

**Planning Commission  
Minutes  
August 23, 2016**

**MEMBERS PRESENT:** Winfred Pieterse, Bob Sizemore, Bernard Jones, Gerald Williams, & Paul Smith

**MEMBERS ABSENT:** Chris Moore & Brittany Johnson

**OTHERS PRESENT:** Rick Martin, Matt Millwood, & Debra Grant

**I. Call to Order**

**II. Minutes:** The minutes for July 19, 2016 (Workshop) and July 26, 2016 (Regular Meeting); **Mr. Paul Smith made a motion to approve the minutes as presented, seconded by Mr. Bob Sizemore; the motion carried unanimously.**

**III. Public Hearing:**

**Brother Willie Singleton: Addressed the Board and stated that a proposal was sent by the Mayor through City Staff concerning the West End, however there was false information posted in the local paper which caused concerned citizens to miss the first meeting. Later Matt/City Staff came before the Board and said "Staff recommends that the Ordinance not be changed", Mr. Singleton asked how could that be the recommendation of Staff if the Mayor originally sent it for review, or perhaps the Mayor directed Staff to say that, he did not know. Mr. Singleton said the citizens of the West End will not join the committee that will be organized and does not want to be asked to do so.**

**IV. Consideration:**

**1. Review and recommend to Council the Land Use Element of the 2016 Comprehensive Plan update. Matt/City Staff** told the Board that this Land Use Element has been reviewed for months now and there was also a subcommittee formed to review and work on the updates. The WCOG has worked with Staff to update the plan, this is the first one of nine that needs to be updated. This element involves the heavy industrial, the West End Development Plan, and lots of other important issues to review. Matt mentioned some major changes:

1. The Land Use Map/primary redevelopment area that will add a mix use and to the left of it is a secondary redevelopment area (not the primary area at this time).
2. Goal #8- is specific in things that should be allowed and the future goals.
3. Page 134 Implement the recommendations of the City of Georgetown's West End Redevelopment Plan.

**Mr. Sizemore** said that from the last meeting Tom Britton/WRCOG and Matt have gone through all the tables and updated them. The main thing was to add the mix use district into the Land Use Element, all changes were reviewed by the subcommittee before it came before this committee.

**Motion: Mr. Bob Sizemore made a motion to approve and recommend to the City Council the updates to the Land Use Element, seconded by Mr. Gerald Williams, the motion carried 5 to 0 by a roll call vote. (Mr. Pieterse read the resolution into the records).**

**2. Review and recommend to Council a rezoning request by Georgetown County, located at the corner of Church & Lafayette Streets (part of the Georgetown County Human Resources Complex PD). From Residential (R-3) to Planned Development (PD).**

**Matt/City Staff** told the Board that the County has purchased two small parcels on the corner of Lafayette and Church and would like to add it to their PD, which will increase the Planned Development. This is considered a major change for their PD and that is why this is being brought before the Board. A narrative was submitted to explain the open spaces, changes, parking, and other major issues. The total square footage will be smaller than the previously approved plan. There was a phase III in the previous plan that never got done, however there will be a DSS (Department of Social Services) office that will be added to the plan. Mr. Pieterse asked if everything met zoning, Matt said yes all zoning has been met. Mr. Gerald Williams asked about the Drug and Alcohol portion of the plan, Matt said he did not know and asked that the question be referred to Ms. Richardson. **Holly Richardson/Georgetown County** said that the new facility would house the DSS staff and that there was a Drug and Alcohol building at a different location and it would remain where it is currently. All parking and traffic studies have been met.

**Motion: Mr. Paul Smith made a motion to recommend rezoning to City Council, seconded by Mr. Bob Sizemore, the motion carried 5 to 0 by a roll call vote.**

**3. Review and recommend a text amendment to Article XVI, Board of Architectural Review, of the City of Georgetown Zoning Ordinance, for the new Historic Renovation Tax Incentive Assessment (Bailey Bill).**

**Matt/City Staff** told the Board that the Architectural Review Board with Mr. Jerry Miller would like the Bailey Bill to be implemented for rehabilitation of historic homes, however we would need a text amendment to Article XVI that would give them the authority to use the Bailey Bill (tax incentive). Corrections has to be made to use “rehabilitation” rather than “renovation”.

**Motion: Mr. Bob Sizemore made a motion to recommend the Bailey Bill to City Council, seconded by Mr. Paul Smith, the motion carried 5 to 0 by a roll call vote.**

**V. Directive:**

The Board asked Staff to begin working on the new Zoning District for the mix use of the Comprehensive Plan.

**VI. Board Discussion:**

City Council gave three directives at the last meeting:

1. the Ordinance be kept as is
2. West End Development Plan be added and incorporated to the Comp. Plan
3. And a committee be put together that would involve members of the West End, Planning Commission, and City Council. City Council recommended two of their members to add to the committee. The Planning Commission recommended Mr. Gerald Williams and Mr. Winfred Pieterse.

**VII. Adjournment:** With there being no further business the meeting was adjourned.

*Submitted By,*

*Debra Grant  
Board Secretary*