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VICE CHAIRMAN

JASON L. WARD
COUNTY ADMINISTRATOR

SALLY K. HEBERT
CLERK TO COUNCIL



JAY BYARS

WILLIE R. DAVIS

CARROLL S. DUNCAN

LARRY S. HARGETT

WILLIAM R. HEARN, JR.

COUNTY COUNCIL OF DORCHESTER COUNTY

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(843) 832-0196 or (843) 563-0196

**MINUTES
DORCHESTER COUNTY COUNCIL
KENNETH F. WAGGONER SERVICES CENTER
COUNCIL CHAMBERS, ST. GEORGE
AUGUST 8, 2016
7:00 P.M.**

Pursuant to the Freedom of Information Act, a notice was posted on the bulletin board 24 hours before the meeting, and the following media outlets were notified: The Eagle-Record, The Summerville Journal Scene, The Post and Courier, WCBD Channel 2, WCIV Channel 4 and WCSC Channel 5.

PRESENT: Mr. C. David Chinnis, Chairman
Mr. George H. Bailey, Vice Chairman
Mr. Jay Byars
Mr. Willie R. Davis
Mr. Larry S. Hargett
Mr. William R. Hearn, Jr.
Mr. Jason L. Ward, County Administrator
Mr. Charlie Potts, Deputy Administrator/Community Services
Mr. Daniel Prentice, Deputy Administrator/CFO
Mr. John Frampton, County Attorney
Ms. Sally K. Hebert, Clerk to Council

ABSENT: Mrs. Carroll S. Duncan

Chairman Chinnis called to order the meeting of Dorchester County Council. He invited all to stand for the invocation, given by Councilman Byars, and followed by the Pledge of Allegiance. He announced Councilwoman Duncan's absence tonight.

CHAIRMAN'S TIME

REQUESTS TO ADDRESS COUNCIL:

- Mr. Ben Coker, Jr, 306 Sangaree Parkway, Summerville, asked Council to delay third reading of an amendment to an ordinance to change requirements for Final Plats in order to give surveying professionals at least 30 days to review and provide feedback on the amendment.

- Ms. Peggy Bangle, 114 Ravenwood Court, Summerville, stated concerns about the Local Government Fund, a proposed hospitality tax and a bond referendum for parks and libraries. She also requested improved communication between county officials and the public.
- Mr. Steven Wright, 102 Hammerbeck Road, Summerville, stated objections to combining parks and libraries into one referendum question on the November ballot rather than two.
- Mr. John Mott, 244 B Luden Drive, Summerville, requested County Council connect multi-use trails for safety reasons to avoid having citizens cross busy thoroughfares while on foot or bike.

MINUTES

1. On the motion of Councilman Hearn, seconded by Councilman Hargett, Council voted six in favor, with one absent, to adopt the minutes from the July 18, 2016, County Council Meeting.

ORDINANCE: LOCAL HOSPITALITY TAX

Chairman Chinnis announced Council would hold a public hearing regarding an Ordinance Imposing a Local Hospitality Tax Not to Exceed 2% on the Sales of Prepared Meals and Beverages As Defined and Authorized and for the Purposes Set Forth in S.C. Code Annotated Section 6-1-700, Et Seq., As Amended.

Chairman Chinnis struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. Ms. Peggy Bangle raised questions about the hospitality tax. Mr. Steven Wright asked Council to vote against the hospitality tax. Mr. John Mott also gave comments about the tax. In the absence of additional citizen requests to speak, Chairman Chinnis closed public hearing.

Councilman Hargett spoke first during Council discussion, stating he would vote against the hospitality tax. He said he understands why the County needs the money but that this is not a good revenue source.

Chairman Chinnis said the Town of Summerville already collects a hospitality tax and uses it to pay police officers working special events, such as the Flowertown Festival. Councilman Byars said Mayor Keith Summey used North Charleston hospitality tax money to help build the Wescott Park, which includes three ballfields, nature trails and an amphitheater.

Councilman Byars said no one wants to raise taxes. He explained that this is an effort to diversify the tax base rather than relying so heavily on the property tax, which comprises 58 percent of Dorchester County's budget. He noted that 100 percent of property owners in Dorchester County pay property taxes, whereas visitors to Dorchester County would pay an estimated 20 percent of the hospitality tax, thereby exporting some of the tax burden. I would rather pay two cents more on a dollar value cheeseburger at McDonald's than pay more personal property tax, he said.

There was much discussion on this issue.

2. On the motion of Councilman Davis, seconded by Councilman Byars, Council voted six in favor, with one absent, to delay voting until Monday, September 19, on an Ordinance Imposing a Local Hospitality Tax Not to Exceed 2% on the Sales of Prepared Meals and Beverages as Defined and Authorized and for the Purposes Set Forth in S.C. Code Annotated Section 6-1-700, et seq., as Amended.

CONVEYANCE OF LAND BEARING TMS #059-00-00-106.000

Chairman Chinnis announced Council would hold a public hearing regarding conveyance of approximately 17.26 acres of land bearing TMS #059-00-00-106.000 and designated as new parcel "A1" on a plat recorded in the Dorchester County R.O.D. in Cabinet M at Slide 78 for no consideration to the Dorchester County Development Corporation for the construction of a speculative industrial building.

Chairman Chinnis struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. Ms. Peggy Bangle asked for an explanation, which was provided by the County Attorney.

3. On the motion of Councilman Hargett, seconded by Councilman Bailey, Council voted six in favor, with one absent, to authorize the County Administrator to execute any and all documents necessary to convey real property designated as New Parcel "A1" on a plat recorded in the R.O.D. office of Dorchester County in Cabinet M at Slide 78, TMS #059-00-00-106.000 to the Dorchester County Development Corporation for the purpose of constructing a speculative industrial building.

RESOLUTION #16-06: ECONOMIC DEVELOPMENT FUNDS AUTHORIZATION

4. On the motion of Councilman Bailey, seconded by Councilman Hearn, Council voted six in favor, with one absent, to adopt Resolution #16-06, authorizing the sum of \$100,000 to be provided from the Dorchester County Economic Development Fund to a pledged debt service reserve fund account.

CORRESPONDENCE: Staff forwarded items of correspondence as received.

GUESTS: SENATOR JOHN MATTHEWS AND REPRESENTATIVE PATSY KNIGHT

Councilman Davis announced that although Senator Matthews and Representative Knight were not able to attend tonight's meeting he wanted to thank them publicly for the donation of \$25,000 for entry signage and landscaping at Winding Woods Commerce Park.

GUEST: MR. ERIC DAVIS, DORCHESTER COUNTY PARKS AND RECREATION DIRECTOR

Mr. Davis introduced Mr. Warren Pruitt of ADC Engineering, which is the company that completed the Courthouse Park Master Plan. Mr. Pruitt provided information on the initial cost estimate, \$4.4 million, which includes all site work and park features except the spray fountain.

5. On the motion of Councilman Byars, seconded by Councilman Davis, Council voted six in favor, with one absent, to approve the concept and budget for the Courthouse Park Master Plan.

COUNTY ADMINISTRATOR'S TIME – MR. JASON WARD

INTRODUCTION OF DEPUTY ADMINISTRATOR/CFO

Mr. Ward introduced Mr. Daniel Prentice, newly hired Dorchester County Chief Financial Officer. Mr. Prentice previously served as Budget Officer for the Town of Mount Pleasant, where he was responsible for the development and administration of both the operating and capital budgets and oversight of the five-year Capital Improvement Plan.

AMENDMENT TO ALLOW FAMILIES AND HEIRS GREATER FLEXIBILITY

6. On the motion of Councilman Davis, seconded by Councilman Bailey, Council voted six in favor, with one absent, to give 1st Reading of an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, As Previously Amended, with Respect to Article IX, Section 9.1.4: "Single Family Detached Residential and Single Family Residential Manufactured Housing Use," to Allow Two Primary Residences Per Parcel by Right, to Allow Three or More Primary Residence Per Parcel Where Road Access Meets County Standards, and to Enumerate the Section.

AMENDMENT DISALLOWING APARTMENTS IN OI DISTRICT

7. On the motion of Councilman Hargett, seconded by Councilman Davis, Council voted six in favor, with one absent, to approve 1st Reading and Referral to the Planning, Development and Building Committee of an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, As Previously Amended, with Respect to Article VII, Zoning and Development-Suburban District Regulations, Section 7.6: "Office and Institutional District," Section 7.6.3: "Permitted Use Groups," Section 7.6.5: "Residential Density Regulations," Section 7.6.6: "Lot and Building Requirements," and Section 7.6.8: "Use Performance Standards."

REZONING REQUEST #722

8. On the motion of Councilman Hearn, seconded by Councilman Hargett, Council voted six in favor, with one absent, to give 3rd Reading and final approval of Robert Pratt's request for the rezoning of 1.7 acres at 8550 Dorchester Road from Multi-Family Residential District (R-4) to Commercial Light Industrial Two District (CLI-2), TMS #172-13-01-002.

REZONING REQUEST #723

9. On the motion of Councilman Bailey, seconded by Councilman Hearn, Council voted six in favor, with one absent, to give 3rd Reading and final approval of Bronwen and Walter Manning's request for the rezoning of 8.33 acres at 1005 W. 5th North Street from General Commercial District (CG) to Commercial/Light Industrial District (CLI), TMS #130-09-00-003.

AN ORDINANCE TO AMEND ZONING AND LAND DEVELOPMENT STANDARDS

10. On the motion of Councilman Bailey, seconded by Councilman Byars, Council voted six in favor, with one absent, to adjourn debate until September 19 (as recommended by the Chairman) regarding an Ordinance to Amend Sections 18.2.1, 18.2.2, 18.2.3 and 19.3 of the Dorchester County Zoning and Land Development Standards Ordinance #04-13, As Previously Amended.

The purpose of this amendment is to modernize submittal and documentation requirements for Final Plats, so as to improve and accelerate agency review. (See Mr. Coker's remarks during Requests to Address Council.)

INSTITUTIONAL SIGNAGE RESTRICTIONS

11. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted unanimously to give 3rd Reading and final approval of an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance #04-13, As Previously Amended, with Respect to Article XIII, Section 13.5.7, Subsection (d) "Institutional Signage" to Limit Restrictions Unique to Institutional Signage to Residential Districts.

The purpose of this amendment is to set standards for signs for churches, schools and other institutions in commercial areas to the same standards applicable to commercial uses.

PROBATE COURT POSITION CHANGES

12. On the motion of Councilman Bailey, seconded by Councilman Davis, Council voted six in favor, with one absent, to approve the elimination of a fulltime Judicial Clerk position and the conversion of an Associate Judge position and an Admin III from part-time to fulltime.

Mr. Ward said funding for this includes current-year revenues and the carrying forward of prior year, one-time personnel and benefits savings of \$17,318.

ROAD MAINTENANCE APPLICATION: STAGECOACH LANE

13. On the motion of Councilman Davis, seconded by Councilman Hargett, Council voted six in favor, with one absent, to authorize the road maintenance application for the acceptance of Stagecoach Lane in Carriage Hill, starting at the right-of-way of Butternut Road and continuing 850 linear feet, and to waive the one-year maintenance warranty period, as recommended by the Public Works Director. The road has been in service for approximately 10 years.

REVISIONS TO EAST EDISTO FORM DISTRICT MASTER PLAN

14. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted six in favor, with one absent, to approve 1st Reading and referral to the Planning, Development and Building Committee of an ordinance to amend Ordinance #12-19 to revise various regulations within the East Edisto Form District Master Plan and to add an administrative relief valve from conflicting standards.

EMPLOYEE AWARDS FOR TREASURER’S OFFICE

15. On the motion of Councilman Bailey, seconded by Councilman Davis, Council voted six in favor, with one absent, to approve one-time awards to be paid to the Deputy Treasurer and the Finance Manager in the Treasurer’s Office for the additional work that they performed since the retirement of Mrs. Delores Harrison.

COURT POSITION CHANGES

16. On the motion of Councilman Hearn, seconded by Councilman Hargett, Council voted six in favor, with one absent, to approve the request of the Clerk of Court for the transfer of the position from Clerk of Court, 1221, to the Family Court, 1230, and that the position be upgraded from part-time to fulltime, contingent upon the funding of the differential of the additional salary and benefits for the upgrade from part-time to fulltime come from Fund 353 (Family Court Incentive Fund) for this fiscal year and forward.

Before the vote, Councilman Bailey read a statement saying, “The Clerk of Court has requested that the part-time computer Support Specialist 1 position – currently assigned to the Clerk of Court, 1221 – be upgraded to a fulltime position and transferred to the Family Court, 1230, with the additional salary and benefits to be funded from Fund 353 (Family Court Incentive Fund). Currently, the additional salary and benefits would total \$22,370, which would come from that Fund.

APPOINTMENTS TO BOARDS AND COMMISSIONS

17. On the motion of Councilman Bailey, seconded by Councilman Davis, Council voted six in favor, with one absent, to appoint Mr. Michael Redden, Chief Operating Officer of Construct South, to the Dorchester County Construction Board of Appeals.
18. On the motion of Chairman Chinnis, seconded by Councilman Davis, Council voted six in favor, with one absent, to follow the bylaws regarding the sequence of mayors to serve on the Dorchester County Economic Development Corporation.
19. On the motion of Chairman Chinnis, seconded by Councilman Byars, Council voted five in favor, with one absent and one abstention, to appoint Vice Chairman Bailey to the Dorchester Economic Development Corporation.
20. On the motion of Councilman Davis, seconded by Chairman Chinnis, Council voted five in favor with one absent and one abstention, to appoint Councilman Hearn to the Dorchester Economic Development Corporation.

COUNTY ATTORNEY’S TIME – MR. JOHN FRAMPTON

RESOLUTION #16-07: MCIP CAROLINA CHIPS, INC.

21. On the motion of Councilman Davis, seconded by Councilman Hargett, Council voted six in favor, with one absent, to amend the Dorchester County/Orangeburg County Multi-County Industrial Park to include property in Orangeburg County owned or operated by Carolina Chips, Inc.

EXECUTIVE SESSION

The County Attorney requested Council’s consideration to enter into Executive Session to discuss the following:

- Contractual Matters
 - Contract for Master Planning Services for Ashley River Park
 - East Edisto Water Line
 - SC Highway 165

He asked that Legal Advice, County Improvement District, Summers Corner, be removed from the agenda.

22. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted six in favor, with one absent, to enter into Executive Session at approximately 8:31 p.m. to discuss the previously stated matters, removing Legal Advice, Community Improvement District, Summers Corner, from the agenda.

Before going into Executive Session, Councilman Davis recognized Dr. Ken Jenkins, Dorchester School District Four Board Chairman, and the Chairman of the St. Paul's Parks Commission.

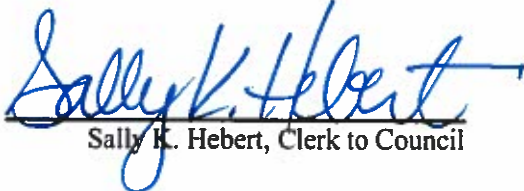
RECONVENE FROM EXECUTIVE SESSION

At approximately 9:34 p.m., Mr. Frampton reported that Council discussed the previously announced items, but no action was taken.

23. On the motion of Councilman Byars, seconded by Councilman Davis, Council voted six in favor, with one absent, to authorize the County Administrator to execute the proposed contract with Seamon Whitesides and Associates, Inc., for recreational master planning services for the Ashley River Park.

ADJOURNMENT

24. On the motion of Councilman Davis, seconded by Councilman Byars, Council voted six in favor, with one absent, to adjourn at approximately 9:35 p.m.


Sally K. Hebert, Clerk to Council