

**Planning Commission
MINUTES
May 23, 2017**

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

MEMBERS ABSENT: None

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

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. Bernard Jones.

- **C. Nolan Lundy** owner of 716 Huger Dr., Mr. Lundy said Mr. Miller knew the zoning of this property before he purchased it and if it is allowed to be rezoned General Commercial it would have an adverse effect on all the people that live there. The owner should utilized the property as it is zoned or donate it to the City.
- **Dan Stacy** is representing the property owner Mr. Miller, Mr. Stacy read into the record the intent of the CP (Conservation Preservation) zoning; “The intent of this district to preserve and control development within certain land, marsh and/or water areas of the City which serve as wildlife refuges, possess great natural beauty or historical significance, are utilized for outdoor recreational purposes, provide needed space for the health and general welfare of the City’s inhabitants, or are subject to periodic flooding....” Mr. Stacy said the property is surrounded by GC and the owner feels that the property will be better utilized by being zoned GC. If rezoned the owner will comply with all the regulations and a buffer will be installed for the residential area. This small strip of property does not fit in the category of Conservation Preservation, and the owner respectively asked for a favorable consideration by this Commission.
- **Jim Moody** said the current Conservation Preservation zoning was created by the original developers of the Country Club Estates to protect the property owners from any encroachments of commercial development. Mr. Moody said he felt like any changes would be in violation of that intent. The Planned Development request was applied for previously and denied, and Mr. Miller should present some type of plan to the residents of that community.
- **Ryan Black** said that there are plenty of commercial properties in the area and if this rezoning is allowed it would make the property value drop.
- **Donald Gunter** resident of Pyatt St. for 44 years, said when he bought his home he was told by the Grimes that the neighborhood would always be a quiet and peaceful place for people to grow old in. There are lots of empty buildings that can be used rather than constructing more commercial buildings.
- **Rod Stalvey** said he was there to represent his mother that lives in that neighborhood, and to stress to the Board her disapproval of the rezoning.
- **Kelli Jayroe** said her and her family just moved to the neighborhood and are one of the younger couples in the community. She has two children and if she had known this could potentially be a strip mall behind her home she would have reconsidered purchasing. Ms. Jayroe asked that the Commissioners not approve the rezoning.
- **Billy Woodbury** said to allow the rezoning would be a travesty to the neighborhood.

- **Mea McKnight** said she is a home owner in the Country Club Estates and she is against the rezoning and does not see how it would benefit the neighborhood.
- **S. Smith** said he was representing his in-laws and they are against the rezoning.
- **Carole Jayroe** said she comes before the Board as a mother and real estate agent that sold her son and his family a home in that neighborhood, on Pyatt Street. In doing her due diligence she found out that the area behind the home was Conservation Preservation and felt comfortable about that, because of the beautiful nature behind the property and would like to keep it the quiet neighborhood that it is.
- **Davis Jayroe** said that one of the reasons he bought the home was because of the fact that the rear area was Conservation Preservation.

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 April 25, 2017; **Mr. Moore made a motion to approve the minutes as written, seconded by Mr. Jones, the motion carried unanimously.**

VI. **Consideration:**

1. **Review and recommendation for adoption request, for approximately 5.78 acres, from the property owner at 1040 North Fraser Street (TMS #05-4-2 & 05-4-1.3) TO rezone from Planned Development (PD) and Conservation Preservation (CP) to General Commercial (GC).** (*The Chairman read into the records a letter submitted by Rick Martin, to recuse himself from this item because he lives in the surrounding neighborhood & Mr. Gerald Williams ask to be recused because he is a patient of Mr. Miller.*)

Matt Millwood/City Staff said that Mr. Miller is looking to combine his property which is currently Conservation Preservation and the adjoining lot that is currently Planned Development and rezone them to General Commercial. Matt told the Board that there is a certain intent for the Conservation Preservation and that this area had been zoned this for quite some time. This area is a buffer for the neighborhood from any commercial businesses. **Mr. Pieterse** asked if there is any wetlands on this property. Matt said he did not know. The Planned Development area has a dead end street that the owner Mr. Miller said will not be used as a new entrance to the proposed GC area. **Mr. Moore** asked the requirements for a buffer in the General Commercial zone. **Matt** said the requirements is 8 ft. vegetation buffer or 6 ft. masonry or wooden fence.

Mr. Dan Stacy said there is no natural wetlands on the property. **Mr. Pieterse** asked if it is known what the property will used for at this time. Mr. Stacy said it would be a continuation of the Magnolia Plan, but he did not know any more. **Mr. Moore** asked if there would be a density requirement for the buffer. Matt said the Overlay District (Article XIII) requirements would be followed, which would require 1 shade tree and 10 scrubs every 10 ft. or a fence.

Public Input: None

Motion: Ms. Schmid made a motion to disapprove the zoning change, seconded by Mr. Moore, the motion carried 6 to 0 by a roll call vote.

2. **Review and recommend a Petition for Annexation by 711 Partners (TMS #02-1010-005-00-00), located along Pier Road just outside the city limits, to annex approximately 2.61 acres into the corporate limits of the City of Georgetown.**

Matt Millwood/City Staff told the Board that since the agenda was done the 711 Partners has bought the property and it no longer belongs to Georgetown County. This property is adjacent to the City limits and it can be annexed into the City. This property was purchased so that the owners would have the required 10 acres needed for a Planned Development. The owners now have a total of 10.48 acres.

Mr. Steve Strickland/Earthworks, representing 711 Partners introduced himself and offered to answer any questions the Board might have (*the Board did not have any questions*).

Public: None

Motion: Mr. Moore made a motion to approve the petition for annexation into the City, seconded by Ms. Johnson, the motion carried 7 to 0 by a roll call vote.

3. **Review and recommend for adoption a rezoning request, for approximately 10.47 acres, from 711 Partners, LLC, to rezone from General Commercial (GC) to Planned Development (PD).**

Matt Millwood/City Staff told the Board that the applicant had all the necessary information in their packet that includes all Army Corp. and SCDOT approvals. This application was brought before this Board previously and the also went before the Board of Zoning & Appeals to try and get a variance from the required 10 acres, which was denied. At this time they have over 10 acres and they are back to try and get the property rezoned to Planned Development. There are proposing residential as well as commercial on the property. There is approximately 9 ½ acres of wetlands on this property, so the structures will be put on pilings, and docks will be in the rear. **Mr. Pieterse** asked about the traffic entrance to the property. Matt said he would defer that question to Mr. Strickland. **Mr. Williams** asked if the Fishing Village would be accessible to the public. Matt said they will be sold as private residents, but there are a couple of different uses listed just in case the sales don't go well. **Ms. Johnson** asked is the access to the pier through the proposed development. **Matt** said no there is still access on Pier Rd. that was retained by the owners. **Mr. Steve Strickland/Representing 711 Partners** said the access will be off the Jameson Inn entrance at the traffic light, there will be a drop off and pick up for coolers and other items. There is an easement for in place for all utilities. Mr. Strickland said this area will be great for those people that want to come and fish and enjoy the Marsh. **Ms. Schmid** ask what is the advantage of rezoning this area Planned Development. **Mr. Strickland** said because of the setbacks and how the units will have to be placed on the lot this property it would be hard to work with a straight zoning. **Ms. Schmid** said this proposal is for a single use and a Planned Development is not for a single use. **Mr. Strickland** said they will have residential components as well as commercial on the property. **Ms. Schmid** read into the record the definition of a Fish Camp to clarify any confusion, although Ms. Schmid said she did not oppose the plan she felt like it would be a better fit for General Commercial rather than Planned Development. **Mr. Strickland** said again that the development will have residential and commercial. **Ms. Schmid** asked if it was assumed that someone would be living in the units year round. **Mr. Strickland** said because of the size of the units he doesn't believe someone would live in the units' full time, but is unsure. It could be done as rentals or leased units. **Ms. Schmid** said the units are substandard houses, because of the size of the

second bedroom. **Mr. Strickland** said the design of the units are not in question at this time, the land use is the only thing being discussed. **Ms. Schmid** said she just does not want it to turn into a residential that has nothing to do with a fish camp. **Ms. Schmid** asked about the parking for the boat-trailers. **Mr. Strickland** said there is no area on the property but there are two boat landing within 2 miles, and there is no trailer parking on the property. **Mr. Moore** asked if the construction of the docks were in phase I or phase II. **Mr. Strickland** said they really don't have a timeline for the construction of the docks, because they will come as the residents come.

Public Input: None

Motion: Mr. Moore made a motion to approve the rezoning request, seconded by Mr. Williams, the motion carried 6 to 1 (Ms. Schmid cast the downward vote).

V. Board Discussion:

Matt told the Board that there has been 2 West End Development meetings since the last Planning Commission meeting, and Ms. Gloria Tinubu has decided to add more meetings to move things along. Matt offered the minutes of the meetings to anyone that was interested. Mr. Pieterse said sidewalks were discussed, and cameras being installed. Mr. Williams said he feels the discussion of the mobile homes will be brought back up.

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

Submitted By,

*Debra Grant
Board Secretary*