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

[Signature]
Holly Richardson, AICP
Interim Director of Planning & Code Enforcement

Contact: Tiffany Coleman
Report Completion Date: 10/8/2020
<table>
<thead>
<tr>
<th>STREET NAME</th>
<th>ESN COMMUNITY NAME</th>
<th>ZIP CODE/ POSTAL AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRAILS END LANE</td>
<td>MURRELLS INLET</td>
<td>MURRELLS INLET, SC 29576</td>
</tr>
</tbody>
</table>

I DO HEREBY CERTIFY THAT THE GEORGETOWN COUNTY PLANNING 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
<table>
<thead>
<tr>
<th>Member</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sandra Bundy</td>
<td>P</td>
<td>P</td>
<td>NM</td>
<td>NM</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Zach Grate</td>
<td>A</td>
<td>P</td>
<td>NM</td>
<td>NM</td>
<td>A</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Elizabeth Krauss</td>
<td>P</td>
<td>P</td>
<td>NM</td>
<td>NM</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Robert Davis</td>
<td>P</td>
<td>P</td>
<td>NM</td>
<td>NM</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Freddie Hill</td>
<td>P</td>
<td>P</td>
<td>NM</td>
<td>NM</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Johnny Weaver</td>
<td>P</td>
<td>P</td>
<td>NM</td>
<td>NM</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Zannie Graham</td>
<td>P</td>
<td>A</td>
<td>NM</td>
<td>NM</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
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. 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
Secretary to Planning Commission
**GEORGETOWN COUNTY PLANNING COMMISSION**

**DATE:** October 15, 2020

**AGENDA ITEM:** Status Report on Plats and Subdivisions

**PLATS AND SUBDIVISIONS:**

<table>
<thead>
<tr>
<th>Date Received</th>
<th>Plat Title</th>
<th>Description</th>
<th>TMS</th>
<th>Area of County</th>
<th>Plat Stamp</th>
<th>Approval Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/21/20</td>
<td>PLAT-9-20-26241</td>
<td>Mack Graham</td>
<td>41-0124-089-00-00 &amp; 090-00-00 &amp; 091-00-00</td>
<td>Murrells Inlet</td>
<td>6/19/20</td>
<td>10/2/20</td>
</tr>
<tr>
<td>9/4/20</td>
<td>PLAT-9-20-23109</td>
<td>HNS Holdings</td>
<td>04-0165-009-00-00 &amp; 04-0164-015-00-00</td>
<td>Pawleys Island</td>
<td>9/9/20</td>
<td>10/2/20</td>
</tr>
<tr>
<td>9/24/20</td>
<td>PLAT-9-20-25261</td>
<td>Mike Burgess</td>
<td>04-0193-047-00-00</td>
<td>Litchfield</td>
<td>7/29/20</td>
<td>9/25/20</td>
</tr>
<tr>
<td>9/25/20</td>
<td>PLAT-9-20-25256</td>
<td>Steven Skipper</td>
<td>02-1001-002-13-00 &amp; 02-0138-028-00-00 &amp; 029-00-00</td>
<td>Browns Ferry</td>
<td>9/1/20</td>
<td>9/25/20</td>
</tr>
<tr>
<td>9/24/20</td>
<td>PLAT-9-20-25258</td>
<td>South Improvement</td>
<td>02-0405-011-13-00</td>
<td>Browns Ferry</td>
<td>8/16/20</td>
<td>9/25/20</td>
</tr>
<tr>
<td>9/15/20</td>
<td>PLAT-9-20-25193</td>
<td>Reserve Club Villas</td>
<td>04-0191-001-09-00 &amp; 10-00</td>
<td>Litchfield</td>
<td>8/25/20</td>
<td>9/17/20</td>
</tr>
<tr>
<td>7/30/20</td>
<td>PLAT-7-20-25865</td>
<td>Deanna Crayton</td>
<td>01-0445-023-00-00</td>
<td>Outside Georgetown</td>
<td>7/23/20</td>
<td>9/21/20</td>
</tr>
<tr>
<td>9/16/20</td>
<td>PLAT-9-20-25191</td>
<td>Lynne Cassidy</td>
<td>01-0401-047-00-00</td>
<td>Andrews</td>
<td>8/18/20</td>
<td>9/17/20</td>
</tr>
<tr>
<td>9/16/20</td>
<td>PLAT-9-20-25192</td>
<td>Venetia Grant</td>
<td>04-0418-030-01-00</td>
<td>Pawleys Island</td>
<td>8/28/20</td>
<td>9/17/20</td>
</tr>
<tr>
<td>9/17/20</td>
<td>PLAT-9-20-25198</td>
<td>Legrand Owens</td>
<td>03-0420-012-01-00</td>
<td>Carvers Bay</td>
<td>9/16/20</td>
<td>9/17/20</td>
</tr>
<tr>
<td>9/15/20</td>
<td>PLAT-9-20-25188</td>
<td>Marc Preston</td>
<td>01-0201-004-00-00</td>
<td>Outside Georgetown</td>
<td>9/15/20</td>
<td>9/17/20</td>
</tr>
<tr>
<td>9/10/20</td>
<td>PLAT-9-20-25130</td>
<td>Will Whit</td>
<td>04-0145-008-35-00</td>
<td>Pawleys Island</td>
<td>9/9/20</td>
<td>9/11/20</td>
</tr>
</tbody>
</table>
SEPTMBER 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# 04-01187B-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

<table>
<thead>
<tr>
<th>Name</th>
<th>Number</th>
<th>Amount</th>
<th>Issued</th>
<th>Expiration</th>
<th>Status</th>
<th>Date</th>
<th>New Amount or Expiration Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Deer Landscaping</td>
<td>1011</td>
<td>$4,707.52</td>
<td>12/9/2013</td>
<td></td>
<td>Cash Bond</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reserve Club Villas</td>
<td>5522138929 00004</td>
<td>$285,488.13</td>
<td>7/22/2016</td>
<td>7/26/2020</td>
<td>LOC</td>
<td>7/26/2021</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Clambake Cove</td>
<td>10512</td>
<td>$50,877.50</td>
<td>11/29/2016</td>
<td></td>
<td>Cash Bond</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sandbar Cove</td>
<td>19701</td>
<td>$4,000.00</td>
<td>7/1/2019</td>
<td></td>
<td>Cash Bond</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hawks Nest Retreat, Phase 1</td>
<td>3156</td>
<td>$21,996.83</td>
<td>6/14/2019</td>
<td>6/14/2021</td>
<td>LOC</td>
<td>6/24/2020</td>
<td>$11,320.75</td>
</tr>
<tr>
<td>Parkside</td>
<td>1514515463</td>
<td>$382,126.84</td>
<td>10/5/2017</td>
<td></td>
<td>Cash Bond</td>
<td>10/8/2018</td>
<td>$21,100.00</td>
</tr>
<tr>
<td>Grove Park</td>
<td>338381</td>
<td>$74,558.13</td>
<td>7/30/2019</td>
<td></td>
<td>Cash Bond</td>
<td>6/18/2020</td>
<td>12,565.63</td>
</tr>
<tr>
<td>Pawleys Cove, Phase 1</td>
<td>5013119</td>
<td>$38,166.59</td>
<td>6/26/2018</td>
<td></td>
<td>Cash Bond</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pawleys Village</td>
<td>26777</td>
<td>$21,250.00</td>
<td>7/18/2018</td>
<td>7/18/2019</td>
<td>LOC</td>
<td>7/11/2019</td>
<td>Released 7/9/2020</td>
</tr>
<tr>
<td>Marsh Grass East</td>
<td>750505109</td>
<td>$10,750.00</td>
<td>8/8/2018</td>
<td>8/8/2020</td>
<td>LOC</td>
<td>8/8/2020</td>
<td>$12,000 8/8/2021</td>
</tr>
<tr>
<td>Hammock Cove, Phase I</td>
<td>1514517279</td>
<td>$915,520.94</td>
<td>8/23/2018</td>
<td></td>
<td>Cash Bond</td>
<td>6/5/2019</td>
<td>Reduced to $183,062.25</td>
</tr>
<tr>
<td>Hammock Cove, Phase II and I</td>
<td>9161728275</td>
<td>$476,450.16</td>
<td>11/19/2019</td>
<td></td>
<td>Cash Bond</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beaumont Park</td>
<td>20-003</td>
<td>$269,073.73</td>
<td>3/9/2020</td>
<td>9/9/2021</td>
<td>LOC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wachesaw Road Lots</td>
<td>15271289</td>
<td>$6,125</td>
<td>6/16/2020</td>
<td></td>
<td>CB</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pond Road Tract</td>
<td>300512327</td>
<td>$122,784.81</td>
<td>6/29/2020</td>
<td>6/29/2021</td>
<td>LOC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pawleys Village</td>
<td>22507</td>
<td>$5,500.00</td>
<td>7/9/2020</td>
<td></td>
<td>CB</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Bluffs</td>
<td>101003559</td>
<td>$531,582.21</td>
<td>6/25/2020</td>
<td>6/25/2021</td>
<td>LOC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Murrells Inlet Townhomes</td>
<td>22910</td>
<td>$40,995.00</td>
<td>8/24/2020</td>
<td></td>
<td>CB</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Murrells Inlet Townhomes</td>
<td>22909</td>
<td>$21,337.50</td>
<td>8/24/2020</td>
<td></td>
<td>CB</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Landscaping</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Infrastructure</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>