XI. NEPA Checklist
NEPA Report
July 31, 2019

Georgetown SC
TI-OPP-13531
440 Saint Delight Road
Georgetown, SC 29440
Trileaf # 650564

Prepared For:
Tillman Infrastructure, LLC
152 West 57th Street, 27th Floor
New York, NY 10019

Prepared By:
Trileaf Corporation
1051 Winderley Place, Suite 201
Maitland, FL 32751
NEPA Report Summary

Site Name/Location:
Georgetown SC / TI-OPP-13531 / Trileaf # 650564
440 Saint Delight Road, Georgetown, SC 29440
Latitude: 33° 22' 19.21" N, Longitude: 79° 27' 4.79" W

Project Description:
Tillman Infrastructure, LLC is proposing to construct a 280-foot self-support communications tower, with an overall height of 305 feet, and associated equipment within a 100-foot by 100-foot (10,000-square-foot) lease area. The project includes a access/utility easement, measuring approximately 30 feet wide extending generally southeast, then northeast, then southeast towards Saints Delight Road.

1. Is the facility located in an officially designated wilderness area? [47 CFR 1.1307 (a)(1)]
   - Yes  ☐  No  ☒
   - Data Sources: Site Reconnaissance
     - Review of 7.5-Minute USGS Topographic Map (Appendix B)
     - National Wilderness Preservation System Website (www.wilderness.net)

2. Is the facility located in an officially designated wildlife preserve? [47 CFR 1.1307 (a)(2)]
   - Yes  ☐  No  ☒
   - Data Sources: Site Reconnaissance
     - Review of 7.5-Minute USGS Topographic Map (Appendix B)
     - US Fish & Wildlife Service National Wildlife Refuge System Map (Appendix B)

3. Will the facility: (i) affect listed threatened or endangered species or designated critical habitats; or (ii) jeopardize the continued existence of any proposed endangered or threatened species; or (iii) likely to result in the destruction or adverse modification of proposed critical habitats, as determined by the Secretary of the Interior pursuant to the Endangered Species Act of 1973? [47 CFR 1.1307 (a)(3)]
   - Yes  ☐  No  ☒
   - Data Sources: Site Reconnaissance
     - Review of US Fish & Wildlife Service Critical Habitat and Federally Listed Endangered Species (Appendix D)
     - Informal Biological Assessment (Appendix D)
     - South Carolina Department of Natural Resources (Appendix D)

4. Will the facility affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering or culture, that are listed, or are eligible for listing on the State or National Registers of Historic Places? [47 CFR 1.1307 (a)(4)]
   - Yes  ☐  No  ☒
   - Data Sources: Site Reconnaissance
     - Cultural Resource Investigation (Appendix E)
     - State Historic Preservation Office Section 106 Review (Appendix E)

5. Will the facility affect an Indian religious site? [47 CFR 1.1307 (a)(5)]
   - Yes  ☐  No  ☒
   - Data Sources: Site Reconnaissance
     - Correspondence with Native American Tribes via FCC TCNS (Appendix F)
     - Review of Bureau of Indian Affairs Indian Reservation Map (Appendix B)

6. Will the facility be located in a "floodplain", and not be placed at least one (1) foot above the base flood elevation of the floodplain? [47 CFR 1.1307 (a)(6)]
   - Yes  ☐  No  ☒
   - Data Sources: Review of FEMA Flood Map (Appendix B)

7. Will the construction of the facility involve significant change in surface features (e.g. wetland fill, deforestation, or water diversion)? [47 CFR 1.1307 (a)(7)]
   - Yes  ☐  No  ☒
   - Data Sources: Site Reconnaissance
     - Review of 7.5-Minute USGS Topographic Map (Appendix B)
     - Review of US Fish & Wildlife Service National Wetlands Inventory Map (Appendix B)
     - Review of USDA NRCS Web Soil Survey Map (Appendix B)

8. Will the antenna tower or supporting structure be equipped with high intensity white lights and located in a residential neighborhood, as defined by the applicable zoning law?
   - Yes  ☐  No  ☒
   - Data Sources: Construction Drawings (Appendix A)
     - It is assumed that clients will not utilize high intensity white lights in residential areas

Signature: ________________________
Yvelande Raymond
Name

July 31, 2019
Date

Trileaf Corporation
Company
Trileaf Corporation (Trileaf) completed a NEPA Review for the above-referenced Tillman Infrastructure, LLC (Tillman) site. The purpose of a NEPA Review is to comply with the National Environmental Policy Act (NEPA) of 1969. Trileaf performed extensive research by consulting with appropriate state and federal agencies and reviewing readily available published lists, files, data, and maps to provide our clients with a complete NEPA document. The following summarizes the scope of work Trileaf performed in accordance with the Federal Communications Commission’s (FCC’s) rules implementing NEPA (47 CFR Section 1.1307 (a) (1) through (8)) to determine whether any of the below listed FCC special interest items would be affected by the proposed action. Referenced materials are included as attachments, where applicable and available.

Tillman is proposing to construct a 280-foot self-support communications tower, with an overall height of 305 feet, and associated equipment within a 100-foot by 100-foot (10,000-square-foot) lease area. The project includes access/utility easement, measuring approximately 30 feet wide extending generally southeast, then northeast, then southeast towards Saints Delight Road. The proposed project site is located at approximately 440 Saint Delight Road, Georgetown, SC 29440 at 33° 22' 19.21” North latitude and 79° 27’ 7.49” West longitude.

During Trileaf’s site reconnaissance, it was observed that the site is currently a grass-covered field, and the areas surrounding the site are primarily forested land, agricultural fields, and residential properties.

1. Will the facility be located in an officially designated wilderness area?

Trileaf reviewed the USGS 7.5-minute topographic map titled “Kilsock Island” Quadrangle, South Carolina, and information from the National Wilderness Preservation System (NWPS) (http://www.wilderness.net) to determine if the site is located within an officially designated wilderness area.

There are currently seven (7) officially designated wilderness areas in the State of South Carolina. The closest wilderness area to the project site is the Wambaw Creek Wilderness Area, which is located approximately 11 miles south-southwest of the project site.

Based on this review, the project site is not located within an officially designated wilderness area.

2. Will the facility be located in an officially designated wildlife preserve?

Trileaf reviewed the USGS 7.5-minute topographic map titled “Kilsock Island” Quadrangle, South Carolina, and information from the National Wildlife Refuge (NWR) System (http://www.fws.gov/refuges) to determine if the site is located within an officially designated wildlife preserve or refuge.

Based on this review, the project site is not located within an officially designated wildlife preserve or refuge. A copy of the NWR System map is located in Appendix B.
3. Will the facility (i) affect listed threatened or endangered species or designated critical habitat; or (ii) likely jeopardize the continued existence of any proposed endangered or threatened species or likely result in the destruction or adverse modification of proposed critical habitats, as determined by the Secretary of the Interior pursuant to the Endangered Species Act of 1973?

The Endangered Species Act (ESA) of 1973 (16 U.S.C. §§ 1536), as amended, protects endangered and threatened species and the ecosystems upon which they depend. As interpreted and implemented by 50 CFR 402, Section 7 of the ESA directs Federal agencies, in consultation with and with the assistance of the Secretary of the Interior, to utilize their authorities to further the purposes of the ESA. It also requires every Federal agency to ensure that any action it authorizes, funds or carries out, is not likely to jeopardize the continued existence of any endangered or threatened species or results in the destruction or adverse modification of critical habitat.

On May 6, 2019, a Trileaf representative visited and photographed the project site to conduct an Informal Biological Assessment (IBA). In addition, Trileaf reviewed the United States Fish and Wildlife Service (USFWS) critical habitat information and determined that the site is not located within designated critical habitat. Based on the results of our assessment, impacts to listed and/or proposed, threatened and endangered species or critical habitats resulting from the proposed action are not anticipated. Therefore, Trileaf determined that the proposed project site will have “no effect” on the species, their habitats, or designated critical habitats. Copies of the IBA and critical habitat review are located in Appendix D.

FEDERAL
On June 6, 2019, Trileaf reviewed the Section 7 Consultation guidance set forth by the USFWS – South Carolina Ecological Services Field Office. According to guidance obtained from the “U.S. Fish and Wildlife Service Clearance to Proceed with Communication Tower Projects”, dated May 30, 2019, the tower is excluded from further consultation with the USFWS due to it being located in a previously disturbed, urbanized, or developed area that does not represent potential habitat for federally listed species. A copy of the USFWS’ Section 7 guidance is located in Appendix D.

STATE
On June 6, 2019, Trileaf submitted project information to the South Carolina Department of Natural Resources (SCDNR). On June 19, 2019, the SCDNR responded, “we recommend you follow the current guidelines outlined in the US Fish and Wildlife Service’s recommended Best Practices for Communications Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning”. A copy of the MDC response is located in Appendix D.

4. Will the facility affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed, or are eligible for listing, in the National Register of Historic Places?

Trileaf referred to Section 106 of the National Historic Preservation Act (NHPA) of 1966 as amended (16 U.S.C. §§ 470 et seq.), the Advisory Council on Historic Preservation (ACHP) implementing regulations (36 CFR Part 800) and the Nationwide Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission dated September 2004 to determine if the project site is contained in, on, or within the viewershed of a building, site, district, structure, or object, significant in American history, architecture, archeology, engineering, or culture, that is listed, or eligible for listing on the National Registers of Historic Places, or located in or on an Indian Religious Site.

A search of the National Historic Landmarks (NHL), National Register of Historic Places (NRHP), State Historic Preservation Office (SHPO) files, and a field survey was conducted by Mr. Garrett Silliman,
Secretary of Interior-qualified Archaeologist, and Ms. Caitlin Hermstadt, Secretary of Interior-qualified Architectural Historian contracted by Trileaf through Johnson, Mirmiran, and Thompson, Inc., to identify any cultural resources within the area of direct effects and within a 0.75-mile radius for visual effects.

It was determined that there were no historic properties identified within the Area of Potential Effects (APE) for direct effects, and no historic properties identified within the APE for visual effects. Additionally, the identification process did not locate archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs. Documentation of these reviews was submitted to the SHPO via Form 620 on May 14, 2019. The SHPO concurred that there are no historic properties within the APE in a response dated June 3, 2019. A copy of the SHPO concurrence, Form 620, and associated documents are located in Appendix E.

On May 7, 2019, Mr. Rick Martin with the Georgetown Historical Commission, and the Georgetown County Historical Society were notified of the proposed project and invited to comment on the proposed project’s potential effect on Historic Properties as well as indicate whether they are interested in consulting further on the proposed project. Additionally, a legal notice regarding the proposed telecommunications tower construction was posted in the Georgetown Times on May 10, 2019. No comments from the local government, historical society, or legal notice have been received by Trileaf. Copies of the correspondence and legal notice are located in Appendix E.

NATIONAL SCENIC TRAILS
On October 5, 1999, the Cellular Telecommunications Industry Association, Personal Communications Industry Association, Appalachian Trail Conference, American Hiking Society, and representative Managing and Supporting Trails Organizations (MSTOs) for the National Scenic Trails signed a resolution for the Siting of Wireless Telecommunications Facilities Near National Scenic Trails. This resolution states that if a wireless telecommunications or site management company plans a new or significantly expanded facility within one mile of a National Scenic Trail, it will notify the non-profit group that supports the trail.

In order to determine if the site is located within one mile of a National Scenic Trail, Trileaf reviewed information from the National Park Service (NPS) National Trails System created by the National Trails System Act of 1968.

Based on this review, the project site is not located within 1 mile of a National Scenic Trail. A copy of the trails map is located in Appendix B.

5. Will the facility affect any Indian religious sites?

Trileaf referred to Section 106 of the National Historic Preservation Act (NHPA) of 1966 as amended (16 U.S.C. §§ 470 et seq.), the Advisory Council on Historic Preservation (ACHP) implementing regulations (36 CFR Part 800) and the Nationwide Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission dated September 2004 to determine if the project site is located in or on an Indian Religious Site.

On April 23, 2019, Trileaf submitted project information through the Tower Construction Notification System (TCNS) to the FCC who initiated contact with the tribes on April 26, 2019. As of July 5, 2019, all tribes have confirmed clearance either directly or by default via the FCC referral process. Trileaf determined that the subject Property is not located on or near a Native American Religious or Sacred Site. However, if archaeological remains or resources are unearthed during construction activities, Trileaf recommends that the client stop construction and notify our office immediately. Tribal consultation documentation and associated correspondence is located in Appendix F.
6. Will the facility be located in a floodplain and not be placed at least one (1) foot above the base flood elevation of the floodplain?

Trileaf reviewed the relevant Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel #4500850255E, revised August 2, 1996, to determine if the project was located within the 100-year floodplain.

Trileaf determined that the southern portion of the property is located in Zone A, a Special Flood Hazard Area subject to inundation by the 1-percent-annual chance flood event, where the base flood elevation (BFE) has not been determined. As the project site is located within a 100-year floodplain, the facility and all associated equipment are required to be constructed more than one (1) foot above the BFE to avoid conducting an EA for the site. As the BFE has not been determined for the area containing the site, it will be the responsibility to Tillman to determine the BFE prior to construction. Copies of the FEMA FIRM and the 1A Certification are located in Appendix B.

7. Will the construction of the facility involve significant change in surface features (e.g., wetland fill, deforestation, or water diversion)?

Trileaf determined through site reconnaissance, review of the relevant USGS 7.5-minute topographic map titled “Kilcock Island” Quadrangle, South Carolina, and review of the relevant USFWS National Wetlands Inventory Map (http://www.fws.gov/wetlands/Data/Mapper.html) that there are no federally designated wetlands on or in the immediate vicinity of the proposed project site.

Trileaf’s site assessment did not reveal any evidence of potential wetlands or hydrophytic vegetation located on the project site. Additionally, a review of the United States Department of Agriculture (USDA) Soil Survey (http://websoilsurvey.sc.egov.usda.gov) did not indicate hydric soils at the project site.

On June 6, 2019, Ms. Judy Blakenship from the Georgetown South Carolina Planning and Development and Ms. Kristal Infinger from the Georgetown County Zoning were contacted regarding buffer requirements for a wetland approximately 0.10 miles southwest. On June 6, 2019, Ms. Blakenship responded that there are no requirements that her office is aware of. On June 6, 2019, Ms. Infinger responded that the county GIS is not showing any wetlands that would require a buffer, but a surveyor would be needed to verify this information. Ms. Infinger went on to say that she does not think there will be a wetland buffer required, knowing the location of this property.

Based on this review, no designated wetland areas were located within the vicinity of this project and no significant changes in surface features resulting from the proposed undertaking are anticipated. Copies of the soil map and wetlands map are located in Appendix B.

8. Zoning/High Intensity White Lights/Radio Frequency

As a standard practice, Tillman does not construct facilities requiring high intensity white lights that are to be located in residentially zoned neighborhoods. According to Tillman, high intensity white lights will not be used for towers less than 500 feet in height.
A NEPA Review of the proposed undertaking was performed by Trileaf Corporation in conformance with the FCC rules and regulations for implementing NEPA; 47 CFR 1.1301 to 1.1319.

Based on data obtained during the Site visit, consultation with government agencies, and a review of readily available information from other sources, the preparation and filing of an Environmental Assessment will not be required and no further NEPA-related action is required for the proposed undertaking.

Qualifications

Yvelande Raymond  
Project Scientist

Alison Adams  
Assistant Project Manager
XII. Approval Letter from the States Historic Preservation Office (SHPO)
May 7, 2019

Georgetown Historical Commission
Attn: Mr. Rick Martin
P.O. Box 939
Georgetown, SC 29442
Phone: 843-545-4017
Email: rmartin@cogsc.org

RE: Tillman Infrastructure, LLC – Georgetown, SC / TI-OPP-13531 – Trileaf Project #650564
440 Saint Delight Road, Georgetown, South Carolina 29440
Georgetown County, Kilsock Island Quadrangle (USGS)
Latitude: 33° 22’ 19.21” N, Longitude: 79° 27’ 7.49” W

Dear Mr. Martin,

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes to construct a 280-foot self-support communications tower, with an overall height of 305 feet, and associated equipment within a 100-foot by 100-foot (10,000-square-foot) lease area. The project includes access/utility easement, measuring approximately 30 feet wide extending generally southeast, then northeast, then southeast towards Saints Delight Road. Currently, the proposed access & utility easement and the proposed tower compound lease area are located within a grass-covered clearing north adjacent to a utility corridor. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower’s potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (407) 660-7840 or email y.raymond@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Yvelande Raymond
Project Scientist
Attachment 10. Other Consulting Parties and Public Notice

List additional consulting parties that were invited to participate by the Applicant, or independently requested to participate. Provide any relevant correspondence or other documents.

On May 7, 2019, the Georgetown County Historical Society was notified of the proposed project and has been invited to comment on the proposed project's potential effect on Historic Properties as well as indicate whether they are interested in consulting further on the proposed project. A copy of Trileaf Corporation’s correspondence with the local government’s office is attached.

You are required to provide a Public Notice Attachment.

Attached, please find a copy of a legal notice regarding the proposed telecommunications tower construction that was posted in The Georgetown Times on May 10, 2019. As of the date of this submission packet, no comments regarding this notice have been received by Trileaf Corporation. Should a response be received, copies will be forwarded to all consulting parties as an addendum to this submission packet.
May 7, 2019

Georgetown County Historical Society
120 Broad Street
Georgetown, SC 29440
Phone: 843-545-7020

RE: Tillman Infrastructure, LLC – Georgetown, SC / TI-OPP-13531 – Trileaf Project #650564
440 Saint Delight Road, Georgetown, South Carolina 29440
Georgetown County, Kilsock Island Quadrangle (USGS)
Latitude: 33° 22' 19.21" N, Longitude: 79° 27' 7.49" W

To Whom It May Concern,

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes to construct a 280-foot self-support communications tower, with an overall height of 305 feet, and associated equipment within a 100-foot by 100-foot (10,000-square-foot) lease area. The project includes access/utility easement, measuring approximately 30 feet wide extending generally southeast, then northeast, then southeast towards Saints Delight Road. Currently, the proposed access & utility easement and the proposed tower compound lease area are located within a grass-covered clearing north adjacent to a utility corridor. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower’s potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (407) 660-7840 or email y-raymond@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Yvelande Raymond
Project Scientist
TRILEAF  Tyler Brown
1051 Winderley Place Suite 201
Maitland FL 32751
Attn: Yvelande Raymond

AFFIDAVIT OF PUBLICATION

Georgetown Times

State of South Carolina
County of Georgetown

Personally appeared before me the undersigned advertising
of the above indicated newspaper published in the city
of Georgetown, county and state aforesaid, who, being duly
sworn, says that the advertisement of

(coppy attached)

appeared in the issues of said newspaper on the following
day(s):

05/10/19  Fri  GT
05/10/19  Fri  GTW

at a cost of  $15.00
Account#  350544
Order#  1789271
P.O. Number:  650564

Subscribed and sworn to before
me this 10th day
of May
A.D.  2019

[Signature]
Advertising clerk

[Stamp]
NOTARY PUBLIC, SC
My commission expires
Attachment 11. SHPO Specific Forms

N/A

Applicant's Name: Tillman Infrastructure, LLC
Project Name: Georgetown SC
Project Number: 650564
FCC Form 620
Yvelande Raymond

towernotifyinfo@fcc.gov

Tuesday, May 14, 2019 8:46 AM

Yvelande Raymond

Section 106 New Filing Submitted- Email ID #3663121

The following new Section 106 filing has been submitted:

File Number: 0008540559
TCNS Number: 185130
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 05/15/2019

Applicant: Tillman Infrastructure, LLC
Consultant: Johnson, Mirmiran, and Thompson, Inc. on behalf of Trileaf Corporation
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Georgetown SC
Site Address: 440 Saint Delight Road
Detailed Description of Project: Legal Description: No Township Found.
Site Coordinates: 33-22-19.2 N, 79-27-7.5 W
City: Georgetown
County: GEORGETOWN
State: SC
Lead SHPO/THPO: Department of Archives and History

Consultant Contact Information:
Name: Johnson, Mirmiran, and Thompson, Inc. on behalf of Trileaf Corporation
Title: 
PO Box: 
Address: 1130 Situs Court, Suite 200
City: Raleigh
State: NC
Zip: 27606
Phone: 984-269-4914
Fax: 
Email: y.raymond@trileaf.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.
Section 106 Filings

File Number: 0008640559
Form 620: Original Filing
Notification Date: 05/15/2019
Current Status: Completed
Received On: 05/14/2019
Filer must close by: 07/05/2019, 11:59 PM

The comments entered here may be viewed by all consulting parties to this filing. Please ensure that comments do not contain information of a confidential nature. Confidential information should be added in a separate document labeled "CONFIDENTIAL" at the top of the document. You must select "Confidential" or "Confidential Tribal Data" as the attachment type when uploading the document.

Post Your Comment

There are 2 TCNS Tribe comments
View TCNS Tribe Comments

Showing 1 to 1 of 1

Date Posted  Associated Action
06/03/2019  A Reviewer concurred with the filing

Posted By
Department of Archives and History

Comment:
Please include a copy of an SC ArchSite map with the APE illustrated with all future submittals.
https://scdah.sc.gov/historic-preservation/historic-properties-research/archsitegis
NOTICE OF PUBLIC HEARING

A request from Victoria Farmer of Tillman Infrastructure, as agent for Hoyt Smith, to erect a 280-foot lattice antenna support structure to be located at 440 Saints Delight Road in Georgetown. TMS 01-0426-012-00-00. Case # CELL 12-19-24335.

The Planning Commission will be reviewing this request on Thursday, February 20, 2020 at 5:30 p.m. in the Georgetown County Council Chambers entering at 129 Screven 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@gtcounry.org
LEGAL DESCRIPTION S.

30' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A 30 FOOT WIDE INGRESS-EGRESS & UTILITY EASEMENT 15 FEET EITHER SIDE OF CENTERLINE LIVING AND BEING IN TAX DISTRICT NO. 1 OF GEORGETOWN COUNTY, SOUTH CAROLINA, AND BEING A PORTION OF THE LANDS CONVEYED TO HOYT W. SMITH BURAL IN DEED BOOK 443 PAGE 38, GEORGETOWN COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A BUSH HEAVILY GROWN ON THE WESTERN RIGHT-OF-WAY LINE OF SANTA DELTA ROAD HAVING A VARIABLE WIDTH BETWEEN 30' TO 40' IN Width. FROM HERE MEASURE AN EASTERLY DISTANCE OF HOYT W. SMITH LAND AND MARK A SOUTH CAROLINA INTERNATIONAL, GRID NORTH, NORTH 53' 29" 22' EAST, 22.50 FEET TO AN IRON POST WAVING AT THE SOUTHEAST CORNER LOT 4 OF A MAP OF SEVEN ACRES OF LAND LOCATED IN TAX DISTRICT NO. 1, AS RECORDED IN PLAT BOOK E PAGE 89, THENCE, NORTH 53' 29" 22' EAST, 149.44 FEET TO A POINT WAVING A SOUTH CAROLINA INTERNATIONAL, GRID NORTH, NORTH 53' 29" 22' EAST, 561.45 FEET TO A POINT WAVING A SANTA DELTA ROAD MARKER, THENCE, NORTH 53' 29" 22' EAST, 63.07 FEET TO THE ENDING POINT ON THE LEASE AREA.

BEARINGS BASED ON SOUTH CAROLINA INTERNATIONAL, GRID NORTH, NORTH.

LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LIVING AND BEING IN TAX DISTRICT NO. 1 OF GEORGETOWN COUNTY, SOUTH CAROLINA, AND BEING A PORTION OF THE LANDS CONVEYED TO HOYT W. SMITH BURAL IN DEED BOOK 443 PAGE 38, GEORGETOWN COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A BUSH HEAVILY GROWN ON THE WESTERN RIGHT-OF-WAY LINE OF SANTA DELTA ROAD HAVING A VARIABLE WIDTH BETWEEN 30' TO 40' IN Width. FROM HERE MEASURE AN EASTERLY DISTANCE OF HOYT W. SMITH LAND AND MARK A SOUTH CAROLINA INTERNATIONAL, GRID NORTH, NORTH 53' 29" 22' EAST, 22.50 FEET TO AN IRON POST WAVING AT THE SOUTHEAST CORNER LOT 4 OF A MAP OF SEVEN ACRES OF LAND LOCATED IN TAX DISTRICT NO. 1, AS RECORDED IN PLAT BOOK E PAGE 89, THENCE, NORTH 53' 29" 22' EAST, 149.44 FEET TO A POINT WAVING A SOUTH CAROLINA INTERNATIONAL, GRID NORTH, NORTH 53' 29" 22' EAST, 561.45 FEET TO A POINT WAVING A SANTA DELTA ROAD MARKER, THENCE, NORTH 53' 29" 22' EAST, 63.07 FEET TO THE ENDING POINT ON THE LEASE AREA.

BEARINGS BASED ON SOUTH CAROLINA INTERNATIONAL, GRID NORTH, NORTH.

PARENT PARCEL

(PER COMMITMENT NO. 28572234)

AN INTEREST IN LAND, SAD INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

ALL THAT CERTAIN PARCELS OR TRACTS OF LAND, IN Township, Section 17, WASHINGTON COUNTY, SOUTH CAROLINA, CONTAINING 1.4 ACRES ACCORDING TO THE PLAT HEREIN RECORDED BY E. E. ANDREWS, ET AL, ALL OF WHICH IS MORE FULLY DESCIBED BY THE FOLLOWING CENTERLINE DATA.

TO FIND THE POINT OF BEGINNING, COMMENCE AT A BUSH HEAVILY GROWN ON THE WESTERN RIGHT-OF-WAY LINE OF SANTA DELTA ROAD HAVING A VARIABLE WIDTH BETWEEN 30' TO 40' IN Width. FROM HERE MEASURE AN EASTERLY DISTANCE OF HOYT W. SMITH LAND AND MARK A SOUTH CAROLINA INTERNATIONAL, GRID NORTH, NORTH 53' 29" 22' EAST, 22.50 FEET TO AN IRON POST WAVING AT THE SOUTHEAST CORNER LOT 4 OF A MAP OF SEVEN ACRES OF LAND LOCATED IN TAX DISTRICT NO. 1, AS RECORDED IN PLAT BOOK E PAGE 89, THENCE, NORTH 53' 29" 22' EAST, 149.44 FEET TO A POINT WAVING A SOUTH CAROLINA INTERNATIONAL, GRID NORTH, NORTH 53' 29" 22' EAST, 561.45 FEET TO A POINT WAVING A SANTA DELTA ROAD MARKER, THENCE, NORTH 53' 29" 22' EAST, 63.07 FEET TO THE ENDING POINT ON THE LEASE AREA.

BEARINGS BASED ON SOUTH CAROLINA INTERNATIONAL, GRID NORTH, NORTH.

TITLE EXCEPTIONS

THE SALE OF THIS PARCEL IS COMPLETE WITH TITLE OF THE SALE TRANSFERRED TO THE PURCHASER COMPLETELY FREE AND WITHOUT ENCUMBRANCE OF ALL OTHER PARTIES IN THE TITLE.

1. MOTORS AT SOUTH ADJUSTED TO PLAT REDUCED TO PLAT BOOK E, PAGE 38.
2. MOTORS AT SOUTH ADJUSTED TO PLAT REDUCED TO PLAT BOOK 443, PAGE 38.
3. LEASE AREA AS BOUND HEREIN.

SAD TRACT CONTAINS 0.3156 ACRES 30,000 SQUARE FEET, MORE OR LESS.
GENERAL NOTES

1. EXISTING FEATURES SHOWN ARE BASED ON FIELD SURVEY BY POINT TO POINT LAND SURVEYORS PERFORMED 01/30/16 AND IS LIMITED TO FEATURES OF INTEREST.

2. THIS PLAN IS NOT A BOUNDARY SURVEY. PROPERTY BOUNDARY INFORMATION SHOWN IS FOR REFERENCE ONLY. POINT TO POINT LAND SURVEYORS DID NOT VERIFY BOUNDARY AS PART OF THIS SURVEY. SEE BOATING AND DISTANCE IN PARENTHESES.

3. VERTICAL DATUM IS NAVD 88 BASED ON GPS OBSERVATIONS REFERENCED TO THE NAVD 88 CORN

4. HORIZONTAL DATUM IS HAD 95, STATE PLANE COORDINATES OF SOUTH CAROLINA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NAVD 88 CORN

5. NO WETLANDS INVESTIGATION WAS PERFORMED AS PART OF THIS SURVEY.

6. NO INVESTIGATION OF THE PRESENCE OF HAZARDOUS MATERIALS WAS PERFORMED AS A PART OF THIS SURVEY.

7. UTILITIES SHOWN FOR FIELD LOCATIONS TYPICAL, USE ELEVATION IN Field AND UTILITIES MARK-OUTS IN THE FIELD. UTILITIES THAT EXIST MAY NOT BE SHOWN.

8. THIS PLAN WAS PREPARED WITH THE REQUIRMENTS OF A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATE OF FEBRUARY 4, 2019 @ 6:45 AM. THIS PLAN IS FOR THE SUBJECT PROPERTY TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

9. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAY BOOK 38, PAGE 176. [THIS ITEM IS A PLAT OF THE SUBJECT PROPERTY PRIOR TO ANY OUTSALES. IT IS NOT LEGAL ENOUGH TO BE PLOTTED.]

10. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 6, PAGE 36. [PLATABLE ITEMS SHOWN HERETO.]
SILT FENCE DETAIL - TYPE A

**NOTES**
1. Fence shall be hinge-locked.

**CONSTRUCTION SPECIFICATIONS**

1. **Stone Size** — Use 1-4 inch stone, or reclaimed or recycled concrete equivalent.
2. **Length** — Not less than 25 feet (except on a single residence lot, where a 50 foot minimum length would apply).
3. ** Thickness** — Not less than six (6) inches.
4. **Height** — Twelve (12) foot minimum, but not less than the full width at points where fences or egress occurs. Twenty-four (24) foot for single entrance to site.
5. **Geotextile** — Will be placed over the entire area prior to placing of stone.
6. **Surface Water** — All surface water flowing or diverted toward construction entrances shall be piped beneath the entrance. If piping is impractical, a movable berm with 1:1 slopes will be permitted.
7. **Maintenance** — The entrance shall be maintained in a condition which will prevent tracking or flooding of sediment onto public rights-of-way. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. **Temporary Inspection and Needed Maintenance** — Shall be provided after each rain.

**ADAPTED FROM DETAILS PROVIDED BY USDA — NRCS**

**TEMPORARY STONE CONSTRUCTION ENTRANCE DETAIL**

**SYMBOL**

- **Existing Ground**
- **Existing Pavement**
- **Stabilized Construction Entrance**
- **Filter Cloth**
- **Mountable Berm (Optional)**
- **Temporary Stone Construction Entrance**
- **Temporary Stone Construction Entrance Details**
TYPICAL GRAVEL ACCESS ROAD SECTION

1. REMOVE ALL TOPSOIL, ORGANIC MATERIAL, AND WET OR POOR SOILS ALONG ACCESS ROAD TRAVERSE TO REVIEW SITE CONDITIONS AND CONDUCT GROUNDWATER OBSERVATIONS. IF ANY ISSUES ARE IDENTIFIED, CORRECT PRIOR TO SITE DEVELOPMENT.

2. DESIGN TO BE CONSTRUCTED TO MINIMUM STANDARD FOR DRIVEWAY BASE AND SURFACE COURSE. FOR ADDITIONAL REQUIREMENTS, CONTACT ATST FOR ADDITIONAL REQUIREMENTS.

ROADWAY NOTES

1. THICKNESS OF GRAVEL DRIVE-BASE COURSE TO BE DETERMINED BASED ON SITE EXISTING SKY BREAKING CAPACITY (PRITICAL DESIGN REQUIREMENTS).

<table>
<thead>
<tr>
<th>BEARING CAPACITY (PSF)</th>
<th>TOTAL AVERAGE THICKNESS (IN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>500</td>
<td>6</td>
</tr>
<tr>
<td>750</td>
<td>8</td>
</tr>
<tr>
<td>1000</td>
<td>10</td>
</tr>
</tbody>
</table>

   *A HIGH PERFORMANCE, WOVEN FABRIC FABRIC MAY BE USED TO REPLACE UP TO 10% OR 4" OF A GRANULAR Materials in ANY AREA OR SECTION. FOR SITES WITH POOR SOILS, THE EQUIVALENT AVERAGE THICKNESS SHOULD BE DETERMINED FROM THE GEOTECHNICAL REPORT OR SITE SPECIFIC CALCULATIONS.

2. GRANULAR BASE MATERIALS SHALL BE REPLACED AS NEEDED TO ENSURE THE PROPER DENSITY OF DRAINAGE AND STABILITY.

<table>
<thead>
<tr>
<th>REQUIREMENT CODE</th>
<th>AVERAGE BASE COURSE IN.</th>
<th>GRAVEL SURFACE COURSE IN.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3'</td>
<td>10</td>
<td>2</td>
</tr>
<tr>
<td>1'</td>
<td>10</td>
<td>2</td>
</tr>
<tr>
<td>6'</td>
<td>20-100</td>
<td>20-100</td>
</tr>
<tr>
<td>12'</td>
<td>20-100</td>
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</tr>
<tr>
<td>18'</td>
<td>16-70</td>
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<td>24'</td>
<td>16-70</td>
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</tr>
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<td>30'</td>
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<tr>
<td>36'</td>
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</tr>
<tr>
<td>48'</td>
<td>16-70</td>
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</tr>
<tr>
<td>60'</td>
<td>13-35</td>
<td></td>
</tr>
<tr>
<td>72'</td>
<td>6-12</td>
<td></td>
</tr>
</tbody>
</table>

   NOTES (FOR IMPROVEMENTS TO EXISTING GRAVEL ROA):

   1. PRIOR TO INSTALLATION OF ADDITIONAL SURFACE OR BASE MATERIAL, EXISTING GRAVEL AND/OR DRY ROCK SHALL BE ERODED AND REPLACED AS NEEDED TO REMOVE ANY DEBRIS, POTENTIAL DRAINAGE, WATERLOGGING, OR OTHER EROSION-RELATED FACTORS IN ORDER TO RESTORE THE SPECIFIED ROADWAY SECTION.

   2. IN AREAS WHERE DRAINAGE IS REQUIRED TO PROTECT THE ACCESS ROAD, ALL EXISTING DRAINAGE AND/OR MANGROVE LAYERS SHALL BE REMOVED, AND THE EXISTING DRAINAGE LAYERS SHOULD BE RESTORED AS NEEDED TO PROVIDE THE PROPER DRAINAGE AND DRAINAGE REQUIREMENTS SPECIFIED IN THE ASSOCIATED DESIGN SPECIFICATIONS.
BUILD TO SUIT VENDO

1. CHAIN LINK FENCE AND GATE ELEVATION
   NOT TO SCALE

2. MUSHROOM STOP
   NOT TO SCALE

3. SITE COMPOUND SURFACE DETAIL
   NOT TO SCALE

4. SECTION AT FENCE
   NOT TO SCALE
SEEDING PREPARATION AND SEEDING SCHEDULE

GROUND PREPARATION:
1. AERATING USING A TILLER EQUIMENT PRIOR TO SEEDING PREPARATION, THE CONTRACTOR SHALL REMOVE ALL TILLAGE AND OTHER EQUIPMENT FROM THE AREA.
2. AERATING USING A TILLER EQUIMENT PRIOR TO SEEDING PREPARATION, THE CONTRACTOR SHALL REMOVE ALL TILLAGE AND OTHER EQUIPMENT FROM THE AREA.
3. AERATING USING A TILLER EQUIMENT PRIOR TO SEEDING PREPARATION, THE CONTRACTOR SHALL REMOVE ALL TILLAGE AND OTHER EQUIPMENT FROM THE AREA.

CONSTRUCTION SEQUENCE

PREPARATION SEQUENCE:
1. PROJECT SPECIFICATIONS TO CONDUCT PRE-CONSTRUCTION TESTING AND INSPECTIONS AS REQUIRED BY THE CONTRACTING AUTHORITY.
2. INITIAL INSPECTION OF THE SITE TO ASSESS THE CONDITION OF THE SOIL AND PROPOSED PLANT MATERIALS.
3. CLEAR AND LEVEL THE SITE TO PROVIDE A TILLING GRADE (INCLUDING EROSION AND DRAINAGE CONTROL). INSTALL ADDITIONAL EROSION CONTROL MEASURES AFTER TILLING BEGINS AS REQUIRED.
4. INSTALL AND INSTALL THE PLATFORM TO PROTECT THE PLANT MATERIALS TO PROTECT THE PLANT MATERIALS AND OTHER EROSION CONTROL MEASURES.
5. INSTALL AND INSTALL THE PLATFORM TO PROTECT THE PLANT MATERIALS TO PROTECT THE PLANT MATERIALS AND OTHER EROSION CONTROL MEASURES.
6. INSTALL AND INSTALL THE PLATFORM TO PROTECT THE PLANT MATERIALS TO PROTECT THE PLANT MATERIALS AND OTHER EROSION CONTROL MEASURES.
7. INSTALL AND INSTALL THE PLATFORM TO PROTECT THE PLANT MATERIALS TO PROTECT THE PLANT MATERIALS AND OTHER EROSION CONTROL MEASURES.

EROSION AND SEDIMENT CONTROL NOTES

1. THE DENNED AREA IS 640 SQUARE FEET.
2. THE RECEIVING WATERSHED IS NOT SPECIFIED.
3. THE PROPOSED AREA IS LOCATED WITHIN A FEDERAL SPECIFIC FLUSH ZONE AREA PUBLISHED PUBLISHED PUBLISHED.
4. THE EFFECTIVE DATE IS AUGUST 1, 1996.
5. THE EFFECTIVE DATE IS AUGUST 1, 1996.
6. THE EFFECTIVE DATE IS AUGUST 1, 1996.
7. THE EFFECTIVE DATE IS AUGUST 1, 1996.
8. THE EFFECTIVE DATE IS AUGUST 1, 1996.

CIVIL NOTES

SEEDING SCHEDULE

DATE OF PLANTING
<table>
<thead>
<tr>
<th>JAN 1</th>
<th>FEB 15</th>
<th>MAR 15</th>
<th>APR 15</th>
<th>MAY 15</th>
<th>JUN 15</th>
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<tr>
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<td>NO SEED</td>
<td>NO SEED</td>
<td>NO SEED</td>
<td>NO SEED</td>
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</tbody>
</table>

SOWING SEEDS:
1. MECHANICAL OR HYDRAULIC SEEDING SHALL BE USED FOR SOWING SEEDS.
2. SOWING SEEDS SHALL BE PERFORMED WITH A SEEDER OR A SEEDING EQUIPMENT.
3. SOWING SEEDS SHALL BE PERFORMED WITH A SEEDER OR A SEEDING EQUIPMENT.

PLANTING METHODS:
1. PLANTING METHODS SHALL BE PERFORMED WITH A SEEDER OR A SEEDING EQUIPMENT.
2. PLANTING METHODS SHALL BE PERFORMED WITH A SEEDER OR A SEEDING EQUIPMENT.
3. PLANTING METHODS SHALL BE PERFORMED WITH A SEEDER OR A SEEDING EQUIPMENT.
4. PLANTING METHODS SHALL BE PERFORMED WITH A SEEDER OR A SEEDING EQUIPMENT.
BUILD TO SUIT VENDOR IS RESPONSIBLE FOR POWER AND TELCO CONDUIT FROM BACKBOARD/TELCO DEMARC TO AT&T LEASE AREA

NOTES:
1. SEE GENERAL NOTES ON SHEETS GM-1.
2. EXISTING FEATURES SHOWN HEREIN ARE BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS PERFORMED BY POINT TO POINT LAND SURVEYS DATED FEBRUARY 6, 2013.
3. INSTALL UNDERGROUND TELCO IN (2) 4" SCH. 40 PVC CONDUIT, INSTALL IN ACCORDANCE WITH OSHA AND ALL APPLICABLE CODES, LENGTH PER PLAN.
4. INSTALL UNDERGROUND (2) 4" SCH. 40 PVC CONDUIT, INSTALL IN ACCORDANCE WITH OSHA AND ALL APPLICABLE CODES, LENGTH PER PLAN.
5. ALL CONDUIT BENDS SHALL BE A MINIMUM 24" RADIUS.
6. ALL CONDUIT SHALL BE LOCATED 30" BELOW GRADE OR ON "TOP OF THE FRESH" LINE, WHICHEVER IS GREATER.
7. PLANT LAYOUT AND COMPONENTS OF UTILITY ROUTING MAY CHANGE BASED ON OWNED/FUTURE REQUIREMENTS. CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO BEGIN WORKING THE SCREEN MODIFICATIONS.
8. CONTRACTOR SHALL FILL AND TAMP THE LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND IMPROVEMENTS PRIOR TO COMPLETION OF CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REACTION OR REPAIR OF EXISTING IMPROVEMENTS DUE TO DAMAGE CAUSED DURING CONSTRUCTION.
10. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE CONTRACTOR WITH LOCAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS PROJECT.
11. CONTRACTOR SHALL COORDINATE POWER AND TELCO WITH UTILITIES PROVIDERS PRIOR TO SECOND PROJECT.

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BEGINNING ON THE WORK CONTAINED WITHIN THIS THEN PACKAGE. INCONSISTENCIES AND OMISSIONS SHALL BE BROUGHT TO THE CONTRACTOR'S ATTENTION PRIOR TO BEGGINING.
GEORGETOWN COUNTY PLANNING COMMISSION

DATE: February 20, 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

Boyd Johnson  
Director of Planning & Code Enforcement

Contact: Tiffany Coleman  
Report Completion Date: 2/14/2020
## STREET NAMES FOR GEORGETOWN COUNTY

<table>
<thead>
<tr>
<th>STREET NAME</th>
<th>ESN COMMUNITY NAME</th>
<th>ZIP CODE/ POSTAL AREA</th>
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</thead>
<tbody>
<tr>
<td>HERRING LANE</td>
<td>ANDREWS</td>
<td>ANDREWS SC 29510</td>
</tr>
<tr>
<td>FAVOR LANE</td>
<td>SAMPIT</td>
<td>GEORGETOWN SC 29440</td>
</tr>
</tbody>
</table>

I DO HEREBY CERTIFY THAT THE GEORGETOWN COUNTY PLANNING COMMISSION, AT A PUBLIC HEARING ON FEBRUARY 20, 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>
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<tbody>
<tr>
<td>Sandra Bundy</td>
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<td>A</td>
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<tr>
<td>Zach Grate</td>
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<td></td>
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<tr>
<td>Elizabeth Krauss</td>
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<td></td>
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<td></td>
<td>P</td>
</tr>
<tr>
<td>Robert Davis</td>
<td></td>
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<td></td>
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<td>P</td>
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<tr>
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<tr>
<td>Zannie Graham</td>
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<td>P</td>
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</table>

Note: P indicates present, and A indicates absent.
The Chairperson called the meeting to order at 5:32 pm.

I. PUBLIC INPUT PERIOD

The Chairperson opened the public input period.

Ms. Marla Jean Hamby, a resident of Pawleys Island, came forward to speak. She stated that she was a member of the Keep It Green organization which is concerned with density on the Waccamaw Neck. She invited the Commission members to attend a public meeting on 2/29/20. She passed out invitations.

The Chairperson closed the public input period.

II. MULTI-FAMILY

A. A request from James Wooten of DDC Engineers, Inc. as agent for Graycliff Capital Development, LLC for site plan review of a 143 unit multifamily development. This is an addition to the existing Waterleaf multifamily development and will be known as Waterleaf Phase II. The project is located at 4750 Wesley Road in Murrells Inlet. TMS #41-0119-030-02-00. Case Number MAJ 12-19-24560.

Mr. Boyd Johnson stated that the proposed plan for Phase 2 showed no increase in density. The project is not a land use change. He added that County Council would only vote one time on this request.

Mrs. Holly Richardson presented the staff report. The applicant is currently seeking approval for Phase 2 which includes 19.39 acres to the west of Phase 1. Phase 2 has frontage on Wesley Road and Old Kings Highway. The tract is zoned GR. The applicant is proposing 36 townhome style buildings containing a total of 143 two and three bedroom units. The site plan also includes a clubhouse and pool area, separate garages, a bike barn shelter and a dog park. The site contains .25 acres of wetlands and some fill will be required for the plan as shown. The proposed plan meets the maximum density allowed in the GR zoning district. The proposed plan complies or exceeds all setback requirements. The plan shows 305 parking spaces which exceeds the required 286 parking spaces. A tree removal and replacement plan will be
required for approval. The plan shows three proposed drainage ponds for the development which Georgetown County Stormwater will need to review and approve. GCWSD requires further discussions with the applicant regarding water and sewer systems being public or private. A traffic impact analysis was performed by Stantec in December 2019. The affected intersections are all expected to operate at acceptable levels with the exception of the US HWY 17 and Wesley Rd intersection which currently operates at a Level F and is expected to remain so. The internal road system will require street names.

Staff recommended approval of the site plan for the 143 units for Phase 2 as submitted subject to the following:

1. Acceptance and approval of the traffic study by the Commission.
2. A detailed landscape plan to be submitted and approved by Staff prior to construction. Level 1 buffer along boundary with the mobile home park to the west and Level 2 buffer along boundary with the single family homes to the north must be shown on conceptual plan.
3. Street names for the internal road system.
4. Final approvals from Murrells Inlet/Garden City Fire, GCWSD, Georgetown County Stormwater, OCRM and SCDOT.
5. The inclusion of 12 handicapped parking spaces on the conceptual plan.
6. The following corrections should be made to the attached narrative: correct TMS number provided on #1, net density changed to 8.28 units per acre in #5, add the 20 foot building separation for #6 and #10 should refer to Article XIII (Protected Trees).
7. A tree removal/replacement plan to be reviewed and approved by Staff. Grading plans and drainage plans should be designed to minimize protected tree removal, not only along the perimeter but within the development as well. Tree wells should be used as necessary.
8. The pedestrian connection shown in Phase 2 should be extended to provide a similar walking path connection in Phase 1.

Discussion followed regarding the final approval from Stormwater and the tree plan. Discussion on land disturbance and removal of protected trees- avoid clear cutting. Discussion on saving existing plant life for buffers and types of buffers recommended.

Mrs. Bundy expressed concern over placement of the public hearing signs for the project recommending that signs be placed on both roads that border the project.

Discussion on traffic study regarding number of vehicles per household.

The Chairperson opened the public hearing.

Mr. Seth Peterson, Graycliff Development, came forward to say he was available to answer any questions. He added that the vacant part of Phase 1 previously discussed would be landscaped.

Mr. Mike Wooten, DDC Engineers, came forward to address the Commission. He stated that the project is below density. He stated that he recognized that traffic and stormwater were hot topics for neighbors. He said there is ample ingress/egress for the project. They have 2 arborists on staff and are committed to saving the trees. He said they would consider a Level 2 buffer completely around the project. He stated the water/sewer system would be private and that he was confident of meeting stormwater requirements. He re-iterated the multiple entry points for traffic flow.

The Commission expressed concerns with the Wesley Road intersection which currently operates at a Level F. Mr. Wooten commented that the low grade is because of the configuration of the intersection. He stated that he lives close to that location and uses that intersection regularly.
Ms. Beverly Sullivan, a resident of Pawleys Island, spoke in opposition of the project. She expressed concerns over traffic, trees and loss of natural pervious surfaces. She commented that the developer was fined for removing protected trees in Phase 1. She asked the Commission to deny the request based on density and loss of natural resources. She added that the County needed to address increased density in the county.

The Chairperson closed the public hearing.

Discussion followed on compliance with land use regulations, approval of the traffic study- especially the Wesley Road intersection, moving entry points to save trees and possibly adjusting plans to save trees.

Mr. Hill made a motion to approve the request per staff’s recommendation. Mrs. Krauss seconded the motion.

In Favor: Mr. Hill
            Mr. Graham
            Mrs. Krauss
            Mr. Weaver

Opposed: Mrs. Bundy
            Mr. Davis

III. TEXT CHANGE

A. An amendment to Article XVII, Amendments, of the Zoning Ordinance regarding zoning application submission requirements.

B. An amendment to Article 2, Procedures, of the County Development Regulations regarding submission requirements for developments and plats.

C. A proposed amendment to the Planning Commission By-Laws regarding submission requirements.

Mr. Boyd Johnson presented the staff report. The aforementioned Articles and Planning Commission By-Laws currently require that submissions be submitted at least 45 days prior to a meeting. This conflicts with State law which requires the Planning Commission to render a decision within 30 days of a submittal. Failure to comply with this timeline means that submissions are sent to County Council with a positive recommendation. The 45 day submission requirement does not benefit staff and makes the approval process unnecessarily long.

Mrs. Bundy made a motion to approve the text changes as recommended by staff. The motion was seconded by Mr. Davis.

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

Opposed: 

IV. OTHER BUSINESS

A. Attendance Report
The attendance report was approved as submitted.

V. MINUTES DECEMBER 2019

Mrs. Bundy made a motion to approve the December 2019 minutes. The motion was seconded by Mr. Graham.

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

Opposed:

VI. STATUS REPORT

The status report was approved as submitted.

VII. LETTER OF CREDIT REPORT

The letter of credit report was approved as submitted.

VIII. ADJOURNMENT

Mr. Hill made a motion to adjourn. The motion was seconded by Mr. Weaver. The meeting adjourned at 6:36 pm.

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

Opposed:

Respectfully,

[Tiffany Coleman]
Secretary to Planning Commission
## GEORGETOWN COUNTY PLANNING COMMISSION

**DATE:** February 20, 2020  
**AGENDA ITEM:** Status Report on Plats and Subdivisions

### PLATS AND SUBDIVISIONS:

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<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>
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</table>
February 11, 2020

**THIRD READING**

Ordinance No. 19-26 - An amendment of Article XIII, Tree Regulations, of the Zoning Ordinance regarding trees in road right-of-way.

**FIRST READING**

Ordinance 20-01 - to amend the comprehensive plan, future land use map to reclassify two parcels located on archer road in Pawleys Island, further identified as tax map parcels tms 04-0147a-012-02-00 and tms 04-0147a-012-03-00, from medium density residential to commercial.

Ordinance No. 20-02 - To rezone two parcels located south of Archer Road, approximately 167 ft northwest of Geney Lane, in Pawleys Island (Tax Map Numbers 04-0147A-012-02-00 and 04-0147A-012-03-00) from General Residential (GR) to General Commercial (GC).
DEFFERED OR PREVIOUSLY SUSPENDED

Ordinance No. 2017-23 – To Amend the Pawleys Plantation Planned Development to change the land use designation for two parcels along Green Wing Teal Lane from Open Space to Single Family in order to allow an additional two single family lots to the PD.

January 28, 2020

SECOND READING

Ordinance 20-01 – to amend the comprehensive plan, future land use map to reclassify two parcels located on archer road in Pawleys Island, further identified as tax map parcels tms 04-0147a-012-02-00 and tms 04-0147a-012-03-00, from medium density residential to commercial.

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February 11, 2020

THIRD READING

Ordinance 20-01 – to amend the comprehensive plan, future land use map to reclassify two parcels located on archer road in Pawleys Island, further identified as tax map parcels tms 04-0147a-012-02-00 and tms 04-0147a-012-03-00, from medium density residential to commercial.

Ordinance No. 20-02 - To rezone two parcels located south of Archer Road, approximately 167 ft northwest of Geney Lane, in Pawleys Island (Tax Map Numbers 04-0147A-012-02-00 and 04-0147A-012-03-00) from General Residential (GR) to General Commercial (GC).

FIRST READING

Ordinance No. 20-05 - An amendment to the Article XVII, Section 1702.2 of the Zoning Ordinance regarding the submission time frame for applications to the Planning Commission.

Ordinance No. 20-06 - An amendment to Article 2, Section 2-2 of the Development Regulations regarding the time frame for applications to the Planning Commission.
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<th>NAME</th>
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<th>STATUS</th>
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