

**REGULAR MEETING OF CITY COUNCIL  
CITY OF GEORGETOWN, SC  
AUGUST 17, 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 Clarence C. Smalls  
Councilmember Paige B. Sawyer, III

Councilmember Peggy P. Wayne 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. Lynn Griffith, Information Technology Director  
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  
Mrs. Ellen Nespeca, Keep Georgetown Beautiful Executive Director  
Chief Joey Tanner, Georgetown Fire Department

**NEWS MEDIA**

Georgetown Times – Jason Lesley  
Sun News – Zane Wilson

REGULAR MEETING OF CITY COUNCIL (2) AUGUST 17, 2006

Mayor Wilson opened the Regular Meeting of City Council at 5:30 PM and announced the fire code total occupancy for the Council Chamber is 50 people. He asked that anyone without a chair move to the rotunda where speakers will broadcast the meeting.

**Call to Order**

Fire Chief Joey Tanner 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.

Mayor Wilson opened the Public Comment Section at 5:33 PM and recognized Mr. Ed Verville who expressed his concerns regarding the amount of traffic that new developments on South Island Road will create and requested Council not rezone the property on South Island Road to R-4.

**Open Public Comment Section**

**Mr. Ed Verville**

Mayor Wilson recognized Mrs. Vicki Platt who told Council she has recently moved to Georgetown from Surfside Beach and lives on Highmarket Street. She requested Council to rezone the Historic District to its own district and eliminate multi-family as an allowable use. She said the Historic District is truly unique and deserves a unique set of guidelines governing its use to facilitate collective efforts to preserve its character.

**Mrs. Vicki Platt**

Mayor Wilson recognized Mrs. Jane B. Orry. Mrs. Orry lives at 406 Queen Street in the Historic District. She told Council she does not want to lose the present flavor of the City and asked them to rezone the Historic District.

**Ms. Jane Orry**

Mayor Wilson recognized Ms. Ojetta Smith. She informed Council of an oak street hanging over the Kelly's house on Prince Street. Because of the tree ordinance, she did not know if the limbs could be cut. Mayor Wilson said he would ask Mr. Alan Loveless to look into this matter.

**Ms. Ojetta Smith**

Mayor Wilson recognized Mr. Jeff Gruver who said he was Vicki Platt's husband. He said they came to Georgetown because of the beautiful environment and permanent population, along with the friendliness. He asked Council to pass the rezoning ordinance to allow the Historic District to become its own zone and to be able to maintain the wonderful flavor and environment that currently exists.

**Mr. Jeff Gruver**

Mayor Wilson recognized Mr. Tom Gillespie who said he has lived on Prince Street for almost 30 years and is the past president of the Historical District homeowners association. He told Council many residents are very concerned about the proposed development on Church Street, mainly the height request. He said this project will have a long-term affect on the community. The gateway to Georgetown from the beach has been enhanced by the Hampton Inn and the new Quality Inn Suites. The Hampton, located off the highway, is 49 feet tall. Council is being asked to permit several residential buildings 65 feet in height on highway 17 and to interrupt an established commercial corridor. He asked Council to be very careful how they vote. The conceptual plan represents a new threshold for the community. Concerns of the Planning Commission and Architectural Review Board are legitimate and are important and should be addressed. He asked Council to seek the same level of excellence in planning for the entrance to Georgetown.

**Mr. Tom Gillespie**

Mayor Wilson recognized Mr. Charles Smith who told Council their decision on the Willow Bank Condo PUD is an important event in Georgetown's history. It will be a statement of Council's vision on what you want for Georgetown in the future. The Zoning Ordinance has a height requirement of 35 feet, a setback of 50 feet from highway 17 for commercial businesses and a setback for residences of 10 feet from the rear property line. This Planned Development is proposing commercial buildings 40 feet high, two condos 65 feet high, a setback of 10 feet from highway 17 and a 4 foot setback from the rear property line. Mr. Smith told Council by their decision they would set the standard for how they want Georgetown to look.

**Mr. Charles Smith**

Mayor Wilson closed the Public Comment Section at 5:48 PM.

**Close Public  
Comment Section**

City Council viewed the character trait of the month video on Benevolence.

**Character Trait of  
the Month Video**

Mayor Wilson congratulated Mr. Nelson Brown, one of the coaches for Dixie Debs, on their victory and representing Georgetown County in the world series. Mr. Brown thanked the community for their support and encouragement.

**COUNCILMEMBER SAWYER MOVED TO APPROVE A PROCLAMATION DECLARING GEORGETOWN, SOUTH CAROLINA AS THE HOME OF THE GEORGETOWN COUNTY DIXIE DEBS WORLD SERIES RUNNERS-UP, SECONDED BY COUNCILMEMBER BRADLEY. THE MOTION WAS**

**Proclamation –  
Dixie Debs**

**UNANIMOUSLY CARRIED 6-0.**

**MAYOR PRO TEM BARBER MOVED TO APPROVE A PROCLAMATION PROCLAIMING SEPTEMBER 16, 2006 AS BEACH SWEEP/RIVER SWEEP DAY IN THE CITY OF GEORGETOWN, SOUTH CAROLINA, SECONDED BY COUNCILMEMBER SAWYER. THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**Proclamation –  
Beach Sweep/  
River Sweep Day**

Mrs. Sabrina Morris presented an ordinance for second 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 SECOND 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 COUNCILMEMBER SMALLS.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**2<sup>nd</sup> Reading –  
Annex 92.3 Acres**

Mrs. Morris presented an ordinance for second 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 SAWYER MOVED TO APPROVE SECOND 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 MAYOR PRO TEM BARBER.** Mayor Wilson asked for discussion. Councilmember Bradley expressed his concern with the number of residences proposed for the development. He said the growth has to be served by the municipality and if it happens too quickly we will never catch up.

**2<sup>nd</sup> Reading –  
Rezone 92.3 Acres**

Councilmember Smalls asked if Building and Planning will have any input. Mrs. Morris stated before being presented to the Planning Commission, a required wetlands survey and a traffic study will be reviewed by staff, as well as the technical review committee. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

Mrs. Morris presented an ordinance for second 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).

**MAYOR PRO TEM BARBER MOVED TO APPROVE SECOND 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 COUNCILMEMBER SAWYER.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

2<sup>nd</sup> Reading –  
Amend Future  
Land Use Map

Mrs. Morris presented an ordinance for second 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 SAWYER MOVED TO APPROVE SECOND 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 SMALLS.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

2<sup>nd</sup> Reading –  
Annex 15.77 Acres

Mrs. Morris presented an ordinance for second 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).

**COUNCILMEMBER SAWYER MOVED TO APPROVE SECOND 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.**

2<sup>ND</sup> Reading –  
Rezone 15.77  
Acres

Mrs. Morris presented an ordinance for second 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).

**MAYOR PRO TEM BARBER MOVED TO APPROVE SECOND 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 711 PARTNERS, BETWEEN SOUTH ISLAND ROAD AND HIGHWAY 17 (TMP #1-445-22.04) SECONDED BY COUNCILMEMBER SAWYER.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

2<sup>ND</sup> Reading –  
Amend Future  
Land Use Map

Mrs. Morris presented an ordinance for second 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).

**COUNCILMEMBER SAWYER MOVED TO APPROVE SECOND 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**

2<sup>ND</sup> Reading –  
Rezone 13.53  
Acres

**COUNCILMEMBER SMALLS.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

Mrs. Morris presented an ordinance for second 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 SMALLS MOVED TO APPROVE SECOND 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 COUNCILMEMBER BRADLEY.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

2<sup>nd</sup> Reading –  
Amend Future  
Land Use Map

Mrs. Morris presented an ordinance for second 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 BRADLEY MOVED TO APPROVE SECOND 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 COUNCILMEMBER SMALLS.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

2<sup>ND</sup> Reading –  
Rezone 64.4 Acres

Mrs. Morris presented an ordinance for second 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 SECOND 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 SAWYER.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

2<sup>nd</sup> Reading –  
Amend Future  
Land Use Map

Mrs. Morris presented an ordinance for second 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. There will be a copy of the entire ordinance in the City Clerk’s office and Building and Planning Department and it will be posted on the City’s website.

**COUNCILMEMBER BRADLEY MOVED TO APPROVE SECOND 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 SAWYER.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

2<sup>nd</sup> Reading –  
Remove Zoning  
Ordinance from  
Code of  
Ordinances

Mrs. Morris presented an ordinance for first reading to amend the Zoning Ordinance, Article VI, Establishment of District Boundaries and Rules for the Interpretation of District Boundaries; Article VII Provision Governing Use Districts; and Article VIII, Area, Yard and Height Requirements, and Article X Sign Regulations to Allow for the Addition of an Historic Residential (HR) Zoning District; and approve first reading to an Ordinance to amend the Official Zoning Map of the City of Georgetown by revising and amending the zoning boundaries to incorporate the New Historic Residential (HR) District and invoke Pending Doctrine Ordinance until the Ordinance is either enacted or rejected at second reading.

COUNCILMEMBER SAWYER MOVED TO APPROVE FIRST READING TO AN ORDINANCE TO AMEND THE ZONING ORDINANCE, ARTICLE VI, ESTABLISHMENT OF DISTRICT BOUNDARIES AND RULES FOR THE INTERPRETATION OF DISTRICT BOUNDARIES; ARTICLE VII PROVISION GOVERNING USE DISTRICTS; AND ARTICLE VIII, AREA, YARD AND HEIGHT REQUIREMENTS, AND ARTICLE X SIGN REGULATIONS TO ALLOW FOR THE ADDITION OF AN HISTORIC RESIDENTIAL (HR) ZONING DISTRICT; AND APPROVE FIRST READING TO AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GEORGETOWN BY REVISING AND AMENDING THE ZONING BOUNDARIES TO INCORPORATE THE NEW HISTORIC RESIDENTIAL (HR) DISTRICT AND INVOKE PENDING DOCTRINE ORDINANCE UNTIL THE ORDINANCE IS EITHER ENACTED OR REJECTED AT SECOND READING, SECONDED BY COUNCILMEMBER BRADLEY. Mayor Wilson asked for discussion. Councilmember Bradley said if the Architectural Review Board is in control of the entire Historic District, he does not see the necessity for this ordinance. Mrs. Morris said at the last Council meeting several residents from the Historic District asked for a comprehensive rezoning for the residential section of that area to remove multi-family and group dwellings. She said R-1 does not allow for multi-family or group dwellings; however, staff did not recommend rezoning to R-1 based on the size of the lots in the Historic District at present. R-1 requires a minimum lot size of 10,000 square feet and does not allow any commercial. There would be many non-conforming uses, as well as land, in that area. After a review of other areas, a new zoning district is presented that maintains the size requirements, the setback requirements and the lot width required in R-4 and removes the multi-family, group dwellings, adult day care, nursing homes and/or schools. Mrs. Morris explained if this ordinance is passed and approved by pending doctrine ordinance, it would become effective immediately upon publication in the newspaper, advertising a public hearing. The multi-family in the area would become grandfathered, non-conforming. Councilmember Bradley asked about the authority of the Architectural Review Board. Mrs. Morris said the ARB has no authority to say you cannot build what is allowed in the zoning district, they can only look at the appearance. Mr. Bradley voiced his concern that if a multi-family house is destroyed, they would not be allowed to rebuild. Mayor Wilson said everybody should have the right to live in the Historic District. Councilmember Scoville said this would not exclude people from living in the Historic District; they can live any where they can either rent or buy. This would disallow multi-

**Failed Motion to  
Establish an  
Historic  
Residential Zoning  
District**

family buildings. Councilmember Bradley asked the City Attorney about the legal ramifications of approving this ordinance. Mrs. Crosby said Council has the absolute right as a municipality to enact our own standing ordinance as we see fit. She stated if a landowner, who could potentially have a project for an apartment building in the Historic District, was denied based on the Zoning Ordinance, he could sue. Councilmember Smalls asked what is being proposed. Mrs. Morris said there is one area on Highmarket Street where a multi-family is being proposed. Mayor Wilson asked if anyone could tell him why multi-family should be excluded. Mayor Pro Tem Barber said Georgetown has always been diverse and inviting. He said this would be more restrictive, not putting up a physical gate, but an invisible gate and he does not see the City going in that particular direction. He is also concerned if a property is grandfathered in and is destroyed, they would not have a right to rebuild. This would be excluding people. He asked what is the problem with multi-family. Councilmember Sawyer said before there was an Historic District there were mobile homes where the Georgetown Times is located and on Cannon and Front Street. With the zoning that is now in place, we have moved beyond having mobile homes in the Historic District and the City, except in the West End, where the lot sizes cannot accommodate a stick-build house. Several years ago, residents in the West End came before City Council asking for a new R-5 zoning to disallow mobile homes in this particular area. After much research and hard work by the Building and Planning Department and Waccamaw Regional Planning a solution was presented and passed by Council. He said none of these questions were asked and he doesn't see anything different in restricting multi-family housing in the Historic District than restricting mobile homes in a certain section of the West End. Councilmember Scoville pointed out Section 716.21 does not include photographers. He said the purpose of zoning is to eventually eliminate non-conformities. The focus needs to be on what kind of Historic District Council desires. He asked why this was being considered. Mrs. Morris said at the last meeting, staff was asked to meet with the Historic District residents and present their requests. Mr. Scoville asked if the underlying reason is to stop a multi-family project from going forward. Mrs. Morris said this was her understanding. Three units are proposed where the old Knights of Columbus Hall was located. No plans have been presented. Discussions continued. Mayor Wilson called for the question. Councilmembers Sawyer, Scoville and Smalls voted in favor. Mayor Wilson, Mayor Pro Tem Barber and Councilmember Bradley voted against, the motion failed 3-3.

**COUNCILMEMBER BRADLEY MOVED TO SEND THE ISSUE TO THE PLANNING COMMISSION FOR THEIR RECOMMENDATION, SECONDED BY MAYOR PRO TEM BARBER.**

**Send Matter to Planning Commission**

Councilmember Smalls said he was confused and asked for clarification on the previous vote. Mayor Wilson said they voted on 1<sup>st</sup> reading. Mr. Smalls wanted to change his vote because he is not in favor. The motion remained the same, failed 2-4.

Mayor Wilson asked for any discussion on Councilmember Bradley's motion. Mayor Wilson called for the question. **MAYOR WILSON, MAYOR PRO TEM BARBER AND COUNCILMEMBERS BRADLEY, SCOVILLE AND SMALLS VOTED IN FAVOR. COUNCILMEMBER SAWYER VOTED AGAINST. THE MOTION PASSED 5-1.**

Mayor Wilson recused himself from Agenda Item 9M due to his business relationship with Mr. Jeremy Blackburn on another project. He asked Mayor Pro Tem Barber to chair the meeting and left the Council Chamber at 6:35 PM.

**Mayor Wilson Recused and Left Council Chamber**

Mayor Pro Tem Barber recognized Mrs. Morris who presented an ordinance for first reading to rezone approximately 3.53 acres owned by Jasdip Properties, SC, LLC and Richard Stewart located on Church Street from General Commercial (GC) to Planned Development (PD).

**COUNCILMEMBER BRADLEY MOVED TO APPROVE FIRST READING TO AN ORDINANCE REZONING APPROXIMATELY 3.53 ACRES OWNED BY JASDIP PROPERTIES, SC, LLC AND RICHARD STEWART LOCATED ON CHURCH STREET FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD), SECONDED BY COUNCILMEMBER SMALLS.** Mayor Pro Tem Barber asked for discussion. Councilmember Bradley asked why the change is from General Commercial to Planned Development. Mrs. Morris said they are asking for a mixed use Planned Development. The PD district gives leeway to setbacks, height requirements and other opportunities for the planner or developer to redevelop in ways that are not allowed in the GC district. Councilmember Sawyer said this would change the entire scope of Georgetown. The decisions made tonight will effect the direction Georgetown goes in the future. Some of his concerns included increased traffic congestion, the parking, the fact that the Planning Commission unanimously turned this project down, as well

as a strong letter of disapproval from the Architectural Review Board. He stated with some revisions in the plan, the developers could fashion it to be compatible with what is here. Councilmember Bradley told the developer he has a problem with the 65-foot height and lack of green space. He does not feel this is in harmony and compatible with the Comprehensive Plan. He asked the developer to reconsider his request and said he was going to vote for first reading on principle, but it is not assured he will vote for it the second go round. Councilmember Scoville asked Mrs. Morris about the rationale of the density of the project as well as the height. She said there is not a formula to the density, it is submitted as proposed by the developer. The height is based on the design. The technical review committee met with the Fire Department concerning the height. The Fire Department did not have a problem with the height because the project will have an internal fire suppression system. Discussions followed. Mr. Scoville stated typically he would agree to go up in height if more green space is gained. He added this is not consistent with the Comprehensive Plan. When asked, Mrs. Morris stated it is time for the Plan to be updated. Councilmember Smalls said he would like for the developer to present his proposal to Council in order for any concerns to be heard.

Mr. Jeremy Blackburn told Council a Planned Unit Development is a separate zoning inside the City and when a plan is presented to the Planning Commission and City Council a proposal of setbacks, height requirements and other elements are included. The City has a set of guidelines to be met in order to present a Planned Development. This development includes over 20% green space, not including the open space, which is more than what is required. Because the development includes a residential component as well as commercial the impact on traffic will be lessened. He listed the buildings that have been approved in Georgetown; the new judicial center at 70 feet, Georgetown Memorial Hospital at 70 feet, Lands End Condominiums at 70 feet. The first floor of the building is a covered parking garage, four stories of residential units and a 13-foot sloped roof. Mr. Derrick Mozingo, the building architect, commented on the design and architecture used in the project. He said a PUD gives creative freedom, opportunities that would not be allowed in zoning. A two-story retail building is proposed on Highway 17 to create a visual buffer to the building beyond. Architectural character was chosen that would compliment and create a standard for all the development to come in Georgetown. Councilmember Bradley asked about the projected revenue of \$819,627.27. Mrs. Morris said she calculated the permits and Mrs. Miller calculated the water and

electric revenue. Mrs. Morris pointed out the first year would included the building, plan review and fire impacts fees. Mrs. Miller said she took the figures Mr. Blackburn provided to determine the approximate revenue for the project. The tax revenue was based on market value as opposed to appraised value, which is not available at this time. Everything was assessed at 4 percent. The utility revenue is based on monthly averages for citizens. Councilmember Sawyer said he did like the architectural design and concept; however, expressed his concern with the height and said this development is too massive for the proposed location. Councilmember Scoville inquired about the number of commercial and residential units. There are two commercial buildings with 12 units and two residential buildings with 56 units. Councilmember Bradley said he is not comfortable and trusts the developer will return with an optional plan. Councilmember Smalls stated his concern is the 65-foot height and he asked the developer to bring back an optional plan. Councilmember Bradley called for the vote.

**MAYOR PRO TEM BARBER AND COUNCILMEMBERS BRADLEY AND SMALLS VOTED IN FAVOR, COUNCILMEMBERS SAWYER AND SCOVILLE VOTED AGAINST. THE MOTION PASSED 3-2. MAYOR WILSON WAS RECUSED.**

Mayor Wilson returned to Council Chamber and Mayor Pro Tem Barber turned the chair over to him at 7:35 PM.

At the request of Councilmember Sawyer, Police Chief Dan Furr addressed the topic of speeding enforcement inside the City. He said a reporter with the Georgetown Times road with an officer on two separate occasions and there will be a story in an upcoming edition of the paper. The Chief stated it is vitally important to include an educational aspect to the increased enforcement. A mobile speed monitoring trailer is being placed in different areas of the City as well as some decoy cars. Councilmember Bradley commented the monitoring device does have a positive impact. Councilmember Sawyer thanked the Chief and his department for addressing the issue.

Councilmember Smalls informed Chief Furr there was some kind of dog kennel in a back yard in the 300 block of Front Street. Mrs. Morris said she was aware of the matter and would talk with the Chief.

**1<sup>st</sup> Reading –  
Rezone 3.53 Acres  
from GC to PD**

**Mayor Wilson  
Returned to  
Council Chamber**

**Speeding  
Enforcement**

Chief Furr presented an ordinance for first reading to amend Section 14-42 'Abandoned Vehicles, Impounding' of the City of Georgetown Code of Ordinances to include language that allows for the enforcement of abandoned vessels within the City of Georgetown. He said there are some issues to be addressed before second reading, primarily the boats in the water and their storage. Councilmember Bradley asked the City Attorney if any precedence has been set as how abandonment is defined with regard to length of time. Mrs. Crosby said she did not have a problem with seven (7) days as stated in the ordinance; however, Council could certainly change the time. Mr. Thomas said the Finance Department has been working on obtaining a grant to clean up the abandoned boats. Discussions pursued.

**COUNCILMEMBER BRADLEY MOVED TO APPROVE FIRST READING TO AN ORDINANCE TO AMEND SECTION 14-42 'ABANDONED VEHICLES, IMPOUNDING' OF THE CITY OF GEORGETOWN CODE OF ORDINANCES TO INCLUDE LANGUAGE THAT ALLOWS FOR THE ENFORCEMENT OF ABANDONED VESSELS WITHIN THE CITY OF GEORGETOWN, SECONDED BY MAYOR PRO TEM BARBER.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

1<sup>st</sup> Reading –  
Abandoned  
Vessels

Fire Chief Joey Tanner presented a request to purchase a 2006 Ford Explorer from Hemingway Motor Company in the amount of \$20,702.55, tax included, for the Fire Department. This is an approved budgeted item.

**COUNCILMEMBER BRADLEY MOVED TO APPROVE PURCHASE OF 2006 FORD EXPLORER FROM HEMINGWAY MOTOR COMPANY IN THE AMOUNT OF \$20,702.55, TAX INCLUDED, SECONDED BY COUNCILMEMBER SAWYER.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

Approve Purchase  
of 2006 Ford  
Explorer for Fire  
Department

Mayor Wilson asked for discussion on removal of household debris. Councilmember Sawyer said he has concerns about the household debris that is put by the street and picked up by the City. He questioned why Georgetown is the only neighborhood to pick up debris (ie commodes, rugs, broken kitchen cabinets, tires, linoleum, padding for rugs, furniture, mattresses, box springs, hot water heaters, appliances, fans, bicycles) which is not placed in proper containers. Mr. Geathers said there are no containers big enough

Discussion of  
Household Debris

for this type of debris; therefore, the residents have no choice but to place the items by the street. Mr. Sawyer stated people in Kensington, Belle Isle, Wedgefield and the McDonald area take that type of debris to a drop-off center. Mr. Geathers said the only way to correct this would be to amend the ordinance. Councilmember Sawyer asked if he could make a motion to do so. Mayor Wilson said it could be placed on the agenda for the next meeting and Mr. Sawyer requested this be considered. Mr. Geathers answered Councilmember Bradley's question, stating there are more brown goods than white goods. Mayor Wilson asked how enforcement is being handled when prohibited debris is left on the streets. Mr. Geathers said the department investigates to determine the source. If the matter cannot be resolved, the City has no choice but to remove the items. Mayor Wilson suggested the Police Department and citizens could be observant and report any unlawful littering. Councilmember Bradley agreed. Councilmember Sawyer indicated a livability court could assist in solving the problem.

Mr. Alan Loveless presented a request to purchase a Ditch Witch RT75 trencher tractor and trailer from Ditch Witch of the Carolinas in the amount of \$100,757.27, tax included, for the Electric Department. This is a state contract price and is an approved budgeted item.

**COUNCILMEMBER SAWYER MOVED TO APPROVE PURCHASE OF A DITCH WITCH RT75 TRENCHER TRACTOR AND TRAILER FROM DITCH WITCH OF THE CAROLINAS IN THE AMOUNT OF \$100,757.27, TAX INCLUDED, FOR THE ELECTRIC DEPARTMENT, SECONDED BY COUNCILMEMBER BRADLEY.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**Approve Purchase of Ditch Witch RT75 Trencher Tractor & Trailer for Electric Dept.**

Mr. Loveless presented a request to authorize Mr. Thomas to execute a Memorandum of Understanding between the City of Georgetown and Santee Cooper regarding lease of stand-by generator equipment between Santee Cooper and commercial customers within the City of Georgetown. Currently there is a temporary lease arrangement with Southern Coastal Cable for a generator which expires in August. Before they can execute a permanent agreement they would like a Memorandum of Understanding from the City stating that the City agrees to allow Santee Cooper to do such business with our customers. Mr. Loveless said this is a very simple, basic MOU that states we allow

these agreements between Santee Cooper and our customers. The City must be informed of the possibility of any such agreement as soon as talks begin between the customer and Santee Cooper. The City will not be involved in any billing between the customer and Santee Cooper.

**COUNCILMEMBER BRADLEY MOVED TO APPROVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GEORGETOWN AND SANTEE COOPER REGARDING LEASE OF STAND-BY GENERATOR EQUIPMENT BETWEEN SANTEE COOPER AND CITY ELECTRIC CUSTOMERS, 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 MOU with Santee Cooper Re. Stand-by Generator Equipment**

Mr. Lane Mixon presented a request to purchase a 2006 GapVax Truck from Greenville Sterling Truck Center in the amount of \$229,524.24, tax included, for Wastewater Utilities. This is an approved budgeted item.

**MAYOR PRO TEM BARBER MOVED TO APPROVE THE PURCHASE A 2006 GAPVAX TRUCK FROM GREENVILLE STERLING TRUCK CENTER IN THE AMOUNT OF \$229,524.24, TAX INCLUDED, SECONDED BY COUNCILMEMBER BRADLEY.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**Approve Purchase of 2006 GapVax Truck for Wastewater Utilities**

Mr. Mixon presented a request to purchase a 2006 service body truck from Hemingway Motor Company in the amount of \$21,948.70, tax included for Wastewater Utilities. This is an approved budgeted item.

**COUNCILMEMBER SAWYER MOVED TO APPROVE PURCHASE OF 2006 SERVICE BODY TRUCK FROM HEMINGWAY MOTOR COMPANY IN THE AMOUNT OF \$21,948.70, TAX INCLUDED, SECONDED BY COUNCILMEMBER BRADLEY.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**Approve Purchase of 2006 Service Body Truck for Wastewater Utilities**

Mr. Steve Thomas presented a request from West Georgetown County Regional Wastewater Treatment System Oversight Committee to change membership status of Georgetown County from Ex Officio member to a full voting partner. He stated Council

**Discuss RWWTP Oversight Committee Request to Allow**

has previously considered this request in July 2004 and March 2006. The District and the Town of Andrews have approved this request. At present, the County can vote in the event of a tie and they coordinate the disposal of biosolids at compost facility for the regional treatment plant. The current participants are the City of Georgetown, the District and the Town of Andrews. The consensus of City Council was to leave the membership status as is.

**County to Become Full Voting Member**

Mr. Thomas presented a request to approve payment in the amount of \$70,000 to Chamber of Commerce for the parking lot contract. The City committed up to \$70,000 to go towards the construction of the public parking lot. Construction has begun on this project and, if approved, the City plans to turn the \$70,000 over to the Chamber, they are dealing directly with the contractor. Mr. Thomas said he will work with Mrs. Crosby to formalize an arrangement. The Georgetown Times owns the property and the Chamber is leasing the property from the Times. This will be totally public parking.

**COUNCILMEMBER BRADLEY MOVE TO APPROVE PAYMENT IN THE AMOUNT OF \$70,000 TO CHAMBER OF COMMERCE FOR THE PARKING LOT CONTRACT, 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 Payment of \$70,000 to Chamber of Commerce for Public Parking Lot**

Mr. Dwight McKenzie of the Georgetown Times thanked the City for all the in-kind services provided in removing debris from the site. He said this entire project has been a tremendous cooperative effort among many, including the concrete association and TriCo Engineering in holding down the cost.

Mr. Thomas offered for consideration a City Council/Department Head fall retreat to discuss City goals, objectives, progress reports, etc. Several available dates at Wampee were presented. Council indicated they were in favor of having a fall retreat and directed staff to pursue the matter.

**Fall Retreat**

Mrs. Miller presented a Resolution establishing a comprehensive set of GFOA recommended financial policies. Currently the City has a very broad fund balance policy adopted through resolution. GFOA suggests and recommends a more specific approach in order to govern planning and decision making with regard to resources. The recommended practices are considered fundamental and have been endorsed by a number of key governmental associations, by

academia and by labor groups associated with state and local governments. Adoption of these policies is a requirement for the Distinguished Budget Award. Councilmember Bradley questioned the structure of the content in terms of wording. Mrs. Miller said the reason for GFOA using the term 'conservatism' where revenue is considered, accountants always want to be on the conservative side, never overestimate. She also explained the procedure listed in FP5 Operational Reporting, would ensure that no department can enter an expense that will put them over budget. The Department Head has to report this to the City Administrator and receive permission.

**COUNCILMEMBER BRADLEY MOVED TO ADOPT A RESOLUTION ESTABLISHING A COMPREHENSIVE SET OF GFOA RECOMMENDED FINANCIAL POLICIES, SECONDED BY COUNCILMEMBER SMALLS.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**Resolution –  
GFOA Financial  
Policies**

Mrs. Miller announced receipt of the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for Fiscal Year 2004/2005. Mayor Wilson congratulated and thanked Mrs. Miller and her staff for a job well done.

**Certificate of  
Achievement for  
Excellence in  
Financial  
Reporting from  
GFOA**

**COUNCILMEMBER SAWYER MOVED TO APPROVE MINUTES OF SPECIAL MEETING OF CITY COUNCIL WITH WINYAH AUDITORIUM COMMITTEE DATED JULY 13, 2006 AND REGULAR MEETING OF CITY COUNCIL DATED JULY 20, 2006 SECONDED BY COUNCILMEMBER BRADLEY.** Mayor Wilson asked for discussion. Mayor Wilson called for the question. **THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**Minutes – Special  
Mtg. 7-13-06 and  
Regular Mtg.  
7-20-06**

**COUNCILMEMBER BRADLEY MOVED TO ADJOURN REGULAR MEETING OF CITY COUNCIL AND GO INTO EXECUTIVE SESSION PURSUANT TO FOIA 30-4-70 (a)(2) TO DISCUSS THE WEST GEORGETOWN COUNTY REGIONAL WASTEWATER TREATMENT SERVICE AGREEMENT, SECONDED BY MAYOR PRO TEM BARBER. THE MOTION WAS UNANIMOUSLY CARRIED 6-0.**

**Adjourn Regular  
Meeting and Go  
into Executive  
Session**

The Regular Meeting of City Council adjourned at 8:35 PM.

**COUNCILMEMBER BRADLEY MOVED TO REOPEN REGULAR MEETING OF CITY COUNCIL, SECONDED BY MAYOR PRO TEM BARBER AND UNANIMOUSLY CARRIED 6-0.**

**Reopen Regular Meeting**

The Regular Meeting of City Council was reopened at 8:49 PM.

Mayor Wilson announced that no formal action was taken in Executive Session.

**COUNCILMEMBER SAWYER MOVED TO ADJOURN REGULAR MEETING OF CITY COUNCIL, SECONDED BY MAYOR PRO TEM BARBER AND UNANIMOUSLY CARRIED 6-0.**

**Adjourn Regular Meeting**

The Regular Meeting of City Council was adjourned at 8:50 PM.

Ann U. Mercer  
City Clerk

**DATE APPROVED: 09-21-06**  
**VERIFYING INITIALS: \_\_\_\_\_**

