

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
KENNETH F. WAGGONER SERVICES CENTER
COUNCIL CHAMBERS, ST. GEORGE
AUGUST 14, 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. 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. David Chinnis

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 Chellis.

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 six in favor, with one absent (Chinnis), to adopt the minutes from the July 17, 2017, County Council Meeting.

RESOLUTION #17-19, HAZEL S. PARSON STARKES

2. On the motion of Councilman Davis, seconded by Councilman Hargett, Council voted six in favor, with one absent (Chinnis), to adopt a Resolution Celebrating the Life of Hazel S. Parson Starkes.

2ND READING OF AN ORDINANCE TO AMEND THE FY 2017-2018 DORCHESTER COUNTY BUDGET ORDINANCE NUMBER 17-15

Public Hearing and 2nd Reading of an Ordinance to Amend the FY 2017-2018 Dorchester County Budget Ordinance Number 17-15 to Recognize All Fire Fund Revenues from District 202 and Increase Expenditures Associated with Dorchester County Fire Rescue Assuming Responsibility for District 202 on July 22, 2017.

Chairman Byars struck the gavel, opening the public hearing. He then invited the public to come forward to speak on this issue. In the absence of additional requests to speak, Chairman Byars struck the gavel, closing the public hearing.

3. On the motion of Councilman Davis, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Chinnis), to give 2nd Reading of an Ordinance to Amend the FY 2017-2018 Dorchester County Budget Ordinance Number 17-15 to Recognize All Fire Fund Revenues from District 202 and Increase Expenditures Associated with Dorchester County Fire Rescue Assuming Responsibility for District 202 on July 22, 2017.

AMENDMENT TO THE 2017 COUNTY COUNCIL MEETING CALENDAR

4. On the motion of Councilman Davis, seconded by Councilman Hargett, County Council voted six in favor, with one absent (Chinnis), to amend the 2017 County Council Meeting Calendar to change the location of the September 5, 2017, County Council Meeting from Summerville County Council Chambers to St. George County Council Chambers due to renovations of the Human Services Building.

CORRESPONDENCE: Mr. Ward said the County received good news regarding a grant for fire breathing apparatus and an EDA grant to assist with Ridgeville. Mr. Ward said more information on these items would be forthcoming.

GUESTS

MS. TIFFANY NORTON, PRESENTATION OF STRATEGIC COMMUNICATION PLAN

5. On the motion of Councilman Davis, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Chinnis), to adopt the Strategic Communication Plan.

MR. DANIEL PRENTICE, DORCHESTER COUNTY DEPUTY ADMINISTRATOR/CFO

Mr. Prentice gave a summary of revenues and expenditures for the County's major funds through July 31, 2017. He also included a summary of cash on hand in the major funds and status updates on major Water and Sewer, and Stormwater projects.

MR. IAN D. SCOTT, SENIOR VICE PRESIDENT OF ADVOCACY, CHARLESTON METRO CHAMBER OF COMMERCE

Mr. Scott thanked County Council for their support of Joint Base Charleston and presented the County with a Great American Defense Community Flag.

MS. GRACE NELSON, SCNHC DIRECTOR OF MARKETING & COMMUNICATIONS FOR THE SCNHC

Ms. Nelson updated County Council on the initiatives that have been undertaken and the accomplishments thus far on fiscal year 2016-2017 Villages of Dorchester contract.

COUNTY ADMINISTRATOR'S TIME – MR. JASON WARD

REZONING REQUEST #749

6. On the motion of Councilman Hearn, seconded by Councilman Bailey, Council voted six in favor, with one absent (Chinnis), to give 3rd Reading to Rezoning Request #749 by Gregory S. Brooks to Rezone 20.9 acres at 119 Estates Drive and 121 Estates Drive from Single-Family Residential Manufactured Housing District (R-1MA) to Mixed Use Community District (MUC), TMS #134-00-00-034 and TMS #134-00-00-027.

REZONING REQUEST #750

7. On the motion of Councilman Hearn, seconded by Councilman Davis, County Council voted six in favor, with one absent (Chinnis), to give 3rd Reading to Rezoning Request #750 by Robin Greene Jefferson to Rezone .79 Acres at 135 Orangeburg Road from General Commercial (CG) to Suburban Residential (SR), TMS #152-11-04-011.

REZONING REQUEST #751

8. On the motion of Councilman Davis, seconded by Councilman Hargett, County Council voted six in favor, with one absent (Chinnis), to give 1st Reading and Referral to the Planning, Development, and Building Committee for a Public Hearing and Recommendation Regarding Rezoning Request #751 by P. Brandt Shelbourne to Rezone .37 Acres Located at 203 Limehouse Drive from Single-Family Residential Manufactured Housing District (R-1M) to Neighborhood Commercial District (CN), TMS #145-10-01-028.

REZONING REQUEST #752

9. On the motion of Councilman Bailey, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Chinnis), to refer Rezoning Request #752 by David Steele, to Rezone 12.4 Acres Located at Embassy Drive from Single-Family Residential District (R-2) to Multi-Family Residential District (R-4), TMS #143-07-00-019 back to the Planning and Zoning Department.

RESOLUTION #17-20, REIMBURSEMENT FOR HVAC EQUIPMENT

10. On the motion of Councilman Davis, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Chinnis), to adopt Resolution #17-20, Reimbursement for HVAC Equipment Replacement and Control Systems, Expenditures Not to Exceed \$1,000,000.

2010 BOND PROCEEDS TO PURCHASE WALNUT HILL TRACT TMS #152-00-00-008

11. On the motion of Councilman Hearn, seconded by Councilman Hargett, County Council voted six in favor, with one absent (Chinnis), to approve the use of 2010 bond proceeds to purchase 127.9 acres of flood plain forest located on the Ashley River, known as the Walnut Hill Tract TMS #152-00-00-008, to provide a place for "paddle-in, paddle-out" campsites on the Ashley River Blue Trail.

2010 BOND PROCEEDS FOR THE TOWN OF ST. GEORGE FOR THE ROSENWALD SCHOOL RESTORATION WORK

12. On the motion of Councilman Davis, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Chinnis), to approve the use of \$67,217.50 in 2010 Bond proceeds for the Town of St. George for the Rosenwald School restoration work.

CIVIL ENGINEER POSITION SALARY INCREASE WITHIN PUBLIC WORKS

13. On the motion of Councilman Hargett, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Chinnis), to increase the salary of the civil engineer position within Public Works to \$65,000.00.

APPOINT AND COMMISSION KENDRICK FOWLER AS CODE ENFORCEMENT OFFICER

14. On the motion of Councilman Davis, seconded by Councilman Bailey, County Council voted six in favor, with one absent (Chinnis), to appoint and commission Kendrick Fowler as Code Enforcement Officer pursuant to S.C. Code of Laws Section 4-9-145 to enforce and write citations for violations of the Dorchester County Animal Control Ordinance.

COMMITTEE REPORTS

CHAIRMAN BYARS – WATER AND SEWER COMMITTEE

Chairman Byars passed the gavel to Vice Chairman Bailey before giving his Committee report. He said the Committee met this evening to consider two requests, which the Committee recommends for Council approval.

15. On the recommendation of the committee, Council voted six in favor, with one absent (Chinnis), to approve a request for new sewer service by RHH Land Investors, LLC for a 99 Lot Subdivision near Jedburg, TMS #128-00-00-045, #128-00-00-126, and #128-00-00-128.
16. On the recommendation of the committee, Council voted six in favor, with one absent (Chinnis), to approve a request for new sewer service by Ryland Group, Inc. for a 51 Lot Subdivision off Beech Hill Road near the Town of Summerville, TMS #160-00-00-091.

COUNCILMAN HARGETT – PLANNING, DEVELOPMENT AND BUILDING COMMITTEE

Councilman Hargett reported that the Committee met at 6:45 p.m. to hold public hearings and consider a recommendation for the following:

17. On the recommendation of the committee, Council voted six in favor, with one absent (Chinnis), 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 VII, Section 7.8: "CG, General Commercial District," to Add Density Limits to Multi-Family Residential; With Respect to Article VIII, Section 8.2: "MUC, Mixed Use Community District," to Change Multi-Family Residential from a Permitted Use to a Conditional Use; With Respect to Article IX, Section 9.1: "AC, Absence of Controls District," to Change Multi-Family Residential from a Permitted Use to a Special Exception Use; and With Respect to Article X, Section 10.4.22: "Multi-Family Uses in Mixed Use Community (MUC) Districts," to Create Conditions for Multi-Family Developments in MUC Districts. *(The purpose of this amendment is to limit those districts which allow Use Group 4, Multi-Family Residential and to establish density limits and conditions where none are provided.)*

APPOINTMENTS TO BOARDS AND COMMISSIONS

18. On the motion of Councilman Hargett, seconded by Councilman Davis, County Council voted six in favor, with one absent (Chinnis), to reappoint Mr. Wilson V. Inabinet to the Charleston Dorchester Mental Health Center.

COUNTY ATTORNEY'S TIME – MR. JOHN FRAMPTON

FILOT: PROJECT TRIO

19. On the motion of Councilman Davis, seconded by Council Bailey, County Council voted six in favor, with one absent (Chinnis), to give 1st Reading (by title only) to an Ordinance Authorizing (1) the Execution and Delivery of a Fee In Lieu of Tax and Incentive Agreement By and Between Dorchester County, South Carolina (The "County") and a Company Identified for the Time Being as Project Trio, Acting for Itself, One or More Affiliates, and/or Other Project Sponsors Collectively, The "Company"), Pursuant to Which the County Shall Covenant to Accept Certain Negotiated Fees In Lieu of Ad Valorem Taxes with Respect to the Establishment and/or Expansion of Certain Facilities in the County (The "Project"); (2) The Benefits of a Multi-County Industrial or Business Park to be Made Available to the Company and the Project; (3) Certain Special Source Revenue Credits in Connection with the Project; and (4) Other Matters Relating Thereto.

RESOLUTION #17-21, PROJECT TURTLE

20. On the motion of Councilman Bailey, seconded by Councilman Hargett, County Council voted six in favor, with one absent (Chinnis), to adopt a Resolution Identifying Project Turtle and Expressing the Intent of Dorchester County, South Carolina, to Authorize and Enter Into a Fee In Lieu of Property Tax Agreement for Project Turtle, and Other Related Matters, Between Dorchester County, South Carolina and Project Turtle, Pursuant to Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as Amended, in Order to Induce Project Turtle to Locate a Project in Dorchester County.

FILOT: PROJECT TURTLE

21. On the motion of Councilman Davis, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Chinnis), to give 1st Reading (by title only) to an Ordinance Authorizing Certain Economic Development Incentives for Project Turtle, Including Entering Into a Fee In Lieu of Property Tax Agreement for the Project, and Other Related Matters, Between Dorchester County, South Carolina and Project Turtle, Pursuant to Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as Amended.

EXECUTIVE SESSION

The County Attorney requested Council's consideration to enter into Executive Session at 7:36 p.m. to discuss the following:

- Confidential Economic Development Project
- Legal Advice
 - Dorchester County/Berkeley County Line Dispute

RECONVENE FROM EXECUTIVE SESSION

At approximately 8:45 p.m., Mr. Frampton reported that Council discussed the previously announced items, but no action was taken.

ADJOURNMENT

22. On the motion of Councilman Davis, seconded by Councilman Hearn, Council voted six in favor, with one absent (Chinnis), to adjourn at approximately 8:46 p.m.


Tracy L. Langley, Clerk to Council