

**Planning Commission Workshop
Minutes
July 27, 2021**

MEMBERS PRESENT: Winfred Pieterse, Delores Gibson, Andrew Bass, Joan Schmid, Walter Bass, & Glenn Roberts

MEMBERS ABSENT: Novette Stewart & Janette Graham

OTHERS PRESENT: Matthew Millwood, Chris Inglese, & Debra Grant

I. Call to Order (*Ms. Schmid made a motion to open the Public Hearing; seconded by Mr. Bass*)

II. Public Input:

- **Mr. Sheldon A. Butts** came before the Commissioners to discuss affordable housing, the refusal of a grant by Georgetown County, the City taking advantage of new businesses that are interested in coming to the city, such as a tattoo parlor, and getting the West End Redevelopment back on track. (*Mr. Pieterse closed the Public Hearing*)

III. Approval of Minutes for May 25, 2021; Ms. Gibson made a motion to approved the minutes; seconded by Mr. Bass (the motion carried unanimously)

IV. Commission Considerations for Workshop

*(Recorded audio of the entire meeting is available upon request.)

1. **Comprehensive Plan Updates; Matt/City Staff** told the Commissioners that the WRCOG had completed 4 elements of the Comp Plan and are working on 2 more. The City Staff has completed the 3 elements that they were responsible for. The city is about to move from holding Comp Plan Task Force meetings to public forum meetings for the citizens of Georgetown. These three (3) public meeting will be held in different section of the city to try and get public input from multiple demographics. **Mr. Chris Inglese/City Staff** discussed narrowing down the goals of the Comp. Plan elements from 10 to perhaps 3 to 5. **Mr. Pieterse** agreed with the decreasing of the goals. **Ms. Schmid** also agreed, and thought 3 goals would be an adequate amount.
2. **Tiny Homes/Affordable Housing; Matt/City Staff** discussed the proposal of a new zoning district (R-6) that would allow tiny homes/affordable housing to be built, and smaller lot sizes to accommodate these smaller homes. The Commissioners had concerns about tiny homes, but agreed that affordable housing is needed within the city. **Ms. Schmid** said that tiny homes (probably should be called cottages) are a bad idea because they are not built to standards of the building code and would probably not be allowed in the city since we are in a coastal, high wind zone.
3. **Sampit Bridge to 5 Points Corridor Overlay District; Chris Inglese/City Staff** showed a power point and discussed future plans for the Overlay District including using build to lines and form based codes instead of 50' front setbacks and parking in the front. The amendments would help bring new construction up towards the street, with multiple story structures, and make for a more pedestrian friendly corridor.
4. **Murals;** Staff and the Commissioners discussed putting regulations in the ordinance concerning murals by using the Architectural Review Board (ARB) or Community Appearance Board (CAB) to issue certificates of appropriateness before such mural is erected on private property. It was the consensus of the Commissioners that they did not want murals at all in the city because they are cause for opposition in opinions and can create related issues.

- V. **Board Discussion:**
- VI. **Board Elections:** Ms. Schmid made a motion to keep the current Chairman and Vice Chair for 2021-2022; seconded by Mr. Bass.
- VII. **Adjournment:** With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*