GEORGETOWN COUNTY PLANNING COMMISSION

DATE: October 15, 2020

AGENDA ITEM: Street Name Approvals

DEPARTMENT: Planning and Development

ISSUE UNDER CONSIDERATION: Street Name Approvals

CURRENT STATUS: Street Names have been reviewed and approved by the appropriate fire departments and 911 Communications.

POINTS TO CONSIDER:
S.C. Code § 6-29-1200 charges the Planning Commission with the responsibility of approving street names in its area of jurisdiction.

FINANCIAL IMPACT: Not applicable for Planning Commission.

OPTIONS:

1. Approve the proposed Street Names.
2. Deny the proposed Street Names.
3. Request Applicant to submit another street name.

STAFF RECOMMENDATION: Staff recommends that the attached names be approved.

ATTACHMENTS: Street Names List

Holly Richardson, AICP
Interim Director of Planning & Code Enforcement

Contact: **Tiffany Coleman**
Report Completion Date: **10/8/2020**

STREET NAMES FOR GEORGETOWN COUNTY

STREET NAME	ESN COMMUNITY NAME	ZIP CODE/ POSTAL AREA
TRAILS END LANE	MURRELLS INLET	MURRELLS INLET, SC 29576

I DO HEREBY CERTIFY THAT THE GEORGETOWN COUNTY PLANNNG COMMISSION, AT A PUBLIC HEARING ON OCTOBER 15, 2020 DID APPROVE THE ABOVE LISTED STREET NAMES FOR CERTIFICATION AS "OFFICIAL STREET NAMES OF GEORGETOWN COUNTY".

TIFFANY COLEMAN
ASSOCIATE PLANNER

Planning Commission
2020 Attendance

Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec			
Sandra Bundy	P	P	NM	NM	P	P	P	P	P						
Zach Grate	A	P	NM	NM	A	P	A	P	P						
Elizabeth Krauss	P	P	NM	NM	P	P	P	P	P						
Robert Davis	P	P	NM	NM	P	P	P	A	P						
Freddie Hill	P	P	NM	NM	P	P	P	P	P						
Johnny Weaver	P	P	NM	NM	P	P	P	P	P						
Zannie Graham	P	A	NM	NM	P	P	P	P	P						

Georgetown County Planning Commission
1610 Hawkins Street
Georgetown, SC 29440
September 17, 2020
Howard Auditorium

MEMBERS PRESENT
Zach Grate
Johnny Weaver
Freddie Hill
Elizabeth Krauss
Sandra Bundy
Zannie Graham
Robert Davis

OTHERS PRESENT
Judy Blankenship
Tiffany Coleman
Holly Richardson
Boyd Johnson

MEMBERS ABSENT

The Chairperson called the meeting to order at 5:31 pm.

I. PUBLIC INPUT PERIOD

The Chairperson opened the public input period.

No one came forward to speak.

The Chairperson closed the public input period.

II. REZONINGS

A. A request from Jeffrey Holmes to rezone one parcel located on Browns Ferry Road approximately 206 feet northwest of its intersection with Holmes Drive in Georgetown from Forest Agriculture (FA) to Village 10,000 Square Feet Residential (VR-10). TMS# 02-0405-011-16-01. Case # REZ 8-20-25936.

Mrs. Judy Blankenship presented the staff report. The property is surrounded by FA zoning to the east, west and south. There is VR-10 zoning to the north and to the south along Holmes Drive. Surrounding uses are single family housing and vacant property. The parcel meets the minimum size requirement for VR-10 zoning. Nearby parcels have been rezoned from FA to VR-10 to accommodate heirs' property. The FLU map designates this property as low density residential and will need to be amended to medium density residential to facilitate this request.

Staff recommended approval of the rezoning request and approval for the FLU map amendment.

The Chairperson opened the public hearing.

Mr. Jeffrey Holmes, the applicant, addressed the Commission members stating that he wanted to rezone the property in order to subdivide it for his sister and himself to have single family dwellings.

The Chairperson closed the public hearing.

Mr. Hill made a motion to approve the rezoning request. The motion was seconded by Mr. Grate.

In Favor: Mr. Hill
Mr. Grate
Mrs. Krauss
Mr. Weaver
Mrs. Bundy
Mr. Graham
Mr. Davis

Opposed:

Mr. Grate made a motion to amend the Future Land Use map. The motion was seconded by Mr. Hill.

In Favor: Mr. Hill
Mr. Grate
Mrs. Krauss
Mr. Weaver
Mrs. Bundy
Mr. Graham
Mr. Davis

Opposed:

B. A request from Felix Pitts of G3 Engineering, acting as agent for Georgetown Memorial Hospital to rezone 2 parcels totaling 12.6 acres from 10,000 Square Feet Residential (MR-10) and Forest Agriculture (FA) to General Commercial (GC). The property is located on Old Kings Hwy on both the northwest and southwest corners of Pond Road in Murrells Inlet. TMS #41-0103-008-00-00. Case # REZ 8-20-25986.

Mrs. Judy Blankenship presented the staff report. The property is currently vacant. The owner proposes to use the property for warehouse/outdoor storage. The two parcels meet the minimum size requirement for GC zoning. Self-service storage facilities and open yard storage are allowed in the GC zoning district as conditional uses. Surrounding tracts are zoned FA and GC. There is a PD located across Old Kings HWY to the east. Surrounding uses include single family residential and commercial. A Level 3 buffer would be required along the western boundary of the property because it abuts single family residential. The FLU map designates this property as public/semi-public. Therefore, an amendment to the FLU map would be required to designate this property as commercial.

Staff recommended approval of the rezoning request and approval of the FLU map amendment.

The Chairperson opened the public hearing.

Mr. Felix Pitts, the applicant, addressed the Commission members. He stated the owner wished to use the property for a mini-warehouse and outdoor storage. He stated that there are some existing storage facilities in the area. He added that this type of use would have a low impact on traffic.

Mr. Lex Moser, a resident, spoke in support of the rezoning request. He stated that he is not concerned with water drainage issues because the property drains to a natural watershed. He added that the proposed use would make little difference on traffic.

Mrs. Tracie Anderson, an adjacent property owner, spoke in support of the request. She stated that the proposed use would not be a detriment to her property.

Mrs. Mary Lee, an adjacent property owner, spoke in support of the request. She stated that the proposed use would not be a detriment to her property.

The Chairperson closed the public hearing.

Discussion followed regarding wetlands and water drainage.

Mr. Weaver made a motion to approve the request. The motion was seconded by Mr. Hill.

In Favor: Mr. Hill
Mr. Grate
Mrs. Krauss
Mr. Weaver
Mrs. Bundy
Mr. Graham
Mr. Davis

Opposed:

Mr. Weaver made a motion to amend the Future Land Use map. The motion was seconded by Mr. Hill.

In Favor: Mr. Hill
Mr. Grate
Mrs. Krauss
Mr. Weaver
Mrs. Bundy
Mr. Graham
Mr. Davis

Opposed:

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.

The applicant requested to defer.

Mr. Davis made a motion to approve the request. The motion was seconded by Mr. Weaver.

In Favor: Mr. Hill
Mr. Grate
Mrs. Krauss
Mr. Weaver
Mrs. Bundy
Mr. Graham
Mr. Davis

Opposed:

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.

The applicant requested to defer.

Mr. Grate made a motion to approve the request. The motion was seconded by Mr. Weaver.

In Favor: Mr. Hill
Mr. Grate
Mrs. Krauss
Mr. Weaver
Mrs. Bundy
Mr. Graham
Mr. Davis

Opposed:

V. OTHER BUSINESS

A. Street Names

Mrs. Tiffany Coleman presented the street report. One street name was presented for approval: Julius Lane in the Lanes Creek community.

Mr. Hill made a motion to approve the street name. The motion was seconded by Mr. Davis.

In Favor: Mr. Hill
Mr. Grate
Mrs. Krauss
Mr. Weaver
Mrs. Bundy
Mr. Graham
Mr. Davis

Opposed:

B. Attendance Report

The attendance report was approved as submitted.

VI. MINUTES- AUGUST 2020

Mr. Hill made a motion to approve the August 2020 minutes. The motion was seconded by Mr. Grate.

In Favor: Mr. Hill
Mr. Grate
Mrs. Krauss
Mr. Weaver
Mrs. Bundy
Mr. Graham
Mr. Davis

Opposed:

VII. STATUS REPORT

The status report was approved as submitted.

VIII. LETTER OF CREDIT REPORT

The letter of credit report was approved as submitted.

IX. ADJOURNMENT

Mr. Weaver made a motion to adjourn. The motion was seconded by Mr. Davis. The meeting adjourned at 5:56 pm.

In Favor: Mr. Hill
Mr. Grate
Mrs. Krauss
Mr. Weaver
Mrs. Bundy
Mr. Graham
Mr. Davis

Opposed:

Respectfully,

Tiffany Coleman

Tiffany Coleman
Secretary to Planning Commission

GEORGETOWN COUNTY PLANNING COMMISSSION

DATE: October 15, 2020

AGENDA ITEM: Status Report on Plats and Subdivisions

PLATS AND SUBDIVISIONS:

Date Received	Plat Title	Description	TMS	Area of County	Plat Stamp	Approval Date
9/21/20	PLAT=-9-20-26241	Mack Graham	41-0124-089-00-00 & 090-00-00 & 091-00-00	Murrells Inlet	6/19/20	10/2/20
9/4/20	PLAT-9-20-26109	HNS Holdings	04-0165-009-00-00 & 04-0164-015-00-00	Pawleys Island	9/9/20	10/2/20
9/24/20	PLAT-9-20-26261	Mike Burgess	04-0193-047-00-00	Litchfield	7/29/20	9/25/20
9/29/20	PLAT-9-20-26267	Piepenbring Properties LLC	41-0120-056-01-01	Murrells Inlet	9/29/20	9/30/20
9/25/20	PLAT-9-20-26257	Lee Roy Howell	02-0173-013-00-00	Outside Georgetown	9/23/20	9/25/20
9/25/20	PLAT-9-20-26256	Steven Skipper	02-1001-002-13-00 & 02-0133I-028-00-00 & 029-00-00	Browns Ferry	9/1/20	9/25/20
9/24/20	PLAT-9-20-26258	South Improvement	02-0405-011-13-00	Browns Ferry	8/16/20	9/25/20
9/15/20	PLAT-9-20-26193	Reserve Club Villas	04-0195R-001-09-00 & 10-00	Litchfield	8/25/20	9/17/20
7/30/20	PLAT-7-20-25865	Deanna Crayton	01-0445-023-00-00	Outside Georgetown	7/23/20	9/21/20
9/16/20	PLAT-9-20-26191	Lynne Cassidy	01-0401-047-00-00	Andrews	8/18/20	9/17/20
9/16/20	PLAT-9-20-26192	Venetia Grant	04-0418-030-01-00	Pawleys Island	8/28/20	9/17/20
9/17/20	PLAT-9-20-26198	Legrand Owens	03-0420-012-01-00	Carvers Bay	9/16/20	9/17/20
9/15/20	PLAT-9-20-26188	Marc Preston	01-0201-004-00-00	Outside Georgetown	9/15/20	9/17/20
9/10/20	PLAT-9-20-26130	Will Whit	04-0145-008-35-00	Pawleys Island	9/9/20	9/11/20

9/9/20	PLAT-9-20-26131	Robert Ketner	04-0191-036-00-00 & 04-1001-004-19-00	Debordieu	8/24/20	9/11/20
8/31/20	PLAT-9-20-26081	James Creel	03-0412-052-01-00	Pleasant Hill	8/22/20	9/11/20

SEPTEMBER 22, 2020

Second Reading of Ordinances

Ordinance No. 20-42 - To rezone approximately 3.28 acres located on the southeast corner of Waverly Road and Kings River Road in Pawleys Island, identified as TMS# 04-0187B-015-00-00, from One-Half Acre Residential (R1/2 AC) to a Flexible Design District (FDD) to allow for a new 14 unit multi family development.

Ordinance No. 20-43 - To amend the Future Land Use map for a parcel located on the southeast corner of Powell Road and Harris Landing Road in Georgetown, TMS #01-0451-046-06-00, from Low Density Residential to Transitional.

Ordinance No. 20-44 - To rezone a parcel located on the southeast corner of Powell Road and Harris Landing Road, TMS# 01-0451-046-06-00 in Georgetown, from Rural General Residential (RG) to Neighborhood Commercial (NC).

Third Reading of Ordinances

Ordinance No. 20-36 - To amend the Comprehensive Plan, Future Land Use Map, to reflect the reclassification of a .47 acre parcel located at 646 Macklen Avenue in Murrells Inlet and further identified as Tax Map parcel 41-0108-003-01-00 from Medium Density Residential to Transitional.

Ordinance No. 20-37 - An amendment to the zoning map to rezone a parcel located on the northeast corner of Macklen Avenue and Spanner Way in Murrells Inlet (TMS 41-0109-003-01-00) from General Residential (GR) to Medical District (MD).

OCTOBER 2020 GEORGETOWN COUNTY PLANNING DEPARTMENT LETTER OF CREDIT

NAME	NUMBER	AMOUNT	ISSUED	EXPIRATION	STATUS	DATE	NEW AMOUNT OR EXPIRATION DATE
John Deer Landscaping	1011	$4,707.52	12/9/2013		Cash Bond		
Reserve Club Villas	9522136929 00004	$285,488.13	7/22/2016	7/26/2020	LOC	7/26/2021	$10,000.00
Clambake Cove	10512	$50,877.50	11/29/2016		Cash Bond		
Sandbar Cove	19701	$4,000.00	7/1/2019		Cash Bond		
Hawks Nest Retreat, Phase 1	3156	$21,996.83	6/14/2019	6/14/2021	LOC	**6/24/2020**	**$11,320.75**
Parkside	1514515463	$382,126.84	10/5/2017		Cash Bond	10/8/2018	$21,100.00
Grove Park	338361	$74,558.13	7/30/2019		Cash Bond	**6/18/2020**	**12,565.63**
Pawleys Cove, Phase 1	5013119	$38,166.59	6/26/2018		Cash Bond		
Pawleys Village	26777	$21,250.00	7/18/2018	7/18/2019	LOC	7/11/2019	Released 7/9/2020
Marsh Grass East	750505109	$10,750.00	8/8/2018	8/8/2020	LOC	8/8/2020	$12,000 8/8/2021
Hammock Cove, Phase I	1514517279	$915,520.94	8/23/2018		Cash Bond	6/5/2019	Reduced to $183,062.25
Hammock Cove, Phase II and I	9161726275	$476,450.16	11/19/2019		Cash Bond		
Marsh Grass	18-018	$19,707.96	8/20/2018	8/20/2019	LOC	8/20/2019	$15,350 8/20/20
Beaumont Park	20-003	$289,073.73	3/9/2020	9/9/2021	LOC		
Wachesaw Road Lots	15271289	$6,125	6/16/2020		CB		
Pond Road Tract	300512327	$122,784.81	6/29/2020	6/29/2021	LOC		
Pawleys Village	22507	$3,500.00	7/9/2020		CB		
The Bluffs	101003559	$531,582.21	6/25/2020	6/25/2021	LOC		
Murrells Inlet Townhomes	22910	$40,995.00	8/24/2020		CB		Landscaping
Murrells Inlet Townhomes	22909	$21,337.50	8/24/2020		CB		Infrastructure