GEORGETOWN COUNTY PLANNING COMMISSION
129 Screven Street
Georgetown, South Carolina 29440
Telephone (843)545-3158
Fax (843)545-3299

CHAIRMAN
Elizabeth Krauss

VICE-CHAIRMAN
Freddie Hill

MEMBERS
Zacharius Grate
Zannie Graham
Robert Davis
Johnny Weaver
Sandra Bundy

TO: All Planning Commission Members
County Council Members
Members of the Press
Other Interested Persons

FROM: Tiffany Coleman
October 9, 2020

SUBJECT: Monthly Meeting

The Georgetown County Planning Commission will hold **its regular monthly meeting, on Thursday, October 15th, at 5:30 p.m.** The meeting will be held at the Howard Auditorium located at 1610 Hawkins Street in Georgetown.

Enclosed please find an agenda and all applicable materials for this meeting.

/tmc

GEORGETOWN COUNTY PLANNING COMMISSION
HOWARD AUDITORIUM
1610 HAWKINS STREET, GEORGETOWN
OCTOBER 15, 2020
5:30 PM
AGENDA

I. PUBLIC INPUT PERIOD

II. REZONINGS

A. AN AMENDED REQUEST FROM BRUCE WATTS AS AGENT FOR CALVIN GILMORE TO REZONE APPROXIMATELY 3.28 ACRES FROM ONE-HALF ACRE RESIDENTIAL (R ½) TO A FLEXIBLE DESIGN DISTRICT (FDD). THE PURPOSE OF THIS REQUEST IS TO CONSTRUCT A 10 UNIT TWO-FAMILY DEVELOPMENT. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF WAVERLY ROAD AND KINGS RIVER ROAD IN PAWLEYS ISLAND. TMS #04-0187B-015-00-00. CASE # RZPD 7-20-25838.

1. PUBLIC HEARING
2. RECOMMENDATION TO COUNCIL
3. RECOMMENDATION ON FLU MAP

III. PLANNED DEVELOPMENTS

A. A REQUEST FROM GRAYCLIFF CAPITAL PARTNERS, LLC ACTING AS AGENT FOR ALLIANCE FOR ECONOMIC DEVELOPMENT FOR GEORGETOWN COUNTY TO AMEND THE PAWLEYS ISLAND BUSINESS COMMONS PLANNED DEVELOPMENT TO ALLOW FOR A MIXED USE OF COMMERCIAL AND MULTIFAMILY. THE PROPERTY IS LOCATED ON THE WEST SIDE OF PETIGRU DRIVE APPROXIMATELY 35 FEET NORTHWEST OF TILLER DRIVE IN PAWLEYS ISLAND. TMS # 04-0203-189-02-00. CASE # AMPD 8-20-25965.

1. PUBLIC HEARING
2. RECOMMENDATION TO COUNCIL
3. RECOMMENDATION ON FLU MAP

IV. MULTI-FAMILY

A. A REQUEST FROM DAN STACY OF OXNER AND STACY ACTING AS AGENT FOR EDENS HOLDING, LLC FOR SITE PLAN REVIEW OF A 115 UNIT MULTIFAMILY DEVELOPMENT LOCATED ON THE NORTH SIDE OF SUNNYSIDE AVENUE APPROXIMATELY 255 FEET NORTHWEST OF BUSINESS 17 IN MURRELLS INLET. TMS # 41-0104-019-00-00. CASE # MAJ 8-20-25983.

1. PUBLIC HEARING
2. RECOMMENDATION TO COUNCIL

V. OTHER BUSINESS

A. STREET NAMES

B. ATTENDANCE REPORT

VI. MINUTES – SEPTEMBER 2020

VII. STATUS REPORT

VIII. LETTER OF CREDIT REPORT

IX. ADJOURNMENT

GEORGETOWN COUNTY PLANNING COMMISSION

DATE: October 15, 2020 **REVISED PLAN**

AGENDA ITEM: An amendment to the Georgetown County Zoning Map

ISSUE UNDER CONSIDERATION: An **amended** request from Bruce Watts as agent for Calvin Gilmore to rezone approximately 3.28 acres from One-Half Acre Residential (R ½) to a Flexible Design District (FDD). The purpose of this request is to construct a new **10** unit **two-family** development. The property is located on the southeast corner of Waverly Road and Kings River Road in Pawleys Island. TMS #04-0187B-015-00-00. Case # RZPD 7-20-25838.

CURRENT STATUS: The subject property is vacant and wooded. **The applicant submitted a revised site plan for this rezoning on September 10th, 2020. County Council reviewed the revised plan at their September 22nd meeting and remanded this issue back to the Commission for further study.**

POINTS TO CONSIDER:

1. The property under consideration is located at the intersection of Waverly Road and Kings River Road in Pawleys Island. The tract contains significant frontage on both streets. The 3.28 acres exceeds the minimum 2 acre requirement for an FDD.

2. The property is bordered by single family residential to the south and the east and multi-family residential to the west. The surrounding property is zoned R1/2 to the south, R-10 to the east and Planned Development to the west.

3. The proposed plan is for a **duplex** development to be located within **five** buildings. **Each building will contain two units.**

4. The plan shows a **revised setback of 40' on all sides. This is a 10' increase from the previous plan which had a 30' setback off Waverly Road.**

5. The plan indicates a pervious/impervious ratio of **79%/19%**. Additionally, **2.36** acres of the property will remain undisturbed with the exception of a retention area for stormwater. Building coverage is limited to approximately 10% of the site. Multi-family projects in the GR zoning district are limited to 50% building coverage.

6. The applicant shows one access point off Waverly Road across from Woodville Circle. **The second access point off Kings River Road has been removed**. An encroachment permit from SCDOT will be needed. The cul de sac is proposed to be asphalt. Driveways will be pervious material. The proposed road is shown at 24' wide.

7. Three parking spaces are indicated for each dwelling unit **to be located in carports or driveways**. The parking areas will be made of pervious material. This exceeds the parking requirement of 2 spaces per 2 or 3 bedroom unit from Article XI of the Zoning Ordinance.

8. Proposed renderings for the buildings are attached. The height limit will be 35 feet to the midpoint of the roof. **Buildings have been reduced from three stories to one and a half story.**

9. The plan indicates a net density of **3.27** units per acre. **This is reduced from the 4.95 units per acre of the previous plan.**

10. The plan indicates a Level 2 buffer along the southern boundary where the adjacent single family homes are located.

11. The plan indicates the retention of **87** trees, **four more trees than in the previous plan**. The largest tree on the property is a 40" live oak near Units 9 and 10 which will be retained. The largest tree being removed is a 28" gum. No other trees over 25" DBH will be removed. The clustering of the buildings will also allow the remainder of the property to remain undisturbed as green space except for the installation of a required retention area.

12. Stormwater will be handled with catch basins throughout the site which will empty into a new constructed retention area.

13. The applicant met with the Utilities Coordinating Committee on August 5th. The following issues were discussed:

    a. Water and sewer is available to the site. Sewer is located on Kings River Road.
    b. SCDOT doesn't see any major issues with the curb cuts as shown. They could potentially be limited to right in/right out only at both locations to limit turning movements near the intersection.
    c. Power is available from Santee Cooper on both streets. The development will have underground service.
    d. A fire hydrant will be needed. Adequate space should be provided around the sides and rear of each building for fire access. No parking should be allowed along the roadway. **After reviewing the revised plan, the fire department indicated that the proposed cul de sac will need to be increased in size to meet fire code and that the turn around would need to be clear and open. This will necessitate the removal of an additional tree.**

14. The applicant intends to place minimal signage at the entrance on the brick columns as shown. Signage would be limited to 40 square feet.

15. The Future Land Use map designates this property as low density residential. The proposed net density of **3.27** units per acre is considered medium density. Low density is located to the north, east and south of this tract. A high density designation is to the west of the tract. Medium density designations are located approximately 380 feet west of the tract and 253 feet southeast of the tract.

16. The expected annual daily trips (ADT's) for the proposed use is **60** trips per day (**10** units X 6 trips per day). **This is less than the 84 trips per day from the previous submittal** and significantly less than the 500 trips per day requirement for a traffic study.

17. A recent draft transportation study proposed the potential for a round-about at the Waverly/Kings River Road intersection. The proposed development plan locates the structures as far south as possible on the tract and leaves adequate room for future right of way if needed for such improvements according to a representative from SCDOT.

18. The intent of the FDD is to "provide opportunities to create more desirable environments for single or mixed use developments through the application of flexible and diversified land development standards under a comprehensive review process." Section 613.114 of the ordinance requires a narrative from the applicant addressing how the project better impacts the natural and human environment than a more typical district. The applicant addressed this via a letter provided with the application.

    The current R1/2 AC zoning would potentially allow for six half acre single family lots on the tract. The letter refers to the potential for six 3,000 square foot homes for a total of 18,000 square feet which would exceed the proposed **14,880** SF of building for the **10** townhome units. Six individual parcels would require multiple curb cuts on the two roadways and some cuts would be required much closer to the Waverly/Kings River Road intersection than this plan indicates. The installation of six single family homes on half-acre individual lots would not allow for the clustering as shown here and would result in the removal of numerous trees for both the homes, accessory buildings and individual driveways for each lot.

19. Section 631.4 states "In residential proposals, the Georgetown County Comprehensive Plan shall be used to determine overall density limits. Higher densities shall only be allowed when strong evidence is presented that affordable housing will be promoted, useable open space will be increased or the natural environment will be enhanced."

    The proposed plan will allow for a larger amount of useable open/green space than a typical single family development. Deed restrictions or conservation easements should be put in to place to ensure that the green area as shown remains in perpetuity. The natural environment will be enhanced by the reduction in the number of curb cuts, the increased amount of open space, the reduction in the amount of impervious surface and the natural buffer around the perimeter of the property.

STAFF RECOMMENDATION: Based on the applicant's statement in number 18 and the justification listed in number 19 above, Staff recommends approval of the request subject to:

1. Final approvals from SCDOT, County Stormwater, OCRM, GCWSD **and Midway Fire Department**.
2. All structures shall have a minimum roof pitch of **6/12** and building materials should meet the requirements of the Waccamaw Neck Commercial Corridor Overlay Zone.

3. Deed restrictions or a conservation easement to be put in place for the undeveloped property to remain undeveloped and natural.
4. An amendment to the Future Land Use map to redesignate this tract as medium density residential.
5. Provision of an easement for a future bike path along the western property boundary along Kings River Road.

ATTACHMENTS:

1. Application and attachments
2. GIS Location Map
3. GIS Area Zoning Map
4. Future Land Use Map
5. Proposed Conceptual Plan
6. Resolution
7. Adjacent Property Owner Notice

Holly H. Richardson, AICP
Interim Director of Planning and Development

Public Notification Information:
Date Advertised: 8-5-2020 and 9-30-2020 (Georgetown Times) 8-6-2020 and 10-1-2020 (Coastal Observer)
Date Property Posted/By: 8/4/20 and 9/29/20 Terri Davis
Date of Notification: 7/30/20 and 9/24/20 **Number Notified:** 87

Case Number/Staff Contact: RZPD 7-20-25838/Holly H. Richardson
Report Completion Date: 8-11-20 **Revision Date:** 10-8-20

RZPD-7-20-25838

dotloop signature verification: dtlp.us/lpkL-YPwE-P3oL

129 Screven St. Suite 222
Post Office Drawer 421270
Georgetown, S. C. 29440
Phone: 843-545-3158
Fax: 843-545-3299

APPLICATION FOR REZONING TO A PLANNED DEVELOPMENT

COMPLETED APPLICATIONS MUST BE SUBMITTED ALONG WITH THE REQUIRED FEE, AT LEAST FORTY-FIVE (45) DAYS PRIOR TO A PLANNING COMMISSION MEETING.

Name of Proposed Development: Waverly and Kings

Check one: (·) FDD Flex design District

( ) Industrial PD, ten (10) acre minimum.

( ) Medical Center, shopping center, commercial, residential, and mixed use developments, two (2) acre minimum.

Conceptual Plan requirements include the following:
Please submit 12 copies (7 large: 24 x 26 and 5 small: 11 x 17).

- Scaled Site Plan:
  Location map, owners names, location of structures, types of uses, total acreage, lot sizes, traffic patterns, screening and buffering borders, building heights, density, layout of sidewalks and parking areas, open spaces labeled and title block.

- Environmental Plan:
  Contours, drainage plan, flood prone areas, marsh area or wetlands and any other principle geographic features.

- Water and Sewer Plan:
  Shall meet the requirements of the Georgetown County Water and Sewer District extension policy.

- Utilities Plan:

dotloop signature verification: dtlp.us/lpkL-YPvE-P3oL

Layout and easements for other utilities.

- Type of development with text describing the requirements and amenities proposed.

Upon approval of the conceptual plan by County Council, the zoning map will be changed accordingly.

Final Plan requirements include the following:

- Scaled Detailed Site Plan:
  Includes everything submitted on the concept plan plus phase of development with timetable, ingress and egress lanes, setbacks, lot sizes, street names, type of pavement, exact dimensions of structures, public access and open space, density, final layout of sidewalks and pathways and title block.

- Environmental Plan:
  Includes everything submitted on the concept plan plus dumpster location and erosion control methods.

- Water and Sewer Plan:
  Includes everything submitted on the concept plan plus the sign-off on the plans.

- Utilities Plan:
  Includes everything submitted on the concept plan.

- Exterior Appearance:
  Need to submit elevations of the proposed buildings.

- Soil, trees, and other information required by staff.

Property Information:

TMS Number: 04-0187B-015-00-00

Street Address: Corner Waverly Rd and Kings River

City / State / Zip Code: Pawleys Island, SC. 29585

Lot / Block / Number: _____

Current Zoning Classification: R 1/2 AC

Existing Use: Raw Land

Proposed Use: mid Density Townhomes

Number of Acres: 3.28 Net Density 15 units

dotloop signature verification: dlp.us/ipkL-YPwE-P3oL

Property Owner of Record:

Name: Calvin Gilmore / Gilmore Family Holdings

Address: 3319 Kings River Rd.

City/ State/ Zip Code: Pawleys Island, S.C. 29585

Telephone/Fax: call agent

E-Mail: N/A

Signature of Owner / Date: Calvin Gilmore dotloop verified 06/25/20 3:09 PM EST DUEL-659Q-A959-75AU X

Contact Information: Name: Bruce Watts Phone 843-240-3586

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the Planning Commission of proposed new construction or improvements to the structures on my property.

Agent of Owner:

Name: Bruce Watts

Address: P.O. 1322

City / State / Zip Code: Pawleys Island, S.C. 29585

Telephone/Fax: 843-240-3586

E-Mail: boowatts@gmail.com

Signature of Agent/ Date: 6/11/20

Signature of Owner /Date: Calvin Gilmore dotloop verified 06/25/20 3:09 PM EST QP3N-0MFI-AK3Z-VP1Z X

Contact Information:

Name: Bruce Watts

Address: Same as above

Phone / E-mail: Same as above

Fee Schedule: Planned Developments.

RENAISSANCE
Realty & Development
Post Office Box 1322 • Pawleys Island, South Carolina 29585

September 10, 2020

Georgetown County Planning Commission
129 Screven Street, Suite 222
Georgetown, SC 29440

Attn: Planning Board

Ref: Development of property at Waverly Road and Kings River Road

Gentlemen and/or Ladies:

Subsequent to the public hearing on the proposed zoning change for the referenced property, the developers and I have reviewed the concerns expressed by the public speakers. Therefore we would like to amend our zoning request to reduce the number of units from 14 to 10 as detailed below.

(1) This represents an increase in density of only four (4) homes
(2) The curb cuts are reduced from two to one, with a cul-de-sac in the middle of the cluster and one shared driveway entrance.
(3) This new plan would address the concern of height (three stories of homes looking down on neighbors). Our new plan will construct homes of only a story and ½.
(4) The total footprint of the project will be smaller which allows for more trees, as our original plan wanted.
(5) This revised design would still allow for a retention pond vs six (6) single homes which would not allow space for a retention pond.
(6) The clustering of the townhomes around the cul-de-sac allows for larger setbacks for natural growth and buffer, plus a retention pond.
(7) A cul-de-sac design will not allow a through way, which was a concern regarding students using the road for shortcuts to school.

O: 843.237.1195 F: 843.237.4006

(8) The back landscape buffer will remain and the road cut through will be removed.

We hope this addresses the community concerns and still allows the development of the property while retaining the natural setting.

Very truly yours,

Bruce L. Watts
Principal

GEORGETOWN COUNTY WATER AND SEWER DISTRICT
Winner of the best tasting water in South Carolina!

Customer Service
(843) 546-8408
www.gcwsd.com

July 16, 2020

Mr. Bruce Watts
PO Box 1322
Pawleys Island, SC 29585

Re: Tax map Parcel 04-0187B-015-00-00

Dear Mr. Watts,

The District received the request for water and sewer availability to the above referenced property. Staff has reviewed the request and has determined that both public water and sewer is available to the parcel. If you have any questions please contact me in the District Engineering Department at 237-9727.

Sincerely,
GEORGETOWN COUNTY WATER AND SEWER DISTRICT

Amanda Kirchmeyer
Engineering Manager GCWSD

P.O. Box 2730
Pawleys Island, SC 29585

P.O. Box 2748
Georgetown, SC 29442

Waverly & Kings

Waverly & Kings River Road
Pawleys Island, SC

Revised September 9, 2020

SITE INFORMATION

Building footprints - 2,376 SF each x 5 = 14,880 SF
Driveways - 9500 SF
Roadway- 9750 SF
Carports - 360 SF each x 5 = 1,800 SF
Impervious = 35,930 SF

TREE ORDINANCE INFORMATION

Total site square footage = 142,833 SF
Number of protected trees (Hardwoods over 10") = 129 trees
Number of non-protected trees (9" and under) including 5 dead trees = 62 trees

Less than 1 tree per 1000 SF
Total open space post development = 102,973 SF (not including stormwater)
1 tree per 1,115 SF required. 92 trees required.
Protected existing trees remaining after development = 129 - 41 removed = 87 remaining.

87 remaining protected trees plus 17 Canopy trees in Buffer Level 2 = 104 Trees.

Level 2 Buffer Information

Along south property line, single family zoning.

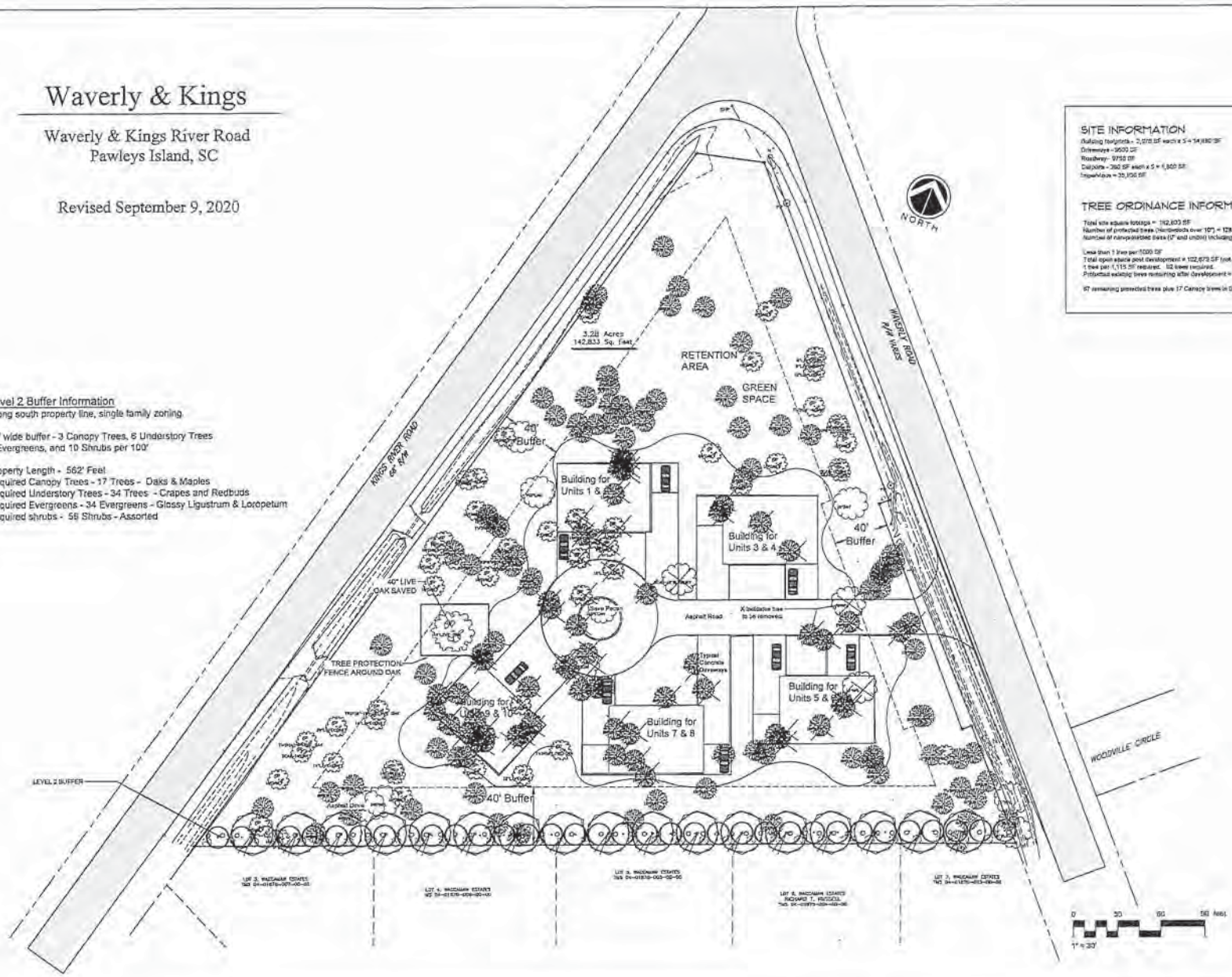
10' wide buffer - 3 Canopy Trees, 6 Understory Trees
6 Evergreens, and 10 Shrubs per 100'

Property Length - 562' Feet
Required Canopy Trees - 17 Trees - Oaks & Maples
Required Understory Trees - 34 Trees - Crapes and Redbuds
Required Evergreens - 34 Evergreens - Glossy Ligustrum & Loropetum
Required shrubs - 56 Shrubs - Assorted

Waverly & Kings

Waverly & Kings River Road
Pawleys Island, SC

Revised September 9, 2020



SITE INFORMATION

Building footprints - 2,078 SF each x 5 = 14,880 SF
Driveways - 9600 SF
Roadway - 9750 SF
Dailports - 360 SF each x 5 = 1,800 SF
Impervious = 35,930 SF

TREE ORDINANCE INFORMATION

Total site square footage = 142,833 SF
Number of protected trees (Hardwoods over 10") = 128 trees
Number of non-protected trees (6" and under) including 5 dead trees = 82 trees

Less than 1 tree per 1000 SF
Total open space post development = 102,673 SF (not including stormwater)
1 tree per 1,115 SF required. 92 trees required.
Protected existing trees remaining after development = 128 - 41 removed = 87 remaining.

87 remaining protected trees plus 17 Canopy trees in Buffer Level 2 = 104 Trees.

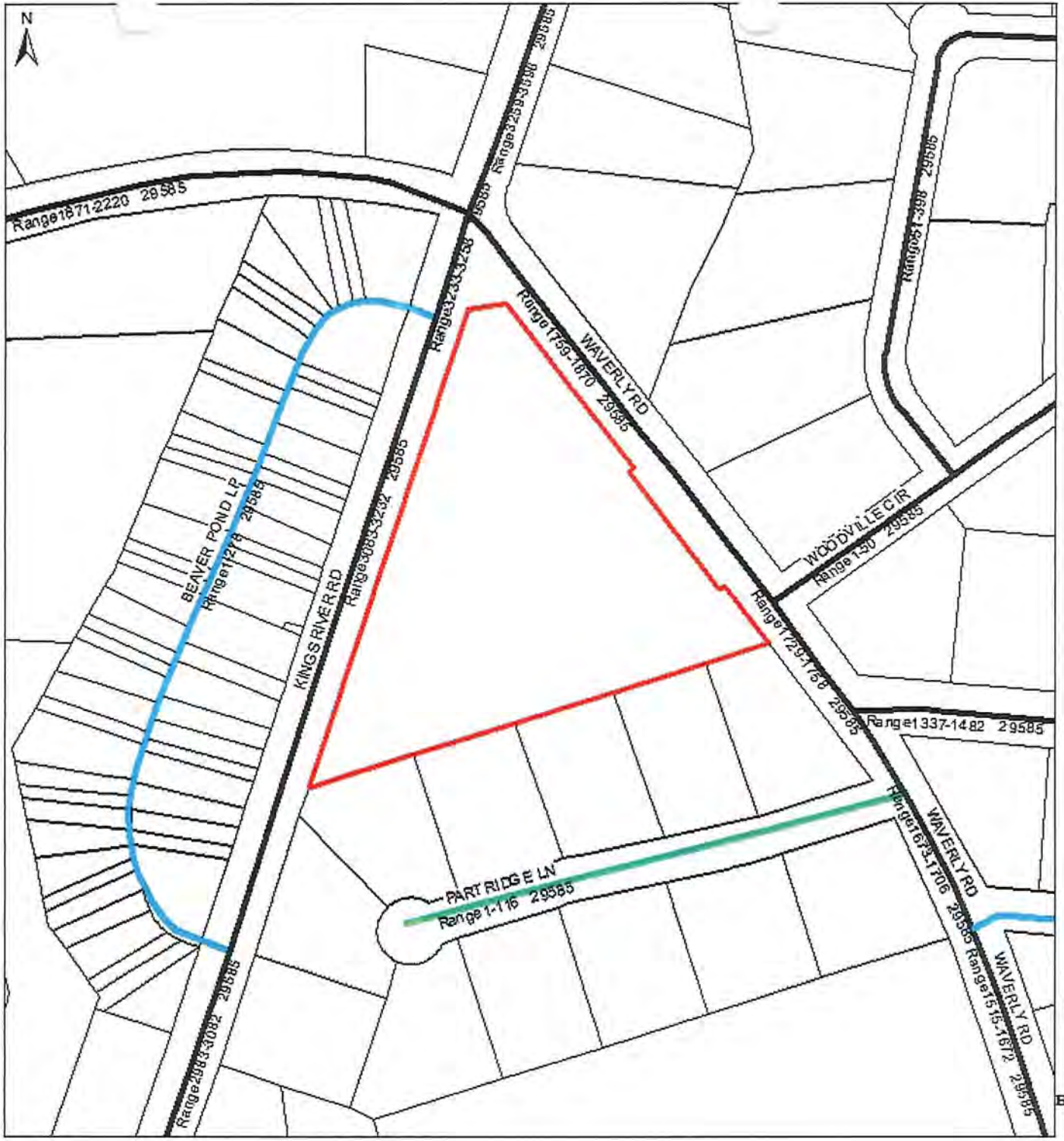
Level 2 Buffer Information

Along south property line, single family zoning.

10' wide buffer - 3 Canopy Trees, 6 Understory Trees
6 Evergreens, and 10 Shrubs per 100'

Property Length - 562' Feet
Required Canopy Trees - 17 Trees - Oaks & Maples
Required Understory Trees - 34 Trees - Crapes and Redbuds
Required Evergreens - 34 Evergreens - Glossy Ligustrum & Loropetum
Required shrubs - 56 Shrubs - Assorted

Waverly and Ki.
Property Location
RZPD 7-20-25838



Legend

Streets

- <all other values>

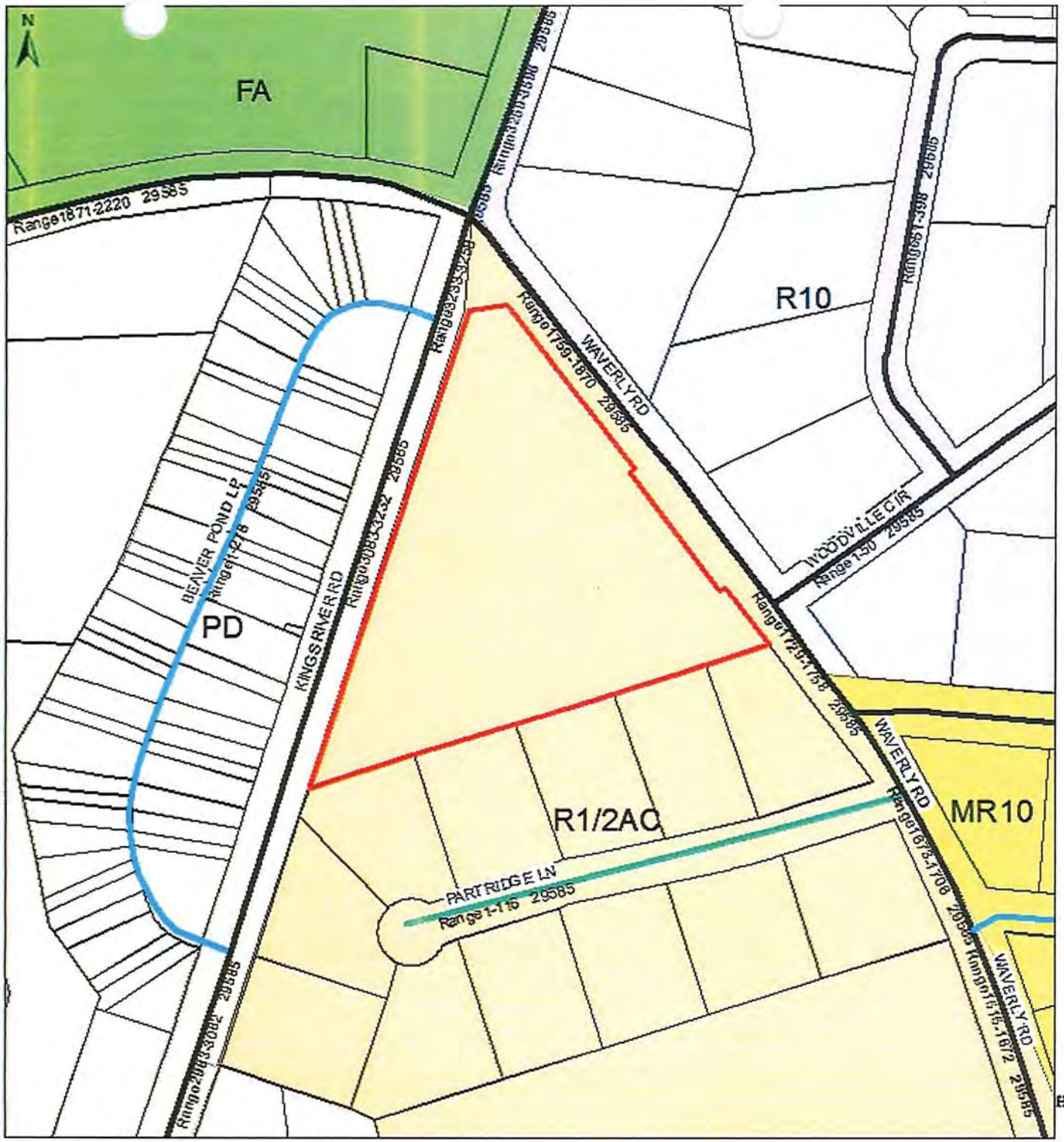
MaintainedBy

- County
- Private
- State
- Waverly and Kings
- Lot Lines
- Railroads
- Landmarks
- Municipalities

0 55 110 220 330 440 Feet

DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability for the use of this map.

Waverly and Ki
Property Zoning
RZPD 7-20-25838



Legend

Streets

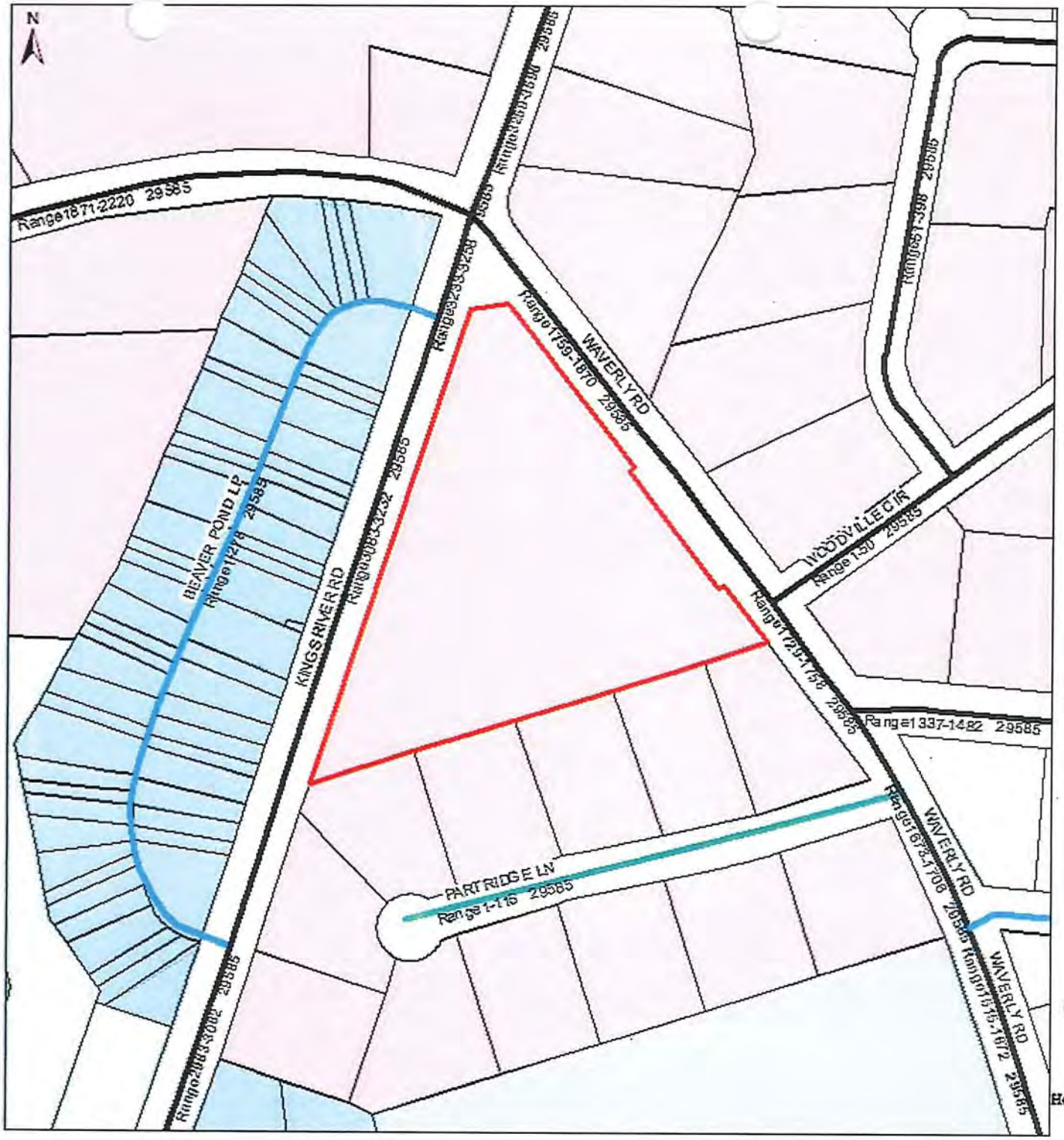
MaintainedBy

Zoning

DISTRICT

0 55 110 220 330 440 Feet

DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability for the use of this map.



Waverly and Ki
Property FLU
RZPD 7-20-25838

Legend

Streets

- <all other values>

MaintainedBy

- County
- Private
- State
- Waverly and Kings
- Lot Lines
- Railroads
- Landmarks

Future Landuse

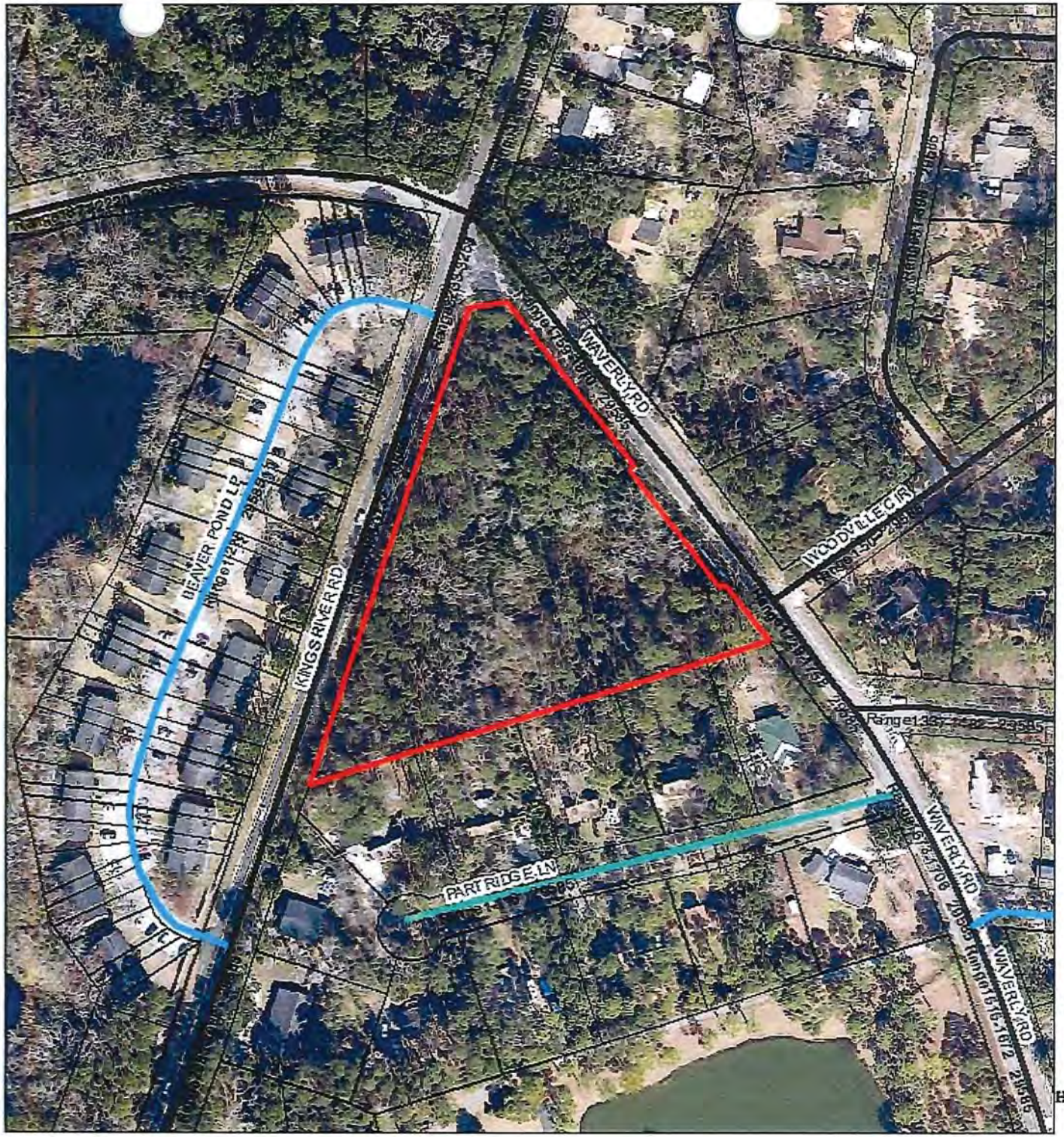
FUTURE_LAN

- CITY OF GEORGETOWN
- COMMERCIAL
- CONSERVATION PRESERVATION
- EASEMENT
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- POND
- PRIVATE RECREATIONAL
- PUBLIC RECREATIONAL
- PUBLIC/SEMI-PUBLIC
- TOWN OF ANDREWS
- TOWN OF PI
- TRANSITIONAL

Municipalities

0 55 110 220 330 440 Feet

DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability for the use of this map.



Waverly and K[illegible]
Property Aerial
RZPD 7-20-25838

Legend

Streets

<all other values>

MaintainedBy

- County
- Private
- State
- Waverly and Kings
- Lot Lines
- Railroads
- Landmarks

Imagery2017Med

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Municipalities

0 55 110 220 330 440 Feet

DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability for the use of this map.

RESOLUTION

WHEREAS, the Georgetown County Comprehensive Plan establishes the goals of providing appropriate area for residential development; and

WHEREAS, Bruce Watts, as agent for Calvin Gilmore, filed a request to rezone a tract located at the intersection of Waverly Road and Kings River Road in Pawleys Island from One-half acre Residential (R1/2 AC) to Flexible Design District (FDD); and

WHEREAS, the Future Land Use Map for this area, as contained in the Georgetown County Comprehensive Plan, designates this area as Low Density Residential;

NOW, THEREFORE, BE IT RESOLVED, that the Georgetown County Planning Commission hereby recommends to the Georgetown County Council that the Future Land Use Map in the Georgetown County Comprehensive Plan be amended to designate TMS parcel 04-0187B-015-00-00 as medium density.

_____
Elizabeth Krauss, Chairperson
Georgetown County Planning Commission

ATTEST:

_____
Tiffany Coleman
Georgetown County Planning

NOTICE OF PUBLIC HEARING

The Planning Commission will consider **an amended** request from Bruce Watts as agent for Calvin Gilmore to rezone approximately 3.28 acres from One-Half Acre Residential (R ½) to a Flexible Design District (FDD). The purpose of this request is to construct a new **10** unit **two-family** development. The property is located on the southeast corner of Waverly Road and Kings River Road in Pawleys Island. TMS #04-0187B-015-00-00. Case # RZPD 7-20-25838.

The Planning Commission will be reviewing this request on **Thursday, October 15, 2020 at 5:30 p.m. in the Howard Auditorium at 1610 Hawkins Street in Georgetown, South Carolina.**

If you wish to make public comments on this request, you are invited to attend this meeting. If you cannot attend and wish to comment please submit written comment to:

Georgetown County Planning Commission

PO Box 421270

Georgetown, South Carolina 29440

Telephone (843) 545-3158

Fax (843) 545-3299

E-mail: tcoleman@gtcounty.org

Waverly + Kings - Comments since Aug PC meeting

Holly Richardson

From: Bruce Watts <boowatts@gmail.com>
Sent: Monday, September 21, 2020 4:01 PM
To: Holly Richardson
Subject: Fwd: Kings River/Waverly

Amy said You can forward to council

Sent from my iPhone

Begin forwarded message:

> **From:** Holly <hollywatts1@gmail.com>
> **Date:** September 21, 2020 at 7:26:01 AM EDT
> **To:** boowatts@gmail.com
> **Subject: Fwd: Kings River/Waverly**

Sent from my iPad

Begin forwarded message:

> **From:** Amy Armstrong <amy@scelp.org>
> **Date:** September 20, 2020 at 8:39:54 PM EDT
> **To:** hollywatts1@gmail.com
> **Subject: Kings River/Waverly**

Hey Holly! I hope you and Bruce are well. I have been following the story about the Kings River/Waverly project with great interest. I don't have Bruce's contact info, but I wanted to share that I believe the revised plan, and especially the efforts to keep all the trees the best thing from an environmental perspective. I am thinking about whether and how to weigh in . . . maybe just a LTE, but I honestly believe that increased density is a completely worthwhile trade-off to keep so many trees. I am not sure how people can't look around at all the 1/2 acre lots that have been completely clear-cut all along Kings River/Hagley and not see what it could look like.

Anyway, please pass along my sentiments to Bruce, and I'm glad to talk about whether there is a role for me/SCELP to play here, even if just highlighting how much rain waters trees can absorb, that the tree ordinance won't protect that site from being clear cut if 6 residential units are there instead of Bruce's revised plan.

My cell is 803-466-9696.

Amy E. Armstrong

NOTICE OF PUBLIC HEARING

The Planning Commission will consider a request from Bruce Watts as agent for Calvin Gilmore to rezone approximately 3.28 acres from One-Half Acre Residential (R ½) to a Flexible Design District (FDD). The purpose of this request is to construct a new 15 unit multi-family development. The property is located on the southeast corner of Waverly Road and Kings River Road in Pawleys Island. TMS #04-0187B-015-00-00. Case # RZPD 7-20-25838.

The Planning Commission will be reviewing this request on **Thursday, August 20, 2020 at 5:30 p.m. in the Howard Auditorium at 1610 Hawkins Street in Georgetown, South Carolina.**

If you wish to make public comments on this request, you are invited to attend this meeting. If you cannot attend and wish to comment please submit written comment to:

Georgetown County Planning Commission

PO Box 421270

Georgetown, South Carolina 29440

Telephone (843) 545-3158

Fax (843) 545-3299

E-mail: tcoleman@gtcounty.org

William Choate
57 Penny Lane
Pawleys Is. S.C
29585
(Pawleys Retreat)

We strongly oppose the rezoning the traffic is so bad on Kings River + Waverly now - & we have cluster apts in Pawleys Retreat + Beaver Pond already do not need multi family units there also

Tiffany Coleman

rom: Joey Turner <joeyaturner@hotmail.com>
Sent: Saturday, September 26, 2020 4:03 PM
To: Tiffany Coleman
Subject: case# RZPD 7-20-25838

Follow Up Flag: Follow up
Flag Status: Flagged

I am totally against the rezoning of the property at the junction of Waverly and Kings River Rd. Stick with the zoning, hold down density on the neck. The two roads in question are already choked with traffic. Stay with the overlay as written into law. This is an example someone wanting to make money on the backs of the citizens of the neck. Any hardship Mr. Gilmore is experiencing is SELF INFLICTED.

Sincerly,

Joseph A. Turner

Tiffany Coleman

rom: Kristal Infinger
Sent: Monday, September 21, 2020 8:57 AM
To: Holly Richardson; Judy Blankenship; Tiffany Coleman
Subject: FW: No to rezoning

Please see below.

Kristal Infinger
Zoning Administrator
Georgetown County
Direct: 843-545-3128
kinfinger@gtcounty.org

-----Original Message-----
From: Donna [mailto:amibeachcomber@gmail.com]
Sent: Friday, September 18, 2020 11:11 PM
To: Zoning Dept <ZoningDept@gtcounty.org>
Subject: No to rezoning

Re: Rezoning Issue

This is a request that you vote to deny the rezoning of property at the corner of Waverly and Kings River Road. To allow this rezoning will result in a significant increase in traffic congestion, increase density, create potential for even more flooding, set a precedence for additional multi-family structures in the area and destroy the ambiance of the neighborhood. Such rezoning is only permitted when there is public necessity. No such necessity has been demonstrated. We are alarmed at the marked increase of development on every available green space in the community. If this issue is not addressed, we fear that our little piece of paradise will turn into South Myrtle Beach.
Thank you for your consideration.
Donna Perry
Pawleys Island

Sent from my iPhone

Holly Richardson

From: tduff61@verizon.net
Sent: Monday, September 21, 2020 10:16 AM
To: Holly Richardson
Subject: Rezoning at Kings River Rd and Waverly

Hi, I am writing to once again encourage a no vote on the proposed townhome project at this intersection.

Rezoning is not warranted due to the amount of increased traffic, storm runoff and loss of trees and green space in this area.

At the previous meeting, it was asked if there was a plan to eliminate traffic cutting through this townhome community to avoid sitting at the 4 way stop during busy times. The answer was not as of now. Just another reason to vote this project down. Cut through traffic will certainly add another detriment to this already busy intersection.

I encourage the committee to vote no on the rezoning.

Thank you for your time. Mrs. Teresa Duffy. Keep It Green

Holly Richardson

rom: Bruce Watts <boowatts@gmail.com>
Sent: Monday, September 21, 2020 4:01 PM
To: Holly Richardson
Subject: Fwd: Kings River/Waverly

Amy said You can forward to council

Sent from my iPhone

Begin forwarded message:

> **From:** Holly <hollywatts1@gmail.com>
> **Date:** September 21, 2020 at 7:26:01 AM EDT
> **To:** boowatts@gmail.com
> **Subject: Fwd: Kings River/Waverly**

> Sent from my iPad
>
> Begin forwarded message:
>
> > **From:** Amy Armstrong <amy@scelp.org>
> > **Date:** September 20, 2020 at 8:39:54 PM EDT
> > **To:** hollywatts1@gmail.com
> > **Subject: Kings River/Waverly**
> >
> > Hey Holly! I hope you and Bruce are well. I have been following the story about the Kings River/Waverly project with great interest. I don't have Bruce's contact info, but I wanted to share that I believe the revised plan, and especially the efforts to keep all the trees the best thing from an environmental perspective. I am thinking about whether and how to weigh in . . . maybe just a LTE, but I honestly believe that increased density is a completely worthwhile trade-off to keep so many trees. I am not sure how people can't look around at all the 1/2 acre lots that have been completely clear-cut all along Kings River/Hagley and not see what it could look like.
> >
> > Anyway, please pass along my sentiments to Bruce, and I'm glad to talk about whether there is a role for me/SCELP to play here, even if just highlighting how much rain waters trees can absorb, that the tree ordinance won't protect that site from being clear cut if 6 residential units are there instead of Bruce's revised plan.
> >
> > My cell is 803-466-9696.
> >
> > Amy E. Armstrong

South Carolina Environmental Law Project
P.O. Box 1380
Pawleys Island, SC 29585
Phone: (843) 527-0078
amy@scelp.org

Wild Side is on 9/26: Register for the Free Livestream and Celebrate with Us!

Holly Richardson

rom: Pegi Blenderman <sobethany@me.com>
Sent: Friday, September 18, 2020 12:13 PM
To: Holly Richardson; Boyd Johnson
Subject: Rezoning issue for Waverley and Kings River Road

We understand that there is a petition for rezoning for Waverley and Kings River Road. We want to say, and have it on record, that we are absolutely against it.

We moved here two years ago from Delaware. We lived in a beautiful quaint little town in the northern part of the state bordering Pennsylvania. Very historic area. Unfortunately, developers thought it was a great idea to overdevelop the area and what was once a quaint little town with an original covered bridge and much history, the developers had a different idea.

We moved here because as friends of ours from here said it's a little bit of heaven. And we would like to keep it that way. There's no need for overdeveloping and we already have developers who have been grandfathered in so to speak and we don't believe we need any more.

Please take our objections strongly under consideration and don't allow the veil of greed to cloud the slice of heaven that we enjoy collectively and want to continue to enjoy.

Sincerely,

ill and Pegi Blenderman
The Reserve

Sent from Pegi Blenderman

Holly Richardson

rom: Mary Alice Pett <mapett33@gmail.com>
Sent: Thursday, September 17, 2020 12:44 PM
To: Holly Richardson
Subject: Opposition to No Re-Zone

My husband and I OPPOSE the request to change the zoning on a 3.3 acre parcel of land at the corner of Waverly and Kings River Road from the current one-half acre, single-family residential to a flexible design district that would allow construction of three 3-story, multi-family townhouse buildings containing 14 dwelling units.
Mary Alice & James Pett
Pawleys Island, SC

Holly Richardson

From: Anne Brown <oceanannee@icloud.com>
Sent: Thursday, September 10, 2020 8:08 AM
To: Holly Richardson
Subject: Gilmore property

Please vote No for rezoning at the Waverly road intersection. There is already too much traffic at this intersection. The next thing you all will be voting on Is a traffic light here and removal of live oaks. There is already far too much building in Pawleys Island. Removal of trees lends to more flooding. Who is it that benefits from this rezoning???
Please enter my concerns in your consideration.
Anne Brown.
Sent from my iPad

Holly Richardson

rom: Jeanette Renault <jeanetterenault@sc.rr.com>
Sent: Tuesday, September 8, 2020 5:55 PM
To: Holly Richardson
Subject: Gilmore property

Please count me as OPPOSED to zoning change of Gilmore property.

Thanks,
jeanetterenault@sc.rr.com

Jeanette Renault
36 Cobblestone Dr
Pawleys Is SC 29585

Holly Richardson

rom: Dan Harrington, Jr. <oldlandman@earthlink.net>
Sent: Tuesday, August 25, 2020 2:55 PM
To: Boyd Johnson; Holly Richardson
Subject: Re-zoning

I want to express my opposition to any denser zoning at the corner of Waverly Road and Kings River Road. One high density property at that intersection is enough.

U.S. 17 between Murrells Inlet and Georgetown is now a moving parking lot. I know growth is important (at least to some people) but please try to control it.

Sincerely,

Dan Harrington
268 Oleander Drive
Litchfield Country Club

Holly Richardson

rom: Peter & Beth Eisenberg <eisenbergpr@earthlink.net>
Sent: Monday, August 24, 2020 8:11 PM
To: Holly Richardson
Subject: Re: Gilmore Property at Kings River & Waverly Roads

Holly Richardson,

Thank you for sending me a copy of the plan.

I must admit, as the article in the Coastal Observer reported, the revised plan will only have two curb cuts vs 5 if we had 5 private homes built, that is a plus, but the 14 Townhouses (units) is still too much because of the increased traffic that will be generated.

I can add, from personal experience, that intersection always accumulates lots of traffic during the school year because of the Waccamaw High School located a short distance away on Kings River Road and similarly the Waccamaw Middle School on Waverly Road.

Kings River Road is only alternative route to Highway 17 through much of the Pawleys Island community and is used by many area residents as access to businesses, food markets, etc. that we frequent on a regular basis.

Quite simply, our infrastructure struggles to support the existing traffic now and any additional construction will only exasperate the situation.

I do like the retention pond if will be constructed such that it will eliminate the drainage problem we now have at that intersection.

If you would be so kind as to forward my additional concerns to the appropriate individuals I would be most appreciative.

Thank you again,

Peter Eisenberg
Heritage Plantation
Pawleys Island

On 8/24/2020 4:03 PM, Holly Richardson wrote:

> Mr. Eisenberg,
> They reduced the number of units from 15 to 14. The number of buildings did not change from the 3 originally proposed. Two of the buildings have 5 units each and one building has 4. The plan is attached.
>
> I will be sure and forward your concerns about the project on to County Council.

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

From: Peter & Beth Eisenberg [mailto:eisenbergpr@earthlink.net]
Sent: Monday, August 24, 2020 10:41 AM
To: Holly Richardson <hrichardson@gtcounty.org>
Subject: Gilmore Property at Kings River & Waverly Roads

Boyd Johnson:

I was unable to attend the Public hearing on August 20th regarding the proposed rezoning of the Gilmore property at the intersection of Kings River and Waverly Roads.

What I did learn that there was a revision to the proposal that eliminated one building which by my way of thinking would reduce the number of townhouses to 10 vs the original 15. However, that appears not to be the case as the article in the Coastal Observer indicates there will be 14 townhouses - I'm confused!

Is it possible to get or view a copy of the revised plan?

Finally, I have to say, as a long time Pawleys Island resident I am very concerned with our infrastructure and the ability to accommodate any significant amount of increased traffic that will be generated at this intersection as a result of the proposed townhouse development.

Thank you,

Peter Eisenberg
Heritage Plantation
Pawleys Island

Holly Richardson

---

rom: jm1213@sccoast.net
Sent: Saturday, August 22, 2020 1:35 PM
To: Holly Richardson
Subject: Rezoning at corner of Waverly & Kings River Road

Let it be known I am strongly opposed to the rezoning request of the property noted above by Calvin Gilmore to high density development. It is a pretty area. Rezoning to denser housing would just lead to further desecration of the charm of Pawleys Island.

Jackie McCants
Pawleys Island

Holly Richardson

rom: Mary Vicas <marryvicas@gmail.com>
Sent: Thursday, August 20, 2020 12:10 PM
To: Holly Richardson
Subject: Fwd: PLEASE SAY NO TO REZONING

---------- Forwarded message ---------
From: **Mary Vicas** <marryvicas@gmail.com>
Date: Thu, Aug 20, 2020 at 12:08 PM
Subject: Fwd: PLEASE SAY NO TO REZONING
To: <bjohnson@gtcounty.org>

---------- Forwarded message ---------
From: **Mary Vicas** <marryvicas@gmail.com>
Date: Thu, Aug 20, 2020 at 12:00 PM
Subject: PLEASE SAY NO TO REZONING
To: <johnthomas@gtcounty.org>

My husband and I have lived in Pawleys Island for 16 years and the development in our quiet little beach town is painful to watch. Do you remember how green it was with beautiful trees with their Spanish moss? Gone! And whatever happened to "Shabby Chic"?
The corner of Waverly and Kings River Road is already a dangerous intersection with traffic heading to PBOC and travelers from Ricefields, Tradition, Willbrook and will be even worse with the new development currently under construction near Litchfield Plantation.
Steve Goggans has a vested interest in this project and must be recused. A no-brainer.
Please do not move forward with this rezoning request and keep Pawleys Island green.
Respectfully,
Mary and Michael Vicas

Holly Richardson

rom: Boyd Johnson
Sent: Friday, August 21, 2020 1:17 PM
To: Tiffany Coleman
Cc: Holly Richardson
Subject: FW: Gilmore rezoning

Boyd Johnson
Georgetown County
Director, Planning, Building
and Code Enforcement
(843) 545-3162

From: yeahmag1@gmail.com [mailto:yeahmag1@gmail.com]
Sent: Thursday, August 20, 2020 11:24 AM
To: Boyd Johnson <bjohnson@gtcounty.org>
Subject: Gilmore rezoning

Dear Ms. Johnson,

I hope you are doing well.
I wish to express my concern for this re-zoning at the property at Waverly and Kings River Rd. I have lived in Hagley Estates for over 18 years and the amount of building and development is unreal. People cutting trees and then asking for forgiveness and so forth.
The traffic is already ridiculous on Kings River and 17. What guarantees do we have that next time it's a hi rise condominium or apartment complex. The very reason Pawleys Island was so popular was due to the trees, the southern charm of a small quaint coastal town.
When is enough, enough ?
Please take this matter and vote NO.
Thank you for your time.

Sincerely,
Margaret L Shah
1265 Old Plantation Dr.
Pawleys Island
843-421-3333

Sent from Mail for Windows 10

Holly Richardson

rom: Boyd Johnson
Sent: Friday, August 21, 2020 1:16 PM
To: Tiffany Coleman
Cc: Holly Richardson
Subject: FW: PLEASE SAY NO TO REZONING

Boyd Johnson
Georgetown County
Director, Planning, Building
and Code Enforcement
(843) 545-3162

From: Mary Vicas [mailto:marryvicas@gmail.com]
Sent: Thursday, August 20, 2020 12:09 PM
To: Boyd Johnson <bjohnson@gtcounty.org>
Subject: Fwd: PLEASE SAY NO TO REZONING

---------- Forwarded message ---------
From: **Mary Vicas** <marryvicas@gmail.com>
Date: Thu, Aug 20, 2020 at 12:00 PM
Subject: PLEASE SAY NO TO REZONING
To: <johnthomas@gtcounty.org>

My husband and I have lived in Pawleys Island for 16 years and the development in our quiet little beach town is painful to watch. Do you remember how green it was with beautiful trees with their Spanish moss? Gone! And whatever happened to "Shabby Chic"?
The corner of Waverly and Kings River Road is already a dangerous intersection with traffic heading to PBOC and travelers from Ricefields, Tradition, Willbrook and will be even worse with the new development currently under construction near Litchfield Plantation.
Steve Goggans has a vested interest in this project and must be recused. A no-brainer.
Please do not move forward with this rezoning request and keep Pawleys Island green.
Respectfully,
Mary and Michael Vicas

Holly Richardson

rom: Boyd Johnson
Sent: Friday, August 21, 2020 1:08 PM
To: Tiffany Coleman
Cc: Holly Richardson
Subject: FW: Rezoning of property at Waverly and Kings River Road

Boyd Johnson
Georgetown County
Director, Planning, Building
and Code Enforcement
(843) 545-3162

From: Nancy Hardgrave [mailto:nahardgrave@gmail.com]
Sent: Thursday, August 20, 2020 5:02 PM
To: Boyd Johnson <bjohnson@gtcounty.org>
Subject: Rezoning of property at Waverly and Kings River Road

From: Nan <nahardgrave@gmail.com>
Date: August 20, 2020 at 4:45:58 PM EDT
To: bjohnson@gtcount.org
Subject: Rezoning of property at Waverly and Kings River Road

I would like to voice my opposition to the rezoning of the property at Waverly and Kings River Road in Pawleys Island .

Thank you.

Nancy Hardgrave

Sent from my iPhone

Holly Richardson

rom: Boyd Johnson
Sent: Friday, August 21, 2020 1:07 PM
To: Tiffany Coleman
Cc: Holly Richardson
Subject: FW: Pawleys King & Waverly

Boyd Johnson
Georgetown County
Director, Planning, Building
and Code Enforcement
(843) 545-3162

From: Michael Nagle [mailto:mnagle1294@gmail.com]
Sent: Thursday, August 20, 2020 6:00 PM
To: Boyd Johnson <bjohnson@gtcounty.org>
Subject: Pawleys King & Waverly

We were unable to attend the hearing this evening.
We live at 49 Shipmaster in Pawleys Retreat, just 2 houses in off of Waverly Rd.

My wife and I are very much **against** the development of this parcel into a Multi-Family condo/townhouse/apartment complex.

With 3.2 Acres and allowing .25 acre per unit, 10 single family homes will have more than enough negative impact on our already congested street.

We are very tired of the tremendous amount of traffic the school generates and the uncontrollable amount of cars that cut through (MY STREET) Pawleys Retreat now. We had to put up NO Parking signs on the shoulders of Shipmaster to keep the School parent's cars off our property and blocking the road with minimal success.

Michael & Deborah Nagle

New Phone # 7/23/20
Mike Nagle

Holly Richardson

From: Michael Nagle <mnagle1294@gmail.com>
Sent: Thursday, August 20, 2020 6:02 PM
To: Holly Richardson
Subject: Development of Kings River and Waverly

We were unable to attend the hearing this evening.
We live at 49 Shipmaster in Pawleys Retreat, just 2 houses in off of Waverly Rd.

My wife and I are very much **against** the development of this parcel into a Multi-Family condo/townhouse/apartment complex.

With 3.2 Acres and allowing .25 acre per unit, 10 single family homes will have more than enough negative impact on our already congested street.

We are very tired of the tremendous amount of traffic the school generates and the uncontrollable amount of cars that cut through (MY STREET) Pawleys Retreat now. We had to put up NO Parking signs on the shoulders of Shipmaster to keep the School parent's cars off our property and blocking the road with minimal success.

Michael & Deborah Nagle
49 Shipmaster ave
Pawleys Island

New Phone # 7/23/20
Mike Nagle
843-999-5809
Realty One Group Dockside
Top 10 Producer out of 330 agents
2017 & 2018 & 2019
Client Focused Service

Holly Richardson

rom: Nancy Hardgrave <nahardgrave@gmail.com>
Sent: Thursday, August 20, 2020 4:52 PM
To: Holly Richardson
Subject: Rezoning of property at Waverly and Kings River Road

I would like to voice my opposition to the rezoning of the property at Waverly and Kings River Road in Pawleys Island.

Thank you.

Nancy Hardgrave

Sent from my iPad

Holly Richardson

rom: margaret lamb <margaret95@gmail.com>
Sent: Thursday, August 20, 2020 3:24 PM
To: Boyd Johnson
Cc: Holly Richardson
Subject: Gilmore property

August 20, 2020

TO: Georgetown County Planning Commission

I express continued concern about the future of the Waccamaw Neck -- specifically the impact of widespread, rapid development on our environment, traffic and the quality of life for residents.

Thus, I implore you not to approve rezoning

the Gilmore property at Waverly and Kings River roads. Anyone who has been at that intersection in the morning is acutely aware that traffic is dangerously high at that intersection, and a roundabout will not mitigate it. And traffic is merely one aspect of

life that will be negatively impacted by increased density in that area.

The loss of green space - and the elevation of the almighty dollar over quality of life - is deeply worrisome. Money talks, but the residents who put their faith and trust in county government deserve to be heard and listened to, as well.

Simply put, we don't want to become Murrells Inlet, much less Myrtle Beach. To paraphrase Mark Twain, SAVE land, they're not making it anymore.

Please put people ahead of profit.

Margaret Lamb
Litchfield Country Club

Holly Richardson

rom: estalvey2 <estalvey2@icloud.com>
Sent: Thursday, August 20, 2020 3:23 PM
To: Holly Richardson
Subject: Our area

Please slow construction and do not overbuilding our area. I have lived here more than 40 years and already find traffic challenging and have yet to find a good general practice physician as practices are closed.

Elizabeth Stalvey, PhD

Holly Richardson

rom: D. R. <dsr329585@gmail.com>
Sent: Thursday, August 20, 2020 2:55 PM
To: Holly Richardson
Subject: Gilmore Tract

My name is Donald Russell and I live at 1075 Waverly Road almost directly across from the Porches at Pawleys Development. I know what disaster this has been for our community and I am concerned about what development of the Gilmore tract means for the rest of our community.

When the development across the street was first proposed, the plan that was approved does not resemble the project now. How closely will the new development on the Gilmore property be held to what's approved? Or will this be a continuing bunch of changes until it becomes what they want as we saw across the street for me?

When the property across the street from me was developed, we were only shown plats that showed the development that would occur on that property. We were not informed of any of the other issues that would involve our neighborhood. No one was informed that the sidewalk would be damaged and closed for over two years. No one was informed that they would have a pumping project in their front yard for over a year. No one was informed that these pumps would run 24 hours a day seven days a week for 6 months straight Including over several holidays such as Thanksgiving. No one was informed that the trees in the right of way were going to be cut down. So what hidden aspects of this Gilmore tract project do we not know about? Will you show people the maps that indicate the limits of their disturbance Before you approve this?

How much dirt will have to be hauled in for this project on the Gilmore tract? The amount that was hailed in across the street from me has caused a major issue in our neighborhood with flooding and drainage. How will you avoid doing that up at the Gilmore tract?

What regulations will be enforced there at this new development? I know across the street from me has been a series of mistakes and problems that were not easy and sometimes impossible to get the county to deal with. As it stands now the work has been continuing on the project across the street from me but they haven't had any Porta potty's over there since September of last year. So we have an unsanitary condition brewing in our neighborhood that the county hasn't even noticed during any of their inspections since September 2019. Will there be enough oversight on this new project to prevent the same kind of problems?

I understand the Gilmore track development also would likely result in a roundabout at the end of Kings RiverRoad and Waverly Road.Mr. Gilmore is an involved party who's decided to sell his property. The developers know this going into this. Why is it fair to punish the other two people who also have property on the corner of Waverly and Kings River bar taking some of their property to build a roundabout in order to make this new community successful? It doesn't seem fair to dump the issues that this development will cause onto innocent parties. If the catalyst for this roundabout is the ability to make ingress and egress to this new community safer, that is an abuse of eminent domain to ensure a developer success at the expense of already existing citizens.

After living across the street from a situation that has been deliberately clouded, how do we trust this project? And furthermore, how do we trust the county to protect us? It sure has it protected my neighbors or myself.

Donald ("D.") Russell, III

Holly Richardson

rom: Joan Leonard <joanleonard542@gmail.com>
Sent: Thursday, August 20, 2020 3:01 PM
To: Boyd Johnson; Holly Richardson
Subject: rezoning corner of Waverly and Kings River Rd

I oppose the rezoning of this parcel of land . It is heavily traveled area, especially when school is in session. Adding to the density of this area is not recommended. Please vote no to rezoning this parcel of land.

Joan Leonard 391 Historic Lane Pawleys Island, SC 29585

Virus-free. www.avast.com

Holly Richardson

rom: June <gummigoomi@aol.com>
Sent: Thursday, August 20, 2020 2:40 PM
To: Holly Richardson
Subject: Gilmore property on Waverly

Add me to the list of local residents who are against this rezoning. We don't need high density housing on the Waccamaw Neck and particularly
at this location which has traffic jams most afternoons when school lets out and during rush hours.

June Reich

Holly Richardson

From: Tiffany Coleman
Sent: Thursday, August 20, 2020 2:24 PM
To: Holly Richardson; Boyd Johnson; Judy Blankenship
Subject: FW: Development Kings River and Waverly
Attachments: Screenshot (22).png; image (1).png; 20180925_073703.jpg; 20180925_131721.jpg; 20180925_132402.jpg

FYI...

Tiffany Coleman
Associate Planner Georgetown County
129 Screven St.
Georgetown,SC 29440
Phone: 843-545-3158
E:mail: tcoleman@gtcounty.org

From: drjohn@waccamawchiropractic.com [mailto:drjohn@waccamawchiropractic.com]
Sent: Thursday, August 20, 2020 2:20 PM
To: Tiffany Coleman <tcoleman@gtcounty.org>
Subject: Development Kings River and Waverly

Hello,

My name is John Evans and I live at 172 Woodville Circle, Pawleys Island. I have lived in this location for the past 13 years. In the just the last 3 years my back yard, and the a 4 to 5 other lots, have seen increase in flooding during major storms. Each year seem to be getting worse than the one before, with damage to the house becoming an increasing risk. I can only attribute this change to increased development in the surrounding area.

I will attach as many pictures at my email will allow.

My first concern/question regarding this development is the water runoff. Has a study been done to prove that increased storm runoff WILL NOT increase the flooding problems that occur on Woodville Circle?

My second concern is traffic. This corner is severely congested during school drop off and pickup times.
Has a traffic study been done?

I will be in attendance at the meeting tonight and hope to learn more about how this development may effect the residents of Woodville Circle and the surrounding area.

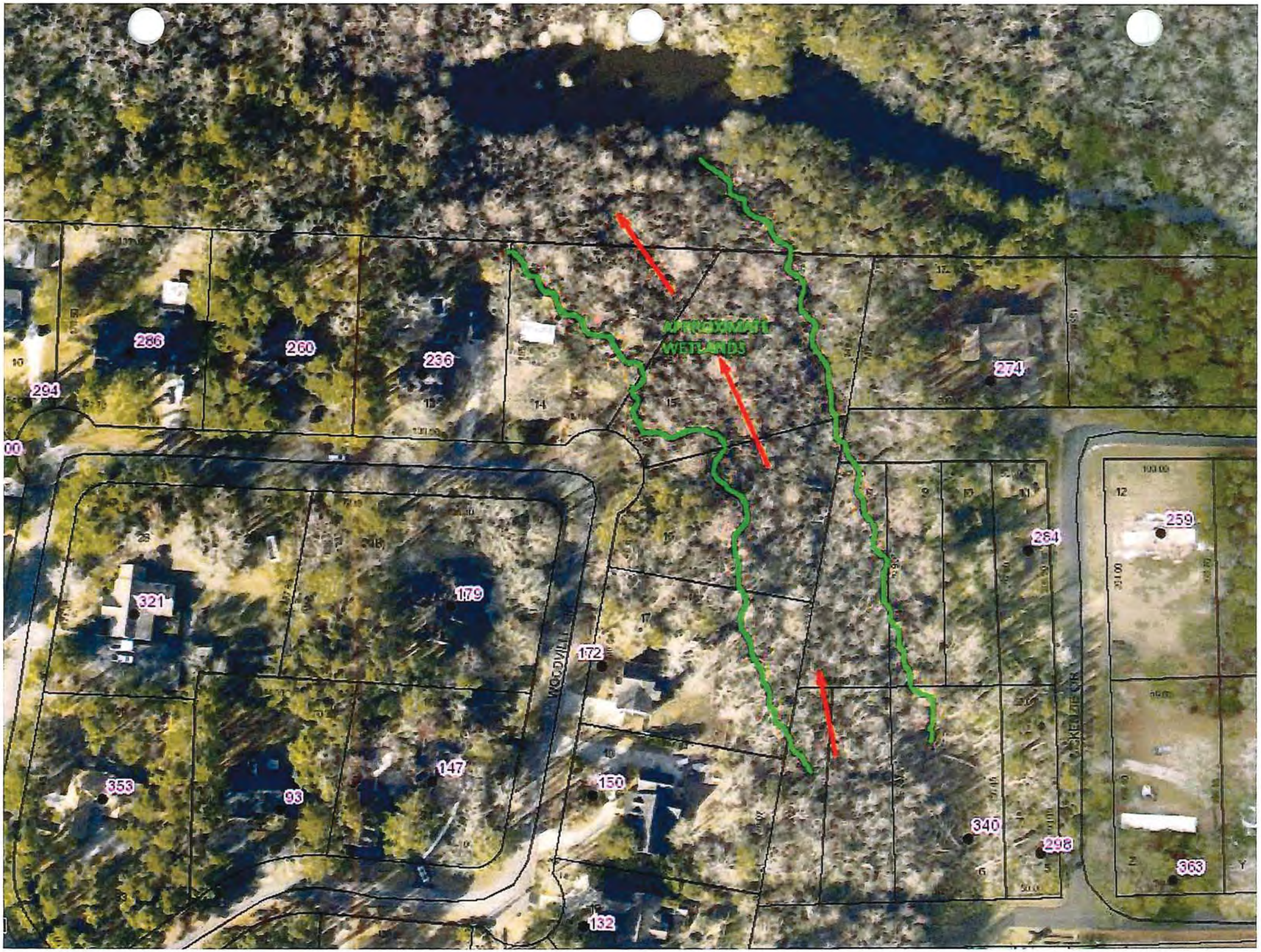
Thank you for your help with this matter.

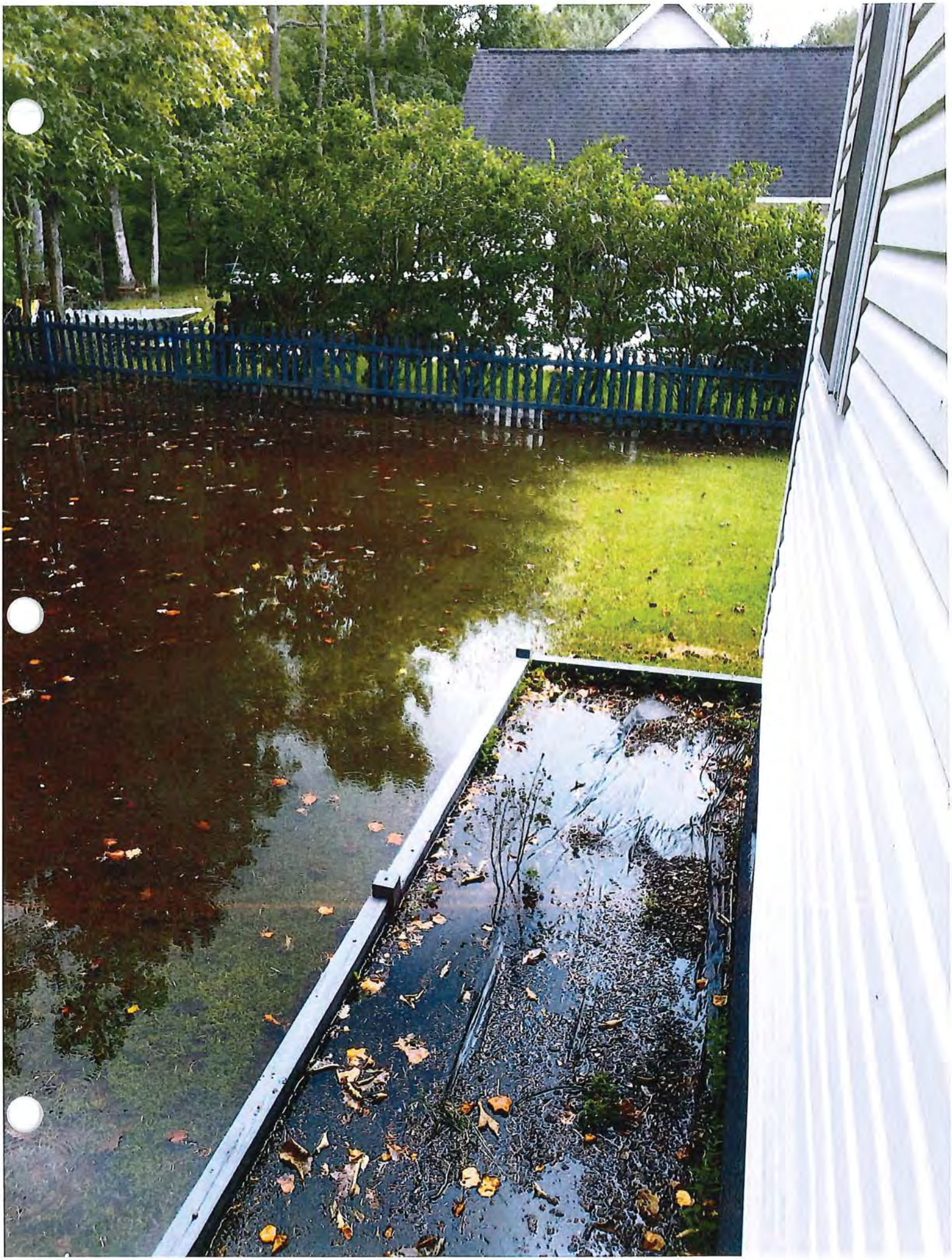
John B. Evans, DC

Waccamaw Chiropractic & Wellness Center

658 Wachesaw RD. Murrells Inlet, SC 29576

(843)357-9617 drjohn@waccamawchiropractic.com


APPROXIMATE
WETLANDS
286
260
236
294
274
259
284
321
179
172
147
353
93
150
340
298
363
132
WOODVILLE



Holly Richardson

From: Anita Schuhmacher <aschuhmacher2002@yahoo.com>
Sent: Thursday, August 20, 2020 2:22 PM
To: Boyd Johnson; Holly Richardson
Subject: Rezoning

Hello,
We are residents very near the Waverly Rd and Kings River Rd intersection. Trying to get out of Ricefields, especially when the high school lets out, can take a very long time. Sometimes I turn south and go through True Blue to get over to 17. Doing anything to increase the traffic flow at the four-way stop will only add to the problem, general traffic and accidents.

We are expressing concern about your vote on rezoning this evening. Please vote against the rezoning and keep the restriction to single family homes.

Anita & Robert Schuhmacher
239 Fieldgate Circle
Pawleys Island, SC 29585
843-235-6417

Holly Richardson

From: Schiess, Sandi <Sandi.Schiess@anthem.com>
Sent: Thursday, August 20, 2020 1:33 PM
To: Boyd Johnson; Holly Richardson
Subject: Gilmore Property at Waverly and Kings River

Mr Johnson & Ms. Richardson,

Please keep the current zoning as ½ acre single family lots. The character of Pawleys Island is changing quickly and as these zoning changes occur, it is getting worse. Please work to reduce or eliminate the high density plans and do not allow for rezoning that would increase population. Just say NO to rezoning of this area. I am unable to attend the meeting this evening but wanted to be sure that you are aware that there are many people in the community that are very concerned with the high density housing that keeps being built. If I wanted to live in a Myrtle Beach area, I would have moved there. Please do not make this another Myrtle.

Sandi Schiess, *Engineer Lead Sr, Enterprise Data & Analytics*
M: (513) 646-3352
sandi.schiess@anthem.com

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information or may otherwise be protected by law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and any attachment thereto.

Holly Richardson

rom: badbern63@gmail.com
Sent: Thursday, August 20, 2020 1:22 PM
To: Holly Richardson
Subject: Rezoning corner of Waverly and Kings River Road

Please do NOT rezone this property. Single family homes will be bad enough, but townhomes will unnecessarily add to the unfettered growth, density and congestion in Pawleys that is already taking place.
We vote NO to rezoning.

Bernadine and Chuck Bader
River Club
Sent from my T-Mobile 4G LTE device

Holly Richardson

rom: Mike Kalette <mike@bjsweb.com>
Sent: Thursday, August 20, 2020 1:06 PM
To: Holly Richardson
Subject: Waverly and Kings River Rd

Hello

We are newer residents to Pawleys Island. One of the big attractions to us was the low number of multi residence construction. We fell I love with the neighborhood feel of the community. Please do not allow the zoning to be changed for this parcel on land or others!

Sincerely

Regina and Mike Kalette
253 Old Cedar Loop
Pawleys Island

Holly Richardson

From: Rita McTaggart <ritarealtor@gmail.com>
Sent: Thursday, August 20, 2020 1:03 PM
To: Holly Richardson; Boyd Johnson
Subject: Tonight's council meeting

Regarding the Calvin Gilmore property at Waverly & Kong's River Rd. This property has been zoned single family and given the traffic at that intersection - it should remain so. To change it will create a major headache there.
Also Steve Goggins snd his rep on the planning commission should recuse themselves from all discussion on the project in question given his association as architect.
Please consider what is happening at this site and look at what is happening to Pawleys Island. How much more building can realistically be done here and maintain the beauty of it. Besides what happens with the limited beach access we already have. Has anyone taken that into consideration..it's already a nightmare. Besides all that, we ONLY HAVE ONE ROAD IN AND OUT OF HERE. AND that had not been maintained. Trying to get on or off 17 currently is treacherous- YOU ALL are putting lives at risk with this uncontrolled & reckless attitude toward building with no attention to the other factors not addressed. Please be wise.
Thank you,

Sent from my iPhone

Holly Richardson

From: Mindy Orchard <teddybears32151@aol.com>
Sent: Thursday, August 20, 2020 12:35 PM
To: Holly Richardson
Subject: New intersection

To Whom It May Concern:
I have lived in the LCC for +20 years. During this time traffic has developed in the area of King's River Road and Waverley Rd. If adding more concern is an improvement to the area. I guess I'm not aware of how improvements work. I thought improvements were for the best/community not just one person's investments. I clearly am against any construction in the areas of King's River Rd and Waverly Rd. King's River is being used more when Hwy 17 is being worked on ,an accident occurrs on Hwy 17, and just general construction of new areas. There are already 2 new areas being develpoed in Litchfield Plantation and backups are starting to occur trying to get into Litchfield Plantation.
Thank you for your time and consideration.
A Concerned LLC home owner,
Mindy Orchard

Holly Richardson

From: Dolly <stolly67@gmail.com>
Sent: Thursday, August 20, 2020 11:49 AM
To: Holly Richardson
Subject: Gilmore request

We are out of town and unable to attend the meeting. We are strongly opposed to rezoning this parcel.

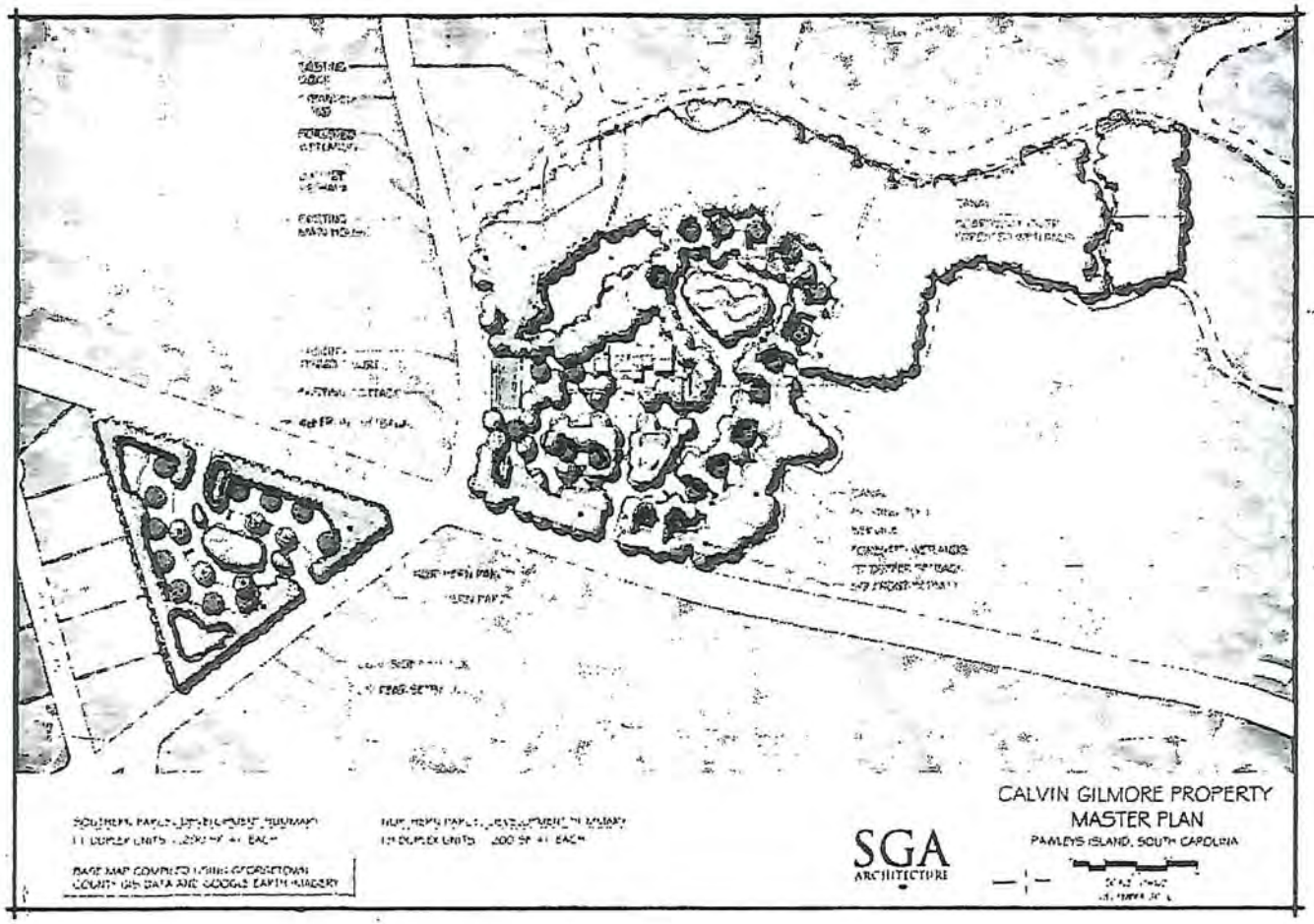
Stewart and Dolly Walls
460 Linden Circle
Pawleys Is

Sent from my iPhone

provided during public comment at 9/22 council meeting

IMG_8708.JPG

https://mail.google.com/mail/u/0/



DATE: **September 18, 2020**

TO: **COUNTY COUNCIL**

FROM: **KEEP IT GREEN STEERING COMMITTEE**

RE: **GILMORE REQUEST TO CHANGE ZONING**

The Keep It Green (KIG) Steering Committee represents and speaks on behalf of thousands of concerned taxpaying citizens of the Lower Waccamaw Neck.

The following is a formal statement of our opposition to a request by Calvin Gilmore to change the zoning on a 3.28 acre parcel at the corner of Waverly and Kings River Rd. in Pawleys Island to allow construction of a multi-family duplex complex containing 10 dwelling units. The present zoning allows a maximum of 6 single family homes.

This request comes to County Council as a second reading on September 22, 2020, with no recommendation from the Planning Commission. We are requesting that it be DENIED.

LAW

We have included a flow chart that is based on our understanding of the law to be applied in a request to change zoning, including SC Code of Laws, Title 6, Chapter 29, Georgetown County Ordinance, Section 1700, *et seq.* and other applicable law.

The following is a further explanation.

1. All zoning ordinances (including amendments and changes) must be for the general purpose of promoting the "public health, safety, morals, convenience, order, appearance, prosperity and general welfare" of the community.

2. Landowner Rights

    a. Property owners have the right to use their land as it is zoned.

    b. Property owners have the right to rely on existing zoning on land around them and to expect that it will not be changed to their detriment.

    c. The only rights landowners have is for zoning to stay the same.

        i. There is no right of a landowner to up-zone (i.e. make zoning less restrictive) because that infringes on the rights of adjoining property owners or the public.

        ii. There is no right of others to down-zone a property (i.e. making zoning more restrictive) because that infringes on the rights of the landowner.

3. A zoning change may be considered only when it is a public necessity or furthers public health, safety or welfare, and then it is discretionary, not a right.

4. The burden is on the applicant to prove the public need for a zoning change, and if he fails to do that, the request must be denied.

5. The applicant in this case did NOT present evidence to show that this zoning change is a public necessity, and, therefore, it must be DENIED.

6. Moreover, hundreds of neighbors and community members sent letters of opposition and dozens showed up at the planning commission meeting to express their vehement disapproval of this request.

   Not a single community member spoke in favor of this request.

7. This zoning change would adversely affect the public good for the reasons cited by those opposed to this request.

   a. It would increase population density on a strip of land between an ocean and a river that has already exceeded the capacity of its infrastructure and geography and is an extreme safety hazard on many levels: traffic, emergency evacuation, storm water and flooding.

   b. It would violate the clear mandate of the current land use plan which states:

      > *The overriding issue in the Pawleys-Litchfield area is population density. The general concept of allowing higher density to prevent sprawl is no longer applicable in this area.* ***The key now is to limit the number of new residential units that are added*** *so that the impacts of additional development (i.e. increased traffic congestion, increased storm water runoff, greater pressures on our overall infrastructure) are minimized as much as possible.*
      > (emphasis added)

   c. It would increase traffic at an already congested and unsafe intersection.

8. This zoning change request has been shown to be ADVERSE to the public good, and should be denied.

9. Additionally, the applicant has not met many of the criteria required for a Flexible Design District as set forth in Georgetown County Ordinance 631, both substantively and procedurally, in that not all the required items were submitted in accordance with ordinance 631.11 and 631.16, nor does the plan meet the higher density exception criteria of ordinance 631.4, and should be denied for this further reason. At the very most, it should be remanded to the Planning Commission for further review.

Conclusion

There was no evidence presented by the applicant to show that the requested zoning change is a public necessity or advances the public good. To the contrary, there was overwhelming legitimate, credible and persuasive testimony presented to demonstrate that it would be adverse to the public good.

It is inconceivable that in the face of a complete absence of evidence to support a zoning change and a mountain of evidence to the contrary, three of six planning commission members voted against a motion to recommend denying rezoning, which resulted in "no recommendation" to county council.

KIG is confident that county council will follow the required law and procedure, and will deny this request as completely unwarranted. In the unlikely event that this request for zoning change would somehow be approved, KIG understands that the adjoining landowners are fully aware of their appeal rights and KIG would unequivocally stand behind them in an appeal.

Thank you for your kind attention and consideration.

Respectfully,

KEEP IT GREEN

GILMORE REQUEST

KIG - OVERVIEW OF PROPER INQUIRY FOR A ZONING CHANGE REQUEST

Request to rezone 3.28 acres at Waverly & Kings River in Pawleys Island from ½ acre single family residential to an FDD to construct a multi-family complex containing 10 duplex units. Current zoning is for maximum of 6 single family homes.

1
Did Applicant present any evidence to show the requested zoning change is a PUBLIC NECESSITY?

IF YES

2
After considering all evidence, including neighbors and public, is this zoning change a PUBLIC NECESSITY?

IF YES

3
Does the proposed plan MEET ALL THE REQUIREMENTS of a Flexible Design District and county and state law?

NO → STOP HERE request must be **DENIED**

NO → STOP HERE request must be **DENIED**

NO → STOP HERE request must be **DENIED**

LAW GOVERNING ZONING CHANGES

1. A landowner has NO RIGHT to a zoning change.
2. A zoning change may be considered ONLY when it is a PUBLIC NECESSITY or furthers public health, safety, or welfare.
3. Neighboring property owners HAVE THE RIGHT to rely on zoning as it existed when they purchased their property and to expect that it will not be changed to their detriment. They have standing to APPEAL adverse decisions to court.
4. A zoning change should not violate the clear mandate of the county land use plan or other law.