

**Planning Commission
Minutes
April 26, 2016**

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

MEMBERS ABSENT: None

OTHERS PRESENT: Matt Millwood, Chris Carter, Tom Britton, & Debra Grant

- I. **Call to Order**
- II. **Minutes:** The minutes for November 24, 2015; **Mr. Gerald Williams made a motion to approve the minutes as presented, seconded by Mr. Bob Sizemore; the motion carried unanimously.**
- III. **Public Input: None**
- IV. **Consideration:**

- 1. **Review and recommend revision scoping for Waccamaw Regional Council of Governments (WRCOG) to continue with the first draft of the Land Use Element of the 2011 Comprehensive Plan Update.**

Matt Millwood/City Staff told the Commissioners that there is a sub-committee and a contract has been obtained with the Waccamaw Council of Government to draft the revisions to the Comp. Plan, starting with the Land Use Development. **Mr. Sizemore** said the sub-committee and City Staff have had several meetings with the WRCOG and at this time there are a couple of items that needs the approval of the Planning Committee the first item is the approval of adding Ms. Michelle Overton to the sub-committee and the approval of the approach to the updating of the Land Use Element. The plan is to update the entire Comprehensive Plan, but we have started with the Land Use Element and hope to have those completed in early summer, perhaps June. The first page of the draft are just facts that will be handled by WRCOG and City Staff, the second page are Policy revisions that the sub-committee thinks are very important, this will include annexations and potential annexations for the future. Page three offers a chance to come up with a new district that will allow a mix use. The Planning Commission is being asked to approve this approach of the committee.

Mr. Pieterse asked about the zoning around the Steel Mill and the Ports Authority, and if that property belonged to the City. **Mr. Sizemore** said that the Steel Mill is City owned, but the surrounding property is County owned. **Mr. Pieterse** asked if there is anything in place to address that issue. **Mr. Sizemore** said that would be addressed further down the road, since the first step would be to get the new Land Use Element in place. **Mr. Williams** asked what districts would the mix uses come from. **Mr. Sizemore** said the plan is to include a lot of the current zoning areas and to pull out pieces from the other districts to make up the new mix use district with the exception of the Industrial zoning. **WRCOG** was present for questions only, (there were no questions).

Public Input: None

Motion: Mr. Paul Smith made a motion to accept Michelle Overton as a new member to the sub-committee and to approve the approach of the updates to the Land Use Element

of the Comprehensive Plan, seconded by Mr. Bernard Jones; the motion carried 7 to 0 by a roll call vote.

2. Review and approve easement plat crossing the lands of 1380 North Fraser, LLC and Georgetown Plantation WMB, LLC so the City can serve the new Georgetown Kraft Credit Union.

Matt Millwood/City Staff told the Commissioners that the plat is for sewer taps to serve the new Kraft Credit Union. This is being brought before this board because it is stated in the Zoning Ordinance that anything dealing with water or sewer requires the approval of the Planning Commission.

Will Cook/City Water Dept. told the Board that this area is in the City's most Northern service area and the City has limited gravity sewer for the area, so there will be a grinder pump station installed that will pump the sewer, the easement is a 2 inch sewer service that will go behind Wendy's and behind the Walmart strip mall and connect to a manhole.

Public Input: None

Motion: Mr. Sizemore made a motion to approve the easement plat, seconded by Mr. Smith; the motion carried 7 to 0 by a roll call vote.

3. Discussion on the Residential (R5) zoning district in the West End, to allow mobile homes on vacant lots.

Matt Millwood/City Staff told the Board that this issue came up in the Administrator's report at the last Council Meeting, there is a petition by the residents of the R-5 zone concerning placing mobile homes on the West End. Currently the replacement of a mobile home with a new/untitled mobile home is allowed, however vacant lots are not allowed to bring one in, this change was made in previous years by City Council to help make the area look better and increase the value. Mr. Carter has a letter from the Mayor on how to move forward with the rezoning if necessary.

Mr. Carter said that Mayor and Council may be looking to re-examine this matter and hopefully there could be a joint meeting with this Board and Mayor and Council to discuss the matter, as well as get input from the public. The majority of the R5 zone is located on the West End.

Matt said there is a small portion of R5 zoning off of Marine Drive. **Mr. Pieterse** said most of the mobile home parks are eye-sores and it would not be beneficial to allow this to happen to the West End. **Mr. Pieterse** asked if there could be a mobile home park added to the West End. **Matt** said it is one mobile home per lot that is allowed. **Mr. Moore** asked about the requirements for a mobile home. **Matt** said they have regulations such as, skirting, the removal of wheels and axles, permanent steps, railings, etc., more information will be included in the next packet. **Mr. Williams** asked how many individuals signed the petition. **Matt** said 150 signatures, and there are roughly 232 empty lots in the R5 district that could potentially have a mobile home if this is allowed. **Mr. Moore** said there should be restrictions as to owner occupied rather than rental properties so that the same situation in Maryville would not happen in this area. **Mr. Sizemore** said he felt that a public joint meeting with Mayor and Council would be appropriate to get the public's input. **Ms. Brittany Johnson** said she knows that there is a West End Improvement Council and asked if they have been involved or would they be asked to be involved with the future meeting. **Matt** said he was not sure if they had been involved, but he would reach out to them for any

future meeting (s). **Mr. Moore** asked about the purpose of the zoning of the R5 located on Marine Drive, **Matt** said that it was for development, because the previous R4 zone would not allow them to do what they wanted because of the density. **Mr. Sizemore** asked who owns the Marine Drive R5 property, **Matt** said Mr. Tamsberg and a company that is in a LLC. **Mr. Moore** asked that Staff do some research into other affordable avenues for housing other than mobile homes. *(Mr. Pieterse read Mayor Scoville's letter into the record) Exhibit #1.*

- V. **Board Discussion: Mr. Pieterse deferred the Board Elections until next month so all re-appointments could be completed.**
- VI. **Adjournment:** With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*