

C. DAVID CHINNIS
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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

500 N. MAIN STREET, SUITE 2
SUMMERVILLE, SOUTH CAROLINA 29483
(843) 832-0196 or (843) 563-0196

**MINUTES
DORCHESTER COUNTY COUNCIL
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNCIL CHAMBERS, SUMMERVILLE
SEPTEMBER 19, 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
Mrs. Carroll S. Duncan
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

Chairman Chinnis called to order the meeting of Dorchester County Council. He invited all to stand for the invocation, given by Councilman Davis, and followed by the Pledge of Allegiance.

CHAIRMAN'S TIME

REQUESTS TO ADDRESS COUNCIL:

- Ms. Peggy Bangle, 114 Ravenwood Court, Summerville, asked County Council not to pass the proposed hospitality tax, to contact the legislative delegation and let them know we need the Local Government Fund money and to address core responsibilities of government, including security.

- Mr. Albert R. Judy, 1921 Flatwoods Road, Reevesville, said he is a registered land surveyor, who has been working in Dorchester County for about 20 years. He asked council to allow more time for dialogue between surveyors and county staff in order to resolve issues regarding a proposed ordinance governing documentation requirements for final plats.
- Mr. Ben Coker, 306 Sangaree Parkway, Summerville, said he is co-owner of Ashley Land Surveying in Summerville and has worked in the business for 40 years. He said he supports Mr. Judy’s request to delay adoption of the proposed ordinance governing documentation requirements for final plats. He highlighted several concerns, including issues related to the mapping of wetlands.

MINUTES

1. On the motion of Councilman Hargett, seconded by Councilman Hearn, Council voted unanimously to adopt the minutes from the September 6, 2016, County Council Meeting.

CORRESPONDENCE: Staff forwarded items of correspondence as received.

GUEST: MR. DANIEL PRENTICE, DORCHESTER COUNTY DEPUTY ADMINISTRATOR/CFO

Mr. Prentice gave a summary of revenues and expenditures for the county’s major funds through August 31. He also included a summary of cash on hand in the major funds and status updates on major Water/Sewer and Stormwater projects.

COUNCIL MEMBER’S TIME: VICE CHAIRMAN BAILEY

Vice Chairman Bailey asked Council to put the issue of utilizing the old detention center in St. George into the Public Safety, Health and Human Services Committee.

2. On the motion of Councilman Davis, seconded by Councilwoman Duncan, Council voted unanimously to place the issue of utilizing the old detention center in St. George into the Public Safety, Health and Human Services Committee for discussion.

COUNTY ADMINISTRATOR’S TIME – MR. JASON WARD

INTRODUCTION OF DORCHESTER COUNTY PUBLIC INFORMATION OFFICER

Mr. Ward introduced Ms. Tiffany Norton, newly hired Dorchester County Public Information Officer. Ms. Norton previously served as the Events and Media Coordinator and Public Information Officer for the Town of Summerville.

ORDINANCE TO MAP ZONING DISTRICTS NEAR ORANGEBURG ROAD AND CENTRAL AVE

3. On the motion of Councilman Davis, seconded by Councilwoman Duncan, Council voted unanimously to approve 1st Reading and referral to the Planning, Development and Building Committee for a Public Hearing and recommendation to Council regarding an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, As Previously Amended, with Respect to Article IV, Section 4.2 “Zoning District Boundaries and the Official Zoning Map.”

(The purpose of this amendment is to map zoning districts as intended with respect to various parcels within a quarter mile radius of the intersection at Orangeburg Road and Central Avenue.)

REZONING REQUEST #728: EDGEFIELD DRIVE

4. On the motion of Councilwoman Duncan, seconded by Councilman Byars, Council voted unanimously to deny 1st Reading and referral to the Planning, Development and Building Committee for a Public Hearing and recommendation to Council regarding Rezoning Request #728 by John D. Steele to rezone 5.18 acres on Edgefield Drive from Single Family Residential District Two (R-2) to Multi-Family Residential District Four (R-4), TMS #152-00-00-226.

REZONING REQUEST #727: 1505 W. 5TH NORTH STREET

5. On the motion of Councilman Hargett, seconded by Councilman Davis, Council voted unanimously to give 3rd Reading and final approval of Rezoning Request #727 for John Wilder to rezone 3.59 acres at 1505 W. 5th North Street, Summerville, from Multi-Family Residential District (R-4) to Commercial Light Industrial Two District (CLI-2), TMS #129-12-04-015.

AMENDMENT TO ALLOW FAMILIES AND HEIRS GREATER FLEXIBILITY

6. On the motion of Councilman Davis, seconded by Councilman Bailey, Council voted unanimously to give 3rd Reading and final approval 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.

The purpose of this amendment is to allow families and heirs greater flexibility for residential use of land in rural areas.

AMENDMENT DISALLOWING APARTMENTS IN OI DISTRICT

7. On the motion of Councilwoman Duncan, seconded by Councilman Davis, Council voted unanimously to give 3rd Reading and final approval 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."

The purpose of this amendment is to improve Dorchester County's land use policies by allowing houses and childcare centers while disallowing apartments in this zoning category.

REVISIONS TO EAST EDISTO FORM DISTRICT MASTER PLAN

8. On the motion of Councilman Hearn, seconded by Councilman Hargett, Council voted unanimously to give 3rd Reading and final approval of an ordinance to amend Ordinance #12-19 to revise various regulations with the East Edisto Form District Master Plan and to add an administrative relief valve from conflicting standards.

AN ORDINANCE TO AMEND ZONING AND LAND DEVELOPMENT STANDARDS

9. On the motion of Councilman Bailey, seconded by Councilman Davis, Council voted unanimously to adjourn debate until the October 3 County Council meeting in Summerville on 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.

RECOMMENDATIONS FOR 30 PERCENT ALLOCATION OF ACCOMMODATIONS TAX

10. On the motion of Councilwoman Duncan, seconded by Councilman Hargett, Council voted unanimously to distribute \$4,000 to the Tri-County Regional Chamber of Commerce for the Travel Show Tourism Attraction Campaign, \$14,079.46. to the SC National Heritage Corridor for a marketing initiative plan and \$5,920.54 from unspent FY2014-2015 monies to the SC National Heritage Corridor to fund external marketing such as billboards, guides, etc.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Councilwoman Duncan reported that she, along with Councilman Byars and Councilman Hearn, met before the meeting this evening. They set a date of Monday, September 26, at 5:30 p.m. for a meeting of the Ad Hoc Committee on Mosquito Control to be held in Council Chambers, Summerville.

COUNTY ATTORNEY’S TIME – MR. JOHN FRAMPTON

FILOT: STRAND-TECH MARTIN, INC.

11. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted unanimously to approve 2nd Reading of an Ordinance Authorizing the Execution and Delivery of a Fee in Lieu of Ad Valorem Taxation Agreement Effecting a Conversion of That Certain Lease Purchase Agreement Date as of December 31, 1999, Amended as of December 8, 2003, between Strand-Tech Martin, Inc. (the “Sponsor”), and Dorchester County, South Carolina (the “County”), and also Evidencing the Consent of the County of the Transfer of the Control of the Sponsor and a Financing Arrangement of the Sponsor.

EXECUTIVE SESSION

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

- Contractual Matters
 - Amended Wholesale Water Supply Agreement with Charleston Water System
 - Glass Recycling
 - Legal Advice
 - Assignment of FILOT by CV Oakmont, LLC
 - Status of Lot 2A, Old Fort Estates
12. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted unanimously to enter into Executive Session at approximately 7:28 p.m. to discuss the previously stated matters.

RECONVENE FROM EXECUTIVE SESSION

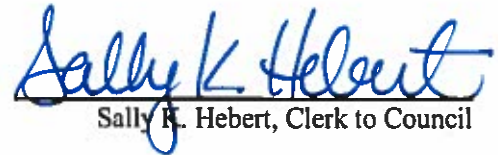
At approximately 9:31 p.m., Mr. Frampton reported that Council discussed the previously announced items, but no action was taken.

13. On the motion of Councilman Hargett, seconded by Councilman Davis, Council voted unanimously to authorize the County Administrator to execute the Lease Agreement with Cedar Square Enterprises for the purposes of office space for the South Carolina Department of Juvenile Justice.
14. On the motion of Councilman Bailey, seconded by Councilman Davis, Council voted unanimously to remove the delinquent taxes for tax years 2010 through 2015 in the amount of \$550.53 in regard to TMS #181-05-10-006 which is depicted as a drainage easement on a plat found in Cabinet H, Slide 5. This will facilitate the transfer of this property from Mr. and Mrs. Rhodes to the River Oaks Homeowners Association, which will then be responsible for its maintenance.
15. On the motion of Councilman Davis, seconded by Councilman Hargett, Council voted unanimously to authorize the County Administrator to execute the two options to purchase real property for confidential economic development Project Gateway as well as the Agreement to Assign Options and Other Project Agreements, all in substantially the same form as presented in Executive Session subject to such additions and corrections as may be approved by the Administrator in consultation with the County Attorney. The option money will come from the Economic Development Fund.
16. On the motion of Councilman Byars, seconded by Councilman Davis, Council voted unanimously authorize the County Administrator to enter into and execute a Three-Party Agreement between the County, Dorchester County Water Authority, and MWV-East Edisto Summers Corner, LLC for the purpose of providing water to the Summers Corner community being developed by MWV which contains the following pertinent provisions:
 1. The County would lease at no cost to Dorchester County Water Authority its existing water line known as the Summers Drive water line which runs from Summers Drive to the Pine Hill Commerce Park. In

- consideration of this lease, the Dorchester County Water Authority would provide water to the County at a reduced rate of \$1.85 per thousand gallons.
2. MWV-East Edisto Summers Corner, LLC will construct a 16-inch waterline along the Clay Field Trail alignment connecting to the waterline constructed by Dorchester County Water Authority along Highway 165. This waterline will be conveyed to Dorchester County together with normal and customary easements.
 3. Dorchester County Water Authority will supply water it receives from Summerville CPW to Dorchester County at the connection point of its waterline along Highway 165 and the waterline being constructed by MWV-East Edisto Summers Corner, LLC along Clay Field Trail at the rate of \$1.85 per thousand gallons.
 4. It is the purpose of this Three-Party Agreement to provide water to the Summers Corner community in the most cost effective and expeditious method possible.

ADJOURNMENT

17. On the motion of Councilman Davis, seconded by Councilwoman Duncan, Council voted unanimously to adjourn at approximately 9:35 p.m.


Sally K. Hebert, Clerk to Council