

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes April 16, 2025

ATTENDANCE

Commissioners

Larry Rohlffing

Lance Mears (arrived late)

Edwin Wise (absent)

Michael Briggs

Chris Lecates

Staff

Brian Olszak, Community Development

Jamie Donaway, Community Development

Stephanie Roblero, Community Development

Tim Willard, Solicitor

1. CALL MEETING TO ORDER

Commission Chair Rolfing called the meeting to order at 6:08 p.m.

2. APPROVAL OF FEBRUARY 19, 2025, MEETING MINUTES

Commissioner Briggs moved, seconded by Commissioner Lecates, to approve March 19, 2025, regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. COMPREHENSIVE PLAN AMENDMENT REQUEST

A. CASE #2025-10 MINOR VARIATION DETERMINATION REQUEST – Parsons Lane Retail Grocery

An application by Antoniel H Rodas Galvez w/ Primo Cash, LLC., to determine if a Comprehensive Plan Map Amendment request can be classified as a Minor Variation. The properties are located at 3 and 7 Parsons Lane, identified as SC Tax Parcel 135-15.17-121.00 & 122.00 zoned UR1 (Urban Residential District).

Nicholas Pallone of Axiom Engineering presented the application representing Antoniel Rodas Galvez and Primo Cash, LLC, who is the owner of the properties. The application is for an approximately 0.5 acre site composed of two parcels to be considered a Minor Variation to the Comprehensive Plan Future Land Use Map, amending the future land use from Single Family Residential to Business. The intent would be to rezone the site as either UB1 Business or UB2 Business District.

Existing on the site is a single-family home on one parcel, and a garage on the second parcel. The proposed project would be for the new construction of small grocery retail store, with the removal of the existing structures.

The minor variation conditions to be met:

1. The rezoning is of a unique circumstance and cannot set precedent for other lands in the vicinity of the rezoning:
 - a. As shown per the applicant's exhibits, most other properties surrounding the subject parcels are already designated Business or Commercial, and the parcels' proximity to Route 9 is unique compared to all other residentially-zoned properties in the vicinity.
2. The relative size of the rezoning or the variation from the land use recommended by the Comprehensive Plan is so minor that it would have no impact on the goals and objectives of the Comprehensive Plan:
 - a. Based on the acreage the development would be minor, and the two parcels together represent just over a half-acre. All other lots in the vicinity are significantly larger.
3. The proposed zoning is adjacent to or in the immediate vicinity of other similarly zoned lands and would not alter the pattern of development in the area:
 - a. Re-classifying the Future Land Use Map to Business would not adversely affect any other current residential structures, and would not be out of character with the property surroundings, since almost all other parcels surrounding the property are zoned a business or commercial zoning district.

Commission members discussed the proposed grovery store. While some considered the construction of a grocery store to possibly be a major project, it was reinforced that this action at this stage was only to decide whether the change of the future land use category itself was a minor variation from the existing map and plan. The next action, after OSPC concurrence, would be to vote to approve or deny the actual change request and rezoning. The fact that the small lot size would likely limit the overall size of any potential land development there was also discussed.

Commissioner Lecates moved, seconded by Commissioner Briggs, to APPROVE the designation of the application as a Minor Variation, based on the Town's Creiteria as presented.

Roll call vote:

Commissioner Mears – Abstained, as he entered the meeting late.

Commissioner Briggs – Yes, for the reasons mentioned in the motion.

Commissioner Lecates – Yes, to permit the application to move forward and sine it appeared to be only a minor application

Chairperson Rohlfig – Yes, for the reasons mentioned above

APPROVED (3-0, 1 abstained)

4. HISTORIC REVIEW

A. CASE #2025-02 Georgetown Fire Company - Storage Building

An application by Conaway Construction, on behalf of Georgetown Fire Company, Inc., for the review and approval of a 2,500 square foot storage building located at 100 South Bedford Street, identified as SC Tax Parcels 135-19.08-180.00 and 181.00 zoned HD (Historic District).

Commissioner Briggs recused himself from the application.

John Roach, with John B. Roach, Engineering, representing the Georgetown Fire Company, presented the application. Mr. Roach gave a brief history of the existing fire house, use and location. The application is to construct a new 50' x 50' storage building in the existing parking lot to the rear of the property. The storage building will give the Fire Company additional storage space to store the historic fire vehicles, equipment and supplies. The architectural plan was provided which shows the front of the building will have a brick façade to blend in with the existing fire house and the Historic District. There will be one bathroom located in the front of the building.

The Commission confirmed with the applicant that no servicing of any vehicles will be done within the building. The removal of the parking spaces would not be detrimental to the services that the Fire Company provides. The existing property has adequate lighting.

Commissioner Lecates moved, seconded by Commissioner Mears, to APPROVE the Historic District Site Plan, as presented.

Roll call vote:

Commissioner Mears – Yes, as it falls in line with the façade of the current Fire Company and meets the Historic District qualifications.

Commissioner Briggs – Recused

Commissioner Lecates – Yes, agrees that it falls within the parameters of the Historic District.

Chairperson Rohlfing – Yes, as it is something our Company needs and the building matches the existing facility

APPROVED (3-0, 1 recused)

5. PUBLIC COMMENT

No public comment was given.

6. COMMUNITY DEVELOPMENT REPORT

Brian Olszak, Community Development Director, provided updates on projects, term limits and the previous Town Council/Planning Commission workshop.

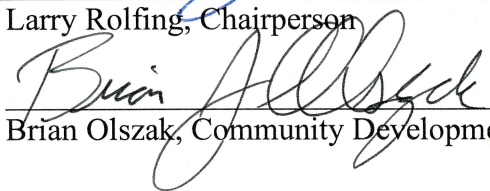
7. ADJOURNMENT

Commissioner Lecates moved, seconded by Commissioner Briggs, to adjourn the meeting at 6:28 p.m. **APPROVED** (UNANIMOUS)

APPROVED: _____


Larry Rolfing, Chairperson

ATTEST: _____


Brian Olszak, Community Development Director