

Planning Commission
MINUTES
June 27, 2017

MEMBERS PRESENT: Chris Moore, Gerald Williams, Winfred Pieterse, Bernard Jones, & Paul Smith

MEMBERS ABSENT: Brittany Johnson & Joan Schmid

OTHERS PRESENT: Matt Millwood & Cindy Thompson

I. Call to Order

II. Public Hearing (*limited to 3 minutes*) **Mr. Chris Moore** made a motion to open the Public Hearing, seconded by Mr. Pieterse.

- **Ms. Carol Jayroe** said she was present to represent her children and to ask that the rezoning not be granted.
- **Mr. Jim Moody** said he is in opposition to the request to rezone, the rezoning would allow many uses that are incompatible to a residential neighborhood. The ordinance as it was written allows for limited general commercial and that should remain the case. In 2003 when the ordinance was written Dr. Miller and the residents of the Country Club Estates made an agreement concerning the zoning of the property and it seems that Dr. Miller is going back on his agreement. Mr. Moody asked that the zoning remain Planned Development, which will allow Dr. Miller plenty of commercial opportunities.
- **Mr. Bob Martin** said he has been a resident in this neighborhood for 34 years and it is a quiet and nice neighborhood. The area was zoned PD when Dr. Miller bought it in 2001 and he knew that, he tried to rezone it at that time and it did not pass, and asked that it not be approved now. The traffic has already increased and more commercial uses would add to that.
- **Mr. Mike Phillips** said he is in opposition to the rezoning request, and there are many vacant lots and buildings that can be used if needed.
- **Mr. Nolan Lundy** said he is a resident of 716 Huger Dr. and opposes the request and wanted to know what Dr. Miller plans to do with the property if rezoned, Mr. Lundy said that should be answered before the rezoning is even considered.
- **Ms. Mae McKnight** said she is a native of Georgetown and has moved back here since retiring and looked for a quiet area to live, she has lived in her home for 17 years and has concerns about not knowing what will be put in the rear of her property, she asked that the rezoning not be allowed.
- **Glen Paul** said he opposes the rezoning request.
- **Ann Starnes** said she opposes the rezoning and asked that the neighborhood remains peaceful and quiet for the elderly and children that live there.
- **Mellissa Timmerman** said she is opposed to the rezoning of the property to General Commercial.

III. Regular Meeting (*Public Hearing was adjourned and the regular meeting was called to order*)

IV. Public Input: None

V. Approval of Minutes: Minutes for May 23, 2017; Mr. Paul Smith made a motion to approve the minutes, seconded by Mr. Chris Moore, the motion carried unanimously.

VI. Consideration:

1. **Review and recommend for adoption a rezoning request, for approximately 2.42 acres, from the property owner at 1040 N. Fraser Street (TMS #05-0004-002-00-00) to rezone from Planned Development (PD) to General Commercial (GC).**

Matt Millwood/City Staff told the Commissioners that he had a short presentation for the request of rezoning 2.42 acres, from Planned Development to General Commercial. This request is for the rezoning of the Magnolia Commons PD, which was rezoned in 2003 to a Planned Development (PD). Dr. Miller bought the 100 ft. buffer in 2016 and after hearing the input and concerns of the neighboring community he has no request to rezone the buffer, which is the Conservation Preservation. Letters went out to everyone within 200 ft. of the property. The current zoning is Planned Development and the proposed rezoning is for the General Commercial (GC), the Conservation Preservation (buffer) will remain. The intent of the General Commercial is *“to establish business areas that encourage the grouping of compatible business activities in which parking and traffic congestion can be reduced to a minimum...”* Section 513 of the Zoning Ordinance states that you must have at least 2.0 acres to rezone and Dr. Miller meets this requirement and Section 510 is concerning screening states, *“When a commercial or industrial use abuts or is contiguous to a residential use located in any residential district, such commercial or industrial use shall, in addition to meeting the minimum yard requirements of this Ordinance, provide or otherwise establish and maintain an evergreen buffer or screening strip eight (8) feet in width and running the length of the boundary line separating the two uses,....”* If Dr. Miller keeps the CP buffer area he will meet the requirement by 12 times. The uses allowed by the PD are: **Professional Offices (medical, dental, and laboratories), Business Offices (real estate, insurance, etc.), and Government Offices.** There are many more allowed uses for General Commercial, as well as conditional uses that must be approved by the Zoning Office. In looking back to other Planned Development such as the Richmond Place PD, they went through and deleted the list of uses from their plat and used all the current uses from the City Zoning Ordinance (Art. VII, Sec. 703). Matt also read the definition of “Infill Development” which is the development within the existing urban sector of the town. This request is compatible with the 2016 Future Land Use (LUM-6) Map. **Mr. Gerald Williams** asked what would be the primary use of the property if it is rezoned. **Matt Millwood** said he did not know, the question would have to be addressed to the applicant. **Mr. Chris Moore** asked if the owner could possibly go in and clear out trees in the Conservation Preservation area if he wanted. **Matt Millwood** said there are a few things that can be done in the Conservation Preservation, such as water towers or energy windmills, but not the clearing of all the trees, however the owner can clean up his property if he wanted. **Mr. Chris Moore** asked about the density of the property if it is approved for rezoning. **Matt Millwood** said it would depend on the uses of the property. **Mr. Moore** asked if the owner would have to do a traffic study for new businesses coming in the area. **Matt Millwood** said he would have to go back to the original study to determine if a new one would be required.

Mr. Dan Stacy/Representative of the owner said the owner is back after hearing the concerns of the neighboring property owners and have agreed to leave the CP in place. The PD was put in place 14 years ago and things have evolved and changed. Mr. Stacy asked that the Commissioners consider the request for approval. Traffic studies will be done through GSATS and Waccamaw Council of Governments.

Dr. Miller/Owner introduced himself as a Georgetown native and he would not do anything to have a negative effect or hurt this area. He has a practice that he has established to take care of the people of this area, as well as his wife that is a nurse practitioner at St. James/ Santee. A lot of the concerns given by the neighbors would be addressed by the Building & Zoning department of the City. The buffer strip was purchased from the DNR and could have very well

been purchased by anyone, as it was up for sale, this area is over 3 acres that is being abandoned to protect the neighborhood. Mr. Miller said it is his intention to help the town to grow and prosper, and have somewhere for his kids to come back to instead of going to a larger city. **Mr. Pieterse** asked if Dr. Miller had any plans when he bought the property 14 years ago. **Dr. Miller** said it was considered to be used for medical buildings, but that did not make sense if there was no interested parties. With no more questions from the commission, **Mr. Pieterse** asked for a motion.

Motion: Mr. Paul Smith made a motion that the request be denied, seconded by Mr. Jones, the motion was 3 (no) to 2 (yes) by a roll call vote. *(Mr. Moore, Mr. Williams, & Mr. Jones cast the downward vote). The motion on the floor was to deny the request to rezone; there were 3 votes to deny the motion and 2 votes to support the motion. After much discussion and opposition from the audience a second motion was given.*

Motion: Mr. Paul Smith made a motion to deny the request for rezoning of the property, the vote was 3 (no) to 2 (yes) by a roll call vote. *(Mr. Moore, Mr. Williams, & Mr. Jones cast the downward votes). Again the motion to deny the rezoning was 3 votes to deny the motion and 2 votes to support the motion. There was confusion on the motion and another motion was given.*

Motion: Mr. Chris Moore made a motion to approve the rezoning request as submitted; allowing the changing of the Planned Development (PD) to General Commercial (GC), the vote was 3 (no) to 2 (yes) to deny the motion. *(Mr. Pieterse, Mr. Smith, and Mr. Jones cast the downward votes) The motion to approve the request as submitted was 3 votes to deny the motion and 2 votes to support the motion.*

VII. Board Discussion:

- **Matt/City Staff** said he did not have any updates of the West End Redevelopment project.
- **Mr. Williams** said the West End Redevelopment Committee is working on a recommendation to City Council to extend the site area, they also discussed housing, and financing between the City and County; there is a need for the County to become more involved.
- **Mr. Pieterse** said that sidewalks and security cameras were also discussed by the West End Redevelopment Committee.
- **Councilman Sheldon Butts** was present and the last meeting was one of the better meetings the committee has had, and feels there are more tangible things in the work.
- **Matt/City Staff** said the committee updating the Comprehensive Plan has decided to take a “summer break” because of the uncertainty of the Steel Mill property it does not make sense to continue to write out the industrial uses of the property until something is finalized with the property, this is the recommendation of the City Administration.

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

Submitted By,

Cindy Thompson

Acting Secretary