

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes January 18, 2023

ATTENDANCE

Commissioners

Larry Rohlfing
Linda Dennis
Lance Mears
Edwin Wise
Eric Evans - absent

Staff

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

1. CALL MEETING TO ORDER

Commission Chair Rohlfing called the meeting to order at 6:06 p.m.

2. APPROVAL OF DECEMBER 21, 2022 MEETING MINUTES

Commissioner Dennis moved, seconded by Commissioner Mears, to approve the December 21, 2022 regular meeting minutes as presented. **APPROVED**
(UNANIMOUS)

3. PUBLIC HEARING

A. CASE #2022-01 310 North Race Street – Conditional Use Application

An application by Service General Corp., for Conditional Use approval to allow an automobile service and repair facility, at 310 North Race Street, identified as SC Tax Parcel 135-14.20-110.00, zoned Urban Business District (UB1).

Bamdad Bahar, of Service General Corp., presented the application. Also in attendance Jesyl Silva, of GMB Engineering, and Edoardo Costa, owner of the auto repair business. Pep-Up was prior owner of the property and had conducted truck repair on the property. Mr. Bahar purchased the property and worked with DNREC to remediate the site from the gas tanks that leaked on the site. A barber shop is in the front of the building. Mr. Bahar is looking to redevelop and clean up the site. The auto repair business would be in the back and within the fencing. A letter was provided from Mr. Costa with a list of customers in favor of the location. There will be one employee with the owner of the business.

The Commission expressed concerns with future impacts from gas and oil impacting the remediated site. Mr. Bahar stated the DNREC had done an inspection a month and a half ago and required concrete underneath the waste oil storage tank. Most of the work being done on cars is within the building. Any risk can be managed. Any parking for the business is being paved.

Chairman Rohlfing reviewed email of comments from Commissioner Evans, in his absence.

No public comments were made in reference to the application.

Commissioner Dennis moved, seconded by Commissioner Wise, to recommend Town Council APPROVE the Conditional Use application contingent upon the following recommended conditions:

- 1. Remediation issue – Letter of compliance from DNREC**
- 2. State agency approvals**
- 3. Satisfaction of Town Engineer comments on the site plan**
- 4. Hours of operation limited to Monday – Friday from 8 am until 6 pm, Saturday from 8 am until 2 pm**
- 5. No more than 20 vehicles to be on the property for the business, only on paved parking spaces behind the fence.**
- 6. Renovations to be completed as presented regarding the appearance**
- 7. Any additional use on the property is required to go through site plan review.**

Roll call vote:

Commissioner Mears – Recused

Commissioner Wise – Yes, there is a need for this type of work in the area.

Commissioner Dennis – Yes, with the conditions as stated.

Chairperson Rohlfing – Yes, with the conditions addressing concerns.

APPROVED (3-Yes, 1-Abstain)

4. PRELIMINARY RRPC SITE PLAN REVIEW
A. Case #2022-17 Cheer Gateway East

An application by Becker Morgan Group, Inc., on behalf of Cheer, Inc., for the preliminary review and approval of an amended RRPC site plan to construct four age-restricted apartment buildings, a +/- 7,937 square foot administrative building and a +/- 10,499 square foot maintenance building. The properties are located on Sandhill Road, identified as SC Tax Parcel 135-15.00-26.01; 26.02; 26.03 & 26.04, zoned UR1 with an RRPC overlay (Urban Residential District/Retirement Residential Planned Community).

Chad Carter, of Becker Morgan Group, presented the application. Also in attendance, Ken Bock, of Cheer. Applicant is seeking preliminary approval and a waiver from the requirement to have the parking for multifamily behind the buildings. Applicant is utilizing a campus design and providing additional landscaping to assist with the layout. The design of the buildings is similar to the current buildings for continuity. Any wet stormwater ponds will have at least aeration or a fountain.

Commissioner Wise moved, seconded by Commissioner Mears, to approve the waiver from the requirement that parking lots should be located behind buildings, as requested.

Roll call vote:

Commissioner Mears – Yes, based on presentation.

Commissioner Wise – Yes, based on presentation.

Commissioner Dennis – Yes

Chairperson Rohlfig – Yes, in favor of the design and it is consistent with the existing.

APPROVED (UNANIMOUS)

Commissioner Mears moved, seconded by Commissioner Wise, to APPROVE the preliminary site plan contingent upon the following:

- 1. State agency approvals (including PLUS)**
- 2. Satisfaction of Town Engineer's comments**

Roll call vote:

Commissioner Mears – Yes

Commissioner Wise – Yes

Commissioner Dennis – Yes

Chairperson Rohlfig – Yes, it will be a nice addition to the Town.

APPROVED (UNANIMOUS)

5. PUBLIC COMMENT

No public comment was provided.

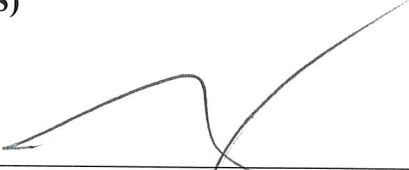
6. PLANNING DEPARTMENT REPORT

Ms. Huff updated the Commission on current projects.

7. ADJOURNMENT

Commissioner Dennis moved, seconded by Commissioner Mears, to adjourn the meeting at 7:26 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Larry Rohlfig, Chairperson

ATTEST:



Jocelyn Huff, Planning