

A regular meeting of the Georgetown County Council was held on Tuesday, October 8, 2002 at 5:30 PM in County Council Chambers.

Present:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	Tom Swatzel
Staff:	Thomas W. Edwards, Jr.	Jack Scoville, Jr.
	Theresa Floyd	

Other staff members, members of the public, and representatives of the media were also present.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to newspapers, television and radio stations, citizens of the County, Department Heads, and posted on the bulletin board located in the lobby of the Courthouse.

Vice Chairman Johnny Morant called the meeting to order. Councilman Charlton gave an invocation and all joined in the pledge of allegiance. Councilman Morant stated that he would preside over the meeting tonight as Councilman Hemingway was out-of-town and would not be attending the meeting.

**APPROVAL OF THE AGENDA:**

The following additions were made to the agenda: addition of a contract with the Murrells Inlet-Garden City Fire Department for emergency medical services, and a contractual issue to be discussed in Executive Session regarding the Garden City Beach Groin Replacement Project.

A motion was made by Councilman Charlton and seconded by Councilman Drayton to approve the meeting agenda as amended. Chairman Morant asked for discussion. There was none.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	Tom Swatzel

**PUBLIC COMMENTS:**

Carol Winans

Ms. Winans, spokesperson for the League of Women Voter's, encouraged County Council to support recommendations contained in the report submitted by consultant, Sid Thomas, as relates to the Arcadia East Development Project.

Ms. Winans also commented regarding the need for Georgetown County to update its existing Zoning Ordinance, and the affects of commercial and industrial growth.

**MINUTES:**

A motion was made by Councilman Charlton to approve the minutes of the special council meeting of September 4, 2002 as submitted. Councilman Drayton seconded the motion. Vice Chairman Morant asked for discussion. There was no discussion.



Councilman Swatzel and Councilwoman Rudolph withdrew their previous motions for approval of this ordinance.

Councilman Swatzel made a motion to defer action on this ordinance until additional language could be considered at the next meeting of County Council. Councilman Charlton seconded the motion. Vice Chairman Morant asked for discussion. There was none.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	Tom Swatzel

Ordinance # 2002-50

Councilman Swatzel made a motion to grant third reading approval of Ordinance # 2002-50, to amend the Official Zoning Map of Georgetown County to rezone approximately 16.92 acres, in an area known as Pond Road Estates, from Forest and Agriculture (FA) to Planned Development (PD), as previously amended to exclude the Planning Commission's requirement for interconnectivity and a crash gate between this property and the adjacent property. Councilman Hood seconded the motion. Vice Chairman Morant asked for discussion. No discussion occurred.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	Tom Swatzel

Ordinance # 2002-51

A motion was made by Councilman Hood and seconded by Councilman Charlton to grant third reading approval of Ordinance # 2002-51, an Ordinance to invoke Pending Ordinance Doctrine. Vice Chairman Morant asked for discussion. There was no discussion.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	

Opposed: Tom Swatzel

Ordinance # 2002-53

Councilman Swatzel made a motion to grant third reading approval to Ordinance # 2002-53, amending the Georgetown County Zoning Map and the Hawk's Nest Planned Development Master Conceptual Plan to allow for expansion of the Development to include an additional 25.81 acres of land contiguous east of the current development boundary, as previously amended to exclude the Planning Commission's requirement for interconnectivity and a crash gate between this property and the adjacent property. Councilwoman Rudolph seconded the motion. Vice Chairman Morant asked for discussion. No discussion occurred.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	Tom Swatzel

**SECOND READING OF ORDINANCES:**

Ordinance # 2002-52

This issue was deferred pending a special meeting on October 14, 2002.

Ordinance # 2002-55

A motion was made by Councilman Hood to defer action on Ordinance # 2002-55, to establish mandatory footprint surveys at the point of foot inspection, and direct staff to consider other options such as the implementation of an application fee to cover the County's cost that may be associated with the appeals process. Councilman Drayton seconded the motion. Vice Chairman Morant asked for discussion. There was none.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	Tom Swatzel

Ordinance # 2002-56

This issue was deferred pending a special meeting on October 14, 2002.

Ordinance # 2002-57

A motion was made by Councilman Charlton to grant second reading approval of Ordinance # 2002-57, an Ordinance to authorize transfer of a County owned building located on Screven Street, known as the Harper Building, to the Georgetown County Chamber of Commerce. Councilwoman Rudolph seconded the motion. Vice Chairman Morant asked for discussion. There was none.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph

Opposed:	David Hood	Tom Swatzel
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**FIRST READING OF ORDINANCES – By Title Only**

The following Ordinances were introduced for first reading approval:

Ordinance # 2002-58- An Ordinance to amend the Georgetown County Code of Laws, Article III, Planning Commission, Section 15-35 to incorporate requirements for the development, review, and maintenance of the Georgetown County Comprehensive Plan.

Ordinance # 2002-59 – An Ordinance to amend the Official Zoning Map of Georgetown County to rezone approximately 3.81 acres on the west frontage road between Wesley Road and Wachesaw Road in Murrells Inlet from General Commercial to Planned Development.

Ordinance # 2002-60 – An Ordinance to amend the Official Zoning Map of Georgetown County to rezone 22.76 acres located west of the City of Georgetown on the north side of Fraser Street between Garden Avenue and Jessamine Street from General Commercial and MR10 to Planned Development.

Ordinance # 2002-61 – An amendment to the Official Zoning Map of Georgetown County to rezone 15.12 acres on Black Gum Road from Forrest and Agriculture to 10,000 Square Foot Residential (MR10).

Ordinance # 2002-62 – An Ordinance to amend the Official Zoning Map of Georgetown County for Downtown Pawleys Planned Development to allow for changes in the uses for an existing building and an increase in the use density.

### **REPORTS TO COUNCIL**

#### Arcadia East Development Project - Transportation Study

Mr. Mike Ridgeway, with Wilbur Smith Associates, presented a report analyzing the traffic impacts of the proposed Arcadia East Development Project located on the east side of US Highway 17. The project consists of a 3,600-acre development, which is proposed to be developed to contain a mixture of land uses including residential, retail, office space, recreational areas, and a resort. The report analyzed the impact of several different development scenarios. Full build of Arcadia East land uses would institute unacceptable transportation conditions, however, Highway 17 can support a reduced build plan with the addition of traffic signals.

Mr. Ridgeway responded to questions from members of County Council.

#### Arcadia East Development Project - Economic Impact Study

County Planning and Development Director, Mr. Allen Burns, provided an informational report regarding the economic/employment impact of the proposed Arcadia Development Project. The estimated number of jobs created in this development at full build out is over 4000 jobs, with an additional 2362 jobs created as a result of those jobs. This creates an estimated annual payroll of \$89 million from the proposed Arcadia Project at full build out. Mr. Burns responded to questions from members of County Council.

#### Arcadia East Development Project - Revenues Generated and Operational Expense

County Administrator, Thomas W. Edwards, Jr., provided an informational report regarding the projected revenues and operational expense to be generated from the proposed Arcadia East Development Project. Mr. Edwards provided an overview of the process used to arrive at the figures. The report projected revenue for General Government, Law Enforcement, Parks and Leisure, Environmental Services, Midway Fire District, hospitality tax, and admissions tax. An expense over revenue comparison was projected for the 30-year period. According to the report, the Arcadia Project will net out significant revenue to Georgetown County over the 30-year period, approximately 96 million. Mr. Edwards responded to questions from members of County Council.

Councilman Hood requested that staff provide a report analyzing revenue and expenditures generated from this project at 50% reduction of build out for County Council to consider at their special meeting on October 14, 2002.

#### Arcadia East Development Project - Beach Management Plan

Mr. Paul Battaglini, of the County Parks and Leisure Services Department, provided a status report on the Georgetown County Beach Management Plan, and responded to questions from members of County Council.

Councilman Drayton made a motion to adopt the staff's proposed plan of action to develop an integrated format for all existing elements of the Beach Management Plan to include the original plan, all subsequent updates, and a section devoted to future updates. The format will be indexed, bound for ease of identifying sections and made accessible for future reference. It will then be bound into the County's Comprehensive Land Use Plan. The Beach Management Plan should also be amended to

include the addition of signage on US Highway 17 identifying public beach accesses as well as printed material outlining public access points. Councilman Hood seconded the motion. Vice Chairman Morant asked for discussion. No further discussion occurred.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	Tom Swatzel

Trebol USA, LLC – Request for Five-year Exemption (PT-444)

A motion was made by Councilman Drayton to grant a request from Trebol USA, LLC, formerly Atofina Chemical, for a five-year exemption (PT-444) of ad valorem property taxes as provided for in South Carolina Code 12-37-220(c). Councilman Hood seconded the motion. Vice Chairman Morant asked for discussion. There was no discussion.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	Tom Swatzel

Murrells Inlet Dredging Association – Dredging Agreement

This issue was deferred. County Council took no action.

Ocean Ventures, Inc. – Agreement for Temporary Storage and Hauling of Dredge Material

This issue was deferred. County Council took no action.

Agreement with Murrells Inlet-Garden City Fire Department for Ambulance Service

Councilman Charlton made motion to approve the renewal of an agreement with the Murrell Inlet-Garden City Fire Department for the delivery of emergency medical services for one year. The contract remains at the annual amount of \$282,765. Councilman Swatzel seconded the motion. Vice Chairman Morant asked for discussion. No discussion occurred.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	Tom Swatzel

**EXECUTIVE SESSION:**

Councilman Charlton made a motion to move into Executive Session in order to discuss two contractual issues, one involving the Murrells Inlet Dredging Project and the other involving the Garden City Beach renourishment project. Councilwoman Rudolph seconded the motion. Vice Chairman Morant asked for discussion.

Councilman Swatzel requested to be recused from discussion related to the Murrells Inlet Dredging Project.

In Favor:	Ron Charlton	Johnny Morant
	Thomas Earl Drayton	Helen Rudolph
	David Hood	Tom Swatzel

Council moved into Executive Session at 7:45 PM

**OPEN SESSION:**

Council returned to Open Session at 8:38 PM. Vice Chairman Morant stated that while in Executive Session, County Council received a legal briefing from the County Attorney and discussed two contractual issues. No votes were taken while in Executive Session.

Councilman Charlton made a motion to adjourn the meeting.

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Date Approved

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Clerk to Council