

**REGULAR MEETING OF CITY COUNCIL
CITY OF GEORGETOWN, SC
JULY 20, 2006**

Notices of this meeting have been made in accordance with the 1976 Code of Laws of South Carolina Freedom of Information Act.

The Regular Meeting of City Council was held this date in the Council Chambers at City Hall with Mayor Lynn Wood Wilson presiding.

MEMBERS PRESENT:

Mayor Lynn Wood Wilson
Councilmember Brendon M. Barber, Sr. Councilmember Jack M. Scoville, Jr.
Councilmember Rudolph A. Bradley Councilmember Peggy P. Wayne
Councilmember Paige B. Sawyer, III

Councilmember Clarence C. Smalls was absent from the meeting.

ALSO PRESENT:

Mr. Steven E. Thomas, City Administrator
Mrs. Elise Crosby, City Attorney
Mrs. Ann U. Mercer, City Clerk
Mr. Glenn Dixon, Fleet Maintenance Superintendent
Chief Dan Furr, Georgetown Police Department
Mr. Sterling Geathers, Public Works Director
Mrs. Katrina Lawrimore, Director of Kaminski House Museum
Mr. Alan Loveless, Electric Utility Director
Mrs. Jessica Miller, Finance Director
Mr. Lane Mixon, Manager of Water/Wastewater/Stormwater
Mrs. Sabrina Morris, Director of Development
Chief Joey Tanner, Georgetown Fire Department

NEWS MEDIA

Georgetown Times – Scott Harper

REGULAR MEETING OF CITY COUNCIL (2) JULY 20, 2006

Mayor Wilson opened the Regular Meeting of City Council at 5:30 PM.

Call to Order

Councilmember Sawyer rendered the invocation and led the Pledge of Allegiance.

Invocation and Pledge

Mayor Wilson asked that all non-emergency electronic devices be turned off during the Council Meeting.

Open Public Comment Section

Mayor Wilson opened the Public Comment Section at 5:34 PM and recognized Mr. Art Gilman. Mr. Gilman said he represented a group from the Historic District who are requesting Council to have a rezoning study conducted for that District...they do not believe high density housing is appropriate any longer. He also added this may be the appropriate time to review the zoning for the Waterfront Commercial District. A request was made for Council to declare a moratorium of any renovations or new constructions within the Historic District which is not for single family dwellings until a study is completed, and if appropriate the rezoning process completed.

Art Gilman

Mr. Wayne Shockley asked if he could address Council. He presented a petition from residents of Maryville asking that City Council not accept the Planning Commission recommendation for zoning changes from R1 (low density) to R4 (high density) of 160-184 acres in their neighborhood which would include annexation of property into the City. He said they are not against growth and development but want it to be controlled.

Wayne Shockley

Mr. Bill Doar, representing the three owners of the property in Maryville (approximately 150 acres), addressed Council. Jimmy Moore, Sr., Arthur Flowers and he bought the property about thirty years ago. They have had a number of opportunities to develop the property including a trailer park, low-income government apartments and low-income government housing. However, they did not want to put the property to any use that would be less than the existing surrounding neighborhoods. Eight to nine months ago Centex approached the owners about buying the property and at the same time annexing approximately half of the property into the City. Being a native of Georgetown, Mr. Doar said we need nice, medium income, affordable housing for our citizens. He asked Council to approve the annexation and rezoning requests.

Bill Doar

Mr. Matt Raines, a representative from Centex Homes provided drawings of some of the homes they plan to build on the property,

\$150,000 to the lower \$200,000 range. He said they plan to increase the density in certain areas and provide open space in others. A pool cabana and a community center are planned for the residents of the subdivision. The current land plan calls for two houses per acre with a total of approximately 385 homes.

Mayor Wilson closed the Public Comment Section at 5:50 PM.

Mayor Wilson recognized Mr. Leslie McIver of Conway who introduced Scott Gallimore the Executive Director of the Conway City of Character program. Mr. Gallimore said Conway has been a City of Character since 1999 and last month a Resolution was passed for Horry County to become a County of Character. He said they will be hosting a conference in October, Building Cities of Character, and hopes Georgetown will participate. He introduced Mr. Steve Menzel, President of the International Association of Character Cities. Mr. Menzel told Council that emphasizing good character as a community is vital. Several years ago South Carolina passed a Resolution to become a State of Character, three counties and 27 cities have also passed Resolutions. He said the October conference will play a big part in allowing cities and counties to plug in to statewide initiatives that are happening. Law enforcement agencies, school officials and others will be involved. He said the character of our Nation is at jeopardy and we need to become men and women of character. Mayor Wilson recognized Councilmembers and staff who have attended the Character First Training Institute and said Mayor Pro Tem Barber is the incoming Chairman for the Marine Institute which works with young men across the United States. He stated the local school system is working hard on character first.

Mrs. Sabrina Morris presented an ordinance for first reading to accept the petition from James Moore, Jr. and William Doar, Jr. to annex approximately 92.3 acres of property located between Highway 17 (Charleston Highway) and South Island Road and further declaring zoning applicable thereto.

MAYOR PRO TEM BARBER MOVED TO APPROVE FIRST READING TO AN ORDINANCE ACCEPTING THE PETITION FROM JAMES MOORE, JR. AND WILLIAM DOAR, JR. TO ANNEX APPROXIMATELY 92.3 ACRES OF PROPERTY LOCATED BETWEEN HIGHWAY 17 (CHARLESTON HIGHWAY) AND SOUTH ISLAND ROAD AND FURTHER DECLARING ZONING APPLICABLE THERETO, SECONDED BY

**Close Public
Comment Section**

**Steve Menzel,
President of
International
Association of
Character Cities**

**1st Reading –
Annex 92.3 Acres**

COUNCILMEMBER BRADLEY. Mayor Wilson asked for discussion. Councilmember Scoville said it behooves us as a City to try to control the growth that is occurring around the central part of the County. If we don't annex this property it will be up to the County to say how it is going to be developed. Annexation is a positive thing for the City. He would much rather the City determine how it will develop and grow than the County and he encouraged all of Council to vote in favor. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

Mrs. Morris presented an ordinance for first reading rezoning approximately 92.3 acres owned by James Moore, Jr. and William Doar, Jr. located between Highway 17 (Charleston Highway) and South Island Road from low density residential (R-1) to high density residential (R-4).

COUNCILMEMBER BRADLEY MOVED TO APPROVE FIRST READING TO AN ORDINANCE REZONING APPROXIMATELY 92.3 ACRES OWNED BY JAMES MOORE, JR. AND WILLIAM DOAR, JR. LOCATED BETWEEN HIGHWAY 17 (CHARLESTON HIGHWAY) AND SOUTH ISLAND ROAD FROM LOW DENSITY RESIDENTIAL (R-1) TO HIGH DENSITY RESIDENTIAL (R-4), SECONDED BY COUNCILMEMBER WAYNE. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

1st Reading –
Rezone 92.3 Acres

Mrs. Morris presented an ordinance for first reading to amend the Future Land Use Map from the Comprehensive Plan of the City of Georgetown, South Carolina to allow for the designation of high density residential on the parcel requesting annexation and rezoning owned by James Moore, Jr. and William Doar, Jr., between South Island Road and Highway 17 (TMP #1-445-22).

COUNCILMEMBER WAYNE MOVED TO APPROVE FIRST READING TO AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP FROM THE COMPREHENSIVE PLAN OF THE CITY OF GEORGETOWN, SOUTH CAROLINA TO ALLOW FOR THE DESIGNATION OF HIGH DENSITY RESIDENTIAL ON THE PARCEL REQUESTING ANNEXATION AND REZONING OWNED BY JAMES MOORE, JR. AND WILLIAM DOAR, JR., BETWEEN SOUTH ISLAND ROAD AND HIGHWAY 17 (TMP #1-445-22), SECONDED BY MAYOR PRO TEM BARBER. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION**

1st Reading –
Amend Future
Land Use Map

WAS UNANIMOUSLY CARRIED 6-0.

Mrs. Morris presented an ordinance for first reading to accept the Petition from 711 Partners, LLC to annex approximately 15.77 acres of property located between Highway 17 (Charleston Highway) and South Island Road and further declaring zoning applicable thereto.

COUNCILMEMBER WAYNE MOVED TO APPROVE FIRST READING TO AN ORDINANCE ACCEPTING THE PETITION FROM 711 PARTNERS, LLC TO ANNEX APPROXIMATELY 15.77 ACRES OF PROPERTY LOCATED BETWEEN HIGHWAY 17 (CHARLESTON HIGHWAY) AND SOUTH ISLAND ROAD AND FURTHER DECLARING ZONING APPLICABLE THERETO, SECONDED BY COUNCILMEMBER BRADLEY. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**1st Reading –
Annex 15.77 Acres**

Mrs. Morris presented an ordinance for first reading to rezone approximately 15.77 acres owned by 711 Partners, LLC located between Highway 17 (Charleston Highway) and South Island Road from low density residential (R-1) to high density residential (R-4).

MAYOR PRO TEM BARBER MOVED TO APPROVE FIRST READING TO AN ORDINANCE REZONING APPROXIMATELY 15.77 ACRES OWNED BY 711 PARTNERS, LLC LOCATED BETWEEN HIGHWAY 17 (CHARLESTON HIGHWAY) AND SOUTH ISLAND ROAD FROM LOW DENSITY RESIDENTIAL (R-1) TO HIGH DENSITY RESIDENTIAL (R-4), SECONDED BY COUNCILMEMBER BRADLEY. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**1st Reading –
Rezone 15.77
Acres**

Mrs. Morris presented an ordinance for first reading to amend the Future Land Use Map from the Comprehensive Plan of the City of Georgetown, South Carolina to allow for the designation of high density residential on the parcel requesting annexation and rezoning owned by 711 partners, between South Island Road and Highway 17 (TMP #1-445-22.04).

COUNCILMEMBER WAYNE MOVED TO APPROVE FIRST READING TO AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP FROM THE COMPREHENSIVE PLAN OF THE CITY OF GEORGETOWN, SOUTH CAROLINA TO ALLOW FOR THE

**1st Reading –
Amend Future
Land Use Map**

DESIGNATION OF HIGH DENSITY RESIDENTIAL ON THE PARCEL REQUESTING ANNEXATION AND REZONING OWNED BY 711 PARTNERS, BETWEEN SOUTH ISLAND ROAD AND HIGHWAY 17 (TMP #1-445-22.04) SECONDED BY COUNCILMEMBER BRADLEY. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

Mrs. Morris presented an ordinance for first reading to rezone approximately 13.53 acres owned by 711 Partners, LLC located between Highway 17 (Charleston Highway) and South Island Road from low density residential (R-1) to high density residential (R-4).

MAYOR PRO TEM BARBER MOVED TO APPROVE FIRST READING TO AN ORDINANCE REZONING APPROXIMATELY 13.53 ACRES OWNED BY 711 PARTNERS, LLC LOCATED BETWEEN HIGHWAY 17 (CHARLESTON HIGHWAY) AND SOUTH ISLAND ROAD FROM LOW DENSITY RESIDENTIAL (R-1) TO HIGH DENSITY RESIDENTIAL (R-4), SECONDED BY COUNCILMEMBER SAWYER. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

1st Reading –
Rezone 13.53
Acres

Mrs. Morris presented an ordinance for first reading to amend the Future Land Use Map from the Comprehensive Plan of the City of Georgetown, South Carolina to allow for the designation of high density residential on the parcels requesting rezoning owned by 711 partners, between South Island Road and Highway 17 (TMP #5-51-5 and 5-51-2).

COUNCILMEMBER BRADLEY MOVED TO APPROVE FIRST READING TO AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP FROM THE COMPREHENSIVE PLAN OF THE CITY OF GEORGETOWN, SOUTH CAROLINA TO ALLOW FOR THE DESIGNATION OF HIGH DENSITY RESIDENTIAL ON THE PARCELS REQUESTING REZONING OWNED BY 711 PARTNERS, BETWEEN SOUTH ISLAND ROAD AND HIGHWAY 17 (TMP #5-51-5 AND 5-51-2), SECONDED BY MAYOR PRO TEM BARBER. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

1st Reading –
Amend Future
Land Use Map

Mrs. Morris presented an ordinance for first reading rezoning approximately 64.4 acres owned by James Moore, Jr. and William Doar, Jr. Located between Rion Street and South Island Road from low density residential (R-1) to high density residential (R-4).

COUNCILMEMBER WAYNE MOVED TO APPROVE FIRST READING TO AN ORDINANCE REZONING APPROXIMATELY 64.4 ACRES OWNED BY JAMES MOORE, JR. AND WILLIAM DOAR, JR. LOCATED BETWEEN RION STREET AND SOUTH ISLAND ROAD FROM LOW DENSITY RESIDENTIAL (R-1) TO HIGH DENSITY RESIDENTIAL (R-4), SECONDED BY MAYOR PRO TEM BARBER. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

1st Reading –
Rezone 64.4 Acres

Mrs. Morris presented an ordinance for first reading to amend the Future Land Use Map from the Comprehensive Plan of the City of Georgetown, South Carolina to allow for the designation of high density residential on the parcel requesting rezoning owned by James Moore, Jr. and William Doar, Jr., between South Island Road and Highway 17 (TMP #5-51-008).

COUNCILMEMBER BRADLEY MOVED TO APPROVE FIRST READING TO AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP FROM THE COMPREHENSIVE PLAN OF THE CITY OF GEORGETOWN, SOUTH CAROLINA TO ALLOW FOR THE DESIGNATION OF HIGH DENSITY RESIDENTIAL ON THE PARCEL REQUESTING REZONING OWNED BY JAMES MOORE, JR AND WILLIAM DOAR, JR., BETWEEN SOUTH ISLAND ROAD AND HIGHWAY 17 (TMP #5-51-008), SECONDED BY COUNCILMEMBER WAYNE. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

1st Reading –
Amend Future
Land Use Map

Mrs. Morris presented an ordinance for first reading to remove the entire Zoning Ordinance in its entirety from the City of Georgetown Code of Ordinances Under Appendix “A” and instead reference the Zoning Ordinance under Appendix “A” of said ordinance. When any changes are made to the ordinance, it is required that the City Clerk have each amendment codified. Staff is in the process of rewriting the entire Zoning Ordinance. Having each amendment codified is a substantial amount of money. Mrs. Morris said there will be a copy of the ordinance in the City Clerk’s office and Building and Planning

Department and it will be posted on the City's website.

COUNCILMEMBER WAYNE MOVED TO APPROVE FIRST READING TO AN ORDINANCE TO REMOVE THE ENTIRE ZONING ORDINANCE IN ITS ENTIRETY FROM THE CITY OF GEORGETOWN CODE OF ORDINANCES UNDER APPENDIX "A" AND INSTEAD REFERENCE THE ZONING ORDINANCE UNDER APPENDIX "A" OF SAID ORDINANCE, SECONDED BY COUNCILMEMBER BRADLEY. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**1st Reading –
Remove Zoning
Ordinance from
Code of
Ordinances**

Chief Dan Furr presented an ordinance for second reading to amend Chapter 3 Animals and Fowl, Article II Dogs and Cats, Sec. 3-24 Fierce, Dangerous Dogs Prohibited at Large; Seizure, Destruction. He said after first reading, staff has met with Kari Terry and Mr. Hugh Jones, President of the Humane Society, to clarify some wording that was strictly housekeeping.

COUNCILMEMBER WAYNE MOVED TO APPROVE SECOND READING TO AN ORDINANCE TO AMEND CHAPTER 3 ANIMALS AND FOWL, ARTICLE II DOGS AND CATS, SEC. 3-24 FIERCE, DANGEROUS DOGS PROHIBITED AT LARGE; SEIZURE, DESTRUCTION, SECONDED BY COUNCILMEMBER BRADLEY. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**2nd Reading –
Animal Control
Ordinance**

Chief Joey Tanner updated Council on what the City does to prepare for hurricanes. Department Heads meet every June to review the City's entire Plan and they provide any updates for their department at that time. Chief Tanner has a master copy of the Plan, the City Administrator has a copy in his office and each department has individual copies. City staff works with Mr. Lewis Dugan with Georgetown County Emergency Preparedness to coincide with their plan for evacuation. He asked Mr. Dugan to inform Council of changes taking place in the County. Mr. Dugan said the County involves the municipalities in their plan and efforts every year. As a result of Hurricanes Katrina and Rita, major changes were enacted this year. There are only two Red Cross approved shelters in Georgetown County; Pleasant Hill Elementary School and Andrews Primary School. The state has set up a regional sheltering process. If the Governor orders an evacuation and the shelters in Georgetown

**Update on
Hurricane
Preparedness**

County become full, nine counties in our district open Red Cross approved shelters to accept people who have to abide by the rules of the evacuation. All traffic from Garden City south comes through Georgetown, on to Highway 521 to Columbia or Highway 51 to Florence. The County has designated central pickup points for people who do not have transportation to the emergency shelters. Two busses and drivers from the school district are placed on standby, routes are set up and the times for pick up will be on the radio stations, the County's website and a phone number will be available to call for information. The old Wal Mart is the central pickup point in the City. He said a representative from the State Emergency Office along with FEMA representatives will be in the EOC before a hurricane makes landfall here. Councilmember Bradley said he would like to have two designation pickup points added, one in Maryville and one in the West End. Mr. Dugan said this would not be a problem and both could be added. Chief Furr said when the Governor orders an evacuation, there is a plan in place to have the South Carolina Highway Patrol, National Guard, Sheriff's Office and City Police Department assigned to specific stations to help expedite traffic in and out of the City. Chief Tanner said during a hurricane, emergency meetings are held at different times for different purposes.

Mr. Lane Mixon presented an agreement for approval between the City of Georgetown and Jordan, Jones and Goulding, Inc. for engineering services for the Maryville booster pump project not to exceed \$44,000. He said this will kick off efforts to increase the water pressure and flow in the Maryville area.

COUNCILMEMBER BRADLEY MOVED TO APPROVE AGREEMENT BETWEEN THE CITY OF GEORGETOWN AND JORDAN, JONES AND GOULDING, INC. (TASK ORDER NUMBER 16) FOR ENGINEERING SERVICES FOR THE MARYVILLE BOOSTER PUMP PROJECT NOT TO EXCEED \$44,000, SECONDED BY MAYOR PRO TEM BARBER. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.** Mr. Mixon said this project may begin after the first of the year.

**Approve
Agreement with
JJ&G Re. Maryville
Booster Pump
Project**

Mr. Thomas told Council the School District absorbed most of the legal cost related to the settlement of the steel mill tax appeal. Since all parties involved are pleased, they have requested that we share in the legal costs. The total legal fees were \$14,582. This amount has been divided between the School District, Georgetown County

and the City. The City's portion is \$4,860.62. The settlement benefited each entity and an agreement with regard to the real and personal property value was reached in cooperation with the South Carolina Department of Revenue. He asked Council to consider payment to the School District.

MAYOR PRO TEM BARBER MOVED TO APPROVE REIMBURSEMENT OF LEGAL FEES TO THE SCHOOL DISTRICT IN THE AMOUNT OF \$4,860.62 ASSOCIATED WITH THE STEEL MILL TAX APPEAL CASE, SECONDED BY COUNCILMEMBER BRADLEY. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**Approve
Reimbursement of
Legal Fees
Associated with
Steel Mill Tax
Appeal**

Mr. Thomas presented an agreement between the City of Georgetown and the St. Frances Humane Society in the amount of \$53,000 for animal shelter services provided by the Humane Society from July 1, 2006 through June 30, 2007. He reviewed changes to Items 4, 5, 6, and 7 and suggested changing advance written notice of cancellation from 90 days to six months. The Humane Society has requested they assume control of the grounds and buildings comprising the old "City Pound." The City leases the property which is owned by International Paper Company. Staff can pursue this at Council's direction.

COUNCILMEMBER WAYNE MOVED TO APPROVE AGREEMENT BETWEEN CITY OF GEORGETOWN AND ST. FRANCES HUMANE SOCIETY IN THE AMOUNT OF \$53,000, ALLOW THE HUMANE SOCIETY TO TAKE OVER THE PROPERTY, AND CHANGE THE ADVANCE WRITTEN NOTICE OF CANCELLATION TO SIX MONTHS, SECONDED BY MAYOR PRO TEM BARBER. Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**Approve
Agreement
Between City and
St. Frances
Humane Society**

Mr. Thomas told City Council staff recently met with the landscape architect on the CDBG, Front Street streetscape project and the preliminary plans are here for review. The project is scheduled to open bids in September and construction begin in October.

Councilmember Scoville asked if Mrs. Morris could contact the residents in the Historic District to receive feedback on what they are looking for (presented during Public Comments section), and report back to Council in August or September.

COUNCILMEMBER BRADLEY MOVED TO APPROVE MINUTES OF CITY COUNCIL BUDGET WORKSHOP, PUBLIC HEARING AND REGULAR MEETING DATED JUNE 15, 2006 AND PUBLIC HEARING AND SPECIAL MEETING DATED JUNE 29, 2006, SECONDED BY MAYOR PRO TEM BARBER. Mayor Wilson asked for discussion. Mayor Wilson called for the question. THE MOTION WAS UNANIMOUSLY CARRIED 6-0.

Minutes – Budget Workshop, Public Hearing & Regular Mtg. 6/15/06; Public Hearing & Special Meeting 6/29/06

COUNCILMEMBER BRADLEY MOVED TO ADJOURN REGULAR MEETING OF CITY COUNCIL, SECONDED BY COUNCILMEMBER WAYNE AND UNANIMOUSLY CARRIED 6-0.

Adjourn Regular Meeting

The Regular Meeting of City Council was adjourned at 6:34 PM.

Ann U. Mercer
City Clerk

DATE APPROVED: 08-17-06
VERIFYING INITIALS: _____

REGULAR MEETING OF CITY COUNCIL (12) JULY 20, 2006