



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
OCTOBER 26, 2017 – 4:00 PM
MUNICIPAL COURTROOM
GEORGETOWN, SOUTH CAROLINA**

1. CALL TO ORDER

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

MEMBERS PRESENT

Mayor Jack M. Scoville, Jr.
Mayor Pro Tempore Brendon M. Barber, Sr.
Council Member Sheldon A. Butts
Council Member Carol R. Jayroe
Council Member Al Joseph
Council Member Edward S. Kimbrough, Jr.
Council Member Clarence C. Smalls

ALSO PRESENT

Mr. Paul A. Gardner, City Administrator
Mrs. Elise Crosby, City Attorney
Ms. Ann U. Mercer, City Clerk
Miss Suzanne Abed-El-Latif, HR Manager
Mr. Orlando Arteaga, Engineer
Mrs. Debra Bivens, Director of Finance
Mr. Tim Chatman, Streets and Sanitation Manager
Mr. Will Cook, Water Utilities Director
Chief Charlie Cribb, Georgetown Fire Department
Mr. Glen Dixon, Fleet Superintendent
Mr. Alan Loveless, Director of Electric Utilities
Mr. Rick Martin, Building Official/Zoning Administrator
Mrs. Gloria Bromell-Tinubu, Economic Development Director
Chief Kelvin Waites, Georgetown Police Department

MEDIA

Georgetown Times - Mr. David Purtell

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Jack M. Scoville, Jr. called the Special Meeting/Workshop of City Council to order at 4:00 pm and requested all cell phones or electronic devices be turned off or placed on mute so as to not interrupt the meeting.

Mayor Scoville recognized Ms. Jeanette Ard who requested to address Council concerning the Housing and Community Development action item 3A. Ms. Ard

asked Council to delay voting on the Resolution. She expressed concern that property owners downtown had not been contacted about the proposed changes to the guidelines. She asked they be given an opportunity to review the changes and provide input before action is taken by Council.

Mr. Paul Gardner said the City was awarded a matching grant from the Department of Archives and History more than a year ago. The City budgeted \$27,500 and the grant is for \$27,500. The City has met every public notice requirement through the newspaper and our website. The proposed guidelines have been on the website for two weeks. There is a timeline to the grant and we received a 30-day extension. If this is delayed, the City will be responsible for the additional \$27,500.

3. HOUSING AND COMMUNITY DEVELOPMENT

A. Motion to approve a Resolution to adopt the 2017 Design Review Standards for the City of Georgetown, South Carolina, replacing in their entirety, the 2004 Residential Area Design Guidelines and the 2003 Waterfront Area Design Guidelines.

Council Member Kimbrough moved, seconded by Council Member Joseph. Mr. Rick Martin said the City has a matching grant from the Department of Archives and History to pay for the cost of updating the guidelines. Thomason and Associates from Nashville, Tennessee was awarded the contract to revise and provide updates for the current Historic District Guidelines. This group prepared the original guidelines in 2004 and the majority of those guidelines remain. Mr. Martin stated updates to the waterfront addresses the infill on the 700 block of Front Street where fire destroyed buildings in 2013. Ads were published in the newspaper and notifications were posted on the City's website concerning the meetings and their purpose. Public comments were received at the meetings. Mr. Martin said in addition to members of the Architectural Review Board, numerous individuals from the public participated in the process. Council Member Kimbrough stated the proposed document is well organized. Going forward, if issues arise with requirements in the new guidelines they can be amended.

Mr. Jerry Miller, chairman of the ARB, told City Council this proposed document is dramatically better than the 2012 guidelines that were not adopted by the City. The Architectural Review Board unanimously approved the guidelines. He stated this should be a structured, continuous improvement mechanism. It needs to be a living document that improves itself and adapts as we go forward. City Council would have to approve any proposed changes to the guidelines. Two public meetings were advertised and held, in addition to telephone conversations with a number of people from the community. Major modifications addressed were the infill on the 700 block. The consensus was to keep the same type store-front look. Business owners should not be affected financially. This will primarily affect any new construction.

Mayor Scoville called for the question.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Edward S Kimbrough, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Scoville Jr., Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Smalls

4. ADMINISTRATION

A. Discuss City of Georgetown Redevelopment Plan

Mr. Paul Gardner said he and Economic Development Director, Gloria, Tinubu, are continuing to work on the draft Georgetown Redevelopment Plan. He provided Council a handout and reviewed the proposed Tax Increment Financing (TIF). Focus was on the core commercial corridors and areas that need redevelopment. Boundaries of the redevelopment area include a portion of Highmarket Street from Alex Alford Road on the west to Dozier Street on the east. The northern boundary of this segment is Duke, Exchange and Church Streets. The southern boundary of the segment is Front Street from Alex Alford Road to South Fraser Street. Another section consists of the City's primary Core Commercial area on Front Street from South Fraser on the west to Cannon Street on the east. The final section runs north to south along South Fraser from Front Street to Bourne Street. The eastern border of this section is South Fraser Street and the western border is Hazard Street. The TIF district would include 233 acres; 30 acres being water the City has law enforcement jurisdictional control over between Goat Island, the Harborwalk and Kaminski House to the boat landing. TIF allows the City to finance infrastructure projects that would be paid for with future tax revenue from the district. There would be more money for the City to invest in itself and support development Mr. Gardner stated taxes would not change for the City, County or School District. After further explanation, he stated plans are to bring the Georgetown Redevelopment Plan to City Council for their review and action at the November meeting. If approved by Council a public hearing would be held to receive input from citizens.

5. EXECUTIVE SESSION

Motion to adjourn Special Meeting/Workshop and enter Executive Session pursuant to Section 30-4-70(a)(5) to discuss matters relating to proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.

Council Member Joseph moved, seconded by Council Member Jayroe.

Mayor Scoville called for the question.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Scoville Jr., Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Smalls

The Special Meeting/Workshop was adjourned at 4:38 pm.

Motion to adjourn Executive Session and reconvene Special Meeting/Workshop.

Council Member Joseph moved, seconded by Council Member Jayroe.

Mayor Scoville called for the question.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Al Joseph, Council Member
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Scoville Jr., Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Smalls

Executive Session was adjourned and the Special Meeting/Workshop was reconvened at 5:21 pm.

Mayor Scoville announced no formal action was taken in Executive Session.

6. COUNCIL MAY TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

7. ADJOURNMENT

Motion to adjourn Special Meeting/Workshop of City Council.

Council Member Smalls moved, seconded by Council Member Joseph.

Mayor Scoville called for the question.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clarence C. Smalls, Council Member
SECONDER:	Al Joseph, Council Member
AYES:	Scoville Jr., Barber Sr., Butts, Jayroe, Joseph, Kimbrough, Smalls

The Special Meeting/Workshop was adjourned at 5:21 pm.

Ann U. Mercer
City Clerk

Date Approved: 11/16/17