

# TOWN OF GEORGETOWN - PLANNING COMMISSION

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## Meeting Minutes September 18, 2024

### ATTENDANCE

#### Commissioners

Larry Rohlfing - Absent  
Linda Dennis  
Lance Mears  
Edwin Wise  
Michael Briggs

#### Staff

Jocelyn Huff, Planning  
Jamie Craddock, Planning  
  
Tim Willard, Solicitor

### 1. CALL MEETING TO ORDER

Commission Vice Chair Mears called the meeting to order at 6:00 p.m.

### 2. APPROVAL OF AUGUST 21, 2024 MEETING MINUTES

Commissioner Wise moved, seconded by Commissioner Briggs, to approve the August 21, 2024 regular meeting minutes with a clarification that Commissioner Dennis was not a voting member on Item #4. **APPROVED (UNANIMOUS)**

Vice Chair Mears recused himself from the next agenda item, Commissioner Dennis took over as acting Chair.

### 3. PRELIMINARY SITE PLAN

#### A. KINGFISHER COURT APARTMENTS #2023-22

*An application by Apennine Acquisition Co Inc., for the preliminary review and approval for the construction of six apartment buildings with a total of 106 units. The properties are located north of the center of Georgetown with frontage on Savannah Road and Calhoun Street, identified as SC Tax Parcels 135-14.16-69.00 & 70.00, 135-14.00-100.00, zoned MRI (Multifamily Residential District).*

Acting Chair Dennis stated the project was tabled due to questions on the requested waivers. A legal opinion was received by the Commission from Mr. Willard that the Perdue land can be used to satisfy the requirement. As the waivers were requested, it was deemed appropriate to go through and address each waiver by the Commission and make the determination on if granting the waiver would nullify the intent of the standard.

Waiver 1(Item 2) Adjacent to the existing auto repair business - to allow the stormwater facility to be within the 25' bufferyard.

**Acting Chair Dennis moved, to APPROVE the waiver to allow the stormwater facility to be within the 25' bufferyard, as presented.**

Roll call vote:

Commissioner Wise - Yes  
Commissioner Briggs - Yes  
Commissioner Dennis - Yes  
**APPROVED (UNANIMOUS)**

Waiver 2(Item 7) Adjacent to the sewage treatment facility - To waive the Bufferyard 5 requirement.

**Acting Chair Dennis moved, to APPROVE the waiver of the Bufferyard 5 requirement.**

Roll call vote:

Commissioner Wise - Yes  
Commissioner Briggs - Yes  
Commissioner Dennis - Yes  
**APPROVED (UNANIMOUS)**

Mr. Willard offered that the next three waivers be addressed together as all related.

Waiver 3 (Item 8) Adjacent to the existing chicken processing facility - To waive the Bufferyard 5 required, proposing a partial 5A buffer.

Waiver 4 (Item 8) Adjacent to the existing chicken processing facility – To allow the stormwater management facility to be located within the 50’ bufferyard.

Waiver 5 (Item 9) Adjacent to existing parking lot – To allow the stormwater management facility to be located within the 50’ bufferyard.

**Acting Chair Dennis moved, to APPROVE the waivers 3, 4 & 5 (all adjacent to Perdue) of the Bufferyard requirements, as presented.**

Roll call vote:

Commissioner Wise - Yes  
Commissioner Briggs - Yes  
Commissioner Dennis - Yes  
**APPROVED (UNANIMOUS)**

Waiver 6 (Item 10) Adjacent to existing child care facility – To waive the Bufferyard 2 required.

**Acting Chair Dennis moved, to APPROVE the waiver of the Bufferyard 2 requirement.**

Roll call vote:

Commissioner Wise - Yes  
Commissioner Briggs - Yes  
Commissioner Dennis - Yes  
**APPROVED (UNANIMOUS)**

**Commissioner Wise moved, seconded by Commissioner Dennis, to APPROVE the Preliminary site plan application contingent upon the following:**

- 1. Satisfaction of Town Engineer's comments**
- 2. Receipt of State/outside agency approvals**

Roll call vote:

Commissioner Wise - Yes

Commissioner Briggs - No

Commissioner Dennis - Yes

**APPROVED (Yes – 2, No - 1)**

Vice Chair Mears assumed the rest of the meeting.

**4. PUBLIC COMMENT**

No public comment was offered.

**5. PLANNING DEPARTMENT REPORT**

The Planning Department provided updates on projects to the Commission.

**6. ADJOURNMENT**

Commissioner Dennis moved, seconded by Commissioner Wise, to adjourn the meeting at 6:19 p.m. **APPROVED (UNANIMOUS)**

APPROVED:

  
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Lance Mears, Vice Chairperson

ATTEST:

  
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Jocelyn Huff, Planning