

**Planning Commission
Minutes
April 25, 2017**

MEMBERS PRESENT: Winfred Pieterse, Gerald Williams, Bernard Jones, Paul Smith, Brittany Johnson, Chris Moore, & Joan Schmid

MEMBERS ABSENT: None

OTHERS PRESENT: Matt Millwood, Elise Crosby, Rick Martin, & Debra Grant

I. Call to Order

Pledge & Prayer

II. Public Hearing:

- **Mr. Gordon Spelich/Representing Liberty Group** addressed the Commissioners and told them that they have signed a letter of intent with the owners of the Georgetown Steel Mill. Mr. Spelich said he is present to see what the outcome of this meeting will be, because they would like to make Georgetown their first US venture. The hope is to clean the property and be a good neighbor by being a green/steel company. Several thousand dollars will be allocated to the cleanup and to make the site aesthetically pleasing. This venture will create jobs for the area.
- **Mr. Keith Nagel/Representing Arcelor Mittal** told the Commissioners that the rezoning of the site will restrict them from making this operation viable. Mr. Nagel says he believes the Liberty Group's sale is a sustainable opportunity to reopen and offer high paying jobs to the citizens of Georgetown. The rezoning that the City is seeking is incompatible to the use of the mill, instead the plan is for retail, residential, and offices that will be extended over the next 25 years. The new zoning is not realistic, and the 5 years given for the use of producing steel is not reasonable and is a death sentence to the steel mill. If this ordinance passes and hinder this sale and/or future sales of the mill, they will have no choice but to seek legal actions for damages. They are asking that the Planning Commission make a recommendation against the rezoning and that City Council will delay its rezoning efforts while there is an opportunity to reopen the steel mill.
- **Mr. James Sanderson Jr. /President of the Steel Union (Not a citizen of the City of Georgetown)** Mr. Sanderson is in opposition of the rezoning of the steel mill property. Mr. Sanderson said the mill was in operation since 1969 and stop operation in 2015. There was an agreement made on April 21, 2017 for the purchase and reopening the steel mill, and it appears that the efforts of the City to rezone the property was fast tracked to prevent this.
- **Ms. Tessa Warren/Partner in the law firm representing the United Steel Workers (Not a citizen of the City of Georgetown)** the steel mill workers believe this business will again be a viable business and they are in opposition to the rezoning of the property.
- **Mr. Bill Duncan/ local attorney (Not a citizen of the City of Georgetown)** is in opposition of the rezoning of the property and in support of the reopening of the mill, because if it is rezoned it will put our neighbors out of a good job.
- **Ms. Zane Wilson (citizen of the City of Georgetown)** is in favor of the reopening of the mill, if there is someone willing to reopen it.

- **Mr. Eric Solheim (not a citizen of the City of Georgetown)** is in support of the reopening of the steel mill. Mr. Solheim said he feels the Mayor does not care about the City's well-being and said the plans of the ULI is fiction for this area.
- **Alice Kester (citizen of the City of Georgetown)** said she feels the rezoning of the property is in the best interest of the city.
- **John Kester (citizen of the City of Georgetown)** is in favor of the rezoning of the steel mill, because of the air quality and all the damages caused to the homes and trees in the city.
- **Charles Smith (citizen of the City of Georgetown)** is in opposition of the rezoning and the text amendment. This text amendment prevents any type of manufacturing companies from coming into the city.
- **Tupelo Humes (citizen of the City of Georgetown)** is a steel mill worker and in favor of the reopening of the mill because of the opportunities that will be given to the citizens to make a living. Mr. Humes said if someone has come forward to reopen the mill the rezoning should be put aside. Mr. Humes said he feels the rezoning is a personal agenda for some of the members of City Council.
- **Pete Olmstead (citizen of the City of Georgetown)** is in favor of the rezoning of the steel mill property.
- **Ryan Gibson (citizen of the City of Georgetown)** does not feel that the rezoning would prohibit the operation of the mill, and is in favor of the rezoning.
- **Ms. Lucas (citizen of the City of Georgetown)** is not in favor of the rezoning and would like to see the mill reopened.

III. Regular Meeting

Motion to close Public Hearing and enter into regular meeting; Motion made by Mr. Moore and seconded by Mr. Jones.

IV. Public Input: None

V. Minutes: The minutes for March 28, 2017; Mr. Chris Moore made a motion to approve the minutes as written, seconded by Mr. Bernard Jones; the motion carried unanimously.

VI. Commission Considerations:

1. Review and recommend a text amendment to the City of Georgetown Zoning Ordinance to add the proposed zoning district, Article XXI, Redevelopment District (REDD), and supplemental amendments to Article V Section 514, Article XIII Section 1301, and Article XV Section 1504.

2. Recommend for adoption a rezoning of the following parcels:

05-0025-059-03-00	05-0028-023-00-00	05-0028-024-01-01
05-0026A-001-00-00	05-0028-023-01-00	05-0028-024-02-00
05-0026A-002-00-00	05-0028-023-01-00	05-0028-024-03-00
05-0026A-004-00-00	05-0028-023-01-00	05-0028-025-00-00
05-0026A-005-00-00	05-0028-023-02-00	05-0028-022-00-00
05-0028-022-00-00	05-0028-024-00-00	05-0028-024-00-00
05-0028-022-01-00	05-0028-024-01-00	

From Limited Industrial (LI), Heavy Industrial (HI), & Core Commercial (CC) to Base Redevelopment District (REDD-B) (see attached LUM-6 for detailed location); and furthermore amend the Official Zoning Map of the City of Georgetown.

Staff Input: Matt Millwood told the Commissioners that he did not have a power point, however he had included all pertinent information in their packets. All notices were sent out to the surrounding property owners. The packets also included the current zoning map and the proposed zoning map. Mr. Millwood also explained why the Planning Commission is hearing this case tonight; stating that the Planning Commission's bylaws found in the City's Code of Ordinances requires a Public Hearing for all amendments to the zoning ordinance and maps to come before the Planning Commission. City Council voted on a resolution on March 16, 2017 which was a directive from the Council and Mayor to this Commission to review and make a recommendation on the text amendment and rezoning.

Mr. Pieterse/Board Chair asked if the County owned any of the property listed on the map. **Matt Millwood/City Staff** said no the County is not listed as owning any property on the map.

Motion: Mr. Gerald Williams made a motion to disapprove the proposal for rezoning the property to the new Redevelopment District (REDD) zone and that the City makes all the necessary speed to work with the Liberty Group to help them reopen the steel mill to allow jobs and benefit the City of Georgetown.

Seconded: Ms. Brittany Johnson seconded the motion, the motion carried 4 to 3 by a roll call vote.

VII. Information for Board

Updates from staff on the West End Redevelopment Sub-Committee meeting that was held on Monday, April 24, 2017 at 6 pm.

Matt Millwood/City Staff said the meeting was held at the Mitney building and the discussion was on trash pickup, mobile homes, housing & zoning elements, and the Economic Development Director, Ms. Gloria Tinubu gave the future and current goals of the committee.

Ms. Brittany Johnson also mention the discussion of properties that are too small for development.

VIII. Executive Session

- a. Motion to adjourn the regular April meeting of the Planning Commission and enter Executive Session pursuant to SC Code Sections 30-4-70 (a) (2) and (5) to discuss and receive legal advice on matters related to zoning, covered by attorney-client privilege, concerning agenda items VI, 1-2. **Motion was made by Mr. Chris Moore, seconded by Mr. Bernard Jones.**
- b. Motion at adjourn Executive Session and reconvene the regular meeting of the Planning Commission.

No formal action was taken in Executive Session.

After reconvening from Executive Session, **Mr. Gerald Williams made a motion to disapprove the proposed text amendment to the City of Georgetown Zoning Ordinance, seconded by Mr. Bernard Jones; the motion carried 4 to 3 by roll call vote.** This extra motion was recommended by the City Attorney to make sure both items for consideration on the agenda were voted on.

IX. Adjournment: With there being no further business the meeting was adjourned.
Submitted By,

Debra Grant
Board Secretary