

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
APRIL 3, 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. 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

ABSENT: Mr. George H. Bailey, Vice Chairman

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 Councilman Hargett.

CHAIRMAN'S TIME

REQUESTS TO ADDRESS COUNCIL:

- Mac Baughman, 225 Oakwood Drive, Summerville, he spoke about the need for additional collection sites for the recycling of electronics.
- Linda Saylor-Marchant, 116 W. 2nd N. Street, Summerville, she would like County Council to consider funding 15 youth summer employment positions in unincorporated Dorchester County.
- George McDaniel, 102 Rutherford Street, Summerville, he spoke in favor of the Ashley River Historic Overlay District.

- Ms. Peggy Bangle, 114 Ravenwood Court, Summerville, she remembered her longtime friend Mary Pearson, Dorchester County Treasurer.

MINUTES

1. On the motion of Councilman Davis, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Bailey), to adopt the minutes from the March 20, 2017 County Council Meeting.

EXTENSION OF CONTRACT – COUNTY ATTORNEY

2. On the motion of Councilman Chinnis, seconded by Councilman Davis, County Council voted six in favor, with one absent (Bailey), to extend the County Attorney’s contract from July 1, 2017 to June 30, 2021.

PROCLAMATION #17-02, PROCLAIMING APRIL 2017 CHILD ABUSE PREVENTION MONTH

3. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Bailey), to adopt Proclamation #17-02, proclaiming April 2017 Child Abuse Prevention Month.

CORRESPONDENCE: No correspondence received.

COUNTY ADMINISTRATOR’S TIME – MR. JASON WARD

USE OF PERSONNEL SAVINGS TO HIRE SUMMER INTERN – RISK MANAGEMENT & SAFETY

4. On the motion of Councilman Davis, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Bailey), to approve the use of \$4,000 in personnel savings to hire a summer intern to assist with special projects in Risk Management & Safety for 30 hours a week, for 12 weeks at a rate of \$10.00 per hour.

APPROVAL TO HIRE INTERIM CONTROLLER

5. On the motion of Councilman Hargett, seconded by Councilman Chinnis, County Council voted six in favor, with one absent (Bailey), to approve the hiring of an interim Controller until such time as the incumbent returns or a competent permanent replacement is named. The temporary employee would be authorized to work 40 hours per week at \$30.69 hourly, which is the equivalent hourly base rate for the Controller position. The Controller is in a leave without pay status. The savings from her salary and benefits will fund the interim position.

EXTEND TEMPORARY DISPATCHER ASSIGNMENT IN THE SHERIFF’S OFFICE

6. On the motion of Councilman Davis, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Bailey), to extend the use of a temporary dispatcher position from April 4, 2017 to October 4, 2017, as requested by the Sheriff.

WETLANDS DUE DILIGENCE ON INDUSTRIAL SITES

7. On the motion of Councilman Chinnis, seconded by Councilman Davis, County Council voted six in favor, with one absent (Bailey), to approve the use of up to \$175,000 from the Economic Development Fund in order to have wetlands services (delineation, surveying, permitting, etc.) at the Hodge, Eastport, Winding Woods, and Pecan Tree tracts. One-half of the cost of the delineation work will be reimbursed by the property owner once that site is sold, etc.

3RD READING OF ORDINANCE AUTHORIZING THE CREATION OF SUMMERS CORNER IMPROVEMENT DISTRICT

8. On the motion of Councilman Chinnis, seconded by Councilman Hargett, County Council voted six in favor, with one absent (Bailey), to amend the exhibits of the Improvement Plan to the Ordinance Authorizing the Creation of the Summers Corner Improvement District.

9. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Bailey), to give 3rd Reading as Amended of an Ordinance Authorizing the Creation of the Summers Corner Improvement District.

COMMITTEE REPORTS

CHAIRMAN CHINNIS – PLANNING, DEVELOPMENT AND BUILDING COMMITTEE

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

10. On the recommendation of the committee, Council voted six in favor, with one absent (Bailey), to approve 3rd 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.
11. On the recommendation of the committee, Council voted six in favor, with one absent (Bailey), to approve 3rd 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.
12. On the recommendation of the committee, Council voted six in favor, with one absent (Bailey), to approve 3rd 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.)*
13. On the recommendation of the committee, Council voted six in favor, with one absent (Bailey), to approve 3rd 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".)*
14. On the recommendation of the committee, Council voted six in favor, with one absent (Bailey), to approve 3rd 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.)*

15. On the recommendation of the committee, Council voted six in favor, with one absent (Bailey), to approve 3rd 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 1 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.
16. On the recommendation of the committee, Council voted six in favor, with one absent (Bailey), to approve 2nd Reading of 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.
17. On the recommendation of the committee, Council voted six in favor, with one absent (Bailey), 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 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". *(The intent of this amendment is to establish a new Public Institutional Zoning District and designate certain use conditions.)*
18. On the recommendation of the committee, Council voted six in favor, with one absent (Bailey), 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 X, Section 10.4.4 "Manufactured Housing Unit Standards". *(The purpose of this amendment is to amend the use conditions for manufactured housing.)*
19. On the recommendation of the committee, Council voted six in favor, with one absent (Bailey), to approve 2nd Reading of an Ordinance Repealing Ordinance #06-21, The South Carolina Model Flood Prevention Ordinance and Adopting the Most Recent "South Carolina Model Flood Prevention Ordinance".

APPOINTMENTS TO BOARDS AND COMMISSIONS:

20. On the motion of Councilman Chinnis, seconded by Councilman Hearn, Council voted six in favor, with one absent (Bailey), to appoint Edward Tupper to the Construction Board of Appeals.

COUNTY ATTORNEY'S TIME – MR. JOHN FRAMPTON

21. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted six in favor, with one absent (Bailey), to approve 1st Reading of an Ordinance Authorizing the Execution and Delivery of a First Amendment to Fee-In-Lieu of Tax Agreement By and Between Scout Boats, Inc. and Dorchester County, Whereby Dorchester County Will Enter Into an Amendment to its Existing Fee-In-Lieu of Tax Arrangement With Scout Boats, Inc. Project 1607 Providing for Payment By Scout Boats, Inc. of Certain Fees-In-Lieu of Ad Valorem Taxes; Providing for Special Source Revenue or Infrastructure Improvement Credits; and Other Matters Relating Thereto

ADJOURNMENT

22. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted unanimously to adjourn at approximately 7:49 p.m.


Tracey L. Langley, Clerk to Council