

JAMES LEX BYARS, III
CHAIRMAN

GEORGE H. BAILEY
VICE CHAIRMAN

JASON L. WARD
COUNTY ADMINISTRATOR

TRACEY L. LANGLEY
CLERK TO COUNCIL



CONVERSE A. CHELLIS, IV

C. DAVID CHINNIS

WILLIE R. DAVIS

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
MARCH 20, 2017
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. Jay Byars, Chairman
Mr. George H. Bailey, Vice Chairman
Mr. Con Chellis
Mr. David Chinnis
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. Tracey L. Langley, Clerk to Council

Chairman Byars called the meeting of Dorchester County Council to order. He invited all to stand for the invocation and the Pledge of Allegiance by Vice Chairman Bailey.

CHAIRMAN'S TIME

REQUESTS TO ADDRESS COUNCIL: There were no requests.

MINUTES

1. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted unanimously to adopt the minutes from the March 6, 2017, County Council Meeting.

ADOPTION OF RESOLUTION #17-11, NEW HUMAN RESOURCES MANUAL

2. On the motion of Councilman Hargett, seconded by Councilman Hearn, County Council voted six in favor, with one abstention (Bailey), to adopt a new Human Resources Manual and authorize the County Administrator to enforce the policies and procedures contained therein.

CORRESPONDENCE: No correspondence received.

GUESTS

MR. DANIEL PRENTICE, DORCHESTER COUNTY DEPUTY ADMINISTRATOR/CFO

Mr. Prentice gave a summary of revenues and expenditures for the county's major funds through February 28, 2017. He also included a summary of cash on hand in the major funds and status updates on major Water/Sewer and Stormwater projects.

COUNTY ADMINISTRATOR'S TIME – MR. JASON WARD

GATHERING ISLAND ROAD PIPE REPLACEMENT PROJECT

3. On the motion of Councilman Bailey, seconded by Councilman Hearn, Council voted unanimously to approve the use of \$17,350 from the Stormwater Fund to replace 187 feet of collapsed pipe in Legend Oaks.

AMENDMENT TO FY2018 BUDGET CALENDAR

4. On the motion of Councilman Davis, seconded by Councilman Hargett, Council voted unanimously to approve an amendment to the budget calendar. The purpose is to change the date of the Capital Improvement Planning Retreat from April 13, 2017 to April 19, 2017, as requested by the Chairman.

1ST READING OF AN ORDINANCE, SC MODEL FLOOD PREVENTION

5. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted unanimously to approve 1st Reading of an Ordinance Repealing Ordinance #06-21, The South Carolina Model Flood Prevention Ordinance and adopt the most recent "South Carolina Model Flood Prevention Ordinance" which references the new Flood Insurance Rate Maps as required by FEMA.

1ST READING OF ORDINANCE #04-13, MANUFACTURED HOUSING UNIT STANDARDS

6. On the motion of Councilman Davis, seconded by Councilman Hargett, Council voted unanimously to approve 1st Reading and referral to the Planning, Development and Building Committee for a Public Hearing and recommendation for an Ordinance to Amend Dorchester County Zoning and Land Development Standards, Ordinance #04-13, as Previously Amended, With Respect to Article X, Section 10.4.4 "Manufactured Housing Unit Standards."

1ST READING OF ORDINANCE #04-13, PUBLIC INSTITUTIONAL DISTRICT

7. On the motion of Councilman Hearn, seconded by Councilman Hargett, Council voted unanimously to approve 1st Reading and referral to the Planning, Development and Building Committee for a Public Hearing and recommendation for an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance #04-13, as Previously Amended, With Respect to the creation of Article VII, Section 7.13 "Public Institutional District"; and to the amendment of Article X, Section 10.4.16 "Public Administration Facilities in Neighborhood Commercial Districts".

REZONING REQUEST #745: 1ST READING

8. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted unanimously to approve 1st Reading and referral to the Planning, Development and Building Committee for a Public Hearing and recommendation regarding Rezoning Request #745 by Allen 62, LLC to Rezone 9.55 Acres Located at 515 Hodge Road from Transitional Residential District (TRM) to Commercial Light-Industrial (CLI), TMS #122-00-00-174, #122-00-00-175 and #122-00-00-178.

DORCHESTER COUNTY STORMWATER STANDARDS UPDATE

9. On the motion of Councilman Bailey, seconded by Councilman Hearn, Council voted unanimously to approve the use of \$15,000 from the Stormwater Fund to evaluate the need for updated stormwater design requirements for residential and commercial development.

COMMITTEE REPORTS

CHAIRMAN CHINNIS – PLANNING, DEVELOPMENT AND BUILDING COMMITTEE

Chairman Chinnis reported that the Committee met at 6:00 p.m. to consider recommendations for 2nd Reading by Council

10. On the recommendation of the committee, Council voted unanimously to approve 2nd Reading of an Ordinance to Supplement the Code of Ordinances, Dorchester County, South Carolina to Add a New Section 38-2, Et. Seq. to Article I of Chapter 38 Streets, Sidewalks and Other Public Places to Provide for the Regulation of Connectivity to Streets and Roadways Under the Jurisdiction of Dorchester County.
11. On the recommendation of the committee, Council voted unanimously to approve 2nd Reading of an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance #04-13, as Previously Amended, with Respect to Article XI, Section 11.5 "Ashley River Historic Overlay District", Sections 11.5.1 – 11.5.7 to Create District 5 and Update Existing District Boundaries; Sections 11.5.8 – 11.5.11 to Reorganize District Zoning Standards; New Sections 11.5.12 & 11.5.13 to Reorganize District Zoning Standards and Create District 5 Zoning Standards; Section 11.5 Exhibits B & C to Depict District 5; To Amend Article VIII, Section 8.3 "Rural Residential District," to Revise Zoning Standards for Density, Lot Size, and Uses. To Amend Article IX, to Create Section 9.2 "Conservation District" and Establish Zoning Standards; To Amend Article X "Supplemental Provisions", to Create Section 10.4.21 "Convenience Retail and Professional Service Businesses in Conservation Districts" Establishing Use Conditions in District 5; To Amend Article XI, Sections 11.6.1 & 11.6.5(B)(6)B(VIII) "Master-Planned Overlay Areas Form" to Update References (*The purpose of this amendment is to establish a new Ashley River Historic Overlay District sub District 5, allow certain commercial uses as conditional uses in District 5, to amend the Rural Residential Zoning District to adhere to the current ARHOD District 1 standards, and to create a new Rural Conservation Zoning District.*)
12. On the recommendation of the committee, Council voted unanimously to approve 2nd Reading of an Ordinance to Amend the Capital Improvements Plan for Roadways in Unincorporated Dorchester County Programming Project #R-06 – S-22 from Mallard Road to US-17A for the Current Fiscal Year While Postponing Project R-21 – US-17A from Flood Heirs Road to SC-642 – to Begin Future Years (*The purpose of this amendment is to schedule transportation impact fee revenue for planning/design and right-of-way acquisition for a segment of the "Orangeburg Loop".*)
13. On the recommendation of the committee, Council voted unanimously to approve 2nd Reading of an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, as Previously Amended, with Respect to Article XI: "Special Areas," Section 11.2.8: "Development Design And Architectural Review"- To Delete And Replace Subsection 11.2.8(D)(4); With Respect To Article XII: "Environmental Performance Standards," Section 12.4.3: "Applicability"- to Add a Subsection 12.4.3(A)(8); with Respect to Article XII, Section 12.4.4: "Tree Removal Permit," Subsection 12.4.4(D)(5) - to Include the Words "For Removal Of Grand And Protected Trees" After the Words "Mitigation Shall Be Required;" with Respect to Article XII, Section 12.4.7: "Mitigation For Tree Removal; Fee In Lieu"- to Add a Subsection 12.4.7(B)(L); with Respect to Article XIII: "Site Development Standards," Section 13.3.4: "Required Canopy Coverage"- to Add the Words "Inches Of" Before "Trees Per Acre," Delete Remainder of the Sentence Thereafter, Delete and Replace Subsection 13.3.4(A), and Add a Subsection 13.3.4(D); and with Respect to Article XIII, Section 13.3.5: "Required Landscape Elements", Subsection 13.3.5(D)(3) - to Add the Introductory Phrase "Except as Applicable in Transitional Overlay Districts (§11.2.8)," Replace "Two Thousand Square Feet (2,000)" With "Three Thousand Square Feet (3,000)," Replace "Eight (8)" With "Twelve (12)," and Replace "Ninth (9th)" with "Thirteenth (13th)" (*The purpose of this amendment is to relax tree protection and planting, requirements, particularly in industrial zoning districts, while increasing incentives to retain middle-aged trees.*)

14. On the recommendation of the committee, Council voted unanimously to approve 3rd Reading of Rezoning Request #738 by RHH Land Investors, LLC to Rezone 33.05 Acres on Orangeburg Road at East Butternut Road from General Commercial (CG) and Multi-Family Residential District (R-4) to Planned Development District (PD), TMS #128-00-00-045, #128-00-00-126 and #128-00-00-128.
15. On the recommendation of the committee, Council voted unanimously to approve 2nd Reading of Rezoning Request #743 by Mallard Gateway Associates, LLC to Rezone 23.12 Acres on Orangeburg Road from General Commercial (CG) to Single-Family Residential District (R-2), TMS #128-00-00-194.
16. On the recommendation of the committee, Council voted unanimously to approve 2nd Reading of Rezoning Request #744 by Mallard Gateway Associates, LLC to Rezone 13.36 Acres Located at the Intersections of Orangeburg Road and Mallard Road from General Commercial (CG) to Single-Family Residential District (R-2), TMS #128-00-00-046.
17. On the recommendation of the committee, Council voted unanimously to approve 2nd Reading of an Ordinance Authorizing the Creation of the Summers Corner Improvement District; Approving and Authorizing the Implementation of the Improvement Plan - Summers Corner Improvement District; Providing for the Financing of Improvements Within the Summers Corner Improvement District By Assessment; Approving the Rate and Method of Apportionment of Assessments; Approving the Assessment Report; Ordering the Preparation of Assessment Rolls and the Sending of a Notice of Such Assessment to Property Owners; and Other Matters Relating Thereto.

CHAIRMAN BYARS – WATER AND SEWER COMMITTEE

Chairman Byars said the Committee met this evening to consider two requests, which the Committee recommends for Council approval.

18. On the recommendation of the committee, Council voted unanimously to approve a request to move the Pump Station 4 and force main upgrade construction to Fiscal Year 2017 from Fiscal Year 2018 and move the Pump Station 3 and force main upgrade from Fiscal Year 2016 to Fiscal Year 2018.
19. On the recommendation of the committee, Council voted unanimously to approve a request for New Sewer Service by Estates at Ashley River, LLC, for 115 Residential Lots located in the King's Grant Subdivision in the City of North Charleston, TMS #171-00-00-047.

APPOINTMENTS TO BOARDS AND COMMISSIONS:

20. On the motion of Councilman Chinnis, seconded by Councilman Hearn, Council voted unanimously to appoint Michael L. Mercer to the Board of Zoning Appeals.
21. On the motion of Councilman Hearn, seconded by Councilman Hargett, Council voted unanimously to appoint to appoint Ron Jakes to the Accommodation Tax Advisory Committee.
22. On the motion of Councilman Davis, seconded by Councilman Bailey, Council voted unanimously to recommend Ethel Campbell be appointed to the Board of Disabilities and Special Needs.

COUNTY ATTORNEY'S TIME – MR. JOHN FRAMPTON

EXECUTIVE SESSION

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

- Contractual Matter
- New Lease to Allow the Dorchester County Archives and History Center to Occupy Portions of the Old Courthouse.

RECONVENE FROM EXECUTIVE SESSION

At approximately 8:05 p.m., Mr. Frampton reported that Council discussed the previously announced item, but no action was taken.

23. On the motion of Councilman Bailey, seconded by Councilman Davis, Council voted six in favor, with one opposed (Chinnis), to authorize the County Administrator to execute a new lease with the Dorchester County Archives and History Center, LLC with the same expiration date for space in the Dorchester County Offices Annex as discussed in Executive Session.

ADJOURNMENT

24. On the motion of Councilman Davis, seconded by Councilman Chellis, Council voted unanimously to adjourn at approximately 8:07 p.m.



Tracey L. Langley, Clerk to Council