

**Planning Commission  
MINUTES  
December 12, 2017**

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Matt Millwood, Rick Martin, Janet Grant, Debra Grant, Cindy Thompson, & Elise Crosby

**I. Call to Order**

**II. Public Hearing** (*Mr. Pieterse opened the public hearing*)

- **Mr. Robert Weaver/Attorney from Atlanta/Representing the United Steel Workers and the local 7898 workers in Georgetown,** Mr. Weaver was in opposition of the rezoning of the Steel Mill, because he said the Steel Mill supplies good jobs for workers to support their families. The proposed rezoning does not say if the non-operation of the mill is for 365 consecutive days or 365 days of consecutive years; there are circumstances that may cause the workers to be out of work for periods of time and this would not give them any protection.
- **Mr. Andy Friedman/Representative of the GBA** spoke in favor of the new district and the rezoning, saying this proposal would protect the City from the mill sitting idly again, and would allow the City to move forward in the future.
- **Jerry Springs/City Resident** spoke in opposition to the rezoning, he asked a rhetorical question, “has the Board every approved a request for rezoning without the owner/owners seeking the rezoning”.
- **Paul Gardner/City Administrator** said that the City has been working on the proposed REDD district since May when it was sent back to City Council without a recommendation, and after making adjustment the City went into negotiations with Liberty House and the document that is presented tonight is not objected by them (Liberty House). This document does not prevent Liberty House from opening and operating for 100 or 200 years and employing 200 to 250 employees. Hopefully the deal between Liberty and ArcelorMittal will move forward and can be a Christmas gift for the workers and to the City of Georgetown. The City looks forward to the investors coming in and investing money to modernize the mill and opening in 2018. The 365 days was a part of the negotiations and the Planning Commission can make a recommendation that labor lock outs and strikes not be counted in the 365 days of non-operation.
- **Mr. Eric Solheim/Real Estate Investor** said that he has studied the proposal for the Steel Mill site and in phase III of the environmental study, it proposes the site be leveled which means taking up the concrete, if that is done it would be like opening Pandora’s box, because the ground under that concrete is contaminated and should not be disturbed. Mr. Solheim said the property has been previously used for a turpentine factory in the 1800’s, sawmill after that and a Steel Mill after that. The proposed ULI mix use property is not an option. The best thing to do is to clean the mill up and put it back in operation. This is bad business deal proposed by the City Mr. Solheim said.
- **Brother Willie Singleton/City Resident** spoke in opposition of the rezoning because procedures were not followed by the City Council. Mr. Singleton said if this Commission has never heard a

case that went to City Council for a first reading before coming before them. This is not the proper procedure and he asked that the Planning Commission not vote on the item. He felt like this was done to avoid this item being viewed by the new upcoming administration.

**III. Regular Meeting**

Motion to close Public Hearing and enter Regular Meeting; Motion made by Mr. Chris Moore.

**IV. Public Input** on matters not related to items on the Public Hearing agenda

None

**V. Approval of Minutes** for June 27, 2017 Regular Meeting; **Mr. Moore made a motion to approve the minutes as submitted; seconded by Mr. Smith; the motion carried unanimously.**

**VI. Commission Considerations:**

1. Review and recommend revisions for 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.

**Matt Millwood/City Staff** told the Board that it had been approximately 8 months since this request came before this Commission for a recommendation, staff has worked diligently to put something together that would work for both parties involve. The document presented tonight is a marked up document that has been revised about 3 times. Matt said staff would be glad to answer any questions the Commissioners may have.

Board Discussion:

- **Ms. Brittany Johnson had 2 questions; (1) about the order of events and procedures of the City Council as mentioned in the Public Hearing portion and (2) if the 365 days could be something that could be adjusted or if a recommendation could be made to City Council to that effect.**

**Matt said in response to the first question, that this request was taken to City Council for a first reading after it was sent back from this Board and amendments were made in April, by law there has to be a public hearing and a recommendation from Planning Commission before the second reading, and as long as a public hearing is done before the second reading by City Council, this procedure is by the books. Matt asked City Counsel/Elise Crosby for her input. Ms. Crosby said she agreed and if she remembered correctly the Planning Commission recommendation was that the City work with all deliberate speed with Liberty House, the City Ordinance requires all recommendations from this Board be transmitted to City Council, so it did go to City Council and in turn City Council sent it back to the Planning Commission for a public hearing and recommendation on the amendments, which makes this unusual.**

**In response to Ms. Johnson's second question about the 365 days, the Administrator, Mr. Paul Gardner said the 365 days was not a time period negotiated with Liberty House, however they have no objections to it. Concerns for United Steel Workers labor actions on the part of the workers or the company not being a part of the 365 days, can be sent back with that change for second reading, stating that a labor action would not start the clock running.**

- **Mr. Chris Moore asked if there was anything in the proposed new REDD district that Liberty Group is not in agreement with. Mr. Paul Gardner/City Administrator said all the red lines and all the strikes in the document, were the give and takes between the Liberty House and Mr.**

Spillage and their Attorneys that they retained, this was developed in a team atmosphere to come to an agreement to make it work.

- Mr. Pieterse asked if Liberty Group was in agreement with this recommendation. Mr. Gardner/City Administrator said yes; and said in the first reading Mr. Spillage said in a perfect world he would rather the document didn't exist, but it will not stop them from opening or closing with ArcelorMittal, they are ready to make steel and understand the City's direction.
- Ms. Joan Schmid asked why the 365 days not say calendar days. Mr. Gardner/City Administrator said he believes it does say 365 consecutive days.

**Motion:** Mr. Chris Moore made a motion to recommend the approval of Section VI Article 1 (of this agenda) to the City Council, seconded by Ms. Joan Schmid; the motion carried 4 to 3 by a roll call vote. (Ms. Brittany Johnson, Mr. Gerald Williams, & Mr. Bernard Jones cast the downward votes)

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 Industrials (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.

Matt Millwood/City Staff told the Board that this is the second part of what was just voted on; but to rezone the 20 parcels.

**Motion:** Mr. Paul Smith made a motion to recommend the approval of Section VI Article 2 (of this agenda) as presented to the City Council, seconded by Mr. Moore; the motion carried 4 to 3 by a roll call vote. (Ms. Brittany Johnson, Mr. Gerald Williams, & Mr. Bernard Jones cast the downward votes)

VII. Executive Session: There was not an executive session.

VIII. Board Discussion

- Mr. Pieterse said the West End Development Group has divided into groups and are moving forward, the next meeting will be held at the Howard Center and he invited everyone to come out in support. This is being taken serious and doing positive things to improve the West End.
- Mr. Moore asked about the progress of the Outdoor Open Display ordinance. Matt said letters have been sent out and although many people have complied, it is now in the 2<sup>nd</sup> phase of sending notices before fines are issued for those who do not comply.
- Matt said the Comprehensive Plan was put on hold because of the rezoning of the Steel Mill property, but will resume in January or February and updates will be coming soon. Mr. Moore asked if Council budgeted that for next year. Matt said he was not sure if this has been paid in full, but it should be in the budget.

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

*Submitted By,*

*Debra Grant  
Board Secretary*

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