

**SPECIAL MEETING/WORKSHOP OF
CITY COUNCIL MINUTES
FEBRUARY 27, 2025 — 5:00 PM
MUNICIPAL COURTROOM
2222 HIGHMARKET STREET
GEORGETOWN, SOUTH CAROLINA
AND LIVESTREAM:**



<https://www.facebook.com/cityofgtown/>

1. CALL TO ORDER

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

MEMBERS PRESENT

Mayor Carol Jayroe
Mayor Pro Tempore Jim Clements
Council Member Jonathan Angner
Council Member Bruce Carl
Council Member Erin Ethridge
Council Member Jimmy Morris

MEMBERS ABSENT

Council Member Tamika Williams-Obeng

ALSO PRESENT

Mr. Scott Whittier, City Administrator
Mrs. Elise Crosby, City Attorney
Ms. Stephanie Buccione, City Clerk
Mr. Nick Ard, IT Technician
Mrs. Cindy Thompson, Public Information Officer
Deputy Chief Nelson Brown, Georgetown Police Department
Chief Charlie Cribb, Georgetown Fire Department
Mrs. Clarissa Tindall, Zoning Administrator
Mr. Ryan Courtemanche, Electric Utility Manager
Ms. Eliza Jagger, Assistant Finance Director
Ms. Kara Hamilton, Human Resources Manager
Mr. Chris Mullis, Water Utilities Manager
Mrs. Natrona Simmons, Public Works Manager

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Jayroe called the Regular Meeting of City Council to order at 5:00pm pm and requested all cell phones or electronic devices be turned off or placed on mute, with the exception of first responders, so as to not interrupt the meeting.

3. FINANCE

A. Motion to approve second reading of an ordinance amending Chapter 2, Article IV, Section 2-187 "Professional and Construction Management Services, Design-Build Services, Turnkey Management" for the City of Georgetown Code of Ordinances.

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Jonathan Angner

Mayor Jayroe called for the vote.

RESULT:	Adopted
MOVER:	Mayor Pro Tempore Jim Clements
SECONDER:	Council Member Jonathan Angner
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

4. PLANNING & COMMUNITY DEVELOPMENT

A. Zoning Ordinance Revisions Discussion

Mrs. Tindall showed a slide with examples of prohibited signage in the city. She stated the current sign ordinance needs to be reviewed and make revisions as needed. She said all signage is required to be permitted through the City of Georgetown's Building and Planning department. She said currently non-conforming signs are confiscated if they are located within the city right-of-way and there are no repercussions associated with lack of proper permitting. Mrs. Tindall stated the current ordinance is very strict and many businesses are not acquiring the proper permits. She said proper enforcing of the ordinance is also a challenge. Mrs. Tindall pointed out that there is a lack of definitions in the current ordinance and if definitions are expanded it will help improve community planning. She stated the current tree ordinance should also be reviewed for revisions. She said the current tree ordinance does not protect many of the large live oaks in the city and it does not require replanting if any trees are removed. She stated there is a need to establish mitigation standards. Mrs. Tindall moved on to discuss accessory structures. She said examples of accessory structures are sheds, detached garages, and garage apartments. She stated that they are currently only allowed in R1 zoning districts in the city and are limited to a total of three with a maximum 600 square feet limit, no matter the lot size. Mrs. Tindall said she is concerned about the lack of proper permitting and said accessory structures should be allowed in all residential and commercial zoning districts within the city. Mrs. Tindall pointed out concerns with the enforcement of yard sales in the city since they are usually held during the weekends. She said currently there is a \$3 fee to obtain a yard sale permit. She stated another concern is the ordinance that allows existing manufactured homes in the R5 zoning district. She said the ordinance

needs to be updated to provide clear guidance in enforcement and to remove any language that can cause confusion.

5. PUBLIC WORKS

A. Conceptual Plans for Constitution Park

Mrs. Jean Rothrock from Waccamaw Landscaping presented a preliminary landscaping plan for Constitution Park. She shared a drawing of the park and reviewed all the new proposed features. She said the park would feature more seating with tables and chairs with shading sails and space for future vendors to set up. She stated the project would cost \$582,000, but there are many layers in this plan and some of them could be removed to reduce costs.

6. ADMINISTRATION

A. City of Georgetown Harbor Dredging Update

Mr. Whittier said the city and county reached out to Senator Graham and asked for funding for the harbor dredging. He stated on March 9, 2024 it was announced by Senator Graham that \$6.5M would be funded for the City of Georgetown's harbor dredging. He confirmed the funding would go directly to the US Army Corps of Engineers and the dredging is restricted to the Federal Channel. He said the Army Corps of Engineers needs to go through proper permitting. Mr. Whittier reviewed options for the city to dredge outside the Federal Channel. He said part of the cost of doing so is to hire a contractor to implement sampling and create an analysis plan which would be \$50,000. Mr. Whittier reviewed the cost estimate to dredge a mooring field which ranged from \$757,867-\$1,768,356. He summarized the total cost estimate to dredge outside the Federal Channel that would include engineering services, a marine contractor, and a dredging contractor is \$1.4M for 5 feet of dredging. He stated Council needs to think about moving forward with this project so that it can be included in the next budget or the city can focus on other efforts such as establishing public docks. Council Member Carl asked about a sales tax that was approved a few years ago to raise money for this project. Mayor Jayroe stated that it was a penny sales tax through the county and they are holding the funds. She said the city is not holding any funds and does not have any funds for this project.

B. Compensation Review and Benchmarking City Council Summary presentation

Ms. Carrie Cavanaugh from FGP HR Consulting presented the findings of a compensation data study that she reviewed for the city. She said the study compared present job functions with salaries with neighboring cities such as Conway, North Myrtle Beach, Mt. Pleasant, Surfside, and Georgetown and Horry counties. She stated out of the 151 city employees, 76 employees had compa ratios (middle of the market median) below 90%. She said a 90% compa ratio is considered to be competitive. Ms. Cavanaugh reviewed the different departments that fell into a compa ratio below 90%. These departments include Administration, Public Safety, and Utilities. She stated it is recommended that the city increase wages for the individuals who fall below the 90%

compa ratio through a multi-step process to avoid salary compression. She explained the data she used to conduct this study was not free of charge.

7. EXECUTIVE SESSION

A. Motion to adjourn Special Meeting and enter into Executive Session pursuant to Section 30-4-70(a)(1) to discuss the compensation review study for the City of Georgetown employees.

Council Member Erin Ethridge moved, seconded by Council Member Bruce Carl

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Erin Ethridge
SECONDER:	Council Member Bruce Carl
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

The Special Meeting adjourned at 6:15pm.

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

Mayor Pro Tempore Jim Clements moved, seconded by Council Member Jonathan Angner
Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Mayor Pro Tempore Jim Clements
SECONDER:	Council Member Jonathan Angner
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

Executive Session adjourned and the Special Meeting reconvened at 6:50pm.

C. NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.

D. City Council may take action on items discussed in Executive Session.

8. ADJOURNMENT

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

Council Member Jimmy Morris moved, seconded by Mayor Pro Tempore Jim Clements

Mayor Jayroe called for the vote.

RESULT:	Approved
MOVER:	Council Member Jimmy Morris
SECONDER:	Mayor Pro Tempore Jim Clements
AYES:	Jim Clements, Carol Jayroe, Jonathan Angner, Bruce Carl, Erin Ethridge, Jimmy Morris

The Special Meeting adjourned at 6:50pm.

Stephanie Buccione
City Clerk

Date Approved: 03/20/2025