



**GEORGETOWN COUNTY PLANNING COMMISSION**

**COUNTY COUNCIL CHAMBERS**

**129 SCREVEN STREET, GEORGETOWN**

**JUNE 21, 2022 - 5:30 PM**

**AGENDA**

1. Public Input

2. Subdivision

2.1. Subdivision-Kingsbury

A REQUEST FROM CLINT RICHARDSON OF BEVERLY HOMES FOR APPROVAL OF A 51 LOT SINGLE FAMILY SUBDIVISION LOCATED ON THE SOUTHWEST SIDE OF MCDONALD ROAD ALONG MOURY DRIVE IN GEORGETOWN.

1. PUBLIC HEARING

Documents:

[KINGSBURY.PDF](#)

3. Rezoning

3.1. Rezoning-Retreat At Stables

THE "RETREAT AT STABLES" IS A REQUEST FROM OLD KINGS HIGHWAY, LLC TO REZONE ONE (1)

PARCEL TOTALING APPROXIMATELY 8.8 ACRES FROM ONE HALF ACRE RESIDENTIAL (R-1/2 AC) TO

SINGLE FAMILY FLEXIBLE DESIGN DISTRICT (FDD). THE PARCEL IS LOCATED ON THE NORTHERN

CORNER OF MARTIN LUTHER KING ROAD AND PETIGRU DRIVE IN PAWLEYS ISLAND.

TMS# 04-0413-047-00-00. CASE # REZ 3-22-30334.

1. PUBLIC HEARING

2. RECOMMENDATION TO COUNCIL

Documents:

[RETREAT AT STABLES-30334.PDF](#)

3.II. Rezoning- River Club PD

A REQUEST FROM OLD KINGS HIGHWAY, LLC TO AMEND A PORTION OF THE RIVER CLUB PLANNED DEVELOPMENT, CONSISTING OF ONE (1) PARCEL TOTALING APPROXIMATELY SEVEN (7) ACRES, FOR A MULTI-FAMILY DEVELOPMENT. THE PARCEL IS LOCATED ON THE EAST SIDE OF PETIGRU DRIVE APPROXIMATELY 1,100 FEET NORTH OF ITS INTERSECTION WITH MARTIN LUTHER KING ROAD IN PAWLEYS ISLAND. TMS# 04-0413-033-31-00. CASE# RZE2022-00017.

1. PUBLIC HEARING
2. RECOMMENDATION TO COUNCIL
3. RECCOMENDATION FOR FLU MAP

Documents:

[RIVER CLUB PD-PART1.PDF](#)  
[RIVER CLUB PD-PART2.PDF](#)

3.III. Rezoning-Georgetown County-00019

A REQUEST FROM GEORGETOWN COUNTY TO REZONE APPROXIMATELY 58.1 ACRES OF TMS 02-1009-004-00-00 FROM THE CROWN POINT PLANNED DEVELOPMENT (PD) TO LIMITED INDUSTRIAL (LI) IN ORDER TO BUILD A NEW DETENTION CENTER. THE PROPERTY IS LOCATED IN THE 2200 BLOCK OF BROWNS FERRY ROAD. PORTION OF TMS 02-1009-004-00-00. CASE NUMBER RZE2022-00019.

1. PUBLIC HEARING
2. RECOMMENDATION TO COUNCIL
3. RECCOMENDATION FORFLU MAP

Documents:

[GTWNCOUNTY-0009.PDF](#)

3.IV. Rezoning-Silicon Ranch Solar Farm

A REQUEST FROM SILICON RANCH CORP. TO ESTABLISH A SOLAR

ENERGY FACILITY FLOATING  
DISTRICT FOR THE PURPOSE OF CONSTRUCTING A 1,200 + ACRE SOLAR  
FARM. THE PROPERTY I  
LOCATED ON THE SOUTHEAST SIDE OF SAINTS DELIGHT ROAD AND  
BORDERED BY WILD HORSE  
ROAD AND WALKER ROAD IN GEORGETOWN. TMS # 01-0442-026-07-00.  
CASE NUMBER RZE2022-00021.

1. PUBLIC HEARING
2. RECOMMENDATION TO COUNCIL
3. RECCOMENDATION FORFLU MAP

Documents:

[SOLAR FARM PART1.PDF](#)  
[SOLAR FARM - PART 2.PDF](#)

#### 4. Text Change

##### 4.1. Text Change-Proposed GR Text Amendment

A PROPOSED AMENDMENT TO ARTICLE VI, SECTION 607 GENERAL  
RESIDENTIAL (GR) DISTRICT,  
ARTICLE VII AREA, YARD AND HEIGHT REQUIREMENTS OF THE ZONING  
ORDINANCE AND ARTICLE  
4 DESIGN STANDARDS, SECTION 4 PUBLIC USE AND SERVICE AREAS OF  
THE LAND DEVELOPMENT  
REGULATIONS TO REQUIRE DEDICATION OF OPEN SPACE IN SINGLE  
FAMILY AND MULTI-FAMILY  
DEVELOPMENTS ON PARCELS OVER THREE ACRES IN SIZE AND  
CONTAINING MORE THAN 10 UNITS  
IN THE GENERAL RESIDENTIAL (GR) ZONING DISTRICTS ON THE  
WACCAMAW NECK.

1. PUBLIC HEARING
2. RECOMMENDATION TO COUNCIL

Documents:

[PROPOSED GR TEXT AMMENDMENT.PDF](#)

#### 5. Other Business

##### 5.1. Attendance Report

Documents:

[ATTENDANCE-JUNE 22.PDF](#)

##### 5.ii. Street Names

Documents:

[JULY 22 STREET NAMES.PDF](#)

5.III. Discussion-Comprehensive Plan Update

6. Minutes

6.I. Minutes-June 2022

Documents:

[JUNE 22-MINUTES.PDF](#)

7. Status Report

7.I. Status Report

Documents:

[JULY 22-STATUS REPORT.PDF](#)

8. Letter Of Credit Report

8.I. Letter Of Credit Report

Documents:

[JULY LOC.PDF](#)

9. Adjournment