENT: Matthew Millwood, Rick Martin, & Debra Grant

I. Call to Order

- II. Minutes:** The minutes for April 28, 2015; **Mr. Chris Moore made a motion to approve the minutes as presented, seconded by Mr. Gerald Williams, the motion carried unanimously.**

III. Public Hearing:

Mr. Jonathan Moultrie/St. Stephens AME Church came before the Board in support of Digital Message Board for churches. Mr. Moultrie informed the Board that the church had submitted an application to appear before the Planning Commission on July 28th for the allowance of the digital boards or to have churches exempted from the Ordinance.

Rick Martin/City Staff told the Board that there were some oak trees removed on Black River Rd. for the completion of the project of the Hospital, however the trees were on SCDOT property and are exempt from city ordinance. There are also plans to build a Captain D's on North Fraser Street and this may also result in the removal of a few oak trees for visual clearance, but replacement trees are required to be planted. Mayor and Council are looking at getting someone to oversee the tree ordinance.

Ms. Susan Fleming/Resident 316 Cleland St. expressed her concerns about the removal of the oak trees and having them replaced with Crepe Myrtles, and hopes the trees can be saved.

IV. Consideration:

- 1. Petition for Annexation of Georgetown Kraft Credit Union, located on North Fraser Street, to annex into the corporate limits of the City of Georgetown.**

Matt Millwood/City Staff told the Board that the property is across from the Wendy's restaurant. It will come into the City as R1 if annexed and will be rezoned to GC at a later date. The Kraft Credit Union will have their new business facilities located there. The site is a 2 acre parcel, with a 25 ft. easement that will be set aside as a deceleration lane for turns. Plans are in the packets for parking, retention ponds, and lot designs. The building plans have not been submitted yet, but should be coming soon. All City departments have been involved and there has been 3 technical review meeting to discuss this project. Because this property is within our overlay district it will comply with all requirements of the MCOD.

Mr. Gerald Williams/Commissioner asked if this request is only for the GKCU at this time, Matt replied that this is for only the GKCU at this time with the hopes of getting the larger parcel in the future.

Attachment: July 7 2015 PC Minutes Special Meeting (1881 : Petition to Annex 2.0 acres for GKCU)

Mr. Chris Moore/Commissioner asked if it would be financially wise to have the City invest money for such a small parcel being annexed into the city. **Rick Martin/ City Staff** said this annexation will hopefully bring in the larger tract and because the City has water lines at that location currently and the electricity can be brought in from across the street, it will not pose a significant financial obligation. The services that will be installed will be more or less a temporary situation until the roads are in place.

Mr. Pieterse/Commissioner had concerns about the retention pond having to be installed or would it be at the owners' discretion. **Matt/City Staff** said staff was not sure of the location of the retention pond but feels certain one would be included.

Mr. Chris Moore/Commissioner asked if the plans had been approved by the County. Rick said yes their plans has been approved by the County and the City agreed to sign off on those plans as submitted.

Mr. Sizemore/Commissioner asked if the property would qualify as continuous zoning after being zoned GC, Rick told him it would be, because of the GC across the street from the property.

Motion: Mr. Chris Moore made a motion to approve a recommendation as written, seconded by Mr. Paul Smith, the motion carried 6 to 0 by a roll call vote.

V. Board Discussion:

Matt said there will be a regularly scheduled meeting for the month of July for the St. Stephens application.

Mr. Chris Moore asked if the Planning Commission or the City would have any input in the Steel Mill property if it closes as planned and perhaps re-open for another use. Mr. Sizemore said the Comprehensive Plan covers any changes for that type of situation.

VI. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

Debra Grant
Board Secretary



120 North Fraser Street • Georgetown, SC 29440 • (843) 545-4000

ORDINANCE

DOC ID: 1882

Council Meeting Date:	30 July 2015
Department:	Housing and Community Development
Issue Under Consideration:	Motion to approve second reading of an ordinance to rezone 2.0 acres for Georgetown Kraft Credit Union from Residential (R1) to General Commercial (GC); Furthermore, encompassing said property into the Design Overlay District for Main Corridors (MCOD)
Amount Requested:	N/A
Is Item in Current Budget?	N/A
If no, please explain:	N/A
Financial Impact:	N/A
Points to Consider:	- Newly annexed land into the City shall be considered Residential (R1) until otherwise classified. - Upon annexation into the corporate limits of the City of Georgetown, the parcel needs to be rezoned from Residential (R1) to General Commercial (GC) zoning. - This parcel will also fall under our Design Overlay District for Main Corridors (MCOD).
Options:	Approve or deny the rezoning of the newly annexed parcel for GKCU.
Staff Recommendations:	Staff recommends approval of this rezoning and MCOD district designation.

Reviews:

Rick Martin Completed 07/13/2015 5:13 PM
 City Attorney Completed 07/14/2015 10:38 AM
 Chris Carter Completed 07/15/2015 4:58 PM
 Ann U. Mercer Completed 07/20/2015 12:45 PM
 Georgetown City Council Completed 07/23/2015 5:30 PM

Attachments:

1. 1 GKCU Rezoning Ordinance (PDF)
2. 2 Highlighted Plat GKCU (PDF)
3. 3 GKCU Proposed Zoning (PDF)

**MOTION TO APPROVE SECOND READING OF AN ORDINANCE TO REZONE 2.0 ACRES
FOR GEORGETOWN KRAFT CREDIT UNION FROM RESIDENTIAL (R1) TO GENERAL
COMMERCIAL (GC); FURTHERMORE, ENCOMPASSING SAID PROPERTY INTO THE
DESIGN OVERLAY DISTRICT FOR MAIN CORRIDORS (MCOD)**

AN ORDINANCE REZONING APPROXIMATELY 2.0 ACRES OWNED BY GEORGETOWN KRAFT CREDIT UNION, LOCATED OFF NORTH FRASER STREET, FROM RESIDENTIAL (R1) TO GENERAL COMMERCIAL (GC); FUTHERMORE, ENCOMPASSING SAID PROPERTY INTO THE DESIGN OVERLAY DISTRICT FOR MAIN CORRIDORS (MCOD)

WHEREAS, pursuant to Title 6, Chapter 29 of the Code of Laws of South Carolina, the City of Georgetown enacted the Zoning Ordinance of the City of Georgetown, South Carolina; and

WHEREAS, Article XVIII, Section 1800 of the Zoning Ordinance of the City of Georgetown provides that the Zoning Ordinance may be amended from time to time by the Mayor and City Council; and

WHEREAS, the Planning Commission of the City of Georgetown, South Carolina held a public hearing to receive public input regarding the rezoning request; and

WHEREAS, following the public hearing on July 7, 2015 and the unanimous 6-0 vote in favor of the rezoning by the Planning Commission, the Mayor and City Council of the City of Georgetown have determined that the zoning boundaries as shown on the Official Zoning Map be revised and amended as follows:

Rezoning from Residential (R1) to General Commercial (GC), property totaling approximately 2.0 acres located off North Fraser Street, identified by the Georgetown County Tax Map as TMS# (02-1009-008-01-00). This property is pending annexation into the City Limits of Georgetown by the first reading of Council on 7/23/15.

For a more specific description of said property, please see attached map.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Georgetown, South Carolina that the Future Land Use Map and the Official Zoning Map of the City of Georgetown be amended by revising and amending the zoning boundaries of the Official Zoning Map, together with all explanatory matter herein as follows:

Rezoning from Residential (R1) to General Commercial (GC), property totaling approximately 2.0 acres located off North Fraser Street, identified by the Georgetown County Tax Map as TMS# (02-1009-008-01-00).

BE IT FURTHER ORDAINED, that such changes shall be made on the Official Zoning Map and the Future Land Use Map. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED, that said property will be regulated by and included within the zoning boundaries of the Design Overlay District for Main Corridors (MCOD), found in Article XIII of the City of Georgetown Zoning Ordinance.

ATTEST:

Ann U. Mercer, City Clerk

Jack M. Scoville, Jr., Mayor

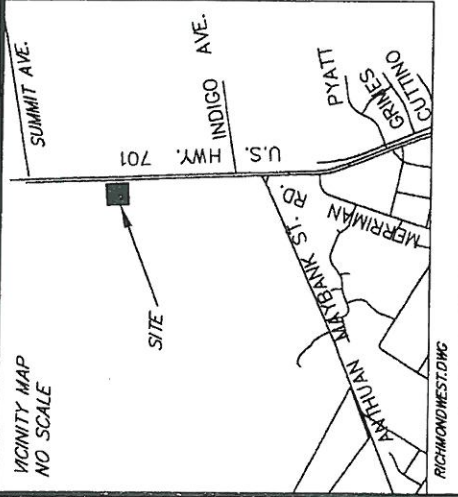
First Reading: _____

Approved as to Form:

Second Reading: _____

Elise F. Crosby, City Attorney

Attachment: GKCU Rezoning Ordinance (1882 : Rezone 2.0 acres for GKCU from R1 to GC)



NOTES

THIS LOT IS NOT IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL #4500850243 D DATED 3/16/89 (ZONE X)

ALL BEARINGS ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD '83. DISTANCES SHOWN ARE HORIZONTAL DISTANCES, NOT GRID DISTANCES.

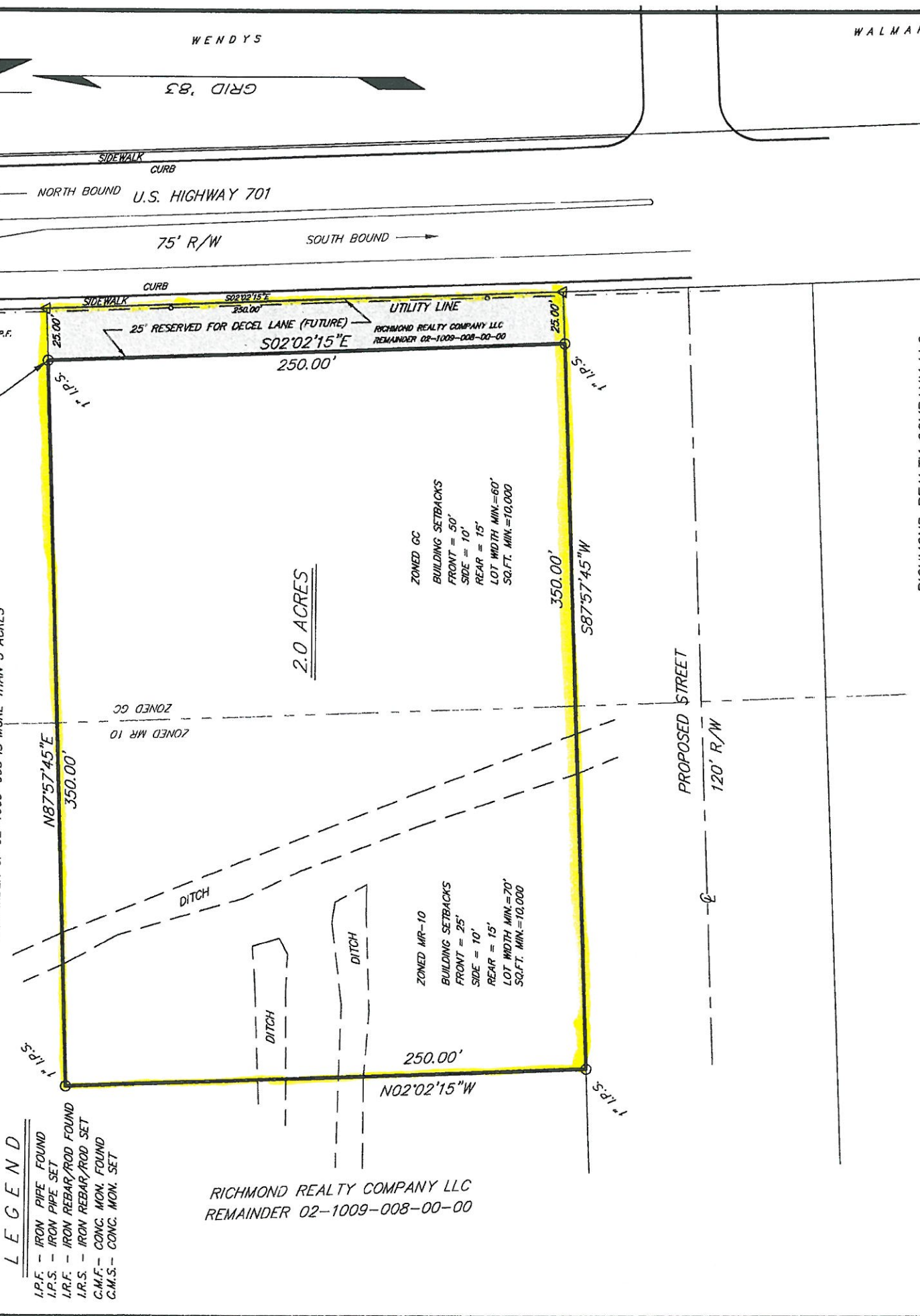
DEED REFERENCE - DEED BOOK 1628 PAGE 77

OWNER - RICHMOND REALTY COMPANY LLC
P.O. BOX 459
GEORGETOWN, SC 29442

RICHMOND REALTY COMPANY LLC
REMAINDER 02-1009-008-00-00

N 572629.6
E 2522007.8

REMAINDER OF 02-1009-008 IS MORE THAN 5 ACRES



I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein 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 B as specified therein; also there are no visible encroachments or projections other than shown.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

SIGNED [Signature] DATE 5/5/14

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

Dated _____ Planning Signature _____

SIGNED _____ DATE _____ PLAT

OF 2.0 ACRES, A PORTION OF RICHMOND PLANTATION ON THE WEST SIDE

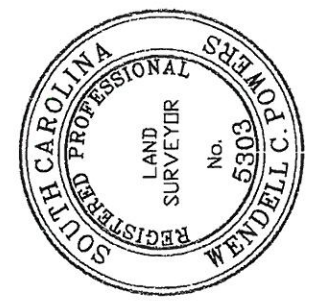
OF NORTH FRASER STREET, SURVEYED FOR

GEORGETOWN KRAFT CREDIT UNION

GEORGETOWN CO., S.C. PORTION OF T.M. #02-1009-008-00-00

SCALE: 0 30 60 120
ONE INCH = 60'

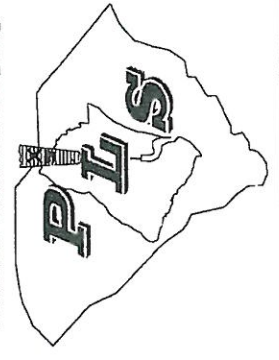
AUGUST 10, 2013



WENDELL C. POWERS
602 FRONT STREET
GEORGETOWN S.C. 29440
(843) 546-4000

[Signature]
WENDELL C. POWERS
SCPLS #5303

Powers Land Surveying



ACADEMY AVE

GC

Wendy's

PD

Walmart

MCOD

Tractor Supply

GC

FRASER ST

PD



120 North Fraser Street • Georgetown, SC 29440 • (843) 545-4000

ACTION ITEM

DOC ID: 1894

Council Meeting Date:	30 July 2015
Department:	Administration
Issue Under Consideration:	Motion to authorize the City Administrator to execute the proposed Owner's Consent to Assignment of the City's 2010 Pole Attachment Agreement with Southern Coastal Cable, extended in March 2015, pursuant to Southern Coastal Cable's collateral assignment agreement with Sandhills Bank, contingent upon the City receiving and incorporating the collateral assignment agreement as Exhibit A.
Amount Requested:	
Is Item in Current Budget?	
If no, please explain:	
Financial Impact:	
Points to Consider:	
Options:	
Staff Recommendation:	

Reviews:

Chris Carter Skipped 07/28/2015 3:08 PM
 Chris Carter Completed 07/28/2015 3:21 PM
 Ann U. Mercer Completed 07/28/2015 3:23 PM
 City Attorney Completed 07/28/2015 3:40 PM
 Georgetown City Council Pending 07/30/2015 4:00 PM

Attachments:

1. 1 OWNERS' CONSENT TO ASSIGNMENT CITY CHANGES 7.28.15 (PDF)

OWNERS' CONSENT AND AGREEMENT *to Assignment*

WHEREAS, the undersigned City of Georgetown, South Carolina, a municipal corporation (the "City") is a party to that certain Pole Attachment Agreement with Southern Coastal Cable, LLC (the "Attachor") dated as of December 16, 2010, including all amendments, replacements, modifications, additions, extensions, renewals and substitutions thereto (collectively the "Agreement"); and

WHEREAS, Sandhills Bank (the "Lender") has agreed to make a loan, including all extensions, modifications and renewals, to Attachor, and Southern Cable Communications, Inc. as co-borrowers (the "Loan"); and

WHEREAS Lender requires among other things that Attachor collaterally assign its interest in and to the Agreement to secure the Loan pursuant to that certain Collateral Assignment dated _____ (the "Collateral Assignment"); and

WHEREAS, as a condition to the Collateral Assignment, Lender has requested that the City sign an Owners' Consent and Agreement *to Collateral Assignment* (EXA)

WITNESSETH:

The City, in consideration of future benefits to be received by City as a direct or indirect result of Lender's making the loan which is secured in part by the Collateral Assignment, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, consents and agrees as follows:

1. The Agreement is in full force and effect, and since the last amendment on March 19, 2015, has not been modified, altered, amended, changed, supplemented, terminated, or superseded in any manner.
2. The Agreement is a complete statement of the agreement, covenants, terms, and conditions with respect to the matters addressed therein and there are no other agreements between the City and Attachor with respect to same.
3. To the best knowledge of the City, there is no default in the performance or observance of any of the provisions, covenants, terms, or conditions of the Agreement; nor has any event occurred, which with the passage of time or the giving of notice, or both, could become such a default.
4. The primary term of the Agreement is for twenty-three (23) years, which commenced on March 19, 2015, and shall end on December 31, 2038. The City acknowledges that there are automatic options to extend the Agreement for additional one (1) year extensions unless either party provides the other not less than sixty (60) days written notice of its intention not to extend the term of the Agreement.

5. All payments and charges due under the Agreement have been duly and timely paid through the date of this Consent. The next payment under the Agreement is not due and owing until 20.

6. The City consents to the Collateral Assignment to Lender of Attachor's interests in the Agreement and agrees that Lender, in addition to the rights granted in this Owner's Consent and Agreement, shall have all of the rights of the Attachor under the Agreement if an event of default occurs under the Note or any of the other loan documents related to the Loan, *subject to the following:*

6. The City agrees that in the event of any default by Attachor, Lender will be allowed to cure such default.

7. This Agreement shall inure to the benefit of the successors and assigns of Lender and shall be binding upon the heirs, successors and assigns of the City *for the term remain on the 1st Attachment Agreement, until Dec 31, 2031*

[SIGNATURE PAGES TO FOLLOW]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

No right to attach to city poles shall be granted w/out review + approval by city Council upon meeting all requirements for franchise under state law

Attachment: OWNERS' CONSENT TO ASSIGNMENT CITY CHANGES 7.28.15 (1894 : Owners' Consent to Assignment)



120 North Fraser Street • Georgetown, SC 29440 • (843) 545-4000

INFORMATION ITEM

DOC ID: 1893 A

Council Meeting Date: 30 July 2015
Department: Economic Development
Issue Under Consideration: Presentation on Directional Signage for Downtown Side Street Businesses

Businesses located on the side streets off Front Street feel that visitors are not aware of their presence. City staff has evaluated the options for trying to provide signage in concert with the City's recent wayfinding investment.