

**PUBLIC HEARING & REGULAR MEETING OF CITY COUNCIL
DECEMBER 21, 2017 – 5:30 PM
MUNICIPAL COURTROOM
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. **ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES**
3. **PUBLIC HEARING**
 - A. **The purpose of the Public Hearing is to receive citizen input concerning proposed amendments to the Comprehensive Plan.**
4. **INVOCATION & PLEDGE OF ALLEGIANCE**
5. **PUBLIC COMMENTS**
6. **INTRODUCTION OF NEW EMPLOYEES/EMPLOYEE RECOGNITION**
7. **FINANCE**
 - A. **Presentation of the Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ended June 30, 2017.**

Attachments:

1	COG PowerPoint 2017	(PDF)
---	---------------------	-------
8. **HOUSING AND COMMUNITY DEVELOPMENT**
 - A. **Motion to approve second reading of an ordinance amending the 2011 Comprehensive Plan (Economic Development, Housing, & Transportation Elements and Plan Implementation) and the 2016 Land Use Element.**

Attachments:

1	Comp Plan Amendments Ord	(PDF)
2	Resolution Final Signed	(PDF)
3	Comp Plan Revisions (Attachments A_E)	(PDF)
4	LUM-6	(PDF)
 - B. **Motion to approve second reading of an ordinance amending the City of Georgetown Zoning Ordinance to add Article XXI, Redevelopment District (REDD); and furthermore supplemental amendments to Article V Section 514, Article XIII Section 1301, and Article XV Section 1504.**

Attachments:

1	11-15-17 REDD Text Amend Cover Ord (efc)	(PDF)
2	Article XXI REDD Text Amend Ord	(PDF)

- 3 REDD Amended Ordinance (DRAFT 11.9.17) (PDF)
- 4 Division 1 Introductory Provisions (DRAFT 11.8.17) (PDF)
- 5 Division 5 Supplemental Standards (DRAFT 11.8.17) (PDF)
- 6 Division 7 REDD Nonconformity Standards (DRAFT 11.8.17) WITH NCU REMOVAL (PDF)
- 7 Division 7 REDD Nonconformity Standards (DRAFT 11.8.17) WITHOUT NCU REMOVAL (PDF)
- 8 LUM_6 (PDF)
- 9 April 25 2017 PC Minutes (PDF)
- 10 RESOLUTION REDD from Council Signed (PDF)

C. Motion to approve second reading of an ordinance rezoning twenty (20) parcels from Heavy Industrial (HI), Limited Industrial (LI), and Core Commercial (CC) to Base Redevelopment District (REDD-B); and furthermore amend the Official Zoning Map of the City of Georgetown.

Attachments:

- 1 REDD Rezoning Ord (PDF)
- 2 LUM_6 (PDF)
- 3 Current Zoning Map (PDF)
- 4 Proposed Zoning Map (PDF)

9. ADMINISTRATION

A. Motion to Approve Amended Operations Agreement between the City Of Georgetown and the Friends of the Kaminski House.

Attachments:

- 1 Operations Agreement FKH-COG signed 6-28-13 (PDF)
- 2 FKH OA Addendum 1.0 - signed (PDF)
- 3 FOKH COG Addendum 2 10-26-17 (PDF)

10. CITY ADMINISTRATOR REPORT

11. MINUTES

A. Motion to approve minutes of Regular Meeting of City Council dated November 16, 2017 and Special Meeting/Workshop dated November 30, 2017.

12. OLD BUSINESS

13. NEW BUSINESS

14. DEPARTMENT MONTHLY REPORTS

A. GPD - November 2017 Monthly Report

Attachments:

- 1 GPD - November Monthly Report (PDF)

B. November 2017 Municipal Court Report

Attachments:

	1	Municipal court report	(PDF)
C.		October 2017 Fire Report	
		<u>Attachments:</u>	
	1	October 2017 Fire Report	(PDF)
D.		November 2017 Fire Report	
		<u>Attachments:</u>	
	1	NOVEMBER 2017 FIRE REPORT	(PDF)
E.		November 2017 Public Works Department Report	
		<u>Attachments:</u>	
	1	NOV.2017	(PDF)
F.		November 2017 Fleet Services Report	
		<u>Attachments:</u>	
	1	Monthly Report	(PDF)
G.		November 2017 Electric Utility Department Report	
		<u>Attachments:</u>	
	1	november17report	(PDF)
H.		November 2017 Water Utilities Report	
		<u>Attachments:</u>	
	1	November 2017 Water Utilities Report	(PDF)
I.		November 2017 Engineering Report	
		<u>Attachments:</u>	
	1	Engineering Monthly Report_November 2017	(PDF)
J.		November 2017 Economic Development Report	
		<u>Attachments:</u>	
	1	Economic Development November Report.2017	(PDF)
	2	GBA DMO Report First QTR 17-18	(PDF)
K.		November 2017 Housing & Community Development Report	
		<u>Attachments:</u>	
	1	Monthly reports for Council III	(PDF)
L.		November 2017 Finance and IT Departments Report	
		<u>Attachments:</u>	
	1	November 2017 Finance & IT Report	(PDF)
	2	Grants-Monthly Rpts FY 17.18	(PDF)
	3	Budget Performance Report - November 2017	(PDF)

15. EXECUTIVE SESSION

- A. Motion to adjourn Regular Meeting and enter Executive Session pursuant to Sec.30-4-70 (a)(1) to discuss appointment to the Keep Georgetown Beautiful Board and City Administrator performance appraisal; Sec. 30-4-70(a)(2) receive legal advice related to potential resolution of 2014-CP-22-0863 and Sec. 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.**
- B. Motion to adjourn Executive Session and reconvene to Regular Session.**
- C. NO FORMAL ACTION WAS TAKEN IN EXECUTIVE SESSION.**

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

17. APPOINTMENTS

- A. Motion to appoint member to the Board of Zoning Appeals.**

18. ADJOURNMENT

- A. Motion to adjourn the Regular Meeting of City Council.**



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

INFORMATION ITEM

DOC ID: 2430

Council Meeting Date: 21 December 2017
Department: Administration
Issue Under Consideration: Presentation of the Comprehensive Financial Report (CAFR) for the Fiscal Year Ended June 30, 2017



City of Georgetown SOUTH CAROLINA

Financial Audit Presentation
Year Ended June 30, 2017



CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

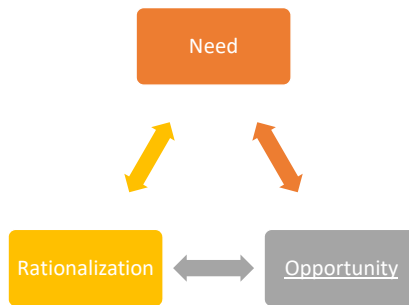
OPINION

- The City's responsibility:
 - Maintain effective internal controls
 - There are limitations on internal controls.
 - Regular risk assessment is important, including assessing the risk of fraud.



CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

The Risk of Fraud



The Fraud Triangle



CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

OPINION

- The City's responsibility:
 - Financial Statements
 - Accuracy, completeness, and propriety of balances, amounts, and disclosures



CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

- GF&H responsibility:
 - Opinion – reasonable assurance that financial statements are materially correct
 - Does not address the financial condition of the City
 - Purpose of the audit is not to detect fraud. We cannot take responsibility for finding fraud, if it existed.
- Issued unmodified opinion

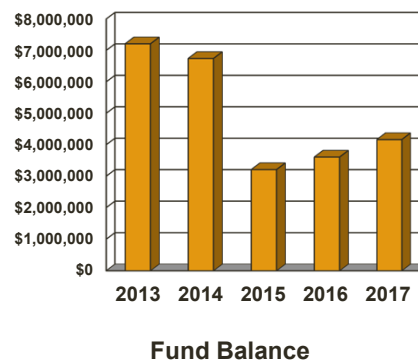


CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

General Fund

- Total fund balance increased \$543k from \$3.6M to \$4.1M
- Nonspendable fund balance of \$94k for prepaid expenses and inventory.
- Committed fund balance of \$1.1M for disaster recovery
- Assigned fund balance of \$87k for FY18 budget

GENERAL FUND



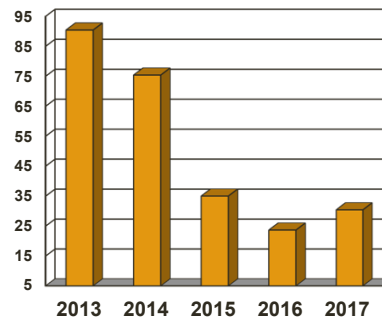


CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

General Fund

- Unassigned fund balance is \$2.9M, which is 32% of actual 2017 expenditures and 27% of budgeted 2018 expenditures
- GFOA recommends a minimum of 16.7% (two months); this is consistent with the City's fund balance policy

GENERAL FUND



Unassigned Fund Balance as a %
of General Fund Expenditures



CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

Major Reasons To Maintain An Adequate Fund Balance:

- Cash flow through second half of calendar year; property taxes and business licenses are cyclical.
- Significant emergencies and unanticipated expenditures.
- Flexibility for discretionary funding needs.
- Potential for better interest rates on debt issues (can save the City money).
- To cover potential shortfalls from the state (a) due to budget cuts or (b) as a result of the change in legislation (i.e. Act 388).
- Important during uncertain economic times.

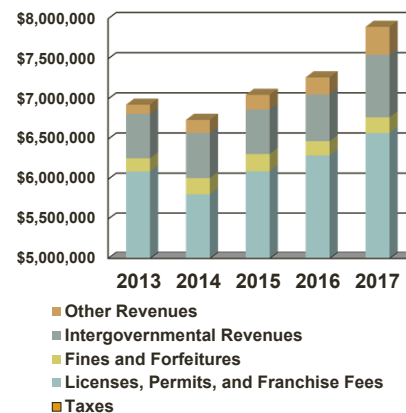


CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

General Fund Revenues:

- \$7.9M for 2017:
 - \$3.4M from property taxes
 - \$3.2M in licenses, permits and franchise taxes
 - \$777k in intergovernmental revenues
 - \$197k in fines and forfeitures
 - \$349k for all other revenues
- \$629k (9%) increase from 2016
 - Primarily due to an increase of \$260k in licenses and permits, \$160k in Fire Impact Fees and \$195k in intergovernmental revenues.
- \$1M (15%) over budget
 - Primarily due to the following exceeding budget: licenses and permits by \$469k, fire impact fees by \$156K and intergovernmental by \$226K.

GENERAL FUND REVENUES

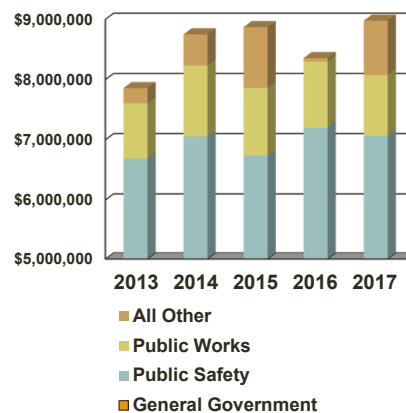


CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

General Fund Expenditures:

- \$9M for 2017:
 - \$1.9M in general government
 - \$5.8M in public safety
 - \$1.0M in public works
 - \$252k in capital outlay
- \$571k (7%) increase from 2016
 - Primarily due to increases of \$294k and \$194K in public safety and capital outlay expenditures, respectively.
- \$527K (6%) over budget
 - Primarily due to public safety and capital outlay exceeding budget by \$152k and \$235K, respectively.

GENERAL FUND EXPENDITURES





CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

Key Enterprise Funds

- **Electric Fund** had an decrease in net position of \$516k compared to an increase of \$44k in the prior year:
 - Total operating revenues decreased \$461k from the prior year as a result of cost savings from the Peak Shaving Generation Project passed through to customers as well as lower consumption during FY 2017.
 - Total operating expenses increased \$239K from the prior year. This increase was primarily due to additional expenses incurred related to damage caused by Hurricane Matthew.
- **Water and Wastewater Funds** had an increase in net position of \$337K compared to an decrease of \$98k in the prior year:
 - Total operating revenues increased by \$517k from the prior year to approximately \$5.5M.
 - Total operating expenses increased by \$162k from the prior year to approximately \$5.2M
 - Capital contributions of \$350k received in FY 2017 (Tidelands Hospital Water Line).



CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

Other Items of Note:

- Total capital assets were \$63M at 6/30/17 – increase of \$3.9M (7%) from 6/30/17:
 - Total capital asset additions of \$2.3M for governmental activities which consisted of:
 - Land of approximately \$785K.
 - Construction in progress of approximately \$1.1M.
 - Vehicles, equipment and furnishings of approximately \$408K.
 - Total capital asset additions of \$5M for business-type activities which consisted primarily of:
 - Poles, transformers, and electric line upgrades of \$258k.
 - Construction in progress totaling approximately \$3.8M.
 - Vehicles of approximately \$576k
 - Water system additions of \$350k.
- Depreciation expense of \$1M and \$2.4M for governmental and business-type activities, respectively.



CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

Other Items of Note:

- Total long-term obligations outstanding at 6/30/17 were \$14.3M – decrease of \$684K from 6/30/16:
 - Governmental activities long-term obligations increased by \$110k (8%) primarily due to higher OPEB (retiree medical) liability balances.
 - Business-type activities long-term obligations decreased by \$794k (6%) primarily due to an principal payments of \$760k relating to the 2015B revenue bonds.
- Net pension liability of \$14.0M at 6/30/17 – increase of \$1.6M from prior year



CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

AUDITING/ACCOUNTING UPDATE:

- The City implemented GASB #77 – Tax Abatement Disclosures during FY 2017
- Future Significant Changes in Accounting Principles:
 - GASB #75 on Other Post Employment Benefits (i.e. retiree healthcare) will become effective for the City in FY 2018 and will require the City to record the unfunded actuarial liability related to its OPEB Plan on its full accrual financial statements.



CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

Compliance

- No Single Audit was required for FY 2017.
- No findings to report

Management Letter

- Required communications to management and those charged with governance – no written management letter comments for FY 2017.



CITY OF GEORGETOWN, SC 2017 FINANCIAL AUDIT

Summary

- Unmodified opinion on the Financial Statements from GF&H.
- Good financial condition as of June 30, 2017.
- Good steps towards setting aside/funding future capital improvement and disaster recovery costs.



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

ORDINANCE

DOC ID: 2304 B

Council Meeting Date:	21 December 2017
Department:	Housing and Community Development
Issue Under Consideration:	Motion to approve an ordinance amending the 2011 Comprehensive Plan (Economic Development, Housing, & Transportation Elements and Plan Implementation) and the 2016 Land Use Element.
Amount Requested:	N/A
Is Item in Current Budget?	N/A
If no, please explain:	N/A
Financial Impact:	N/A
Points to Consider:	• These amendments to the Comprehensive Plan will compliment the proposed rezoning to the steel mill area from Heavy Industrial (HI), Limited Industrial (LI), and Core Commercial (CC) to Base Redevelopment District (REDD-B). • This Resolution was reviewed and approved by Planning Commission on March 28, 2017 with a 6-0 vote in favor.
Options:	Approve or deny the Comprehensive Plan amendment ordinance.
Staff Recommendations:	Staff recommends approving this amendment ordinance.

Reviews:

Rick Martin	Completed	05/10/2017 11:45 AM
City Attorney	Completed	05/10/2017 12:15 PM
Paul Gardner	Completed	05/10/2017 4:46 PM
Debra Bivens	Completed	08/08/2017 5:44 PM
Ann U. Mercer	Completed	08/11/2017 1:49 PM
Georgetown City Council	Completed	09/21/2017 5:30 PM
Georgetown City Council	Completed	11/16/2017 5:30 PM

Attachments:

1. 1 Comp Plan Amendments Ord (PDF)
2. 2 Resolution Final Signed (PDF)
3. 3 Comp Plan Revisions (Attachments A_E) (PDF)
4. 4 LUM-6 (PDF)

**MOTION TO APPROVE AN ORDINANCE AMENDING THE 2011 COMPREHENSIVE PLAN
(ECONOMIC DEVELOPMENT, HOUSING, & TRANSPORTATION ELEMENTS AND PLAN
IMPLEMENTATION) AND THE 2016 LAND USE ELEMENT.**

AN ORDINANCE AMENDING THE 2011 COMPREHENSIVE PLAN (ECONOMIC DEVELOPMENT, HOUSING, & TRANSPORTATION ELEMENTS and PLAN IMPLEMENTATION) AND THE 2016 LAND USE ELEMENT OF THE CITY OF GEORGETOWN

- WHEREAS,** the General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, "South Carolina Local Government Comprehensive Planning Enabling Act of 1994", as subsequently amended [the State Code]; and
- WHEREAS,** the planning process includes the development of a comprehensive plan and the State Code requires that the plan contain, at a minimum, a population element, and economic development element, a natural and cultural resources element, a community facilities element, a housing element, a land use element, a transportation element, and a priority investment element; and
- WHEREAS,** the City of Georgetown has adopted, pursuant to the State Code, a comprehensive plan entitled the "City of Georgetown, South Carolina Comprehensive Plan, 2011" and this plan was updated with the adoption of the "City of Georgetown Land Use Element, 2016"; and
- WHEREAS,** the State Code requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide development and redevelopment in its area of jurisdiction; and
- WHEREAS,** the Georgetown City Council has requested, by resolution adopted on March 16, 2017, that the Planning Commission consider and make recommendations as to certain Comprehensive Plan amendments related to adoption of the REDD within the Primary and Secondary Redevelopment Areas as illustrated on the Future Land Use Map (Map Exhibit LUM-6);
- WHEREAS,** the City of Georgetown Planning Commission has conducted a review and concluded that amendments to the City of Georgetown Comprehensive Plan are warranted;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Georgetown, South Carolina that the following amendments, as listed below and attached hereto, to the City of Georgetown Comprehensive Plan, 2011 and the City of Georgetown Land Use Element, 2016:

1. **Economic Development Element** - Section entitled "Industrial Development" pages 41 and 42 (Attachment A);
2. **Economic Development Element** - Section entitled "Goals and Objectives", Goal 4, pages 44 and 45 (Attachment A);
3. **Housing Element** - Section entitled "Goals and Objectives", Goal 4, page 110 and Goal 6, pages 111 and 112 (Attachment B);
4. **Land Use Element** - Section entitled "Goals and Objectives", Goal 4, pages 136 to 138; Goal 5, page 138; and Goal 8, pages 140 to 142 (Attachment C);
5. **Land Use Element** - Section entitled "Plan Implementation", Short Term

Projects and Initiatives, pages 145 and 146; and Medium Term Projects and Initiatives, page 146 (Attachment C);

6. **Transportation Element** - Section entitled "Goals and Objectives", Goal 4, pages 160 to 162 (Attachment D); and

7. **Plan Implementation** - Section entitled "Overarching Theme: Promote Compatible and Sustainable Residential, Commercial, and Industrial Development", Short Term Projects and Initiatives, Density, pages 195 and 196 (Attachment E).

ATTEST:

Ann U. Mercer, City Clerk

Jack M. Scoville, Jr., Mayor

First Reading: _____

Approved as to Form:

Second Reading: _____

Elise F. Crosby, City Attorney

Resolution No. ____

**RESOLUTION
RECOMMENDING ADOPTION OF
AMENDMENTS TO THE
CITY OF GEORGETOWN COMPREHENSIVE PLAN**

WHEREAS, the General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, "South Carolina Local Government Comprehensive Planning Enabling Act of 1994", as subsequently amended ['the State Code']; and

WHEREAS, the planning process includes the development of a comprehensive plan and the State Code requires that the plan contain, at a minimum, a population element, an economic development element, a natural and cultural resources element, a community facilities element, a housing element, a land use element, a transportation element, and a priority investment element; and

WHEREAS, the City of Georgetown has adopted, pursuant to the State Code, a comprehensive plan entitled the "City of Georgetown, South Carolina Comprehensive Plan, 2011" and this plan was updated with the adoption of the "City of Georgetown Land Use Element, 2016"; and

WHEREAS, the State Code requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide development and redevelopment in its area of jurisdiction; and

WHEREAS, the Georgetown City Council has requested, by resolution adopted on March 16, 2017, that the Planning Commission consider and make recommendations as to certain Comprehensive Plan amendments related to adoption of the REDD within the Primary and Secondary Redevelopment Areas as illustrated on the Future Land Use Map (Map Exhibit LUM-6);

WHEREAS, the City of Georgetown Planning Commission has conducted a review and concluded that amendments to the City of Georgetown Comprehensive Plan are warranted;

NOW THEREFORE, THE CITY OF GEORGETOWN PLANNING COMMISSION, BY RESOLUTION, HEREBY RECOMMENDS FOR ADOPTION BY THE CITY COUNCIL THE FOLLOWING AMENDMENTS, AS LISTED BELOW AND ATTACHED HERETO, TO THE CITY OF GEORGETOWN, SOUTH CAROLINA COMPREHENSIVE PLAN, 2011 AND THE CITY OF GEORGETOWN LAND USE ELEMENT, 2016:

1. **ECONOMIC DEVELOPMENT ELEMENT** – Section entitled "Industrial Development" pages 41 and 42 (Attachment A);
2. **ECONOMIC DEVELOPMENT ELEMENT** – Section entitled "Goals and Objectives", Goal 4, pages 44 and 45 (Attachment A);
3. **HOUSING ELEMENT** – Section entitled "Goals and Objectives", Goal 4, page 110 and Goal 6, page 111 and 112 (Attachment B);
4. **LAND USE ELEMENT** – Section entitled "Goals and Objectives", Goal 4, pages 136 to 138; Goal 5, page 138; and Goal 8, pages 140 to 142 (Attachment C);

Resolution No. ____

**RESOLUTION
RECOMMENDING ADOPTION OF
AMENDMENTS TO THE
CITY OF GEORGETOWN COMPREHENSIVE PLAN**

5. LAND USE ELEMENT – Section entitled “Plan Implementation”, Short Term Projects and Initiatives, pages 145 and 146; and Medium Term Projects and Initiatives, page 146 (Attachment C);
6. TRANSPORTATION ELEMENT - Section entitled “Goals and Objectives”, Goal 4, pages 160 to 162 (Attachment D); and
7. PLAN IMPLEMENTATION – Section entitled “Overarching Theme: Promote Compatible and Sustainable Residential, Commercial, and Industrial Development”, Short Term Projects and Initiatives, Density, pages 195 and 196 (Attachment E).

By a vote of 6 to 0, this resolution was adopted by the City of Georgetown Planning Commission at its regular meeting held on March 28, 2017.

Winfred Pieterse

Winfred Pieterse, Chairman
City of Georgetown Planning Commission

3-30-17

Date

Debra Grant

Debra Grant, Secretary
City of Georgetown Planning Commission

3-30-17

Date

Attachment: Resolution Final Signed (2304 : Amend the 2011 Comprehensive Plan and 2016 Land Use Element)

Attachment A**ECONOMIC
DEVELOPMENT
ELEMENT***City of Georgetown Comprehensive Plan, 2011*

Educational Services (\$31,953) are higher than the average annual salaries of full-time, year round workers within the city. Investments in both of these areas can have a tremendous positive impact on the economic well-being of Georgetown residents.

The Population Element provides an overview of the educational attainment statistics of the adult population in Georgetown. Census data indicates that Georgetown lags behind many other communities throughout the state in terms of educational attainment. Research has proven that there is a strong correlation between educational attainment and lifelong earning potential. One of the major goals of this plan is to pursue a partnership with one of the state higher education institutions such as University of South Carolina, College of Charleston, Coastal Carolina University, or Clemson to invest in the development of a satellite or branch campus in the City of Georgetown. This type of facility would be highly beneficial to the city in several ways including lifelong learning opportunities for the adult workforce and the local retiree population, increased retention of younger residents, and improved workforce training programs for existing and prospective businesses. In addition, a higher education facility can serve as a social and cultural activity hub for the entire community.

A primary goal outlined in this comprehensive plan is to attract retirees to the Georgetown community. One of the major service needs of this population group is specialized health care service. Making further investments in the Georgetown Hospital System will be vital in attracting new retirees who have particular health care service needs while helping to meet the health care needs of current residents.

Industrial Development

Considering the relatively small geographic boundaries of the City of Georgetown, there is not much undeveloped land available to locate new industries within the city limits. To address this reality, it is important for the city to partner with Georgetown County in their industrial recruitment and development efforts. Employees of new industries that may locate in Georgetown County will certainly consider living in the city and will likely spend a significant amount of their incomes on retail goods and services, leisure activities, and dining in Georgetown.

If annexation is pursued as is recommended in the Land Use Element, the city could encourage industrial development in suitable land areas within the newly annexed territory. The first step will be to properly zone the annexed area and ensure that the adequate infrastructure needs such as water and sewer service and transportation access are provided. Any potential negative externalities such as noise, traffic, light, and air pollution should be mitigated to reduce impacts on nearby residential and commercial areas.

ECONOMIC DEVELOPMENT ELEMENT

Attachment A

City of Georgetown Comprehensive Plan, 2011

Adjacent to the city limits, there are existing industrial sites including the Port of Georgetown. Georgetown's port is one of only two coastal ports operated and maintained by the South Carolina Ports Authority. As of 2017, the future viability of the Port of Georgetown is uncertain. Declining use, the prohibitive cost of dredging, and the state's focus on the Port of Charleston and the inland ports at Greer and Dillon are significant obstacles to the port's continued operation.

After intermittent periods of inactivity, the steel mill at the western end of Georgetown's harbor ceased operations in 2015. This, coupled with a lack of new investment in the surrounding area, resulted in a review of the city's land use policies. Subsequently, the city amended its land use policies to encourage the transition from heavy industrial to mixed uses on this and adjacent sites (see the Land Use Element). In 2016, the Urban Land Institute (ULI) conducted a study on the area's future viability. Among the ULI recommendations, the study concluded that transitioning the site from industrial to mixed-use would constitute an appropriate adaptive reuse of the land.

It is anticipated that the redevelopment of these industrial sites will be a multi-year undertaking. The redevelopment of these sites will need to consider the identification and mitigation of environmental constraints and the extension and upgrade of infrastructure including planned streets. In addition, the city will need to amend its zoning ordinance to provide for the eventual discontinuance of heavy industrial uses, while providing development options that encourage the compatible use of these sites.

Part III. Economic Development Policies

GOALS & OBJECTIVES

GOAL 1: Support existing businesses and industries, as they are the foundation for future economic growth and development. *Objectives include:*

- Ensure that business retention is a major focus in the city's economic development strategy by:
 1. Expanding local SCORE program to ensure that local business owners have access to training, information resources, and business counseling;
 2. Surveying existing businesses to better understand local impediments to business growth; and
 3. Establishing a business retention technical committee which can help address business community concerns as they are identified.

**ECONOMIC
DEVELOPMENT
ELEMENT**

Attachment A

City of Georgetown Comprehensive Plan, 2011

2. State, federal, and local tax obligations;
3. Recommended business insurance needs;
4. Local workforce training resources; and
5. Local and state tax incentives and grant opportunities.

GOAL 4: Ensure that the downtown and historic district are a major component of long-term economic development efforts. Objectives include:

- Develop a strategy that clearly separates the historic district and the waterfront from adjacent industrial districts to minimize nuisances. Efforts could include:
 1. Improved landscaping and screening on adjacent industrial sites;
 2. Limit the expansion of nuisances through zoning standards; and
 3. Encourage the discontinuance of incompatible heavy industrial uses in the primary and secondary redevelopment areas (see Map Exhibit LUM-6). Provide, through amendments to the city's zoning ordinance, for the transitioning of these sites to compatible uses by the creation of a redevelopment district(s) (see also the Land Use Element).
- Monitor vacant storefronts on Front Street and work with businesses and property owners to minimize economic impacts.
- Develop an incentive program that reduces certain business fees for commercial enterprises that locate in a vacant building within the downtown business district.
- List available vacant properties on the city's website.
- Pursue "Main Street" designation through the National Trust for Historic Preservation.
- Pursue "Preserve America Community" designation through the Advisory Council on Historic Preservation.
- Continue to properly maintain and enhance the Haborwalk area, making it accessible and appealing to all users.
- Work with the Georgetown County Chamber of Commerce and other entities to market and promote Georgetown's downtown and local businesses. Develop specific marketing strategies such as:
 1. "Buy Local" Campaigns; and
 2. Promoting or featuring local businesses as part of the marketing for local festivals and events.
- Assess strategies that encourage US 17 motorists to visit the historic district of Georgetown. Strategies may include, but not be limited to the following:

Attachment A

ECONOMIC
DEVELOPMENT
ELEMENT*City of Georgetown Comprehensive Plan, 2011*

1. Continue to improve wayfinding signage so that visitors can easily navigate local roads and find parking, attractions, and local businesses. Make the wayfinding system efficient for both motorists and pedestrians. Utilize maps so that visitors can locate points of interest outside of the core downtown area such as East Bay Park; and
2. Enhance the aesthetics of the main transportation gateways so that visitors have a positive first impression of the City of Georgetown. Within primary and secondary redevelopment areas designated on the future land use map (Map Exhibit LUM-6), adopt zoning standards that prohibit new heavy industrial uses and encourage the discontinuance of incompatible uses. Require the mitigation of visual and other nuisances through the use of setbacks, screening, landscaping, and other mitigating techniques (see also the Land Use Element).

GOAL 5: Maintain a regional and global perspective when analyzing trends in the local economy. Objectives include:

- Utilize research assistance from higher education institutions such as Coastal Carolina University, Clemson University Cooperative Extension, and Horry-Georgetown Technical College.
- Continue to partner with regional economic development agencies such as the Myrtle Beach Regional Economic Development Corporation, Northeastern Strategic Alliance, and Georgetown County Economic Development Commission to maximize existing resources and pursue mutual economic interests.

GOAL 6: Pursue new opportunities to expand the city's tourism economy. Objectives include:

- Create a tourism management plan to address the following considerations:
 1. Full exploration of local tourism opportunities including festivals and events, ecotourism activities, cultural tourism activities, downtown dining and entertainment, etc;
 2. Identify current constraints to tourism growth (hotel capacity, public transportation availability, event parking limitations, etc.);
 3. Develop strategies to attract repeat visitors;
 4. Develop strategies to tap into regional and national tourism and travel markets;

HOUSING ELEMENT

Attachment B

City of Georgetown Comprehensive Plan, 2011

- Adopt and locally enforce the requirements of the *International Residential Code* for all new construction.
- Adopt and locally enforce the requirements of the *Property Maintenance Code*.
- Ensure the protection of dwellings from flooding to include:
 1. Enforce the requirements of the Flood Damage Prevention Ordinance;
 2. Require the installation of stormwater and drainage infrastructure for all new developments; and
 3. Continue efforts to retrofit older neighborhoods with adequate drainage infrastructure.
- Proactively encourage infill development.
- Explore the creation of priority investment zones in older neighborhoods with high numbers of vacant lots or deteriorating structures.
- Protect, through the use of zoning, residential areas from nuisances as defined in the Land Use Element.

GOAL 4: Build and maintain housing density within the city's core, older neighborhoods while ensuring housing compatibility. Objectives include:

- Raise density standards for portions of the core areas of the city from ten units per acre up to twenty units per acre. **Densities higher than twenty units per acre may be permitted within planned developments, the downtown, and primary and secondary redevelopment areas. Increased densities may be provided through density bonuses (see Goal 6).**
- Differentiate high density areas within the city's core (presently zoned R4 and R5) with those at the periphery of the city (presently zoned R4). Density should only be raised where the density criteria in the Land Use Element can be met.
- Develop design criteria for multi-family housing that ensure:
 1. The compatibility of the multi-family structure's form (scale and architectural style) with those of surrounding properties;
 2. Parking is located to the rear of multi-family structures, to the extent that is practicable. Large, multi-family parking facilities should be discouraged or, when appropriate, prohibited; and
 3. The avoidance of large apartment complexes. Consideration should be given, in lieu of stringent density standards, to limiting the number of units per structure (see also the Land Use Element).

HOUSING ELEMENT

Proposed Amendments **(Amended Passages are Highlighted)**

Page 110



Attachment B

HOUSING
ELEMENT*City of Georgetown Comprehensive Plan, 2011***GOAL 5: Recognize the importance of Georgetown's historic residential uses and structures. Objectives include:**

- Create and maintain an inventory of contributing structures and components.
- Encourage preservation and discourage demolition when appropriate.
- Maintain and refine the city's preservation guidelines as administered by the architectural review board.
- Require the rehabilitation of structures in accordance with Section 106 of the U.S. Department of Interior's standards.
- Refine zoning standards in the areas of lot size, density, and setback to ensure the continuation of historic structures and to allow new construction that is compatible (see also the Land Use Element).
- Promote the tourism value of Georgetown's historic homes and sites.

GOAL 6: Encourage innovation in housing design and development. Objectives include:

- Allow Planned Developments in cases where:
 1. A mixture of uses and housing types are proposed. Establish clear guidelines for defining mixed use and specify a minimum percentage of land or floor area to be devoted to nonresidential uses;
 2. The land area involved is greater than ten acres;
 3. The proposal cannot readily be accomplished through existing zoning;
 4. The proposal can easily be integrated into existing infrastructure and the established development pattern of the city; and
 5. The proposal would be for the long-term benefit of the community (see also the Land Use Element).
- Allow zero-lot-line developments in cases where:
 1. The proposal's density is in keeping with the density permitted in the zoning district;
 2. The proposal ensures the long-term access to and maintenance of structures;
 3. Open space is provided; and
 4. The proposal involves multiple lots. Zero-lot-line developments involving clusters of less than five lots should be discouraged; or
 5. The zero-lot-line component is to be collocated with or is a complementary component of an institutional use; or
 6. The proposal is part of an infill strategy or initiative for a designated area.

HOUSING ELEMENT

Attachment B

City of Georgetown Comprehensive Plan, 2011

- Provide density bonuses in the zoning ordinance for developments that provide:
 1. Affordable housing;
 2. Public parks or buildings;
 3. Streets and other rights-of-way illustrated on the official map; or
 4. Other amenities in addition to those required by the zoning ordinance or development regulations.
- Consider and provide other zoning techniques when in furtherance of this plan. This may include the use of development agreements, floating zones, cluster development, and other zoning techniques allowed by law.

GOAL 7: Promote sustainable development in Georgetown's neighborhoods.
Objectives include:

- Participate in the newly created Sustainable Communities Initiative administered by the US Department of Housing and Urban Development.
- Establish incentives such as stormwater fee discounts for residents to install green infrastructure lot and building components such as rain gardens and green roofs.
- Create walkable, active, and safe neighborhoods by incorporating sidewalks, common areas, and open space into neighborhood designs.
- Encourage residential development that meets US Green Building Council's LEED Neighborhood Development Certification Program criteria.

GOAL 8: Develop and implement strategies that address the need for affordable housing in Georgetown. *Objectives include:*

- Create market-based incentives for developers to incorporate affordable housing units into their residential development plans.
- Continue to work with the Waccamaw Regional Council of Governments Community Development Department to:
 1. Secure funds through the US Housing and Urban Development HOME Program which assists communities in expanding rental and homeowner affordable housing units; and
 2. Establish a community housing trust fund to ensure that matching funds are available for HOME Program projects and other grant opportunities administered through the Waccamaw Regional Council of Governments.

HOUSING ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 112



LAND USE ELEMENT

Attachment C

City of Georgetown Comprehensive Plan, 2016

- Require, where available, the use of sanitary sewer and public water for all new developments within the city limits.
- Prohibit illicit discharges into the city's storm sewer system or water bodies.
- Encourage the voluntary protection of naturally sensitive areas through the use of conservation easements. Consideration should be given to providing local incentives, such as density and height bonuses, for voluntary conservation initiatives. Bonuses could be granted, when compatible with adjacent uses, for the dedication of open or green space(s) adjacent to the city's rivers, marshes, and viewsheds.
- Retain and refine the use of the city's Conservation Preservation District to include the expansion of this district to unprotected marshland in the city or upon annexation.



A Grand View: Homes overlook the marsh of East Bay.

GOAL 4: Provide ample areas for residential development and implement density standards that consider property access and the availability of services. Objectives include:

- For all zoning requests, the loss of long standing residential districts or uses should be considered. Speculative commercial rezonings that result in the reduction of the city's viable housing stock should be discouraged.
- Plan for an increase in the city's population of one percent annually.
- Increase the permitted density within the core residential areas of the city and the downtown in keeping with the objectives of this element. Consideration should be given to:
 1. Developing design or form standards for multi-family housing; and
 2. Limiting the number of units per structure or the size of structures (in keeping with building mass/ or form of other structure in an area.)
- Define density as follows:
 1. Very low density – One or fewer units per acre.
 2. Low Density – Two to five dwelling units per acre.

LAND USE ELEMENT

Proposed Amendments (Amended Text is Highlighted)

Page 136



Attachment C

LAND USE
ELEMENT*City of Georgetown Comprehensive Plan, 2016*

3. Medium Density – Six to nine dwelling units per acre.
 4. High Density – Ten to twenty dwelling units per acre.
 5. Very High Density – More than twenty dwelling units per acre.
- Restrict areas to very low density in cases where:
 1. Public water and sewer are unavailable to service the development;
 2. Public services such as fire, police, or sanitation cannot service a higher density without additional public costs;
 3. The development has limited access to a public street or the capacity of the existing street cannot support a higher density;
 4. A higher density would result in the loss or degradation of an environmentally sensitive area; or
 5. The property is located at the periphery of the city and a very low density is appropriate to maintain the density of the city's core.
 - Restrict areas to low density in cases where:
 1. Public facilities and infrastructure such as water, sewer, fire, police, or sanitation cannot service a higher density without additional public costs;
 2. The density is consistent with adjacent properties and planned uses, follows historic development patterns, or is designed to transition between areas of medium and very low development density; or
 3. The property is located at the periphery of the city and a low density is appropriate to maintain the density of the city's core.
 - Permit medium density in cases where:
 1. Public facilities and infrastructure such as water, sewer, police, fire, and sanitation can service the proposed density;
 2. The density is consistent with adjacent properties and planned uses, follows historic development patterns, or is part of a planned development;
 3. Streets adjacent to the site can support the proposed density without a reduction in the street's level of service; and
 4. The site is serviced by sidewalks.
 - Permit high density in cases where:
 1. Public facilities and infrastructure such as water, sewer, police, fire, and sanitation can service the proposed density;
 2. The density is consistent with adjacent properties and planned uses, follows historic development patterns, or is part of a planned development.
 3. Streets adjacent to the site can support the proposed density without a reduction in the street's level of service;

LAND USE ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 137



LAND USE ELEMENT

Attachment C

City of Georgetown Comprehensive Plan, 2016

- 4. The development is adjacent to or incorporates mixed uses;
- 5. The development will not result in loss or reduction of the city core's density; and
- 6. The site is serviced by sidewalks.
- Very high densities may be permitted in planned developments, the city's downtown, and primary and secondary redevelopment areas subject to the policies and standards of this plan.

GOAL 5: Adopt standards that protect residential uses from incompatible development. Objectives include:

- Mitigate the potential for nuisance creation through the use of zoning, development regulations, and other regulatory standards. Nuisances to residential occupancy include:
 1. Automobile lights, outdoor lighting, and illuminated signs;
 2. Loud noises and vibrations;
 3. Noxious odors, dust, smoke, fumes, and other air pollutants;
 4. Excessive traffic;
 5. Litter, junk, and overgrown lots;
 6. Dilapidated structures;
 7. Excessive outdoor storage or assembly; and/or
 8. Loss of privacy.
- Allow a mixture of residential, commercial, and professional uses in cases where the nonresidential uses do not create nuisances and the uses are compatible with residential structures in size, scale, height, mass, architecture, and placement. The zoning ordinance should provide that compatible nonresidential uses be permitted as special exceptions, conditional uses, and/or be subject to form based standards.
- Allow public and semi-public uses in residential areas where the uses do not create nuisances to residential occupancy. The zoning ordinance should provide that public and semi-public uses can be permitted in residential areas as conditional uses and/or be subject to form based standards.
- Prohibit incompatible and/or nuisance generating commercial, professional, public, and semi-public uses from locating in residential areas.
- Prohibit incompatible industrial uses from locating or expanding into residential areas.
- Mitigate the impacts of incompatibility through the utilization of fences, walls, physical barriers, vegetation, building and access orientation, separation, and/or building form.

LAND USE ELEMENT

Proposed Amendments (Amended Text is Highlighted)

Page 138



**LAND USE
ELEMENT**
Attachment C
City of Georgetown Comprehensive Plan, 2016

of adjacent properties; and

3. The zoning change is designed to benefit a single owner or provide a competitive advantage to a particular parcel to the detriment of the community or the surrounding neighborhood.

GOAL 7: Provide areas for future industrial development that minimize the impact to adjacent uses. *Objectives include:*

- New industrial districts within the city should be located in areas that are separated from residential districts, the historic district, and other incompatible uses to the extent that is practicable;
- Differentiate through zoning, heavy industrial uses from less intense, limited or light industrial activities. Heavy industrial uses include those activities which are likely to generate significant levels of truck traffic, noise, pollution, vibration, dust, fumes, odors, radiation, radioactivity, poisons, pesticides, herbicides, or other hazardous materials, fire or explosion hazards, or other undesirable conditions.
- The arrangement of new industrial districts and uses should consider:
 1. The transportation needs of planned industry including access to rail, the port, and major roadways. Industrial zoning districts should be arranged to reduce impacts on the existing transportation system;
 2. The potential nuisances created by the proposed siting and whether these nuisances can be abated;
 3. Compatibility of surrounding land uses;
 4. The potential for impacts on natural resources or sensitive areas; and
 5. Utility and public service costs.
- Engage in an active and continuous dialogue with the county to identify future industrial sites outside of the city limits.
- Encourage the county to adopt standards that minimize nuisances from industries in close proximity to the city.
- Plan for the long-term conversion of existing industrial districts and uses once these sites are abandoned or become obsolete.

GOAL 8: Provide for the harmonious redevelopment of existing industrial districts and uses located in the city's core and in other areas where the potential for nuisances and impacts on adjacent properties are high. Objectives include:

LAND USE ELEMENT

Proposed Amendments (Amended Text is Highlighted)

Page 140



Attachment C

LAND USE
ELEMENT*City of Georgetown Comprehensive Plan, 2016*

- Prioritize areas and sites within the city for conversion and redevelopment. In general, heavy industrial uses are deemed incompatible when in close proximity to the city's downtown, waterfront, historic district, residential neighborhoods, and gateway corridors and intersections.
- Provide viable redevelopment options for property owners. The city's zoning ordinance should be amended to provide for a mixed-use/redevelopment district(s). This district(s) should:
 1. Allow for a mixture of uses;
 2. Prohibit new heavy industrial uses. The district(s) may permit, as a conditional use or special exception, certain limited or light industrial uses, provided these uses incorporate complementary architectural features, have a minimal potential for creating nuisances, and are compatible in intensity with surrounding nonindustrial uses;
 3. Promote setback, height, and other bulk and dimensional restrictions which are compatible with adjacent districts or provide for reasonable transition. Flexible design and dimensional standards should also be considered subject to district specific design standards and/or architectural/design review;
 4. Consider providing density, height, parking, or other development bonuses and design modifications contingent upon the provision of open space and public amenities;
 5. Protect adjacent streets. Consideration should be given to restricting new curb cuts, spacing points of ingress/egress, and limiting the size and location of surface parking areas to complement development along the city's historic corridors and maintain the level of service on adjacent arterial streets; and
 6. Protect adjacent waterfronts. Consideration should be given to protecting or creating viewsheds and encouraging proximal open space.
- Pursue the rezoning of prioritized redevelopment areas (see the future land use map).
- Provide for the continuation (as a nonconformity) of active industrial uses following rezoning. The continuation of nonconformities should be conditioned to promote the abatement of nuisances and the eventual discontinuance of incompatible uses. Consideration should be given to:
 1. Requiring that industrial sites be brought into conformance following the discontinuance of production or abandonment;
 2. Prohibiting expansion and/or reconstruction;
 3. Requiring buffering, screening, and other mitigation; and

LAND USE ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 141



LAND USE ELEMENT

Attachment C

City of Georgetown Comprehensive Plan, 2016

4. Requiring the date certain discontinuance and termination of nonconformities.

- Recognize that redevelopment may occur through means other than a traditional zoning district, e.g. as a planned development district, use of development agreements, floating zones, cluster developments, and other zoning techniques allowed by law. These zoning/development options should be considered when harmonious with this plan.
- Recognize that brownfield sites and their redevelopment may present environmental challenges. The city should actively work with property owners, the county, and/or other partners to identify grants for assessment and cleanup.
- Consider the creation of priority investment zones, tax increment financing districts, or similar tools to incentivize the redevelopment of former industrial sites.
- Recognize the importance of street interconnectivity and the city's historical grid pattern. The redevelopment of sites adjacent to the city's historic district, downtown, and West End should preserve and, where feasible, extend this street pattern.
- Recognize that the primary and secondary redevelopment areas as identified on the future land use map (Map Exhibit LUM-6) were the subject of additional study. The redevelopment of these sites should consider and, to the extent practicable, incorporate recommendations contained within the Urban Land Institute's (ULI) Advisory Services Panel Report, *Transforming Georgetown Economically, Physically, and Socially* (September 18-23, 2016).
- Examine zoning standards for adjacent properties subsequent to or in conjunction with the conversion/redevelopment of former industrial sites. This evaluation should consider possible complementary or ancillary uses, the incorporation of design standards, and a provision of similar redevelopment incentives.
- Consider the creation of a redevelopment corporation or similar public/private partnership to assist in planning, environmental assessment, community outreach, public improvement and facilities implementation, the marketing of sites, and similar activities.

GOAL 9: Ensure that the future location of public buildings and uses complement existing land uses and promote the goals of this element.
Objectives include:

LAND USE ELEMENT

Proposed Amendments (Amended Text is Highlighted)

Page 142



Attachment C

LAND USE
ELEMENT*City of Georgetown Comprehensive Plan, 2016***PLAN IMPLEMENTATION**

The City of Georgetown Comprehensive Plan, 2011 provides a unified plan implementation section. With the 2016 review of the plan, the land use element is the first of nine elements to be updated. Because of the interrelated nature of this plan's elements, it is anticipated that the implementation section for the entire plan will be updated at the conclusion of the planning commission's review process.

The land use element's implementation activities provided in the 2011 plan's final section are deemed to remain relevant. Reference to this portion of the plan should continue; however, this element's update contains significant policy clarifications and guidance with respect to the continuation and eventual cessation of heavy industrial uses in proximity to the city's downtown, waterfront, historic district, residential neighborhoods, and gateway corridors and intersections (see Goal 8 and the Future Land Use Map). Because of this, the activities listed below are considered an addendum to the 2011 plan's implementation initiatives:

Short Term Projects and Initiatives

- ✓ **Creation of a Mixed Use/Redevelopment District.** The city's zoning ordinance should be amended to create a mixed use/redevelopment district(s). The purpose of this district(s) is to provide for the optimum use and conversion of industrial sites and other large tracts. Because of the size of these tracts, unknown development constraints, and the need to provide appropriate transition between adjacent zoning districts, it is recommended that the district(s) provide for a variety of allowable uses. This district(s) should provide flexibility in dimensional requirements; however, the city may wish to consider the implementation of design guidelines to ensure transition, especially for redevelopment occurring immediately adjacent to the city's historic district, waterfront, and gateway corridors and intersections. **Responsible Entities:** Building and Planning Department, Planning Commission, and City Council.
- ✓ **Rezoning.** The future land use maps (Map Exhibits LUM-6 and LUM-7) illustrate primary and secondary redevelopment areas and corridors. The primary and secondary redevelopment areas illustrated on Map LUM-6 should be examined in the short term for rezoning(s). This may occur immediately following the creation of a mixed use/redevelopment district(s). **Responsible Entities:** Building and Planning Department, Planning Commission, and City Council.

LAND USE ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 145



LAND USE ELEMENT

Attachment C

City of Georgetown Comprehensive Plan, 2016

- **Redevelopment Corporation.** The city should investigate and consider the creation of a redevelopment corporation or similar public/private partnership to assist in planning, environmental assessment, community outreach, public improvement and facilities implementation, the marketing of sites, and similar activities within designated redevelopment districts. **Responsible Entities:** *City Administrator and City Council in conjunction with other identified partners.*
- ✓ **Official Map.** The city should pursue the creation of an official map. Priority should be given to identifying needed public sites and rights-of-way within the primary and secondary redevelopment areas and redevelopment corridors (see Map Exhibit LUM-6). **Responsible Entities:** *Building and Planning Department, Planning Commission, and City Council.*

Medium Term Projects and Initiatives

- ✓ **Annexation and Rezoning.** The Port of Georgetown and adjacent unincorporated properties are illustrated as a secondary redevelopment area on the Future Land Use for Studies Areas map (Map Exhibit LUM-7). The state's port facility has historically been an economic asset that contributed to the economic growth of the city and region; however, in recent years, declining tonnage and the need for dredging have reduced the port's impact. The anticipation in the short term is that the Port of Georgetown will remain an active industrial site. If port operations by the state discontinue in the future, the transition of this area to a mixed use/redevelopment district compatible with the city's historic waterfront should be encouraged. If annexed, properties within this secondary redevelopment area should be rezoned by the city to accommodate this transition. **Responsible Entities:** *Building and Planning Department, Planning Commission, and City Council.*
- ✓ **Redevelopment Corridors.** The city should examine zoning standards for properties adjacent to designated redevelopment districts. The redevelopment of large mixed use tracts adjacent to the waterfront and east of US 17 has the potential to increase the economic viability of the entire US 17 corridor. Upon redevelopment, zoning district requirements for adjacent properties should ensure the permissibility of complementary uses and compatible design standards. **Responsible Entities:** *Building and Planning Department, Planning Commission, and City Council.*

LAND USE ELEMENT

Proposed Amendments (Amended Text is Highlighted)

Page 146



TRANSPORTATION ELEMENT

Attachment D

City of Georgetown Comprehensive Plan, 2011

2. Require the placement of bike lanes in the construction of new collector or arterial roadways.
3. Investigate the designation of bike lanes on existing streets.
4. Encourage new commercial developments to include bike racks and other amenities. Provide incentives, including a reduction in required parking, for developments providing bicyclist friendly amenities.
5. Seek national designation for the city's efforts to promote bicycle use.
6. Continue support for the East Coast Greenway and pursue improvements for Georgetown's section of the route including the construction of the Meeting Street Wooden Bridge.

GOAL 4: Improve the appearance, safety, and function of Georgetown's major corridors and intersections. *Objectives include:*

- Identify "gateway intersections" within Georgetown and upgrade with defined improvements, such as:
 1. Decorative and wayfinding signage;
 2. Internally illuminated street name signs;
 3. Improved pedestrian crossings that incorporate pavement textures, "street print", and/or decorative elements;
 4. A uniform landscaping motif; and
 5. Mast arm signalization.
- Prioritize gateway intersection improvements. When feasible, priority should be given to the following intersections (in rank order):
 1. Front and Fraser Streets;
 2. Five Points intersection;
 3. Church and St. James Streets;
 4. Black River Road and Church Streets;
 5. Highmarket and Fraser Streets; and
 6. Broad and Church Streets.
- Refine the "Design Overlay District for Main Corridors" standards within the zoning ordinance. Refinement should include:
 1. The creation of objective architectural standards to aid in administration and enforcement;
 2. Clarification of appeals and variance provisions related to traditional dimensional zoning standards and architectural standards; and
 3. The development of standards which address building orientation, signage, and landscaping for properties adjacent to "prioritized gateway intersections" as identified in this element.

Attachment D

TRANSPORTATION
ELEMENT*City of Georgetown Comprehensive Plan, 2011*

- Investigate the feasibility of roundabout installation at key secondary intersections. Intersections for possible consideration are: (1) Highmarket and Saint James, (2) Highmarket and Broad, (3) Highmarket and Cleland, and (4) South Island and Aviation Streets.
- Continue efforts to provide or upgrade wayfinding signage, internally illuminated street name signs, and entrance signage. Signage along the city's primary entrances should include "trailblazer signs" and large-scale banners to create a sense of arrival.
- Continuously monitor the need for additional signalization at intersections. Intersections for priority monitoring are:
 1. Church and St. James Streets;
 2. Church and Broad Streets;
 3. Church and Cleland/Fraser Alley;
 4. Highmarket and Washington (public safety use);
 5. Fraser and Montford/Oakley Streets; and
 6. South Island Road and Aviation Boulevard (see roundabout above).
- Pursue the creation of a truck bypass to improve safety and reduce damage to Fraser Street.
- Pursue improvements to Black River Road. This project should involve the installation of sidewalks and possible realignment to create an intersection with Cleland and Church Streets. Widening and the installation of turn lanes should also be considered.
- Pursue the widening and extension of Anthuan Maybank Drive.
- Prioritize improvements within and adjacent to primary and secondary redevelopment areas and redevelopment corridors (see Map Exhibit LUM-6). Standards should be adopted which, at a minimum, address:
 1. A development's traffic impact and the need to implement traffic impact mitigation measures;
 2. The protection of Front Street from freight traffic and other high traffic generating uses;
 3. The need to limit excessive curb cuts and to provide adequate spacing between site entrances;
 4. The creation and preservation of viewsheds through the use of setbacks, size, orientation, separation, and streetscape requirements; and
 5. The elimination of visual and other nuisances through landscaping, screening, and other mitigation techniques.
- Pursue the creation of an official map to identify needed public streets, rights-of-way, and other improvements within the city. This map may include the

**TRANSPORTATION
ELEMENT**
Attachment D
City of Georgetown Comprehensive Plan, 2011

entire city or prioritize areas including but not limited to redevelopment areas and corridors.

GOAL 5: Ensure that new street construction is of the highest quality and provides safeguards to ensure proper maintenance and property access. Objectives include:

- Require that all newly created lots have frontage on and access to a public street. The use of private streets for primary property access should, except in cases of demonstrated hardship, be prohibited by the city's development regulations.
- Develop standards for new street creation. Standards should be based on the functional classification of the proposed street and should address:
 1. Grade;
 2. Compaction;
 3. Surfacing composition of required concrete or bituminous asphalt;
 4. Right-of-way width;
 5. Intersection alignment;
 6. Curve radii;
 7. Utility placement and the need for easements outside of the dedicated right-of-way;
 8. Drainage and the need for easements outside of the dedicated right-of-way;
 9. Sidewalks, bike lanes, and accessibility;
 10. Right-of-way trees and other plantings; and
 11. Curb and gutter installation; or
 12. Ditching, to include guidelines for shoulder width and slope.
- Formalize the process for bonding, street inspection, and dedication.
- Provide predictability in the acceptance of new streets into public ownership and maintenance. Acceptance policies/standards should be promulgated that:
 1. Require the dedication and subsequent public acceptance of new streets in cases where:
 - (a) subdivided lots derive their only frontage from the new street, or
 - (b) the new street connects two or more segments of an existing public street and the connection is deemed in the public interest;
 2. Encourage the dedication and subsequent public acceptance of new streets in cases where:

Attachment E

PLAN
IMPLEMENTATION*City of Georgetown Comprehensive Plan, 2011***Overarching Theme: Promote Compatible and Sustainable Residential, Commercial, and Industrial Development**

Land use planning requires thorough consideration of existing transportation and utility infrastructure, economic development opportunities, appropriate locations for housing developments, community facility needs, and environmentally sensitive areas within the community. Land use planning has significant implications on many of the elements discussed throughout this comprehensive plan.



Short Term Projects and Initiatives: The following projects and initiatives are designed to be implemented within one to three years of the adoption of this plan.

✓ **Zoning Ordinance Review and Update.** Following the adoption of the comprehensive plan, a review of the city's zoning ordinance should be conducted:

- **Historic Area Review.** The primary emphasis of this review component is to quantify the effect of the current zoning on the city's historic areas. Prior to the commission's review, a street level assessment should be conducted to include: (1) Quantifying the number of nonconformities created by existing setbacks or lot size requirements; (2) Documenting architectural features or building arrangements contributing to nonconformity; (3) Quantifying the number of nonconformities created by existing use standards.

The examination and subsequent update by the planning commission should concentrate on promoting the continuation of historical uses, desirable architectural features, and building arrangements (where nuisances, if any, can be mitigated).

- **Zoning Ordinance Administration.** The primary emphasis of this review and update is to ensure the timely, efficient, and consistent decision making. Areas of potential update include: (1) The incorporation of text/map amendment review standards into the zoning ordinance (See §§1300-1303, *City of Georgetown Zoning Ordinance*); (2) Streamlining the zoning ordinance by eliminating the city's Intermediate Commercial District and the combination of the city's Medical Residential District with an enhanced Neighborhood Commercial District or the

PLAN IMPLEMENTATION

Attachment E

City of Georgetown Comprehensive Plan, 2011

creation of a mixed use district; and (3) Specifying timelines for staff action on all administrative permits.

- **Traditional Neighborhoods.** The planning commission should examine the creation of a traditional neighborhood district or amend existing R-4 District provisions. The purpose of the traditional neighborhood district would be to promote the orientation of structures/porches close to the street (through reduced setbacks, build-to-lines, or a combination of both), encourage mixed use and density, and to implement design and streetscape standards (see Historic Area Review above).
- **Density.** In general, density within the city's core areas may be increased from ten units per acre to twenty units per acre. Very high densities may also be permitted for select areas within the city's core through the use of development bonuses. The increase in density should be coupled with the development of design standards and limitations on the number of units per structure. In areas designated for increased density, the planning commission should actively solicit the input of stakeholders.

Areas currently zoned for high density development at the periphery of the city that do not conform to the density criteria outlined in the goals and objectives of this plan should be considered for down zoning. Newly annexed areas should be zoned for low or very low density until such times as adequate municipal services are available.

Include provisions within the zoning ordinance for density bonuses for projects that incorporate community amenities or affordable housing units into development proposals. Density bonuses should be considered in the creation of priority investment zones for areas, especially those zones where infill development is encouraged. These bonuses may also be provided in primary and secondary redevelopment areas (see Map Exhibit LUM-6), thus, where conditions warrant, creating an option for high or very high density.

Responsible Entities: Building and Planning Department, Planning Commission, and City Council. **Relevant Comprehensive Plan Elements:** Land Use, Housing, Economic Development, Transportation, and Community Facilities (see note I-1).

- ✓ **Vacant Housing.** An inventory of vacant lots suitable for residential construction should be conducted annually to determine housing potential and to gauge the success of infill initiatives. **Responsible Entities:** Building and Planning Department, and Planning

IMPLEMENTATION

Proposed Amendments (Amended Passages are Highlighted)

Page 196



Attachment A

ECONOMIC
DEVELOPMENT
ELEMENT*City of Georgetown Comprehensive Plan, 2011*

Educational Services (\$31,953) are higher than the average annual salaries of full-time, year round workers within the city. Investments in both of these areas can have a tremendous positive impact on the economic well-being of Georgetown residents.

The Population Element provides an overview of the educational attainment statistics of the adult population in Georgetown. Census data indicates that Georgetown lags behind many other communities throughout the state in terms of educational attainment. Research has proven that there is a strong correlation between educational attainment and lifelong earning potential. One of the major goals of this plan is to pursue a partnership with one of the state higher education institutions such as University of South Carolina, College of Charleston, Coastal Carolina University, or Clemson to invest in the development of a satellite or branch campus in the City of Georgetown. This type of facility would be highly beneficial to the city in several ways including lifelong learning opportunities for the adult workforce and the local retiree population, increased retention of younger residents, and improved workforce training programs for existing and prospective businesses. In addition, a higher education facility can serve as a social and cultural activity hub for the entire community.

A primary goal outlined in this comprehensive plan is to attract retirees to the Georgetown community. One of the major service needs of this population group is specialized health care service. Making further investments in the Georgetown Hospital System will be vital in attracting new retirees who have particular health care service needs while helping to meet the health care needs of current residents.

Industrial Development

Considering the relatively small geographic boundaries of the City of Georgetown, there is not much undeveloped land available to locate new industries within the city limits. To address this reality, it is important for the city to partner with Georgetown County in their industrial recruitment and development efforts. Employees of new industries that may locate in Georgetown County will certainly consider living in the city and will likely spend a significant amount of their incomes on retail goods and services, leisure activities, and dining in Georgetown.

If annexation is pursued as is recommended in the Land Use Element, the city could encourage industrial development in suitable land areas within the newly annexed territory. The first step will be to properly zone the annexed area and ensure that the adequate infrastructure needs such as water and sewer service and transportation access are provided. Any potential negative externalities such as noise, traffic, light, and air pollution should be mitigated to reduce impacts on nearby residential and commercial areas.



ECONOMIC DEVELOPMENT ELEMENT

City of Georgetown Comprehensive Plan, 2011

Adjacent to the city limits, there are existing industrial sites including the Port of Georgetown. Georgetown's port is one of only two coastal ports operated and maintained by the South Carolina Ports Authority. As of 2017, the future viability of the Port of Georgetown is uncertain. Declining use, the prohibitive cost of dredging, and the state's focus on the Port of Charleston and the inland ports at Greer and Dillon are significant obstacles to the port's continued operation.

After intermittent periods of inactivity, the steel mill at the western end of Georgetown's harbor ceased operations in 2015. Since that time, the city has amended its land use policies to encourage the transition from heavy industrial to mixed uses on this and adjacent sites (see the Land Use Element). In 2016, the Urban Land Institute (ULI) conducted a study on the site's future viability. Among the ULI recommendations, the study concluded that transitioning the site from industrial to mixed-use would constitute an appropriate adaptive reuse of the land.

It is anticipated that the redevelopment of these industrial sites will be a multi-year undertaking. The redevelopment of these sites will need to consider the identification and mitigation of environmental constraints and the extension and upgrade of infrastructure including planned streets. In addition, the city will need to amend its zoning ordinance to provide for the discontinuance of heavy industrial uses, while providing development options that encourage the compatible use of these sites.

Part III. Economic Development Policies

GOALS & OBJECTIVES

GOAL 1: Support existing businesses and industries, as they are the foundation for future economic growth and development. *Objectives include:*

- Ensure that business retention is a major focus in the city's economic development strategy by:
 1. Expanding local SCORE program to ensure that local business owners have access to training, information resources, and business counseling;
 2. Surveying existing businesses to better understand local impediments to business growth; and
 3. Establishing a business retention technical committee which can help address business community concerns as they are identified.

ECONOMIC DEVELOPMENT ELEMENT

City of Georgetown Comprehensive Plan, 2011

2. State, federal, and local tax obligations;
3. Recommended business insurance needs;
4. Local workforce training resources; and
5. Local and state tax incentives and grant opportunities.

GOAL 4: Ensure that the downtown and historic district are a major component of long-term economic development efforts. Objectives include:

- Develop a strategy that clearly separates the historic district and the waterfront from adjacent industrial districts to minimize nuisances. Efforts could include:
 1. Improved landscaping and screening along the steel mill site;
 2. Limit the expansion of nuisances through zoning standards; and
 3. Encourage the discontinuance of incompatible heavy industrial uses in the primary and secondary redevelopment areas (see Map Exhibit LUM-6). Provide, through amendments to the city's zoning ordinance, for the transitioning of these sites to compatible uses through the creation of a redevelopment district(s) (see also the Land Use Element).
- Monitor vacant storefronts on Front Street and work with businesses and property owners to minimize economic impacts.
- Develop an incentive program that reduces certain business fees for commercial enterprises that locate in a vacant building within the downtown business district.
- List available vacant properties on the city's website.
- Pursue "Main Street" designation through the National Trust for Historic Preservation.
- Pursue "Preserve America Community" designation through the Advisory Council on Historic Preservation.
- Continue to properly maintain and enhance the Haborwalk area, making it accessible and appealing to all users.
- Work with the Georgetown County Chamber of Commerce and other entities to market and promote Georgetown's downtown and local businesses. Develop specific marketing strategies such as:
 1. "Buy Local" Campaigns; and
 2. Promoting or featuring local businesses as part of the marketing for local festivals and events.
- Assess strategies that encourage US 17 motorists to visit the historic district of Georgetown. Strategies may include, but not be limited to the following:

**ECONOMIC
DEVELOPMENT
ELEMENT**
City of Georgetown Comprehensive Plan, 2011

1. Continue to improve wayfinding signage so that visitors can easily navigate local roads and find parking, attractions, and local businesses. Make the wayfinding system efficient for both motorists and pedestrians. Utilize maps so that visitors can locate points of interest outside of the core downtown area such as East Bay Park; and
2. Enhance the aesthetics of the main transportation gateways so that visitors have a positive first impression of the City of Georgetown. Within primary and secondary redevelopment areas designated on the future land use map (Map Exhibit LUM-6), adopt zoning standards that prohibit new heavy industrial uses and encourage the discontinuance of incompatible uses. Require the mitigation of visual and other nuisances through the use of setbacks, screening, landscaping, and other mitigating techniques (see also the Land Use Element).

GOAL 5: Maintain a regional and global perspective when analyzing trends in the local economy. Objectives include:

- Utilize research assistance from higher education institutions such as Coastal Carolina University, Clemson University Cooperative Extension, and Horry-Georgetown Technical College.
- Continue to partner with regional economic development agencies such as the Myrtle Beach Regional Economic Development Corporation, Northeastern Strategic Alliance, and Georgetown County Economic Development Commission to maximize existing resources and pursue mutual economic interests.

GOAL 6: Pursue new opportunities to expand the city's tourism economy. Objectives include:

- Create a tourism management plan to address the following considerations:
 1. Full exploration of local tourism opportunities including festivals and events, ecotourism activities, cultural tourism activities, downtown dining and entertainment, etc;
 2. Identify current constraints to tourism growth (hotel capacity, public transportation availability, event parking limitations, etc.);
 3. Develop strategies to attract repeat visitors;
 4. Develop strategies to tap into regional and national tourism and travel markets;

HOUSING ELEMENT

Attachment B

City of Georgetown Comprehensive Plan, 2011

- Adopt and locally enforce the requirements of the *International Residential Code* for all new construction.
- Adopt and locally enforce the requirements of the *Property Maintenance Code*.
- Ensure the protection of dwellings from flooding to include:
 1. Enforce the requirements of the Flood Damage Prevention Ordinance;
 2. Require the installation of stormwater and drainage infrastructure for all new developments; and
 3. Continue efforts to retrofit older neighborhoods with adequate drainage infrastructure.
- Proactively encourage infill development.
- Explore the creation of priority investment zones in older neighborhoods with high numbers of vacant lots or deteriorating structures.
- Protect, through the use of zoning, residential areas from nuisances as defined in the Land Use Element.

GOAL 4: Build and maintain housing density within the city's core, older neighborhoods while ensuring housing compatibility. Objectives include:

- Raise density standards for portions of the core areas of the city from ten units per acre up to twenty units per acre. **Densities higher than twenty units per acre may be permitted within planned developments, the downtown, and primary and secondary redevelopment areas. Increased densities may be provided through density bonuses (see Goal 6).**
- Differentiate high density areas within the city's core (presently zoned R4 and R5) with those at the periphery of the city (presently zoned R4). Density should only be raised where the density criteria in the Land Use Element can be met.
- Develop design criteria for multi-family housing that ensure:
 1. The compatibility of the multi-family structure's form (scale and architectural style) with those of surrounding properties;
 2. Parking is located to the rear of multi-family structures, to the extent that is practicable. Large, multi-family parking facilities should be discouraged or, when appropriate, prohibited; and
 3. The avoidance of large apartment complexes. Consideration should be given, in lieu of stringent density standards, to limiting the number of units per structure (see also the Land Use Element).

HOUSING ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 110



*City of Georgetown Comprehensive Plan, 2011***GOAL 5: Recognize the importance of Georgetown's historic residential uses and structures. Objectives include:**

- Create and maintain an inventory of contributing structures and components.
- Encourage preservation and discourage demolition when appropriate.
- Maintain and refine the city's preservation guidelines as administered by the architectural review board.
- Require the rehabilitation of structures in accordance with Section 106 of the U.S. Department of Interior's standards.
- Refine zoning standards in the areas of lot size, density, and setback to ensure the continuation of historic structures and to allow new construction that is compatible (see also the Land Use Element).
- Promote the tourism value of Georgetown's historic homes and sites.

GOAL 6: Encourage innovation in housing design and development. Objectives include:

- Allow Planned Developments in cases where:
 1. A mixture of uses and housing types are proposed. Establish clear guidelines for defining mixed use and specify a minimum percentage of land or floor area to be devoted to nonresidential uses;
 2. The land area involved is greater than ten acres;
 3. The proposal cannot readily be accomplished through existing zoning;
 4. The proposal can easily be integrated into existing infrastructure and the established development pattern of the city; and
 5. The proposal would be for the long-term benefit of the community (see also the Land Use Element).
- Allow zero-lot-line developments in cases where:
 1. The proposal's density is in keeping with the density permitted in the zoning district;
 2. The proposal ensures the long-term access to and maintenance of structures;
 3. Open space is provided; and
 4. The proposal involves multiple lots. Zero-lot-line developments involving clusters of less than five lots should be discouraged; or
 5. The zero-lot-line component is to be collocated with or is a complementary component of an institutional use; or
 6. The proposal is part of an infill strategy or initiative for a designated area.

HOUSING ELEMENT

City of Georgetown Comprehensive Plan, 2011

- Provide density bonuses in the zoning ordinance for developments that provide:
 1. Affordable housing;
 2. Public parks or buildings;
 3. Streets and other rights-of-way illustrated on the official map; or
 3. Other amenities in addition to those required by the zoning ordinance or development regulations.
- Consider and provide other zoning techniques when in furtherance of this plan. This may include the use of development agreements, floating zones, cluster development, and other zoning techniques allowed by law.

GOAL 7: Promote sustainable development in Georgetown's neighborhoods.
Objectives include:

- Participate in the newly created Sustainable Communities Initiative administered by the US Department of Housing and Urban Development.
- Establish incentives such as stormwater fee discounts for residents to install green infrastructure lot and building components such as rain gardens and green roofs.
- Create walkable, active, and safe neighborhoods by incorporating sidewalks, common areas, and open space into neighborhood designs.
- Encourage residential development that meets US Green Building Council's LEED Neighborhood Development Certification Program criteria.

GOAL 8: Develop and implement strategies that address the need for affordable housing in Georgetown. *Objectives include:*

- Create market-based incentives for developers to incorporate affordable housing units into their residential development plans.
- Continue to work with the Waccamaw Regional Council of Governments Community Development Department to:
 1. Secure funds through the US Housing and Urban Development HOME Program which assists communities in expanding rental and homeowner affordable housing units; and
 2. Establish a community housing trust fund to ensure that matching funds are available for HOME Program projects and other grant opportunities administered through the Waccamaw Regional Council of Governments.

HOUSING ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 112



LAND USE ELEMENT

Attachment C

City of Georgetown Comprehensive Plan, 2016

- Require, where available, the use of sanitary sewer and public water for all new developments within the city limits.
- Prohibit illicit discharges into the city's storm sewer system or water bodies.
- Encourage the voluntary protection of naturally sensitive areas through the use of conservation easements. Consideration should be given to providing local incentives, such as density and height bonuses, for voluntary conservation initiatives. Bonuses could be granted, when compatible with adjacent uses, for the dedication of open or green space(s) adjacent to the city's rivers, marshes, and viewsheds.
- Retain and refine the use of the city's Conservation Preservation District to include the expansion of this district to unprotected marshland in the city or upon annexation.



A Grand View: Homes overlook the marsh of East Bay.

GOAL 4: Provide ample areas for residential development and implement density standards that consider property access and the availability of services. Objectives include:

- For all zoning requests, the loss of long standing residential districts or uses should be considered. Speculative commercial rezonings that result in the reduction of the city's viable housing stock should be discouraged.
- Plan for an increase in the city's population of one percent annually.
- Increase the permitted density within the core residential areas of the city and the downtown in keeping with the objectives of this element. Consideration should be given to:
 1. Developing design or form standards for multi-family housing; and
 2. Limiting the number of units per structure or the size of structures (in keeping with building mass/ or form of other structure in an area.)
- Define density as follows:
 1. Very low density – One or fewer units per acre.
 2. Low Density – Two to five dwelling units per acre.

LAND USE ELEMENT

Proposed Amendments (Amended Text is Highlighted)

Page 136



**LAND USE
ELEMENT**
City of Georgetown Comprehensive Plan, 2016

3. Medium Density – Six to nine dwelling units per acre.
 4. High Density – Ten to twenty dwelling units per acre.
 5. Very High Density – More than twenty dwelling units per acre.
- Restrict areas to very low density in cases where:
 1. Public water and sewer are unavailable to service the development;
 2. Public services such as fire, police, or sanitation cannot service a higher density without additional public costs;
 3. The development has limited access to a public street or the capacity of the existing street cannot support a higher density;
 4. A higher density would result in the loss or degradation of an environmentally sensitive area; or
 5. The property is located at the periphery of the city and a very low density is appropriate to maintain the density of the city's core.
 - Restrict areas to low density in cases where:
 1. Public facilities and infrastructure such as water, sewer, fire, police, or sanitation cannot service a higher density without additional public costs;
 2. The density is consistent with adjacent properties and planned uses, follows historic development patterns, or is designed to transition between areas of medium and very low development density; or
 3. The property is located at the periphery of the city and a low density is appropriate to maintain the density of the city's core.
 - Permit medium density in cases where:
 1. Public facilities and infrastructure such as water, sewer, police, fire, and sanitation can service the proposed density;
 2. The density is consistent with adjacent properties and planned uses, follows historic development patterns, or is part of a planned development;
 3. Streets adjacent to the site can support the proposed density without a reduction in the street's level of service; and
 4. The site is serviced by sidewalks.
 - Permit high density in cases where:
 1. Public facilities and infrastructure such as water, sewer, police, fire, and sanitation can service the proposed density;
 2. The density is consistent with adjacent properties and planned uses, follows historic development patterns, or is part of a planned development.
 3. Streets adjacent to the site can support the proposed density without a reduction in the street's level of service;

LAND USE ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 137



LAND USE ELEMENT

City of Georgetown Comprehensive Plan, 2016

4. The development is adjacent to or incorporates mixed uses;
 5. The development will not result in loss or reduction of the city core's density; and
 6. The site is serviced by sidewalks.
- Very high densities may be permitted in planned developments, the city's downtown, and primary and secondary redevelopment areas subject to the policies and standards of this plan.

GOAL 5: Adopt standards that protect residential uses from incompatible development. Objectives include:

- Mitigate the potential for nuisance creation through the use of zoning, development regulations, and other regulatory standards. Nuisances to residential occupancy include:
 1. Automobile lights, outdoor lighting, and illuminated signs;
 2. Loud noises and vibrations;
 3. Noxious odors, dust, smoke, fumes, and other air pollutants;
 4. Excessive traffic;
 5. Litter, junk, and overgrown lots;
 6. Dilapidated structures;
 7. Excessive outdoor storage or assembly; and/or
 8. Loss of privacy.
- Allow a mixture of residential, commercial, and professional uses in cases where the nonresidential uses do not create nuisances and the uses are compatible with residential structures in size, scale, height, mass, architecture, and placement. The zoning ordinance should provide that compatible nonresidential uses be permitted as special exceptions, conditional uses, and/or be subject to form based standards.
- Allow public and semi-public uses in residential areas where the uses do not create nuisances to residential occupancy. The zoning ordinance should provide that public and semi-public uses can be permitted in residential areas as conditional uses and/or be subject to form based standards.
- Prohibit incompatible and/or nuisance generating commercial, professional, public, and semi-public uses from locating in residential areas.
- Prohibit industrial uses from locating or expanding into residential areas.
- Mitigate the impacts of incompatibility through the utilization of fences, walls, physical barriers, vegetation, building and access orientation, separation, and/or building form.

LAND USE ELEMENT

Proposed Amendments (Amended Text is Highlighted)

Page 138



LAND USE ELEMENT

City of Georgetown Comprehensive Plan, 2016

of adjacent properties; and

3. The zoning change is designed to benefit a single owner or provide a competitive advantage to a particular parcel to the detriment of the community or the surrounding neighborhood.

GOAL 7: Provide areas for future industrial development that minimize the impact to adjacent uses. *Objectives include:*

- New industrial districts within the city should be located in areas that are separated from residential districts, the historic district, and other incompatible uses to the extent that is practicable;
- Differentiate through zoning, heavy industrial uses from less intense, limited or light industrial activities. Heavy industrial uses include those activities which are likely to generate significant levels of truck traffic, noise, pollution, vibration, dust, fumes, odors, radiation, radioactivity, poisons, pesticides, herbicides, or other hazardous materials, fire or explosion hazards, or other undesirable conditions.
- The arrangement of new industrial districts and uses should consider:
 1. The transportation needs of planned industry including access to rail, the port, and major roadways. Industrial zoning districts should be arranged to reduce impacts on the existing transportation system;
 2. The potential nuisances created by the proposed siting and whether these nuisances can be abated;
 3. Compatibility of surrounding land uses;
 4. The potential for impacts on natural resources or sensitive areas; and
 5. Utility and public service costs.
- Engage in an active and continuous dialogue with the county to identify future industrial sites outside of the city limits.
- Encourage the county to adopt standards that minimize nuisances from industries in close proximity to the city.
- Plan for the long-term conversion of existing industrial districts and uses once these sites are abandoned or become obsolete.

GOAL 8: Provide for the harmonious redevelopment of existing industrial districts and uses located in the city's core and in other areas where the potential for nuisances and impacts on adjacent properties are high. *Objectives include:*

LAND USE ELEMENT

Proposed Amendments (Amended Text is Highlighted)



**LAND USE
ELEMENT**
City of Georgetown Comprehensive Plan, 2016

- ✓ Prioritize areas and sites within the city for conversion and redevelopment. In general, heavy industrial uses are deemed incompatible when in close proximity to the city's downtown, waterfront, historic district, residential neighborhoods, and gateway corridors and intersections.
- ✓ Provide viable redevelopment options for property owners. The city's zoning ordinance should be amended to provide for a mixed-use/redevelopment district(s). This district(s) should:
 1. Allow for a mixture of uses;
 2. Prohibit heavy industrial uses. The district(s) may permit, as a conditional use or special exception, certain limited or light industrial uses, provided these uses incorporate complementary architectural features, have a minimal potential for creating nuisances, and are compatible in intensity with surrounding nonindustrial uses;
 3. Promote setback, height, and other bulk and dimensional restrictions which are compatible with adjacent districts or provide for reasonable transition. Flexible design and dimensional standards should also be considered subject to district specific design standards and/or architectural/design review;
 4. Consider providing density, height, parking, or other development bonuses and design modifications contingent upon the provision of open space and public amenities;
 5. Protect adjacent streets. Consideration should be given to restricting new curb cuts, spacing points of ingress/egress, and limiting the size and location of surface parking areas to complement development along the city's historic corridors and maintain the level of service on adjacent arterial streets; and
 6. Protect adjacent waterfronts. Consideration should be given to protecting or creating viewsheds and encouraging proximal open space.
- ✓ Pursue the rezoning of prioritized redevelopment areas (see the future land use map).
- ✓ Provide for the continuation (as a nonconformity) of active industrial uses following rezoning. The continuation of nonconformities should be conditioned to promote the abatement of nuisances and the eventual discontinuance of incompatible uses. Consideration should be given to:
 1. Requiring that industrial sites be brought into conformance following the discontinuance of production or abandonment;
 2. Prohibiting expansion and/or reconstruction;
 3. Requiring buffering, screening, and other mitigation; and

LAND USE ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 141



LAND USE ELEMENT

City of Georgetown Comprehensive Plan, 2016

4. Requiring the date certain discontinuance and termination of nonconformities.
- ✓ Recognize that redevelopment may occur through means other than a traditional zoning district, e.g. as a planned development district, use of development agreements, floating zones, cluster developments, and other zoning techniques allowed by law. These zoning/development options should be considered when harmonious with this plan.
 - ✓ Recognize that brownfield sites and their redevelopment may present environmental challenges. The city should actively work with property owners, the county, and/or other partners to identify grants for assessment and cleanup.
 - ✓ Consider the creation of priority investment zones, tax increment financing districts, or similar tools to incentivize the redevelopment of former industrial sites.
 - ✓ Recognize the importance of street interconnectivity and the city's historical grid pattern. The redevelopment of sites adjacent to the city's historic district, downtown, and West End should preserve and, where feasible, extend this street pattern.
 - ✓ Recognize that the primary and secondary redevelopment areas as identified on the future land use map (Map Exhibit LUM-6) were the subject of additional study. The redevelopment of these sites should consider and, to the extent practicable, incorporate recommendations contained within the Urban Land Institute's (ULI) Advisory Services Panel Report, *Transforming Georgetown Economically, Physically, and Socially* (September 18-23, 2016).
 - ✓ Examine zoning standards for adjacent properties subsequent to or in conjunction with the conversion/redevelopment of former industrial sites. This evaluation should consider possible complementary or ancillary uses, the incorporation of design standards, and a provision of similar redevelopment incentives.
 - ✓ Consider the creation of a redevelopment corporation or similar public/private partnership to assist in planning, environmental assessment, community outreach, public improvement and facilities implementation, the marketing of sites, and similar activities.

GOAL 9: Ensure that the future location of public buildings and uses complement existing land uses and promote the goals of this element.
Objectives include:

LAND USE ELEMENT

Proposed Amendments (Amended Text is Highlighted)

Page 142



*City of Georgetown Comprehensive Plan, 2016***PLAN IMPLEMENTATION**

The City of Georgetown Comprehensive Plan, 2011 provides a unified plan implementation section. With the 2016 review of the plan, the land use element is the first of nine elements to be updated. Because of the interrelated nature of this plan's elements, it is anticipated that the implementation section for the entire plan will be updated at the conclusion of the planning commission's review process.

The land use element's implementation activities provided in the 2011 plan's final section are deemed to remain relevant. Reference to this portion of the plan should continue; however, this element's update contains significant policy clarifications and guidance with respect to the continuation and eventual cessation of heavy industrial uses in proximity to the city's downtown, waterfront, historic district, residential neighborhoods, and gateway corridors and intersections (see Goal 8 and the Future Land Use Map). Because of this, the activities listed below are considered an addendum to the 2011 plan's implementation initiatives:

Short Term Projects and Initiatives

- ✓ **Creation of a Mixed Use/Redevelopment District.** The city's zoning ordinance should be amended to create a mixed use/redevelopment district(s). The purpose of this district(s) is to provide for the optimum use and conversion of industrial sites and other large tracts. Because of the size of these tracts, unknown development constraints, and the need to provide appropriate transition between adjacent zoning districts, it is recommended that the district(s) provide for a variety of allowable uses. This district(s) should provide flexibility in dimensional requirements; however, the city may wish to consider the implementation of design guidelines to ensure transition, especially for redevelopment occurring immediately adjacent to the city's historic district, waterfront, and gateway corridors and intersections. **Responsible Entities:** Building and Planning Department, Planning Commission, and City Council.
- ✓ **Rezoning.** The future land use maps (Map Exhibits LUM-6 and LUM-7) illustrate primary and secondary redevelopment areas and corridors. The primary and secondary redevelopment areas illustrated on Map LUM-6 should be examined in the short term for rezoning(s). This may occur immediately following the creation of a mixed use/redevelopment district(s). **Responsible Entities:** Building and Planning Department, Planning Commission, and City Council.

LAND USE ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 145



LAND USE ELEMENT

City of Georgetown Comprehensive Plan, 2016

- ✓ **Redevelopment Corporation.** The city should investigate and consider the creation of a redevelopment corporation or similar public/private partnership to assist in planning, environmental assessment, community outreach, public improvement and facilities implementation, the marketing of sites, and similar activities within designated redevelopment districts. **Responsible Entities:** *City Administrator and City Council in conjunction with other identified partners.*
- ✓ **Official Map.** The city should pursue the creation of an official map. Priority should be given to identifying needed public sites and rights-of-way within the primary and secondary redevelopment areas and redevelopment corridors (see Map Exhibit LUM-6). **Responsible Entities:** *Building and Planning Department, Planning Commission, and City Council.*

Medium Term Projects and Initiatives

- ✓ **Annexation and Rezoning.** The Port of Georgetown and adjacent unincorporated properties are illustrated as a secondary redevelopment area on the future land use map (LUM-7). The state's port facility has historically been an economic asset that contributed to the economic growth of the city and region; however, in recent years, declining tonnage and the need for dredging have reduced the port's impact. The anticipation in the short term is that the Port of Georgetown will remain an active industrial site. If port operations by the state discontinue in the future, the transition of this area to a mixed use/redevelopment district compatible with the city's historic waterfront should be encouraged. If annexed, properties within this secondary redevelopment area should be rezoned by the city to accommodate this transition. **Responsible Entities:** *Building and Planning Department, Planning Commission, and City Council.*
- ✓ **Redevelopment Corridors.** The city should examine zoning standards for properties adjacent to designated redevelopment districts. The redevelopment of large mixed use tracts adjacent to the waterfront and east of US 17 has the potential to increase the economic viability of the entire US 17 corridor. Upon redevelopment, zoning district requirements for adjacent properties should ensure the permissibility of complementary uses and compatible design standards. **Responsible Entities:** *Building and Planning Department, Planning Commission, and City Council.*

LAND USE ELEMENT

Proposed Amendments (Amended Text is Highlighted)

Page 146



**TRANSPORTATION
ELEMENT**

Attachment D

City of Georgetown Comprehensive Plan, 2011

2. Require the placement of bike lanes in the construction of new collector or arterial roadways.
3. Investigate the designation of bike lanes on existing streets.
4. Encourage new commercial developments to include bike racks and other amenities. Provide incentives, including a reduction in required parking, for developments providing bicyclist friendly amenities.
5. Seek national designation for the city's efforts to promote bicycle use.
6. Continue support for the East Coast Greenway and pursue improvements for Georgetown's section of the route including the construction of the Meeting Street Wooden Bridge.

GOAL 4: Improve the appearance, safety, and function of Georgetown's major corridors and intersections. *Objectives include:*

- Identify "gateway intersections" within Georgetown and upgrade with defined improvements, such as:
 1. Decorative and wayfinding signage;
 2. Internally illuminated street name signs;
 3. Improved pedestrian crossings that incorporate pavement textures, "street print", and/or decorative elements;
 4. A uniform landscaping motif; and
 5. Mast arm signalization.
- Prioritize gateway intersection improvements. When feasible, priority should be given to the following intersections (in rank order):
 1. Front and Fraser Streets;
 2. Five Points intersection;
 3. Church and St. James Streets;
 4. Black River Road and Church Streets;
 5. Highmarket and Fraser Streets; and
 6. Broad and Church Streets.
- Refine the "Design Overlay District for Main Corridors" standards within the zoning ordinance. Refinement should include:
 1. The creation of objective architectural standards to aid in administration and enforcement;
 2. Clarification of appeals and variance provisions related to traditional dimensional zoning standards and architectural standards; and
 3. The development of standards which address building orientation, signage, and landscaping for properties adjacent to "prioritized gateway intersections" as identified in this element.

TRANSPORTATION ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 160



**TRANSPORTATION
ELEMENT**
City of Georgetown Comprehensive Plan, 2011

- Investigate the feasibility of roundabout installation at key secondary intersections. Intersections for possible consideration are: (1) Highmarket and Saint James, (2) Highmarket and Broad, (3) Highmarket and Cleland, and (4) South Island and Aviation Streets.
- Continue efforts to provide or upgrade wayfinding signage, internally illuminated street name signs, and entrance signage. Signage along the city's primary entrances should include "trailblazer signs" and large-scale banners to create a sense of arrival.
- Continuously monitor the need for additional signalization at intersections. Intersections for priority monitoring are:
 1. Church and St. James Streets;
 2. Church and Broad Streets;
 3. Church and Cleland/Fraser Alley;
 4. Highmarket and Washington (public safety use);
 5. Fraser and Montford/Oakley Streets; and
 6. South Island Road and Aviation Boulevard (see roundabout above).
- Pursue the creation of a truck bypass to improve safety and reduce damage to Fraser Street.
- Pursue improvements to Black River Road. This project should involve the installation of sidewalks and possible realignment to create an intersection with Cleland and Church Streets. Widening and the installation of turn lanes should also be considered.
- Pursue the widening and extension of Anthuan Maybank Drive.
- Prioritize improvements within and adjacent to primary and secondary redevelopment areas and redevelopment corridors (see Map Exhibit LUM-6). Standards should be adopted which, at a minimum, address:
 1. A development's traffic impact and the need to implement traffic impact mitigation measures;
 2. The protection of Front Street from freight traffic and other high traffic generating uses;
 3. The need to limit excessive curb cuts and to provide adequate spacing between site entrances;
 4. The creation and preservation of viewsheds through the use of setbacks, size, orientation, separation, and streetscape requirements; and
 5. The elimination of visual and other nuisances through landscaping, screening, and other mitigation techniques.
- Pursue the creation of an official map to identify needed public streets, rights-of-way, and other improvements within the city. This map may include the

TRANSPORTATION ELEMENT

City of Georgetown Comprehensive Plan, 2011

entire city or prioritize areas including but not limited to redevelopment areas and corridors.

GOAL 5: Ensure that new street construction is of the highest quality and provides safeguards to ensure proper maintenance and property access. Objectives include:

- Require that all newly created lots have frontage on and access to a public street. The use of private streets for primary property access should, except in cases of demonstrated hardship, be prohibited by the city's development regulations.
- Develop standards for new street creation. Standards should be based on the functional classification of the proposed street and should address:
 1. Grade;
 2. Compaction;
 3. Surfacing composition of required concrete or bituminous asphalt;
 4. Right-of-way width;
 5. Intersection alignment;
 6. Curve radii;
 7. Utility placement and the need for easements outside of the dedicated right-of-way;
 8. Drainage and the need for easements outside of the dedicated right-of-way;
 9. Sidewalks, bike lanes, and accessibility;
 10. Right-of-way trees and other plantings; and
 11. Curb and gutter installation; or
 12. Ditching, to include guidelines for shoulder width and slope.
- Formalize the process for bonding, street inspection, and dedication.
- Provide predictability in the acceptance of new streets into public ownership and maintenance. Acceptance policies/standards should be promulgated that:
 1. Require the dedication and subsequent public acceptance of new streets in cases where:
 - (a) subdivided lots derive their only frontage from the new street, or
 - (b) the new street connects two or more segments of an existing public street and the connection is deemed in the public interest;
 2. Encourage the dedication and subsequent public acceptance of new streets in cases where:

TRANSPORTATION ELEMENT

Proposed Amendments (Amended Passages are Highlighted)

Page 162



Attachment E

PLAN
IMPLEMENTATION*City of Georgetown Comprehensive Plan, 2011***Overarching Theme: *Promote Compatible and Sustainable Residential, Commercial, and Industrial Development***

Land use planning requires thorough consideration of existing transportation and utility infrastructure, economic development opportunities, appropriate locations for housing developments, community facility needs, and environmentally sensitive areas within the community. Land use planning has significant implications on many of the elements discussed throughout this comprehensive plan.



Short Term Projects and Initiatives: The following projects and initiatives are designed to be implemented within one to three years of the adoption of this plan.

✓ **Zoning Ordinance Review and Update.** Following the adoption of the comprehensive plan, a review of the city's zoning ordinance should be conducted:

- **Historic Area Review.** The primary emphasis of this review component is to quantify the effect of the current zoning on the city's historic areas. Prior to the commission's review, a street level assessment should be conducted to include: (1) Quantifying the number of nonconformities created by existing setbacks or lot size requirements; (2) Documenting architectural features or building arrangements contributing to nonconformity; (3) Quantifying the number of nonconformities created by existing use standards.

The examination and subsequent update by the planning commission should concentrate on promoting the continuation of historical uses, desirable architectural features, and building arrangements (where nuisances, if any, can be mitigated).

- **Zoning Ordinance Administration.** The primary emphasis of this review and update is to ensure the timely, efficient, and consistent decision making. Areas of potential update include: (1) The incorporation of text/map amendment review standards into the zoning ordinance (See §§1300-1303, *City of Georgetown Zoning Ordinance*); (2) Streamlining the zoning ordinance by eliminating the city's Intermediate Commercial District and the combination of the city's Medical Residential District with an enhanced Neighborhood Commercial District or the

PLAN IMPLEMENTATION

City of Georgetown Comprehensive Plan, 2011

creation of a mixed use district; and (3) Specifying timelines for staff action on all administrative permits.

- **Traditional Neighborhoods.** The planning commission should examine the creation of a traditional neighborhood district or amend existing R-4 District provisions. The purpose of the traditional neighborhood district would be to promote the orientation of structures/porches close to the street (through reduced setbacks, build-to-lines, or a combination of both), encourage mixed use and density, and to implement design and streetscape standards (see Historic Area Review above).
- **Density.** Density within the city's core areas should be increased from ten units per acre to twenty units per acre. The increase in density should be coupled with the development of design standards and limitations on the number of units per structure. In areas designated for increased density, the planning commission should actively solicit the input of stakeholders.

Areas currently zoned for high density development at the periphery of the city that do not conform to the density criteria outlined in the goals and objectives of this plan should be considered for down zoning. Newly annexed areas should be zoned for low or very low density until such times as adequate municipal services are available.

Include provisions within the zoning ordinance for density bonuses for projects that incorporate community amenities or affordable housing units into development proposals. Density bonuses should be considered in the creation of priority investment zones for areas, especially those zones where infill development is encouraged. These bonuses may also be provided in primary and secondary redevelopment areas (see Map Exhibit LUM-6), thus, where conditions warrant, creating an option for high or very high density.

Responsible Entities: Building and Planning Department, Planning Commission, and City Council. **Relevant Comprehensive Plan Elements:** Land Use, Housing, Economic Development, Transportation, and Community Facilities (see note I-1).

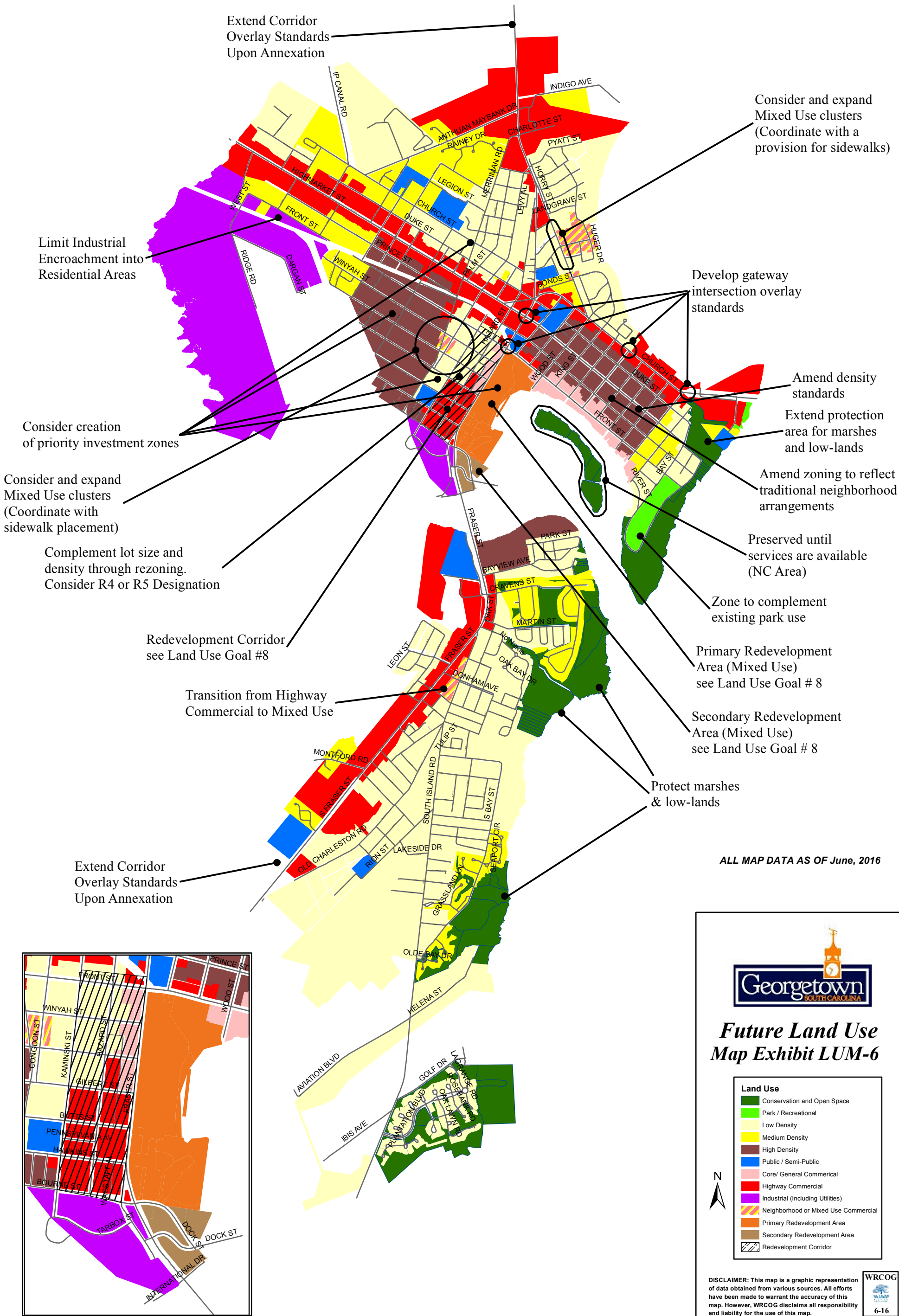
- ✓ **Vacant Housing.** An inventory of vacant lots suitable for residential construction should be conducted annually to determine housing potential and to gauge the success of infill initiatives. **Responsible Entities:** Building and Planning Department, and Planning Commission. **Relevant Comprehensive Plan Elements:** Housing, Land Use, Population, and Economic Development.

IMPLEMENTATION

Proposed Amendments (Amended Passages are Highlighted)

Page 196







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

ORDINANCE

DOC ID: 2417 A

Council Meeting Date:	21 December 2017
Department:	Housing and Community Development
Issue Under Consideration:	Motion to approve an ordinance amending the City of Georgetown Zoning Ordinance to add Article XXI, Redevelopment District (REDD); and furthermore supplemental amendments to Article V Section 514, Article XIII Section 1301, and Article XV Section 1504.
Amount Requested:	N/A
Is Item in Current Budget?	N/A
If no, please explain:	N/A
Financial Impact:	N/A
Points to Consider:	• City Council resolved to adopt zoning changes related to redevelopment on March 16, 2017 with a 4-3 vote in favor. • This is the proposed text amendment to add Article XXI, Redevelopment District (REDD) to the Zoning Ordinance. • This proposed text amendment is the first step in rezoning the "steel mill" area property. • Planning Commission held a public hearing on April 25, 2017 at 6pm at the Georgetown High School auditorium and they voted to deny the text amendment 4-3.
Options:	Approve or deny the request for a text amendment to add REDD to the Zoning Ordinance.
Staff Recommendation:	Staff recommends approving 1st reading to add Article XXI, Redevelopment District (REDD) to the City of Georgetown Zoning Ordinance.

Reviews:

Rick Martin Completed 11/13/2017 2:49 PM

City Attorney Skipped 11/13/2017 2:51 PM

City attorney has already reviewed this.

Updated: 11/29/2017 10:33 AM by Rick Martin A

Page 1

Paul Gardner Skipped 11/13/2017 2:51 PM

City Administrator has already review this.

Ann U. Mercer Completed 11/13/2017 3:06 PM

Georgetown City Council Completed 11/16/2017 5:30 PM

Attachments:

1. 1 11-15-17 REDD Text Amend Cover Ord (efc) (PDF)
2. 2 Article XXI REDD Text Amend Ord (PDF)
3. 3 REDD Amended Ordinance (DRAFT 11.9.17) (PDF)
4. 4 Division 1 Introductory Provisions (DRAFT 11.8.17) (PDF)
5. 5 Division 5 Supplemental Standards (DRAFT 11.8.17) (PDF)
6. 6 Division 7 REDD Nonconformity Standards (DRAFT 11.8.17) WITH NCU REMOVAL (PDF)
7. 7 Division 7 REDD Nonconformity Standards (DRAFT 11.8.17) WITHOUT NCU REMOVAL (PDF)
8. 8 LUM_6 (PDF)
9. 9 April 25 2017 PC Minutes (PDF)
10. 10 RESOLUTION REDD from Council Signed (PDF)

**MOTION TO APPROVE AN ORDINANCE AMENDING THE CITY OF GEORGETOWN
ZONING ORDINANCE TO ADD ARTICLE XXI, REDEVELOPMENT DISTRICT (REDD); AND
FURTHERMORE SUPPLEMENTAL AMENDMENTS TO ARTICLE V SECTION 514, ARTICLE
XIII SECTION 1301, AND ARTICLE XV SECTION 1504.**

AN ORDINANCE AMENDING THE CITY OF GEORGETOWN ZONING ORDINANCE TO ADD ARTICLE XXI, REDEVELOPMENT DISTRICT (REDD); AND FURTHERMORE SUPPLEMENTAL AMENDMENTS TO ARTICLE V SECTION 514, ARTICLE XIII SECTION 1301, AND ARTICLE XV SECTION 1504

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, on March 16, 2017, the City Council of the City of Georgetown resolved to consider zoning code changes related to redevelopment of lands within the city located within the city's primary and secondary redevelopment areas, after public hearing and recommendation from the Planning Commission; and

WHEREAS, the City Council of the City of Georgetown incorporates herein its findings from the March 16, 2017 Resolution above-referenced; and

WHEREAS, the Planning Commission of the City of Georgetown, South Carolina held a public hearing on April 25, 2017 in the auditorium of the Georgetown High School for the proposed text amendments to the Zoning Ordinance; and

WHEREAS, following the public hearing on April 25, 2017, the Planning Commission voted 4-3 to recommend denial of the text amendments to the Zoning Ordinance; and

WHEREAS, the City Council of the City of Georgetown recognizes the importance to city residents and business owners of economic vitality, public health, safety, and welfare, and thoughtful economic development; and

WHEREAS, being mindful of the Planning Commission's recommendation(s), the City Council of the City of Georgetown wishes to encourage--not discourage-- private industry's interest in locating in the city, while planning for the future, in accordance with the Comprehensive Plan; and

WHEREAS, the Mayor and City Council of the City of Georgetown desire to amend the Zoning Ordinance in the best interests of the future of the City of Georgetown;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Georgetown, South Carolina that Article XXI, Redevelopment District (REDD), as presented and incorporated herein, be added into the Zoning Ordinance of the City of Georgetown; and furthermore Articles V Section 514, XIII Section 1301, & XV Section 1504 be amended as proposed and incorporated herein to supplement the zoning district amendment. (see attachments)

BE IT FURTHER ORDAINED that the Effective Date of this ordinance shall be January 1, 2019.

Attachment: 11-15-17 REDD Text Amend Cover Ord (efc) (2417 : Text Amendment for the Redevelopment District (REDD))

ATTEST:

Ann U. Mercer, City Clerk

Jack M. Scoville, Jr., Mayor

First Reading: _____

Approved as to Form:

Second Reading: _____

Elise F. Crosby, City Attorney

Effective Date: _____

Attachment: 11-15-17 REDD Text Amend Cover Ord (efc) (2417 : Text Amendment for the Redevelopment District (REDD))

AN ORDINANCE AMENDING THE CITY OF GEORGETOWN ZONING ORDINANCE TO ADD ARTICLE XXI, REDEVELOPMENT DISTRICT (REDD); AND FURTHERMORE SUPPLEMENTAL AMENDMENTS TO ARTICLE V SECTION 514, ARTICLE XIII SECTION 1301, AND ARTICLE XV SECTION 1504

- 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,** on March 16, 2017, the City Council of the City of Georgetown resolved to consider zoning code changes related to redevelopment of lands within the city located within the city's primary and secondary redevelopment areas, after public hearing and recommendation from the Planning Commission; and
- WHEREAS,** the City Council of the City of Georgetown incorporates herein its findings from the March 16, 2017 Resolution above-referenced; and
- WHEREAS,** the Planning Commission of the City of Georgetown, South Carolina held a public hearing on April 25, 2017 in the auditorium of the Georgetown High School for the proposed text amendments to the Zoning Ordinance; and
- WHEREAS,** following the public hearing on April 25, 2017, the Planning Commission voted 4-3 to recommend denial of the text amendments to the Zoning Ordinance; and
- WHEREAS,** the City Council of the City of Georgetown recognizes the importance to city residents and business owners of economic vitality, public health, safety, and welfare, and thoughtful economic development; and
- WHEREAS,** the Mayor and City Council of the City of Georgetown desire to amend the Zoning Ordinance in the best interests of the future of the City of Georgetown.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Georgetown, South Carolina that Article XXI, Redevelopment District (REDD), as presented and incorporated herein, be added into the Zoning Ordinance of the City of Georgetown; and furthermore Articles V Section 514, XIII Section 1301, & XV Section 1504 be amended as proposed and incorporated herein to supplement the zoning district amendment. (see attachments)

ATTEST:

Ann U. Mercer, City Clerk

Jack M. Scoville, Jr., Mayor

Attachment: Article XXI REDD Text Amend Ord (2417 : Text Amendment for the Redevelopment District (REDD))

First Reading: _____

Approved as to Form:

Second Reading: _____

Elise F. Crosby, City Attorney

EXHIBIT A

REDD

TEXT AMENDMENT

CITY COUNCIL COPY
AMENDED DRAFT 11-9-2017

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

TABLE OF CONTENTS
REDD AMENDMENT
City Council Copy AMENDED DRAFT 11-9-2017

Division 1 Introductory Provisions

Section	Subsection	Title	Page
§2100		Intent of REDD	1
§2101		Summary of Article Provisions	1
§2102		Definitions Applicable to Article	3
	2102.1	<i>Abandon (Abandonment)</i>	3
	2102.2	<i>Affordable Housing</i>	3
	2102.3	<i>Building Coverage</i>	3
	2102.4	<i>Cluster Development (Clustering)</i>	3
	2102.5	<i>Density</i>	3
	2102.6	<i>Development Bonus</i>	3
	2102.7	<i>Development Zoning Text</i>	4
	2102.8	<i>Floating Zone</i>	4
	2102.9	<i>Floating Zone District Standards, or “district standards”</i>	4
	2102.10	<i>Heavy Industry</i>	4
	2102.11	<i>Impervious Coverage</i>	4
	2102.12	<i>Impervious Surface</i>	4
	2102.13	<i>Light Industry</i>	4
	2102.14	<i>Net Development Area</i>	5
	2102.15	<i>Nonconforming Lot</i>	5
	2102.16	<i>Nonconforming Feature</i>	5
	2102.17	<i>Nonconforming Structure</i>	5
	2102.18	<i>Nonconforming Use</i>	5
	2102.19	<i>Official Map</i>	5
	2102.20	<i>Open Area</i>	5
	2102.21	<i>Open Space</i>	5
	2102.22	<i>Park (Active)</i>	6
	2102.23	<i>Park (Passive)</i>	6
	2102.24	<i>REDD Development Plan</i>	6
	2102.25	<i>Retail Store, small</i>	6
	2102.26	<i>Retail Store, medium</i>	6
	2102.27	<i>Retail Store, large</i>	6
	2102.28	<i>Site Plan</i>	6
	2102.29	RESERVED-Substantial Improvement	6
	2102.30	<i>Traffic Impact Mitigation Measure</i>	6
	2102.31	<i>Traffic Impact Study</i>	7
	2102.32	<i>Water Oriented Uses</i>	7
§§2103-2119		Reserved	7

Division 2 Redevelopment Districts

Section	Subsection	Title	Page
§2120		Creation of Redevelopment Districts	8
	2120.1	<i>REDD Districts</i>	8
	2120.2	<i>District Citation</i>	8
	2120.3	<i>District Assignment</i>	8
§2121		REDD-B District	8
	2121.1	District Intent	8

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

TABLE OF CONTENTS
REDD AMENDMENT
City Council Copy AMENDED DRAFT 11-9-2017

	2121.2	Eligibility for Designation	8
	2121.3	<i>REDD-B Dimensional and Density Standards</i>	8
	2121.4	<i>Uses</i>	9
§2122		REDD-F1 District	9
	2122.1	<i>District Intent</i>	9
	2122.2	<i>Eligibility for Designation</i>	10
	2122.3	<i>REDD-F1 Dimensional and Density Standards</i>	10
	2122.4	<i>Uses</i>	10
§2123		REDD-F2 District	11
	2123.1	<i>District Intent</i>	11
	2123.2	<i>Eligibility for Designation</i>	11
	2123.3	<i>REDD-F2 Dimensional and Density Standards</i>	11
	2123.4	<i>Uses</i>	12
§2124		REDD-F3 District	12
	2124.1	<i>District Intent</i>	12
	2124.2	<i>Eligibility for Designation</i>	12
	2124.3	<i>REDD-F3 Dimensional and Density Standards</i>	12
	2124.4	<i>Uses</i>	13
§2125		Summary of Dimensional and Density Standards	13
§§2126-2129		Reserved	14

Division 3 General Provisions Governing REDD Districts

Section	Subsection	Title	Page
§2130		Heavy Industrial Uses Prohibited in REDD Districts	15
§2131		Alternate Development Options Retained	15
§2132		Affect of the Design Overlay District	15
§2133		REDD District Subject to Other Requirements of Zoning Ordinance	15
§§2134-2139		Reserved	15

Division 4 Use Standards

Section	Subsection	Title	Page
§2140		Classification of Use in the REDD	17
	2140.1	<i>Referral to Zoning Administrator</i>	17
	2140.2	<i>Decision of Zoning Administrator</i>	17
	2140.3	<i>Appeals</i>	17
	2140.4	<i>Referral of Unlisted Uses</i>	17
	2140.5	<i>Unlisted Uses are Prohibited</i>	17
§2141		Use Types	17
§2142		Use Table	18
§2143		Use Conditions	20
	2143.1	<i>Light Industry</i>	20
	2143.2	<i>Multi-Family</i>	21
	2143.3	<i>Retail Store, large</i>	21
§2144		Special Exception Required for High Intensity Uses	21
§§2145-2149		Reserved	21

TABLE OF CONTENTS
REDD AMENDMENT
City Council Copy AMENDED DRAFT 11-9-2017

Division 5 Supplemental Standards

Section	Subsection	Title	Page
§2150		Fences and Walls	23
§2151		Screening of Nonconforming Heavy Industrial Uses Required	23
§2152		Outdoor Storage and Display	23
§2153		Signs	23
	2153.1	<i>Review, Permitting, and Enforcement</i>	23
	2153.2	<i>Permitted Signs in REDD-B and REDD-F1</i>	24
	2153.3	<i>Permitted Signs in the REDD-F2 and REDD-F3</i>	24
§2154		Parking and Access Standards	24
§2155		Application of District Standards; Clustering	24
§2156		Frontage Requirements in the REDD	24
§2157		Exception for Small Lots in REDD-B and REDD-F1	24
§2158		Development Bonuses Available in REDD-F2 and REDD-F3	25
	2158.1	<i>Development Bonus Available for Certain Improvements</i>	25
	2158.2	<i>Application and Recommendation of Planning Commission</i>	26
	2158.3	<i>Approval of Development Bonus</i>	26
§2159		Reserved	26

Division 6 REDD Architectural and Design Standards

Section	Subsection	Title	Page
§§2160-2169		Reserved	27

Division 7 REDD Nonconformity Standards

Section	Subsection	Title	Page
§2170		General Provisions Governing Nonconformities in REDD Districts	28
	2170.1	<i>Applicability</i>	28
	2170.2	<i>Continuance</i>	28
	2170.3	<i>Determination of Nonconformity Status</i>	28
	2170.4	<i>Reserved Substantial Improvements Prohibited</i>	28
	2170.5	<i>Incidental Repairs and Maintenance</i>	28
	2170.6	<i>Change of Tenancy or Ownership</i>	28
§2171		Nonconforming Uses	28
	2171.1	<i>Expansion</i>	28
	2171.2	<i>Change of Use</i>	29
	2171.3	<i>Abandonment and Loss of Nonconforming Status</i>	29
	2171.4	<i>Damage or Destruction and Loss Nonconforming Status</i>	29
	2171.5	<i>Accessory Uses</i>	29
	2171.6	<i>Reserved Discontinuance of Nonconforming Heavy Industrial Uses</i>	29
§2172		Nonconforming Structures	31
	2172.1	<i>Use</i>	31
	2172.2	<i>Expansion</i>	31
	2172.3	<i>Moving or Relocation</i>	31
	2172.4	<i>Damage or Destruction and Loss of Nonconforming Status</i>	31
§2173		Nonconforming Lots	31
	2173.1	<i>Vacant Lots</i>	31

TABLE OF CONTENTS
REDD AMENDMENT
City Council Copy AMENDED DRAFT 11-9-2017

	2173.2	<i>Lots with Building(s) or Structure(s)</i>	32
§2174		Nonconforming Features	32
§2175		<i>Surety</i>	32
§§2176-2179		Reserved	32

Division 8 REDD Zoning and Floating Zone Approval Process

Section	Subsection	Title	Page
§2180		REDD-B and REDD-F1	33
§2181		REDD-F2 and REDD-F3	33
	2181.1	<i>Sketch Plan Prepared</i>	33
	2181.2	<i>Sketch Plan Review</i>	33
	2181.3	<i>Contents of Proposed Floating Zone</i>	33
	2181.4	<i>Planning Commission Review; Hearing; Recommendation</i>	35
	2181.5	<i>Action by the City Council</i>	36
§2182		Reversion	36
§2183		REDD Districts Subject to Land Development Regulations	36
§2184		Permitting	36
§2185		REDD-F2 and REDD-F3 Floating Zone Amendments	37
	2185.1	<i>Minor Amendments</i>	37
	2185.2	<i>Major Amendments</i>	37
§§2186-2199		Reserved	37

AMENDMENTS TO SECTIONS 514, 1301, AND 1504

Section	Subsection	Title	Page
§514		One Principal Use on a Lot	38
§1301		Delineation of District Boundaries	38
§1504		Powers	39

Article XXI

Georgetown Redevelopment Districts (REDD)

Division 1 Introductory Provisions

Section 2100 Intent of the REDD

The Georgetown City Council has determined that heavy industrial uses are incompatible when in close proximity to the city's downtown, waterfront, historic district, residential neighborhoods, and gateway corridors and intersections. It has been further determined by the council that the discontinuance of incompatible industrial uses is in the long-term interest of the city. These areas should be redeveloped in a manner which improves property value, promotes economic development, and enhances the viability of surrounding residential neighborhoods and businesses, while providing the owners of affected sites flexibility in the transition and repurposing of their lands.

The intent of this Ordinance, and the districts created herein, is to provide a regulatory framework that promotes the thoughtful redevelopment of industrial sites, industrial districts, and adjacent properties in accordance with the City of Georgetown's Comprehensive Plan, including the future land use map, and the City of Georgetown's Official Map. Specifically, the provisions of this Ordinance are designed in furtherance of the comprehensive plan to encourage compatible redevelopment by:

1. Allowing a mixture of uses;
2. Prohibiting **new** heavy industrial uses while providing for the conditioned continuation of existing nonconformities;
3. Promoting setback, height, and other bulk and dimensional restrictions that are compatible with adjacent districts or provide for reasonable transition;
4. Providing density, height, parking, and other development bonuses and design modifications for developments that provide additional open spaces or public amenities;
5. Protecting adjacent streets; and
6. Protecting adjacent waterfronts and preserving and/or creating viewsheds.

It is recognized that some aspects of the redevelopment and repurposing of former industrial sites may occur in the short term and that other aspects may take years to accomplish. This article and the district created by it provide for short and long-term redevelopment with multiple options designed to afford flexibility to affected property owners. The purposes and intent of each district is further described in Division 2.

Section 2101 Summary of Article Provisions

This article creates four redevelopment districts, including a base redevelopment district and three floating zones. Each district allows, but does not require, a mixture of uses with permitted intensities and densities varying by zone. Heavy industrial and similarly incompatible uses are prohibited in the four districts and this article provides nonconformity standards to address the continuation and eventual cessation of these pre-existing uses.

Properties may be rezoned by the City Council to the REDD base district to accommodate the repurposing and transitioning of lands from incompatible industrial or other uses to activities and uses that are economically viable and harmonious with the city's longstanding commercial and

Article XXI

Georgetown Redevelopment Districts (REDD)

residential districts. The base district allows for lower intensity nonindustrial development and retains many of the non-district specific requirements of the city's zoning ordinance.

Property owners may choose to proceed with development under the standards of the base district; however, this article provides the authority for the City Council to apply three floating zone options available within the base redevelopment district, each of which are described herein. Property owners may petition for the rezoning of their properties to one of these floating zones. The flexibility afforded by the floating zones varies. Two of the floating zones require the approval by the City Council of a development plan and development zoning text, collectively referred to as floating zone district standards. However, the proposed standards must be in agreement with the comprehensive plan and the requirements of this article and must be approved by the City Council. If approved by City Council, floating zone district standards govern future development of the property within the floating zone.

Table 2101 provides an overview of the different requirements and options provided under the four REDD districts.

Table 2101 Summary of REDD Districts				
STANDARDS	Base District	Floating Zones		
	REDD-B	REDD-F1	REDD-F2	REDD-F3
Development Plan (DP) Required	NO (Site Plan Required)	NO (Site Plan Required)	YES	YES
Development Zoning Text (ZT) Required	NO Standards Set by Article	NO Standards Set by Article	YES	YES
Density Bonus Available	NO	NO	YES	YES
Flexible Height Standards	NO	NO	YES	YES
Flexible Lot Size Standards	NO	NO	NO	YES
Flexible Parking Standards	NO	NO	YES	YES
Flexible Sign Standards	NO	NO	YES	YES
Flexible Use Standards	NO	NO	NO	YES
Subject to Design Overlay District Standards	YES	YES	OPTIONAL	OPTIONAL
Heavy Industry Permitted	NO	NO	NO	NO
Light Industry Permitted	NO	YES By Special Exception Only	YES If Authorized by the District's Standards	YES If Authorized by the District's Standards

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI Georgetown Redevelopment Districts (REDD)

Section 2102 Definitions Applicable to Article

In addition to the definitions set forth in Article III and elsewhere in this Ordinance, the following words, terms, and phrases when used in this article shall have the meanings ascribed to them by this section. All other words, terms, and phrases not defined by this Ordinance shall be given their common, ordinary meaning unless the context clearly requires otherwise.

2102.1 Abandon (Abandonment): The relinquishment of property, a change of use, or the discontinuance in the use of the property by the owner, regardless of intent, for a period of more than three hundred sixty five (365) consecutive days or more than three hundred sixty five (365) days in any two consecutive years.

2102.2 Affordable Housing: In the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Urban Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.

2102.3 Building Coverage: The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings. For properties in the REDD-B and REDD-F1, building coverage is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3, building coverage is expressed as a percentage of the net development area.

2102.4 Cluster Development (Clustering): The grouping of allowable uses within a subdivision or development site, permitting a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel. Building and impervious coverage and density in the REDD-F2 and REDD-F3 are based on net development area (not individual lot area) allowing for clustering in these districts.

2102.5 Density: The number of dwelling units permitted per acre. For properties in the REDD-B and REDD-F1, the number of dwelling units permitted is based on lot area. For properties in the REDD-F2 and REDD-F3, the number of dwelling units permitted is based on the net development area.

2103.6 Development Bonus: The provision of additional development capacity in the form of an increase in allowable density, building coverage, impervious coverage or a decrease in required open area. A development bonus may be granted as an incentive for the voluntary provision of increased amenities or improvements of public benefit as identified in this article.

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI

Georgetown Redevelopment Districts (REDD)

2102.7 Development Zoning Text: Written standards adopted by legislative action of the City Council that, in addition to the standards imposed by this article and the approved development plan, establish zoning requirements within the floating zone.

2102.8 Floating Zone: The zones described in the text of this article and adopted by legislative action of the City Council, but which are unmapped unless a property owner petitions the City Council to have the floating zone applied to a particular parcel meeting the minimum zoning district area requirements of this Ordinance through action by the City Council, as authorized by S.C. Code 6-29-720(C)(2).

2102.9 Floating Zoning District Standards, or “district standards.” The REDD development plan and development zoning text that collectively, when adopted by the City Council, in accordance with this article, form the zoning requirements governing development in the REDD-F2 and REDD-F3 floating zones.

2102.10 Heavy Industry (heavy industrial): A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions such as smoke, noise, soot, dirt, vibrations, odor, noxious discharges, and adverse traffic generation. Heavy industrial uses include but are not limited to the manufacture of chemicals (including herbicides, insecticides, fungicides, disinfectants, solvents, and related industrial and household chemical compounds and any use involving the bulk storage of chemicals), fertilizers, paper, petroleum products (including plastics and rubber), and steel and other metals; concentrated feedlots; electric generation; oil and gas extraction and storage; incinerators; mining; animal slaughter, packaging, and rendering plants; lumber mills; and recycling and salvage yards.

2102.11 Impervious Coverage: The area covered by an impervious surface expressed as a percentage. For properties in the REDD-B and REDD-F1 districts, impervious coverage is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3 districts, impervious coverage is expressed as a percentage of the net development area.

2102.12 Impervious Surface: Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, paved asphalt and concrete parking and driveway areas, ~~graveled areas~~, sidewalks, swimming pools, and other paved areas.

2102.13 Light Industry (light industrial): A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, noxious discharges, and adverse traffic conditions.

Article XXI

Georgetown Redevelopment Districts (REDD)

2102.14 Net Development Area: The cumulative area of all lots and land including open space within an individual district sharing common district standards but excluding streets, rights of way, dedicated easements, wetlands, and ponds.

2102.15 Nonconforming Lot: A lot, designated on a duly recorded subdivision plat, or duly recorded deed, or by other lawful means, that complied with the zoning and development standards applicable to it on the effective date of this Ordinance, but which no longer complies with the minimum area, lot width, frontage, or other standards now applicable to it.

2102.16 Nonconforming Feature: A characteristic of a lot, structure, or use, such as illumination, parking, impervious area, landscaping, or a similar appurtenance, that lawfully existed on the effective date of this article, but which no longer complies with the standards applicable to it.

2102.17 Nonconforming Structure: A building or structure that lawfully existed on the effective date of this article, but which no longer complies with the size, coverage, setback, building height, or other dimensional standards applicable to it.

2102.18 Nonconforming Use: A use that lawfully existed on the effective date of this article, but which is no longer allowed by the use regulations of the zoning district in which it is located. The term nonconforming use shall include all onsite buildings and structures associated with said use.

2102.19 Official Map: A map or maps showing the location of existing or proposed public streets, highways, and public utility rights-of-way, public building sites and public open spaces adopted by City Council in accordance with Section 6-7-1210 et seq. of the state code. A public building site is one on which a building is to be constructed for public use with public funds.

2102.20 Open Area: Land not occupied by buildings, parking lots, or structures. Open area includes yards, open space, active and passive parks, stormwater basins and swales, and other vegetated lands that are open from the ground to the sky. For properties in the REDD-B and REDD-F1, open space is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3, open space is expressed as a percentage of the net development area.

2102.21 Open Space: Noncommercial land not occupied by buildings, parking lots, or structures that has been set-aside, reserved, or dedicated for public use or for the general use and enjoyment of residents, employees, or patrons of a development. Open spaces are planned and clearly delineated areas. Open space may contain improvements (and incidental impervious surfaces) such as swimming pools, pedestrian walkways, boardwalks, play equipment for children or adults, ball fields, court games, picnic tables, etc. when included as part of approved district standards. Active and passive parks are considered open space. Open space does not include required yards or isolated (noncontiguous) areas of less than 1,000 square feet. For properties in the REDD-B and REDD-F1, open space is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3, open space is expressed as a percentage of the net development area.

Article XXI

Georgetown Redevelopment Districts (REDD)

2102.22 *Park (Active)*: A park that features recreation including swimming pools, gyms, playing fields and courts, or similar recreation.

2102.23 *Park (Passive)*: A park that features interpretive programs, open space, picnic areas, trails or similar amenities that take advantage of natural and scenic resources but not including recreational facilities, such as swimming pools, gyms, and playing fields.

2102.24 *REDD Development Plan*: A component of proposed floating zone district standards, drawn to scale and prepared by a licensed design professional, that depicts the location of proposed uses and structures and the existing and proposed conditions of the lot, including topography, vegetation, drainage, floodplains, marshes and waterways, open spaces, walkways, means of ingress and egress, utility services and other public improvements such as streets and sidewalks, landscaping, signs, lighting and screening devices, and any other information required by this article or that may be reasonably required in order that an informed decision can be made by the approving authority.

2102.25 *Retail Store, small*: A commercial use, conducted exclusively within an enclosed building, that engages in the sale of goods to ultimate consumers, usually in small quantities. Small retail stores are conducted in a building with a gross floor area of 5,000 square feet or less.

2102.26 *Retail Store, medium*: A commercial use, conducted exclusively within an enclosed building, that engages in the sale of goods to ultimate consumers, usually in small quantities. Medium retail stores are conducted in a building with a gross floor area of more than 5,000 but less than 10,000 square feet.

2102.27 *Retail Store, large*: A commercial use, conducted exclusively within an enclosed building, that engages in the sale of goods to ultimate consumers, usually in small quantities. Large retail stores are conducted in a building with a gross floor area of more than 10,000 square feet.

2102.28 *Site Plan*: A plan, drawn to scale and prepared by a design professional, that illustrates the location of existing and proposed structures, uses, parking, signs, points of ingress and egress, lots lines, and other features deemed necessary by the Zoning Administrator to determine compliance with this Ordinance.

2102.29 **[RESERVED]** ~~*Substantial Improvement*. Any repair, reconstruction, rehabilitation, addition or other improvement to a nonconforming use, structure, or site feature the cumulative cost of which in any five year period equals or exceeds fifty (50) percent of the structure or feature's appraised value for tax purposes before the start of construction of the improvement. This term also includes repairs and improvements to uses, structures, and site features that have been damaged or destroyed by any cause. Determinations of the costs of shall be made by the building official.~~

2102.30 *Traffic Impact Mitigation Measure*. Any measures or improvements taken by, or required of, the developer in order to lessen, abate, or reduce the impact of the development on the public streets and highway system.

Article XXI Georgetown Redevelopment Districts (REDD)

2102.31 *Traffic Impact Study.* An engineered analysis of the effects of traffic generated by a development at build-out on the capacity, operations, and safety on the public streets and highway system and including an assessment of traffic impact mitigation measures necessary to reduce impact. This analysis and related calculations shall reference the most current edition of the Institute of Transportation Engineer's Trip Generation Manual.

2102.32 *Water Oriented Uses.* A use that is located over or is otherwise reliant on its proximity to the water. These uses include, but are not limited to, docks, piers, and wharfs.

Sections 2103 through 2119 [RESERVED]

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI

Georgetown Redevelopment Districts (REDD)

Division 2 Redevelopment Districts

Section 2120 Creation of Redevelopment Districts

2120.1 REDD Districts. In addition to the districts and overlays provided by articles VI and XIII, the following districts are hereby created:

Base Redevelopment District (REDD-B)
Redevelopment District Floating Zone 1 (REDD-F1)
Redevelopment District Floating Zone 2 (REDD-F2)
Redevelopment District Floating Zone 3 (REDD-F3)

2120.2 District Citation. The individual districts may be cited by full title, e.g. Base Redevelopment District or by abbreviated reference, e.g. REDD-B or REDD-B district. Collectively these districts and affected properties may be referred to as “the REDD”, “REDD districts” or “REDD properties.” The requirements for properties in the REDD-F2 and REDD-F3 are based on the floating zone district standards approved by legislative action of the City Council. As these floating zones are applied, a unique name or identifier will be used as a prefix to the zone’s title, for example: “Georgetown Market Village” REDD-F3.

2120.3 District Assignment. Except as provided in this article, properties may be zoned REDD-B and REDD-F1 following the map amendment procedures as provided in Article XVIII of this Ordinance. The application of REDD-F2 and REDD-F3 floating zones to a particular parcel also constitutes a text and map amendment and requires compliance with Division 8 of this article, requisite to City Council consideration and action.

Section 2121 REDD-B District

2121.1 District Intent. The intent of the Base Redevelopment District is to provide for lower intensity nonindustrial development while protecting adjacent streets, waterways, and uses from encroachment. This district provides for varying uses but limits intensity through setback, lot size, coverage, density, and other standards. These standards are designed to promote compatible reuse while preserving the higher intensity redevelopment potential of properties. It is anticipated that in the future, properties or portions of the REDD-B district may be rezoned to the higher intensity floating zones as property and development conditions warrant.

2121.2 Eligibility for Designation. Notwithstanding the provisions of Section 513, any property, irrespective of lot size, within the city may be zoned as a Base Redevelopment District subject to conformity with the comprehensive plan and the requirements of this Ordinance. A request to rezone a property to an REDD-B may be initiated by the City Administrator, the Planning Commission, the City Council, or by the owner of the property.

2121.3 REDD-B Dimensional and Density Standards. The following standards shall apply to properties within the REDD-B district.

1. Minimum lot size. Each lot shall have a minimum area of ten (10) acres.

Article XXI

Georgetown Redevelopment Districts (REDD)

2. Minimum lot width. Each lot shall have a minimum lot width of three hundred (300) feet.
3. Building coverage. The total lot coverage permitted for all buildings shall not exceed ten (10) percent of the lot area, **except as provided by Section 2171.1(3).**
4. Impervious coverage. The total lot coverage permitted for all impervious surfaces shall not exceed twenty (20) percent of the lot area, **except as provided by Section 2171.1(3).**
5. Height limit. Building and structure height shall not exceed thirty five (35) feet. No building shall exceed two (2) stories.
6. Setbacks. The minimum setback from property lines shall be as follows:
 1. Front yard: Ninety (90) feet;
 2. Rear yard: Fifty (50) feet;
 3. Side yard: Forty (40) feet; and
 4. Side yard abutting a public street: Sixty (60) feet.
7. Special setback from natural water body. The minimum setback from a natural water body shall be one-hundred (100) feet. For tidal rivers, bays, or inlets this distance is measured from the mean high water mark. This requirement does not apply to water-oriented uses that are approved as a special exception by the Board of Zoning Appeals.
8. Open Area Required. No less than sixty (60) percent of the lot area shall be open area.
9. Open Space. Except as may be required for a conditional or special exception use, open space is not required in this district.
10. Density. Where multi-family units are permitted as a special exception, density shall not exceed two (2) units per acre (or fractional equivalent thereof) of lot area. REDD floating zones may permit densities in excess of two (2) units per acre as expressly provided by this article.

2121.4 Uses. Uses permitted by right, by conditional use, and by special exception are provided in Division IV of this article.

Section 2122 REDD-FI District

2122.1 District Intent. The intent of the Redevelopment District Floating Zone 1 is to provide for development on smaller, pre-existing lots within the REDD. These lots by virtue of their size, location, or lot width may not readily accommodate the setback and coverage requirements of the base district. Also, due to their lot size, these smaller lots would not be eligible for consideration under the other floating zone options provided by this article. This floating zone permits uses similar to the base district and provides reduced setbacks and coverage requirements. This district also allows for light industrial uses as a special exception. It is further intended that this district only be assigned in cases where the orientation of lots allow for self-contained or stand-alone development that do not impact the development of adjacent properties or conflict with the city's official map.

Article XXI

Georgetown Redevelopment Districts (REDD)

2122.2 Eligibility for Designation. Notwithstanding the provisions of Section 513, any property within the REDD-B district that constituted an existing lot of record of less than three (3) acres in area at the time of this article's adoption may be zoned as a Redevelopment District Floating Zone 1 subject to conformity with the comprehensive plan and the requirements of this Ordinance. A request to rezone a property to an REDD-F1 district may only be initiated by the owner(s) of the property(s).

2122.3 REDD-F1 Dimensional and Density Standards. The following standards shall apply to properties within the REDD-F1 district.

1. Minimum lot size. Each lot shall have a minimum area of one (1) acre.
2. Minimum lot width. Each lot shall have a minimum lot width of one hundred (100) feet.
3. Building coverage. The total lot coverage permitted for all buildings shall not exceed twenty five (25) percent of the lot area.
4. Impervious coverage. The total lot coverage permitted for all impervious surfaces shall not exceed thirty five (35) percent of the lot area.
5. Height limit. Building and structure height shall not exceed thirty five (35) feet. No building shall exceed two (2) stories.
6. Setbacks. The minimum setback from property lines shall be as follows:
 1. Front yard: Forty (40) feet;
 2. Rear yard: Twenty (20) feet;
 3. Side yard: Twenty (20) feet; and
 4. Side yard abutting a public street: Thirty (30) feet.
7. Special setback from natural water body. The minimum setback from a natural water body shall be one-hundred (100) feet. For tidal rivers, bays, or inlets this distance is measured from the mean high water mark. This requirement does not apply to water-oriented uses that are approved as a special exception by the Board of Zoning Appeals.
8. Open Area Required. No less than forty five (45) percent of the lot area shall be open area.
9. Open Space. Except as may be required for a conditional or special exception use, open space is not required in this district.
10. Density. Where multi-family units are permitted as a special exception, density shall not exceed three (3) units per acre (or fractional equivalent thereof) of lot area.

2122.4 Uses. Uses permitted by right, by conditional use, and by special exception are provided in Division IV of this article.

Article XXI

Georgetown Redevelopment Districts (REDD)

Section 2123 REDD-F2 District

2123.1 District Intent. The intent of the Redevelopment District Floating Zone 2 is to provide for higher intensity development consistent with approved floating zoning district standards. Further, this district is intended to accommodate imminent development on tracts of three acres or greater. Uses within this district are prescribed by the article; however this district is intended to allow for design flexibility in setback, height, density, and parking standards and to allow for cluster development. In addition, architectural standards may be customized. This district is designed to encourage development that is compatible with adjacent nonindustrial districts, integration with surrounding development, and provide for the coordination of improvements outlined in the city's comprehensive plan and official map.

2123.2 Eligibility for Designation. Any property or combination of properties within the REDD-B or REDD-F1 districts that is three acres or greater of contiguous area may be zoned as a Redevelopment District Floating Zone 2 subject to conformity with the comprehensive plan and the requirements of this Ordinance. A request to rezone a property to an REDD-F2 district may only be initiated by the owner(s) of the property(s).

2123.3 REDD-F2 Dimensional and Density Standards. The following standards shall apply to properties within the REDD-F2 district.

1. Minimum lot size. Each lot shall have a minimum area of four thousand (4,000) square feet.
2. Minimum lot width. Each lot shall have a minimum lot width of twenty five (25) feet.
3. Building coverage. The total lot coverage is established by applicable district standards. The coverage for all building within the floating zone shall not exceed thirty five (35) percent of the net development area.
4. Impervious coverage. The total lot coverage is established by applicable district standards. Impervious coverage shall not exceed forty five (45) percent of the net development area.
5. Height limit. The maximum building and structure height is established by the district standards.
6. Setbacks. The minimum setbacks are established by applicable district standards.
7. Open Area Required. No less than forty (40) percent of the net development area shall be open area.
8. Open Space Required. No less than twenty five (25) percent of the net development area shall be open space.
9. Density. Density shall not exceed five (5) units per acre (or fractional equivalent thereof) of net development area.
10. Clustering. The REDD-F2's district standards may provide for cluster development.

Article XXI

Georgetown Redevelopment Districts (REDD)

2123.4 Uses. Uses that may be permitted by right, by conditional use, and by special exception are provided in Division IV of this article. The REDD-F2's floating zone may further restrict allowable uses by requiring a higher level of approval procedure but not a lower level approval procedure than is shown in Division IV, Table 2142. Where uses are further restricted, the floating zone text shall specify those uses which are allowed by right, conditional use, or special exception and provide conditions, if any, requisite to the establishment of each use. A use which does not appear within Division IV, Table 2142 is an unlisted use and is not permitted within an REDD-F2 floating zone.

Section 2124 REDD-F3 District

2124.1 District Intent. The intent of the Redevelopment District Floating Zone 3 is to provide for higher intensity development consistent with approved floating zoning district standards. Unlike the REDD-F2, this district is intended for larger developments and affords the greatest amount of flexibility in design and permissibility of uses of any of the REDD districts. This district is designed to encourage large scale development that can occur in phases and that incorporates the design principles and improvements of the city's comprehensive plan and official map.

2124.2 Eligibility for Designation. Any property or combination of properties within the REDD-B, REDD-F1, or REDD-F2 districts that is ten (10) acres or greater of contiguous area may be zoned as a Redevelopment District Floating Zone 3 subject to conformity with the comprehensive plan and the requirements of this Ordinance. A request to rezone a property to an REDD-F3 district may only be initiated by the owner(s) of the property(s).

2124.3 REDD-F3 Dimensional and Density Standards. The following standards shall apply to properties within an REDD-F-3 floating zone.

1. Minimum lot size. The minimum lot size is established by the applicable district standards.
2. Minimum lot width. Each lot shall have a minimum lot width of twenty (20) feet.
3. Building coverage. The total lot coverage is established by the REDD-F3's district standards. The coverage for all building within the floating zone shall not exceed forty (40) percent of the net development area.
4. Impervious coverage. The maximum impervious coverage for each lot is established by the REDD-F3's district standards. Impervious coverage shall not exceed fifty (50) percent of the net development area.
5. Height limit. The maximum building and structure height is established by the approved district standards.
6. Setbacks. The minimum setbacks are established by the approved district standards.
7. Open Area Required. No less than thirty five (35) percent of the net development area shall be open area.

Article XXI

Georgetown Redevelopment Districts (REDD)

9. Open Space Required. No less than twenty five (25) percent of the net development area shall be open space.
10. Density. Density shall not exceed seven (7) units per acre (or fractional equivalent thereof) of net development area.
11. Clustering. The REDD-F3's district standards may provide for cluster development.

2124.4 Uses. Permitted uses and their location within the district are established by the district standards. In addition to permitted uses, the development's zoning text may provide for alternate uses that may be permitted by right, as a conditional use, or as a special exception.

Section 2125 Summary of Dimensional and Density Standards

The dimensional and density standards of the REDD districts are summarized in Table 2125 below:

Table 2125					
Summary of REDD District Dimensional & Density Standards					
STANDARDS		Base District	Floating Zones		
		REDD-B	REDD-F1	REDD-F2	REDD-F3
Minimum Area for District Designation		None	None	3 acres	10 acres
Maximum Area For District Designation		None	Less than 3 acres	None	None
Minimum Lot Size		10 acres	1 acre	4,000 square feet	Set by DS
Minimum Lot Width		300 feet	100 feet	25 feet	20 feet
Maximum Building Coverage*		10%**	25%	35%	40%
Maximum Impervious Coverage*		20%**	35%	45%	50%
Height Limit		35 feet	35	Set by DS	Set by DS
Setbacks	Front	90 feet	40	Set by DS	Set by DS
	Rear	50 feet	20	Set by DS	Set by DS
	Side	40 feet	20	Set by DS	Set by DS
	Street Side Yard	60 feet	30	Set by DS	Set by DS
	Waterfront	100 feet	100	Set by DS	Set by DS
Minimum Open Area		60%	45%	40%	35%
Minimum Open Space		None	None	25%	25%
Density (Units per acre)*		2	3	5	7
Notes: The dimensional and density standards illustrated in Table 2125 are the minimum standards for the above districts. Where the text of this Ordinance provides more restrictive standards than those summarized above, the more restrictive standards shall apply. *Density and coverage bonuses are available in the REDD-F2 and REDD-F3 districts and shall not exceed any density limitations set forth in the comprehensive plan. **Section 2171.1(3) provides an exception to the maximum building and impervious coverage requirements of this division. DS = District Standards					

Article XXI
Georgetown Redevelopment Districts (REDD)

Sections 2126 through 2129 [RESERVED]

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI Georgetown Redevelopment Districts (REDD)

Division 3 General Provisions Governing REDD Districts

Section 2130 Heavy Industrial Uses Prohibited in the REDD Districts

Notwithstanding any provision to the contrary, new heavy industrial uses are prohibited in the REDD districts. Heavy industrial uses that lawfully existed on the effective date of this article are nonconforming uses in the REDD.

Section 2131 Alternate Development Options Retained

This article provides various zoning district options and requirements for properties within the REDD. Nothing herein precludes an owner of an REDD property from requesting that it be rezoned to an alternate zoning district as provided in Article VI or petitioning for approval as a planned development district as provided in Article VII.

Section 2132 Affect of the Design Overlay District Standards

Properties located within the REDD-B and REDD-F1 are subject to the standards and requirements of Article XIII: Design Overlay District for Main Corridors. Properties located within the REDD-F2 and REDD-F3 are subject to the design and appearance standards as specified in the approved floating zone district standards for their respective floating zone.

Section 2133 REDD Districts Subject to Other Requirements of Zoning Ordinance

Except where specifically supplanted by this article or approved district standards applicable to a floating zone, all lands within the REDD are subject to this ordinance's requirements of general applicability affecting uses, lots, structures, parking, and other features.

Sections 2134 through 2139 [RESERVED]

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI
Georgetown Redevelopment Districts (REDD)

This page left intentional blank

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI Georgetown Redevelopment Districts (REDD)

Division 4 Use Standards

Section 2140 Classification of Use in the REDD

2140.1 Referral to Zoning Administrator. All questions concerning the classification of uses within the REDD shall be referred to the Zoning Administrator for an interpretation of this Ordinance. The referral of the use classification question shall be accompanied by a written statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, storage and the amount thereof, anticipated employment, types of products, transportation requirements, and any additional information determined necessary by the Zoning Administrator to classify the proposed use.

2140.2 Decision of the Zoning Administrator. The Zoning Administrator shall consider the nature and described performance of the proposed use and may assign a use classification descriptive of the use from Table 2142 “Schedule of Uses” or assign a use classification as is otherwise specifically provided by this Ordinance.

2140.3 Appeals. Appeals from the determinations of the Zoning Administrator are made to the Board of Zoning Appeals pursuant to Article XV of this Ordinance.

2140.4 Referral of Unlisted Uses. If the Zoning Administrator or the Board of Zoning Appeals, operating under parts (2) and (3) above, determines that a described use does not appear within this Ordinance, the Zoning Administrator or the Board of Zoning Appeals shall transmit a copy of the determination to the Planning Commission. The City Administrator, Planning Commission or City Council may initiate a text amendment to classify the proposed use.

2140.5 Unlisted Uses are Prohibited. Any use which does not appear within this Article shall be determined to be a Use Not Allowed within the REDD-B, REDD-F1, and REDD-F2 districts.

Section 2141 Use Types

Within the REDD-B, REDD-F1, and REDD-F2 districts, a use is either a Use Permitted by Right, a Conditional Use, a Special Exception Use, or a Use Not Allowed.

P USES PERMITTED BY RIGHT

A “P” in the zoning district column of Table 2142 indicates that a use is permitted in the respective zoning district, subject to compliance with all other applicable regulations of this Ordinance (see Section 2144 for exception).

C CONDITIONAL USES

A “C” in the zoning district column of Table 2142 indicates that a use is allowed in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable use-specific

Article XXI Georgetown Redevelopment Districts (REDD)

conditions can be found in the “Special Conditions” column of Table 2142 (see Section 2144 for exception).

SE

SPECIAL EXCEPTION USES

An “SE” in the zoning district column of Table 2142 indicates that a use is allowed only if reviewed and approved by the Board of Zoning Appeals in accordance with the special exception procedures of this Ordinance. In addition, special exception uses may be subject to compliance with the use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable use-specific conditions, if any, can be found in the “Special Conditions” column of Table 2142.



USES NOT ALLOWED

A blank cell in the zoning district column of Table 2142 indicates that a use is not allowed in the respective zoning district, unless said use is otherwise expressly allowed by other provisions within this Ordinance.

Section 2142 Use Table

Uses are allowed within the REDD-B, REDD-F1, and REDD-F2 districts in accordance with Table 2142 “REDD Schedule of Uses”. The REDD-F2’s floating zone may further restrict allowable uses by requiring a higher level of approval procedure but not a lower level approval procedure than is shown in Table 2142. Where uses are further restricted, the floating zone text approved by City Council shall specify those uses which are allowed by right, conditional use, or special exception and provide conditions, if any, requisite to the establishment of each use. A use which does not appear within Table 2142 is an unlisted use and is not permitted within an REDD-F2 floating zone (see also Section 2123.4).

Table 2142 REDD Schedule of Uses				
KEY: P=Permitted by Right C=Conditional Use SE=Special Exception Blank Cell=Use Not Allowed				
USE CLASSIFICATION	DISTRICT			SPECIAL CONDITIONS
	REDD-B	REDD-F1	REDD-F2	
Adult Day Care			P	
Armory	P	P	P	
Assembly Hall, Coliseums, Gymnasiums, and similar uses			P	
Automated Teller Machine (Free-Standing)	C	P	P	Section 418
Bakery	P	P	P	
Bank	P	P	P	
Barber Shop	P	P	P	

Article XXI

AMENDED DRAFT 11-9-2017

Georgetown Redevelopment Districts (REDD)

Beauty Shop	P	P	P	
Bed and Breakfast			P	
Billiard Parlor			P	
Boat Sales, Service, and Supplies			P	
Bowling Alley			P	
Bus Station			P	
Church and other religious institutions			P	
Club			P	
Courthouse			P	
Day Care Center			P	
Dock, Pier and Wharf	SE	SE	P	Section 423
Family Day Care Home			P	
Financial Institutions			P	
Fire Station	P	P	P	
Fraternal Organizations			P	
Greenhouse/Horticulture Nursery	P	P	P	
Group Dwelling			P	
Horse Drawn Carriage		SE	P	Section 407
Hospital			P	
Hotel			P	
Industrial, Light		SE	P	Section 2143.1
Library	P	P	P	
Lodge			P	
Marina (Wet or Dry)			P	
Marine Related Storage			P	
Mini-Day Care Center			P	
Mini-shopping Center	SE	SE	P	
Multi-Family	SE	SE	P	Section 2143.2
Museum	P	P	P	
News Stand	P	P	P	
Office (Business, professional, government)	P	P	P	
Park, Active	SE	SE	P	
Park, Passive	P	P	P	
Parking Lot (principal use)	SE	SE	P	
Police Station	P	P	P	
Post Office			P	
Printing Establishment			P	
Produce Stand and Market	SE	SE	P	
Public Assembly Hall			P	
Publicly Owned and	P	P	P	

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

TEXT AMENDMENT CREATING REDD DISTRICTS

Article XXI

Georgetown Redevelopment Districts (REDD)

Operated Buildings, Facilities, and Land				
Restaurant (excluding drive-in)	SE	SE	P	
Retail Store, Small	P	P	P	
Retail Store, Medium	P	P	P	
Retail Store, Large	SE	SE	P	Section 2143.3
Schools			P	
Seafood Establishment (wholesale/retail)			P	
Single Family Dwelling			P	
Skating Rink			P	
Substation	SE	SE	P	Section 412
Taxi Stand			P	
Theater (indoor)	SE	SE	P	
Trucking Terminal/Transfer Company			P	
Two-Family Dwelling or Duplex			P	
Uses Located Over Water			P	
Watchmen/Caretaker Dwelling	P	P	P	
Water Tower	C	C	P	Section 411
Wholesale and warehouse in enclosed building		SE	P	Section 2143.1

Section 2143 Use Conditions

In addition to the district and supplemental requirements imposed on lands and uses by this Ordinance and the required findings for special exceptions in Section 1504, the following conditions shall apply in the REDD districts where a use is allowed as a conditional use or special exception as shown in Table 2142.

2143.1 Light Industry (including wholesale and warehouse uses). Light industry may be permitted in the REDD-F1 provided that:

1. Total building floor area shall not exceed 15,000 square feet;
2. The principal building and any permitted accessory structures shall observe a minimum rear yard setback of one hundred (100) feet and a side yard setback of fifty (50) feet;
3. The principal building and any permitted accessory structure shall not be placed any closer than four hundred (400) feet from Front Street nor placed any closer than two hundred (200) feet from any arterial street. This distance shall be measured in a straight line, without regard to intervening structures or objects, from the nearest

Article XXI

Georgetown Redevelopment Districts (REDD)

- portion of the building to the nearest boundary of the Front Street or arterial street's right-of-way;
4. All activities associated with the use shall be contained within an enclosed building. No outdoor processes or storage of materials is permitted;
 5. An exterior landscaping buffer, a minimum of thirty (30) feet in width, shall be provided along the rear and side yards; and
 6. Vehicular access onto Front Street is prohibited.

2143.2 Multi-Family. Multi-family uses in the REDD-B and REDD-F1 require one thousand (1,000) square feet of open space per unit. An exterior landscaping buffer, a minimum of twenty (20) feet in width, shall be required around the entire development.

2143.3 Retail Store, large. Large retail stores may be permitted in the REDD-B and REDD-F1 provided that:

1. Total building floor area shall not exceed 40,000 square feet;
2. The principal building and any permitted accessory structure shall not be placed any closer than four hundred (400) feet from Front Street. No parking lot(s) and drive(s) associated with the retail store shall be placed closer than two hundred (200) feet from Front Street. This distance shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building, parking lot, or drive to the nearest boundary of the Front Street right-of-way;
3. Vehicular access onto Front Street is prohibited; and
4. A traffic impact study is required.

Section 2144 Special Exception Required for High Intensity Uses

Notwithstanding the provisions of Section 2142, in the REDD-B and REDD-F1 uses that require new curb cuts or access points onto Front Street or uses that have the potential to generate three hundred (300) or more peak hour trips as determined by the Institute of Transportation Engineer's Trip Generation Manual (latest edition) are special exception uses and require approval by the Board of Zoning Appeals. The board shall require the submission of a traffic impact study and condition the special exception's approval on the implementation of traffic impact mitigation measures.

Sections 2145 through 2149 [RESERVED]

Article XXI
Georgetown Redevelopment Districts (REDD)

This page left intentional blank

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI

Georgetown Redevelopment Districts (REDD)

Division 5 Supplemental Standards

Section 2150 Fences and Walls

In the REDD-B and REDD-F1, fences and walls shall not exceed eight (8) feet in height and shall not be placed within any required yard. In cases where a fence or wall is used to conceal or enclose a nonconforming industrial use or a utility use, is required by Sections 510 or 2151 of this Ordinance, or is required by a health or safety code (e.g. construction fencing), the Zoning Administrator may permit the placement of a fence or wall in a required yard provided such placement does not infringe on sight distance at an intersection or driveway. In the REDD-F2 and REDD-F3, the approved floating zone shall establish requirements for the placement of fences and walls.

Section 2151 Screening of Nonconforming Heavy Industrial Uses Required

In addition to the requirements imposed by Section 510, heavy industrial uses in the REDD-B and an REDD-F1 floating zone shall be screened from view from any public street or right-of-way with no less than a six foot high, sight obscuring fence, wall, or hedge, of not less than an eighty percent opacity. Notwithstanding the provisions of Division 7, heavy industrial uses shall conform with the requirements of this section no later than three hundred sixty-five (365) days from the effective date of this Ordinance. Where not in conflict with this section, screening installed after this article's effective date shall conform to the requirements of Article XIII of this Ordinance.

Section 2152 Outdoor Storage and Display

Except where expressly provided in REDD-F2 or REDD-F3 district standards approved by City Council, no merchandise, equipment (excluding licensed vehicles and trailers), machinery, bulk materials for processing or shipment, or recyclable, salvage, or junk materials shall be stored or displayed outside of an enclosed building in the REDD, except as follows:

1. Materials and associated recyclables may be stored outside of an enclosed building when appurtenant to a permitted construction or demolition project;
2. Outdoor storage, of less than twenty (24) total hours in any seven (7) day period and excluding outdoor sales or display, is permitted when incidental to the shipping, receiving, or stocking of a licensed business; or
3. Outdoor storage that lawfully existed on the effective date of this article is a nonconforming feature and is subject to the provisions of Section 2174. The area devoted to outdoor storage may not hereafter be enlarged.

Section 2153 Signs

2153.1 Review, Permitting, and Enforcement. Except where expressly provided otherwise in a REDD-F2 and REDD-F3 floating zone district, signs in the REDD districts are subject to the review, permitting, and enforcement standards contained in Article X and Article XIII of this Ordinance.

Article XXI

Georgetown Redevelopment Districts (REDD)

2153.2 Permitted Signs in REDD-B and REDD-F1. In addition to signs deemed exempt from the terms of this Ordinance, the following signs are permitted in REDD-B and REDD-F1 districts:

1. Monument freestanding sign: One (1) monument freestanding sign shall be permitted per lot. The maximum gross surface area per sign face shall not exceed sixty (60) square feet and the aggregate gross surface area of the sign shall not exceed one hundred twenty (120) square feet. The freestanding sign shall not exceed eight (8) feet in height and shall not be placed closer than fifteen (15) feet from any property line.
2. Wall signs. Each principal building shall be permitted one (1) wall sign. The maximum gross surface area of the wall sign shall not exceed sixty (60) square feet. In cases where a principal building is located on a corner lot, an additional wall sign is permitted provided that the gross surface area of the sign not exceed thirty (30) square feet.

2153.3 Permitted Signs in the REDD-F2 and REDD-F3. In the REDD-2 and REDD-F3 districts, signs shall be permitted in accordance with the approved floating zone district standards.

Section 2154 Parking and Access Standards

In the REDD-B and REDD-F1 districts, off-street parking shall be provided, constructed, and maintained in accordance with Articles XI and XIII of this Ordinance. In the REDD-2 and REDD-F3 districts, off-street parking shall be provided in accordance with the approved floating zone.

Section 2155 Application of District Standards; Clustering

In the REDD-B and REDD-F1, density, open area, open space, building coverage, impervious coverage, and other standards are applied uniformly to each lot. In the REDD-F2 and REDD-F3, density, open area, open space, building coverage, and impervious coverage are based on the net development area. Cluster development is permitted, if authorized in approved floating zone district standards. Individual lots within these districts may have varying densities and coverages, provided that cumulatively the lots within the district conform to the standards of this Ordinance and the comprehensive plan.

Section 2156 Frontage Requirements in the REDD

Notwithstanding the provisions of Section 501, all lots in the REDD districts shall have frontage on and access to a publically dedicated and accepted or publicly maintained street. The minimum frontage requirement shall be a distance equal to or greater than the minimum lot width requirement for the district in which the lot is located.

Section 2157 Exception for Small Lots in REDD-B and REDD-F1

In the REDD-B and REDD-F1, coverage and setback requirements shall not be applied to limit building coverage to less than 2,500 square feet or limit impervious coverage to less than 5,000 square feet on any lot. The Zoning Administrator is authorized to proportionally reduced setback requirements in accordance with this requirement (see also Section 2173).

Article XXI

Georgetown Redevelopment Districts (REDD)

Section 2158 Development Bonuses Available in REDD-F2 and REDD-F3

2158.1 Development Bonuses Available for Certain Improvements. The owner of the property may propose a development bonus as part of an application for an REDD-F2 or REDD-F3 floating zone. Bonuses may be granted for:

1. The dedication of active and passive parks for public use;
2. The construction and dedication of pedestrian trails;
3. The construction and dedication of streets as illustrated on the official map or provided in the comprehensive plan; or
4. Affordable housing.

When in conformity with the density provisions of the comprehensive plan, development bonuses may be granted in accordance with Table 2158:

Table 2158 Schedule of Development Bonuses		
Improvement	Development Bonus	Maximum Development Bonus
Parks and Pedestrian Trails: The voluntary construction and dedication of onsite active or passive park area to the city or other entity for perpetual public use. The location of park areas should correspond with the locations and intended purposes as provided in the comprehensive plan.	For every ½ acre of park area, the district may be afforded one additional dwelling units per acre of net development area and an additional 1% in building and impervious surface coverage.	No more than four additional dwelling units per acre and no more than a 4% increase in allowable building and impervious surface coverage for the district.
Waterfront Parks and Pedestrian Trails: The voluntary construction and dedication of onsite, waterfront active or passive park area to the city or other entity for perpetual public use. The location of park areas should correspond with the locations and intended purposes as provided in the comprehensive plan.	For every ½ acre of waterfront park area, the district may be afforded two additional dwelling units per acre of net development area and an additional 1% of building and impervious surface coverage.	No more than eight additional units per acre and no more than a 4% increase in allowable building and impervious surface coverage for the district.
Street Dedication: The construction and dedication of onsite streets (and associated rights-of-way) as illustrated on the official map or as outlined in the comprehensive plan.	For every ½ acre of dedicated street right-of-way, the district may be afforded three additional dwelling units per acre of net development area and	No more than nine additional units per acre and no more than a 6% increase in allowable building and impervious surface coverage for the district.

Article XXI

Georgetown Redevelopment Districts (REDD)

	an additional 2% of building and impervious surface coverage.	
Affordable Housing: The provision of affordable housing subject to sufficient instruments being provided to guarantee unit affordability for a period of no less than fifteen (15) years.	For every affordable unit provided, one additional market rate unit may be allowed (for the entire district).	May not increase density by more than 20% of district standards.

2158.2 *Application and Recommendation of Planning Commission.* The application and accompanying proposed district standards shall clearly describe the improvements and the requested development bonus. The Planning Commission in its report on the proposed floating zone to City Council shall make a recommendation on the requested development bonuses including the justifications for granting the request and its consistency with the comprehensive plan.

2158.3 *Approval of Development Bonus.* The City Council may, with the approval of an REDD floating zone, grant the requested development bonus. Where the requested bonus would involve the transfer of real property to the City of Georgetown, the acceptance of property and the corresponding granting of development bonuses is discretionary to the City Council. Improvements which are to be dedicated to the City shall follow the procedures as outlined in the City of Georgetown Development Regulations.

Section 2159 [RESERVED]

Article XXI
Georgetown Redevelopment Districts (REDD)

Division 6 REDD Architectural and Design Standards

Sections 2160 through 2169 [RESERVED]

Attachment: REDD Amended Ordinance (DRAFT 11.9.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI Georgetown Redevelopment Districts (REDD)

Division 7 REDD Nonconformity Standards

Section 2170 General Provisions Governing Nonconformities in REDD Districts

2170.1 Applicability. Notwithstanding the provisions of Section 400, nonconforming uses, structures, lots, and site features within the REDD districts are subject to the requirements of this article.

2170.2 Continuance. Any use, structure, lot, or other property feature that lawfully existed on this article's effective date may continue in accordance with and subject to the limitations imposed by this division.

2170.3 Determination of nonconformity status. The burden of establishing that a use, structure, lot, or site feature is a legal nonconformity, which lawfully existed on the effective date of this article shall, in all cases, be solely upon the property owner.

2170.4 [RESERVED] ~~Substantial improvements prohibited. A nonconformity shall not hereafter be substantially improved except where such improvement eliminates the nonconformity.~~

2170.5 Incidental Repairs and maintenance. Incidental repairs and normal maintenance of nonconformities shall be permitted unless such repairs are otherwise prohibited by this article. Nothing in this article shall be construed to prevent structures from being structurally strengthened or restored to a safe condition, in accordance with an official order of the building official or his/her designee.

2170.6 Change of tenancy or ownership. The status of a nonconformity is not affected by changes of tenancy, ownership, or management and the provisions of this division shall apply to current and subsequent owners and assigns of properties in the REDD.

Section 2171 Nonconforming Uses

2171.1 Expansion. A nonconforming use shall not be enlarged or expanded unless: ~~one of the following conditions exists:~~

1. Such expansion eliminates or reduces the nonconformity and such expansion or extension conforms to the provisions of this Ordinance; or
2. The expansion is into a part of an existing building or structure that was lawfully and manifestly designed or arranged for such use, provided that no such expansion shall be allowed if it displaces a conforming use ~~or constitutes a substantial improvement as defined herein;~~ or
3. The expansion is to a building or structure that contains a nonconforming use and the expansion does not cumulatively increase the building or structure's footprint by more than 25% of the footprint that existed at the time of this article's adoption. Such expansion shall conform to all other provisions of this article excluding the maximum impervious coverage and maximum building coverage requirements contained in Sections 2121.3 and 2125.

Article XXI

Georgetown Redevelopment Districts (REDD)

2171.2 Change of use. A nonconforming use may not be changed to any use other than a use allowed in the zoning district in which it is located.

2171.3 Abandonment and loss of nonconforming status. Once a nonconforming use, which lawfully existed on the effective date of this Ordinance, is abandoned, the use's legal nonconforming status shall be lost and the re-establishment of a nonconforming use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the REDD district in which it is located.

The abandonment of a nonconforming use and any related building(s) or structure(s) shall be deemed to have occurred upon any one or more of the following for more than three hundred sixty five (365) consecutive days or more than three hundred sixty five (365) days in any two consecutive years:

1. The cessation of production or processes for which the nonconforming use was intended; or
2. The vacating of the premises; or
3. Failure to secure or maintain licenses, permits, or regulatory approvals necessary for operation; or
4. Disconnecting utility service, such as water, gas, or electric service, serving the nonconforming use or property; or
5. Removal of buildings, equipment, or fixtures which are necessary for the operation of the nonconforming use; or
6. Any structure containing a nonconforming use that has fallen into disrepair and has been deemed unfit for occupancy by the building official, fire marshal, or other competent authority.

Within three (3) years of the abandonment or loss of nonconforming status of a nonconforming heavy industrial use, all nonconforming structures and features shall be brought into conformity with the provisions of this Ordinance. Structures and equipment that are manifestly and exclusively arranged for conducting the abandoned nonconforming use shall be removed from the property.

2171.4 Damage or destruction and loss of legal nonconforming status. A nonconforming use that is damaged or destroyed by any cause shall not be restored or re-established if the cumulative cost of the repair work (materials and labor) in any five year period is more than fifty (50) percent of its pre-damage appraised value for tax purposes. Determinations of the costs of repair work shall be made by the building official, based on receipts and other evidence indicating actual repair costs. Where damage is fifty (50) percent or less and such repairs are permitted, they shall in no way increase the extent of the nonconformity (pre-damage) and shall otherwise be in full compliance with the regulations of this Ordinance. Authorized repairs shall be completed within twelve (12) months of such damage and shall conform to the requirements of the building code.

2171.5 Accessory uses. No use that is accessory to a principal nonconforming use shall continue after the principal use has ceased, unless it complies with the regulations of this Ordinance.

2171.6 [RESERVED] ~~Discontinuance of Nonconforming Heavy Industrial Uses.~~

Article XXI

Georgetown Redevelopment Districts (REDD)

1. ~~Except as provided below, heavy industrial uses shall be discontinued within five (5) years from the effective date of this Ordinance. Thereafter, all uses on the property shall comply with the requirements of this Ordinance.~~
2. ~~Within three (3) years of the discontinuance of a nonconforming heavy industrial use as required by subsection (1) above or (3) below, all nonconforming structures and features shall be brought into conformity with the provisions of this Ordinance. Structures and equipment that are manifestly and exclusively arranged for conducting the discontinued nonconforming use shall be removed from the property.~~
3. ~~At any time within four (4) years of the effective date of this division, an owner may apply to the Zoning Administrator for an extension to the timeframes for compliance set forth in subsection (1) or (2) above. The burden shall be on the applicant to demonstrate that these timeframes are not reasonable and do not afford sufficient time to protect a vested right or to recover costs, based some or all of the following factors:~~
 - ~~(a) capital investments made in the property before the property became nonconforming;~~
 - ~~(b) actual present or depreciated value of the land and improvements;~~
 - ~~(c) original purchase price;~~
 - ~~(d) the time period, if any, to amortize costs of the land and improvements, under the Internal Revenue Code;~~
 - ~~(e) the remaining useful life of capital improvements and equipment on the property;~~
 - ~~(f) annual income;~~
 - ~~(g) return on investment;~~
 - ~~(h) close out or demolition costs;~~
 - ~~(i) depreciation or appreciation in value of the property and capital investments;~~
 - ~~(j) salvage value of any nonconforming structures or equipment;~~
 - ~~(k) environmental clean-up costs, if any;~~
 - ~~(l) the remaining term of any leases on the property;~~
 - ~~(m) the availability of alternative business locations and the costs of relocation;~~
 - ~~(n) the suitability of existing capital investments and the property for uses that conform with the REDD;~~
 - ~~(o) the benefits to the public of amortizing the nonconforming use, based on the intent of this Article and the City's comprehensive plan, compared to the detriment to the property owner; and~~
 - ~~(p) any other factors supporting the applicant's assertion that the amortization and conformity timeframes set forth in subsections (1) and (2) above are not sufficient to protect a vested right under applicable law.~~

~~In making a determination under this subsection, the Zoning Administrator may rely on neutral experts in property appraisal, finance, and industry, based on reasonable economic practice and current market conditions. Appeals from the Zoning Administrator's determination shall be to the Board of Zoning Appeals as provided in this Ordinance.~~

Article XXI

Georgetown Redevelopment Districts (REDD)

- ~~4. No less than one hundred eighty (180) days after the effective date of this division, the Zoning Administrator shall provide written notice to the current owner of a nonconforming use property setting forth the date of the required discontinuance and conformity under subsections (1) and (2) above and advising the owner of the opportunity to appeal the Administrator's determination or to apply for an extension as provided in subsection (3). The Zoning Administrator also shall record a copy of said notice with the Georgetown County Registrar of Deeds.~~
- ~~5. The affected property owner may, within ninety (90) days of the receipt of written notice provided by subsection (4), above, appeal the Zoning Administrator's determination that subsections (1) and (2) apply to the property, to the Board of Zoning Appeals as provided in Article XV of this Ordinance.~~

Section 2172 Nonconforming Structures

2172.1 Use. A nonconforming structure may be occupied by any use allowed in the underlying zoning district. When a nonconforming structure contains one or more nonconforming uses, the nonconforming use of the structure is subject to the requirements of Section 2171.

2172.2 Expansion. Except as provided in Section 2171.1, a nonconforming structure shall not be enlarged or altered in a way which increases its nonconformity ~~or constitutes a substantial improvement,~~ but any structure or portion thereof may be altered to decrease its nonconformity.

2172.3 Moving or relocation. A nonconforming structure may be moved in whole or part to another location on the same lot if the movement or relocation does not increase the extent of nonconformity. A nonconforming structure may be moved to another lot provided that the dimensional and use requirements of the lot's underlying zoning district can be met.

2172.4 Damage or destruction and loss of nonconforming status. A nonconforming structure that is damaged or destroyed by any cause shall not be repaired, rebuilt, or altered if the cumulative cost of the repair work (materials and labor) in any five year period is more than fifty (50) percent of its pre-damage appraised value for tax purposes. Determinations of the costs of repair work shall be made by the building official, based on receipts and other evidence indicating actual repair costs. Where damage is fifty (50) percent or less and such repairs are permitted, they shall in no way increase the extent of the nonconformity (pre-damage) and shall otherwise be in full compliance with the regulations of this Ordinance. Authorized repairs shall be substantially complete within twelve (12) months of such damage and shall conform to the requirements of the building code.

Section 2173 Nonconforming Lots

2173.1 Vacant lots. Nonconforming vacant lots may be occupied by a use allowed by the underlying zoning district, provided that the use shall comply with all applicable setbacks. If the applicable zoning district permits a variety of uses or a variety of intensities and one or more uses or intensities would comply with setback and other district standards, while others would not, then only the uses or intensities that would comply with the applicable district standards shall be permitted.

Article XXI

Georgetown Redevelopment Districts (REDD)

2173.2 Lots with building(s) or structure(s). If a nonconforming lot contains a building or structure on the date on which this article becomes applicable to it, then the owner may continue the use of that building or structure and may reasonably expand the structure in a way that does not increase the degree of nonconformity. For buildings or structures occupied by a permitted use, an increase in the building size shall not be deemed to increase the degree of nonconformity unless it increases the encroachment on a required yard or, in the case of residential occupancy, increases the number of dwelling units on the nonconforming lot.

Section 2174 Nonconforming Features

~~Nonconforming features.~~ Except as may be provided elsewhere in this Ordinance, nonconforming features to include a deficiency in the number of required parking spaces, paving, deficiency in landscaping, required illumination, excessive impervious coverage or similar site appurtenance may continue pursuant to the provisions of this section. Any change of principal use, ~~new construction, feature replacement, or the issuance of a zoning permit affecting the nonconforming feature,~~ or the feature's removal, replacement, or expansion will thereupon require that the nonconforming feature be brought into full compliance with the requirements of this Ordinance.

Section 2175 Surety

Prior to the expansion of a nonconforming heavy industrial use, structure, or building, under the provisions of Section 2171.1, the applicant shall post in favor of the City of Georgetown a surety instrument (bond, certified check, or other instrument readily convertible to cash) sufficient to guarantee the removal of the entire nonconformity upon abandonment or loss of nonconforming status, as provided in Section 2171.3. Surety shall be equal to at least one hundred twenty-five percent of the cost to remove all buildings and structures associated with the abandoned heavy industrial use. Failure to maintain sufficient surety will be a violation of this article and will be grounds for the denial of additional permits and certificates of occupancy. The posting of surety does not constitute a waiver of liability or eliminate the property owner's responsibility to remove the nonconformity in accordance with Section 2171.3.

Sections 2176 through 2179 [RESERVED]

Article XXI Georgetown Redevelopment Districts (REDD)

Division 8 REDD Zoning and Floating Zone Approval Process

Section 2180 REDD-B and REDD-F1

Except as provided by Sections 2121.2 and 2122.2, the rezoning of property to the REDD-B and REDD-F1 districts shall follow the amendment provisions of Article XVIII of this chapter.

Section 2181 REDD-F2 and REDD-F3

Designation of a parcel with the REDD-F2 or REDD-F3 floating zone shall follow the procedures as outlined in this article.

2181.1 Sketch Plan Prepared. A sketch plan shall be prepared illustrating the boundaries of the proposed areas to be rezoned, the proposed land uses, a proposed lot layout and street configuration, estimated gross densities the generalized location of proposed buildings and improvements, and estimated useable open space.

2181.2 Sketch Plan Review. The Zoning Administrator shall submit the sketch plan to the Planning Commission with a recommendation as to whether the proposed design concept is consistent with the comprehensive plan and the requirements of this article. Within sixty (60) days of the receipt of the sketch plan by the Zoning Administrator, the Planning Commission shall either request preparation of detailed district standards consistent with the proposed sketch plan or recommend revisions to the sketch plan.

2181.3 Content of Proposed Floating Zone. A proposal to have an REDD-F2 or REDD-F3 floating zone applied to a particular parcel shall be on forms approved by the Planning Commission. As part of the proposal, the applicant shall prepare and submit a detailed REDD development plan and zoning text for the entire proposed district to the Zoning Administrator for consideration by the City Council as provided herein. Floating zone district standards shall contain all relevant information deemed necessary by the Planning Commission and the Zoning Administrator. Relevant information and exhibits shall include but are not limited to the following:

1. REDD Development plan. A development plan shall be submitted that illustrates:
 - (a) The surveyed boundary of the district including approximate interior property lines when future division is permitted;
 - (b) Proposed land uses for each lot or tract within the district;
 - (c) The location of existing and proposed utilities, streets, easements, and other rights-of-way. Where offsite improvements are required, the plan shall illustrate the location and extent of improvements;
 - (d) The location(s) and proposed use(s) of existing and planned buildings;
 - (e) The location of parking lots, drives, and walkways;

Article XXI

Georgetown Redevelopment Districts (REDD)

- (f) The location and acreage of passive and active parks and open spaces;
 - (g) A delineation of development phases, if applicable, with an estimated timeline for development (REDD-3 only);
 - (h) Topographical data including existing and proposed contour elevations, areas of special flood hazard, drainage easements, and storm water detention easements.
 - (i) Supplemental exhibits and written narratives that include:
 - 1. A traffic impact study including a description of traffic impact mitigation measures to be taken,
 - 2. A lighting plan denoting the types and locations of exterior fixtures and intensity of illumination,
 - 3. A signage plan,
 - 4. An analysis of public facility impacts,
 - 5. A detail of improvements to be constructed and dedicated to public use. This written narrative shall include a cost estimate and specify the intended ownership, use, and maintenance of improvements,
 - 6. An analysis of any special site conditions that require remediation or mitigation such as floodplains, wetlands, and brownfields,
 - 7. A listing of all onsite nonconformities and a schedule for their removal,
 - 8. If applicable, any requested development bonuses, and
 - 9. A statement of conformity with the city's comprehensive plan, this article, and the official map, and
 - 10. Any additional information the applicant believes to be pertinent.
2. District text. Proposed text that establishes the requirements of the REDD district shall be submitted. At a minimum, the proposed text shall include:
- (a) The name (prefix) of the REDD district, not duplicating the name of any other REDD district, planned development, or subdivision;
 - (b) A statement of the intent and objectives of the proposed district;
 - (c) A legal description of the district boundaries, including the location and acreage of varying densities, uses, or other areas subject to special requirements;
 - (d) Proposed land uses and dimensional requirements including:
 - 1. A listing of uses to be allowed within the proposed district the total acreage for each use and their location. This listing may include primary and alternate uses,
 - 2. Proposed maximum and average residential densities for each residential use, not in excess of those allowed by this Ordinance or the City comprehensive plan, if applicable,
 - 3. The maximum proposed floor area ratios, if any, and the maximum building and impervious coverage for each use,

TEXT AMENDMENT CREATING REDD DISTRICTS

Article XXI

Georgetown Redevelopment Districts (REDD)

4. The maximum height for each use or for the district as a whole,
5. The minimum setbacks for each use or for the district as a whole,
6. The minimum separation distance, if any, between buildings or uses, and
7. Any other proposed use or dimensional requirements to be enforceable to the district.

(e) Requirements imposed on development within the district including, but not limited to: landscaping and streetscapes, signage, parking, pedestrian amenities, lighting, architectural, and/or orientation standards;

(f) A provision which establishes for the possible reversion of property if construction does not occur within a specified-time period; and

(g) A provision which enumerates, other than district requirements, the specific requirements of this chapter which are not applicable to or that are amended upon approval of applicable district standards.

Complete forms and required exhibits, together with an application fee to cover administrative costs, shall be filed with the Zoning Administrator. Any communication purporting to be an application for an amendment shall be regarded mere notice to seek relief until it is made in the form required.

2181.4 Planning Commission Review; Hearing; Recommendation. The Zoning Administrator shall promptly transmit all complete applications to have a floating zone applied to a particular parcel to the Planning Commission. The Planning Commission shall conduct a public hearing on the proposed REDD district floating zone following the notification and hearing procedures for text and map amendments as specified in Section 1802.3 of this Ordinance. At the hearing, any party may appear in person, or by agent, or by attorney. The Planning Commission shall have thirty days following the public hearing within which to submit its recommendation and report to the City Council. The report submitted to the City Council shall contain a summary of all significant issues or concerns presented at the public hearing. Criteria to be considered by the Planning Commission in making a recommendation include, but are not limited to, the following:

1. Whether or not the proposed district complies with the standards and intent of this article;
2. Whether or not the proposed district is consistent with the comprehensive plan, official map, and adopted land use standards (including the zoning ordinance and land development regulations);
3. Whether or not the city or other agencies will be able to provide necessary public services, facilities, and programs to serve the district at the time the property is developed; and
4. When applicable, whether the development bonus(es) requested are in agreement with this article and any applicable policies or density provisions set forth in the comprehensive plan.

Article XXI

Georgetown Redevelopment Districts (REDD)

If the Planning Commission fails to submit a recommendation within the thirty day period, it shall be deemed to have recommended approval of the requested district.

2181.5 Action by the City Council. The Planning Commission shall promptly transmit its recommendation to the City Council for legislative action. For each district request, the City Council shall consider the recommendation of the Planning Commission; however, the City Council is not bound by the recommendation in making its final decision. The creation of the REDD district must be adopted as an ordinance in accordance with South Carolina law and the requirements of the Zoning Ordinance.

Section 2182 Reversion

Notwithstanding the provisions of Section 1803, the Planning Commission shall within two years of a rezoning, and periodically thereafter, review the assignment of an REDD-B or REDD-F1 districts to determine its continued appropriateness under the terms of the comprehensive plan. If warranted, the Planning Commission may initiate proceedings to reclassify the property.

In the REDD-F2 and REDD-F3, the timeline for development (including phased development in the REDD-F3) and process for evaluation and reversion are to be specified in the approved floating zone; however, nothing therein shall limit the authority of the City Council to amend the official zoning map or text as provided Title 6, Chapter 29 of the South Carolina Code of Laws or abridge the vesting of rights as provided in the City of Georgetown Development Regulations.

Section 2183 REDD Districts Subject to Land Development Regulations

When an REDD district provides for the dedication of land for rights-of-way, parks, or other public spaces; requires the division of property into two or more lots; requires easements; or necessitates the installation of other public improvements, zoning permits for property within the district shall not be issued until such time as a final plat has been approved by the Planning Commission in accordance with the Georgetown Land Development Regulations. The Planning Commission shall require the posting of a surety instrument to guarantee the installation and/or dedication of required improvements including traffic impact mitigation measures and any legal instruments necessary to accomplish public dedication.

All plats approved under the terms of this section shall be recorded in the Office of the Register of Deeds of Georgetown County.

Section 2184 Permitting

Following the adoption by the City Council of an REDD district and an applicant's compliance with this Ordinance, permits may be issued by the Zoning Administrator to allow construction. All permitting shall conform to the application and site plan review procedures as specified in Article XV of this chapter.

Article XXI

Georgetown Redevelopment Districts (REDD)

Section 2185 REDD-F2 and REDD-F3 Floating Zone Amendments

2185.1 Minor Amendments. Minor changes in an REDD floating zone's district standards may be approved by the Zoning Administrator provided that such changes:

1. Do not increase the density of the district;
2. Do not change the exterior boundaries of the district or alter the permitted height of structures,
3. Do not increase the intensity of land use;
4. Do not increase the number of lots (where subdivision has been approved);
5. Do not materially change the location or amount of land devoted to a specific land use;
6. Do not alter or conflict with the district's zoning text; and,
7. May include, but not be limited to the minor shifting of buildings, proposed streets, public or private ways, utility easements, parks or other public open spaces, or other features of the plan. Minor shifting of buildings does not include encroaching into any required setback.

All minor changes approved by the Zoning Administrator and all amended plans or plats shall be recorded in the Office of the Clerk of Court of Georgetown County.

2185.2 Major Amendments. Major changes in an approved REDD floating zone's district standards shall be considered an amendment to the original ordinance and shall require a public hearing, review and recommendation by the Planning Commission, and approval by City Council as required by South Carolina law and the City Zoning Ordinance. Major changes may include, but are not limited to, the following:

- (1) Increases in density, within any limitations described in this Ordinance or the City comprehensive plan,
- (2) Changes in the exterior boundary lines of the REDD floating zone district or alterations in the district's lot size, density, or dimensional requirements;
- (4) Changes in the location or amount of land devoted to specific land uses;
- (5) The creation of any new lot; or
- (6) Any change that requires the zoning text of the floating zone district to be altered.

A major change(s) to an REDD floating zone district shall be approved or denied pursuant the procedures established in Section 2181.

Sections 2186 through 2199 [RESERVED]

Amendments to Sections 514, 1301, and 1504

PROPOSED AMENDMENTS ARE HIGHLIGHTED

Section 514 One Principal Use on a Lot

Only one principal use may be permitted on a parcel with the exception of the Planned Developments as defined in Section 713 and the REDD-F2 and REDD-F3 as provided in Article XXI. Parcels that have existing buildings prior to the adoption of this ordinance may continue uses of the building. If the existing use ceases to operate, a new use will not be permitted. If the uses ceases for a period of 90 days, the use will no longer be considered existing and will not be eligible for a permit to reopen. A property owner may subdivide the property if all the requirements established in Article VIII of the Zoning Ordinance can be met.

Section 1301 Delineation of District Boundaries

The boundaries of the Design Overlay District shall include all parcels partially or completely within the outlined Design Overlay District boundaries as illustrated on the Official Zoning Map and the map attached as approved by the Mayor and City Council and includes the following zoning districts within the district. (All properties annexed into the City of Georgetown after the adoption of said guidelines, partially or completely contiguous with Church Street, Highmarket Street, Fraser Street, access roads parallel to these said streets where visible from the main road, and or any street designated to be within the adopted Overlay district shall be required to comply with the adopted guidelines as set forth):

General Commercial (GC)
Intermediate Commercial (IC)
Planned Development District(s) (PD)
Conservation Preservation (CP)
High Density Residential (R-4)
Heavy Industrial (HI)
Low Density Residential (R-1)
Public Service District (PS)
Base Redevelopment District (REDD-B)
Redevelopment District Floating Zone 1 (REDD-F1)

Specific zoning-related standards are established within the zoning ordinance and must be met prior to beginning development or redevelopment activities of the overlay zone. In addition to the requirements set forth in the Design Overlay Corridor District, all commercial, industrial, or Office development in the Design Overlay District shall meet all applicable zoning requirements set forth in the underlying zoning district.

Noncontributing commercial buildings located in the Designs Overlay District that are also located in the Historic District shall be exempt from ARB review.

PROPOSED TEXT AMENDMENTS

Amendments to Sections 514, 1301, and 1504

PROPOSED AMENDMENTS ARE HIGHLIGHTED

Section 1504 Powers

The Board of Zoning Appeals shall have the following powers:

1504.1 To hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the Zoning Ordinance; **and**

1504.2 To hear and decide appeals for variances from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board make and explains in writing the following findings:

1504.201 There are extraordinary and exceptional conditions pertaining to the particular piece of property,

1504.202 These conditions do not generally apply to other property in the vicinity,

1504.203 Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property,

1504.204 The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance, and

1504.205 The Board may not grant a variance the effect of which would be to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably, should a variance be granted may not be considered grounds for a variance;

1504.3 To authorize the permitting of special exceptions subject to the terms and conditions for such uses as set forth by this Ordinance. The Board of Zoning Appeals may approve, approve with conditions, or deny a request for a special exception permit. Special exception permits may be approved only if the board finds that the proposed use:

1504.301 Is in fact a use specifically listed as a special exception for the zoning district in which the use is intended,

1504.302 Is consistent with the recommendations contained in the City of Georgetown Comprehensive Plan and the character of the underlying zoning district as indicated in the zoning district's intent,

1504.303 Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community,

PROPOSED TEXT AMENDMENTS

Amendments to Sections 514, 1301, and 1504

PROPOSED AMENDMENTS ARE HIGHLIGHTED

1504.304 Adequate provision is made for such items as setbacks, buffering, and screening (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use such as noise, vibration, dust, glare, odor, traffic conditions, and similar factors,

1504.305 When applicable, will be developed in a way that will preserve and incorporate important natural features,

1504.306 Complies with all applicable rules, regulations, laws, and the standards of this chapter, and

1504.307 Will not hinder or endanger vehicular traffic or pedestrian movements on adjacent streets.

In granting a special exception permit, the board may attach to it such conditions regarding the location, character, or other features of the proposed structure or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare; and

1504.4 To remand a matter to the Zoning Administrator, upon motion by a party or the board's own motion, if the board determines that the record is insufficient for review. A party's motion for remand may be denied if the board determines that the record is sufficient for review. The board must set a rehearing on the remanded matter without further public notice for a time certain within sixty days unless otherwise agreed by the parties. The board must maintain a list of persons who expressed an interest in being informed when the remanded matter is set for rehearing, and notice of the rehearing must be mailed to these persons prior to the rehearing.

1504.5 In exercising the above powers, the Board of Zoning Appeals may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination of the Zoning Administrator and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The board, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify such fact to the circuit court having jurisdiction. All final decisions and orders of the Board must be permanently filed in the office of the Board as a public record. All findings of fact and conclusions of law must be delivered to the parties of interest by certified mail.

PROPOSED TEXT AMENDMENTS

Article XXI Georgetown Redevelopment Districts (REDD)

Division 1 Introductory Provisions

Section 2100 Intent of the REDD

The Georgetown City Council has determined that heavy industrial uses are incompatible when in close proximity to the city’s downtown, waterfront, historic district, residential neighborhoods, and gateway corridors and intersections. It has been further determined by the council that the discontinuance of incompatible industrial uses is in the long-term interest of the city. These areas should be redeveloped in a manner which improves property value, promotes economic development, and enhances the viability of surrounding residential neighborhoods and businesses, while providing the owners of affected sites flexibility in the transition and repurposing of their lands.

The intent of this Ordinance, and the districts created herein, is to provide a regulatory framework that promotes the thoughtful redevelopment of industrial sites, industrial districts, and adjacent properties in accordance with the City of Georgetown’s Comprehensive Plan, including the future land use map, and the City of Georgetown’s Official Map. Specifically, the provisions of this Ordinance are designed in furtherance of the comprehensive plan to encourage compatible redevelopment by:

1. Allowing a mixture of uses;
2. Prohibiting new heavy industrial uses while providing for the conditioned continuation of existing nonconformities;
3. Promoting setback, height, and other bulk and dimensional restrictions that are compatible with adjacent districts or provide for reasonable transition;
4. Providing density, height, parking, and other development bonuses and design modifications for developments that provide additional open spaces or public amenities;
5. Protecting adjacent streets; and
6. Protecting adjacent waterfronts and preserving and/or creating viewsheds.

It is recognized that some aspects of the redevelopment and repurposing of former industrial sites may occur in the short term and that other aspects may take years to accomplish. This article and the district created by it provide for short and long-term redevelopment with multiple options designed to afford flexibility to affected property owners. The purposes and intent of each district is further described in Division 2.

Section 2101 Summary of Article Provisions

This article creates four redevelopment districts, including a base redevelopment district and three floating zones. Each district allows, but does not require, a mixture of uses with permitted intensities and densities varying by zone. Heavy industrial and similarly incompatible uses are prohibited in the four districts and this article provides nonconformity standards to address the continuation and eventual cessation of these pre-existing uses.

Properties may be rezoned by the City Council to the REDD base district to accommodate the repurposing and transitioning of lands from incompatible industrial or other uses to activities and uses that are economically viable and harmonious with the city’s longstanding commercial and

Attachment: Division 1 Introductory Provisions (DRAFT 11.8.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI

Georgetown Redevelopment Districts (REDD)

residential districts. The base district allows for lower intensity nonindustrial development and retains many of the non-district specific requirements of the city's zoning ordinance.

Property owners may choose to proceed with development under the standards of the base district; however, this article provides the authority for the City Council to apply three floating zone options available within the base redevelopment district, each of which are described herein. Property owners may petition for the rezoning of their properties to one of these floating zones. The flexibility afforded by the floating zones varies. Two of the floating zones require the approval by the City Council of a development plan and development zoning text, collectively referred to as floating zone district standards. However, the proposed standards must be in agreement with the comprehensive plan and the requirements of this article and must be approved by the City Council. If approved by City Council, floating zone district standards govern future development of the property within the floating zone.

Table 2101 provides an overview of the different requirements and options provided under the four REDD districts.

Table 2101 Summary of REDD Districts				
STANDARDS	Base District	Floating Zones		
	REDD-B	REDD-F1	REDD-F2	REDD-F3
Development Plan (DP) Required	NO (Site Plan Required)	NO (Site Plan Required)	YES	YES
Development Zoning Text (ZT) Required	NO Standards Set by Article	NO Standards Set by Article	YES	YES
Density Bonus Available	NO	NO	YES	YES
Flexible Height Standards	NO	NO	YES	YES
Flexible Lot Size Standards	NO	NO	NO	YES
Flexible Parking Standards	NO	NO	YES	YES
Flexible Sign Standards	NO	NO	YES	YES
Flexible Use Standards	NO	NO	NO	YES
Subject to Design Overlay District Standards	YES	YES	OPTIONAL	OPTIONAL
Heavy Industry Permitted	NO	NO	NO	NO
Light Industry Permitted	NO	YES By Special Exception Only	YES If Authorized by the District's Standards	YES If Authorized by the District's Standards

Attachment: Division 1 Introductory Provisions (DRAFT 11.8.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI

Georgetown Redevelopment Districts (REDD)

Section 2102 Definitions Applicable to Article

In addition to the definitions set forth in Article III and elsewhere in this Ordinance, the following words, terms, and phrases when used in this article shall have the meanings ascribed to them by this section. All other words, terms, and phrases not defined by this Ordinance shall be given their common, ordinary meaning unless the context clearly requires otherwise.

2102.1 Abandon (Abandonment): The relinquishment of property, a change of use, or the discontinuance in the use of the property by the owner, regardless of intent, for a period of more than three hundred sixty five (365) consecutive days or more than three hundred sixty five (365) days in any two consecutive years.

2102.2 Affordable Housing: In the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Urban Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.

2102.3 Building Coverage: The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings. For properties in the REDD-B and REDD-F1, building coverage is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3, building coverage is expressed as a percentage of the net development area.

2102.4 Cluster Development (Clustering): The grouping of allowable uses within a subdivision or development site, permitting a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel. Building and impervious coverage and density in the REDD-F2 and REDD-F3 are based on net development area (not individual lot area) allowing for clustering in these districts.

2102.5 Density: The number of dwelling units permitted per acre. For properties in the REDD-B and REDD-F1, the number of dwelling units permitted is based on lot area. For properties in the REDD-F2 and REDD-F3, the number of dwelling units permitted is based on the net development area.

2103.6 Development Bonus: The provision of additional development capacity in the form of an increase in allowable density, building coverage, impervious coverage or a decrease in required open area. A development bonus may be granted as an incentive for the voluntary provision of increased amenities or improvements of public benefit as identified in this article.

Article XXI

Georgetown Redevelopment Districts (REDD)

2102.7 Development Zoning Text: Written standards adopted by legislative action of the City Council that, in addition to the standards imposed by this article and the approved development plan, establish zoning requirements within the floating zone.

2102.8 Floating Zone: The zones described in the text of this article and adopted by legislative action of the City Council, but which are unmapped unless a property owner petitions the City Council to have the floating zone applied to a particular parcel meeting the minimum zoning district area requirements of this Ordinance through action by the City Council, as authorized by S.C. Code 6-29-720(C)(2).

2102.9 Floating Zoning District Standards, or “district standards.” The REDD development plan and development zoning text that collectively, when adopted by the City Council, in accordance with this article, form the zoning requirements governing development in the REDD-F2 and REDD-F3 floating zones.

2102.10 Heavy Industry (heavy industrial): A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions such as smoke, noise, soot, dirt, vibrations, odor, noxious discharges, and adverse traffic generation. Heavy industrial uses include but are not limited to the manufacture of chemicals (including herbicides, insecticides, fungicides, disinfectants, solvents, and related industrial and household chemical compounds and any use involving the bulk storage of chemicals), fertilizers, paper, petroleum products (including plastics and rubber), and steel and other metals; concentrated feedlots; electric generation; oil and gas extraction and storage; incinerators; mining; animal slaughter, packaging, and rendering plants; lumber mills; and recycling and salvage yards.

2102.11 Impervious Coverage: The area covered by an impervious surface expressed as a percentage. For properties in the REDD-B and REDD-F1 districts, impervious coverage is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3 districts, impervious coverage is expressed as a percentage of the net development area.

2102.12 Impervious Surface: Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, paved asphalt and concrete parking and driveway areas, ~~graveled areas~~, sidewalks, swimming pools, and other paved areas.

2102.13 Light Industry (light industrial): A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, noxious discharges, and adverse traffic conditions.

Article XXI

Georgetown Redevelopment Districts (REDD)

2102.14 Net Development Area: The cumulative area of all lots and land including open space within an individual district sharing common district standards but excluding streets, rights of way, dedicated easements, wetlands, and ponds.

2102.15 Nonconforming Lot: A lot, designated on a duly recorded subdivision plat, or duly recorded deed, or by other lawful means, that complied with the zoning and development standards applicable to it on the effective date of this Ordinance, but which no longer complies with the minimum area, lot width, frontage, or other standards now applicable to it.

2102.16 Nonconforming Feature: A characteristic of a lot, structure, or use, such as illumination, parking, impervious area, landscaping, or a similar appurtenance, that lawfully existed on the effective date of this article, but which no longer complies with the standards applicable to it.

2102.17 Nonconforming Structure: A building or structure that lawfully existed on the effective date of this article, but which no longer complies with the size, coverage, setback, building height, or other dimensional standards applicable to it.

2102.18 Nonconforming Use: A use that lawfully existed on the effective date of this article, but which is no longer allowed by the use regulations of the zoning district in which it is located. The term nonconforming use shall include all onsite buildings and structures associated with said use.

2102.19 Official Map: A map or maps showing the location of existing or proposed public streets, highways, and public utility rights-of-way, public building sites and public open spaces adopted by City Council in accordance with Section 6-7-1210 et seq. of the state code. A public building site is one on which a building is to be constructed for public use with public funds.

2102.20 Open Area: Land not occupied by buildings, parking lots, or structures. Open area includes yards, open space, active and passive parks, stormwater basins and swales, and other vegetated lands that are open from the ground to the sky. For properties in the REDD-B and REDD-F1, open space is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3, open space is expressed as a percentage of the net development area.

2102.21 Open Space: Noncommercial land not occupied by buildings, parking lots, or structures that has been set-aside, reserved, or dedicated for public use or for the general use and enjoyment of residents, employees, or patrons of a development. Open spaces are planned and clearly delineated areas. Open space may contain improvements (and incidental impervious surfaces) such as swimming pools, pedestrian walkways, boardwalks, play equipment for children or adults, ball fields, court games, picnic tables, etc. when included as part of approved district standards. Active and passive parks are considered open space. Open space does not include required yards or isolated (noncontiguous) areas of less than 1,000 square feet. For properties in the REDD-B and REDD-F1, open space is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3, open space is expressed as a percentage of the net development area.

Article XXI

Georgetown Redevelopment Districts (REDD)

2102.22 *Park (Active)*: A park that features recreation including swimming pools, gyms, playing fields and courts, or similar recreation.

2102.23 *Park (Passive)*: A park that features interpretive programs, open space, picnic areas, trails or similar amenities that take advantage of natural and scenic resources but not including recreational facilities, such as swimming pools, gyms, and playing fields.

2102.24 *REDD Development Plan*: A component of proposed floating zone district standards, drawn to scale and prepared by a licensed design professional, that depicts the location of proposed uses and structures and the existing and proposed conditions of the lot, including topography, vegetation, drainage, floodplains, marshes and waterways, open spaces, walkways, means of ingress and egress, utility services and other public improvements such as streets and sidewalks, landscaping, signs, lighting and screening devices, and any other information required by this article or that may be reasonably required in order that an informed decision can be made by the approving authority.

2102.25 *Retail Store, small*: A commercial use, conducted exclusively within an enclosed building, that engages in the sale of goods to ultimate consumers, usually in small quantities. Small retail stores are conducted in a building with a gross floor area of 5,000 square feet or less.

2102.26 *Retail Store, medium*: A commercial use, conducted exclusively within an enclosed building, that engages in the sale of goods to ultimate consumers, usually in small quantities. Medium retail stores are conducted in a building with a gross floor area of more than 5,000 but less than 10,000 square feet.

2102.27 *Retail Store, large*: A commercial use, conducted exclusively within an enclosed building, that engages in the sale of goods to ultimate consumers, usually in small quantities. Large retail stores are conducted in a building with a gross floor area of more than 10,000 square feet.

2102.28 *Site Plan*: A plan, drawn to scale and prepared by a design professional, that illustrates the location of existing and proposed structures, uses, parking, signs, points of ingress and egress, lots lines, and other features deemed necessary by the Zoning Administrator to determine compliance with this Ordinance.

~~**2102.29** *Substantial Improvement*. Any repair, reconstruction, rehabilitation, addition or other improvement to a nonconforming use, structure, or site feature the cumulative cost of which in any five year period equals or exceeds fifty (50) percent of the structure or feature's appraised value for tax purposes before the start of construction of the improvement. This term also includes repairs and improvements to uses, structures, and site features that have been damaged or destroyed by any cause. Determinations of the costs of shall be made by the building official.~~

2102.30 *Traffic Impact Mitigation Measure*. Any measures or improvements taken by, or required of, the developer in order to lessen, abate, or reduce the impact of the development on the public streets and highway system.

Article XXI

Georgetown Redevelopment Districts (REDD)

2102.31 *Traffic Impact Study.* An engineered analysis of the effects of traffic generated by a development at build-out on the capacity, operations, and safety on the public streets and highway system and including an assessment of traffic impact mitigation measures necessary to reduce impact. This analysis and related calculations shall reference the most current edition of the Institute of Transportation Engineer's Trip Generation Manual.

2102.32 *Water Oriented Uses.* A use that is located over or is otherwise reliant on its proximity to the water. These uses include, but are not limited to, docks, piers, and wharfs.

Sections 2103 through 2119 [RESERVED]

Attachment: Division 1 Introductory Provisions (DRAFT 11.8.17) (2417 : Text Amendment for the Redevelopment District (REDD))

Article XXI Georgetown Redevelopment Districts (REDD)

Division 5 Supplemental Standards

Section 2150 Fences and Walls

In the REDD-B and REDD-F1, fences and walls shall not exceed eight (8) feet in height and shall not be placed within any required yard. In cases where a fence or wall is used to conceal or enclose a nonconforming industrial use or a utility use, is required by Sections 510 or 2151 of this Ordinance, or is required by a health or safety code (e.g. construction fencing), the Zoning Administrator may permit the placement of a fence or wall in a required yard provided such placement does not infringe on sight distance at an intersection or driveway. In the REDD-F2 and REDD-F3, the approved floating zone shall establish requirements for the placement of fences and walls.

Section 2151 Screening of Nonconforming Heavy Industrial Uses Required

In addition to the requirements imposed by Section 510, heavy industrial uses in the REDD-B and an REDD-F1 floating zone shall be screened from view from any public street or right-of-way with no less than a six foot high, sight obscuring fence, wall, or hedge, of not less than an eighty percent opacity. Notwithstanding the provisions of Division 7, heavy industrial uses shall conform with the requirements of this section no later than three hundred sixty-five (365) days from the effective date of this Ordinance. Where not in conflict with this section, screening installed after this article's effective date shall conform to the requirements of Article XIII of this Ordinance.

Section 2152 Outdoor Storage and Display

Except where expressly provided in REDD-F2 or REDD-F3 district standards approved by City Council, no merchandise, equipment (excluding licensed vehicles and trailers), machinery, bulk materials for processing or shipment, or recyclable, salvage, or junk materials shall be stored or displayed outside of an enclosed building in the REDD, except as follows:

1. Materials and associated recyclables may be stored outside of an enclosed building when appurtenant to a permitted construction or demolition project;
2. Outdoor storage, of less than twenty (24) total hours in any seven (7) day period and excluding outdoor sales or display, is permitted when incidental to the shipping, receiving, or stocking of a licensed business; or
3. Outdoor storage that lawfully existed on the effective date of this article is a nonconforming feature and is subject to the provisions of Section 2174. The area devoted to outdoor storage may not hereafter be enlarged.

Section 2153 Signs

2153.1 Review, Permitting, and Enforcement. Except where expressly provided otherwise in a REDD-F2 and REDD-F3 floating zone district, signs in the REDD districts are subject to the review, permitting, and enforcement standards contained in Article X and Article XIII of this Ordinance.

Article XXI

Georgetown Redevelopment Districts (REDD)

2153.2 Permitted Signs in REDD-B and REDD-F1. In addition to signs deemed exempt from the terms of this Ordinance, the following signs are permitted in REDD-B and REDD-F1 districts:

1. Monument freestanding sign: One (1) monument freestanding sign shall be permitted per lot. The maximum gross surface area per sign face shall not exceed sixty (60) square feet and the aggregate gross surface area of the sign shall not exceed one hundred twenty (120) square feet. The freestanding sign shall not exceed eight (8) feet in height and shall not be placed closer than fifteen (15) feet from any property line.
2. Wall signs. Each principal building shall be permitted one (1) wall sign. The maximum gross surface area of the wall sign shall not exceed sixty (60) square feet. In cases where a principal building is located on a corner lot, an additional wall sign is permitted provided that the gross surface area of the sign not exceed thirty (30) square feet.

2153.3 Permitted Signs in the REDD-F2 and REDD-F3. In the REDD-2 and REDD-F3 districts, signs shall be permitted in accordance with the approved floating zone district standards.

Section 2154 Parking and Access Standards

In the REDD-B and REDD-F1 districts, off-street parking shall be provided, constructed, and maintained in accordance with Articles XI and XIII of this Ordinance. In the REDD-2 and REDD-F3 districts, off-street parking shall be provided in accordance with the approved floating zone.

Section 2155 Application of District Standards; Clustering

In the REDD-B and REDD-F1, density, open area, open space, building coverage, impervious coverage, and other standards are applied uniformly to each lot. In the REDD-F2 and REDD-F3, density, open area, open space, building coverage, and impervious coverage are based on the net development area. Cluster development is permitted, if authorized in approved floating zone district standards. Individual lots within these districts may have varying densities and coverages, provided that cumulatively the lots within the district conform to the standards of this Ordinance and the comprehensive plan.

Section 2156 Frontage Requirements in the REDD

Notwithstanding the provisions of Section 501, all lots in the REDD districts shall have frontage on and access to a publically dedicated and accepted or publicly maintained street. The minimum frontage requirement shall be a distance equal to or greater than the minimum lot width requirement for the district in which the lot is located.

Section 2157 Exception for Small Lots in REDD-B and REDD-F1

In the REDD-B and REDD-F1, coverage and setback requirements shall not be applied to limit building coverage to less than 2,500 square feet or limit impervious coverage to less than 5,000 square feet on any lot. The Zoning Administrator is authorized to proportionally reduced setback requirements in accordance with this requirement (see also Section 2173).

Article XXI

Georgetown Redevelopment Districts (REDD)

Section 2158 Development Bonuses Available in REDD-F2 and REDD-F3

2158.1 Development Bonuses Available for Certain Improvements. The owner of the property may propose a development bonus as part of an application for an REDD-F2 or REDD-F3 floating zone. Bonuses may be granted for:

1. The dedication of active and passive parks for public use;
2. The construction and dedication of pedestrian trails;
3. The construction and dedication of streets as illustrated on the official map or provided in the comprehensive plan; or
4. Affordable housing.

When in conformity with the density provisions of the comprehensive plan, development bonuses may be granted in accordance with Table 2158:

Table 2158 Schedule of Development Bonuses		
Improvement	Development Bonus	Maximum Development Bonus
Parks and Pedestrian Trails: The voluntary construction and dedication of onsite active or passive park area to the city or other entity for perpetual public use. The location of park areas should correspond with the locations and intended purposes as provided in the comprehensive plan.	For every ½ acre of park area, the district may be afforded one additional dwelling units per acre of net development area and an additional 1% in building and impervious surface coverage.	No more than four additional dwelling units per acre and no more than a 4% increase in allowable building and impervious surface coverage for the district.
Waterfront Parks and Pedestrian Trails: The voluntary construction and dedication of onsite, waterfront active or passive park area to the city or other entity for perpetual public use. The location of park areas should correspond with the locations and intended purposes as provided in the comprehensive plan.	For every ½ acre of waterfront park area, the district may be afforded two additional dwelling units per acre of net development area and an additional 1% of building and impervious surface coverage.	No more than eight additional units per acre and no more than a 4% increase in allowable building and impervious surface coverage for the district.
Street Dedication: The construction and dedication of onsite streets (and associated rights-of-way) as illustrated on the official map or as outlined in the comprehensive plan.	For every ½ acre of dedicated street right-of-way, the district may be afforded three additional dwelling units per acre of net development area and	No more than nine additional units per acre and no more than a 6% increase in allowable building and impervious surface coverage for the district.

Article XXI

Georgetown Redevelopment Districts (REDD)

	an additional 2% of building and impervious surface coverage.	
Affordable Housing: The provision of affordable housing subject to sufficient instruments being provided to guarantee unit affordability for a period of no less than fifteen (15) years.	For every affordable unit provided, one additional market rate unit may be allowed (for the entire district).	May not increase density by more than 20% of district standards.

2158.2 Application and Recommendation of Planning Commission. The application and accompanying proposed district standards shall clearly describe the improvements and the requested development bonus. The Planning Commission in its report on the proposed floating zone to City Council shall make a recommendation on the requested development bonuses including the justifications for granting the request and its consistency with the comprehensive plan.

2158.3 Approval of Development Bonus. The City Council may, with the approval of an REDD floating zone, grant the requested development bonus. Where the requested bonus would involve the transfer of real property to the City of Georgetown, the acceptance of property and the corresponding granting of development bonuses is discretionary to the City Council. Improvements which are to be dedicated to the City shall follow the procedures as outlined in the City of Georgetown Development Regulations.

Section 2159 [RESERVED]

Article XXI Georgetown Redevelopment Districts (REDD)

Division 7 REDD Nonconformity Standards

Section 2170 General Provisions Governing Nonconformities in REDD Districts

2170.1 Applicability. Notwithstanding the provisions of Section 400, nonconforming uses, structures, lots, and site features within the REDD districts are subject to the requirements of this article.

2170.2 Continuance. Any use, structure, lot, or other property feature that lawfully existed on this article's effective date may continue in accordance with and subject to the limitations imposed by this division.

2170.3 Determination of nonconformity status. The burden of establishing that a use, structure, lot, or site feature is a legal nonconformity, which lawfully existed on the effective date of this article shall, in all cases, be solely upon the property owner.

2170.4 [RESERVED] ~~Substantial improvements prohibited. A nonconformity shall not hereafter be substantially improved except where such improvement eliminates the nonconformity.~~

2170.5 Incidental Repairs and maintenance. Incidental repairs and normal maintenance of nonconformities shall be permitted unless such repairs are otherwise prohibited by this article. Nothing in this article shall be construed to prevent structures from being structurally strengthened or restored to a safe condition, in accordance with an official order of the building official or his/her designee.

2170.6 Change of tenancy or ownership. The status of a nonconformity is not affected by changes of tenancy, ownership, or management and the provisions of this division shall apply to current and subsequent owners and assigns of properties in the REDD.

Section 2171 Nonconforming Uses

2171.1 Expansion.

1. A nonconforming use shall not be enlarged or expanded unless: ~~one of the following conditions exists:~~

- ~~(a)1-~~ Such expansion eliminates or reduces the nonconformity and such expansion or extension conforms to the provisions of this Ordinance; or
- ~~(b)2-~~ The expansion is into a part of an existing building or structure that was lawfully and manifestly designed or arranged for such use, provided that no such expansion shall be allowed if it displaces a conforming use ~~or constitutes a substantial improvement as defined herein; or~~
- ~~(c)3-~~ In the REDD-B, the expansion is to a building or structure that contains a nonconforming industrial use and the expansion does not cumulatively increase the building or structure's footprint by more than 25% of the footprint that existed at the time of this article's adoption. Such expansion shall conform to all other

Formatted: Indent: Left: 0.75", Hanging: 0.25", T: 0.5", Left + Not at 0" + 0.25"

TEXT AMENDMENT CREATING REDD DISTRICTS

**CITY COUNCIL COPY
AMENDED DRAFT 11-8-2017**

**Article XXI
Georgetown Redevelopment Districts (REDD)**

provisions of this article, excluding the maximum impervious coverage and maximum building coverage requirements contained in Sections 2121.3 and 2125.

2. As a condition of approval of any expansion under subsection 2171.1(3), above, within three (3) years of any abandonment of a nonconforming heavy industrial use, under subsection 2171.3:

- (a) all nonconforming structures and features, which may be used for a conforming use, shall be brought into conformity with the provisions of this Ordinance; and
- (b) all structures and equipment that are manifestly and exclusively arranged for conducting the abandoned nonconforming heavy industrial use shall be removed from the property.

As a further condition of approval of such an expansion, the applicant must post in favor of the City of Georgetown a surety instrument (bond, certified check, or other instrument readily convertible to cash) sufficient to guarantee the removal of all structures and equipment that are manifestly and exclusively arranged for conducting the abandoned nonconforming heavy industrial use and which would not be appropriate for undertaking conforming uses of a property. Surety shall be equal to at least one hundred twenty-five percent of the cost to remove all buildings and structures manifestly and exclusively arranged for conducting the abandoned nonconforming heavy industrial use. Failure to maintain sufficient surety will be a violation of this article and will be grounds for the denial of additional permits and certificates of occupancy. The posting of surety does not constitute a waiver of liability or eliminate the property owner's responsibility to remove the nonconformity in accordance with Section 2171.3.

2171.2 Change of use. A nonconforming use may not be changed to any use other than a use allowed in the zoning district in which it is located.

2171.3 Abandonment and loss of nonconforming status. Once a nonconforming use, which lawfully existed on the effective date of this Ordinance, is abandoned, the use's legal nonconforming status shall be lost and the re-establishment of a nonconforming use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the REDD district in which it is located.

The abandonment of a nonconforming use and any related building(s) or structure(s) shall be deemed to have occurred upon any one or more of the following for more than three hundred sixty five (365) consecutive days or more than three hundred sixty five (365) days in any two consecutive years:

1. The cessation of production or processes for which the nonconforming use was intended; or
2. The vacating of the premises; or
3. Failure to secure or maintain licenses, permits, or regulatory approvals necessary for operation; or
4. Disconnecting utility service, such as water, gas, or electric service, serving the nonconforming use or property; or

TEXT AMENDMENT CREATING REDD DISTRICTS

**CITY COUNCIL COPY
AMENDED DRAFT 11-8-2017**

**Article XXI
Georgetown Redevelopment Districts (REDD)**

5. Removal of buildings, equipment, or fixtures which are necessary for the operation of the nonconforming use; or
6. Any structure containing a nonconforming use that has fallen into disrepair and has been deemed unfit for occupancy by the building official, fire marshal, or other competent authority.

~~Within three (3) years of the abandonment or loss of nonconforming status of a nonconforming heavy industrial use, all nonconforming structures and features shall be brought into conformity with the provisions of this Ordinance. Structures and equipment that are manifestly and exclusively arranged for conducting the abandoned nonconforming use shall be removed from the property.~~

2171.4 Damage or destruction and loss of legal nonconforming status. A nonconforming use that is damaged or destroyed by any cause shall not be restored or re-established if the cumulative cost of the repair work (materials and labor) in any five year period is more than fifty (50) percent of its pre-damage appraised value for tax purposes. Determinations of the costs of repair work shall be made by the building official, based on receipts and other evidence indicating actual repair costs. Where damage is fifty (50) percent or less and such repairs are permitted, they shall in no way increase the extent of the nonconformity (pre-damage) and shall otherwise be in full compliance with the regulations of this Ordinance. Authorized repairs shall be completed within twelve (12) months of such damage and shall conform to the requirements of the building code.

2171.5 Accessory uses. No use that is accessory to a principal nonconforming use shall continue after the principal use has ceased, unless it complies with the regulations of this Ordinance.

2171.6 [RESERVED] Discontinuance of Nonconforming Heavy Industrial Uses.

- ~~1. Except as provided below, heavy industrial uses shall be discontinued within five (5) years from the effective date of this Ordinance. Thereafter, all uses on the property shall comply with the requirements of this Ordinance.~~
- ~~2. Within three (3) years of the discontinuance of a nonconforming heavy industrial use as required by subsection (1) above or (3) below, all nonconforming structures and features shall be brought into conformity with the provisions of this Ordinance. Structures and equipment that are manifestly and exclusively arranged for conducting the discontinued nonconforming use shall be removed from the property.~~
- ~~3. At any time within four (4) years of the effective date of this division, an owner may apply to the Zoning Administrator for an extension to the timeframes for compliance set forth in subsection (1) or (2) above. The burden shall be on the applicant to demonstrate that these timeframes are not reasonable and do not afford sufficient time to protect a vested right or to recover costs, based some or all of the following factors:~~
 - ~~(a) capital investments made in the property before the property became nonconforming;~~
 - ~~(b) actual present or depreciated value of the land and improvements;~~
 - ~~(c) original purchase price;~~

TEXT AMENDMENT CREATING REDD DISTRICTS

Article XXI Georgetown Redevelopment Districts (REDD)

- (d) the time period, if any, to amortize costs of the land and improvements, under the Internal Revenue Code;
- (e) the remaining useful life of capital improvements and equipment on the property;
- (f) annual income;
- (g) return on investment;
- (h) close-out or demolition costs;
- (i) depreciation or appreciation in value of the property and capital investments;
- (j) salvage value of any nonconforming structures or equipment;
- (k) environmental clean-up costs, if any;
- (l) the remaining term of any leases on the property;
- (m) the availability of alternative business locations and the costs of relocation;
- (n) the suitability of existing capital investments and the property for uses that conform with the REDD;
- (o) the benefits to the public of amortizing the nonconforming use, based on the intent of this Article and the City's comprehensive plan, compared to the detriment to the property owner; and
- (p) any other factors supporting the applicant's assertion that the amortization and conformity timeframes set forth in subsections (1) and (2) above are not sufficient to protect a vested right under applicable law.

In making a determination under this subsection, the Zoning Administrator may rely on neutral experts in property appraisal, finance, and industry, based on reasonable economic practice and current market conditions. Appeals from the Zoning Administrator's determination shall be to the Board of Zoning Appeals as provided in this Ordinance.

4. No less than one hundred eighty (180) days after the effective date of this division, the Zoning Administrator shall provide written notice to the current owner of a nonconforming use property setting forth the date of the required discontinuance and conformity under subsections (1) and (2) above and advising the owner of the opportunity to appeal the Administrator's determination or to apply for an extension as provided in subsection (3). The Zoning Administrator also shall record a copy of said notice with the Georgetown County Registrar of Deeds.
5. The affected property owner may, within ninety (90) days of the receipt of written notice provided by subsection (4), above, appeal the Zoning Administrator's determination that subsections (1) and (2) apply to the property, to the Board of Zoning Appeals as provided in Article XV of this Ordinance.

Section 2172 Nonconforming Structures

2172.1 Use. A nonconforming structure may be occupied by any use allowed in the underlying zoning district. When a nonconforming structure contains one or more nonconforming uses, the nonconforming use of the structure is subject to the requirements of Section 2171.

TEXT AMENDMENT CREATING REDD DISTRICTS

**CITY COUNCIL COPY
AMENDED DRAFT 11-8-2017**

**Article XXI
Georgetown Redevelopment Districts (REDD)**

2172.2 Expansion. Except as provided in Section 2171.1, a nonconforming structure shall not be enlarged or altered in a way which increases its nonconformity ~~or constitutes a substantial improvement~~, but any structure or portion thereof may be altered to decrease its nonconformity.

2172.3 Moving or relocation. A nonconforming structure may be moved in whole or part to another location on the same lot if the movement or relocation does not increase the extent of nonconformity. A nonconforming structure may be moved to another lot provided that the dimensional and use requirements of the lot's underlying zoning district can be met.

2172.4 Damage or destruction and loss of nonconforming status. A nonconforming structure that is damaged or destroyed by any cause shall not be repaired, rebuilt, or altered if the cumulative cost of the repair work (materials and labor) in any five year period is more than fifty (50) percent of its pre-damage appraised value for tax purposes. Determinations of the costs of repair work shall be made by the building official, based on receipts and other evidence indicating actual repair costs. Where damage is fifty (50) percent or less and such repairs are permitted, they shall in no way increase the extent of the nonconformity (pre-damage) and shall otherwise be in full compliance with the regulations of this Ordinance. Authorized repairs shall be substantially complete within twelve (12) months of such damage and shall conform to the requirements of the building code.

Section 2173 Nonconforming Lots

2173.1 Vacant lots. Nonconforming vacant lots may be occupied by a use allowed by the underlying zoning district, provided that the use shall comply with all applicable setbacks. If the applicable zoning district permits a variety of uses or a variety of intensities and one or more uses or intensities would comply with setback and other district standards, while others would not, then only the uses or intensities that would comply with the applicable district standards shall be permitted.

2173.2 Lots with building(s) or structure(s). If a nonconforming lot contains a building or structure on the date on which this article becomes applicable to it, then the owner may continue the use of that building or structure and may reasonably expand the structure in a way that does not increase the degree of nonconformity. For buildings or structures occupied by a permitted use, an increase in the building size shall not be deemed to increase the degree of nonconformity unless it increases the encroachment on a required yard or, in the case of residential occupancy, increases the number of dwelling units on the nonconforming lot.

Section 2174 Nonconforming Features

~~Nonconforming features.~~ Except as may be provided elsewhere in this Ordinance, nonconforming features to include a deficiency in the number of required parking spaces, paving, deficiency in landscaping, required illumination, excessive impervious coverage or similar site appurtenance may continue pursuant to the provisions of this section. Any change of principal use, ~~new construction, feature replacement, or the issuance of a zoning permit affecting the nonconforming feature,~~ or the feature's removal, replacement, or expansion will thereupon require that the nonconforming feature be brought into full compliance with the requirements of this Ordinance.

TEXT AMENDMENT CREATING REDD DISTRICTS

Page 32

**CITY COUNCIL COPY
AMENDED DRAFT 11-8-2017**

**Article XXI
Georgetown Redevelopment Districts (REDD)**

~~Section 2175—Surety~~

~~Prior to the expansion of a nonconforming heavy industrial use, structure, or building, as provided in Sections 2171.1 and 2172.2, the applicant shall post in favor of the City of Georgetown a surety instrument (bond, certified check, or other instrument readily convertible to cash) sufficient to guarantee the removal of the nonconformity upon abandonment or loss of nonconforming status, as provided in Sections 2171.3 and 2171.4. Surety shall be equal to at least one hundred twenty-five percent of the cost of removal. Failure to maintain sufficient surety will be a violation of this article and will be grounds for the denial of additional permits and certificates of occupancy. The posting of surety does not constitute a waiver of liability or eliminate the property owner's responsibility to remove the nonconformity in accordance with Section 2171.3.~~

Sections 217~~5~~⁶ through 2179 [RESERVED]

TEXT AMENDMENT CREATING REDD DISTRICTS

Page 33

Attachment: Division 7 REDD Nonconformity Standards (DRAFT 11.8.17) WITH NCU REMOVAL (2417 : Text Amendment for the Redevelopment

Article XXI Georgetown Redevelopment Districts (REDD)

Division 7 REDD Nonconformity Standards

Section 2170 General Provisions Governing Nonconformities in REDD Districts

2170.1 Applicability. Notwithstanding the provisions of Section 400, nonconforming uses, structures, lots, and site features within the REDD districts are subject to the requirements of this article.

2170.2 Continuance. Any use, structure, lot, or other property feature that lawfully existed on this article's effective date may continue in accordance with and subject to the limitations imposed by this division.

2170.3 Determination of nonconformity status. The burden of establishing that a use, structure, lot, or site feature is a legal nonconformity, which lawfully existed on the effective date of this article shall, in all cases, be solely upon the property owner.

2170.4 [RESERVED] ~~Substantial improvements prohibited. A nonconformity shall not hereafter be substantially improved except where such improvement eliminates the nonconformity.~~

2170.5 Incidental Repairs and maintenance. Incidental repairs and normal maintenance of nonconformities shall be permitted unless such repairs are otherwise prohibited by this article. Nothing in this article shall be construed to prevent structures from being structurally strengthened or restored to a safe condition, in accordance with an official order of the building official or his/her designee.

2170.6 Change of tenancy or ownership. The status of a nonconformity is not affected by changes of tenancy, ownership, or management and the provisions of this division shall apply to current and subsequent owners and assigns of properties in the REDD.

Section 2171 Nonconforming Uses

2171.1 Expansion. A nonconforming use shall not be enlarged or expanded unless: ~~one of the following conditions exists:~~

1. Such expansion eliminates or reduces the nonconformity and such expansion or extension conforms to the provisions of this Ordinance; or
- (b)2. The expansion is into a part of an existing building or structure that was lawfully and manifestly designed or arranged for such use, provided that no such expansion shall be allowed if it displaces a conforming use ~~or constitutes a substantial improvement as defined herein; or~~
3. In the REDD B, the expansion is to a building or structure that contains a nonconforming industrial use and the expansion does not cumulatively increase the building or structure's footprint by more than 25% of the footprint that existed at the time of this article's adoption. Such expansion shall conform to all other provisions of this article, excluding the maximum impervious coverage and maximum building coverage requirements contained in Sections 2121.3 and 2125.

Formatted: Indent: Left: 0.75", Hanging: 0.25", T: 0.5", Left + Not at 0" + 0.25"

TEXT AMENDMENT CREATING REDD DISTRICTS

**CITY COUNCIL COPY
AMENDED DRAFT 11-8-2017**

**Article XXI
Georgetown Redevelopment Districts (REDD)**

2171.2 Change of use. A nonconforming use may not be changed to any use other than a use allowed in the zoning district in which it is located.

2171.3 Abandonment and loss of nonconforming status. Once a nonconforming use, which lawfully existed on the effective date of this Ordinance, is abandoned, the use's legal nonconforming status shall be lost and the re-establishment of a nonconforming use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the REDD district in which it is located.

The abandonment of a nonconforming use and any related building(s) or structure(s) shall be deemed to have occurred upon any one or more of the following for more than three hundred sixty five (365) consecutive days or more than three hundred sixty five (365) days in any two consecutive years:

1. The cessation of production or processes for which the nonconforming use was intended; or
2. The vacating of the premises; or
3. Failure to secure or maintain licenses, permits, or regulatory approvals necessary for operation; or
4. Disconnecting utility service, such as water, gas, or electric service, serving the nonconforming use or property; or
5. Removal of buildings, equipment, or fixtures which are necessary for the operation of the nonconforming use; or
6. Any structure containing a nonconforming use that has fallen into disrepair and has been deemed unfit for occupancy by the building official, fire marshal, or other competent authority.

~~Within three (3) years of the abandonment or loss of nonconforming status of a nonconforming heavy industrial use, all nonconforming structures and features shall be brought into conformity with the provisions of this Ordinance. Structures and equipment that are manifestly and exclusively arranged for conducting the abandoned nonconforming use shall be removed from the property.~~

2171.4 Damage or destruction and loss of legal nonconforming status. A nonconforming use that is damaged or destroyed by any cause shall not be restored or re-established if the cumulative cost of the repair work (materials and labor) in any five year period is more than fifty (50) percent of its pre-damage appraised value for tax purposes. Determinations of the costs of repair work shall be made by the building official, based on receipts and other evidence indicating actual repair costs. Where damage is fifty (50) percent or less and such repairs are permitted, they shall in no way increase the extent of the nonconformity (pre-damage) and shall otherwise be in full compliance with the regulations of this Ordinance. Authorized repairs shall be completed within twelve (12) months of such damage and shall conform to the requirements of the building code.

2171.5 Accessory uses. No use that is accessory to a principal nonconforming use shall continue after the principal use has ceased, unless it complies with the regulations of this Ordinance.

2171.6 [RESERVED] Discontinuance of Nonconforming Heavy Industrial Uses.

TEXT AMENDMENT CREATING REDD DISTRICTS

**CITY COUNCIL COPY
AMENDED DRAFT 11-8-2017**

**Article XXI
Georgetown Redevelopment Districts (REDD)**

1. ~~Except as provided below, heavy industrial uses shall be discontinued within five (5) years from the effective date of this Ordinance. Thereafter, all uses on the property shall comply with the requirements of this Ordinance.~~
2. ~~Within three (3) years of the discontinuance of a nonconforming heavy industrial use as required by subsection (1) above or (3) below, all nonconforming structures and features shall be brought into conformity with the provisions of this Ordinance. Structures and equipment that are manifestly and exclusively arranged for conducting the discontinued nonconforming use shall be removed from the property.~~
3. ~~At any time within four (4) years of the effective date of this division, an owner may apply to the Zoning Administrator for an extension to the timeframes for compliance set forth in subsection (1) or (2) above. The burden shall be on the applicant to demonstrate that these timeframes are not reasonable and do not afford sufficient time to protect a vested right or to recover costs, based some or all of the following factors:~~
 - ~~(a) capital investments made in the property before the property became nonconforming;~~
 - ~~(b) actual present or depreciated value of the land and improvements;~~
 - ~~(c) original purchase price;~~
 - ~~(d) the time period, if any, to amortize costs of the land and improvements, under the Internal Revenue Code;~~
 - ~~(e) the remaining useful life of capital improvements and equipment on the property;~~
 - ~~(f) annual income;~~
 - ~~(g) return on investment;~~
 - ~~(h) close out or demolition costs;~~
 - ~~(i) depreciation or appreciation in value of the property and capital investments;~~
 - ~~(j) salvage value of any nonconforming structures or equipment;~~
 - ~~(k) environmental clean up costs, if any;~~
 - ~~(l) the remaining term of any leases on the property;~~
 - ~~(m) the availability of alternative business locations and the costs of relocation;~~
 - ~~(n) the suitability of existing capital investments and the property for uses that conform with the REDD;~~
 - ~~(o) the benefits to the public of amortizing the nonconforming use, based on the intent of this Article and the City's comprehensive plan, compared to the detriment to the property owner; and~~
 - ~~(p) any other factors supporting the applicant's assertion that the amortization and conformity timeframes set forth in subsections (1) and (2) above are not sufficient to protect a vested right under applicable law.~~

~~In making a determination under this subsection, the Zoning Administrator may rely on neutral experts in property appraisal, finance, and industry, based on reasonable economic practice and current market conditions. Appeals from the Zoning Administrator's determination shall be to the Board of Zoning Appeals as provided in this Ordinance. —~~

TEXT AMENDMENT CREATING REDD DISTRICTS

**CITY COUNCIL COPY
AMENDED DRAFT 11-8-2017**

**Article XXI
Georgetown Redevelopment Districts (REDD)**

4. ~~No less than one hundred eighty (180) days after the effective date of this division, the Zoning Administrator shall provide written notice to the current owner of a nonconforming use property setting forth the date of the required discontinuance and conformity under subsections (1) and (2) above and advising the owner of the opportunity to appeal the Administrator's determination or to apply for an extension as provided in subsection (3). The Zoning Administrator also shall record a copy of said notice with the Georgetown County Registrar of Deeds.~~
5. ~~The affected property owner may, within ninety (90) days of the receipt of written notice provided by subsection (4), above, appeal the Zoning Administrator's determination that subsections (1) and (2) apply to the property, to the Board of Zoning Appeals as provided in Article XV of this Ordinance.~~

Section 2172 Nonconforming Structures

2172.1 Use. A nonconforming structure may be occupied by any use allowed in the underlying zoning district. When a nonconforming structure contains one or more nonconforming uses, the nonconforming use of the structure is subject to the requirements of Section 2171.

2172.2 Expansion. ~~Except as provided in Section 2171.1, a nonconforming structure shall not be enlarged or altered in a way which increases its nonconformity or constitutes a substantial improvement, but any structure or portion thereof may be altered to decrease its nonconformity.~~

2172.3 Moving or relocation. A nonconforming structure may be moved in whole or part to another location on the same lot if the movement or relocation does not increase the extent of nonconformity. A nonconforming structure may be moved to another lot provided that the dimensional and use requirements of the lot's underlying zoning district can be met.

2172.4 Damage or destruction and loss of nonconforming status. A nonconforming structure that is damaged or destroyed by any cause shall not be repaired, rebuilt, or altered if the cumulative cost of the repair work (materials and labor) in any five year period is more than fifty (50) percent of its pre-damage appraised value for tax purposes. Determinations of the costs of repair work shall be made by the building official, based on receipts and other evidence indicating actual repair costs. Where damage is fifty (50) percent or less and such repairs are permitted, they shall in no way increase the extent of the nonconformity (pre-damage) and shall otherwise be in full compliance with the regulations of this Ordinance. Authorized repairs shall be substantially complete within twelve (12) months of such damage and shall conform to the requirements of the building code.

Section 2173 Nonconforming Lots

2173.1 Vacant lots. Nonconforming vacant lots may be occupied by a use allowed by the underlying zoning district, provided that the use shall comply with all applicable setbacks. If the applicable zoning district permits a variety of uses or a variety of intensities and one or more uses or intensities would comply with setback and other district standards, while others would not, then only the uses or intensities that would comply with the applicable district standards shall be permitted.

TEXT AMENDMENT CREATING REDD DISTRICTS

CITY COUNCIL COPY
AMENDED DRAFT 11-8-2017

Article XXI Georgetown Redevelopment Districts (REDD)

2173.2 *Lots with building(s) or structure(s).* If a nonconforming lot contains a building or structure on the date on which this article becomes applicable to it, then the owner may continue the use of that building or structure and may reasonably expand the structure in a way that does not increase the degree of nonconformity. For buildings or structures occupied by a permitted use, an increase in the building size shall not be deemed to increase the degree of nonconformity unless it increases the encroachment on a required yard or, in the case of residential occupancy, increases the number of dwelling units on the nonconforming lot.

Section 2174 Nonconforming Features

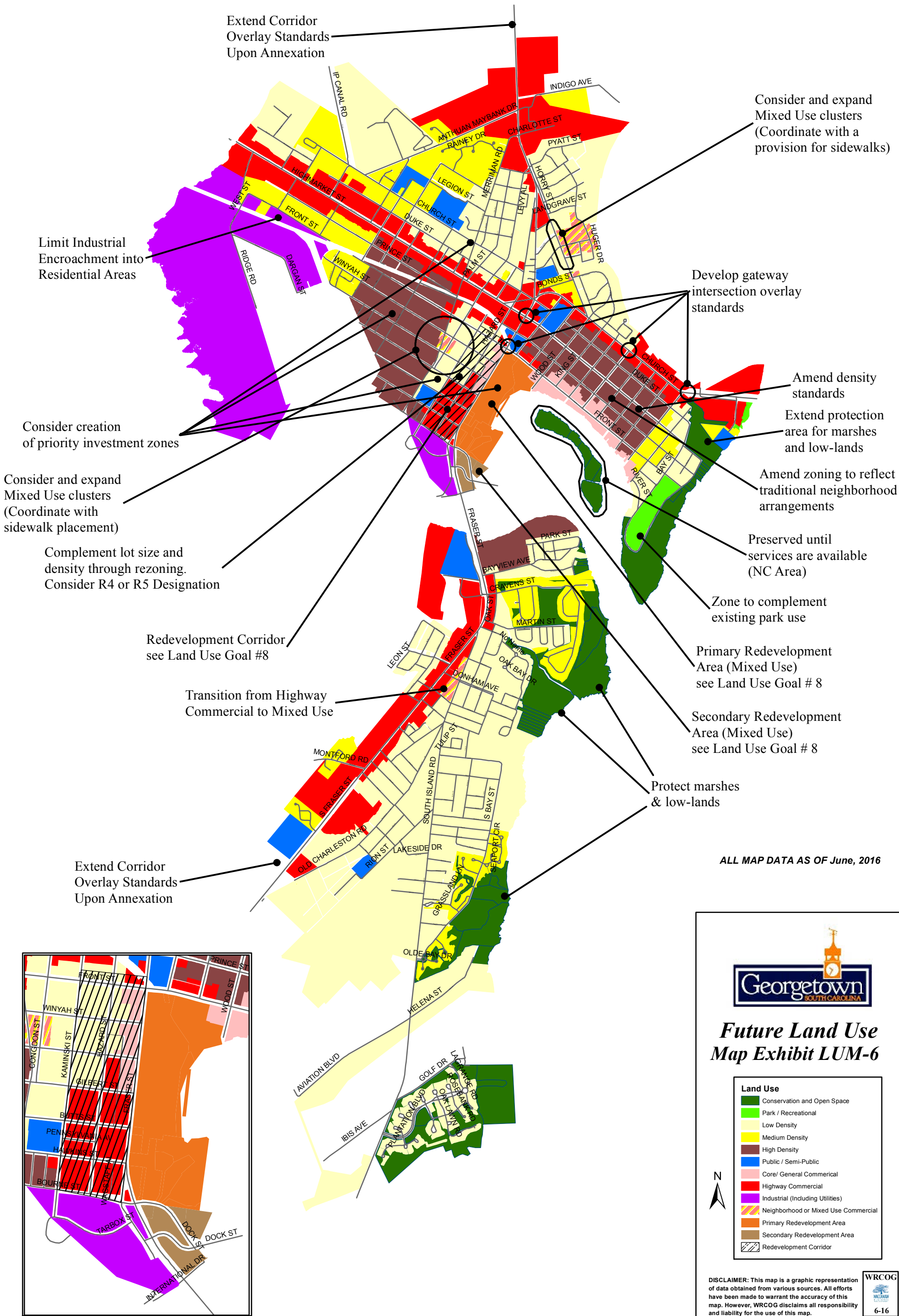
~~Nonconforming features.~~ Except as may be provided elsewhere in this Ordinance, nonconforming features to include a deficiency in the number of required parking spaces, paving, deficiency in landscaping, required illumination, excessive impervious coverage or similar site appurtenance may continue pursuant to the provisions of this section. Any change of principal use, ~~new construction, feature replacement, or the issuance of a zoning permit affecting the nonconforming feature,~~ or the feature's removal, replacement, or expansion will thereupon require that the nonconforming feature be brought into full compliance with the requirements of this Ordinance.

~~Section 2175—Surety~~

~~Prior to the expansion of a nonconforming heavy industrial use, structure, or building, as provided in Sections 2171.1 and 2172.2, the applicant shall post in favor of the City of Georgetown a surety instrument (bond, certified check, or other instrument readily convertible to cash) sufficient to guarantee the removal of the nonconformity upon abandonment or loss of nonconforming status, as provided in Sections 2171.3 and 2171.4. Surety shall be equal to at least one hundred twenty-five percent of the cost of removal. Failure to maintain sufficient surety will be a violation of this article and will be grounds for the denial of additional permits and certificates of occupancy. The posting of surety does not constitute a waiver of liability or eliminate the property owner's responsibility to remove the nonconformity in accordance with Section 2171.3.~~

Sections 2175~~6~~ through 2179 [RESERVED]

TEXT AMENDMENT CREATING REDD DISTRICTS



Attachment: LUM_6 (2417 : Text Amendment for the Redevelopment District (REDD))

**Planning Commission
Minutes
April 25, 2017**

MEMBERS PRESENT: Winfred Pieterse, Gerald Williams, Bernard Jones, Paul Smith, Brittany Johnson, Chris Moore, & Joan Schmid

MEMBERS ABSENT: None

OTHERS PRESENT: Matt Millwood, Elise Crosby, Rick Martin, & Debra Grant

I. Call to Order

Pledge & Prayer

II. Public Hearing:

- **Mr. Gordon Spelich/Representing Liberty Group** addressed the Commissioners and told them that they have signed a letter of intent with the owners of the Georgetown Steel Mill. Mr. Spelich said he is present to see what the outcome of this meeting will be, because they would like to make Georgetown their first US venture. The hope is to clean the property and be a good neighbor by being a green/steel company. Several thousand dollars will be allocated to the cleanup and to make the site aesthetically pleasing. This venture will create jobs for the area.
- **Mr. Keith Nagel/Representing Arcelor Mittal** told the Commissioners that the rezoning of the site will restrict them from making this operation viable. Mr. Nagel says he believes the Liberty Group's sale is a sustainable opportunity to reopen and offer high paying jobs to the citizens of Georgetown. The rezoning that the City is seeking is incompatible to the use of the mill, instead the plan is for retail, residential, and offices that will be extended over the next 25 years. The new zoning is not realistic, and the 5 years given for the use of producing steel is not reasonable and is a death sentence to the steel mill. If this ordinance passes and hinder this sale and/or future sales of the mill, they will have no choice but to seek legal actions for damages. They are asking that the Planning Commission make a recommendation against the rezoning and that City Council will delay its rezoning efforts while there is an opportunity to reopen the steel mill.
- **Mr. James Sanderson Jr. /President of the Steel Union (Not a citizen of the City of Georgetown)** Mr. Sanderson is in opposition of the rezoning of the steel mill property. Mr. Sanderson said the mill was in operation since 1969 and stop operation in 2015. There was an agreement made on April 21, 2017 for the purchase and reopening the steel mill, and it appears that the efforts of the City to rezone the property was fast tracked to prevent this.
- **Ms. Tessa Warren/Partner in the law firm representing the United Steel Workers (Not a citizen of the City of Georgetown)** the steel mill workers believe this business will again be a viable business and they are in opposition to the rezoning of the property.
- **Mr. Bill Duncan/ local attorney (Not a citizen of the City of Georgetown)** is in opposition of the rezoning of the property and in support of the reopening of the mill, because if it is rezoned it will put our neighbors out of a good job.
- **Ms. Zane Wilson (citizen of the City of Georgetown)** is in favor of the reopening of the mill, if there is someone willing to reopen it.
- **Mr. Eric Solheim (not a citizen of the City of Georgetown)** is in support of the reopening of the steel mill. Mr. Solheim said he feels the Mayor does not care about the City's well-being and said the plans of the ULI is fiction for this area.

- **Alice Kester (citizen of the City of Georgetown)** said she feels the rezoning of the property is in the best interest of the city.
- **John Kester (citizen of the City of Georgetown)** is in favor of the rezoning of the steel mill, because of the air quality and all the damages caused to the homes and trees in the city.
- **Charles Smith (citizen of the City of Georgetown)** is in opposition of the rezoning and the text amendment. This text amendment prevents any type of manufacturing companies from coming into the city.
- **Tupelo Humes (citizen of the City of Georgetown)** is a steel mill worker and in favor of the reopening of the mill because of the opportunities that will be given to the citizens to make a living. Mr. Humes said if someone has come forward to reopen the mill the rezoning should be put aside. Mr. Humes said he feels the rezoning is a personal agenda for some of the members of City Council.
- **Pete Olmstead (citizen of the City of Georgetown)** is in favor of the rezoning of the steel mill property.
- **Ryan Gibson (citizen of the City of Georgetown)** does not feel that the rezoning would prohibit the operation of the mill, and is in favor of the rezoning.
- **Ms. Lucas (citizen of the City of Georgetown)** is not in favor of the rezoning and would like to see the mill reopened.

III. Regular Meeting

Motion to close Public Hearing and enter into regular meeting; Motion made by Mr. Moore and seconded by Mr. Jones.

IV. Public Input: None

- V. Minutes:** The minutes for March 28, 2017; **Mr. Chris Moore made a motion to approve the minutes as written, seconded by Mr. Bernard Jones; the motion carried unanimously.**

VI. Commission Considerations:

- 1. Review and recommend a text amendment to the City of Georgetown Zoning Ordinance to add the proposed zoning district, Article XXI, Redevelopment District (REDD), and supplemental amendments to Article V Section 514, Article XIII Section 1301, and Article XV Section 1504.**
- 2. Recommend for adoption a rezoning of the following parcels:**

05-0025-059-03-00	05-0028-023-00-00	05-0028-024-01-01
05-0026A-001-00-00	05-0028-023-01-00	05-0028-024-02-00
05-0026A-002-00-00	05-0028-023-01-00	05-0028-024-03-00
05-0026A-004-00-00	05-0028-023-01-00	05-0028-025-00-00
05-0026A-005-00-00	05-0028-023-02-00	05-0028-022-00-00
05-0028-022-00-00	05-0028-024-00-00	05-0028-024-00-00
05-0028-022-01-00	05-0028-024-01-00	

From Limited Industrial (LI), Heavy Industrial (HI), & Core Commercial (CC) to Base Redevelopment District (REDD-B) (see attached LUM-6 for detailed location); and furthermore amend the Official Zoning Map of the City of Georgetown.

Staff Input: Matt Millwood told the Commissioners that he did not have a power point, however he had included all pertinent information in their packets. All notices were sent out to the surrounding property owners. The packets also included the current zoning map and the proposed zoning map. Mr. Millwood also explained why the Planning Commission is hearing this case tonight; stating that the Planning Commission's bylaws found in the City's Code of Ordinances requires a Public Hearing for all amendments to the zoning ordinance

and maps to come before the Planning Commission. City Council voted on a resolution on March 16, 2017 which was a directive from the Council and Mayor to this Commission to review and make a recommendation on the text amendment and rezoning.

Mr. Pieterse/Board Chair asked if the County owned any of the property listed on the map. **Matt Millwood/City Staff** said no the County is not listed as owning any property on the map.

Motion: **Mr. Gerald Williams** made a motion to disapprove the proposal for rezoning the property to the new Redevelopment District (REDD) zone and that the City makes all the necessary speed to work with the Liberty Group to help them reopen the steel mill to allow jobs and benefit the City of Georgetown.

Seconded: **Ms. Brittany Johnson** seconded the motion, the motion carried 4 to 3 by a roll call vote.

VII. Information for Board

Updates from staff on the West End Redevelopment Sub-Committee meeting that was held on Monday, April 24, 2017 at 6 pm.

Matt Millwood/City Staff said the meeting was held at the Mitney building and the discussion was on trash pickup, mobile homes, housing & zoning elements, and the Economic Development Director, Ms. Gloria Tinubu gave the future and current goals of the committee.

Ms. Brittany Johnson also mention the discussion of properties that are too small for development.

VIII. Executive Session

- a. Motion to adjourn the regular April meeting of the Planning Commission and enter Executive Session pursuant to SC Code Sections 30-4-70 (a) (2) and (5) to discuss and receive legal advice on matters related to zoning, covered by attorney-client privilege, concerning agenda items VI, 1-2. **Motion was made by Mr. Chris Moore, seconded by Mr. Bernard Jones.**
- b. Motion at adjourn Executive Session and reconvene the regular meeting of the Planning Commission.

No formal action was taken in Executive Session.

After reconvening from Executive Session, **Mr. Gerald Williams** made a motion to **disapprove the proposed text amendment to the City of Georgetown Zoning Ordinance, seconded by Mr. Bernard Jones; the motion carried 4 to 3 by roll call vote.** This extra motion was recommended by the City Attorney to make sure both items for consideration on the agenda were voted on.

IX. Adjournment: With there being no further business the meeting was adjourned. *Submitted By,*

Debra Grant
Board Secretary

STATE OF SOUTH CAROLINA)

RESOLUTION

CITY OF GEORGETOWN)

WHEREAS, the City of Georgetown has undertaken efforts to reimagine and revitalize lands on and around its inner harbor waterfront adjacent to the City's West End neighborhood and the City's National Register Historic District and historic downtown, which has the ability to transform the larger community; and

WHEREAS, the City of Georgetown wishes to leverage the community's assets, expanding on its resources, providing economic opportunity to its residents, and attracting outside investment; and

WHEREAS, on April 7, 2016, the City of Georgetown Planning Commission's Comprehensive Plan Sub-Committee held a meeting to discuss the Land Use Element of the 2016 Comprehensive Plan update as a precursor to rezoning and the intent to explore redevelopment along Highway 17 and near the city's inner harbor waterfront; and

WHEREAS, a working group comprised of representatives from the City of Georgetown, Georgetown County, South Carolina Department of Commerce, South Carolina State Ports Authority, Santee Cooper, and local businesses evaluated various community planning options and determined the best approach for Georgetown's inner harbor waterfront was an Urban Land Institute Advisory Services Panel Program; and

WHEREAS, in 2016, the City engaged the Urban Land Institute ("ULI") to undertake a study of the areas near the harbor, evaluating Market Opportunities, Planning and Development Options, and an Action Plan and Priority Recommendations, and soon thereafter full ULI briefing books were provided to the Mayor and City Council members; and

WHEREAS, on August 23, 2016, after a public meeting, the Planning Commission recommended revisions to the Land Use Element of the Comprehensive Plan related to the redevelopment of areas of the inner harbor; and

WHEREAS, the ULI Panel engaged by the working group visited the community from September 18-23, 2016, and subsequently produced a report outlining its recommendations for redevelopment of the inner harbor waterfront and responding to specific questions and issues raised by the working group; and

WHEREAS, during the ULI Panel engagement, a Public Town Hall meeting was held on September 19, 2016 at Howard Auditorium and the ULI Panel Report was presented at a public meeting at Winyah Auditorium on September 23, 2016; and

WHEREAS, on October 27, 2016, following a public hearing, the City Council adopted revisions to the Land Use Element of the City's Comprehensive Plan related to the redevelopment of areas of the inner harbor; and

WHEREAS, the Comprehensive Plan Land Use Element adopted in October 2016 recommended creation of a mixed use/redevelopment district to provide for the optimum use and conversion of industrial sites and other large tracts; and

WHEREAS, the City of Georgetown has designated on the Future Land Use Map of its Comprehensive Plan's Land Use Element, certain Primary and Secondary Redevelopment Areas comprising the inner harbor waterfront; and

WHEREAS, the Primary and Secondary Redevelopment Areas are located within the City's Design Overlay District for Main Corridors (MCOD), and also about Front Street, Georgetown's historic riverfront core commercial district; and

WHEREAS, following adoption of the amendments to the Land Use Element, the City staff, in partnership with the Waccamaw River Council of Governments, worked to develop zoning text amendments for the Georgetown Redevelopment Districts (REDD) for the areas within the Primary and Secondary Redevelopment Areas of the Comprehensive Plan's Future Land Use Map; and

WHEREAS, City staff recommends adoption of the REDD within all or some of the lands within the Primary and Secondary Redevelopment Areas of the Comprehensive Plan's Future Land Use Map; and

WHEREAS, on January 19, 2017, the City Council authorized an Intergovernmental Agreement to work together with Georgetown County in planning for the redevelopment of the areas around the inner harbor; and

WHEREAS, the recommended zoning ordinance text of the REDD and proposed areas for rezoning are on file with the City and are open to public inspection; and

WHEREAS, the City's Comprehensive Plan Land Use Element identifies a goal to provide for the harmonious redevelopment of existing industrial districts and uses located in the city's core and in other areas where the potential for nuisances and impacts on adjacent properties are high; and

WHEREAS, the City of Georgetown held town hall meetings on March 2, March 6, and March 7, 2017 to receive public input on redevelopment of the lands generally within the Primary and Secondary Redevelopment Areas; and

WHEREAS, the City of Georgetown recognizes the importance to the community of implementing the recommendations of its Comprehensive Plan and the ULI Panel Report;

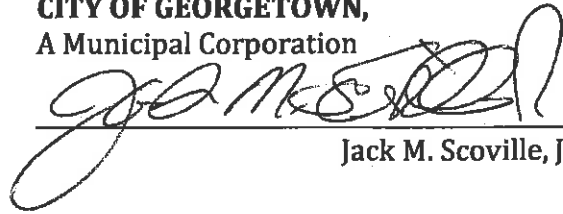
NOW THEREFORE BE IT RESOLVED THAT,

1. The draft Zoning Code text amendment establishing the Georgetown Redevelopment Districts (REDD) is attached to this Resolution as Exhibit A, and the City Council is hereby resolved to adopt such or similar text, with or without modifications, subject to a public hearing, public input, and the recommendations of the Planning Commission, as provided below;

2. The attached Exhibit B, Comprehensive Plan Future Land Use Map, indicates the lands ("Primary and Secondary Redevelopment Areas") the City Council will consider for rezoning to REDD-Base, as provided in the REDD ordinance attached as Exhibit A;
3. The City Council hereby requests the Planning Commission, at its regular March 28, 2017 meeting, consider and make recommendations as to certain Comprehensive Plan amendments related to adoption of the REDD within the Primary and Secondary Redevelopment Areas;
4. The City Council hereby requests the Planning Commission hold a public hearing on the proposed draft REDD text and associated map amendments, at its regular meeting of April 25, 2017 and to make a report and recommendation to the City Council as provided by state law and City code;
5. The City Council hereby directs and authorizes City staff to advertise the public hearings related to the proposed Zoning Code text and map amendments and to any proposed Comprehensive Plan amendments recommended by the Planning Commission at its March 28, 2017 meeting, following such meeting and report from the Planning Commission;
6. The City Council hereby resolves that consideration at first reading of the proposed Zoning Code text and map amendment ordinances shall follow the required report and recommendation from the Planning Commission, and may be held as soon as May 18, 2017;
7. The City Council of the City of Georgetown is hereby resolved to consider the particular scheme of zoning recommended by City staff, related to the revitalization of its inner harbor waterfront, as shown in the REDD in Exhibit A, within the Primary and Secondary Redevelopment Areas, as shown in Exhibit B, based on public input and the report and recommendation of the Planning Commission; and
8. The REDD zoning shall be subject to the pending ordinance doctrine within the Primary and Secondary Redevelopment Areas of the City's Comprehensive Plan Future Land Use Map, shown in Exhibit B.

AND IT IS SO RESOLVED, this 16th day of March 2017.

CITY OF GEORGETOWN,
A Municipal Corporation

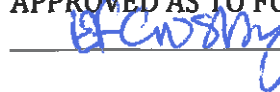


Jack M. Scoville, Jr., Mayor

ATTEST:


Ann U. Mercer, City Clerk

APPROVED AS TO FORM:



Elise Crosby, City Attorney



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

ORDINANCE

DOC ID: 2290 B

Council Meeting Date:	21 December 2017
Department:	Housing and Community Development
Issue Under Consideration:	Motion to approve an ordinance rezoning twenty (20) parcels from Heavy Industrial (HI), Limited Industrial (LI), and Core Commercial (CC) to Base Redevelopment District (REDD-B); and furthermore amend the Official Zoning Map of the City of Georgetown.
Amount Requested:	N/A
Is Item in Current Budget?	N/A
If no, please explain:	N/A
Financial Impact:	N/A
Points to Consider:	• This proposed ordinance is to rezone the property in the "steel mill" area from Heavy Industrial (HI), Limited Industrial (LI), and Core Commercial (CC) to Base Redevelopment District (REDD-B). • This rezoning coincided with the proposed text amendment to add Article XXI, Redevelopment District (REDD), to the Zoning Ordinance of the City of Georgetown. • This proposed rezoning will make the area Mixed-Use for future development (see attached LUM-6).
Options:	Approve or deny first reading of this rezoning ordinance.
Staff Recommendation:	Staff recommends approving this rezoning.

Reviews:

Rick Martin	Completed	05/09/2017 1:44 PM
Paul Gardner	Completed	05/09/2017 2:40 PM
Debra Bivens	Completed	08/08/2017 5:34 PM
Ann U. Mercer	Completed	08/11/2017 1:48 PM
Georgetown City Council	Completed	09/21/2017 5:30 PM

Attachments:

1. 1 REDD Rezoning Ord (PDF)
2. 2 LUM_6 (PDF)
3. 3 Current Zoning Map (PDF)
4. 4 Proposed Zoning Map (PDF)

MOTION TO APPROVE AN ORDINANCE REZONING TWENTY (20) PARCELS FROM HEAVY INDUSTRIAL (HI), LIMITED INDUSTRIAL (LI), AND CORE COMMERCIAL (CC) TO BASE REDEVELOPMENT DISTRICT (REDD-B); AND FURTHERMORE AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GEORGETOWN.

AN ORDINANCE REZONING THE FOLLOWING TWENTY (20) PARCELS FROM LIMITED INDUSTRIAL (LI), HEAVY INDUSTRIAL (HI), & CORE COMMERCIAL (CC) TO BASE REDEVELOPMENT DISTRICT (REDD-B) (see attached LUM-6); AND FURTHERMORE AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GEORGETOWN

05-0025-059-03-00	05-0028-023-00-00	05-0028-024-01-01
05-0026A-001-00-00	05-0028-023-01-00	05-0028-024-02-00
05-0026A-002-00-00	05-0028-023-01-00	05-0028-024-03-00
05-0026A-004-00-00	05-0028-023-01-00	05-0028-025-00-00
05-0026A-005-00-00	05-0028-023-02-00	05-0028-022-00-00
05-0028-022-00-00	05-0028-024-00-00	05-0028-024-00-00
05-0028-022-01-00	05-0028-024-01-00	

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, on March 16, 2017, the City Council of the City of Georgetown resolved to consider rezoning the above-reference parcels; and

WHEREAS, the City Council of the City of Georgetown incorporates herein its findings from the March 16, 2017 Resolution above-referenced; and

WHEREAS, the Planning Commission of the City of Georgetown, South Carolina held a public hearing April 25, 2017, to receive public input regarding the rezoning request; and

WHEREAS, following the public hearing the Planning Commission voted 4-3 to recommend denial of the rezoning request; and

WHEREAS, the City Council of the City of Georgetown recognizes the importance to the city of the locations proposed for rezoning, sited at Georgetown's southern gateway, between the US Highway 17 and the Sampit River; and

WHEREAS, the Mayor and City Council of the City of Georgetown have determined it is in the best interests of the future economic vitality and public health, safety, and welfare of the city that the requested zoning boundaries as shown on the Official Zoning Map be revised and amended as follows:

Rezoning of the aforementioned twenty (20) parcels from Limited Industrial (LI), Heavy Industrial (HI), & Core Commercial (CC) to Base Redevelopment District (REDD-B).

For a specific description of said properties, please see attached map (LUM-6).

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 of the aforementioned twenty (20) parcels from Limited Industrial (LI), Heavy Industrial (HI), & Core Commercial (CC) to Base Redevelopment District (REDD-B), see map (LUM-6).

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

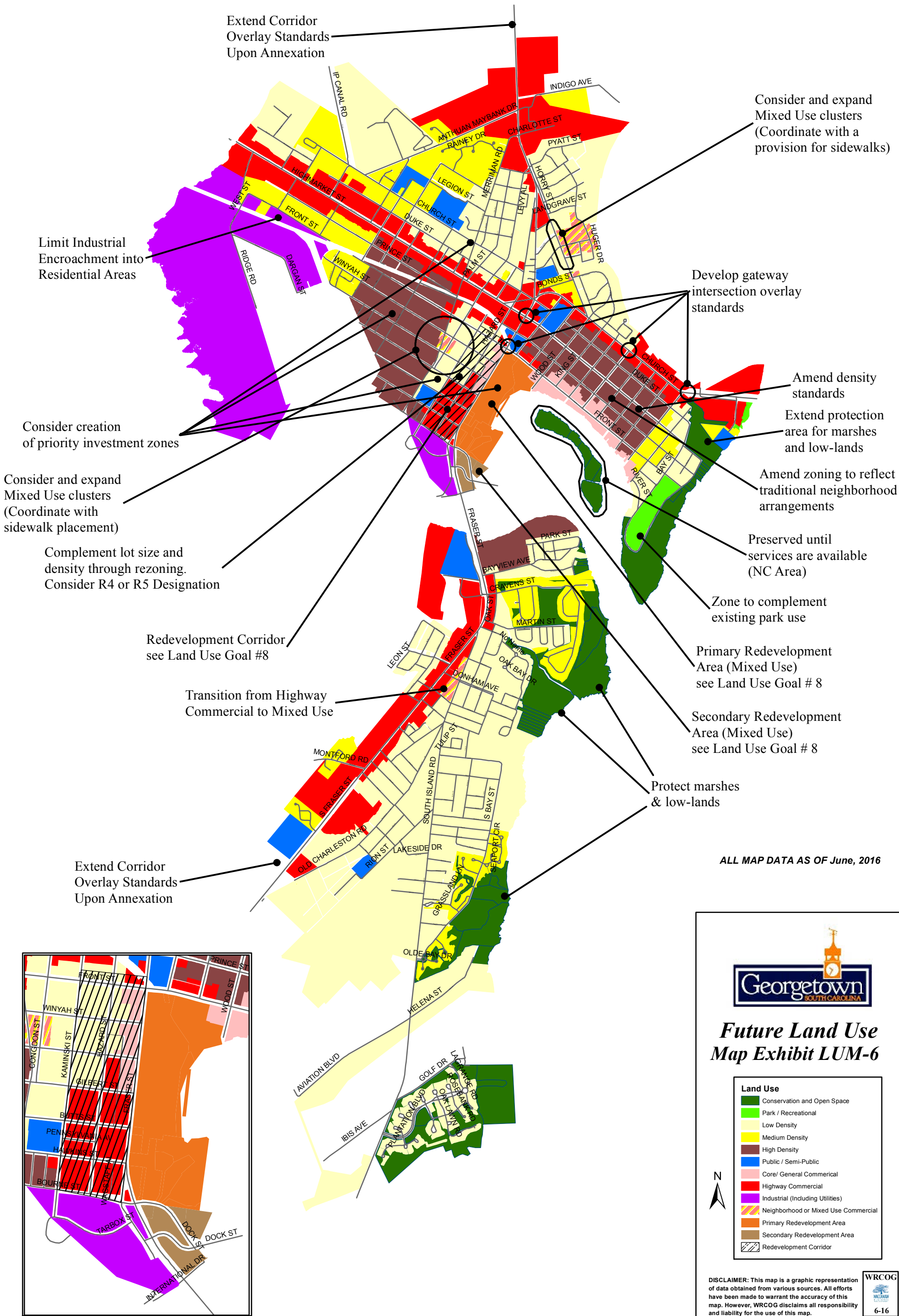
Jack M. Scoville, Jr., Mayor

First Reading: _____

Approved as to Form:

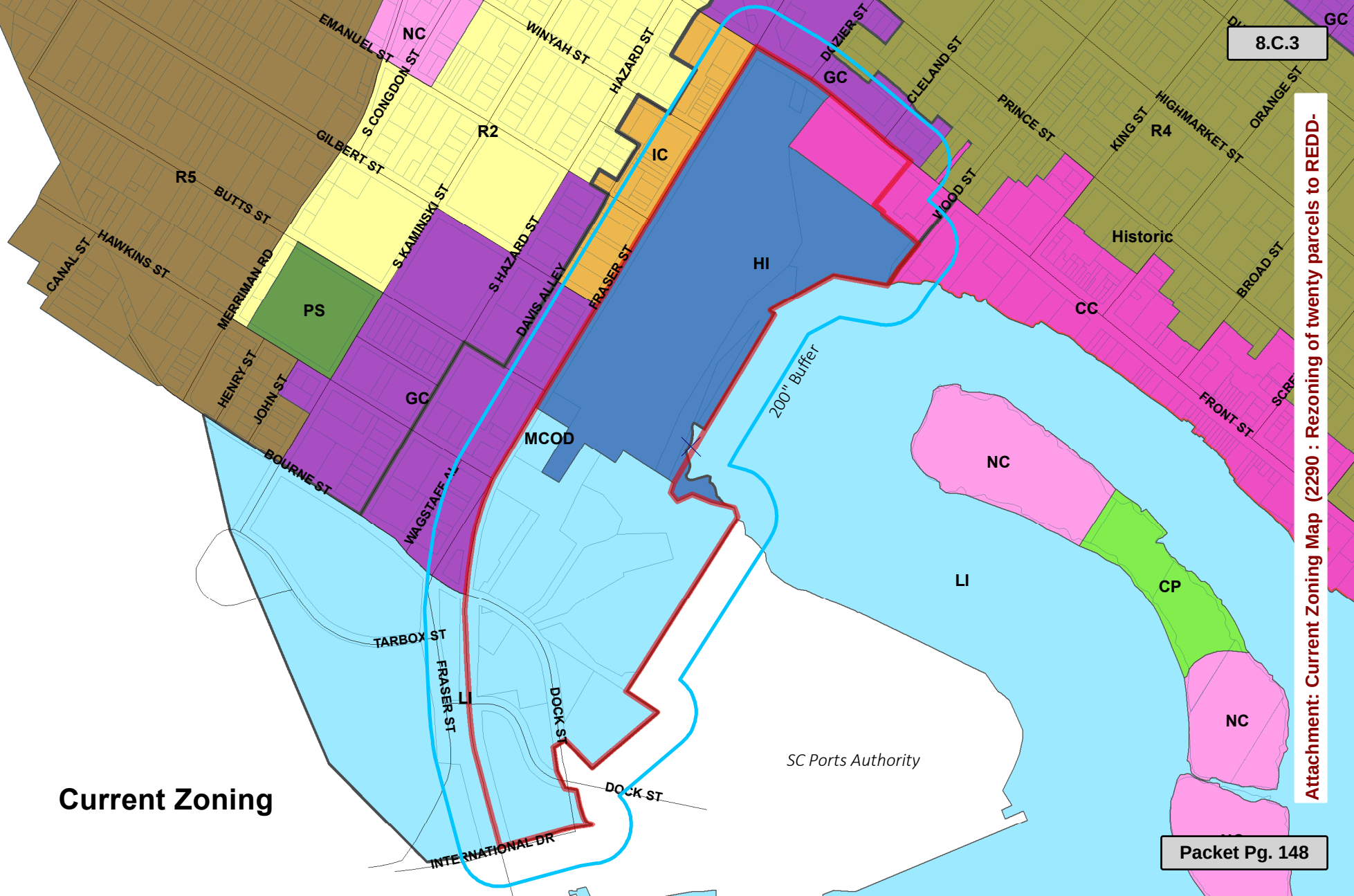
Second Reading: _____

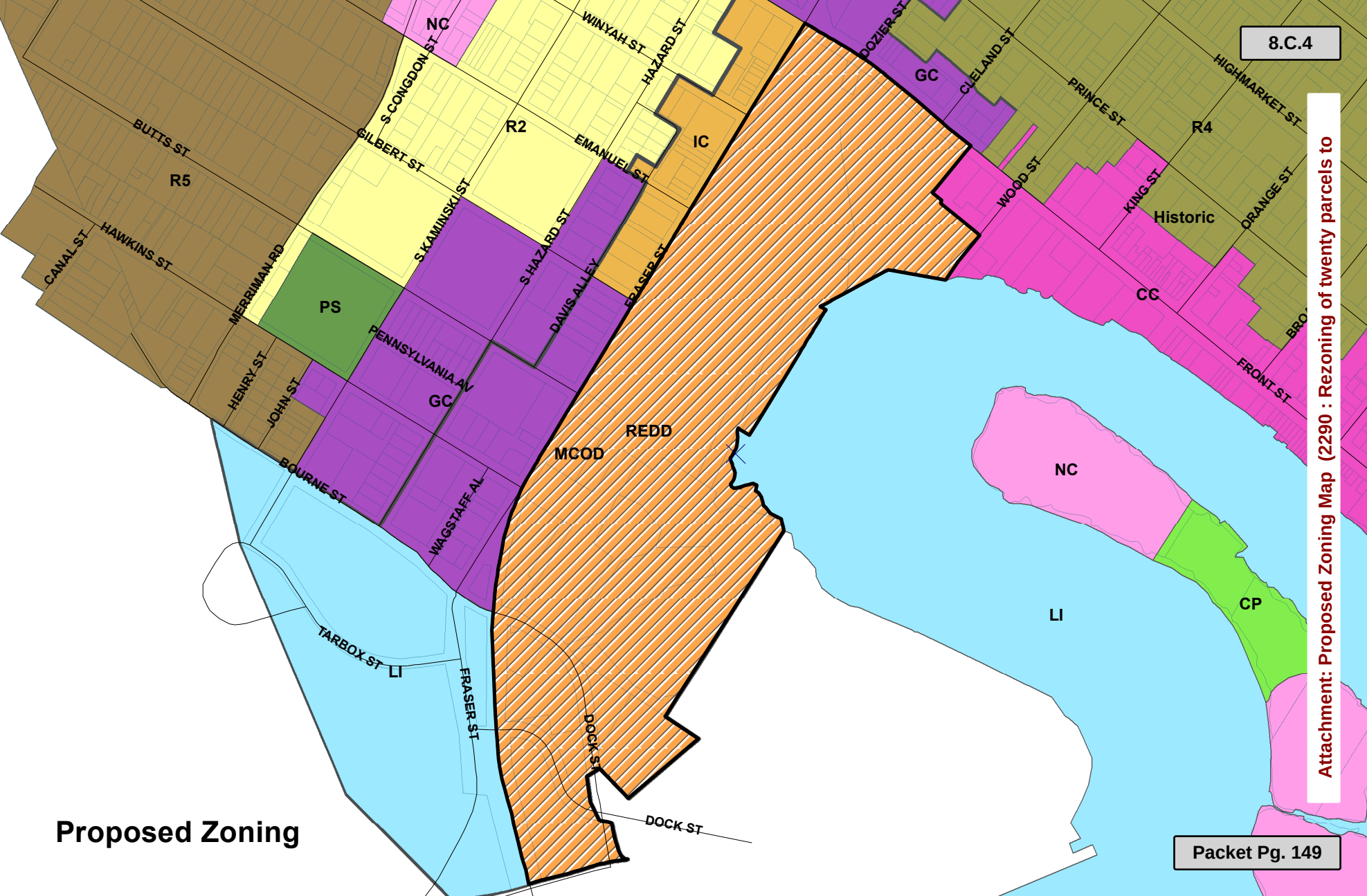
Elise F. Crosby, City Attorney



Attachment: LUM_6 (2290 : Rezoning of twenty parcels to REDD-B and amend zoning map)

Current Zoning





Proposed Zoning



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

ACTION ITEM

DOC ID: 2433

Council Meeting Date:	21 December 2017
Department:	Administration
Issue Under Consideration:	Motion to Approve Amended Operations Agreement Between The City Of Georgetown And The Friends Of The Kaminski House
Amount Requested:	N/A
Is Item in Current Budget?	N/A
If no, please explain:	
Financial Impact:	N/A
Points to Consider:	FOKH Responsibilities Have Changed
Options:	1. Approve 2. Disapprove
Staff Recommendation:	Staff recommends approval.

Reviews:

Paul Gardner Completed 12/14/2017 4:15 PM
 Finance Skipped 12/14/2017 4:20 PM
 Skip step per Administrator
 City Attorney Completed 12/14/2017 4:39 PM
 Ann U. Mercer Completed 12/14/2017 4:45 PM
 Georgetown City Council Pending 12/21/2017 5:30 PM

Attachments:

1. 1 Operations Agreement FKH-COG signed 6-28-13 (PDF)
2. 2 FKH OA Addendum 1.0 - signed (PDF)
3. 3 FOKH COG Addendum 2 10-26-17 (PDF)

OPERATIONS AGREEMENT FOR KAMINSKI HOUSE AND STEWART-PARKER HOUSE

This Operations Agreement ("Agreement") is made effective as of June 30 2013 ("Effective Date"), between The City of Georgetown, South Carolina, a municipal corporation and body politic ("City"), and The Friends of the Kaminski House, a charitable non-profit corporation organized under the laws of the State of South Carolina ("FKH"). The parties covenant and agree as follows:

SECTION I. PROPERTIES

- a. The Kaminski House. 1003 Front Street, Georgetown, South Carolina. Pursuant to the Last Will and Testament of Julia P. Kaminski dated February 13, 1968, Mrs. Kaminski bequeathed this property, her residence, to the City provided that the City use the Kaminski House as a "city historical home," "museum," or "show place" and that the City maintains the residence and grounds. Since 1972, the property has been maintained and operated as The Kaminski House Museum.
- b. Stewart-Parker House. 1019 Front Street, Georgetown, South Carolina. The Stewart-Parker House (a/k/a Parker-Stewart House) is owned by the Colonial Dames of South Carolina (NSCDA-SC Stewart-Parker House LLC) and leased to the City pursuant to a 99 year lease between the Parker Stewart House Foundation and the City, dated August 30, 2002, recorded September 4, 2002, corrected August 6, 2004, and assigned June 7, 2006 "for the promotion of historical and cultural purposes."

SECTION II. PARTIES

- a. The City of Georgetown, South Carolina, a municipal corporation and body politic ("City"), is the Trustee of a charitable trust created under Item 12 of the Last Will and Testament of Julia P. Kaminski (see §I.a.). The City operates the Kaminski House as a museum using full and part-time staff employed by the City to operate and manage the residence, furnishings, and grounds. The Mayor of the City is one of a three-member Trust Oversight Committee for the Kaminski House established by the Will and amended by Order of the Georgetown County Probate Court dated August 9, 2012. The City is the leaseholder of the Stewart-Parker house (see §I.b.). The City maintains and operates the property as an historical office and historical rental venue.
- b. The Friends of Kaminski House ("FKH") is a non-profit 501(c)(3) corporation in good standing with the Internal Revenue Service and the State of South Carolina, and a member of the Trust Oversight Committee, pursuant to the Order of the Georgetown County Probate Court dated August 9, 2012. The purpose of the organization is to support and promote the Kaminski House and

the neighboring Stewart-Parker House as well as the architecture and landscape found on the properties.

SECTION III. PURPOSE AND OBJECTIVES

- a. Purpose. This Agreement is entered into between the parties to facilitate operational support and maintenance for the Kaminski House Museum and the Stewart-Parker House. This is in keeping with the charitable purpose of the FKH and the City Council of the City of Georgetown's desire to support the preservation, maintenance, and management of these historic properties for benefit of the citizens of the City of Georgetown and in keeping with the City's legal structure and fiduciary obligations for these historic treasures. The mutual aim of the parties is for the FKH to assume the operation and management role for both the Kaminski House museum and the Stewart-Parker House.
- b. Objectives
 1. Reduce the City's financial obligation for the ongoing operation of the property by using best practices and cost savings measures that reduce overhead
 2. Improve sharing of resources between the City of Georgetown and the FKH to support the operation of the Kaminski House museum and the Stewart-Parker House as the key anchor properties at the west end of the Harborwalk
 3. Strengthen a public/private partnership to conserve valuable assets designated for public use

SECTION V. RESPONSIBILITIES OF THE PARTIES

- a. The City shall:
 1. Provide annual appropriations to FKH from the local Accommodations and/or Hospitality Tax funds and/or from such other sources as it may select to assist in the cost of sustaining the purpose of this agreement, subject to §XII, *infra*;
 2. Budget such that the annual appropriation shall not be less than **\$190,000 per annum** for the first two (2) years of the term of the agreement, and thereafter shall be negotiated on an annual basis as part of the City's budget process, subject to §XII, *infra*. The City's contribution of \$190,000 shall be advanced to FKH quarterly, in advance;
 3. Donate the contents of the Museum gift shop to FKH included in the inventory designated in §V(c)(3), *infra*;

4. Continue to provide property hazard insurance (including flood insurance) on Kaminski House, Stewart-Parker House and the contents of both at levels not less than those in place at the time of the Effective Date of this Agreement;
5. Maintain and operate the public restrooms located on the Kaminski House property, including any needed repairs;
6. Manage through its accounting system the collection and expenditures of grants for repairs or renovations of the properties if required;
7. If requested after the completion of the Inventory referenced in §V(c)(2), *infra.*, furnish current appraisal(s) reflecting the appraised value of the furnishings and artwork located on the properties and will update the appraised values if needed for insurance purposes.

b. The FKH shall:

1. Be responsible for the daily and special event (rental) operation of Kaminski House and Stewart-Parker House, including the hiring and management of necessary staff, and provide for the operation of the Kaminski House Museum and its availability to the public consistent with its operating schedule on the Effective Date of this Agreement, to wit: six (6) days a week, 9 am – 5 pm, holidays excepted;
2. Maintain proper custody and control of all property and furnishings in both houses and all inventory in gift shop;
3. Collect and retain all revenues from special events, tours, gift shop sales and other activities related to the operation of Kaminski House and Parker Stewart House, and provide the City with an annual audit of all revenue received from such activities;
4. Prepare and adhere to annual budgets and provide the City a full accounting of all income and expenditures;
5. Develop and implement income-producing events;
6. Manage fund raising for maintenance, renovation and restoration of the properties to include pursuit of public, private and institutional grants;
7. Develop and utilize volunteer staffing;
8. Market and promote the properties and work with City and County to promote the historic preservation tourism industry;

9. Develop and follow an annual written plan, in conjunction with the Oversight Committee and the City's budgeting process, that identifies and prioritizes maintenance and repairs needed to maintain the Kaminski Museum structure and grounds in a condition consistent with the mandates of the charitable trust; and identify multiple funding sources that will assist in meeting these obligations;
10. Develop renovation plans, in conjunction with the City and the Oversight Committee, that will include the cost of capital improvements to bring Kaminski House into a condition consistent with the mandates of the charitable trust, as well as a long term capital maintenance program for both Kaminski House and Stewart-Parker House; identify and pursue multiple funding sources to assist in meeting these obligations; and
 - a. Retain all professional services, entities, or individuals required to prepare plans, drawings, and cost estimates;
 - b. Provide the City and the Oversight Committee copies of all working drawings and specifications of the completed work, and a detailed record of the work performed;
 - c. Manage repairs and renovations to ensure that work is performed and completed in a timely, workmanlike fashion and consistent with budgetary restrictions;
 - d. Take the lead role in solicitation of funds to carry out the capital improvements projects;
11. Obtain and maintain general liability insurance in a total aggregate sum of at least \$1,000,000.00, and shall deliver a Certificate of Insurance to the City as proof that adequate insurance is in force and shall give prompt notice of any termination of such insurance policies;
12. During the transition period (Section VII, *infra*) FKH will adopt a written procurement policy for the procurement of goods and services that will follow the City procurement ordinance as closely as possible. Reasonable variation from the City's procurement ordinance may be permitted, but the underlying principle of maintaining fair and open competition will be adhered to. FKH's procurement policy will be submitted to the City for review and approval.
13. Perform such other duties as may from time to time be required to properly manage and maintain the properties.

c. The Parties together shall:

1. Cooperate in identifying, soliciting, and appropriating funds to repair and renovate the Kaminski House, including co-signing grant applications where appropriate; and providing interface with state and federal agencies which may be sources of funding, without obligation to match any grants;
2. Upon execution of this Agreement and within six (6) months of the Effective Date, the parties will collaborate on conducting an inventory of the contents of the Kaminski House Museum, Gift Shop, and the Stewart-Parker House. This Agreement shall be supplemented by Addendum of a detailed inventory of the furnishings and other contents and inventory signed by the City and FKH.

SECTION VI. TERM

The Agreement shall be in force from the Effective Date until cancelled, pursuant to Sections VII – XII, *infra*.

SECTION VII. TRANSITION PERIOD

After execution of this agreement, there will be a three (3) month transition period ending September 30, 2013, during which FKH will hire and train staff, recruit and train additional volunteers, set up bookkeeping, accounting, and payroll systems, purchase or lease necessary equipment, and acquire necessary services to properly manage and operate the properties. During this time period, the City and FKH will collaborate on an orderly transition of the management of the properties.

SECTION VIII. DISPUTES

If a dispute should arise based upon the performance of either party pursuant to this Agreement which is not resolved in the ordinary course of business, then such dispute will be communicated to the other party and may be submitted to a third-party neutral arbiter mutually agreed-upon to determine if the dispute can be mediated to resolution. Nothing herein binds the City to expend public funds to pay a third-party neutral arbiter.

SECTION IX. TERMINATION

- a. For Convenience: Either party may terminate this Agreement without financial penalty upon providing the other party with six (6) months written notice. Such notice shall be mailed or delivered to the other party's address as indicated in the signature block at the end of this document. Neither party, by such termination, shall be deemed to have waived any rights under this Agreement. If this Agreement is terminated under this clause, the City and FKH shall work

collaboratively to insure that there will be a smooth transition of the control and operation of the properties.

- b. For Breach: Either party alleging breach must provide the other with Notice and a Right to Cure. Such notice shall be timely mailed to the other party's address as indicated in the signature block at the end of this document by certified mail, return receipt requested. "Timely" as used herein means within six (6) months of actual notice or where a reasonable person should have known of the alleged defect in performance.

SECTION X. WAIVER

The parties shall not be deemed to waive any rights or remedies accruing to it here under unless such waiver is in writing and signed by such party. No delay or omission by either party hereto in exercising any right shall operate as a waiver of said right on any future occasion. All rights and remedies hereunder shall be cumulative and may be exercised singularly or concurrently.

SECTION XI. FORCE MAJEURE

Neither party shall be liable or deemed in default for any delay or failure in performance resulting, directly or indirectly, from acts of God, acts of other branches of government in either their sovereign or contractual capacities, or any similar cause beyond the reasonable control of the parties.

SECTION XII. NON-APPROPRIATION

It is understood by both parties that the City is a municipal government. It is further understood that the Accommodations Tax and Hospitality Tax funding sources are based on changeable, non-guaranteed receipts. In the event funds are not appropriated or become non-appropriated for an included fiscal year by the local governing body, it is agreed by the parties that this Agreement will become null and void and the City's obligations cannot extend beyond the date of non-appropriation.

SECTION XIII. ASSIGNMENT

This Agreement cannot be assigned, nor any of the rights, duties or responsibilities hereunder.

SECTION XIV. SEVERABILITY AND CONFORMITY WITH LAW

The provisions of this Agreement and performance hereunder are subject to all laws, regulations, ordinances and codes of the federal, state, and local governments. Its terms shall be construed in a manner consistent with the aforesaid. Should any of the terms hereof conflict with applicable law, then the terms shall be deemed modified to conform and the remaining provisions shall not be invalidated.

SECTION XV. INDEMNITY

To the extent permitted by law, FKH agrees to indemnify, hold harmless, and defend the City from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney's fees, if any, but only to the extent caused by, arising out of, or relating to FKH's use or misuse of the Premises. In no event shall the FKH's maximum liability exceed the City's annual appropriation specified in Section V(a.), supra. FKH shall require every third party, if any, to comply with all rules, laws, regulations and requirements with all public authorities and to indemnify, defend and hold the City harmless against all claims, including, but not limited to costs and attorney's fees arising out of or in any way related to the third party's use of the properties. The parties each shall give proper and timely notice of any claim, suit or action commenced against the other party which in any way could result in applicability of this clause.

SECTION XVI. GOVERNING LAW

This Operations Agreement shall be construed in accordance with the laws of the state of South Carolina.

SECTION XVII. WHOLE AGREEMENT / AMENDMENT

This Agreement constitutes the entire agreement between the parties; and supersedes any and all prior memoranda, discussions, representations, negotiations, correspondence, writings and other agreements; and states the understanding and agreement between the parties with respect to the properties and obligations. It may be amended or modified only in writing, agreed to and signed by the parties.

SECTION XVIII. AUTHORITY TO EXECUTE AGREEMENT

Signatories hereunder declare that they are duly authorized to execute this Agreement on behalf of their respective entity and that, furthermore, it is stipulated and agreed by the parties that this Agreement shall be binding upon the parties and each entity's officers, employees, and agents.

This Agreement is not designed to transfer an interest in real property

[Next consecutive page is signature page]

SIGNED, SEALED, AND WITNESSED on the dates and in the year herein dated.

FOR THE CITY OF GEORGETOWN:

Ann U. Mercer
Witness

Chris Carter
Chris Carter, Administrator

City of Georgetown, SC
120 North Fraser Street
Georgetown, SC 29440

Debra A. Mumford
Witness

June 28, 2013

FOR THE FRIENDS OF THE KAMINSKI HOUSE

Cynthia C. Thompson
Witness

Elaine O Waddell
Elaine Waddell, President

Friends of the Kaminski House
1003 Front Street
Georgetown, SC 29440

Thom B. May
Witness

June 28, 2013

OPERATIONS AGREEMENT FOR KAMINSKI HOUSE AND STEWART-PARKER HOUSE

Addendum 1.0

This Addendum 1.0 to the OPERATIONS AGREEMENT FOR KAMINSKI HOUSE AND STEWART-PARKER HOUSE between the City of Georgetown and the Friends of the Kaminski House dated June 30, 2013 updates and extends the Operations Agreement ("Agreement") between The City of Georgetown, South Carolina, a municipal corporation and body politic ("City"), and The Friends of the Kaminski House, a charitable non-profit corporation organized under the laws of the State of South Carolina ("FKH"). The terms of the original Operations Agreement, except as modified by this Addendum 1.0, remain in force and effect.

SECTION I. PROPERTIES

The section titled "PROPERTIES" continues as stated in Section I. of the original Operations Agreement, with the following amendment adding a sentence to **Section I. b. Stewart Parker House**:

"The City by letter dated February 2, 2015 provided notice of its intent to terminate the lease with the Colonial Dames of South Carolina (NSCDA-SC Stewart-Parker House LLC) for the Stewart Parker House effective January 1, 2018."

SECTION II. PARTIES

The section titled "PARTIES" continues as stated in Section II of the original Agreement.

SECTION III. PURPOSE AND OBJECTIVES

The section titled "PURPOSE AND OBJECTIVES" continues as stated in Section III of the original Agreement.

(SECTION IV was inadvertently omitted from the original Agreement due to scrivener's error)

Attachment: FKH OA Addendum 1.0 - signed (2433 : FOKH Agreement)

SECTION V. RESPONSIBILITIES OF THE PARTIES

The section titled "RESPONSIBILITIES OF THE PARTIES" continues as stated in Section V of the original Agreement, and all of its subparts, with the following amendments:

1. The first amendment is under **Section V, a. 2:**

"The City Shall

...

2. Budget such that the annual appropriation shall not be less than **\$190,000** for the fiscal year 2015-16, and thereafter shall be negotiated on an annual basis as part of the City's budget process, subject to §XII, *infra*. The City's contribution of \$190,000 shall be advanced to FKH quarterly, in advance. Budgeting hereafter shall be on an annual basis per the City's budget process and in such amount as is appropriated, if any. The parties acknowledge future funding shall not require a new agreement or addendum (ref. sec. XII, non-appropriation voids agreement; and sec. IX, termination by either party with notice);"

2. The second amendment is under **Section V, b.10** by replacing the first paragraph of that section with the following:

"The FKH Shall

...

10. Develop renovation plans, in conjunction with the City and the Oversight Committee, that will include the cost of capital improvements to bring Kaminski House into a condition consistent with the mandates of the charitable trust, as well as a long term capital maintenance program for Kaminski House; identify and pursue multiple funding sources to assist in meeting this obligation; and
..."
3. It is agreed that those items listed under the "Responsibilities of the Parties" that required execution during the first year of the original Agreement, specifically **Section V, a.3; Section V, a.7; Section V, b.12; and Section V, c.2**, have been carried out in good faith and completed.

SECTION VI. TERM

This Addendum shall commence upon the date of execution and shall remain in force until the original Agreement and Addendum 1.0 is cancelled or modified pursuant to Sections VIII, IX, XII, and/or XVII, or any other applicable provision of the original Agreement.

SECTION VII. TRANSITION PERIOD

It is agreed that those items listed under the "TRANSITION PERIOD" in the original Agreement have been carried out in good faith and completed.

SECTION VIII. DISPUTES

The section titled "DISPUTES" continues as stated in Section VIII of the original Agreement.

SECTION IX. TERMINATION

The section titled "TERMINATION" continues as stated in Section IX of the original Agreement.

SECTION X. WAIVER

The section titled "WAIVER" continues as stated in Section X of the original Agreement.

SECTION XI. FORCE MAJEURE

The section titled "FORCE MAJEURE" continues as stated in Section XI of the original Agreement.

SECTION XII. NON-APPROPRIATION

The section titled "NON-APPROPRIATIONS" continues as stated in Section XII of the original Agreement.

SECTION XIII. ASSIGNMENT

The section titled "ASSIGNMENT" continues as stated in Section XIII of the original Agreement.

SECTION XIV. SEVERABILITY AND CONFORMITY WITH LAW

The section titled "SEVERABILITY AND CONFORMITY WITH LAW" continues as stated in Section XIV of the original Agreement.

SECTION XV. INDEMNITY

The section titled "INDEMNITY" in the original Agreement is amended as follows:

- a. "To the extent permitted by law, FKH agrees to indemnify, hold harmless, and defend the City from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney's fees, if any, but only to the extent caused by, arising out of, or relating to FKH's use or misuse of the Premises. In no event shall the FKH's maximum liability exceed the City's annual appropriation specified in Section V (a.), *supra*. FKH shall require every third party, if any, to comply with all rules, laws, regulations and requirements with all public authorities and to indemnify, defend and hold the City harmless against all claims, including, but not limited to costs and attorney's fees arising out of or in any way related to the third party's use of the properties.

- b. To the extent permitted by law, the City agrees to hold harmless FKH from and against any and all losses, claims, and liabilities only arising out of a claim that the City has violated or failed to comply with one or more terms of its lease with the Colonial Dames of South Carolina (NSCDA-SC Stewart-Parker House LLC) for the Stewart Parker House. This lease is specified in Section I of the original Agreement.
- c. The parties each shall give proper and timely notice of any claim, suit or action commenced against the other party which in any way could result in applicability of this Section."

SECTION XVI. GOVERNING LAW

The section titled "Governing Law" continues as stated in Section XVI of the original Agreement.

SECTION XVII. WHOLE AGREEMENT / AMENDMENT

This Addendum 1.0 and the original Agreement constitute the entire agreement between the parties; and supersedes any and all prior memoranda, discussions, representations, negotiations, correspondence, writings and other agreements; and states the understanding and agreement between the parties with respect to the properties and obligations. It may be amended or modified only in writing, agreed to and signed by the parties.

SECTION XVIII. AUTHORITY TO EXECUTE AGREEMENT

Signatories hereunder declare that they are duly authorized to execute this Addendum 1.0 on behalf of their respective entity and that, furthermore, it is stipulated and agreed by the parties that this Addendum 1.0 and the original Agreement shall be binding upon the parties and each entity's officers, employees, and agents.

This Agreement is not designed to transfer an interest in real property

Attachment: FKH OA Addendum 1.0 - signed (2433 : FOKH Agreement)

SIGNED, SEALED, AND WITNESSED on the dates and in the year herein dated.

FOR THE CITY OF GEORGETOWN:

Rich Mates
Witness

Chris Carter
Chris Carter, Administrator

City of Georgetown, SC
120 North Fraser Street
Georgetown, SC 29440

Cindy Thompson
Witness

July 10, 2015

FOR THE FRIENDS OF THE KAMINSKI HOUSE

Debra Grant
Witness

Frances S. Hells
President

Friends of the Kaminski House
1003 Front Street
Georgetown, SC 29440

Rob A. Gray
Witness

July 13, 2015

Attachment: FKH OA Addendum 1.0 - signed (2433 : FOKH Agreement)

OPERATIONS AGREEMENT FOR KAMINSKI HOUSE

Addendum 2.0

This Addendum 2.0 to the OPERATIONS AGREEMENT FOR KAMINSKI HOUSE AND STEWART-PARKER HOUSE between the City of Georgetown and the Friends of the Kaminski House dated June 30, 2013 updates and extends the Operations Agreement ("Agreement") between The City of Georgetown, South Carolina, a municipal corporation and body politic ("City"), and The Friends of the Kaminski House, a charitable non-profit corporation organized under the laws of the State of South Carolina ("FKH".) and supersedes and replaces Addendum 1.0 dated July 13, 2015. The terms of the original Operations Agreement, except as modified by this Addendum 2.0, remain in force and effect.

The Title for the Operations Agreement shall henceforth be as follows:

OPERATIONS AGREEMENT FOR THE KAMINSKI HOUSE

SECTION I. PROPERTIES

The section titled "PROPERTIES" as stated in Section I. of the original Operations Agreement is amended by deleting Section 1.b. so that Section I reads:

"The Kaminski House. 1003 Front Street, Georgetown, South Carolina. Pursuant to the Last Will and Testament of Julia P. Kaminski dated February 13, 1968, Mrs. Kaminski bequeathed this property, her residence, to the City provided that the City use the Kaminski House as a "city historical home," "museum," or "show place" and that the City maintains the residence and grounds. Since 1972, the property has been maintained and operated as The Kaminski House Museum."

SECTION II. PARTIES

The section titled "PARTIES" continues as stated in Section II of the original Agreement, and its subparts, with the following amendment to **Section II. b.**

"The Friends of Kaminski House ("FKH") is a non-profit 501(c)(3) corporation in good standing with the Internal Revenue Service and the State of South Carolina, and a member of the Trust Oversight Committee, pursuant to the Order of the Georgetown County Probate Court dated August 9, 2012. The purpose of the organization is to support and promote the Kaminski House as well as the architecture and landscape found on this property."

SECTION III. PURPOSE AND OBJECTIVES

The section titled "PURPOSE AND OBJECTIVES" in the original Agreement is amended as follows:

“a. Purpose. This Agreement is entered into between the parties to facilitate operational support and maintenance for the Kaminski House Museum. This is in keeping with the charitable purpose of the FKH and the City Council of the City of Georgetown's desire to support the preservation, maintenance, and management of this historic property for the benefit of the citizens of the City of Georgetown and in keeping with the City's legal structure and fiduciary obligations for this historic treasure. The mutual aim of the parties is for the FKH to assume the operation and management role for the Kaminski House museum.

b. Objectives

1. Reduce the City's financial obligation for the ongoing operation of the property by using best practices and cost savings measures that reduce overhead;
2. Improve sharing of resources between the City of Georgetown and the FKH to support the operation of the Kaminski House museum as the key anchor property at the west end of the Harborwalk;
3. Strengthen a public/private partnership to conserve valuable assets designated for public use.”

(SECTION IV was inadvertently omitted from the original Agreement due to scrivener's error)

SECTION V. RESPONSIBILITIES OF THE PARTIES

The section titled “RESPONSIBILITIES OF THE PARTIES” continues as stated in Section V of the original Agreement, and all of its subparts, with the following amendments:

1. The first amendment is under Section V, a. 2:

“The City shall

...

2. Budget such that the annual appropriation shall not be less than **\$190,000** for the fiscal year 2015-16, and thereafter shall be negotiated on an annual basis as part of the City's budget process, subject to §XII, *infra*. The City's contribution of \$190,000 shall be advanced to FKH quarterly, in advance. Budgeting hereafter shall be on an annual basis per the City's budget process and in such amount as is appropriated, if any. The parties acknowledge future funding shall not require a new agreement or addendum (ref. sec. XII, non-appropriation voids agreement; and sec. IX, termination by either party with notice);”

2. The second amendment is under **Section V.a.4:**

“The City shall

4. Continue to provide property hazard insurance (including flood insurance) on the Kaminski House and its contents at levels not less than those in place at the time of the Effective Date of this Agreement;”

3. The third amendment replaces in its entirety **Section V.b. and its subparts:**

b. “The FKH shall:

1. Be responsible for the daily and special event (rental) operation of Kaminski House, including the hiring and management of necessary staff, and provide for the operation of the Kaminski House Museum and its availability to the public consistent with its operating schedule on the Effective Date of this Agreement, to wit: six (6) days a week, 9 am — 5 pm, holidays excepted;
2. Maintain proper custody and control of all property and furnishings in both houses and all inventory in gift shop;
3. Collect and retain all revenues from special events, tours, gift shop sales and other activities related to the operation of Kaminski House and provide the City with an annual audit of all revenue received from such activities;
4. Prepare and adhere to annual budgets and provide the City a full accounting of all income and expenditures;
5. Develop and implement income-producing events;
6. Manage fund raising for maintenance, renovation and restoration of the properties to include pursuit of public, private and institutional grants;
7. Develop and utilize volunteer staffing;
8. Market and promote the property and work with City and County to promote the historic preservation tourism industry;
9. Develop and follow an annual written plan, in conjunction with the Oversight Committee and the City's budgeting process, that identifies and prioritizes maintenance and repairs needed to maintain the Kaminski Museum structure and grounds in a condition consistent with the mandates of the charitable trust; and identify multiple funding sources that will assist in meeting these obligations;
10. Develop renovation plans, in conjunction with the City and the Oversight Committee, that will include the cost of capital improvements to bring

Kaminski House into a condition consistent with the mandates of the charitable trust, as well as a long-term capital maintenance program for the Kaminski House; identify and pursue multiple funding sources to assist in meeting these obligations; and

- a. Retain all professional services, entities, or individuals required to prepare plans, drawings, and cost estimates;
 - b. Provide the City and the Oversight Committee copies of all working drawings and specifications of the completed work, and a detailed record of the work performed;
 - c. Manage repairs and renovations to ensure that work is performed and completed in a timely, workmanlike fashion and consistent with budgetary restrictions;
 - d. Take the lead role in solicitation of funds to carry out the capital improvements projects;
11. Obtain and maintain general liability insurance in a total aggregate sum of at least \$1,000,000.00, and shall deliver a Certificate of Insurance to the City as proof that adequate insurance is in force and shall give prompt notice of any termination of such insurance policies;
 12. During the transition period (Section VII, *infra*) FKH will adopt a written procurement policy for the procurement of goods and services that will follow the City procurement ordinance as closely as possible. Reasonable variation from the City's procurement ordinance may be permitted, but the underlying principle of maintaining fair and open competition will be adhered to. FKH's procurement policy will be submitted to the City for review and approval.
 13. Perform such other duties as may from time to time be required to properly manage and maintain the properties."
4. It is agreed that those items listed under Section V. "Responsibilities of the Parties" that required execution during the first year of the original Agreement, specifically **Section V, a.3; Section V, a.7; Section V, b.12;** and **Section V, c.2**, have been carried out in good faith and completed.

SECTION VI. TERM

This Addendum shall commence on **January 1, 2018** after execution and shall remain in force until the original Agreement and Addendum 2.0 are cancelled or modified pursuant to Sections VIII, IX, XII, and/or XVII, or any other applicable provision of the original Agreement.

SECTION VII. TRANSITION PERIOD

It is agreed that those items listed under the “TRANSITION PERIOD” in the original Agreement have been carried out in good faith and completed.

SECTION VIII. DISPUTES

The section titled “DISPUTES” continues as stated in Section VIII of the original Agreement.

SECTION IX. TERMINATION

The section titled “TERMINATION” continues as stated in Section IX of the original Agreement.

SECTION X. WAIVER

The section titled “WAIVER” continues as stated in Section X of the original Agreement.

SECTION XI. FORCE MAJEURE

The section titled “FORCE MAJEURE” continues as stated in Section XI of the original Agreement.

SECTION XII. NON-APPROPRIATION

The section titled “NON-APPROPRIATIONS” continues as stated in Section XII of the original Agreement.

SECTION XIII. ASSIGNMENT

The section titled “ASSIGNMENT” continues as stated in Section XIII of the original Agreement. .

SECTION XIV. SEVERABILITY AND CONFORMITY WITH LAW

The section titled “SEVERABILITY AND CONFORMITY WITH LAW” continues as stated in Section XIV of the original Agreement.

SECTION XV. INDEMNITY

The section titled “INDEMNITY” in the original Agreement is amended as follows:

- a. “To the extent permitted by law, FKH agrees to indemnify, hold harmless, and defend the City from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney's fees, if any, but only to the extent caused by, arising out of, or relating to FKH's use or misuse of the Premises. In no event shall the FKH's maximum liability exceed the City's annual appropriation specified in Section V (a.), *supra*. FKH shall require every third party, if any, to comply with all rules, laws, regulations and requirements with all public authorities

and to indemnify, defend and hold the City harmless against all claims, including, but not limited to costs and attorney's fees arising out of or in any way related to the third party's use of the properties.

- b. To the extent permitted by law, the City agrees to hold harmless FKH from and against any and all losses, claims, and liabilities only arising out of a claim that the City has violated or failed to comply with one or more terms of its lease with the Colonial Dames of South Carolina (NSCDA-SC Stewart-Parker House LLC) for the Stewart Parker House. This lease is specified in Section I of the original Agreement.
- c. The parties each shall give proper and timely notice of any claim, suit or action commenced against the other party which in any way could result in applicability of this Section."

SECTION XVI. GOVERNING LAW

The section titled "Governing Law" continues as stated in Section XVI of the original Agreement.

SECTION XVII. WHOLE AGREEMENT / AMENDMENT

This Addendum 2.0 and the original Agreement constitute the entire agreement between the parties; and supersedes Addendum 1.0 and all prior memoranda, discussions, representations, negotiations, correspondence, writings and other agreements; and states the understanding and agreement between the parties with respect to the properties and obligations. It may be amended or modified only in writing, agreed to and signed by the parties.

SECTION XVIII. AUTHORITY TO EXECUTE AGREEMENT

Signatories hereunder declare that they are duly authorized to execute this Addendum 2.0 on behalf of their respective entity and that, furthermore, it is stipulated and agreed by the parties that this Addendum 2.0 and the original Agreement shall be binding upon the parties and each entity's officers, employees, and agents on and after the effective date of **January 1, 2018**.

This Agreement is not designed to transfer an interest in real property

[Next consecutive page is signature page]

SIGNED, SEALED, AND WITNESSED on the dates and in the year herein dated.

FOR THE CITY OF GEORGETOWN:

Witness

Paul Gardner, Administrator

City of Georgetown, SC
120 North Fraser Street
Georgetown, SC 29440

Witness

_____, 2017

FOR THE FRIENDS OF THE KAMINSKI HOUSE

Witness

Brett Philips, President

Friends of the Kaminski House
1003 Front Street
Georgetown, SC 29440

Witness

_____, 2017

Attachment: FOKH COG Addendum 2 10-26-17 (2433 : FOKH Agreement)

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2432)**

Meeting: 12/21/17 05:30 PM
Department: Police Department
Category: Report
Prepared By: Johnnie Deas
Initiator: Kelvin Waites
Sponsors:
DOC ID: 2432

GPD - November 2017 Monthly Report

MAYOR
JACK, M. SCOVILLE, Jr.



POLICE CHIEF
KELVIN WAITES

City of Georgetown

POLICE DEPARTMENT
OFFICE 843-545-4300
FAX 843-520-5848

December 13, 2017

Honorable Mayor Jack M. Scoville, Jr.
And the Members of City Council
City of Georgetown, South Carolina

Dear Mayor Scoville and Council Members:

The following is a list of activities involving the Georgetown Police Department during the month of November 2017:

During the month of November the Georgetown Police Department sent 34 survey letters to the citizens who had some type of contact with an employee from the department. The department received 3 responses during the month of November.

On November 6, 2017 Chief Waites along with Major Deas attended a "court restructuring meeting" hosted at Chief Magistrate Isaac Pyatt's office. This meeting concentrated on bench warrants and Chief Justice Beaty's position on them. We have worked with the courts to make sure that we are in compliance with the Chief Justice's order.

On November 8, 2017 Chief Waites attended the 15th Judicial Circuit Chief's meeting in Conway South Carolina. All law enforcement agencies from Horry as well as Georgetown Counties were present. We discussed the heroin epidemic as well as a major drug bust of illegal narcotics that was on the way specifically towards Georgetown County.

On November 9, 2017 the Georgetown Police Department was visited by approximately 100 kids from Kensington Elementary School. They were given a tour of the facilities, able to check out our vehicles, and were all sworn in as Jr. Police Officers for the day.

On November 9, 2017 Chief Waites went to Maryville Elementary School to read to the children as a part of Georgetown's United Way reading day.

On November 13, 2017 Chief Waites along with the Command Staff met with Municipal Court to discuss upcoming changes with the way the court will be doing business. This meeting was to discuss once again the impact that Chief Justice Beaty's decision on how to handle bench warrants and defendants in court.

Honorable Mayor and City Council Members
December 13, 2017
Page Two

On November 14th & 15th the Georgetown Police Department conducted annual training for all officers. This training consisted of firearms training, use of force training, and emergency vehicle operations.

On November 14, 2017 Chief Waites spoke at Arnette A.M.E. Church during the Freedom Readers "Proud Day" celebration. Chief Waites spoke to the children about the importance of reading and how it can have a positive impact on their lives.

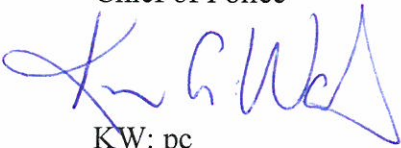
On November 21, 2017 Chief Waites attended the Community Thanksgiving Service which took place at First Baptist Church. This event was sponsored by the Georgetown Ministerial Association.

On November 22, 2017 associates from Advanced Covert Technology, Inc. came to the Georgetown Police Department to do a demo on their surveillance equipment. Due to the our posture as it relates to the heroin epidemic the police department is researching purchasing surveillance equipment.

On November 29, 2017 Chief Waites met with officials from Tidelands Healthcare to discuss a possible partnership in educating the public about the heroin epidemic. We specifically spoke about the possibility of creating PSA's through Tidelands Healthcare's marketing department.

Sincerely,

Kelvin Waites
Chief of Police



KW: pc

Attachments

Attachment: GPD - November Monthly Report (2432 : GPD - November 2017 Monthly Report)

GEORGETOWN POLICE DEPARTMENT **2017 YEAR-TO-DATE ACTIVITY REPORT**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
SPEEDING CITATIONS	47	67	74	71	56	55	82	81	86	127	141		887
OTHER TRAFFIC CITATIONS	107	128	111	93	115	83	88	87	96	151	197		1,256
WARNING - SPEEDING	102	86	121	110	91	78	116	98	98	177	185		1,262
WARNING - OTHER	195	150	134	82	114	103	83	82	132	188	185		1,448
PARKING CITATIONS	19	17	14	13	5	12	12	14	12	34	6		158
TOTALS	470	448	454	369	381	331	381	362	424	677	714	0	5,011

TOTAL CITATIONS **5,011**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
STATE ACCIDENTS	44	38	51	55	46	45	39	56	7	25	31		437
PARKING LOT ACCIDENTS	13	8	11	4	7	13	7	10	35	5	7		120
TOTALS	57	46	62	59	53	58	46	66	42	30	38	0	557

TOTAL ACCIDENTS **557**

GEORGETOWN POLICE DEPARTMENT 2017 YEAR-TO-DATE ACTIVITY REPORT

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
ARRESTS	126	94	90	85	127	91	81	80	86	99	100	

TOTAL ARRESTS 1,059

CRIMINAL INCIDENTS	164	171	139	113	213	191	188	182	168	205	198	
DOMESTIC INCIDENTS	13	5	6	4	3	3	9	5	7	7	5	
TOTALS	177	176	145	117	216	194	197	187	175	212	203	0

TOTAL INCIDENTS 1,999

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2426)**

Meeting: 12/21/17 05:30 PM

Department: Municipal Court

Category: Report

Prepared By: Cindy Owens

Initiator: Cindy Owens

Sponsors:

DOC ID: 2426

November 2017 Municipal Court Report

Municipal Court Report November 2017

14.B.1

Cases Disposed

Disposition	# of Cases Disposed	Fine Amounts
Paid	82	\$11,667.70
Served Time	1	\$ 2,500.00
Scheduled Time Payment	34	\$ 20,733.94
NRVC	18	\$ 2,725.75
Bench Warrant	2	\$ 2,590.00
Parking Tickets Paid	11	\$ 410.00
Nolle Prosequi/Dismissed/ Not Guilty	97	
Transferred to General Sessions Court	20	
Voided	2	
Fine Suspended	0	
Total	267	\$40,627.39

Actual fine revenue collected in June \$26,915.93

Bond hearings held	25
Warrants Prepared	29
Bench Warrants Issued	2
Payments posted	184
Tickets entered	423
Expungements processed	97
Cases Filed & scheduled for court	463
Tickets transmitted to DMV	215
Juror notices prepared	175

Attachment: Municipal court report (2426 : November 2017 Municipal Court Report)

Municipal Court Report November 2017

14.B.1

Throughout the month of November 60 defendants were seen in bond court with a total of 92 charges.

Cindy Owens attended a grant workshop at the SC Department of Public Safety to receive information about applying for funds to update court room technology.

Attachment: Municipal court report (2426 : November 2017 Municipal Court Report)

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2420)**

Meeting: 12/21/17 05:30 PM

Department: Fire Department

Category: Report

Prepared By: Amy Skidmore

Initiator: Charles W. Cribb

Sponsors:

DOC ID: 2420

October 2017 Fire Report

The FIRE Report

A monthly report of Fire Department activities to City Council

NOVEMBER
2017



Fire Prevention Bureau

2017

October

Inspections	43
Violations Found	56
Buildings without Violations	8
Buildings Cleared of Violations	9
Violations Corrected	25
Violations Not Corrected	7
3rd Party Inspection Review	3
Assemblies Inspected:	3
Business Inspected:	15
Educational Buildings Inspected:	1
Hazardous Buildings Inspected:	0
Factories Inspected:	1
Institutional Inspected:	1
Mercantile Inspected:	11
Residential Inspected:	8
Storage Buildings Inspected:	2
Construction Meetings:	4
Plans Review:	3
Test Conducted:	3
Compliance Issues:	0
Complaints Reviewed:	1
Business License:	4
Citation Issued:	0

Public Education

Programs	19
Participants	3618

Suppression Division

A Brief Look at Emergency Responses

October 2017

1. Eight Medical Calls
2. Eight Medical Calls; Two MVA; One False Alarm; Four Public Service Calls
3. Three Medical Calls; One MVA; Two Public Service Calls
4. Four Medical Calls; One MVA; Four Public Service Calls
5. Four Medical Calls; Three Public Service Calls
6. Six Medical Calls; One MVA; One Detector Activation; Four Public Service Calls
7. Eight Medical Calls; One Electrical Short; One Public Service Call
8. Four Medical Calls
9. Five Medical Calls; One Detector Activation; One MVA; Three Public Service Calls
10. Six Medical Calls; One False Call; Five Public Service Calls
11. Eight Medical Calls; One Electrical Short; Four Public Service Calls
12. Eleven Medical Calls; One Brush Fire; One MVA; Four Public Service Calls
13. Twelve Medical Calls; One MVA; One Parade; Six Public Service Calls
14. Seven Medical Calls; One Power Line Down; One Mutual Aid Call
15. Six Medical Calls
16. Four Medical Calls; One False Call; One Alarm Activation; One MVA; Three Public Service Call
17. Four Medical Calls; One Alarm Activation; Five Public Service Calls
18. Six Medical Calls; One MVA; One Smoke Scare; One Public Service Call
19. Eight Medical Calls; One MVA; One Detector Activation; One Grass Fire; Two Public Service Calls
20. Four Medical Calls; One MVA; One Power Line Down; Five Public Service Calls
21. Nine Medical Calls; Three Public Service Calls
22. Six Medical Calls; One Public Service Calls
23. Nine Medical Calls; Two Steam/Smoke Scare; One Detector Activation; One Flood Assessment; Three Public Service Calls
24. Ten Medical Calls; One MVA; Two Public Service Calls
25. Two Medical Calls; Three MVA's; One Parade; Two Public Service Calls
26. Two Medical Calls; Three Public Service Calls
27. Five Medical Calls; One MVA; One Water Leak; One Alarm Activation; One Detector Activation
28. Ten Medical Calls; One False Alarm; One Mutual Aid
29. Nine Medical Calls; One MVA; One False Alarm
30. Seven Medical Calls; Two Detector Activations; One MVA; Three Public Service Calls
31. Three Medical Calls; Three Public Service Calls

Attachment: October 2017 Fire Report (2420 : October 2017 Fire Report)



Total Call Volume **October** **Year to Date**
2017 2016 2017 2016
 As defined by the National Fire Incident Report System

Fires	2	3	34	31
Rescue Calls/EMS	216	164	1939	1758
Hazardous Conditions	43	43	331	332
Service Calls	30	104	371	382
Good Intent Calls	12	17	102	108
False Alarms	16	17	143	137
Weather/Flood	1	5	13	11
Special Incident Type	18	9	90	82
Total Calls	338	362	3023	2841

Save/Loss Analysis

	Losses	Property Values
October 2017	\$ 0	\$ 0
October 2016	\$ 2,851	\$ 13,450
Year to Date	\$ 348,103	\$ 8,130,642

Property values are estimates based on the Georgetown County Assessor's Office 2006 Market Values.

Mutual Aid Calls

	October	YTD
To Georgetown County Fire	0	7
To Midway Fire	1	3
To other Departments	0	3
From Georgetown County Fire	1	5
From Midway	0	8
From other Departments	0	1

	October	YTD
Staff Training Hours	932.16	10,382.75

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2422)**

Meeting: 12/21/17 05:30 PM

Department: Fire Department

Category: Report

Prepared By: Amy Skidmore

Initiator: Charles W. Cribb

Sponsors:

DOC ID: 2422

November 2017 Fire Report

The FIRE Report

A monthly report of Fire Department activities to City Council

December
2017



Fire Prevention Bureau

2017
November

Inspections	85
Violations Found	84
Buildings without Violations	37
Buildings Cleared of Violations	16
Violations Corrected	27
Violations Not Corrected	12
3rd Party Inspection Review	1
Assemblies Inspected:	15
Business Inspected:	53
Educational Buildings Inspected:	0
Hazardous Buildings Inspected:	1
Factories Inspected:	3
Institutional Inspected:	0
Mercantile Inspected:	11
Residential Inspected:	2
Storage Buildings Inspected:	0
Construction Meetings:	4
Plans Review:	1
Test Conducted:	0
Compliance Issues:	0
Complaints Reviewed:	0
Business License:	6
Citation Issued:	0

Public Education

Programs	6
Participants	674

Suppression Division

A Brief Look at Emergency Responses

November 2017

- Five Medical Calls; One Mutual Aid; Four Public Service Calls
- Thirteen Medical Calls; One MVA; One Structure Fire; Two Public Service Calls
- Eight Medical Calls; One False Alarm; One Trash Fire; Three Public Service Calls
- Eight Medical Calls; One Detector Activation; Three Public Service Calls
- Three Medical Calls; One Smoke Scare
- Seven Medical Calls; One Detector Activation; Two False Calls; Four Public Service Calls
- Four Medical Calls; Two Public Service Calls
- Nine Medical Calls; One Electrical Issue; Two Public Service Calls
- Three Medical Calls; One MVA; Five Public Service Calls
- Four Medical Calls; Three MVA's; One Mutual Aid
- Three Medical Calls; One Mutual Aid; Two Public Service Call
- Five Medical Calls; One False Alarm
- Six Medical Calls; One MVA; Three Public Service Calls
- Five Public Service Calls
- Seven Medical Calls; Two Public Service Calls
- Seven Medical Calls; One MVA; Three Public Service Calls
- Nine Medical Calls; One Alarm Activation; Three Public Service Calls
- Six Medical Calls; One Public Service Calls
- Three Medical Calls; One Public Service Calls
- Eleven Medical Calls; Three Public Service Calls
- Four Medical Calls; One Detector Activation; Three Public Service Calls
- Two Medical Calls; One Alarm Activation
- Two Medical Calls; One Detector Activation; One MVA
- Eight Medical Calls; One Structure Fire
- Five Medical Calls; One Detector Activation; One Structure Fire; One Public Service Call
- Four Medical Calls
- Eight Medical Calls; One Structure Call; Two Public Service Calls
- Eight Medical Calls; Three MVA's; Four Public Service Calls
- Two Medical Calls; Two Public Service Calls
- Six Medical Calls; One MVA; Three Public Service Calls

Attachment: NOVEMBER 2017 FIRE REPORT (2422 : November 2017 Fire Report)



Total Call Volume **November** **Year to Date**
2017 2016 2017 2016
 As defined by the National Fire Incident Report System

Fires	8	3	42	34
Rescue Calls/EMS	184	155	2123	1913
Hazardous Conditions	37	44	368	376
Service Calls	25	35	396	417
Good Intent Calls	8	11	110	119
False Alarms	9	7	152	144
Weather/Flood	0	0	13	11
Special Incident Type	9	120	99	202
Total Calls	280	375	3303	3216

Save/Loss Analysis

	Losses	Property Values
November 2017	\$ 84,750	\$ 2,305,500
November 2016	\$ 2,601	\$ 2,701
Year to Date	\$ 432,853	\$ 10,436,142

Property values are estimates based on the Georgetown County Assessor's Office 2006 Market Values.

Mutual Aid Calls

	November	YTD
To Georgetown County Fire	2	9
To Midway Fire	1	3
To other Departments	0	3
From Georgetown County Fire	1	6
From Midway	1	9
From other Departments	0	1

	November	YTD
Staff Training Hours	930.24	11,312.99

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2423)**

Meeting: 12/21/17 05:30 PM

Department: Public Works

Category: Report

Prepared By: Natrona Simmons

Initiator: Tim Chatman

Sponsors:

DOC ID: 2423

November 2017 Public Works Department Report



**NOVEMBER, 2017
PUBLIC WORKS DEPT.
CITY COUNCIL MONTHLY REPORT**

RESIDENTIAL SANITATION

1. Crews completed work orders requests for roll-out carts repairs, new roll out cart deliveries and/or replacements; recycle bins; and collected yard waste, brown and white goods.
2. Crews collected yard waste, brown and white goods, dead animals along city right of ways.
3. Delivered roll out carts, barricades and tents for special events.

STREETS and GROUND MAINTENANCE

1. Grounds Maintenance Crews supported residential sanitation crews with garbage collections.
2. Crews completed work orders for sidewalk, curbside collections and street maintenance.
3. Grounds Maintenance completed maintenance of City Parks, Welcome Sign areas and right of ways.

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2421)**

Meeting: 12/21/17 05:30 PM

Department: Fleet Services

Category: Report

Prepared By: Glenn Dixon

Initiator: Glenn Dixon

Sponsors:

DOC ID: 2421

November 2017 Fleet Services Report



FLEET SERVICES DEPARTMENT

NOVEMBER 2017 MONTHLY REPORT

• Repairs	89
• PM Services	19
• Tires repaired or replaced	41
• Services past due	45

Drawer 939
Georgetown, SC 29442

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2427)**

Meeting: 12/21/17 05:30 PM

Department: Electric

Category: Report

Prepared By: Alan Loveless

Initiator: Alan Loveless

Sponsors:

DOC ID: 2427

November 2017 Electric Utility Department Report

JACK M. SCOVILLE, JR.
Mayor

PAUL GARDNER
City Administrator



ALAN J. LOVELESS, P.E.
Director of Electric Utility

ELECTRIC UTILITY DEPARTMENT

OFFICE: (843) 545-4600

FAX: (843) 527-7591

December 8, 2017

Following is a brief summary of major activities in the Electric Utility Department for November 2017:

Peak shaving operation successfully predicted the Santee Cooper system peak for November and we had both units running at the correct time. Site work, formation of the concrete pads, and installation of electrical and control conduit is nearing completion. We are slightly behind schedule for the pouring of the pads, but this should be complete during the second week of December. The diesel engines and generators are scheduled to ship in early January, so the concrete pads will have adequate time to cure prior to the placement of equipment.

The contractor crew continues working on some line relocations and distribution work that is required for the new peak shaving plant, along with the occasional replacement of a bad pole.

Three calls have been received in that past couple of months concerning customer-side solar generation. It appears that this is gaining customer interest and therefore we have started the process of discussing our philosophy concerning rates and connection issues. A meeting was held with Santee Cooper staff to obtain their input and information on their rates and connection protocol. This could be a time-consuming process over the next few months. Rate issues are important so that we prevent all customers from subsidizing solar installations for a few customers. Progress will be slow on this.....Santee Cooper continues to assist in providing information.

Progress has regressed slightly on our staffing situation this month. One of the two Line Technician C's that started to work for us in August left to accept a position with a contractor for a small salary increase. We have had discussions with an experienced Line Technician A candidates for one of our remaining vacancies, but he did not accept an offer due to salary considerations. We have interviewed two more candidates....one with a few years of line experience and one who would be starting from scratch. Both of these candidates showed some promise and we will continue discussions with both of them.

Cooper continues to provide us with replacement water nodes as warranty replacements to allow us to do a better job of staying ahead of failed nodes prior to billing reads. They have, however, fallen several months

behind on their shipments and we are facing increased re-reads. Cooper is in the process of releasing a new version of these nodes with improved software functions. Production setbacks continue to delay our receipt of new water nodes. This is resulting in a higher than desirable number of re-read orders for our Meter and Customer Service staff to deal with. The first step of Yukon upgrades has been completed, and the first shipment of new water nodes has been received. Yukon upgrades should be complete in early December.

Meetings continue with representatives of Tideland's Health concerning electric service to the new surgical wing being constructed at the hospital. The hospital's contractor has placed conduit for our feed to the new transformer for this addition. The transformer was set for this service in mid-July and the service was energized in early August. We will continue to work with them as needed as they continue construction on this facility.

There has been no additional information received about the development of commercial property across from Wal Mart adjacent to the new credit union.

LED street lights from three different manufactures have been installed on Merriman Road in the areas around Emmanuel and Gilbert streets. A small (for primarily residential areas) and a large (for commercial and high traffic corridors) have been installed from each manufacturer, though one small light is scheduled to be received in early November. Input from Council members and the public is welcome. We are in the process of getting some information out via social media to solicit input from anyone who wishes to comment. Response to our request for input is slow. We will make a decision on which of these manufacturers to use sometime in December so that we can get started with this project.

We continue to work with a couple of customers in Maryville regarding electrical noise that is interfering with their hobby of amateur radio operation. These customers have been patient and understand that it is difficult for us to devote time to this with a limited workforce. The customers have obtained equipment which is designed to locate the sources of noise. We have performed maintenance work on the poles that they have pinpointed, but this work did not eliminate the noise. I've asked the telephone and cable TV companies to inspect their equipment on these poles. I obtained some assistance from Santee Cooper on this issue. Someone from their communications staff who is experienced with locating radio frequency noise (and has the equipment necessary to do so) visited us and located a couple sets of lightning arresters that were causing the bulk of the noise. These arresters were replaced and both radio operators were happy for a few days, but then some different noise began bothering one of them. Additional work has been done on a couple of poles adjacent to one of the homes and noise subsided for a few weeks. It has returned, and I have asked Santee Cooper for assistance again. Their technician visited a couple of weeks ago and last week provided a report of what he found. He named four poles that are possible sources for noise. Some work was done on these poles, and a bad underground service was replaced down the street from this customer. His noise problems have been corrected for the time being.

A significant amount of time has been devoted to the implementation of a new inventory system during August. We are migrating to an inventory system embedded in our existing New World financial package. Training has been held, new inventory numbers have been entered. The system has gone live and there are still issues to be worked out.

A meeting was held with HTC to review the strength of the fiber system in south Maryville with the upcoming addition of the new Fire Station in mind, along with the future use of the Eagle property. HTC will be making recommendations for upgrades that will be needed to ensure adequate data service. HTC has provided estimates for work to be done in Maryville and also at the peak shaving plant. We will make arrangements to get both of these projects accomplished.

The November safety meeting was held on the 17th. The topic was use and care of rubber goods such as rubber gloves and blankets.

Other statistics of interest for July:

• Cut-on – regular	139
• Cut-off – regular	47
• Cut-off – non-pay	144
• Non-pay restores	118
• Re-read orders	378
• CNP finals	35
• Accidents – lost time	0
• Accidents – first aid/property damage	0
• PUPS locates	65
• Total orders worked	869

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2434)**

Meeting: 12/21/17 05:30 PM

Department: Water Utilities

Category: Report

Prepared By: Will Cook

Initiator: Will Cook

Sponsors:

DOC ID: 2434

November 2017 Water Utilities Report

NOVEMBER 2017 WATER UTILITIES REPORT

Water Treatment Plant

- WTP Filtered Water Total 40.545 MG
- Average Daily Flow Finished Water 1.352 MGD
- King Well 7.051 MG
- Maryville Well 7.779 MG
- Received AWOP award for 2016. We also received a 10 year AWOP award for 10 consecutive years of meeting AWOP requirements.

Wastewater Treatment Plant

- Influent Flow Total 106.160 MG
- Average Daily Influent Flow 3.539 MGD
- Effluent Flow Total 94.366 MG
- Average Daily Effluent Flow 3.146 MGD
- Rainfall Total 0.92 inches

Water Distribution

- Completed 76 work orders
- Repaired 59 water leaks
- Replaced 5 water meters
- Completed 63 locates

Wastewater Collection

- Completed 87 work orders
- Responded to 57 backups
- Routine line cleaning
- Completed 63 locates

Maintenance

- Completed 31 work orders
- Completed 6 work orders on pump stations throughout City
- Completed 17 work orders for the WWTP
- Completed 1 work orders for the WTP

Stormwater

- Completed 29 work orders
- Completed 63 locates
- Routine line and ditch cleaning

Customer Surveys

- We received a score of 5 out of 5 this month.

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2428)**

Meeting: 12/21/17 05:30 PM

Department: Engineering

Category: Report

Prepared By: Orlando Arteaga

Initiator: Orlando Arteaga

Sponsors:

DOC ID: 2428

November 2017 Engineering Report



**City of Georgetown
Engineering Monthly Report
November 2017**

Engineering - Orlando Arteaga, PE

Date: December 13, 2017

CAPITAL IMPROVEMENT PROJECTS

1. **Drainage Improvements Project for Congdon, Highmarket, Lynch/Duke Streets Phase I and Phase II-**
 - Engineer: AECOM
 - Contractor: Green Wave Contracting, Inc.
 - Phase I Bid Amount: \$1,967,970.48-Revised
 - Phase II Bid Amount: \$323,739.68-Revised
 - CSX permit approved on 5/12/2017.
 - SCDOT permit approved on 5/18/2017.
 - Phase I contract approved by SC Department of Commerce (CDBG) on 6/5/2017.
 - Phase II contract approved by RIA on 5/23/2017.
 - Notice to Proceed: 7/20/2017
 - Project duration: Phase I: 300 calendar days; Phase II: 390 calendar days.
 - Change Order no. 1- \$51,500 approved.
 - Scope: New 60", 48", 42", 36", 24", 18" storm drain pipe, catch basins, manholes, yard inlets, headwalls, junction chambers, ditch excavation, sidewalk, curb/gutter and street restoration.
 - Status:

HDPE pipe material delivered to Public Works yard and contractor's yard.

All CSX engineering submittals (jack & bore plan, dewatering plans, and track monitoring plan) have now been finally approved including revised permit amendment.

Approval of precast concrete drainage box, manhole and catch basin submittals continues.

Contractor is scheduled to mobilize during the week of 1/2/2018.



**City of Georgetown
Engineering Monthly Report
November 2017**

Engineering - Orlando Arteaga, PE

Date: December 13, 2017

2. East Bay Park - Bathrooms

- Architect: Tyche & Walker
- Contractor: CP&G
- Bid: \$210,000
- Notice to Proceed: 9/5/2017
- Project duration: 100 calendar days
- Scope: Erect a 700 SF bathroom facility at East Bay Park.
- Status: Construction work started the week of 10/9/2017.
Foundation, concrete floor, masonry wall, plumbing and electrical rough-in work has been completed. Roof framing work has started. Work is about 52% complete.

3. East Bay Park - Boat Trailer Parking (35 spaces)

- Engineer: Mead & Hunt
- Contractor: Gaster's Grading Company
- Bid: \$565,000
- Notice to Proceed: 9/5/2017
- Project duration: 90 calendar days
- Scope: Build a new 35-boat trailer parking spaces on pervious concrete at East Bay Park. Includes drainage and site improvements around the parking lot area.
- Status: Construction work started week of 9/18/17.
Concrete curb, pervious concrete and asphalt paving, check valves are complete. Work is about 98% complete.

4. East Bay Park – Recreational Walking Trail

- Engineer: Cagle Consulting Engineers, LLC
- Design Fee: \$9,750
- Design Start: 2/8/2017
- Design Finish: 5/30/2017
- Design is 100% complete
- Re-Bid due date: 12/7/2017
- Scope: Install a 1-mile long, 6-foot wide asphalt covered recreational walking trail along the perimeter of East Bay Park.



**City of Georgetown
Engineering Monthly Report
November 2017**

Engineering - Orlando Arteaga, PE

Date: December 13, 2017

- Status: Bids submitted on 12/7/2017 and are currently under review.

5. Georgetown Fire Station #2

- Architect: Tyche & Walker
- Design-Builder: Coastal Structures Corporation
- Base contract amount: \$1,849,725.00
- Sitework Construction Start: 4/11/2017
- Sitework Construction Finish: 6/11/2017
- Pre-Construction Meeting: 6/20/2017
- Notice to Proceed: 6/21/2017
- Building Construction Start: 7/10/2017
- Building Construction Finish: 2/14/2018 (Planned)
- Scope: New 8,000 SF Fire Station Building
- Status: Construction work continues and is at about 55% complete. Metal roof installation started along with exterior brick wall. Interior walls are wall framed, insulated and drywall installed. All mechanical and electrical rough-in is complete.
- Change Order #1: \$52,190.54 approved by City Council on 7/20/2017. CO #1 has been approved by USDA.

6. North Side Water Storage Tank

- Engineer: WK Dickson
- Contractor: Caldwell Tanks, Inc.
- Bid: \$1,574,700
- Notice to Proceed: 11/10/2017
- Construction Finish: 2/13/2019 (Planned)
- Scope: New elevated water storage tank with a capacity of 250,000 gallons located behind Middle School. Project includes open cut, HDD and Jack & Bore trenching for a 12-in. water main. Agencies involved: DHEC and SCDOT.
- Status: Contract has been executed by both Contractor and the City. A pre-construction meeting was held on 11/28/2017. Contractor has started the submittal process. Mobilization is anticipated for mid or late February 2018.



**City of Georgetown
Engineering Monthly Report
November 2017**

Engineering - Orlando Arteaga, PE

Date: December 13, 2017

7. Historic District Water Mains

- Engineer: AECOM
- Design Fee: \$63,200.00
- Design Start: 10/2/2017
- Design Finish: 7/15/2019 (Planned)
- Design is 90% complete
- Bid ad date: TBD
- Bid due date: TBD
- Bid Amount: TBD
- Scope: Water system improvements include the replacement of approximately 8,700 linear feet of 6-in. ~~and 10-in.~~ water mains in the City's Historic District. Work includes new house service connections, new fire hydrants, and street and sidewalk restoration.
- Status: 90% design documents are due before December 25th.

8. Kaminski & Heyward Streets Water Mains

- Engineer: Weston & Sampson
- Design Fee: \$27,250.00
- Design Start: 10/5/2017
- Design Finish: 6/30/2018 (Planned)
- Bid Ad date: 2/7/2018 (Planned)
- Bid due date: 3/1/2017 (Planned)
- Bid Amount: TBD
- Scope: Install 420 LF of 6-in. PVC water main on Heyward Street and 1,540 LF of 6-in. PVC water main on Kaminski Street with new house service lines and fire hydrants. Work includes sidewalk and street restoration.
- Status: Design documents are 60% complete and currently under review with the City.

Attachment: Engineering Monthly Report_November 2017 (2428 : November 2017 Engineering Report)



**City of Georgetown
Engineering Monthly Report
November 2017**

Engineering - Orlando Arteaga, PE

Date: December 13, 2017

9. West End Sewer Rehabilitation-Design

- Engineer: AECOM
- Design Fee: \$219,500.00
- Design Start: 10/2/2017
- Design Finish: 11/15/2019 (Planned)
- Design is 5% complete
- Scope: The project consists in obtaining engineering services for conducting a sewer system evaluation survey (SSES) and preparing design plans and specifications for the rehabilitation of the West End sewer system. The work covers approximately 40,000 linear feet of sewer mains. The work includes identification of system deficiencies such as structural, operations and maintenance, and infiltration and inflow (I/I) problems. The rehab work will be performed in two Phases: Phase I includes the SSES work and Phase II consists of the rehabilitation of the sewer system by replacing sewer mains, manholes and lining the existing sewer mains as recommended by the Engineer.
- Status: Smoke testing completed as of end of October. Dye sewer testing is pending.

10. West End District - Sewer System Evaluation Survey (SSES)

- Bid ad date: 10/25/2017
- Bid due date: 11/2/2017
- Notice of Award: 11/20/2017
- Notice to Proceed: 12/11/2017
- Completion date: 2/9/2018 (Planned)
- Bid Amount: \$114,135
- Contractor: Hydrostructures, PA
- Scope: Work includes closed circuit television (CCTV) inspection and cleaning of approximately 40,000 linear feet of sewer mains.
- Status: Preconstruction meeting held on 12/11/2017. Work started week of 12/11/2017 with two crews. Duration is 60 calendar days.



**City of Georgetown
Engineering Monthly Report
November 2017**

Engineering - Orlando Arteaga, PE

Date: December 13, 2017

11. Bulkhead Replacement at Constitution Park

- Engineer: McSweeney Engineers, LLC
- Design Fee: \$ 13,393
- Design Start: 10/5/2017
- Design Finish: 6/30/2018 (Planned)
- Bid ad date: 5/1/2018 (Planned)
- Bid due date: 5/31/2018 (Planned)
- Bid amount: TBD
- Scope: Remove and replace approximately 70 linear feet of timber bulkhead at Constitution Park. Work includes replacement of storm drains and sidewalk restoration.
- Status: Field survey completed. Design documents are 90% complete and reviewed by the city. Engineer will forward permit applications to Army Corp of Engineers and SCDHEC/OCRM on behalf of the City. A temporary construction easement for the adjacent building's rear parking lot is sought from the county.

12. Median Landscaping on Highway 17 S

- Designer: Waccamaw Landscaping
- Design is 100% complete
- Bid due date: 11/2/2017
- Bid amount: \$62,095
- Notice of Award: 11/20/2017
- Notice to Proceed: TBD
- Scope: Landscape improvements along US 17 median in front of new Fire Station #2.
- Status: Bid approved by city council on 11/16/2017. Work is expected to start during sometime in January.

PRIVATE DEVELOPMENT PROJECTS: None

SCDOT ENCROACHMENT PERMITS: Three (3)

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2429)**

Meeting: 12/21/17 05:30 PM

Department: Economic Development

Category: Report

Prepared By: Gloria Tinubu

Initiator: Gloria Tinubu

Sponsors:

DOC ID: 2429

November 2017 Economic Development Report

ECONOMIC DEVELOPMENT MONTHLY REPORT (NOVEMBER 2017)

TO THE MAYOR AND CITY COUNCIL

PREPARED BY: GLORIA BROMELL TINUBU, DIRECTOR
DECEMBER 13, 2017

1. City-wide

Overview: The Department organizes its activities into City-wide and five economic development districts (EDDs) patterned after the five Fire Districts, i.e., Maryville, West End, Historic, Airport/North Highmarket, and Willowbank.

- **City of Georgetown Redevelopment Plan Update:** The City's Redevelopment Plan for the proposed TIF (Tax Increment Financing District) is now 95% completed. Final plan will be ready before the end of the year.
- **SC Arts Commission:** Meeting organized to discuss arts-based economic development for the City was held on November 15 at Cultural Council Office. Persons in attendance were: Joy Young (SC Arts Commission), Joy Birnbaum (Chair, Cultural Council), Leslie Ayres (Executive Director, Cultural Council), Wendy Belzer (Board Member Cultural Council), Melissa Pirozzi (HGTC), Latorrie Geer (CommunityWorks), Ama Saran (Board Member Cultural Council), and Vanessa Greene (Global Arts/Media). We agreed that we would create a steering committee for cultural planning and for the other issues discussed.
- **Main Street South Carolina:** Continued planning for the City's hosting of Main Street South Carolina's annual meeting which will be held June 20 – 22, 2018. Activities for the 20+ managers from across the State will begin around midday on Wednesday, June 20 with Beppie LeGrand, retiring Executive Director, being recognized at the City Council meeting on Thursday, June 21 followed by a reception in her honor.

Continuing to develop Main Street Approach for the entire City of Georgetown which will be completed by February 2018.

- **EPA Grant:** Submitted proposal for a \$300,000 Environmental Protection Agency (EPA) Brownfield Community Wide Assessment Grant on November 16, 2017. The target area for the EPA Brownfield resources is the entire City of Georgetown, with strong emphasis on the West End and Fraser Street Corridor. Special thanks to Eliza Jagger, Finance Department for her assistance and Clark Henry of CIII Associates, consultant.

ECONOMIC DEVELOPMENT MONTHLY REPORT (NOVEMBER 2017) TO THE MAYOR AND CITY COUNCIL

PREPARED BY: GLORIA BROMELL TINUBU, DIRECTOR
DECEMBER 13, 2017

- Georgetown County School District and Boeing Day:** Organized and hosted a meeting at Mitney with the help of Sheila Spinks, new Program Director, Jean Brown, and Fred Williams. The meeting was to inspire students from the City in general, and West End, in particular, to pursue careers in Science, Technology, Engineering and Mathematics (STEM) and introduce them and their parents to Boeing. Over 25 students and parents attended, including students from Carolina Human Reinvestment, thanks to Giany Guedjo, executive director. Kudos to Eileen Patonay, Regional Workforce Advisor for the South Carolina Department of Commerce, for making this opportunity available to Georgetown County students and to Boeing representatives, Frank R. Hatten and Jenny A. Vanoss. As a result of this meeting, Sheila Spinks of Mitney, has scheduled a visit through Boeing's DreamLearners Education program for roughly 20 (5th – 12th grades) West End students/parents on July 18, 2018 (9:30 – 11:30am). The Boeing facility is located in North Charleston. Kudos, Mitney!



ECONOMIC DEVELOPMENT MONTHLY REPORT (NOVEMBER 2017) TO THE MAYOR AND CITY COUNCIL

PREPARED BY: GLORIA BROMELL TINUBU, DIRECTOR
DECEMBER 13, 2017

2. Historic Economic Development District

Overview: The Historic District is defined as east of Fraser Street and south of Church Street to the waterfront on east and south.

- **Proposed Downton Hotel Project:** During the month of November: identified potential consultants for the Fiscal Impact and Gap Financing Analysis, helped to prepare the RFQ (Request for Qualifications), interviewed references and participated in the evaluation and selection of the consultant, National Development Council (NDC). Organized and scheduled the first visit of consultant team for December 13, 2017.
- **ULI Competition:** Completed and submitted first draft of briefing book for design competition that began on November 16. I extend gratitude to Geales Sands of the Frances P. Bunnelle Foundation for graciously agreeing to serve as sponsor for the City of Georgetown and paying the \$5,000 sponsorship fee.

The 700 Block and Goat Island on the City's waterfront has been selected to be the subject site for ULI Carolina's design competition to be held in Greenville, February 12 – 13, 2018 (for details check out :<https://carolinas.uli.org/2018-urban-ideas-competition/>).

3. West End Economic Development District

Overview: The West End is defined as west of Fraser Street and the south side of Highmarket Street to the city limits.

- **West End Redevelopment Sub-Committee (West End RSC):** Held its last meeting on November 13. The next meeting is scheduled for December 18 at 6:00 pm at the Howard Center located at 1610 Hawkins Streets. All are welcomed to attend and refreshments will be served.
- **CPAT (Community Planning Assistance Team) Application:** Preparing application for SC CPAT. CPAT, a project of the SC American Planning Association, is a team of volunteers who are experts in their fields who provide pro bono planning and redevelopment assistance to communities with limited resources. Currently working on application that is due on February 9, 2018. If application is successful, SC CPAT would be here sometime in July 2018.

ECONOMIC DEVELOPMENT MONTHLY REPORT (NOVEMBER 2017) TO THE MAYOR AND CITY COUNCIL

PREPARED BY: GLORIA BROMELL TINUBU, DIRECTOR
DECEMBER 13, 2017

4. Willowbank Economic Development District

Overview: Willowbank is defined as the area east of Fraser Street and the north side of Church Street to the city limits.

- **Richmond Place Apartments:** Working with developer and consultant to determine appropriate economic development incentives for 128 unit apartment development at the end of Charlotte Street and adjacent to the post office.
- **Bethel AME Church's Waterfront Inn Redevelopment Project:** Continuing to work with church to identify highest and best use of property. Exploring possibility of facility that promotes Gullah Geechee Cultural Heritage Tourism.

5. Airport/North Highmarket Economic Development District

Overview: Airport/North Highmarket is defined as the area east of Fraser Street and the north side of Highmarket Street to the city limits.

- **Proposed mixed-use development:** Participated in meetings regarding the development of MOU with owner of property to potentially be annexed.
- **Community leaders for revitalization efforts:** Currently identifying residents and business leaders to participate in economic revitalization efforts.

6. Maryville Economic Development District

Overview: Willowbank is defined as the area of the City south of the Sampit River to the city limits.

- **Eagle Electric Building:** Showed property to entities that have expressed interest in the City's nearly 45,000 square feet industrial facility.

7. DMO First Quarter 2017- 2018 Report

- See attached report from the Georgetown Business Association (GBA).

Georgetown Business Association										
CITY OF GEORGETOWN										
DESIGNATED MARKETING ORGANIZATION FY 17/18										
QUARTERLY REPORT ENDING SEPTEMBER 30, 2017										
Summary of Quarterly Activity:										
Boosting Facebook & Instagram Content daily & weekly										
meeting & reviewing advertisers for the 2017-18 season										
Meeting monthly to discuss & vote on advertising										
Supporting & developing events to bring visitors to Georgetown										
webpage content creation daily, weekly, monthly										
Expenditures Paid with DMO Funds:										
Facebook post boost			328.15	boosted post: Eclipse, City of GT Fireworks & Kaminski House, Music in the Park the TAMS						
Facebook post boost			155.47	boosted post: Music in the Park series, Eclipse, City of GT Fireworks & Kaminski House						
Carolina Beach Music LLC (radio & online advertisement)			1,000.00	Radio & Online Advertising North Myrtle Beach to Raleigh NC						
Carolina Beach Music LLC (Eclipse Advertisement)			600.00	Radio & Online Advertising North Myrtle Beach to Raleigh NC						
Facebook post boost			218.07	boosted post: Downtown Sidewalk Sale, Music in the Park						
Carolina Beach Music LLC (radio & online advertisement)			1,000.00	Radio & Online Advertising North Myrtle Beach to Raleigh NC						
Facebook post boost			181.58	boosted post: Wooden Boat Show & MIP						
Carolina Beach Music LLC (radio & online advertisement)			300.00	Radio & Online Advertising North Myrtle Beach to Raleigh NC - During Awards week						
Graphic Design & Production										
Front Street Social (video production)			297.50	Video production of drone footage advertising GT used for Social Media Boost						
Freezing Hot Designs (advertising creation)			335.00	Creation advertising for Web, online, advertisers						
			4,415.77							
Facebook targeted areas: Greenville SC, Columbia SC, Raleigh NC, Florence SC, North Myrtle Beach SC, North Charleston SC										
By Lisa Haas										
Michele Overton										
President										
Georgetown Business Association										

CITY OF GEORGETOWN							
FY 2017/2018 ACCOMMODATIONS & HOSPITALITY TAXES							
FINANCIAL PROFILE							
Must be completed and returned within 45 days of project's completion: FUNDS returned after review of expenditures with documentation of expenses paid (invoices and checks)							
Project Name	FY 17/18 Accommodation Tax Tourism Promotion						
Applicant:	Georgetown Business Association						
Designated Marketing Organization							
Description		(a) Project Budget	Q1	Q2	Q3	Q4	(b) Project Actual
Income:							
	Returned DMO Funds from Georgetown Partnership	(25,557)	(25,557)				(25,557)
	City Accommodation Tax - First Quarter	(3,271)	(5,446)				(5,446)
	City Accommodation Tax - Second Quarter	(7,067)					(-)
	City Accommodation Tax - Third Quarter	(5,211)					(-)
	City Accommodation Tax - Fourth Quarter	(14,494)					(-)
Total Income		\$55,601)	\$31,003)	\$0)	\$0)	\$0)	\$31,003)
Expenditures:							
	Advertising Expenses	(21,200)					
	Facebook post boost		328.15				
	Facebook post boost		155.47				
	Carolina Beach Music LLC (radio & online advertisement)		1,000.00				
	Carolina Beach Music LLC (Eclipse Advertisement)		600.00				
	Facebook post boost		218.07				
	Carolina Beach Music LLC (radio & online advertisement)		1,000.00				
	Facebook post boost		181.58				
	Carolina Beach Music LLC (radio & online advertisement)		300.00				
	Graphic Design & Production	(6,200)					
	Front Street Social (video production)		297.50				
	Freezing Hot Designs (advertising creation)		335.00				
	Visitor Guide/Collaterals	(3,700)					
		(5,000)					
Total Expenditures		\$36,100)	\$4,415.77	\$0)	\$0)	\$0)	\$0)

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2431)**

Meeting: 12/21/17 05:30 PM

Department: Housing and Community Development

Category: Report

Prepared By: Ann U. Mercer

Initiator: Rick Martin

Sponsors:

DOC ID: 2431

November 2017 Housing & Community Development Report

**Housing & Community Development
Monthly Report
November 2017**

14.K.1

Building Official

Inspections and Permits

Checked areas for non-permitted as well as permitted work, site conditions, and responded to calls.

Monthly Report:

Business License	6
Stop Work	1
Re-Inspection	0
Footings	5
Rough Inspections	23
Electrical	23
Mobile Home	1
On-site	15
CO	11
CC	0
TRC	0
Plan Review & Sign	4
City Alarm System	1
Total	90

Meetings: ARB 6 Items, BZA 0 Item; KGB 1 meeting; CBA, CAB, PC no meetings

Review Meetings/On-site visits

Safety inspections

Other Meeting

Weekly Staff Meeting

Monthly Safety Meeting

Monthly Council Meeting

Council Workshops

Monthly Updates on Projects for March

Honorable Mayor and Council:

- Construction continues at the Georgetown Hospital and the new Surgical Wing Renovations.
- Construction is ongoing for the S. Island Assisted Living, and the Maryville Fire Station, the East Bay Park improvements, Family Justice Center, the Peak Shaving building, a new office building on the corner of Fraser and Highmarket Street.
- There are 5 residential homes under construction.
- I also attended the Coastal Code Conference in Myrtle Beach for three days for certification hours and code updates as well as a legal update class for building departments.
- Janet is extremely busy with overgrown lots, helping with signage and ARB.
- Cindy is busy with Keep Georgetown Beautiful and working on our parks and entrances and areas around City Hall as well as Morgan Park. She is doing site visits on the main corridors and Front Street each Monday and Friday.
- Matt is working with all departments as well as Planning and Zoning as well as beginning to work with the Planning Commission on the Land Use Element primarily with the Hi District, as well the COG
- Debra is doing an excellent job as our office manager issuing permits, scheduling and recording meetings as the Board Secretary, scheduling inspections and meetings for the office
- Debra, Janet, Cindy, and Matt have worked extremely hard to make sure that all request were handled efficiently and that our citizen's needs were met in a timely manner. We would like to thank you for your support.

Thanks Again,
Rick Martin

Code Enforcement

Overgrown Lots/Trash Violations/Business Licenses/Streets & Sanitation

Total Letters Issued for Overgrown Lots	63
Total Letters Issued for Neglect of Structures	0
Total letters issued for Yard Debris/Solid Waste/Construction Debris/Inoperable Vehicles/Electronic Devices	11
Total Letter Issued for Vision Clearance	0
Total Work Orders Sent to Streets and Sanitation	0
Total Letters Sent for Dilapidated Structures	1
Total Letters sent for Sign Violations	0
Total Referrals for Water and Sewer	0
Total Citations Issued for Overgrown Lots	0
Total Citations Issued for Trash Violations	0
Total Citations Issued for Business Licenses	0
Total Citations Issued for Dilapidated Structures	0
Total Citations Issued for Hospitality Taxes	0
Total Violations Issued for Signage	0

Total Demolitions

Total Dilapidated Structures Removed 0	
--	--

Permits

Total Letters Issued for Encroachments	0
Total Citations Issued for Encroachments	0

Complaints

Total Complaints	2
Total referrals to Electric-Tree Crew	0

Administrative Assistant II

Board & Commissions:

ARB:

1. 111 Broad Street requested the approval for windows.
2. 918 Duke Street requested the approval for a fence.
3. 311 Orange Street requested the approval to install a fence.
4. 315 Front Street requested the approval to construct a new garden shed.
5. 902 Highmarket Street requested the approval to construct a garden shed.
6. 911 Duke Street ask for the Board's guidance on renovations.

ARB (On-Site):

None

BZA:

None

Planning Commission:

None

CAB (Community Appearance Board):

None

CBA (Construction Board of Appeals):

None

TRC:

None

FOIA:

None

Permit Valuation Report:

Commercial Addition	0
Commercial Alteration	1
Commercial Electric	1
Commercial Gas	0
Commercial Mechanical	2
Commercial New Build	1
Commercial Plumbing	0
Commercial Roofing	1
Demolition	1
Mobile Home	1
Residential Addition	0
Residential Alteration	5
Residential Electrical	2
Residential Gas	1
Residential Mechanical	8
Residential New Build	3
Residential Plumbing	0
Residential Roofing	5

Administrative Assistant's Daily Duties:

- Daily operation of the front desk
- Transcribing minutes for the Board(s) meetings
- Daily scheduling of inspections
- Preparing timesheets
- Put the packets together for Board meetings

Community Planner/GIS Technician

- Got the last 6 months of new parcel owners and address in the city limits from the assessor's office, so made updates to the GIS system.
- Had a few PPI corrections for the CRS program that we were audited on in October.
- Plat approvals for 1710 Highmarket St,
- Sign Permits: Pawleys Island Kustomz, Georgetown Library, & Marathon Gas.
- Temporary Sign Permits: 1st Baptist Church Singing Christmas Tree and 20 rezoning signs around the steel mill.
- Worked on all the revisions and amendments to the REDD document in the process of trying to rezone the steel mill property. It passed 1st reading of Council now to Planning Commission in December to the Public Hearing and their recommendation.
- Continued to make edits and changes to the City website when needed.
- Entered all ordinances into Minute Traq so Ann could get them on Council agenda.
- Off for Veterans Day and Thanksgiving.
- Worked on the mapping for the new proposed TIF area and attended meeting to help get that redevelopment area going.
- Set up a meeting with SCEMD for a grant awarded this month to raise a home near Bolick Street.

Keep Georgetown Beautiful

November 2017 Report

Held Keep Georgetown Beautiful Board meeting and discussed several upcoming and ongoing projects.

Wrote Community Pride Grant and submitted to Palmetto Pride.

Organized and supervised the removal of the City Property in Stewart Parker House. Helped moved the items and arranged for their storage.

Attended Rain Barrel Workshop.

Did Follow Up Report for the Keep South Carolina Beautiful grant from Palmetto Pride.

Assisted with the replacement of the window at the Kaminski House restrooms.

Began preparations for Arbor Day on December 1, 2017.

Organized Sampit River Cleanup behind Front Street with help from the GBA and the Rover Tours.

Sent letters, made phone calls and visits concerning City code violations.

Follow up on code violations.

Various other responsibilities and duties for Keep Georgetown Beautiful, Code Enforcement and Housing & Community Development.

FRIENDS OF THE KAMINSKI HOUSE REPORT – November 2017

November was an exciting month at the museum. Tour visitors to the museum were up 24% and the museum staff was busy getting ready for the Christmas season of events.



The month began with the installation of *A Very Fashionable Christmas* show house installation. Each of the rooms of the Kaminski House have been decorated by a different local interior designer. A number of candlelight open houses have been scheduled throughout November and December and will be capped off with our annual

Family Night on December 21st.



The museum hosted *Red, Green, & Bling*, a preview party for *A Very Fashionable Christmas* on November 11th. The house looked great and all the guests had a wonderful evening viewing the Christmas decorations.

Museum staff and volunteers spent much of November cleaning out the Stewart-Parker House in preparation for the transition of returning the house back to the National Society of Colonial Dames in America in the State of South Carolina. The City's lease on the property ends on December 31st.

Volunteers continue to play a vital role in the daily operation of the Kaminski House Museum. In November, our volunteers worked 150 hours.

Robin Gabriel, Executive Director

**Georgetown City Council**

120 North Fraser Street
Georgetown, SC 29442

SCHEDULED**MONTHLY REPORT (ID # 2425)**

Meeting: 12/21/17 05:30 PM

Department: Finance

Category: Report

Prepared By: Debra Bivens

Initiator: Debra Bivens

Sponsors:

DOC ID: 2425

November 2017 Finance and IT Departments Report

November 2017 Finance and IT Departments Report

Statistics:

New Business Licenses Issued: Big V Online Retail Warehouse, CJH – Rentals, DAS Properties of SC LLC, Moore Mechanical, PI Kustomz, PRUNS Convenience Store.

Projects Progress:

Grants: Please see the attached schedule for the detail on each grant award.

Year End Audit: The FY2017 audit is complete with no findings from our Auditors. The PowerPoint presentation is attached to your agenda.

Year End Processing: We recently completed a required upgrade to The City's software, New World Systems. It was necessary to upgrade the system in order to properly process the calendar year end reports.

FEMA: We continue to work with FEMA to provide all of the necessary documentation for Hurricane Matthew, as well as the Flood of 2015. This is a very time consuming process, but our goal is to be reimbursed 100% of all available funds.

Upcoming Procurement Projects:

- Fire Station II
- Drainage Project (Phase I & Phase II)
- East Bay Park Improvements
- Peak Shaving Project
- North Side Water Storage Tank
- Constitution Park Bulkhead Project
- Front Street UG System Upgrade Project
- Fire Truck

Attached are the Budget Performance Reports for November 2017.

Ref	Grantor	Program	Award Amount	Match Amount	Expenditures	Balance	Award #	Status
<u>FEDERAL GRANTS</u>								
1	US Department of Agriculture	Rural Business Enterprise Grant	44,000.00	-	46,119.94	-	00-01	Closed
2	SC Department of Commerce	Highmarket & Duke Drainage Improvements (CDBG)	1,000,000.00	1,190,470.48	161,570.00	2,028,900.48	CDBG #4-CI-15-012	
3	SC Department of Archives & History	FY 2016 Federal Historic Preservation Grant: COG Design Guidelines	24,225.00	24,225.00	48,433.40	-	-	Closed
4	Federal Highway Administration	East Bay Park Recreational Trail (SCPRT)	77,758.60	19,439.65	6,750.00	90,448.25	P28051500715	
5	SC Department of Commerce	Ladder Fire Truck	500,000.00	340,000.00	12,000.00	828,000.00	CDBG #4-CE-16-003	
<u>STATE GRANTS</u>								
6	SC Rural Infrastructure Authority	N. Congdon St & CSX Drainage Ditch Improvement Project	159,365.00	133,720.00	53,181.00	239,904.00	#R-16-1094	
7	SC Muni Insurance Trust	2017 Public Works Equipment	2,000.00	2,000.00	3,922.96	77.04	-	
8	SC Muni Insurance Trust	2017 Soft Body Armor	2,000.00	2,000.00	3,124.92	875.08	-	
<u>OTHER GRANTS</u>								
9	Palmetto Pride	Keep South Carolina Beautiful 2017	8,000.00	-	8,000.00	-	-	Closed
TOTAL			1,817,348.60	1,711,855.13	343,102.22	3,188,204.85		



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
Fund 0010 - General Fund								
Department	00 - Revenue							
	REVENUE							
	Property Taxes							
311.001	Property Taxes - Real	3,065,142.00	46,449.69	.00	73,892.24	2,991,249.76	2	3,031,250.76
311.003	Property Taxes - Vehicles	270,000.00	25,848.29	.00	96,991.15	173,008.85	36	286,244.78
311.005	Prop Tax-Penalties & Cost	31,000.00	.00	.00	.00	31,000.00	0	35,674.17
	Property Taxes Totals	\$3,366,142.00	\$72,297.98	\$0.00	\$170,883.39	\$3,195,258.61	5%	\$3,353,169.71
	Licenses and Permits							
321.001	Business Licenses	2,500,000.00	10,132.79	.00	88,836.31	2,411,163.69	4	2,704,578.74
321.002	Business Lic - Penalties	11,000.00	53.34	.00	6,273.12	4,726.88	57	11,321.29
322.001	Cable TV Franchise	75,000.00	1,599.60	.00	26,704.70	48,295.30	36	121,838.13
322.002	S.C. Electric & Gas Co.	42,000.00	.00	.00	.00	42,000.00	0	39,536.78
323.001	Electrical Permits	3,500.00	193.00	.00	2,392.00	1,108.00	68	5,976.00
323.002	Plumbing Permits	1,000.00	.00	.00	1,348.00	(348.00)	135	6,030.00
323.003	Gas Permits	600.00	30.00	.00	240.00	360.00	40	853.00
323.004	Building Permits	85,000.00	4,340.00	.00	25,000.00	60,000.00	29	151,114.55
323.005	Yard Sale Permits	100.00	9.00	.00	42.00	58.00	42	81.00
323.006	Mobile Home Permits	100.00	75.00	.00	225.00	(125.00)	225	375.00
323.007	Demolition & Clearance	1,500.00	150.00	.00	600.00	900.00	40	36,934.00
323.008	Mechanical Permits	6,000.00	751.00	.00	3,724.00	2,276.00	62	6,922.00
323.010	Bus Lic Inspection Fee	1,000.00	75.00	.00	475.00	525.00	48	1,300.00
323.013	Burning Permit	.00	50.00	.00	50.00	(50.00)	+++	.00
323.014	Construct Parking Permit	50.00	.00	.00	.00	50.00	0	.00
323.015	Reinspection Fee	250.00	75.00	.00	450.00	(200.00)	180	150.00
323.016	Permit Not Posted On-Site	.00	.00	.00	75.00	(75.00)	+++	75.00
323.018	Moving Permit	.00	.00	.00	.00	.00	+++	100.00
323.019	Stop Work Order Fee	200.00	204.00	.00	288.00	(88.00)	144	120.00
323.020	Board of Appeals Fee	500.00	.00	.00	150.00	350.00	30	600.00
323.021	Zoning Fees	1,000.00	.00	.00	.00	1,000.00	0	755.00



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 223

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
335.001	Local Government Fund	185,000.00	.00	.00	51,740.99	133,259.01	28	209,845.96
351.007	Sunday Liquor Sales	15,000.00	.00	.00	1,750.00	13,250.00	12	19,280.00
	<i>State Shared Totals</i>	\$488,978.00	\$1,024.09	\$0.00	\$93,405.72	\$395,572.28	19%	\$535,091.05
	<i>Local Grants</i>							
332.008	Other Local Grants	8,000.00	.00	.00	.00	8,000.00	0	8,501.41
	<i>Local Grants Totals</i>	\$8,000.00	\$0.00	\$0.00	\$0.00	\$8,000.00	0%	\$8,501.41
	<i>Federal Grants</i>							
335.004	Fema Recovery	75,000.00	.00	.00	42,789.98	32,210.02	57	162,739.86
	<i>Federal Grants Totals</i>	\$75,000.00	\$0.00	\$0.00	\$42,789.98	\$32,210.02	57%	\$162,739.86
	<i>Investment Earnings</i>							
361.001	Investment Earnings	30,000.00	6,910.73	.00	25,116.62	4,883.38	84	29,892.73
	<i>Investment Earnings Totals</i>	\$30,000.00	\$6,910.73	\$0.00	\$25,116.62	\$4,883.38	84%	\$29,892.73
	<i>Miscellaneous</i>							
362.000	Rents and Royalties	24,000.00	400.37	.00	8,884.87	15,115.13	37	34,059.30
364.001	Steel Mill FILOT	.00	.00	.00	.00	.00	+++	22,155.07
368.000	Work Comp Reimbursement	600.00	.00	.00	.00	600.00	0	34,954.13
369.000	Cash Over & Short	.00	.00	.00	2,614.41	(2,614.41)	+++	(411.30)
369.002	Miscellaneous Revenue	3,000.00	8,235.81	.00	18,864.19	(15,864.19)	629	32,738.03
369.003	Insurance Proceeds	15,000.00	29,336.30	.00	23,071.15	(8,071.15)	154	75,573.98
369.005	Set-off Debt Collection Fees	1,500.00	.00	.00	.00	1,500.00	0	1,025.00
369.013	Returned Check Fees	4,500.00	150.00	.00	1,140.00	3,360.00	25	3,930.00
370.000	Overpayments	.00	.00	.00	.00	.00	+++	15,558.00
	<i>Miscellaneous Totals</i>	\$48,600.00	\$38,122.48	\$0.00	\$54,574.62	(\$5,974.62)	112%	\$219,582.21
	<i>Operating Transfers In</i>							
392.001	From Electric Fund	1,400,000.00	116,666.63	.00	583,333.15	816,666.85	42	1,399,999.56
392.003	From Accom Tax Fund	29,000.00	.00	.00	25,907.61	3,092.39	89	30,364.32
392.009	From Hospitality Fund	108,000.00	9,000.00	.00	45,000.00	63,000.00	42	108,000.00
394.002	Transfer from fund balance	86,864.00	.00	.00	.00	86,864.00	0	.00
	<i>Operating Transfers In Totals</i>	\$1,623,864.00	\$125,666.63	\$0.00	\$654,240.76	\$969,623.24	40%	\$1,538,363.88
	<i>Financing Proceeds</i>							

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
393.003	GO Bond Proceeds	2,000,000.00	.00	.00	.00	2,000,000.00	0	.00
	<i>Financing Proceeds Totals</i>	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$2,000,000.00	0%	\$0.00
	<i>Sale of Assets</i>							
391.001	Sale of Assets	5,000.00	.00	.00	215.00	4,785.00	4	9,260.90
	<i>Sale of Assets Totals</i>	\$5,000.00	\$0.00	\$0.00	\$215.00	\$4,785.00	4%	\$9,260.90
	REVENUE TOTALS	\$10,754,409.00	\$261,501.84	\$0.00	\$1,301,778.16	\$9,452,630.84	12%	\$9,522,212.01
	Department 00 - Revenue Totals	\$10,754,409.00	\$261,501.84	\$0.00	\$1,301,778.16	\$9,452,630.84	12%	\$9,522,212.01
	Department 01 - Administration							
	EXPENSE							
	<i>Personal Services</i>							
400.101	Regular Pay	340,000.00	29,045.58	.00	123,357.01	216,642.99	36	348,439.49
401.103	Overtime	5,000.00	207.96	.00	1,320.53	3,679.47	26	2,201.41
405.114	FICA	27,539.00	2,192.94	.00	9,314.62	18,224.38	34	26,071.30
406.116	Retirement	39,970.00	4,103.21	.00	13,683.45	26,286.55	34	38,192.34
408.125	SCMIT Worker's Comp Ins.	4,500.00	.00	.00	2,829.64	1,670.36	63	5,236.85
410.001	Health Claims Cost	26,000.00	1,520.96	.00	7,632.32	18,367.68	29	19,837.00
	<i>Personal Services Totals</i>	\$443,009.00	\$37,070.65	\$0.00	\$158,137.57	\$284,871.43	36%	\$439,978.39
	<i>Supplies</i>							
500.101	Supplies and Materials	5,000.00	771.53	.00	2,677.49	2,322.51	54	6,180.18
500.102	Equipment	2,000.00	.00	.00	.00	2,000.00	0	1,375.59
500.103	Furniture	8,500.00	.00	.00	.00	8,500.00	0	.00
500.105	Printing and Binding	100.00	.00	.00	1,914.96	(1,814.96)	1915	84.53
	<i>Supplies Totals</i>	\$15,600.00	\$771.53	\$0.00	\$4,592.45	\$11,007.55	29%	\$7,640.30
	<i>Other Services & Charges</i>							
610.111	Communications- Landline	6,000.00	847.49	.00	2,577.50	3,422.50	43	5,112.35
610.112	Postage	1,000.00	48.28	.00	725.96	274.04	73	677.06
610.1110	Communications- Wireless	3,800.00	267.75	.00	1,070.18	2,729.82	28	2,917.93
620.114	Advertising	300.00	.00	.00	884.00	(584.00)	295	390.00
640.124	Travel Expense	7,750.00	101.91	.00	1,675.70	6,074.30	22	2,795.51
650.127	Electricity	5,954.00	263.65	.00	2,320.64	3,633.36	39	6,306.85

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

Account	Account Description	Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
		Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
410.001	Health Claims Cost	51,266.00	3,049.92	.00	16,673.60	34,592.40	33	42,072.62
	Personal Services Totals	\$180,140.00	\$15,818.72	\$0.00	\$65,895.10	\$114,244.90	37%	\$171,331.87
	Supplies							
500.101	Supplies and Materials	1,200.00	102.67	.00	17.50	1,182.50	1	1,710.23
500.102	Equipment	1,500.00	.00	.00	.00	1,500.00	0	.00
500.105	Printing and Binding	1,000.00	37.50	.00	403.19	596.81	40	.00
	Supplies Totals	\$3,700.00	\$140.17	\$0.00	\$420.69	\$3,279.31	11%	\$1,710.23
	Other Services & Charges							
610.111	Communications- Landline	800.00	96.03	.00	301.78	498.22	38	571.16
610.112	Postage	1,000.00	19.32	.00	67.89	932.11	7	140.88
610.1110	Communications- Wireless	3,500.00	304.56	.00	1,282.26	2,217.74	37	6,301.39
620.114	Advertising	500.00	78.00	.00	149.50	350.50	30	1,283.75
640.124	Travel Expense	14,500.00	.00	.00	1,572.95	12,927.05	11	8,952.07
670.156	Equipment Rental/Lease	10,000.00	810.00	13,770.00	4,050.00	(7,820.00)	178	9,720.00
685.180	Membership Dues and Fees	1,200.00	.00	.00	.00	1,200.00	0	.00
685.182	Other Operating Expenses	17,400.00	188.25	.00	188.25	17,211.75	1	1,817.77
685.186	Training	3,100.00	.00	.00	.00	3,100.00	0	5,460.30
685.1801	Subscriptions	2,600.00	1,372.66	.00	1,372.66	1,227.34	53	1,360.20
686.187	Professional Services	150.00	.00	.00	294.25	(144.25)	196	309.84
686.1895	Employee wellness services	2,700.00	.00	.00	618.75	2,081.25	23	1,430.78
	Other Services & Charges Totals	\$57,450.00	\$2,868.82	\$13,770.00	\$9,898.29	\$33,781.71	41%	\$37,348.14
	Other Objects							
795.001	IT Internal Allocations	6,700.00	658.77	.00	1,610.01	5,089.99	24	9,287.20
	Other Objects Totals	\$6,700.00	\$658.77	\$0.00	\$1,610.01	\$5,089.99	24%	\$9,287.20
	EXPENSE TOTALS	\$247,990.00	\$19,486.48	\$13,770.00	\$77,824.09	\$156,395.91	37%	\$219,677.44
	Sub Department 02 - Mayor and Council Totals	(\$247,990.00)	(\$19,486.48)	(\$13,770.00)	(\$77,824.09)	(\$156,395.91)	37%	(\$219,677.44)
	Department 01 - Administration Totals	(\$561,193.00)	(\$46,181.91)	(\$13,770.00)	(\$178,917.02)	(\$368,505.98)	34%	(\$525,705.40)
	Department 04 - Finance							
	EXPENSE							
	Personal Services							

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 227

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT

Fiscal Year to Date 11/30/17
Exclude Rollup Account

[illegible]



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

											Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description										Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
685.186	Training										3,500.00	217.55	.00	721.55	2,778.45	21	1,600.22
685.1801	Subscriptions										500.00	265.00	.00	265.00	235.00	53	484.80
686.187	Professional Services										500.00	.00	.00	.00	500.00	0	51.64
686.189	Employee Medical										200.00	.00	.00	.00	200.00	0	45.00
686.195	Repair/Maint Svc Contract										3,000.00	.00	.00	154.50	2,845.50	5	1,031.27
686.1895	Employee wellness services										2,500.00	.00	.00	707.14	1,792.86	28	2,183.83
	<i>Other Services & Charges Totals</i>										\$80,467.00	\$6,660.47	\$0.00	\$32,499.52	\$47,967.48	40%	\$73,837.54
	<i>Other Objects</i>																
795.001	IT Internal Allocations										16,750.00	3,952.59	.00	8,910.01	7,839.99	53	30,277.56
795.995	GF Cost Distribution										(412,530.00)	(34,377.50)	.00	(171,887.50)	(240,642.50)	42	(415,855.56)
	<i>Other Objects Totals</i>										(\$395,780.00)	(\$30,424.91)	\$0.00	(\$162,977.49)	(\$232,802.51)	41%	(\$385,578.00)
	EXPENSE TOTALS										\$271,782.00	\$27,102.25	\$0.00	\$105,584.42	\$166,197.58	39%	\$277,182.21
	Department 04 - Finance Totals										(\$271,782.00)	(\$27,102.25)	\$0.00	(\$105,584.42)	(\$166,197.58)	39%	(\$277,182.21)
	Department 05 - Police																
	Sub Department 05 - Police Staff Services																
	EXPENSE																
	<i>Personal Services</i>																
400.101	Regular Pay										1,578,064.00	145,366.04	.00	627,248.16	950,815.84	40	1,612,937.68
401.103	Overtime										85,000.00	7,383.47	.00	28,165.30	56,834.70	33	103,226.99
401.105	On-call pay										5,200.00	400.00	.00	2,000.00	3,200.00	38	4,500.00
405.114	FICA										125,482.00	10,920.20	.00	47,115.79	78,366.21	38	124,551.26
406.116	Retirement										250,810.00	22,219.95	.00	87,117.02	163,692.98	35	239,049.91
408.125	SCMIT Worker's Comp Ins.										70,000.00	1,029.85	.00	44,186.18	25,813.82	63	91,023.49
410.001	Health Claims Cost										233,011.00	20,515.10	.00	99,777.18	133,233.82	43	210,268.40
410.002	Health Claim Costs-Retire										40,232.00	7,528.88	.00	21,099.96	19,132.04	52	38,133.02
	<i>Personal Services Totals</i>										\$2,387,799.00	\$215,363.49	\$0.00	\$956,709.59	\$1,431,089.41	40%	\$2,423,690.75
	<i>Supplies</i>																
500.101	Supplies and Materials										33,000.00	1,063.66	.00	6,595.85	26,404.15	20	24,937.46
500.102	Equipment										11,260.00	4,932.90	.00	5,350.18	5,909.82	48	27,322.64
500.103	Furniture										5,000.00	.00	.00	.00	5,000.00	0	2,098.18



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 230

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 231

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 232

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
660.133	Repairs & Maint. Services	1,000.00	.00	.00	.00	1,000.00	0	.00
660.139	Fleet Services Materials	1,200.00	86.13	.00	114.32	1,085.68	10	1,005.44
660.145	Gasoline & Oil	2,000.00	257.47	.00	753.22	1,246.78	38	1,273.68
660.1391	Fleet Services Labor	1,000.00	127.47	.00	310.81	689.19	31	807.10
685.182	Other Operating Expenses	2,500.00	.00	.00	553.80	1,946.20	22	790.56
685.186	Training	1,300.00	.00	.00	.00	1,300.00	0	500.00
685.187	Special Projects	2,000.00	.00	.00	.00	2,000.00	0	.00
	<i>Other Services & Charges Totals</i>	\$15,200.00	\$723.15	\$878.86	\$2,936.48	\$11,384.66	25%	\$7,371.14
	EXPENSE TOTALS	\$20,700.00	\$723.15	\$878.86	\$3,091.46	\$16,729.68	19%	\$8,297.51
	Sub Department 26 - Grants Totals	(\$20,700.00)	(\$723.15)	(\$878.86)	(\$3,091.46)	(\$16,729.68)	19%	(\$8,297.51)
	Sub Department 28 - Safe Streets							
	EXPENSE							
	<i>Supplies</i>							
500.101	Supplies and Materials	.00	.00	.00	.00	.00	+++	276.21
	<i>Supplies Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$276.21
	<i>Other Services & Charges</i>							
685.182	Other Operating Expenses	.00	.00	.00	.00	.00	+++	819.74
685.187	Special Projects	.00	.00	.00	11.56	(11.56)	+++	.00
	<i>Other Services & Charges Totals</i>	\$0.00	\$0.00	\$0.00	\$11.56	(\$11.56)	+++	\$819.74
	EXPENSE TOTALS	\$0.00	\$0.00	\$0.00	\$11.56	(\$11.56)	+++	\$1,095.95
	Sub Department 28 - Safe Streets Totals	\$0.00	\$0.00	\$0.00	(\$11.56)	\$11.56	+++	(\$1,095.95)
	Department 05 - Police Totals	(\$3,296,519.00)	(\$291,843.27)	(\$124,410.38)	(\$1,231,916.55)	(\$1,940,192.07)	41%	(\$3,209,703.79)
	Department 09 - Housing and Community Dev.							
	EXPENSE							
	<i>Personal Services</i>							
400.101	Regular Pay	219,388.00	19,949.20	.00	86,862.78	132,525.22	40	223,899.82
401.103	Overtime	3,000.00	380.27	.00	983.22	2,016.78	33	3,741.43
405.114	FICA	15,755.00	1,473.00	.00	6,316.48	9,438.52	40	16,117.64
406.116	Retirement	26,692.00	2,570.53	.00	9,394.33	17,297.67	35	25,681.29
408.125	SCMIT Worker's Comp Ins.	2,200.00	.00	.00	1,364.54	835.46	62	2,525.37

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 234

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
685.1801	Subscriptions	50.00	.00	.00	.00	50.00	0	39.00
685.1921	KGB grant expenses	7,000.00	799.49	.00	3,322.95	3,677.05	47	8,501.41
686.187	Professional Services	.00	.00	.00	.00	.00	+++	103.28
686.191	Contract Services/Studies	92,000.00	.00	(4,839.99)	8,875.00	87,964.99	4	78,889.45
686.195	Repair/Maint Svc Contract	500.00	77.25	.00	231.75	268.25	46	196.50
686.1895	Employee wellness services	1,000.00	.00	.00	441.97	558.03	44	1,562.75
	<i>Other Services & Charges Totals</i>	\$145,613.00	\$8,820.15	(\$4,839.99)	\$33,517.49	\$116,935.50	20%	\$129,550.26
	<i>Other Objects</i>							
795.001	IT Internal Allocations	13,400.00	3,293.83	.00	7,246.32	6,153.68	54	19,168.44
	<i>Other Objects Totals</i>	\$13,400.00	\$3,293.83	\$0.00	\$7,246.32	\$6,153.68	54%	\$19,168.44
	EXPENSE TOTALS	\$483,442.00	\$39,497.51	(\$4,839.99)	\$163,028.43	\$325,253.56	33%	\$469,458.75
	Department 09 - Housing and Community Dev. Totals	(\$483,442.00)	(\$39,497.51)	\$4,839.99	(\$163,028.43)	(\$325,253.56)	33%	(\$469,458.75)
	Department 10 - Municipal Court							
	EXPENSE							
	<i>Personal Services</i>							
400.101	Regular Pay	97,532.00	9,861.82	.00	42,557.09	54,974.91	44	101,637.44
401.103	Overtime	4,700.00	405.85	.00	2,183.76	2,516.24	46	4,979.81
401.105	On-call pay	4,830.00	400.00	.00	2,000.00	2,830.00	41	5,100.00
405.114	FICA	7,825.00	782.32	.00	3,432.63	4,392.37	44	8,173.48
406.116	Retirement	12,737.00	1,337.79	.00	4,950.63	7,786.37	39	12,359.15
408.125	SCMIT Worker's Comp Ins.	1,300.00	.00	.00	847.46	452.54	65	1,568.40
410.001	Health Claims Cost	19,125.00	1,334.84	.00	6,674.20	12,450.80	35	16,030.52
	<i>Personal Services Totals</i>	\$148,049.00	\$14,122.62	\$0.00	\$62,645.77	\$85,403.23	42%	\$149,848.80
	<i>Supplies</i>							
500.101	Supplies and Materials	3,000.00	.00	.00	727.49	2,272.51	24	3,588.38
500.102	Equipment	5,000.00	.00	.00	846.99	4,153.01	17	1,720.63
500.103	Furniture	.00	.00	.00	.00	.00	+++	1,591.00
	<i>Supplies Totals</i>	\$8,000.00	\$0.00	\$0.00	\$1,574.48	\$6,425.52	20%	\$6,900.01
	<i>Other Services & Charges</i>							
610.111	Communications- Landline	550.00	72.04	.00	226.35	323.65	41	428.38

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

Account	Account Description	Adopted Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
400.101	Regular Pay	1,140,000.00	114,660.54	.00	491,980.79	648,019.21	43	1,196,840.44
401.103	Overtime	90,000.00	8,148.12	.00	41,459.16	48,540.84	46	93,087.74
402.111	Volunteer Employees	7,000.00	2,175.00	.00	4,515.00	2,485.00	64	4,635.00
405.114	FICA	88,236.00	8,715.55	.00	37,473.81	50,762.19	42	90,648.74
406.116	Retirement	184,431.00	18,495.46	.00	72,886.10	111,544.90	40	178,178.78
408.125	SCMIT Worker's Comp Ins.	35,000.00	.00	.00	22,910.46	12,089.54	65	41,819.78
410.001	Health Claims Cost	266,987.00	19,499.04	.00	97,114.96	169,872.04	36	219,896.79
410.002	Health Claim Costs-Retire	39,353.00	9,102.60	.00	27,307.80	12,045.20	69	41,170.08
<i>Personal Services Totals</i>		\$1,851,007.00	\$180,796.31	\$0.00	\$795,648.08	\$1,055,358.92	43%	\$1,866,277.35
<i>Supplies</i>								
500.101	Supplies and Materials	18,000.00	1,286.11	.00	4,606.80	13,393.20	26	29,324.20
500.102	Equipment	41,000.00	.00	.00	2,621.27	38,378.73	6	56,298.81
500.103	Furniture	2,000.00	.00	.00	.00	2,000.00	0	2,000.02
500.105	Printing and Binding	1,000.00	.00	.00	82.51	917.49	8	108.73
500.107	Technology Supplies	5,000.00	97.36	.00	1,960.31	3,039.69	39	4,041.64
501.101	Uniforms and Clothing	28,900.00	325.83	.00	4,177.43	24,722.57	14	33,286.44
515.121	Safety Supplies	5,000.00	.00	.00	855.85	4,144.15	17	4,805.48
515.128	Medical Supplies	10,000.00	1,615.20	.00	5,187.20	4,812.80	52	10,088.05
531.140	Haz Mat Supplies/Equipmnt	10,000.00	.00	.00	1,765.87	8,234.13	18	9,978.90
<i>Supplies Totals</i>		\$120,900.00	\$3,324.50	\$0.00	\$21,257.24	\$99,642.76	18%	\$149,932.27
<i>Other Services & Charges</i>								
610.111	Communications- Landline	6,500.00	895.94	.00	2,753.79	3,746.21	42	5,401.90
610.112	Postage	500.00	23.90	.00	81.27	418.73	16	979.86
610.1110	Communications- Wireless	28,200.00	3,984.82	31,629.10	13,143.38	(16,572.48)	159	30,096.09
620.114	Advertising	750.00	.00	.00	253.50	496.50	34	156.00
630.121	Fire Prevention Materials	9,054.00	142.51	.00	2,637.61	6,416.39	29	9,520.09
640.124	Travel Expense	4,321.00	174.00	.00	2,096.96	2,224.04	49	699.30
650.127	Electricity	21,196.00	1,758.09	.00	8,242.22	12,953.78	39	23,883.97
650.128	Water	1,780.00	337.98	.00	1,042.03	737.97	59	1,865.97
650.129	Wastewater	2,430.00	217.41	.00	1,087.04	1,342.96	45	2,485.20



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 238

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	EXPENSE TOTALS	\$4,310,080.00	\$428,569.48	\$1,308,666.78	\$1,560,416.87	\$1,440,996.35	67%	\$2,627,575.94
	Department 11 - Fire Totals	(\$4,310,080.00)	(\$428,569.48)	(\$1,308,666.78)	(\$1,560,416.87)	(\$1,440,996.35)	67%	(\$2,627,575.94)
	Department 12 - Public Works							
	EXPENSE							
	<i>Personal Services</i>							
400.101	Regular Pay	500,000.00	35,366.59	.00	157,352.54	342,647.46	31	441,752.89
401.103	Overtime	32,000.00	1,850.11	.00	7,301.45	24,698.55	23	30,708.04
405.114	FICA	34,164.00	2,640.97	.00	11,526.76	22,637.24	34	33,191.47
406.116	Retirement	55,326.00	4,648.29	.00	16,365.41	38,960.59	30	52,755.98
408.125	SCMIT Worker's Comp Ins.	17,000.00	.00	.00	9,681.06	7,318.94	57	18,251.06
410.001	Health Claims Cost	108,096.00	7,060.63	.00	35,969.42	72,126.58	33	88,927.53
410.002	Health Claim Costs-Retire	23,395.00	4,438.88	.00	13,316.64	10,078.36	57	24,411.52
	<i>Personal Services Totals</i>	\$769,981.00	\$56,005.47	\$0.00	\$251,513.28	\$518,467.72	33%	\$689,998.49
	<i>Supplies</i>							
500.101	Supplies and Materials	20,000.00	1,475.44	.00	6,041.86	13,958.14	30	18,146.64
500.102	Equipment	14,000.00	130.26	.00	2,651.19	11,348.81	19	10,373.68
500.103	Furniture	2,500.00	.00	.00	.00	2,500.00	0	2,731.32
500.105	Printing and Binding	2,500.00	.00	.00	35.31	2,464.69	1	1,836.88
501.101	Uniforms and Clothing	16,000.00	1,467.61	.00	8,915.31	7,084.69	56	20,063.76
513.112	Asphalt/Concrete/Gravel	15,000.00	435.00	.00	1,447.01	13,552.99	10	16,468.03
515.121	Safety Supplies	7,000.00	181.89	.00	264.39	6,735.61	4	4,787.92
	<i>Supplies Totals</i>	\$77,000.00	\$3,690.20	\$0.00	\$19,355.07	\$57,644.93	25%	\$74,408.23
	<i>Other Services & Charges</i>							
610.111	Communications- Landline	3,500.00	594.33	.00	1,789.07	1,710.93	51	3,647.73
610.112	Postage	100.00	.00	.00	.00	100.00	0	92.61
610.1110	Communications- Wireless	5,000.00	399.98	.00	1,616.24	3,383.76	32	5,044.67
620.114	Advertising	1,500.00	117.00	.00	117.00	1,383.00	8	1,217.10
640.124	Travel Expense	1,000.00	.00	.00	284.98	715.02	28	593.81
650.127	Electricity	1,057.00	86.07	.00	415.80	641.20	39	1,079.45
650.128	Water	414.00	34.00	.00	174.40	239.60	42	398.63

Fiscal Year to Date 11/30/17
Exclude Rollup Account

[illegible]



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	EXPENSE							
	<i>Personal Services</i>							
400.101	Regular Pay	69,543.00	6,541.33	.00	29,539.70	40,003.30	42	71,050.48
405.114	FICA	5,113.00	484.72	.00	2,178.11	2,934.89	43	5,220.26
406.116	Retirement	8,469.00	842.02	.00	3,249.36	5,219.64	38	8,144.93
408.125	SCMIT Worker's Comp Ins.	650.00	.00	.00	344.72	305.28	53	637.98
410.001	Health Claims Cost	8,359.00	578.48	.00	2,892.40	5,466.60	35	7,006.56
	<i>Personal Services Totals</i>	\$92,134.00	\$8,446.55	\$0.00	\$38,204.29	\$53,929.71	41%	\$92,060.21
	<i>Supplies</i>							
500.101	Supplies and Materials	5,000.00	.00	.00	.00	5,000.00	0	3,470.53
500.102	Equipment	10,000.00	2,699.30	.00	2,699.30	7,300.70	27	2,537.00
500.107	Technology Supplies	500.00	.00	.00	.00	500.00	0	.00
	<i>Supplies Totals</i>	\$15,500.00	\$2,699.30	\$0.00	\$2,699.30	\$12,800.70	17%	\$6,007.53
	<i>Other Services & Charges</i>							
610.111	Communications- Landline	700.00	72.04	.00	226.35	473.65	32	428.38
610.112	Postage	50.00	.00	.00	.00	50.00	0	11.57
610.1110	Communications- Wireless	1,000.00	64.39	.00	257.32	742.68	26	765.10
640.124	Travel Expense	1,000.00	.00	.00	.00	1,000.00	0	501.77
650.127	Electricity	1,701.00	75.33	.00	663.01	1,037.99	39	1,801.98
650.128	Water	322.00	31.17	.00	79.07	242.93	25	180.84
650.129	Wastewater	425.00	41.15	.00	106.47	318.53	25	242.53
650.130	Sanitation	184.00	22.44	.00	112.20	71.80	61	231.33
650.133	Stormwater	107.00	28.12	.00	140.60	(33.60)	131	138.36
650.134	Security Lights	487.00	45.00	.00	225.00	262.00	46	540.00
650.1271	Electricity- Sales Tax	81.00	6.86	.00	40.49	40.51	50	83.53
685.180	Membership Dues and Fees	100.00	.00	.00	.00	100.00	0	35.00
685.182	Other Operating Expenses	500.00	.00	.00	.00	500.00	0	156.76
685.186	Training	500.00	.00	.00	.00	500.00	0	.00
685.1801	Subscriptions	50.00	.00	.00	.00	50.00	0	.00
686.184	Technology Services	185,340.00	44,357.91	216,979.38	105,759.18	(137,398.56)	174	184,749.13

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
686.194	Other Prof/Tech Services	10,000.00	.00	.00	2,646.00	7,354.00	26	4,582.88
686.195	Repair/Maint Svc Contract	13,000.00	.00	.00	.00	13,000.00	0	5,664.29
686.1895	Employee wellness services	245.00	.00	.00	88.40	156.60	36	320.48
	<i>Other Services & Charges Totals</i>	\$215,792.00	\$44,744.41	\$216,979.38	\$110,344.09	(\$111,531.47)	152%	\$200,433.93
	<i>Other Objects</i>							
795.001	IT Internal Allocations	(334,997.00)	(63,241.48)	.00	(136,453.15)	(198,543.85)	41	(277,241.39)
	<i>Other Objects Totals</i>	(\$334,997.00)	(\$63,241.48)	\$0.00	(\$136,453.15)	(\$198,543.85)	41%	(\$277,241.39)
	<i>Capital Outlay</i>							
900.3950	Computer Software	7,000.00	9,986.25	3,449.20	9,986.25	(6,435.45)	192	9,618.48
900.4300	Other Equipment	5,000.00	.00	.00	.00	5,000.00	0	.00
	<i>Capital Outlay Totals</i>	\$12,000.00	\$9,986.25	\$3,449.20	\$9,986.25	(\$1,435.45)	112%	\$9,618.48
	EXPENSE TOTALS	\$429.00	\$2,635.03	\$220,428.58	\$24,780.78	(\$244,780.36)	57158%	\$30,878.76
	Department 13 - Information Technology Totals	(\$429.00)	(\$2,635.03)	(\$220,428.58)	(\$24,780.78)	\$244,780.36	57158%	(\$30,878.76)
	Department 14 - Fleet Services							
	EXPENSE							
	<i>Personal Services</i>							
400.101	Regular Pay	118,486.00	10,922.18	.00	40,452.28	78,033.72	34	130,591.87
401.103	Overtime	4,000.00	204.44	.00	728.02	3,271.98	18	3,593.82
405.114	FICA	8,578.00	796.22	.00	2,904.80	5,673.20	34	9,452.89
406.116	Retirement	14,858.00	1,396.32	.00	4,157.20	10,700.80	28	15,157.52
408.125	SCMIT Worker's Comp Ins.	7,000.00	.00	.00	2,413.08	4,586.92	34	9,324.56
410.001	Health Claims Cost	26,167.00	1,271.22	.00	6,356.10	19,810.90	24	20,744.53
410.002	Health Claim Costs-Retire	.00	.00	.00	(2,119.84)	2,119.84	+++	.00
	<i>Personal Services Totals</i>	\$179,089.00	\$14,590.38	\$0.00	\$54,891.64	\$124,197.36	31%	\$188,865.19
	<i>Supplies</i>							
500.101	Supplies and Materials	9,000.00	1,348.32	.00	3,302.81	5,697.19	37	8,588.95
500.102	Equipment	1,500.00	.00	.00	788.57	711.43	53	1,386.62
500.105	Printing and Binding	500.00	.00	.00	.00	500.00	0	154.37
501.101	Uniforms and Clothing	5,300.00	286.79	.00	1,511.09	3,788.91	29	5,501.43
515.121	Safety Supplies	1,000.00	.00	.00	.00	1,000.00	0	481.94

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	<i>Supplies Totals</i>	\$17,300.00	\$1,635.11	\$0.00	\$5,602.47	\$11,697.53	32%	\$16,113.31
	<i>Other Services & Charges</i>							
610.111	Communications- Landline	1,500.00	257.90	.00	715.07	784.93	48	1,517.13
610.112	Postage	100.00	.00	.00	.00	100.00	0	.00
610.1110	Communications- Wireless	800.00	54.39	.00	217.32	582.68	27	643.35
640.124	Travel Expense	500.00	.00	.00	.00	500.00	0	.00
650.127	Electricity	9,291.00	808.71	.00	3,665.71	5,625.29	39	9,902.19
650.128	Water	414.00	33.99	.00	174.30	239.70	42	398.30
650.129	Wastewater	546.00	44.95	.00	230.06	315.94	42	525.75
650.130	Sanitation	456.00	36.90	.00	184.50	271.50	40	442.80
650.133	Stormwater	117.00	63.41	.00	317.05	(200.05)	271	130.08
650.134	Security Lights	460.00	42.57	.00	212.85	247.15	46	510.84
650.1271	Electricity- Sales Tax	483.00	39.37	.00	188.46	294.54	39	488.62
660.139	Fleet Services Materials	1,000.00	808.53	.00	1,608.53	(608.53)	161	889.43
660.145	Gasoline & Oil	1,700.00	215.23	.00	541.70	1,158.30	32	1,559.94
660.1391	Fleet Services Labor	1,000.00	247.50	.00	247.50	752.50	25	591.25
662.140	Building Repairs	4,000.00	.00	.00	.00	4,000.00	0	808.91
685.182	Other Operating Expenses	200.00	48.00	.00	48.00	152.00	24	3,475.99
685.186	Training	500.00	.00	.00	.00	500.00	0	.00
686.189	Employee Medical	200.00	45.00	.00	137.00	63.00	68	147.55
686.195	Repair/Maint Svc Contract	6,150.00	.00	.00	355.00	5,795.00	6	8,238.44
686.1895	Employee wellness services	1,000.00	.00	.00	265.18	734.82	27	1,232.30
	<i>Other Services & Charges Totals</i>	\$30,417.00	\$2,746.45	\$0.00	\$9,108.23	\$21,308.77	30%	\$31,502.87
	<i>Other Objects</i>							
735.122	Services Billed	(225,884.00)	(18,971.94)	.00	(80,909.88)	(144,974.12)	36	(262,066.27)
795.001	IT Internal Allocations	.00	.00	.00	53.70	(53.70)	+++	1,821.92
	<i>Other Objects Totals</i>	(\$225,884.00)	(\$18,971.94)	\$0.00	(\$80,856.18)	(\$145,027.82)	36%	(\$260,244.35)
	EXPENSE TOTALS	\$922.00	\$0.00	\$0.00	(\$11,253.84)	\$12,175.84	-1221%	(\$23,762.98)
	Department 14 - Fleet Services Totals	(\$922.00)	\$0.00	\$0.00	\$11,253.84	(\$12,175.84)	-1221%	\$23,762.98
	Department 20 - General Government							

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	EXPENSE							
	<i>Personal Services</i>							
410.001	Health Claims Cost	1,000.00	.00	.00	.00	1,000.00	0	283.46
410.002	Health Claim Costs-Retire	35,000.00	7,951.87	.00	22,504.99	12,495.01	64	31,875.24
	<i>Personal Services Totals</i>	\$36,000.00	\$7,951.87	\$0.00	\$22,504.99	\$13,495.01	63%	\$32,158.70
	<i>Supplies</i>							
500.103	Furniture	1,000.00	.00	.00	.00	1,000.00	0	.00
510.106	Cleaning & Sanitation Sup	2,200.00	86.18	.00	699.93	1,500.07	32	2,081.86
	<i>Supplies Totals</i>	\$3,200.00	\$86.18	\$0.00	\$699.93	\$2,500.07	22%	\$2,081.86
	<i>Other Services & Charges</i>							
600.110	SCMIRF Property/Liab Ins	250,000.00	136.25	.00	150,514.61	99,485.39	60	267,882.01
600.112	Survivors Health Ins	500.00	337.22	.00	403.14	96.86	81	83.90
600.1051	Employee Wellness & Safety	23,300.00	325.00	.00	1,746.50	21,553.50	7	19,991.41
600.1052	Unemployment Insurance	3,500.00	.00	.00	.00	3,500.00	0	.00
620.114	Advertising	200.00	.00	.00	.00	200.00	0	.00
650.133	Stormwater	715.00	65.71	.00	328.55	386.45	46	788.52
660.133	Repairs & Maint. Services	10,000.00	.00	.00	.00	10,000.00	0	59,303.35
662.140	Building Repairs	2,000.00	.00	.00	41.07	1,958.93	2	.00
685.180	Membership Dues and Fees	3,800.00	.00	.00	.00	3,800.00	0	3,606.41
685.182	Other Operating Expenses	100,000.00	31,143.61	3,100.00	61,806.83	35,093.17	65	116,238.90
685.187	Special Projects	5,000.00	.00	.00	.00	5,000.00	0	2,552.97
685.1821	Hurricane/Storm Expense	.00	.00	.00	80.02	(80.02)	+++	.00
686.186	Legal Services	100,000.00	36,410.24	26,468.38	50,825.57	22,706.05	77	133,156.39
686.187	Professional Services	2,000.00	.00	.00	950.00	1,050.00	48	950.00
686.189	Employee Medical	250.00	.00	.00	.00	250.00	0	.00
686.190	Consulting Services	1,000.00	.00	.00	.00	1,000.00	0	.00
686.192	Elections	6,500.00	7,935.80	.00	8,711.55	(2,211.55)	134	10,417.90
686.194	Other Prof/Tech Services	5,000.00	.00	.00	.00	5,000.00	0	.00
686.195	Repair/Maint Svc Contract	8,200.00	98.53	.00	3,067.65	5,132.35	37	13,851.88
686.199	Internal Engineering	30,000.00	2,923.81	.00	13,424.55	16,575.45	45	31,519.64



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
686.1871	Audit Services	40,000.00	.00	.00	.00	40,000.00	0	41,500.00
686.1895	Employee wellness services	4,000.00	.00	.00	117.50	3,882.50	3	2,047.66
687.203	Contract Services	18,000.00	9,000.00	27,000.00	9,000.00	(18,000.00)	200	24,007.29
	<i>Other Services & Charges Totals</i>	\$613,965.00	\$88,376.17	\$56,568.38	\$301,017.54	\$256,379.08	58%	\$727,898.23
	<i>Other Objects</i>							
720.002	Unclaimed funds to the State	4,000.00	.00	.00	2,782.11	1,217.89	70	1,267.32
795.995	GF Cost Distribution	(112,788.00)	(9,399.00)	.00	(46,995.00)	(65,793.00)	42	(112,788.00)
	<i>Other Objects Totals</i>	(\$108,788.00)	(\$9,399.00)	\$0.00	(\$44,212.89)	(\$64,575.11)	41%	(\$111,520.68)
	<i>Capital Outlay</i>							
900.3000	Buildings & Improvements	5,000.00	.00	.00	.00	5,000.00	0	.00
	<i>Capital Outlay Totals</i>	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	0%	\$0.00
	EXPENSE TOTALS	\$549,377.00	\$87,015.22	\$56,568.38	\$280,009.57	\$212,799.05	61%	\$650,618.11
	Department 20 - General Government Totals	(\$549,377.00)	(\$87,015.22)	(\$56,568.38)	(\$280,009.57)	(\$212,799.05)	61%	(\$650,618.11)
	Department 21 - Debt Service							
	EXPENSE							
	<i>Other Services & Charges</i>							
681.145	Fire Stat II Loan Principle	37,500.00	.00	.00	.00	37,500.00	0	.00
681.146	Fire Stat II Loan Interest	23,440.00	.00	.00	.00	23,440.00	0	.00
	<i>Other Services & Charges Totals</i>	\$60,940.00	\$0.00	\$0.00	\$0.00	\$60,940.00	0%	\$0.00
	EXPENSE TOTALS	\$60,940.00	\$0.00	\$0.00	\$0.00	\$60,940.00	0%	\$0.00
	Department 21 - Debt Service Totals	(\$60,940.00)	\$0.00	\$0.00	\$0.00	(\$60,940.00)	0%	\$0.00
	Fund 0010 - General Fund Totals							
	REVENUE TOTALS	10,754,409.00	261,501.84	.00	1,301,778.16	9,452,630.84	12%	9,522,212.01
	EXPENSE TOTALS	10,754,409.00	1,027,194.49	1,728,646.15	3,967,415.82	5,058,347.03	53%	8,979,698.35
	Fund 0010 - General Fund Totals	\$0.00	(\$765,692.65)	(\$1,728,646.15)	(\$2,665,637.66)	\$4,394,283.81		\$542,513.66
	Fund 0011 - Debt Service							
	Department 00 - Revenue							
	REVENUE							
	<i>Property Taxes</i>							

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
311.002	Property Taxes -Debt Mill	128,000.00	2,910.34	.00	7,336.47	120,663.53	6	133,866.65
	<i>Property Taxes Totals</i>	\$128,000.00	\$2,910.34	\$0.00	\$7,336.47	\$120,663.53	6%	\$133,866.65
	REVENUE TOTALS	\$128,000.00	\$2,910.34	\$0.00	\$7,336.47	\$120,663.53	6%	\$133,866.65
	Department 00 - Revenue Totals	\$128,000.00	\$2,910.34	\$0.00	\$7,336.47	\$120,663.53	6%	\$133,866.65
	Department 21 - Debt Service							
	EXPENSE							
	<i>Supplies</i>							
500.102	Equipment	128,000.00	.00	.00	.00	128,000.00	0	.00
	<i>Supplies Totals</i>	\$128,000.00	\$0.00	\$0.00	\$0.00	\$128,000.00	0%	\$0.00
	EXPENSE TOTALS	\$128,000.00	\$0.00	\$0.00	\$0.00	\$128,000.00	0%	\$0.00
	Department 21 - Debt Service Totals	(\$128,000.00)	\$0.00	\$0.00	\$0.00	(\$128,000.00)	0%	\$0.00
	Fund 0011 - Debt Service Totals							
	REVENUE TOTALS	128,000.00	2,910.34	.00	7,336.47	120,663.53	6%	133,866.65
	EXPENSE TOTALS	128,000.00	.00	.00	.00	128,000.00	0%	.00
	Fund 0011 - Debt Service Totals	\$0.00	\$2,910.34	\$0.00	\$7,336.47	(\$7,336.47)		\$133,866.65
	Fund 0012 - Capital Projects Reserve Fund							
	EXPENSE							
	<i>Supplies</i>							
501.101	Uniforms and Clothing	.00	.00	.00	(494.10)	494.10	+++	.00
	<i>Supplies Totals</i>	\$0.00	\$0.00	\$0.00	(\$494.10)	\$494.10	+++	\$0.00
	EXPENSE TOTALS	\$0.00	\$0.00	\$0.00	(\$494.10)	\$494.10	+++	\$0.00
	Department 00 - Revenue							
	REVENUE							
	<i>Capital Contributions</i>							
371.002	Capital Contrib-Grants	450,000.00	.00	.00	.00	450,000.00	0	.00
	<i>Capital Contributions Totals</i>	\$450,000.00	\$0.00	\$0.00	\$0.00	\$450,000.00	0%	\$0.00
	<i>Operating Transfers In</i>							
392.015	Transfer from Capital Projects Fund	692,808.00	.00	.00	.00	692,808.00	0	.00
	<i>Operating Transfers In Totals</i>	\$692,808.00	\$0.00	\$0.00	\$0.00	\$692,808.00	0%	\$0.00



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

Account	Account Description	Adopted Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
	REVENUE TOTALS	\$1,142,808.00	\$0.00	\$0.00	\$0.00	\$1,142,808.00	0%	\$0.00
	EXPENSE							
	Other Services & Charges							
686.1911	Grants	.00	.00	.00	.00	.00	+++	(32,090.00)
	Other Services & Charges Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	(\$32,090.00)
	EXPENSE TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	(\$32,090.00)
	Department 00 - Revenue Totals	\$1,142,808.00	\$0.00	\$0.00	\$0.00	\$1,142,808.00	0%	\$32,090.00
	Department 26 - Special Projects							
	EXPENSE							
	Capital Outlay							
900.903	Sidewalk Program	100,000.00	.00	.00	.00	100,000.00	0	75,450.00
900.904	Street Re-Surfacing Program	25,000.00	.00	.00	.00	25,000.00	0	50,980.05
900.918	Ladder One	800,000.00	.00	28,000.00	.00	772,000.00	4	12,000.00
900.3000	Buildings & Improvements	40,000.00	.00	.00	.00	40,000.00	0	14,200.00
900.4100	Vehicles	58,000.00	27,163.00	56,291.00	56,308.00	(54,599.00)	194	116,211.00
900.4200	Heavy Equipment	.00	.00	.00	.00	.00	+++	23,204.92
900.4300	Other Equipment	119,808.00	.00	.00	63,086.67	56,721.33	53	183,919.65
900.6000	Other Improvements	.00	.00	.00	4,732.20	(4,732.20)	+++	13,539.52
900.9002	Harborwalk Fire Protection	.00	.00	.00	.00	.00	+++	302,509.00
	Capital Outlay Totals	\$1,142,808.00	\$27,163.00	\$84,291.00	\$124,126.87	\$934,390.13	18%	\$792,014.14
	EXPENSE TOTALS	\$1,142,808.00	\$27,163.00	\$84,291.00	\$124,126.87	\$934,390.13	18%	\$792,014.14
	Department 26 - Special Projects Totals	(\$1,142,808.00)	(\$27,163.00)	(\$84,291.00)	(\$124,126.87)	(\$934,390.13)	18%	(\$792,014.14)
	Fund 0012 - Capital Projects Reserve Fund Totals							
	REVENUE TOTALS	1,142,808.00	.00	.00	.00	1,142,808.00	0%	.00
	EXPENSE TOTALS	1,142,808.00	27,163.00	84,291.00	123,632.77	934,884.23	18%	759,924.14
	Fund 0012 - Capital Projects Reserve Fund Totals	\$0.00	(\$27,163.00)	(\$84,291.00)	(\$123,632.77)	\$207,923.77		(\$759,924.14)
	Fund 0015 - Agency Fund							
	Department 00 - Revenue							
	REVENUE							



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

Account	Account Description	Adopted Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
	<i>Investment Earnings</i>							
361.001	Investment Earnings	.00	30.82	.00	152.18	(152.18)	+++	292.38
	<i>Investment Earnings Totals</i>	\$0.00	\$30.82	\$0.00	\$152.18	(\$152.18)	+++	\$292.38
	REVENUE TOTALS	\$0.00	\$30.82	\$0.00	\$152.18	(\$152.18)	+++	\$292.38
	Department 00 - Revenue Totals	\$0.00	\$30.82	\$0.00	\$152.18	(\$152.18)	+++	\$292.38
	Fund 0015 - Agency Fund Totals							
	REVENUE TOTALS	.00	30.82	.00	152.18	(152.18)	+++	292.38
	EXPENSE TOTALS	.00	.00	.00	.00	.00	+++	.00
	Fund 0015 - Agency Fund Totals	\$0.00	\$30.82	\$0.00	\$152.18	(\$152.18)		\$292.38
	Fund 0016 - Firemen's Fund							
	Department 00 - Revenue							
	REVENUE							
	<i>Miscellaneous</i>							
369.001	Insurance Rebate	.00	.00	.00	.00	.00	+++	26,956.39
	<i>Miscellaneous Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$26,956.39
	REVENUE TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$26,956.39
	Department 00 - Revenue Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$26,956.39
	Department 02 - Firemen's Fund							
	EXPENSE							
	<i>Personal Services</i>							
406.120	Retirement-Contribution	.00	.00	.00	.00	.00	+++	22,000.00
	<i>Personal Services Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$22,000.00
	<i>Other Services & Charges</i>							
685.182	Other Operating Expenses	.00	.00	.00	.00	.00	+++	5,116.47
	<i>Other Services & Charges Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$5,116.47
	EXPENSE TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$27,116.47
	Department 02 - Firemen's Fund Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	(\$27,116.47)
	Fund 0016 - Firemen's Fund Totals							

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

Account	Account Description	Adopted Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
REVENUE TOTALS		.00	.00	.00	.00	.00	+++	26,956.39
EXPENSE TOTALS		.00	.00	.00	.00	.00	+++	27,116.47
Fund 0016 - Firemen's Fund Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		(\$160.08)
Fund 0017 - Federal Grants								
Department 00 - Revenue								
REVENUE								
Federal Grants								
331.000	Federal Grants	.00	3,203.29	.00	8,043.30	(8,043.30)	+++	18,128.38
Federal Grants Totals		\$0.00	\$3,203.29	\$0.00	\$8,043.30	(\$8,043.30)	+++	\$18,128.38
REVENUE TOTALS		\$0.00	\$3,203.29	\$0.00	\$8,043.30	(\$8,043.30)	+++	\$18,128.38
Department 00 - Revenue Totals		\$0.00	\$3,203.29	\$0.00	\$8,043.30	(\$8,043.30)	+++	\$18,128.38
Department 69 - Federal Grants								
EXPENSE								
Supplies								
500.101	Supplies and Materials	.00	.00	.00	.00	.00	+++	650.36
Supplies Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$650.36
Other Services & Charges								
685.186	Training	.00	.00	.00	.00	.00	+++	50.00
686.191	Contract Services/Studies	.00	.00	(4,840.01)	8,035.00	(3,194.99)	+++	16,181.70
Other Services & Charges Totals		\$0.00	\$0.00	(\$4,840.01)	\$8,035.00	(\$3,194.99)	+++	\$16,231.70
EXPENSE TOTALS		\$0.00	\$0.00	(\$4,840.01)	\$8,035.00	(\$3,194.99)	+++	\$16,882.06
Department 69 - Federal Grants Totals		\$0.00	\$0.00	\$4,840.01	(\$8,035.00)	\$3,194.99	+++	(\$16,882.06)
Fund 0017 - Federal Grants Totals								
REVENUE TOTALS		.00	3,203.29	.00	8,043.30	(8,043.30)	+++	18,128.38
EXPENSE TOTALS		.00	.00	(4,840.01)	8,035.00	(3,194.99)	+++	16,882.06
Fund 0017 - Federal Grants Totals		\$0.00	\$3,203.29	\$4,840.01	\$8.30	(\$4,848.31)		\$1,246.32
Fund 0018 - State and Local Grants								
Department 00 - Revenue								
REVENUE								

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	Local Grants							
332.008	Other Local Grants	6,000.00	.00	.00	610.06	5,389.94	10	2,913.90
	Local Grants Totals	\$6,000.00	\$0.00	\$0.00	\$610.06	\$5,389.94	10%	\$2,913.90
	City Funding							
331.069	Match Revenue	.00	.00	.00	.00	.00	+++	1,351.42
	City Funding Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$1,351.42
	REVENUE TOTALS	\$6,000.00	\$0.00	\$0.00	\$610.06	\$5,389.94	10%	\$4,265.32
	Department 00 - Revenue Totals	\$6,000.00	\$0.00	\$0.00	\$610.06	\$5,389.94	10%	\$4,265.32
	Department 70 - State and Local Grants							
	EXPENSE							
	Supplies							
500.101	Supplies and Materials	1,000.00	.00	.00	1,220.10	(220.10)	122	1,090.83
500.102	Equipment	.00	.00	.00	.00	.00	+++	1,612.03
501.101	Uniforms and Clothing	.00	.00	.00	.00	.00	+++	1,562.46
	Supplies Totals	\$1,000.00	\$0.00	\$0.00	\$1,220.10	(\$220.10)	122%	\$4,265.32
	Other Services & Charges							
685.187	Special Projects	5,000.00	.00	.00	.00	5,000.00	0	.00
	Other Services & Charges Totals	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	0%	\$0.00
	EXPENSE TOTALS	\$6,000.00	\$0.00	\$0.00	\$1,220.10	\$4,779.90	20%	\$4,265.32
	Department 70 - State and Local Grants Totals	(\$6,000.00)	\$0.00	\$0.00	(\$1,220.10)	(\$4,779.90)	20%	(\$4,265.32)
	Fund 0018 - State and Local Grants Totals							
	REVENUE TOTALS	6,000.00	.00	.00	610.06	5,389.94	10%	4,265.32
	EXPENSE TOTALS	6,000.00	.00	.00	1,220.10	4,779.90	20%	4,265.32
	Fund 0018 - State and Local Grants Totals	\$0.00	\$0.00	\$0.00	(\$610.04)	\$610.04		\$0.00
	Fund 0020 - State Accommodations Tax							
	Department 00 - Revenue							
	REVENUE							
	State Shared							
318.001	Accommodations Tax	110,000.00	.00	.00	43,152.10	66,847.90	39	132,286.54

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

										Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account		Account Description								Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
		State Shared Totals								\$110,000.00	\$0.00	\$0.00	\$43,152.10	\$66,847.90	39%	\$132,286.54
		Investment Earnings														
361.001		Investment Earnings								500.00	.00	.00	256.42	243.58	51	824.62
		Investment Earnings Totals								\$500.00	\$0.00	\$0.00	\$256.42	\$243.58	51%	\$824.62
		REVENUE TOTALS								\$110,500.00	\$0.00	\$0.00	\$43,408.52	\$67,091.48	39%	\$133,111.16
		Department 00 - Revenue Totals								\$110,500.00	\$0.00	\$0.00	\$43,408.52	\$67,091.48	39%	\$133,111.16
		Department 33 - State Accommodations Tax														
		EXPENSE														
		Other Services & Charges														
620.114		Advertising								2,000.00	.00	.00	.00	2,000.00	0	52.00
683.173		Tourism Related								55,500.00	.00	.00	15,073.00	40,427.00	27	45,289.06
683.174		Tourism Advertise/Promote								24,000.00	5,445.63	.00	5,445.63	18,554.37	23	32,185.97
		Other Services & Charges Totals								\$81,500.00	\$5,445.63	\$0.00	\$20,518.63	\$60,981.37	25%	\$77,527.03
		Other Objects														
750.124		Transfers to General Fund								29,000.00	.00	.00	25,907.61	3,092.39	89	30,364.32
		Other Objects Totals								\$29,000.00	\$0.00	\$0.00	\$25,907.61	\$3,092.39	89%	\$30,364.32
		EXPENSE TOTALS								\$110,500.00	\$5,445.63	\$0.00	\$46,426.24	\$64,073.76	42%	\$107,891.35
		Department 33 - State Accommodations Tax Totals								(\$110,500.00)	(\$5,445.63)	\$0.00	(\$46,426.24)	(\$64,073.76)	42%	(\$107,891.35)
		Fund 0020 - State Accommodations Tax Totals														
		REVENUE TOTALS								110,500.00	.00	.00	43,408.52	67,091.48	39%	133,111.16
		EXPENSE TOTALS								110,500.00	5,445.63	.00	46,426.24	64,073.76	42%	107,891.35
		Fund 0020 - State Accommodations Tax Totals								\$0.00	(\$5,445.63)	\$0.00	(\$3,017.72)	\$3,017.72		\$25,219.81
		Fund 0022 - Local Hospitality/ATax														
		Department 00 - Revenue														
		REVENUE														
		Fees														
324.001		Hospitality Fee								680,000.00	60,966.95	.00	307,335.90	372,664.10	45	714,008.37
324.002		Accommodation Fees								190,000.00	17,101.56	.00	100,142.02	89,857.98	53	201,606.01
		Fees Totals								\$870,000.00	\$78,068.51	\$0.00	\$407,477.92	\$462,522.08	47%	\$915,614.38

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	<i>State Grants</i>							
332.015	DBA State Grant	.00	.00	.00	.00	.00	+++	89,789.70
	<i>State Grants Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$89,789.70
	<i>Federal Grants</i>							
331.000	Federal Grants	.00	.00	.00	.00	.00	+++	13,500.00
	<i>Federal Grants Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$13,500.00
	<i>Investment Earnings</i>							
361.001	Investment Earnings	5,000.00	.00	.00	4,868.98	131.02	97	18,770.89
	<i>Investment Earnings Totals</i>	\$5,000.00	\$0.00	\$0.00	\$4,868.98	\$131.02	97%	\$18,770.89
	<i>Miscellaneous</i>							
367.001	Operating Contributions	.00	.00	.00	.00	.00	+++	35,000.00
	<i>Miscellaneous Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$35,000.00
	<i>Operating Transfers In</i>							
394.002	Transfer from fund balance	1,007,630.00	.00	.00	.00	1,007,630.00	0	.00
	<i>Operating Transfers In Totals</i>	\$1,007,630.00	\$0.00	\$0.00	\$0.00	\$1,007,630.00	0%	\$0.00
	REVENUE TOTALS	\$1,882,630.00	\$78,068.51	\$0.00	\$412,346.90	\$1,470,283.10	22%	\$1,072,674.97
	Department 00 - Revenue Totals	\$1,882,630.00	\$78,068.51	\$0.00	\$412,346.90	\$1,470,283.10	22%	\$1,072,674.97
	Department 08 - Winyah Auditorium							
	EXPENSE							
	<i>Other Services & Charges</i>							
650.127	Electricity	7,368.00	639.89	.00	3,000.23	4,367.77	41	7,467.22
	<i>Other Services & Charges Totals</i>	\$7,368.00	\$639.89	\$0.00	\$3,000.23	\$4,367.77	41%	\$7,467.22
	EXPENSE TOTALS	\$7,368.00	\$639.89	\$0.00	\$3,000.23	\$4,367.77	41%	\$7,467.22
	Department 08 - Winyah Auditorium Totals	(\$7,368.00)	(\$639.89)	\$0.00	(\$3,000.23)	(\$4,367.77)	41%	(\$7,467.22)
	Department 23 - Old Hospitality Fees							
	EXPENSE							
	<i>Other Services & Charges</i>							
620.114	Advertising	.00	.00	.00	117.00	(117.00)	+++	.00
620.1141	Advertising- Other	.00	.00	.00	.00	.00	+++	448.50
685.182	Other Operating Expenses	2,500.00	.00	.00	783.65	1,716.35	31	1,568.02

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	<i>Other Services & Charges Totals</i>	\$2,500.00	\$0.00	\$0.00	\$900.65	\$1,599.35	36%	\$2,016.52
	<i>Other Objects</i>							
750.124	Transfers to General Fund	108,000.00	9,000.00	.00	45,000.00	63,000.00	42	108,000.00
	<i>Other Objects Totals</i>	\$108,000.00	\$9,000.00	\$0.00	\$45,000.00	\$63,000.00	42%	\$108,000.00
	<i>Capital Outlay</i>							
900.905	Park Improvements	900,000.00	367,942.60	995,943.23	513,735.48	(609,678.71)	168	117,819.60
	<i>Capital Outlay Totals</i>	\$900,000.00	\$367,942.60	\$995,943.23	\$513,735.48	(\$609,678.71)	168%	\$117,819.60
	EXPENSE TOTALS	\$1,010,500.00	\$376,942.60	\$995,943.23	\$559,636.13	(\$545,079.36)	154%	\$227,836.12
	Department 23 - Old Hospitality Fees Totals	(\$1,010,500.00)	(\$376,942.60)	(\$995,943.23)	(\$559,636.13)	\$545,079.36	154%	(\$227,836.12)
	Department 24 - New Hospitality Fees							
	EXPENSE							
	<i>Other Services & Charges</i>							
683.174	Tourism Advertise/Promote	115,500.00	1,263.61	.00	2,753.61	112,746.39	2	35,704.12
685.180	Membership Dues and Fees	7,500.00	.00	.00	.00	7,500.00	0	7,500.00
685.182	Other Operating Expenses	12,100.00	1,074.61	24,319.30	24,093.53	(36,312.83)	400	28,423.26
685.187	Special Projects	429,500.00	5,200.00	5,200.00	10,500.00	64,300.00	20	18,812.97
685.1871	Way-finding project	35,000.00	.00	.00	.00	35,000.00	0	4,336.06
686.195	Repair/Maint Svc Contract	21,400.00	950.00	14,250.00	12,599.00	(5,449.00)	125	20,388.00
	<i>Other Services & Charges Totals</i>	\$621,000.00	\$8,488.22	\$43,769.30	\$49,946.14	\$177,784.56	35%	\$115,164.41
	<i>Capital Outlay</i>							
900.905	Park Improvements	38,000.00	.00	(23,210.76)	28,037.83	33,172.93	13	433,060.16
900.1000	Infrastructure Improvemts	.00	4,793.44	8,599.36	4,793.44	201,107.20	6	.00
900.2500	Land Improvements	.00	.00	.00	.00	60,000.00	0	.00
900.3000	Buildings & Improvements	.00	.00	.00	.00	75,000.00	0	.00
900.4300	Other Equipment	.00	.00	.00	.00	.00	+++	53,312.29
	<i>Capital Outlay Totals</i>	\$38,000.00	\$4,793.44	(\$14,611.40)	\$32,831.27	\$369,280.13	5%	\$486,372.45
	EXPENSE TOTALS	\$659,000.00	\$13,281.66	\$29,157.90	\$82,777.41	\$547,064.69	17%	\$601,536.86
	Department 24 - New Hospitality Fees Totals	(\$659,000.00)	(\$13,281.66)	(\$29,157.90)	(\$82,777.41)	(\$547,064.69)	17%	(\$601,536.86)
	Department 29 - Kaminski House							
	EXPENSE							

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

Account	Account Description	Adopted Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
<i>Other Services & Charges</i>								
600.110	SCMIRF Property/Liab Ins	13,500.00	.00	.00	6,512.00	6,988.00	48	13,024.00
650.127	Electricity	2,162.00	222.83	.00	924.15	1,237.85	43	2,103.86
650.133	Stormwater	.00	113.40	.00	567.00	(567.00)	+++	151.20
650.1271	Electricity- Sales Tax	100.00	9.10	.00	40.48	59.52	40	93.53
685.182	Other Operating Expenses	.00	.00	.00	.00	.00	+++	36,460.00
687.203	Contract Services	190,000.00	.00	.00	95,000.00	95,000.00	50	190,000.00
<i>Other Services & Charges Totals</i>		\$205,762.00	\$345.33	\$0.00	\$103,043.63	\$102,718.37	50%	\$241,832.59
EXPENSE TOTALS		\$205,762.00	\$345.33	\$0.00	\$103,043.63	\$102,718.37	50%	\$241,832.59
Department 29 - Kaminski House Totals		(\$205,762.00)	(\$345.33)	\$0.00	(\$103,043.63)	(\$102,718.37)	50%	(\$241,832.59)
Fund 0022 - Local Hospitality/ATax Totals								
REVENUE TOTALS		1,882,630.00	78,068.51	.00	412,346.90	1,470,283.10	22%	1,072,674.97
EXPENSE TOTALS		1,882,630.00	391,209.48	1,025,101.13	748,457.40	109,071.47	94%	1,078,672.79
Fund 0022 - Local Hospitality/ATax Totals		\$0.00	(\$313,140.97)	(\$1,025,101.13)	(\$336,110.50)	\$1,361,211.63		(\$5,997.82)
Fund 0030 - Electric Utility Fund								
Department 00 - Revenue								
REVENUE								
<i>Operating Revenues</i>								
301.000	Sale Of Utilities	12,250,000.00	780,546.25	.00	4,981,978.69	7,268,021.31	41	10,669,597.74
301.002	New Turn Ons	5,000.00	345.00	.00	1,695.00	3,305.00	34	4,245.00
301.004	Security Lights	250,000.00	22,323.00	.00	111,739.35	138,260.65	45	261,911.00
301.012	Restores	60,000.00	4,887.63	.00	18,961.87	41,038.13	32	79,947.38
302.000	Other Operating Revenues	.00	.00	.00	.00	.00	+++	4,106.09
302.001	Penalties	125,000.00	8,467.11	.00	54,498.72	70,501.28	44	119,904.77
302.002	Pole Rental	200,000.00	.00	.00	.00	200,000.00	0	186,230.00
302.003	Fiber Rental	32,000.00	.00	.00	11,521.00	20,479.00	36	27,000.00
<i>Operating Revenues Totals</i>		\$12,922,000.00	\$816,568.99	\$0.00	\$5,180,394.63	\$7,741,605.37	40%	\$11,352,941.98
<i>Federal Grants</i>								
335.004	Fema Recovery	125,925.00	.00	.00	31,784.64	94,140.36	25	126,865.64



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	<i>Federal Grants Totals</i>	\$125,925.00	\$0.00	\$0.00	\$31,784.64	\$94,140.36	25%	\$126,865.64
	<i>Investment Earnings</i>							
306.001	Investment Earnings	35,000.00	2,774.03	.00	15,628.27	19,371.73	45	48,434.23
	<i>Investment Earnings Totals</i>	\$35,000.00	\$2,774.03	\$0.00	\$15,628.27	\$19,371.73	45%	\$48,434.23
	<i>Miscellaneous</i>							
301.001	Revenue from Energu Efficiency Program	45,000.00	10,787.99	.00	31,891.02	13,108.98	71	61,265.25
307.002	Sale Of Scrap	500.00	.00	.00	.00	500.00	0	14,784.00
369.002	Miscellaneous Revenue	2,000.00	46,008.47	.00	231,564.35	(229,564.35)	11578	3,225.93
	<i>Miscellaneous Totals</i>	\$47,500.00	\$56,796.46	\$0.00	\$263,455.37	(\$215,955.37)	555%	\$79,275.18
	<i>Operating Transfers In</i>							
394.002	Transfer from fund balance	(149,732.00)	.00	.00	.00	(149,732.00)	0	.00
	<i>Operating Transfers In Totals</i>	(\$149,732.00)	\$0.00	\$0.00	\$0.00	(\$149,732.00)	0%	\$0.00
	REVENUE TOTALS	\$12,980,693.00	\$876,139.48	\$0.00	\$5,491,262.91	\$7,489,430.09	42%	\$11,607,517.03
	Department 00 - Revenue Totals	\$12,980,693.00	\$876,139.48	\$0.00	\$5,491,262.91	\$7,489,430.09	42%	\$11,607,517.03
	Department 19 - Electric							
	EXPENSE							
	<i>Personal Services</i>							
400.101	Regular Pay	719,850.00	52,765.98	.00	234,548.30	485,301.70	33	614,982.04
401.103	Overtime	25,000.00	216.33	.00	2,509.84	22,490.16	10	31,600.91
401.105	On-call pay	10,400.00	800.00	.00	4,000.00	6,400.00	38	10,400.00
401.106	Contract Labor	440,000.00	.00	320,000.00	.00	120,000.00	73	.00
401.107	Labor Billed	.00	.00	.00	.00	.00	+++	(79.10)
405.114	FICA	48,878.00	3,904.58	.00	17,342.96	31,535.04	35	47,096.79
406.116	Retirement	78,300.00	6,841.03	.00	25,653.97	52,646.03	33	74,313.24
408.125	SCMIT Worker's Comp Ins.	38,000.00	.00	.00	24,154.59	13,845.41	64	44,890.65
410.001	Health Claims Cost	110,000.00	7,367.08	.00	37,992.04	72,007.96	35	102,475.22
410.002	Health Claim Costs-Retire	27,000.00	4,321.20	.00	12,257.92	14,742.08	45	18,392.95
410.003	OPEB cost	11,500.00	.00	.00	.00	11,500.00	0	10,166.09
	<i>Personal Services Totals</i>	\$1,508,928.00	\$76,216.20	\$320,000.00	\$358,459.62	\$830,468.38	45%	\$954,238.79
	<i>Supplies</i>							

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
500.101	Supplies and Materials	15,300.00	888.38	.00	9,109.52	6,190.48	60	19,578.89
500.102	Equipment	6,500.00	.00	.00	.00	6,500.00	0	229.13
500.103	Furniture	1,000.00	.00	.00	.00	1,000.00	0	.00
500.105	Printing and Binding	600.00	.00	.00	.00	600.00	0	.00
501.101	Uniforms and Clothing	13,700.00	246.72	.00	4,078.12	9,621.88	30	12,676.16
514.114	Wire Expense	8,000.00	662.29	.00	1,838.08	6,161.92	23	15,930.39
514.115	Christmas Decorations	10,000.00	1,710.74	.00	2,914.48	7,085.52	29	14,469.52
514.116	Pole Line Hardware	7,000.00	1,711.92	.00	4,000.31	2,999.69	57	7,951.82
514.117	Poles & Crossarms	4,000.00	357.00	.00	764.00	3,236.00	19	5,209.62
514.118	Fuel for Peak Shaving Generation	80,000.00	9,488.70	97,017.41	44,112.99	(61,130.40)	176	83,429.94
515.121	Safety Supplies	.00	.00	.00	.00	.00	+++	266.43
515.123	Special Dept Supplies	14,000.00	650.00	.00	15,472.73	(1,472.73)	111	14,088.13
521.128	Meter Supplies	48,000.00	244.66	1,950.00	2,598.31	43,451.69	9	32,414.49
523.133	Street Light Supplies	14,000.00	1,939.32	.00	8,879.38	5,120.62	63	20,457.84
531.143	Security Lights	18,000.00	3,146.55	.00	10,068.14	7,931.86	56	15,987.12
531.145	Transformer Supplies	8,000.00	685.00	.00	2,806.54	5,193.46	35	28,254.73
540.150	Power Purchases	8,000,000.00	493,287.15	.00	3,367,921.70	4,632,078.30	42	7,474,784.00
	<i>Supplies Totals</i>	\$8,248,100.00	\$515,018.43	\$98,967.41	\$3,474,564.30	\$4,674,568.29	43%	\$7,745,728.21
	<i>Other Services & Charges</i>							
540.153	Energy Efficiency Program	60,000.00	5,190.15	.00	39,347.55	20,652.45	66	81,613.68
600.110	SCMIRF Property/Liab Ins	250,000.00	.00	.00	126,012.19	123,987.81	50	246,036.87
610.111	Communications- Landline	5,000.00	707.25	.00	2,163.29	2,836.71	43	4,226.06
610.112	Postage	2,000.00	285.12	.00	1,734.60	265.40	87	5,684.21
610.1110	Communications- Wireless	8,000.00	668.13	.00	2,671.14	5,328.86	33	9,104.92
620.114	Advertising	600.00	.00	.00	204.75	395.25	34	1,258.27
640.124	Travel Expense	5,650.00	.00	.00	1,451.82	4,198.18	26	2,414.07
650.127	Electricity	20,140.00	2,154.09	.00	8,743.89	11,396.11	43	23,047.77
650.128	Water	1,227.00	109.99	.00	560.47	666.53	46	1,351.00
650.129	Wastewater	1,706.00	152.80	.00	777.60	928.40	46	1,864.02
650.130	Sanitation	2,085.00	168.66	.00	843.30	1,241.70	40	2,023.92



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
650.133	Stormwater	469.00	123.02	.00	615.10	(146.10)	131	520.56
650.134	Security Lights	9,182.00	849.00	.00	4,245.00	4,937.00	46	10,188.00
650.1271	Electricity- Sales Tax	2,529.00	227.91	.00	758.45	1,770.55	30	49,607.88
660.133	Repairs & Maint. Services	25,000.00	159.50	.00	2,068.83	22,931.17	8	1,392.51
660.139	Fleet Services Materials	16,000.00	2,623.16	1,593.93	11,563.22	2,842.85	82	19,081.31
660.140	Hydraulic Repair	12,000.00	.00	.00	5,327.27	6,672.73	44	4,077.17
660.145	Gasoline & Oil	18,000.00	2,250.05	.00	7,591.60	10,408.40	42	18,727.58
660.1391	Fleet Services Labor	20,000.00	1,613.69	.00	7,123.04	12,876.96	36	22,730.20
662.140	Building Repairs	2,000.00	.00	.00	.00	2,000.00	0	.00
663.145	Sub-Station Maintenance	3,000.00	.00	.00	.00	3,000.00	0	3,758.30
663.146	Transformers Repairs	6,000.00	.00	.00	.00	6,000.00	0	4,521.66
664.101	Community Education	1,500.00	.00	.00	.00	1,500.00	0	.00
670.156	Equipment Rental/Lease	3,800.00	292.91	.00	978.49	2,821.51	26	2,827.71
670.157	Equipment Lease	156,600.00	52,160.68	312,964.08	130,499.30	(286,863.38)	283	286,883.74
682.170	Infrared Test	800.00	.00	.00	590.00	210.00	74	565.00
682.171	Safety Testing/Compliance	3,500.00	.00	.00	526.33	2,973.67	15	615.67
682.172	Ground Maint. Expenses	1,000.00	.00	.00	.00	1,000.00	0	9.63
682.173	Tree Crew Maintenance	14,000.00	696.85	.00	3,437.10	10,562.90	25	11,042.81
685.180	Membership Dues and Fees	16,915.00	.00	.00	8,070.24	8,844.76	48	17,026.85
685.182	Other Operating Expenses	22,000.00	7,299.39	.00	16,063.16	5,936.84	73	179,434.42
685.183	Depreciation	452,551.00	33,277.57	.00	167,109.11	285,441.89	37	393,173.49
685.186	Training	11,800.00	.00	.00	3,624.96	8,175.04	31	1,876.22
685.187	Special Projects	2,500.00	.00	.00	.00	2,500.00	0	49.06
685.190	Landfill Fees	1,500.00	538.30	.00	1,058.30	441.70	71	951.80
685.1801	Subscriptions	40.00	.00	.00	.00	40.00	0	115.50
685.1821	Hurricane/Storm Expense	.00	.00	.00	4,740.72	(4,740.72)	+++	.00
686.186	Legal Services	10,000.00	.00	.00	.00	10,000.00	0	.00
686.187	Professional Services	11,700.00	1,001.15	27,765.88	4,075.87	(20,141.75)	272	11,774.32
686.188	Architect/Engineer Servcs	25,000.00	.00	.00	2,400.00	22,600.00	10	22,318.12
686.189	Employee Medical	700.00	.00	.00	302.00	398.00	43	464.55

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
686.190	Consulting Services	20,000.00	.00	.00	.00	20,000.00	0	.00
686.191	Contract Services/Studies	3,600.00	83.86	.00	611.64	2,988.36	17	2,371.50
686.194	Other Prof/Tech Services	.00	2,500.00	.00	2,500.00	(2,500.00)	+++	.00
686.195	Repair/Maint Svc Contract	28,000.00	1,899.32	.00	7,930.96	20,069.04	28	28,344.50
686.199	Internal Engineering	15,000.00	1,461.91	.00	6,712.28	8,287.72	45	15,759.84
686.1895	Employee wellness services	9,000.00	.00	.00	353.57	8,646.43	4	6,401.79
687.202	Utility Billing Services	40,000.00	1,138.03	.00	18,934.91	21,065.09	47	40,364.93
689.800	Equipment Charges	.00	.00	.00	.00	.00	+++	(105.63)
	<i>Other Services & Charges Totals</i>	\$1,322,094.00	\$119,632.49	\$342,323.89	\$604,322.05	\$375,448.06	72%	\$1,535,495.78
	<i>Other Objects</i>							
703.1001	Agent Fees	.00	5,000.00	.00	5,000.00	(5,000.00)	+++	.00
720.001	Provision for Bad Debts	40,000.00	3,333.33	.00	16,666.65	23,333.35	42	26,478.51
720.006	Public Assistance Program	10,000.00	.00	.00	.00	10,000.00	0	10,000.00
750.124	Transfers to General Fund	1,400,000.00	116,666.63	.00	583,333.15	816,666.85	42	1,399,999.56
795.001	IT Internal Allocations	85,000.00	16,469.13	.00	35,696.35	49,303.65	42	77,684.10
795.995	GF Cost Distribution	365,350.00	30,445.83	.00	152,229.15	213,120.85	42	365,349.72
	<i>Other Objects Totals</i>	\$1,900,350.00	\$171,914.92	\$0.00	\$792,925.30	\$1,107,424.70	42%	\$1,879,511.89
	<i>Capital Outlay</i>							
900.906	SCDOT US 17/521 Improvements	400,000.00	.00	.00	.00	400,000.00	0	5,000.00
900.952	Peak Shaving Generation	3,100,000.00	97,582.84	2,832,389.82	485,890.34	(218,280.16)	107	1,320,555.63
900.3100	Electric Distribution	1,130,000.00	44,312.46	72,515.42	207,301.26	850,183.32	25	257,903.88
900.4300	Other Equipment	560,000.00	.00	.00	.00	560,000.00	0	24,956.26
9999.9999	Assets Reclassified	(5,190,000.00)	(138,893.07)	.00	(690,189.37)	(4,499,810.63)	13	(1,608,415.77)
	<i>Capital Outlay Totals</i>	\$0.00	\$3,002.23	\$2,904,905.24	\$3,002.23	(\$2,907,907.47)	+++	\$0.00
	EXPENSE TOTALS	\$12,979,472.00	\$885,784.27	\$3,666,196.54	\$5,233,273.50	\$4,080,001.96	69%	\$12,114,974.67
	Department 19 - Electric Totals	(\$12,979,472.00)	(\$885,784.27)	(\$3,666,196.54)	(\$5,233,273.50)	(\$4,080,001.96)	69%	(\$12,114,974.67)
	Department 36 - Fiber Optics							
	EXPENSE							
	<i>Other Services & Charges</i>							
685.183	Depreciation	1,221.00	101.71	.00	508.57	712.43	42	1,220.52

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	Other Services & Charges Totals	\$1,221.00	\$101.71	\$0.00	\$508.57	\$712.43	42%	\$1,220.52
	EXPENSE TOTALS	\$1,221.00	\$101.71	\$0.00	\$508.57	\$712.43	42%	\$1,220.52
	Department 36 - Fiber Optics Totals	(\$1,221.00)	(\$101.71)	\$0.00	(\$508.57)	(\$712.43)	42%	(\$1,220.52)
	Fund 0030 - Electric Utility Fund Totals							
	REVENUE TOTALS	12,980,693.00	876,139.48	.00	5,491,262.91	7,489,430.09	42%	11,607,517.03
	EXPENSE TOTALS	12,980,693.00	885,885.98	3,666,196.54	5,233,782.07	4,080,714.39	69%	12,116,195.19
	Fund 0030 - Electric Utility Fund Totals	\$0.00	(\$9,746.50)	(\$3,666,196.54)	\$257,480.84	\$3,408,715.70		(\$508,678.16)
	Fund 0031 - Water Utility Fund							
	Department 00 - Revenue							
	REVENUE							
	Operating Revenues							
301.000	Sale Of Utilities	2,014,135.00	204,395.98	.00	948,382.22	1,065,752.78	47	2,010,366.64
301.002	New Turn Ons	3,000.00	295.00	.00	1,440.00	1,560.00	48	3,670.00
301.009	New Service Taps	11,000.00	.00	.00	925.00	10,075.00	8	24,588.84
301.013	Meter Installation	1,500.00	300.00	.00	450.00	1,050.00	30	2,100.00
302.001	Penalties	28,000.00	1,793.46	.00	17,741.44	10,258.56	63	26,223.26
	Operating Revenues Totals	\$2,057,635.00	\$206,784.44	\$0.00	\$968,938.66	\$1,088,696.34	47%	\$2,066,948.74
	Impact Fees							
324.020	Water Impact Fee	6,000.00	550.00	.00	10,265.00	(4,265.00)	171	31,720.00
	Impact Fees Totals	\$6,000.00	\$550.00	\$0.00	\$10,265.00	(\$4,265.00)	171%	\$31,720.00
	Charges for Services							
324.007	Fees- Services	2,000.00	.00	.00	.00	2,000.00	0	1,253.59
	Charges for Services Totals	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0%	\$1,253.59
	Federal Grants							
335.004	Fema Recovery	32,000.00	13,852.50	.00	29,264.40	2,735.60	91	58,507.37
	Federal Grants Totals	\$32,000.00	\$13,852.50	\$0.00	\$29,264.40	\$2,735.60	91%	\$58,507.37
	Investment Earnings							
306.001	Investment Earnings	15,000.00	2,272.22	.00	11,190.94	3,809.06	75	21,939.21
	Investment Earnings Totals	\$15,000.00	\$2,272.22	\$0.00	\$11,190.94	\$3,809.06	75%	\$21,939.21



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	Miscellaneous							
369.002	Miscellaneous Revenue	5,000.00	1,270.50	.00	2,915.50	2,084.50	58	1,655.52
	Miscellaneous Totals	\$5,000.00	\$1,270.50	\$0.00	\$2,915.50	\$2,084.50	58%	\$1,655.52
	Capital Contributions							
371.003	Cap Contributions-Develop	.00	.00	.00	.00	.00	+++	350,000.00
	Capital Contributions Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$350,000.00
	Operating Transfers In							
394.002	Transfer from fund balance	391,976.00	.00	.00	.00	391,976.00	0	.00
	Operating Transfers In Totals	\$391,976.00	\$0.00	\$0.00	\$0.00	\$391,976.00	0%	\$0.00
	Sale of Assets							
391.001	Sale of Assets	500.00	.00	.00	.00	500.00	0	2,015.00
	Sale of Assets Totals	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0%	\$2,015.00
	REVENUE TOTALS	\$2,510,111.00	\$224,729.66	\$0.00	\$1,022,574.50	\$1,487,536.50	41%	\$2,534,039.43
	Department 00 - Revenue Totals	\$2,510,111.00	\$224,729.66	\$0.00	\$1,022,574.50	\$1,487,536.50	41%	\$2,534,039.43
	Department 15 - Water Distribution							
	EXPENSE							
	Personal Services							
400.101	Regular Pay	178,000.00	13,264.85	.00	58,184.72	119,815.28	33	147,288.27
401.103	Overtime	12,000.00	665.16	.00	3,124.13	8,875.87	26	15,439.60
401.105	On-call pay	5,200.00	400.00	.00	2,000.00	3,200.00	38	5,200.00
405.114	FICA	15,460.00	1,038.64	.00	4,600.23	10,859.77	30	12,273.60
406.116	Retirement	25,000.00	1,791.45	.00	6,743.52	18,256.48	27	19,084.03
408.125	SCMIT Worker's Comp Ins.	7,000.00	.00	.00	4,768.72	2,231.28	68	8,825.52
410.001	Health Claims Cost	21,200.00	1,203.77	.00	6,259.45	14,940.55	30	18,827.32
410.002	Health Claim Costs-Retire	12,177.00	1,992.92	.00	5,978.76	6,198.24	49	8,308.08
410.003	OPEB cost	4,000.00	.00	.00	.00	4,000.00	0	3,025.67
	Personal Services Totals	\$280,037.00	\$20,356.79	\$0.00	\$91,659.53	\$188,377.47	33%	\$238,272.09
	Supplies							
500.101	Supplies and Materials	5,060.00	.00	.00	766.79	4,293.21	15	2,871.76
500.102	Equipment	10,350.00	.00	.00	2,595.71	7,754.29	25	1,286.01

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
501.101	Uniforms and Clothing	4,550.00	117.50	.00	1,651.79	2,898.21	36	3,143.32
513.112	Asphalt/Concrete/Gravel	23,680.00	2,446.81	43,749.94	7,643.81	(27,713.75)	217	20,832.64
514.110	Water Dist System Supply	32,750.00	5,214.88	.00	13,457.89	19,292.11	41	34,109.83
515.121	Safety Supplies	300.00	.00	.00	87.00	213.00	29	.00
521.128	Meter Supplies	.00	.00	.00	.00	.00	+++	(808.13)
523.136	Hydrant Replacement	8,000.00	.00	.00	.00	8,000.00	0	5,422.80
532.148	Small Hand Tools	550.00	.00	.00	.00	550.00	0	671.41
	<i>Supplies Totals</i>	\$85,240.00	\$7,779.19	\$43,749.94	\$26,202.99	\$15,287.07	82%	\$67,529.64
	<i>Other Services & Charges</i>							
515.129	Permit Fees Due To Others	870.00	.00	.00	.00	870.00	0	599.08
600.110	SCMIRF Property/Liab Ins	20,000.00	.00	.00	9,037.57	10,962.43	45	17,645.72
610.112	Postage	750.00	43.13	.00	253.92	496.08	34	947.26
610.1110	Communications- Wireless	660.00	54.39	.00	217.32	442.68	33	636.17
620.114	Advertising	750.00	.00	.00	.00	750.00	0	871.59
640.124	Travel Expense	948.00	.00	.00	.00	948.00	0	402.23
650.127	Electricity	6,293.00	567.58	.00	2,673.70	3,619.30	42	6,369.93
650.128	Water	22,857.00	1,659.01	.00	6,998.46	15,858.54	31	17,510.20
650.129	Wastewater	17,832.00	656.18	.00	3,338.70	14,493.30	19	13,347.69
650.130	Sanitation	692.00	55.96	.00	279.80	412.20	40	671.52
650.133	Stormwater	2,660.00	393.88	.00	1,969.40	690.60	74	3,050.76
650.1271	Electricity- Sales Tax	283.00	24.92	.00	126.52	156.48	45	294.32
660.133	Repairs & Maint. Services	22,500.00	1,681.32	.00	2,399.82	20,100.18	11	19,180.30
660.139	Fleet Services Materials	9,000.00	877.32	.00	4,881.46	4,118.54	54	8,428.60
660.145	Gasoline & Oil	7,000.00	536.39	.00	2,375.67	4,624.33	34	6,764.67
660.1391	Fleet Services Labor	8,000.00	496.38	.00	2,054.70	5,945.30	26	8,767.09
670.156	Equipment Rental/Lease	560.00	.00	.00	.00	560.00	0	.00
685.180	Membership Dues and Fees	360.00	.00	.00	230.00	130.00	64	60.00
685.182	Other Operating Expenses	10,240.00	856.23	.00	4,069.87	6,170.13	40	9,119.97
685.183	Depreciation	334,873.00	28,718.67	.00	143,460.76	191,412.24	43	307,511.19
685.186	Training	2,210.00	.00	.00	3,122.97	(912.97)	141	1,924.00

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 262

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	EXPENSE TOTALS	\$1,156,265.00	\$96,608.59	\$450,321.90	\$454,340.04	\$251,603.06	78%	\$1,052,015.81
	Department 15 - Water Distribution Totals	(\$1,156,265.00)	(\$96,608.59)	(\$450,321.90)	(\$454,340.04)	(\$251,603.06)	78%	(\$1,052,015.81)
	Department 16 - Filtration							
	EXPENSE							
	Personal Services							
400.101	Regular Pay	235,000.00	20,670.17	.00	83,815.74	151,184.26	36	172,474.95
401.103	Overtime	6,000.00	1,100.57	.00	2,631.67	3,368.33	44	11,227.14
401.105	On-call pay	7,020.00	533.36	.00	2,666.80	4,353.20	38	6,933.68
405.114	FICA	15,950.00	1,586.60	.00	6,281.04	9,668.96	39	13,651.45
406.116	Retirement	25,000.00	2,790.69	.00	9,641.36	15,358.64	39	20,853.18
408.125	SCMIT Worker's Comp Ins.	7,500.00	.00	.00	4,294.72	3,205.28	57	7,948.29
410.001	Health Claims Cost	33,337.00	2,814.22	.00	12,970.61	20,366.39	39	28,930.34
410.002	Health Claim Costs-Retire	10,525.00	1,725.16	.00	5,175.48	5,349.52	49	6,269.37
410.003	OPEB cost	5,000.00	.00	.00	.00	5,000.00	0	3,797.30
	Personal Services Totals	\$345,332.00	\$31,220.77	\$0.00	\$127,477.42	\$217,854.58	37%	\$272,085.70
	Supplies							
500.101	Supplies and Materials	3,000.00	382.69	.00	1,481.35	1,518.65	49	3,781.14
500.102	Equipment	3,200.00	.00	.00	1,579.84	1,620.16	49	1,497.64
501.101	Uniforms and Clothing	3,300.00	882.10	.00	1,659.90	1,640.10	50	1,986.82
512.108	Chemicals	219,920.00	27,496.31	144,776.88	86,863.49	(11,720.37)	105	170,111.80
512.109	Laboratory Supplies	13,252.00	1,645.88	3,918.26	8,818.10	515.64	96	14,161.50
515.121	Safety Supplies	600.00	.00	.00	342.00	258.00	57	615.40
532.148	Small Hand Tools	490.00	.00	.00	.00	490.00	0	130.80
540.151	IP Raw Water Contract-Cty	19,364.00	1,879.53	.00	6,413.60	12,950.40	33	17,732.66
540.152	Raw Water Pump Maint.	47,000.00	1,223.10	.00	15,643.69	31,356.31	33	52,835.43
540.157	Treated Water Purchase	500.00	6.50	.00	32.50	467.50	6	71.50
	Supplies Totals	\$310,626.00	\$33,516.11	\$148,695.14	\$122,834.47	\$39,096.39	87%	\$262,924.69
	Other Services & Charges							
515.129	Permit Fees Due To Others	22,000.00	.00	.00	20,665.00	1,335.00	94	20,503.00
600.110	SCMIRF Property/Liab Ins	15,000.00	.00	.00	7,042.66	7,957.34	47	13,750.68



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	<i>Inter-Dept. Allocations</i>							
795.999	Allocation G&A Services	85,000.00	7,981.64	.00	24,840.47	60,159.53	29	59,394.24
	<i>Inter-Dept. Allocations Totals</i>	\$85,000.00	\$7,981.64	\$0.00	\$24,840.47	\$60,159.53	29%	\$59,394.24
	<i>Capital Outlay</i>							
900.915	CIP Projects - Current Year	450,000.00	.00	.00	.00	.00	+++	.00
900.3300	Water Filtration Plant	.00	.00	.00	.00	450,000.00	0	.00
900.4300	Other Equipment	.00	.00	.00	.00	.00	+++	29,884.87
9999.9999	Assets Reclassified	(450,000.00)	.00	.00	.00	(450,000.00)	0	(29,884.87)
	<i>Capital Outlay Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$0.00
	EXPENSE TOTALS	\$1,354,093.00	\$124,646.48	\$150,195.14	\$536,061.71	\$667,836.15	51%	\$1,181,078.31
	Department 16 - Filtration Totals	(\$1,354,093.00)	(\$124,646.48)	(\$150,195.14)	(\$536,061.71)	(\$667,836.15)	51%	(\$1,181,078.31)
	Department 41 - General & Administrative							
	EXPENSE							
	<i>Personal Services</i>							
400.101	Regular Pay	103,290.00	9,780.06	.00	42,045.80	61,244.20	41	107,548.03
401.103	Overtime	500.00	21.10	.00	24.79	475.21	5	(2.76)
405.114	FICA	7,660.00	727.09	.00	3,111.39	4,548.61	41	7,970.96
406.116	Retirement	12,541.00	1,253.98	.00	4,562.25	7,978.75	36	12,290.58
408.125	SCMIT Worker's Comp Ins.	2,000.00	.00	.00	1,654.29	345.71	83	2,419.04
410.001	Health Claims Cost	17,225.00	1,059.88	.00	4,983.56	12,241.44	29	11,796.37
410.003	OPEB cost	5,000.00	.00	.00	.00	5,000.00	0	1,648.77
	<i>Personal Services Totals</i>	\$148,216.00	\$12,842.11	\$0.00	\$56,382.08	\$91,833.92	38%	\$143,670.99
	<i>Supplies</i>							
500.101	Supplies and Materials	4,700.00	756.27	.00	2,388.96	2,311.04	51	5,564.24
500.102	Equipment	900.00	.00	.00	.00	900.00	0	.00
500.103	Furniture	1,400.00	.00	.00	998.09	401.91	71	476.97
501.101	Uniforms and Clothing	675.00	.00	.00	293.68	381.32	44	488.98
	<i>Supplies Totals</i>	\$7,675.00	\$756.27	\$0.00	\$3,680.73	\$3,994.27	48%	\$6,530.19
	<i>Other Services & Charges</i>							
600.110	SCMIRF Property/Liab Ins	31,000.00	.00	.00	14,508.48	16,491.52	47	28,327.58

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
795.999	Allocation G&A Services	(305,128.00)	(39,908.20)	.00	(124,202.39)	(180,925.61)	41	(296,971.13)
	<i>Inter-Dept. Allocations Totals</i>	(\$305,128.00)	(\$39,908.20)	\$0.00	(\$124,202.39)	(\$180,925.61)	41%	(\$296,971.13)
	<i>Capital Outlay</i>							
900.4100	Vehicles	27,500.00	.00	54,118.00	.00	(26,618.00)	197	.00
9999.9999	Assets Reclassified	(27,500.00)	.00	.00	.00	(27,500.00)	0	.00
	<i>Capital Outlay Totals</i>	\$0.00	\$0.00	\$54,118.00	\$0.00	(\$54,118.00)	+++	\$0.00
	EXPENSE TOTALS	(\$447.00)	\$15.83	\$58,193.00	\$8,044.89	(\$66,684.89)	-14818%	\$9,243.49
	Department 41 - General & Administrative Totals	\$447.00	(\$15.83)	(\$58,193.00)	(\$8,044.89)	\$66,684.89	-14818%	(\$9,243.49)
	Department 42 - Engineering Services							
	EXPENSE							
	<i>Personal Services</i>							
400.101	Regular Pay	126,000.00	11,064.77	.00	48,524.67	77,475.33	39	113,387.61
405.114	FICA	9,640.00	791.76	.00	3,438.59	6,201.41	36	7,952.82
406.116	Retirement	14,700.00	1,419.16	.00	5,332.45	9,367.55	36	12,849.76
410.001	Health Claims Cost	13,179.00	1,297.68	.00	6,488.40	6,690.60	49	14,005.35
	<i>Personal Services Totals</i>	\$163,519.00	\$14,573.37	\$0.00	\$63,784.11	\$99,734.89	39%	\$148,195.54
	<i>Supplies</i>							
500.101	Supplies and Materials	450.00	.00	.00	214.87	235.13	48	365.19
500.102	Equipment	5,400.00	.00	.00	168.50	5,231.50	3	1,371.37
500.103	Furniture	150.00	.00	.00	.00	150.00	0	900.00
500.105	Printing and Binding	100.00	.00	.00	.00	100.00	0	619.32
501.101	Uniforms and Clothing	600.00	.00	.00	464.39	135.61	77	501.33
515.121	Safety Supplies	570.00	45.70	.00	75.55	494.45	13	.00
515.124	Department Supplies	.00	.00	.00	.00	.00	+++	238.86
	<i>Supplies Totals</i>	\$7,270.00	\$45.70	\$0.00	\$923.31	\$6,346.69	13%	\$3,996.07
	<i>Other Services & Charges</i>							
610.112	Postage	100.00	.00	.00	.00	100.00	0	83.97
610.1110	Communications- Wireless	1,200.00	.00	.00	.00	1,200.00	0	.00
620.114	Advertising	150.00	.00	.00	.00	150.00	0	.00
640.124	Travel Expense	1,138.00	.00	.00	.00	1,138.00	0	804.14



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
685.180	Membership Dues and Fees	325.00	.00	.00	.00	325.00	0	334.00
685.184	Continuing Education	600.00	.00	.00	.00	600.00	0	.00
685.186	Training	1,100.00	.00	.00	.00	1,100.00	0	1,045.00
686.187	Professional Services	1,400.00	.00	.00	.00	1,400.00	0	1,306.47
686.189	Employee Medical	100.00	.00	.00	.00	100.00	0	.00
686.1895	Employee wellness services	500.00	.00	.00	1,237.50	(737.50)	248	2,990.47
	<i>Other Services & Charges Totals</i>	\$6,613.00	\$0.00	\$0.00	\$1,237.50	\$5,375.50	19%	\$6,564.05
	<i>Other Objects</i>							
735.122	Services Billed	(177,202.00)	(14,619.07)	.00	(67,122.79)	(110,079.21)	38	(157,598.25)
	<i>Other Objects Totals</i>	(\$177,202.00)	(\$14,619.07)	\$0.00	(\$67,122.79)	(\$110,079.21)	38%	(\$157,598.25)
	EXPENSE TOTALS	\$200.00	\$0.00	\$0.00	(\$1,177.87)	\$1,377.87	-589%	\$1,157.41
	Department 42 - Engineering Services Totals	(\$200.00)	\$0.00	\$0.00	\$1,177.87	(\$1,377.87)	-589%	(\$1,157.41)
	Fund 0031 - Water Utility Fund Totals							
	REVENUE TOTALS	2,510,111.00	224,729.66	.00	1,022,574.50	1,487,536.50	41%	2,534,039.43
	EXPENSE TOTALS	2,510,111.00	221,270.90	658,710.04	997,268.77	854,132.19	66%	2,243,495.02
	Fund 0031 - Water Utility Fund Totals	\$0.00	\$3,458.76	(\$658,710.04)	\$25,305.73	\$633,404.31		\$290,544.41
	Fund 0032 - Wastewater Fund							
	Department 00 - Revenue							
	REVENUE							
	<i>Operating Revenues</i>							
301.000	Sale Of Utilities	2,379,256.00	236,691.82	.00	1,082,799.80	1,296,456.20	46	2,336,024.67
301.002	New Turn Ons	3,300.00	270.00	.00	1,355.00	1,945.00	41	3,455.00
301.009	New Service Taps	10,000.00	.00	.00	1,750.00	8,250.00	18	1,000.00
301.014	Fixed Charges - Andrews	120,000.00	10,119.80	.00	50,599.00	69,401.00	42	121,437.60
301.015	Fixed Charges - GCWSD	225,000.00	19,241.87	.00	96,209.35	128,790.65	43	230,902.44
301.016	Fixed Charges - COG	300,000.00	27,651.27	.00	138,256.35	161,743.65	46	331,815.24
301.017	Volume Charges - Andrews	280,000.00	15,145.43	.00	98,587.65	181,412.35	35	243,468.92
301.018	Volume Charges - GCWSD	350,000.00	27,382.54	.00	144,125.10	205,874.90	41	395,037.98
301.019	Volume Charges - COG	1,025,000.00	91,648.15	.00	496,688.84	528,311.16	48	1,091,023.40



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
301.026	Fixed- Elim Georgetown	(300,000.00)	(27,651.27)	.00	(138,256.35)	(161,743.65)	46	(331,815.24)
301.029	Volume-Elim-Georgetown	(1,025,000.00)	(91,648.15)	.00	(496,688.84)	(528,311.16)	48	(1,091,023.40)
302.001	Penalties	35,000.00	2,311.41	.00	22,360.14	12,639.86	64	32,442.93
303.006	Septic Tank Dumping	15,000.00	4,640.00	.00	18,520.00	(3,520.00)	123	12,585.00
	<i>Operating Revenues Totals</i>	\$3,417,556.00	\$315,802.87	\$0.00	\$1,516,306.04	\$1,901,249.96	44%	\$3,376,354.54
	<i>Impact Fees</i>							
324.017	Wastewater Impact Fee	7,000.00	850.00	.00	850.00	6,150.00	12	6,900.00
	<i>Impact Fees Totals</i>	\$7,000.00	\$850.00	\$0.00	\$850.00	\$6,150.00	12%	\$6,900.00
	<i>Investment Earnings</i>							
306.001	Investment Earnings	3,300.00	.00	.00	1,335.91	1,964.09	40	7,233.44
	<i>Investment Earnings Totals</i>	\$3,300.00	\$0.00	\$0.00	\$1,335.91	\$1,964.09	40%	\$7,233.44
	<i>Miscellaneous</i>							
369.002	Miscellaneous Revenue	3,000.00	.00	.00	.00	3,000.00	0	1,388.00
369.003	Insurance Proceeds	.00	398.71	.00	4,272.92	(4,272.92)	+++	.00
	<i>Miscellaneous Totals</i>	\$3,000.00	\$398.71	\$0.00	\$4,272.92	(\$1,272.92)	142%	\$1,388.00
	<i>Operating Transfers In</i>							
394.002	Transfer from fund balance	3,673.00	.00	.00	.00	3,673.00	0	.00
	<i>Operating Transfers In Totals</i>	\$3,673.00	\$0.00	\$0.00	\$0.00	\$3,673.00	0%	\$0.00
	<i>Sale of Assets</i>							
391.001	Sale of Assets	.00	.00	.00	.00	.00	+++	7,025.00
	<i>Sale of Assets Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$7,025.00
	REVENUE TOTALS	\$3,434,529.00	\$317,051.58	\$0.00	\$1,522,764.87	\$1,911,764.13	44%	\$3,398,900.98
	Department 00 - Revenue Totals	\$3,434,529.00	\$317,051.58	\$0.00	\$1,522,764.87	\$1,911,764.13	44%	\$3,398,900.98
	Department 18 - Wastewater Collections							
	EXPENSE							
	<i>Personal Services</i>							
400.101	Regular Pay	240,083.00	16,478.85	.00	69,915.70	170,167.30	29	191,308.95
401.103	Overtime	12,000.00	139.66	.00	1,024.50	10,975.50	9	13,411.68
401.105	On-call pay	4,420.00	433.32	.00	1,866.60	2,553.40	42	4,733.16
405.114	FICA	15,411.00	1,180.50	.00	4,947.48	10,463.52	32	14,350.15



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 270

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
660.1391	Fleet Services Labor	24,000.00	1,750.14	.00	8,843.54	15,156.46	37	26,170.16
670.156	Equipment Rental/Lease	6,000.00	.00	.00	.00	6,000.00	0	.00
685.180	Membership Dues and Fees	585.00	.00	.00	70.00	515.00	12	175.00
685.182	Other Operating Expenses	8,500.00	793.53	.00	3,951.22	4,548.78	46	9,832.67
685.183	Depreciation	318,991.00	21,967.05	.00	113,781.06	205,209.94	36	262,590.91
685.186	Training	1,400.00	.00	.00	.00	1,400.00	0	990.50
685.187	Special Projects	.00	.00	.00	.00	.00	+++	(817.90)
685.1821	Hurricane/Storm Expense	.00	(190.19)	.00	3,562.03	(3,562.03)	+++	.00
686.187	Professional Services	5,080.00	45.00	1,594.82	719.80	2,765.38	46	2,050.86
686.189	Employee Medical	480.00	.00	.00	.00	480.00	0	432.55
686.191	Contract Services/Studies	2,460.00	83.88	.00	611.84	1,848.16	25	1,956.95
686.195	Repair/Maint Svc Contract	16,440.00	.00	.00	510.52	15,929.48	3	2,450.44
686.199	Internal Engineering	13,000.00	1,461.91	.00	6,712.29	6,287.71	52	15,759.84
686.1895	Employee wellness services	3,000.00	.00	.00	176.79	2,823.21	6	2,269.63
687.202	Utility Billing Services	6,000.00	155.89	.00	2,593.17	3,406.83	43	5,509.67
	<i>Other Services & Charges Totals</i>	\$610,853.00	\$38,049.27	\$1,594.82	\$224,210.61	\$385,047.57	37%	\$535,730.48
	<i>Other Objects</i>							
702.106	Interest- Bonds	75,008.00	589.50	.00	2,962.68	72,045.32	4	7,360.62
702.110	Bond Principal	18,980.00	1,605.42	.00	7,471.92	11,508.08	39	18,978.42
720.001	Provision for Bad Debts	7,500.00	625.00	.00	3,125.00	4,375.00	42	43,720.76
795.995	GF Cost Distribution	70,000.00	5,833.33	.00	29,166.65	40,833.35	42	69,999.96
7999.9999	Principal Reclassified	(18,980.00)	.00	.00	.00	(18,980.00)	0	(18,978.42)
	<i>Other Objects Totals</i>	\$152,508.00	\$8,653.25	\$0.00	\$42,726.25	\$109,781.75	28%	\$121,081.34
	<i>Inter-Dept. Allocations</i>							
795.999	Allocation G&A Services	70,000.00	9,977.05	.00	31,050.60	38,949.40	44	74,242.81
	<i>Inter-Dept. Allocations Totals</i>	\$70,000.00	\$9,977.05	\$0.00	\$31,050.60	\$38,949.40	44%	\$74,242.81
	<i>Capital Outlay</i>							
900.911	Sewer Improvement Projects	.00	.00	421,000.00	.00	14,000.00	97	66,870.57
900.915	CIP Projects - Current Year	667,000.00	.00	.00	.00	.00	+++	.00
900.3700	Wastewater Collection Sys	.00	.00	.00	.00	120,000.00	0	1,316.53

Exclude Rollup Account

[illegible]



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
703.109	Agents Fee	4,500.00	.00	.00	2,862.50	1,637.50	64	4,475.00
795.995	GF Cost Distribution	46,500.00	3,875.00	.00	19,375.00	27,125.00	42	46,500.00
7999.9999	Principal Reclassified	(544,746.00)	.00	.00	.00	(544,746.00)	0	(525,768.00)
	<i>Other Objects Totals</i>	\$282,240.00	\$21,836.70	\$0.00	\$112,046.00	\$170,194.00	40%	\$274,853.16
	<i>Inter-Dept. Allocations</i>							
795.999	Allocation G&A Services	75,000.00	9,977.05	.00	31,050.60	43,949.40	41	74,242.81
	<i>Inter-Dept. Allocations Totals</i>	\$75,000.00	\$9,977.05	\$0.00	\$31,050.60	\$43,949.40	41%	\$74,242.81
	<i>Capital Outlay</i>							
900.909	Headworks Modifications - Phase I	.00	.00	.00	.00	.00	+++	15,923.00
900.910	SBR Reactor #3 Modifications	.00	5,644.36	(142,103.71)	390,281.43	962,422.28	21	1,928,272.08
900.915	CIP Projects - Current Year	1,326,400.00	.00	.00	.00	.00	+++	.00
900.3000	Buildings & Improvements	.00	.00	.00	8,178.00	3,822.00	68	.00
900.3900	Wastewater Treatment Plnt	.00	14,030.50	246,449.50	35,160.50	(188,810.00)	303	.00
900.4300	Other Equipment	.00	.00	10,216.57	9,916.55	(9,133.12)	183	.00
9999.9999	Assets Reclassified	(1,326,400.00)	(19,674.86)	.00	(443,536.48)	(882,863.52)	33	(1,944,195.08)
	<i>Capital Outlay Totals</i>	\$0.00	\$0.00	\$114,562.36	\$0.00	(\$114,562.36)	+++	\$0.00
	EXPENSE TOTALS	\$1,608,913.00	\$133,336.56	\$306,480.25	\$660,500.49	\$641,932.26	60%	\$1,635,054.65
	Sub Department 17 - Wastewater Treatment							
	EXPENSE							
	<i>Personal Services</i>							
410.003	OPEB cost	.00	.00	.00	.00	.00	+++	4,522.29
	<i>Personal Services Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$4,522.29
	<i>Other Services & Charges</i>							
685.183	Depreciation	544,582.00	47,398.96	.00	236,835.42	307,746.58	43	543,755.32
	<i>Other Services & Charges Totals</i>	\$544,582.00	\$47,398.96	\$0.00	\$236,835.42	\$307,746.58	43%	\$543,755.32
	EXPENSE TOTALS	\$544,582.00	\$47,398.96	\$0.00	\$236,835.42	\$307,746.58	43%	\$548,277.61
	Sub Department 17 - Wastewater Treatment Totals	(\$544,582.00)	(\$47,398.96)	\$0.00	(\$236,835.42)	(\$307,746.58)	43%	(\$548,277.61)
	Department 34 - Regional Wastewater Plant Totals	(\$2,153,495.00)	(\$180,735.52)	(\$306,480.25)	(\$897,335.91)	(\$949,678.84)	56%	(\$2,183,332.26)
	Fund 0032 - Wastewater Fund Totals							

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	REVENUE TOTALS	3,434,529.00	317,051.58	.00	1,522,764.87	1,911,764.13	44%	3,398,900.98
	EXPENSE TOTALS	3,434,529.00	266,722.32	826,498.65	1,321,955.67	1,286,074.68	63%	3,303,961.99
	Fund 0032 - Wastewater Fund Totals	\$0.00	\$50,329.26	(\$826,498.65)	\$200,809.20	\$625,689.45		\$94,938.99
	Fund 0033 - Stormwater Utility Fund							
	Department 00 - Revenue							
	REVENUE							
	Operating Revenues							
301.000	Sale Of Utilities	690,000.00	71,894.57	.00	357,249.28	332,750.72	52	502,907.88
302.001	Penalties	6,000.00	736.72	.00	3,749.89	2,250.11	62	6,136.04
	Operating Revenues Totals	\$696,000.00	\$72,631.29	\$0.00	\$360,999.17	\$335,000.83	52%	\$509,043.92
	Investment Earnings							
361.001	Investment Earnings	9,000.00	.00	.00	2,707.87	6,292.13	30	11,516.23
	Investment Earnings Totals	\$9,000.00	\$0.00	\$0.00	\$2,707.87	\$6,292.13	30%	\$11,516.23
	Capital Contributions							
371.002	Capital Contrib-Grants	.00	45,360.00	.00	45,360.00	(45,360.00)	+++	16,375.00
	Capital Contributions Totals	\$0.00	\$45,360.00	\$0.00	\$45,360.00	(\$45,360.00)	+++	\$16,375.00
	Operating Transfers In							
394.002	Transfer from fund balance	287,698.00	.00	.00	.00	287,698.00	0	.00
	Operating Transfers In Totals	\$287,698.00	\$0.00	\$0.00	\$0.00	\$287,698.00	0%	\$0.00
	REVENUE TOTALS	\$992,698.00	\$117,991.29	\$0.00	\$409,067.04	\$583,630.96	41%	\$536,935.15
	Department 00 - Revenue Totals	\$992,698.00	\$117,991.29	\$0.00	\$409,067.04	\$583,630.96	41%	\$536,935.15
	Department 40 - Storm Water Utility Exp.							
	EXPENSE							
	Personal Services							
400.101	Regular Pay	180,000.00	15,899.58	.00	68,557.56	111,442.44	38	201,698.66
401.103	Overtime	6,000.00	35.22	.00	842.79	5,157.21	14	8,704.28
401.105	On-call pay	2,600.00	100.00	.00	800.00	1,800.00	31	2,200.00
405.114	FICA	13,500.00	1,113.05	.00	4,798.76	8,701.24	36	14,706.87
406.116	Retirement	25,300.00	2,002.12	.00	7,178.80	18,121.20	28	23,911.54
408.125	SCMIT Worker's Comp Ins.	8,500.00	.00	.00	5,443.80	3,056.20	64	10,554.27



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 276

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

Account	Account Description	Adopted Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year Total
670.156	Equipment Rental/Lease	280.00	.00	.00	.00	280.00	0	.00
685.180	Membership Dues and Fees	190.00	.00	.00	.00	190.00	0	271.24
685.182	Other Operating Expenses	3,880.00	227.84	.00	1,120.52	2,759.48	29	3,137.63
685.183	Depreciation	409,645.00	34,626.77	.00	173,133.59	236,511.41	42	412,027.96
685.186	Training	150.00	.00	.00	.00	150.00	0	249.00
686.187	Professional Services	63,610.00	45.00	1,594.82	1,801.26	60,213.92	5	507.11
686.189	Employee Medical	300.00	.00	.00	.00	300.00	0	.00
686.195	Repair/Maint Svc Contract	2,290.00	.00	.00	1,372.92	917.08	60	3,251.75
686.199	Internal Engineering	25,000.00	2,923.81	.00	13,424.55	11,575.45	54	31,519.64
686.1895	Employee wellness services	2,100.00	.00	.00	530.36	1,569.64	25	2,688.76
687.202	Utility Billing Services	2,200.00	53.75	.00	894.20	1,305.80	41	1,899.89
Other Services & Charges Totals		\$581,890.00	\$48,076.42	\$168,894.84	\$265,556.36	\$147,438.80	75%	\$544,529.32
Other Objects								
720.001	Provision for Bad Debts	1,400.00	116.67	.00	583.35	816.65	42	1,746.38
795.995	GF Cost Distribution	42,000.00	3,500.00	.00	17,500.00	24,500.00	42	42,000.00
Other Objects Totals		\$43,400.00	\$3,616.67	\$0.00	\$18,083.35	\$25,316.65	42%	\$43,746.38
Inter-Dept. Allocations								
795.999	Allocation G&A Services	25,000.00	3,990.82	.00	12,420.25	12,579.75	50	29,697.03
Inter-Dept. Allocations Totals		\$25,000.00	\$3,990.82	\$0.00	\$12,420.25	\$12,579.75	50%	\$29,697.03
Capital Outlay								
900.915	CIP Projects - Current Year	2,342,000.00	.00	.00	.00	.00	+++	.00
900.1000	Infrastructure Improvemts	.00	117,599.85	3,857,269.11	170,279.85	(2,009,548.96)	200	46,807.78
900.4200	Heavy Equipment	.00	.00	.00	.00	.00	+++	185,211.49
950.962	Drainage Improvements	.00	.00	658,854.36	7,806.00	(342,660.36)	206	18,187.50
9999.9999	Assets Reclassified	(2,342,000.00)	(117,599.85)	.00	(178,085.85)	(2,163,914.15)	8	(250,206.77)
Capital Outlay Totals		\$0.00	\$0.00	\$4,516,123.47	\$0.00	(\$4,516,123.47)	+++	\$0.00
EXPENSE TOTALS		\$992,698.00	\$82,201.45	\$4,685,018.31	\$417,453.39	(\$4,109,773.70)	514%	\$960,101.20
Department 40 - Storm Water Utility Exp. Totals		(\$992,698.00)	(\$82,201.45)	(\$4,685,018.31)	(\$417,453.39)	\$4,109,773.70	514%	(\$960,101.20)
Fund 0033 - Stormwater Utility Fund Totals								

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
REVENUE TOTALS		992,698.00	117,991.29	.00	409,067.04	583,630.96	41%	536,935.15
EXPENSE TOTALS		992,698.00	82,201.45	4,685,018.31	417,453.39	(4,109,773.70)	514%	960,101.20
Fund 0033 - Stormwater Utility Fund Totals		\$0.00	\$35,789.84	(\$4,685,018.31)	(\$8,386.35)	\$4,693,404.66		(\$423,166.05)
Fund 0035 - Waste Management Fund								
Department 00 - Revenue								
REVENUE								
Charges for Services								
344.001	Refuse Col Chge-Resident	775,000.00	65,249.26	.00	326,773.10	448,226.90	42	779,597.77
344.002	Refuse Col Chge-Comm	128,000.00	10,987.45	.00	55,615.05	72,384.95	43	131,880.54
344.003	Sanitation Fee Penalties	15,000.00	1,323.11	.00	6,750.17	8,249.83	45	16,499.39
Charges for Services Totals		\$918,000.00	\$77,559.82	\$0.00	\$389,138.32	\$528,861.68	42%	\$927,977.70
Miscellaneous								
369.002	Miscellaneous Revenue	100.00	.00	.00	1,838.00	(1,738.00)	1838	664.20
Miscellaneous Totals		\$100.00	\$0.00	\$0.00	\$1,838.00	(\$1,738.00)	1838%	\$664.20
Operating Transfers In								
394.002	Transfer from fund balance	36,881.00	.00	.00	.00	36,881.00	0	.00
Operating Transfers In Totals		\$36,881.00	\$0.00	\$0.00	\$0.00	\$36,881.00	0%	\$0.00
Sale of Assets								
391.001	Sale of Assets	.00	.00	.00	.00	.00	+++	6,585.79
Sale of Assets Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$6,585.79
REVENUE TOTALS		\$954,981.00	\$77,559.82	\$0.00	\$390,976.32	\$564,004.68	41%	\$935,227.69
Department 00 - Revenue Totals		\$954,981.00	\$77,559.82	\$0.00	\$390,976.32	\$564,004.68	41%	\$935,227.69
Department 25 - Keep Georgetown Beautiful								
EXPENSE								
Personal Services								
400.101	Regular Pay	.00	.00	.00	.00	.00	+++	878.41
405.114	FICA	.00	.00	.00	.00	.00	+++	67.20
406.116	Retirement	.00	.00	.00	.00	.00	+++	100.23
Personal Services Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$1,045.84
EXPENSE TOTALS		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$1,045.84



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

			Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description		Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
	Department 25 - Keep Georgetown Beautiful Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	(\$1,045.84)
	Department 31 - Residential Sanitation								
	EXPENSE								
	Personal Services								
400.101	Regular Pay		212,857.00	21,962.42	.00	87,769.57	125,087.43	41	226,010.67
401.103	Overtime		20,000.00	2,229.91	.00	7,205.62	12,794.38	36	21,629.21
401.109	Seasonal City employee labor		58,000.00	.00	.00	.00	58,000.00	0	.00
405.114	FICA		16,816.00	1,715.40	.00	6,658.47	10,157.53	40	17,308.39
406.116	Retirement		28,719.00	3,017.03	.00	10,123.62	18,595.38	35	27,810.41
408.125	SCMIT Worker's Comp Ins.		24,000.00	1,045.23	.00	14,762.47	9,237.53	62	29,918.58
410.001	Health Claims Cost		57,339.00	4,174.40	.00	18,566.56	38,772.44	32	46,608.25
410.002	Health Claim Costs-Retire		12,996.00	2,125.84	.00	6,377.52	6,618.48	49	8,478.96
410.003	OPEB cost		5,000.00	.00	.00	.00	5,000.00	0	5,083.04
	Personal Services Totals		\$435,727.00	\$36,270.23	\$0.00	\$151,463.83	\$284,263.17	35%	\$382,847.51
	Supplies								
500.101	Supplies and Materials		5,000.00	492.03	.00	2,515.88	2,484.12	50	5,580.37
500.102	Equipment		.00	.00	.00	.00	.00	+++	(224.70)
501.101	Uniforms and Clothing		19,000.00	1,512.87	.00	9,695.37	9,304.63	51	22,809.28
515.121	Safety Supplies		2,000.00	152.59	.00	235.09	1,764.91	12	784.77
	Supplies Totals		\$26,000.00	\$2,157.49	\$0.00	\$12,446.34	\$13,553.66	48%	\$28,949.72
	Other Services & Charges								
600.110	SCMIRF Property/Liab Ins		25,000.00	.00	.00	12,090.40	12,909.60	48	23,606.32
610.111	Communications- Landline		300.00	23.74	.00	74.64	225.36	25	141.66
610.112	Postage		150.00	27.26	.00	160.47	(10.47)	107	500.63
610.1110	Communications- Wireless		500.00	.00	.00	.00	500.00	0	.00
620.114	Advertising		500.00	87.75	.00	87.75	412.25	18	1,545.46
650.127	Electricity		1,057.00	86.06	.00	415.78	641.22	39	1,079.70
650.128	Water		414.00	34.00	.00	174.40	239.60	42	398.63
650.129	Wastewater		640.00	52.70	.00	269.81	370.19	42	616.78
650.130	Sanitation		456.00	36.92	.00	184.60	271.40	40	443.04



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

[illegible]

Run by Susan Prescott on 12/14/2017 09:49:08 AM

Packet Pg. 280

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

		Adopted	Current Month	YTD	YTD	Budget - YTD	% Used/	
Account	Account Description	Budget	Transactions	Encumbrances	Transactions	Transactions	Rec'd	Prior Year Total
9999.9999	Assets Reclassified	(183,685.00)	.00	.00	.00	(183,685.00)	0	(209,363.48)
	<i>Capital Outlay Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$0.00
	EXPENSE TOTALS	\$954,981.00	\$73,135.24	\$39,725.31	\$339,810.21	\$575,445.48	40%	\$981,572.64
	Department 31 - Residential Sanitation Totals	(\$954,981.00)	(\$73,135.24)	(\$39,725.31)	(\$339,810.21)	(\$575,445.48)	40%	(\$981,572.64)
	Fund 0035 - Waste Management Fund Totals							
	REVENUE TOTALS	954,981.00	77,559.82	.00	390,976.32	564,004.68	41%	935,227.69
	EXPENSE TOTALS	954,981.00	73,135.24	39,725.31	339,810.21	575,445.48	40%	982,618.48
	Fund 0035 - Waste Management Fund Totals	\$0.00	\$4,424.58	(\$39,725.31)	\$51,166.11	(\$11,440.80)		(\$47,390.79)
	Fund 0086 - Seized and Forfeited							
	Department 00 - Revenue							
	REVENUE							
	<i>Fines and Forfeitures</i>							
367.000	Drug Enforcement Revenue	2,000.00	.00	.00	.00	2,000.00	0	.00
	<i>Fines and Forfeitures Totals</i>	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0%	\$0.00
	<i>Local Grants</i>							
332.008	Other Local Grants	.00	.00	.00	.00	.00	+++	4,000.00
	<i>Local Grants Totals</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	+++	\$4,000.00
	<i>Operating Transfers In</i>							
394.002	Transfer from fund balance	65,480.00	.00	.00	.00	65,480.00	0	.00
	<i>Operating Transfers In Totals</i>	\$65,480.00	\$0.00	\$0.00	\$0.00	\$65,480.00	0%	\$0.00
	REVENUE TOTALS	\$67,480.00	\$0.00	\$0.00	\$0.00	\$67,480.00	0%	\$4,000.00
	Department 00 - Revenue Totals	\$67,480.00	\$0.00	\$0.00	\$0.00	\$67,480.00	0%	\$4,000.00
	Department 05 - Police							
	EXPENSE							
	<i>Supplies</i>							
500.101	Supplies and Materials	250.00	.00	.00	43.61	206.39	17	318.43
500.103	Furniture	500.00	.00	.00	.00	500.00	0	.00
501.101	Uniforms and Clothing	800.00	.00	.00	562.24	237.76	70	6.44
	<i>Supplies Totals</i>	\$1,550.00	\$0.00	\$0.00	\$605.85	\$944.15	39%	\$324.87

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT



Budget Performance Report

Fiscal Year to Date 11/30/17

Exclude Rollup Account

14.L.3

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Attachment: Budget Performance Report - November 2017 (2425 : November 2017 Finance and IT