

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  
NOVEMBER 05, 2018  
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. George H. Bailey, Vice Chairman  
Mr. Con Chellis  
Mr. David Chinnis  
Mr. Willie R. Davis (Vacant Seat)  
Mr. Larry S. Hargett  
Mr. William R. Hearn, Jr.  
Mr. Jason L. Ward, County Administrator  
Mr. Daniel Prentice, Deputy Administrator/CFO  
Ms. Rebecca Vance, Deputy Administrator/Community Services  
Mr. John Frampton, County Attorney  
Mr. Bradley Mitchell, Deputy County Attorney  
Ms. Tracey L. Langley, Clerk to Council

**ABSENT:** Mr. Jay Byars, Chairman

Vice Chairman Bailey 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.

### **VICE CHAIRMAN'S TIME**

### **REQUESTS TO ADDRESS COUNCIL**

- Ms. Phoenix Anderson, 105 Corsair Street, Summerville, she spoke about poor air quality. She said her neighbor is burning trash, leaves and other items. She said something needs to be done about outdoor burning.

**MINUTES**

1. On the motion of Councilman Hearn, seconded by Councilman Chinnis, County Council voted five in favor with one absent (Byars) to adopt the minutes from the October 15, 2018, County Council Meeting.

**ADOPTION OF PROCLAMATION #18-05, WORLD PANCREATIC CANCER AWARENESS DAY**

2. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted five in favor, with one absent (Byars), to adopt Proclamation #18-05, Proclaiming November 15, 2018, as World Pancreatic Cancer Awareness Day in Dorchester County.

**2<sup>ND</sup> READING OF AN ORDINANCE TO CREATE THE DORCHESTER COUNTY RIVERS AND WATERWAYS COMMISSION (DCRAW)**

3. On the motion of Councilman Chellis, seconded by Councilman Chinnis, County Council voted five in favor, with one absent (Byars), to give 2<sup>nd</sup> Reading of an Ordinance to Supplement the Dorchester County Code of Ordinances to Create the Dorchester County Rivers and Waterways Commission (DCRAW) by Adding a New Division 11, Sec. 2-419, ET SEQ.

**CORRESPONDENCE:** No correspondence received.

**GUEST**

**PRESENTATION OF THE 2018 BERT CICENIA AWARD TO DORCHESTER COUNTY COUNCIL**

Mr. Russ Touchberry, Chairman of the Board of Directors, Children in Crisis, Inc., presented the Bert Cicenia Award to County Council for their outstanding support of the Child Advocacy Center. Each year the award is presented to an individual or group that has worked to improve the lives of children in Dorchester County.

**COUNTY ADMINISTRATOR'S TIME – MR. JASON WARD**

**REZONING REQUEST #772**

4. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted five in favor, with one absent (Byars), to approve 3<sup>rd</sup> Reading of Rezoning Request #772 by Christina Weatherford to rezone 2.27 acres located at 110 Barton Lane near Summerville from Multi-Family Residential (R-4) to Single-Family Residential Manufactured Housing (R-1MA), TMS #143-02-00-042.

**3<sup>RD</sup> READING OF ORDINANCE #18-20 TO AMEND THE OFFICIAL ZONING MAP**

5. On the motion of Councilman Chinnis, seconded by Councilman Chellis, County Council voted five in favor, with one absent (Byars), to approve 3<sup>rd</sup> Reading of an Amendment to the Official Zoning Map by Dorchester County to Rezone TMS#s 160-00-00-007, -039, 161-00-00-001, -002, -004 thru -011, -015 thru -020, -035, -040, -041, -098, -099, -105, -107, -112, -113, -116, -117, -121 thru -125, 170-00-00-001 thru -003, -005 thru -007, -009 thru -016, -018, -020 thru -027, -029 thru -031, -036 thru -039, 171-00-00-045, -057, -062, -065, -069, -133 thru -136, -143, -149 thru -154, -156 thru -159, -182, -206, -219, -222 thru -224, 180-00-00-001 thru -003, -005 thru -009, -012, -014, -016, -020, -021, -023 thru -033, -040, -041, -047 thru -049, 189-00-00-001 thru -013 from R-4, Multi-Family Residential District to RR, Rural Residential District; and TMS#s 161-00-00-013, -021, -023, -092, 169-00-00-003, and 180-00-00-002 from R-4, Multi-Family Residential District to CV, Conservation District (The purpose of this amendment is to rezone properties in the Ashley River Historic Overlay District from R-4 to CV or RR, which will allow the zoning of these properties to match the standards of the ARHOD.)

**REZONING REQUEST #773**

6. On the motion of Councilman Hargett, seconded by Councilman Chinnis, County Council voted five in favor, with one absent (Byars), to approve 1<sup>st</sup> Reading and referral to the Planning Commission and Planning, Development, and Building Committee for Public Hearings and recommendations regarding Rezoning Request

#773 by James S. Knight, to rezone .6 acre located at 1566 Central Avenue near Summerville from Neighborhood Commercial (CN) to General Commercial (CG), TMS# 136-09-00-009.

**REZONING REQUEST #774**

7. On the motion of Councilman Hargett, seconded by Councilman Chinnis, County Council voted five in favor, with one absent (Byars), to approve 1<sup>st</sup> Reading and referral to the Planning Commission and Planning, Development, and Building Committee for Public Hearings and recommendations regarding Rezoning Request #774 by Andrew Pyrda, to rezone .97 acre located at 590 Beech Hill Road near Summerville from Multi-Family Residential (R-4) to Commercial Light Industrial District (CLI), TMS# 160-11-03-014, and .24 acre located at 100 Sprucewood Drive near Summerville from Neighborhood Commercial District (CN) to Commercial Light Industrial District (CLI), TMS# 160-11-03-013.

**1<sup>ST</sup> READING OF ORDINANCE TO REVISE DENSITY REQUIREMENTS**

8. On the motion of Councilman Hargett, seconded by Councilman Chinnis, County Council voted five in favor, with one absent (Byars), to approve 1<sup>st</sup> Reading and referral to the Planning Commission and Planning, Development, and Building Committee for Public Hearings and recommendations regarding an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, With Respect to Article VIII, Section 8.3.5 "Density Standards" (The purpose of this amendment is to revise density requirements for properties within conservation easements in the RR, Rural Residential Zoning District).

**APPROVAL TO ESTABLISH AN EMPLOYEE REFERRAL INCENTIVE PROGRAM**

9. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted five in favor, with one absent (Byars), to approve a request to establish an Employee Referral Program. To fill certain vacancies and attract quality employees, current employees are encouraged to help recruit their contemporaries. The program will allow employees to receive an incentive up to \$500 for everyone they help recruit to the county who remains employed and in good standing as approved by the County Administrator. The funding is available from personnel savings due to vacancies.

**APPROVAL TO CHANGE THE DORCHESTER COUNTY PAYROLL SCHEDULE**

10. On the motion of Councilman Hearn, seconded by Councilman Hargett, County Council voted five in favor, with one absent (Byars), to approve a request a request to change the Dorchester County payroll schedule by moving pay day to Friday.

**APPROVAL TO UTILIZE ECONOMIC DEVELOPMENT FUNDS (EDF)**

11. On the motion of Councilman Chinnis, seconded by Councilman Hargett, County Council voted five in favor, with one absent (Byars), to approve a request to utilize approximately \$25,000 in Economic Development Funds (EDF) to fund the County's portion of a Dorchester County Comprehensive Market Analysis and Economic Development Strategy.

**COMMITTEE REPORTS**

**VICE CHAIRMAN BAILEY – BUDGET, FINANCE AND PURCHASING COMMITTEE**

Vice Chairman Bailey reported that the Committee met at 6:45 p.m. to discuss the following item:

12. On the recommendation of the Committee, County Council voted five in favor, with one absent (Byars), to give 2<sup>nd</sup> Reading of an Ordinance to Authorize and Provide for the Issuance and Sale by Dorchester County, South Carolina of not Exceeding \$36,000,000 Principal Amount Summers Corner Improvement District Assessment Revenue Bonds, in One or More Series, for the Purpose of Defraying the Costs of Certain Public Improvements Within the Summers Corner Improvement District; to Limit the Payment of the Bonds Solely to the Assessments Imposed on Real Property Within the Summers Corner Improvement District; to Approve the Form of and Provide for the Execution and Delivery of a Master Trust Indenture and One or More Supplemental Trust Indentures Relating to the Bonds; to Make and Provide Other Covenants and Agreements in Connection with the Foregoing; and to Provide for other Matters Relating Thereto.

**COUNTY ATTORNEY'S TIME – MR. JOHN FRAMPTON**

**EXECUTIVE SESSION**

The County Attorney requested Council's consideration to enter into Executive Session at 7:27 p.m. to discuss the following:

- Legal Advice
  - Authorization to Execute Second Amendment to Agreement to Buy and Sell Between Dorchester County and Peacock Investments, LLC, with Contingencies

**RECONVENE FROM EXECUTIVE SESSION**

At approximately 7:36 p.m., Mr. Frampton reported that Council discussed the previously announced items, but no action was taken.

**AUTHORIZATION TO EXECUTE SECOND AMENDMENT TO AGREEMENT TO BUY AND SELL BETWEEN DORCHESTER COUNTY AND PEACOCK INVESTMENTS, LLC,**

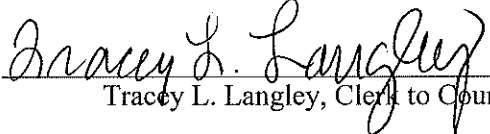
13. On the motion of Councilman Hearn, seconded by Councilman Chellis, County Council voted five in favor, with one absent (Byars), to authorize the County Administrator to execute the 2<sup>nd</sup> Amendment to Agreement to Buy and Sell between Dorchester County and Peacock Investments, LLC, with the understanding that it will be held in trust and not be effective until the closing with Project TC takes place within 120 days of this execution and that the County be repaid at closing the sum of \$360,000 previously advanced.

**REQUESTS TO ADDRESS COUNCIL**

Ms. Ginger Thompson, 907 Miles Road, Summerville, she said she owns a salon on Miles Road. Businesses close to hers have abandoned and unsafe vehicles, needles have been found in the parking lot and various other issues. She would like for County Council to assist her with cleaning up the area.

**ADJOURNMENT**

14. On the motion of Councilman Hearn, seconded by Councilman Chellis, County Council voted five in favor, with one absent (Byars) to adjourn at approximately 7:42 p.m.

  
Tracy L. Langley, Clerk to Council