

**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
FEBRUARY 22, 2018 – 4:00 PM
MUNICIPAL COURTROOM
GEORGETOWN, SOUTH CAROLINA**



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. **ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES**
3. **EXECUTIVE SESSION**
 - A. **Motion to adjourn Special Meeting and enter Executive Session pursuant to Sections 30-4-70(a)(1)&(2) to discuss employment in the Administration Department.**
 - B. **Motion to adjourn Executive Session and reconvene the Special Meeting.**
 - C. **NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.**
4. **COUNCIL MAY TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION.**
5. **HOUSING AND COMMUNITY DEVELOPMENT**
 - A. **Motion to approve second reading of an ordinance to rezone approximately 5.66 acres, owned by Richmond Realty, LLC, located off Anthuan Maybank Drive, from General Commercial (GC) to Residential (R4).**

Attachments:

1	Bradley Housing Rezoning Ord	(PDF)
2	Bradley Housing Rezoning Application	(PDF)
3	January 23 2018 PC Minutes	(PDF)
4	Front elevation 3.jpg	(PDF)
5	Section 703	(PDF)
6	Section 415	(PDF)
7	Subdivision plat	(PDF)
8	Current Zoning	(PDF)
9	Proposed Zoning	(PDF)
6. **POLICE**
 - A. **Discuss towing fees.**
7. **EXECUTIVE SESSION**
 - A. **Motion to enter Executive Session pursuant to Sec. 30-4-70(a)(1)&(2) to discuss the release of the city administrator and negotiations incident to a related separation agreement, and negotiations incident to the appointment and compensation of an interim city administrator, Sec. 30-4-70(a)(5) to**

receive legal advice pertaining to creation of a Tax Increment Financing District, discuss Project Vista GAP analysis, and discuss economic development matters.

B. Motion to adjourn Executive Session and reconvene Special Meeting.

C. NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.

8. COUNCIL MAY TAKE FINAL ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION.

9. ADJOURNMENT

A. Motion to adjourn the Special Meeting of City Council.



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

ORDINANCE

DOC ID: 2453

Council Meeting Date:	22 February 2018
Department:	Housing and Community Development
Issue Under Consideration:	Motion to approve first reading of an ordinance to rezone approximately 5.66 acres, owned by Richmond Realty, LLC, located off Anthuan Maybank Drive, from General Commercial (GC) to Residential (R4).
Amount Requested:	N/A
Is Item in Current Budget?	N/A
If no, please explain:	N/A
Financial Impact:	N/A
Points to Consider:	• Property owned by Richmond Realty, LLC. • Bradley Housing Development, LLC plans to construct a 43-unit senior living apartment complex. • 1 bedroom (875 sq. ft.) cost from \$425 to \$500. • 2 bedroom (1,100 - 1,175 sq. ft.) cost from \$500 to \$700. • Complex to be 3 stories and they have a pending meeting with BZA for a height variance for 45 feet & a reduction in required parking. • Also received a parking requirement variance for less parking spaces because it is for senior living. • This is a much needed residential type for the City of Georgetown and may spawn other development. • Residential (R4) will allow up to 10 units per acre. • Property located in Overlay District and will require stormwater plan and landscaping plan.
Options:	Approve or deny the request for rezoning from GC to R4.
Staff Recommendation:	Staff recommends approving this rezoning for development.

Reviews:

Rick Martin Completed 02/08/2018 8:41 AM

City Attorney Completed 02/08/2018 12:29 PM

Paul Gardner Completed 02/09/2018 9:43 AM

Ann U. Mercer Completed 02/09/2018 9:49 AM

Georgetown City Council Completed 02/15/2018 5:30 PM

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6. 6 Section 415 (PDF)
7. 7 Subdivision plat (PDF)
8. 8 Current Zoning(PDF)
9. 9 Proposed Zoning (PDF)

**MOTION TO APPROVE FIRST READING OF AN ORDINANCE TO REZONE
APPROXIMATELY 5.66 ACRES, OWNED BY RICHMOND REALTY, LLC, LOCATED OFF
ANTHUAN MAYBANK DRIVE, FROM GENERAL COMMERCIAL (GC) TO RESIDENTIAL
(R4).**

**AN ORDINANCE REZONING APPROXIMATELY 5.66 ACRES, LOCATED ON ANTHUAN
MAYBANK DRIVE, OWNED BY RICHMOND REALTY LLC, FROM GENERAL
COMMERCIAL (GC) TO RESIDENTIAL (R4)**

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 January 23, 2018, the Planning Commission heard a motion to approve the rezoning with an unanimous vote of 5-0 in favor of the rezoning; and

WHEREAS, 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 General Commercial (GC) to Residential (R4), property totaling approximately 5.66 acres located on Anthuan Maybank Dr, identified by the Georgetown County Tax Map as TMS# (05-0002A-002-00-00).

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, in Council duly assembled, that 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 General Commercial (GC) to Residential (R4), property totaling approximately 5.66 acres located on Anthuan Maybank Dr, identified by the Georgetown County Tax Map as TMS# (05-0002A-002-00-00).

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

ATTEST:

Ann U. Mercer, City Clerk

First Reading: _____

Second Reading: _____

Brendon M. Barber Sr., Mayor

Approved as to Form:

Elise F. Crosby, City Attorney

Attachment: Bradley Housing Rezoning Ord (2453 : Rezoning of approximately 5.66 acres from GC to R4 of Anthuan Maybank Dr.)



Rezoning Application

Tax Map Number Portion of 05-0002A-002-00-00

Area (sq. ft. or acres) 5.66 Acres

Physical Address of Property Anthuan Maybank Drive across from Frazier St.

Existing Use of Property Vacant

Location of Property North side of Anthuan Dr. across from Housing Authority

Existing Zoning District GC Requested Zoning District R-4

Ownership Information:

Name: Richmond Realty Company, LLC

Address: PO Box 459

City: Georgetown State: SC Zip: 29442 Phone: 843-325-1187

Agent Information:

Name: Brad Queener, Bradley Housing Developers, LLC

Address: PO Box 526

City: Aynor State: SC Zip: 29511 Phone: 843-438-1040

What road will provide access to the site: Anthuan Maybank Drive

Is the access road a paved or unpaved road: Paved

Approximately how many acres of the site is considered wetlands: None

Is any of the site considered a floodplain or floodway: Yes X No

Are high traffic patterns a concern in your area: Yes X No

Important Notes:

- A plat of the property to be rezoned shall be submitted with this application.
- An application fee of **\$150.00** must accompany application.
- Notice to Adjacent Property Owners: The person requesting the Zoning Map Amendment must submit to the Building & Planning Department stamped envelopes with the following return address on the envelope: "Georgetown City Zoning" 120 N Fraser St, Georgetown, South Carolina 29440. Building & Planning staff will comprise a letter and a map and send them to the residents or businesses within two hundred (200) feet of the proposed rezoned property to notify them.
- It is understood by the undersigned that while this application will be carefully reviewed and considered the burden of proving the need for the proposed rezoning rest with the applicant.





Signature Page

Applicant/Agent hereby certifies that the information provided in this application is correct.

Owners:

Print Name	Signature	Date
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Print Name	Signature	Date
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Corporation/Partnership

Richmond Realty Company, LLC

Print Corporation/Partnership Name (If in LLC or Corp. name please, provide authorization to sign)

<u>C.C. Grimes III</u>	<u>[Signature]</u>	<u>12/26/17</u>
Print Name	Signature	Date

C.C. Grimes III, Manager

Print Title and Name

Designation of Agent:

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) and act on my (our) behalf in this request for rezoning, as he/she deems necessary and proper.

Brad Queener, Bradley Housing Developers, LLC

Print Agents Name

<u>[Signature]</u>	<u>12/22/2017</u>
Signature of Agent	Date

<u>[Signature]</u>	<u>12/26/17</u>
Signature of Owner	Date

<u>[Signature]</u>	<u>12/26/17</u>
Witness Signature	Date



**Planning Commission
MINUTES
January 23, 2018**

MEMBERS PRESENT: Brittney Johnson, Paul Smith, Bernard Jones, Gerald Williams, & Winfred Pieterse

MEMBERS ABSENT: Joan Schmid & Chris Moore

OTHERS PRESENT: Rick Martin, Cindy Thompson, & Debra Grant

- I. **Call to Order**
- II. **Public Hearing** (*Mr. Pieterse opened the public hearing*)
- III. **Regular Meeting**
Motion to close Public Hearing and enter Regular Meeting; motion made by Mr. Paul Smith.
- IV. **Public Input:** None
- V. **Approval of Minutes** for December 12, 2017; **Mr. Bernard Jones made a motion to approve the minutes as submitted; the motion carried unanimously.**
- VI. **Commission Consideration:**
 1. **Consider the rezoning of approximately 6 acres off Anthuan Maybank Drive, owned by Richmond Realty, LLC, to be rezoned from General Commercial (GC) to Residential (R4), for the development of a senior living apartment complex.**
Rick Martin/City Staff said this request is coming from the developers of the project, (a power point was shown of the property) to rezone the current GC to R4 to allow for the construction of senior living units. **Mr. Pieterse** asked if all the surrounding properties are General Commercial. Rick said yes with the exception of the back of the proposed property, that property belongs to the County. **Mr. Gerald Williams** asked what type of effect would this rezoning put on any future businesses if this property is changed to Residential with all the surrounding parcels being General Commercial. **Rick Martin/City Staff** said he did not see any problems since the City's future plan is to annex the property that is currently in the County and it would be zoned for mixed uses.

Mr. Tim Harris/ASI Engineers said he is representing the agents of the property, there would only be 43 units, which is not high density, and the units will be sitting back from the road. **Mr. Pieterse** asked if there are plans for any future construction on this property. **Mr. Harris** said no nothing else will be added to the 5.5 acres that is being developed.

Mr. Chris Whitener/Bradley Development said the units are for individuals 55 yrs. old and above and will be 1 bedroom (875 sq. ft.) and 2 bedrooms (1,100 to 1,175 sq. ft.) The cost for the 1 bedroom will be approximately \$425.00 to \$500.00 and the 2 bedroom will be approximately \$500.00 to \$700.00. The prospective start date of the project is for January 2019 and completion expected late 2019 or early 2020. **Rick Martin/City Staff** said because of the tight time frame if recommended by this Board he would take this before Council in February at the regular Council meeting and hopefully get it on the workshop agenda in

February as well to keep the project on track. **Mr. Gerald Williams** asked about the entrance to the property. **Mr. Harris & Whitener** said a road will be put in for the entrance, which is a right of way.

Motion: Mr. Paul Smith made a motion to recommend the rezoning of approximately 6 acres off Anthuan Maybank Drive, from General Commercial (GC) to Residential (R4); the motion was seconded by Mr. Gerald Williams; the motion carried 5 to 0; by a roll call vote.

- VII. Board Discussion-** Fences in the Overlay District. **Rick Martin/City Staff** told the Commissioners that there is an issue about the fences in the Overlay District, the ordinance says the fences are supposed to be coated, however the problem is the City does not permit fences and the fencing companies do not know this and are putting in galvanized chain linked fencing. **Mr. Pieterse** says he has a problem with the galvanized fencing because of the rusting after a period of time, the coating should help to prevent this. **Rick Martin/City Staff** said that the Community Appearance Board asked that everything up to January 16, 2018 should be grand-fathered in and everything after that should comply with the ordinance. **Mr. Pieterse** asked what Staff's recommendation would be. Rick said he prefers the coated fences, and if the Commissioners decide to leave that in the ordinance the Housing & Community Development Dept. would send out letters to everyone in the Overlay District to make them aware of this ordinance. **Mr. Pieterse** said because of the concern for the appearance of the main corridors the ordinance should remain as it is.

- VIII. Board Election:** The elections were deferred to the next meeting.

- IX. Adjournment:** With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*



702.15 Zoning and Building Permits Zoning and building permits shall not be issued until after the final PD plan and narrative is approved by City Council; all requirements and conditions have been satisfied, and a final plat for any portion of the property contained within the area encompassed by the final PD plan is recorded in the Georgetown County Courthouse.

703 Zoning District Use Classifications Chart

The Use Classifications Chart identifies both permitted and conditional uses for each Zoning District. See Table 703: Use Classification.

“P” indicates that the use is a permitted use in the Zoning District

“C” indicates that the use is a conditional use in the Zoning District. The Article and Section Number noted in the “Conditions” column reference the additional requirements for approval.

Blank space indicates that the use is not permitted in the Zoning District.

Residential Use Classifications	RI	R2	R3	R4	R5	MR	Conditions
Accessory Dwelling	P	P	P	P	P		
Adult Mini-day Care	C	C	C	C	C		Article 4, Section 417
Barber Shop					C		Article 4, Section 418
Beauty Shop					C		Article 4, Section 418
Bed & Breakfast Inn	C	C	C	C	C		Article 4, Section 408
Church	C	C	C	C	C		Article 4, Section 418
Courthouse		C	C	C	C		Article 4, Section 418
Customary General Farming	P	P	P	P	P		
Duplex		C	C	C			Article 4, Section 420
Eleemosynary Club					C		Article 4, Section 418
Fraternal Organization	C	C	C	C	C		Article 4, Section 421
Funeral Home				C			Article 4, Section 421
Garage Apartment		P	P	P	P		
Group Dwelling			P	P			
Home Occupation	P	P	P	P	P	P	
Hospital						P	
Accessory Building to Hospital						P	
Library			C	C	C		Article 4, Section 418
Lodges					C		Article 4, Section 418
Mini-day Care	C	C	C	C	C		Article 4, Section 416
Manufactured Home			C		C		Article 4, Section 419
Multi-Family			C	C	P		Article 4, Section 415
Multi-level Parking Facility						P	
Museum				C			Article 4, Section 418

Residential Use Classification	R1	R2	R3	R4	R5	MR	Conditions
Non-commercial Accessory Building	P						
Not for Profit Clubs				C			Article 4, Section 421
Nursing Home	C	C	C	C	C		Article 4, Section 413
Offices				C			Article 4, Section 421
Park	C	C	C	C	C		Article 4, Section 418
Post Office				C			Article 4, Section 418
Public Assembly Hall				C			Article 4, Section 418
School for General Education	C	C	C	C	C		Article 4, Section 414
Single Family Home	P	P	P	P	P	P	
Substation	C	C	C	C	C		Article 4, Section 412
Taxi Stand			C	C			Article 4, Section 418
Two Family Dwelling		P	P	P	P		
Water Tower	C	C	C	C	C		Article 4, Section 411
Commercial Use Classifications	IC	CC	WC	NC	GC		Conditions
Adult Day Care Center					C		
Animal Hospitals and Veterinary Clinics	C	C			P		Article 4, Section 438
Armory	P				P		Article 4, Section 438
Assembly Halls, Coliseums, Gymnasiums, and Similar Uses	C				P		Article 4, Section 438
Automotive Repair Shop	P				P		
Automotive Sales and Service (excluding automotive junk yard)	C				P		Article 4, Section 438
Automated Teller Machine (free standing)	C				C		Article 4, Section 418
Automotive Washing Establishment	C				P		Article 4, Section 438
Bakery		C		C			Article 4, Section 425
Bank	C	P			P		Article 4, Section 438
Bank Teller Machine				P			
Barber shop	P	P		P	P		

412.3 The Zoning Administrator shall establish required setbacks.

413 Nursing Homes

Nursing Homes are subject to the following requirements:

413.1 A site plan is reviewed and approved by the Zoning Administrator;

413.2 There are buffers planted or erected along the side and rear property lines; and

413.3 The Zoning Administrator shall determine the traffic impacts of the proposed conditional use.

414 Schools offering general education

Schools are subject to the following requirements:

414.1 A site plan is reviewed and approved by the Zoning Administrator;

414.2 There are buffers planted or erected along the side and rear property lines;

414.3 The Zoning Administrator shall determine the traffic impacts of the proposed conditional use; and

412.4 The Zoning Administrator shall establish required setbacks.

415 Multi-Family Dwellings (amended 11-15-07)

Multi-family dwellings are subject to the following requirements:

415.1 Buffer Requirements/Green space requirements. For the prevention of noise, improving of visual character and generally more pleasing environment, adequate landscaping and screening shall be required for all multi-family developments within the district. For developments containing 2 acres or more a minimum 20 foot exterior landscaping buffer shall be required around the entire development where the development is adjacent to properties and or public right of ways. For developments less than 2 acres, a minimum 10 foot exterior landscaped buffer shall be required around entire development where the development is adjacent to properties and or public right of ways. Twenty percent (20%) Green Space or Open Space is required.

415.2 Building Separation Each structure shall be a minimum of fifteen (15) feet from any other structure within the development.

415.3 Density To avoid concentration and overcrowding of land and to preserve open space and quality of life the density shall be calculated as follows. Net acre shall be calculated by the units per acre excluding the streets, rights of ways, dedicated easements, wetlands, and ponds.

415.301 R-3 Zoning District Multi-family dwelling units shall have a density of no more than 6 dwelling units per net acre. The net density is calculated by the dwelling units per acre excluding the streets, rights of ways, dedicated easements, wetlands, and ponds. (amended 11-15-07)

415.302 R-4 Zoning District. Multi-family dwelling units shall have a density of no more than 10 units per net acre. The net density is calculated by the dwelling units per acre excluding the streets, rights of ways, dedicated easements, wetlands, and ponds. (amended 11-15-07)

NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. CURRENT ZONING GC (GENERAL COMMERCIAL) FOR CURRENT ZONING AND SETBACK REQUIREMENTS CONTACT THE CITY OF GEORGETOWN OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT AT (843) [545-4010].
4. REFERENCE PLAT ENTITLED "COMPILED MAP OF RICHMOND PLANTATION", PREPARED BY LEGARE HAMILTON, CE., LS. AND RECORDED IN PLAT BOOK Y AT PAGE 4.
REFERENCE "COMPILED MAP OF RICHMOND PLANTATION" BY WENDELL C. POWERS, PLS, DATED NOVEMBER 1, 2010
REFERENCE "PLAT OF TRACT B, A PORTION OF RICHMOND PLANTATION" PREPARED FOR PRIMAX PROPERTIES LLC, BY LUCKY SANDERS, RLS DATED AUGUST 24, 2015 AND RECORDED IN DEED BOOK 2754 AT PAGE 91.
REFERENCE DEED DESCRIPTION OF GEORGETOWN PLAZA RECORDED IN DEED BOOK 975 AT PAGE 6.
5. THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP No. 4500870001 D, DATED MARCH 16, 1989.
6. ALL BEARINGS ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 1983 (2010) DISTANCES SHOWN ARE GROUND DISTANCES NOT GRID DISTANCES

LINE	BEARING	DISTANCE
L1	S 65°51'08" W	53.92'

RICHMOND PLANTATION
TMS# 02-1009-008-00-00
RICHMOND REALTY COMPANY LLC
DB: 1628 PG: 77

REMAINDER OF THE
NORTH ST. PORTION OF
RICHMOND PLANTATION
TMS# 05-0002A-002-00-00
RICHMOND REALTY COMPANY LLC
DB: 1628 PG: 77

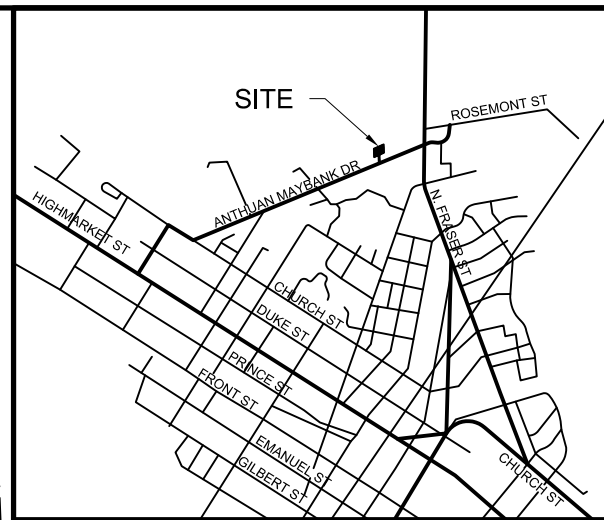
GEORGETOWN PLAZA
AT RICHMOND PLANTATION
TMS# 05-0002B-001-01-00
GEORGETOWN LLC
DB: 975 PG: 3

NEW PARCEL 1
A PORTION OF THE
NORTH ST. PORTION OF
RICHMOND PLANTATION
TMS# 05-0002A-002-00-00
RICHMOND REALTY COMPANY LLC
246,763 SQ. FT.
5.66 ACRES

REMAINDER OF THE
NORTH ST. PORTION OF
RICHMOND PLANTATION
TMS# 05-0002A-002-00-00
RICHMOND REALTY COMPANY LLC
DB: 1628 PG: 77

REMAINDER OF THE
NORTH ST. PORTION OF
RICHMOND PLANTATION
TMS# 05-0002A-002-00-00
RICHMOND REALTY COMPANY LLC
DB: 1628 PG: 77

NORTH FRASIER STREET (SC HWY 701)
(PUBLIC RIGHT OF WAY VARIES)

LOCATION MAP

SUBDIVISION MAP OF PARCEL 1 FROM THE NORTH ST. PORTION OF RICHMOND PLANTATION
~ PREPARED FOR ~

THE DOUGLAS COMPANY, LLC

County: GEORGETOWN

Job No.: 170505

Drawn By: ENW

Party Chief: BA

STATE OF SOUTH CAROLINA

TMS: 05-0002A-02-00-00

Date: DECEMBER 19, 2017

Ref DB: Bk 1628 @ Pg 77

Rec P/B:

Bk Y @ Pg 4

CERTIFICATE OF AUTHORIZATION

COA NO. C00016

PROFESSIONAL LAND SURVEYOR

ROBERT A. WARNER AND ASSOCIATES, INC.

SOUTH CAROLINA

PROFESSIONAL LAND SURVEYOR

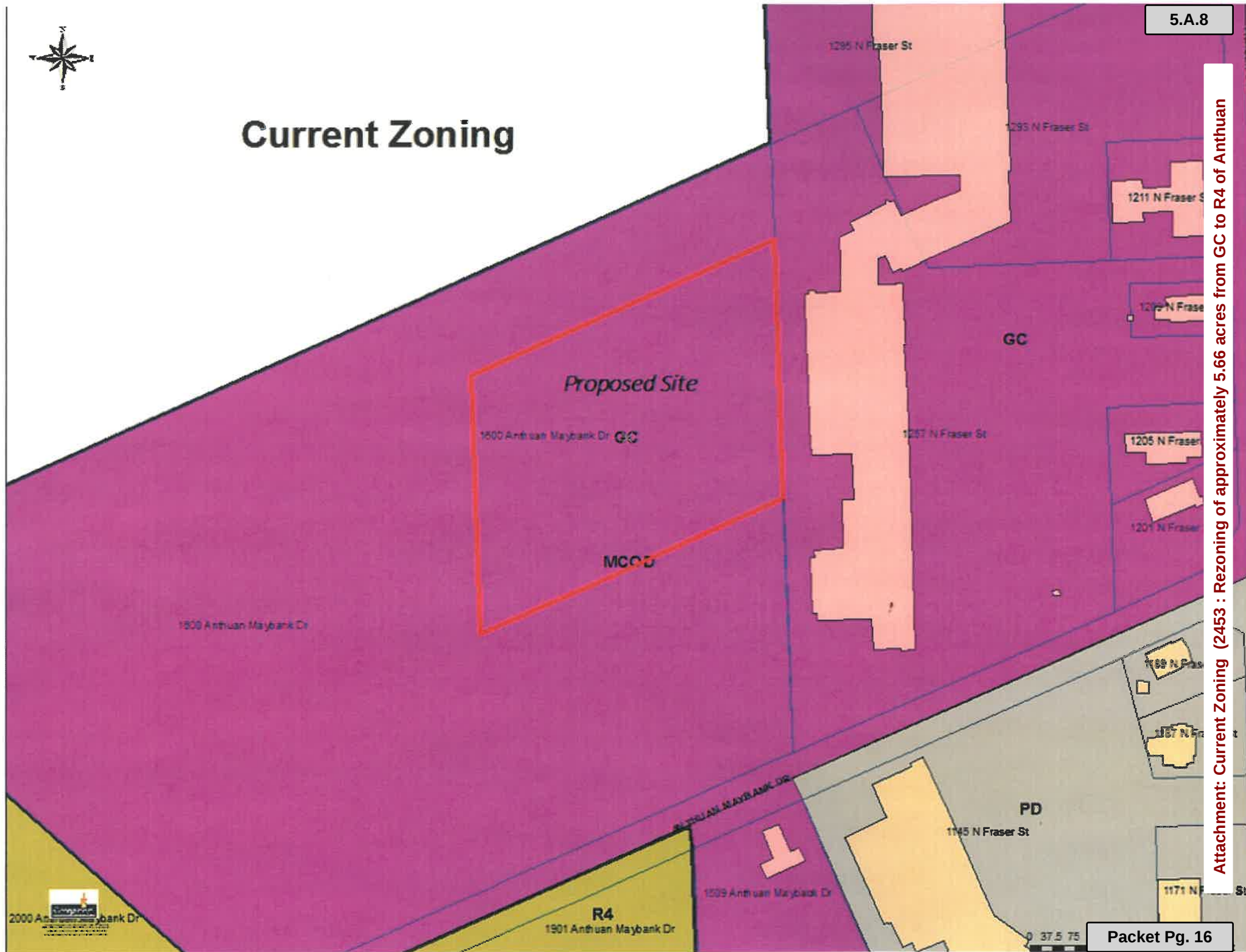
No. 29524

ERIC N. WILSON

ERIC N. WILSON
SC Reg # 29524



Current Zoning





Proposed Zoning

