

GEORGE H. BAILEY, SR.
CHAIRMAN

C. DAVID CHINNIS
VICE CHAIRMAN

JASON L. WARD
COUNTY ADMINISTRATOR

TRACEY L. LANGLEY
CLERK TO COUNCIL



JAMES LEX BYARS, III

EDWARD IVY CROSBY, JR.

WILLIAM R. HEARN, JR.

LARRY S. HARGETT

HARRIET A. HOLMAN

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
FEBRUARY 19, 2019
6:00 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, Chairman
Mr. Jay Byars
Mr. Eddie Crosby
Mr. Larry S. Hargett
Mr. William R. Hearn, Jr.
Ms. Harriet A. Holman
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. David Chinnis, Vice Chairman

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

CHAIRMAN'S TIME

REQUESTS TO ADDRESS COUNCIL

- Mr. Audrine Washington, 108 Mill Pond Road, Dorchester, he said the road he lives on is in terrible condition. He asked Council to reconsider and fix his road. He said he was told the road is private property and can't be maintained by the County.

- Mr. Nick Russo, 5435 Altamaha Drive, North Charleston, he said he just found out his department is closing on July 1st. He said they are a Class 1 ISO Fire Department. He would like for Council to ask the Chief about putting another ambulance in the department rather than closing the department.
- Mr. Marques Bush, 5117 Morrow Lane, North Charleston, he spoke about several incidents with North Charleston and said he is concerned with the lack of response. He asked several questions about the dissolution of Ashley River Fire Department and what would happen to his homeowner's insurance.
- Mr. Scott Inabinet, 651 Gahagan Road, Summerville, he spoke about the Ashley River Fire Department and presented data about their response times. He asked why no notice was given to the district about the dissolution of the Ashley River Special Tax District. He requested the item be deferred.
- Dr. Richard Duncan, 5533 Jasons Cove, North Charleston, he said he is disillusioned with the methodology of the process. He said he is angry with the process and has questions about the future of the fire department and its staff. He requested the item be delayed and the question be put on a ballot for the taxpayers to decide.
- Mr. Eddie Morris, 2882 McAlhany Road, Branchville, he said he believes Council will work out the issue with the Fire Department.

MINUTES

1. On the motion of Councilman Hargett, seconded by Councilwoman Holman, County Council voted six in favor, with one absent (Chinnis), to adopt the minutes from the February 04, 2019, County Council Meeting.

ADOPTION OF PROCLAMATION #19-02, BLEEDING DISORDERS AWARENESS MONTH

2. On the motion of Councilman Hearn, seconded by Councilman Crosby, County Council voted six in favor, with one absent (Chinnis), to adopt Proclamation #19-02, Proclaiming March 2019, as Bleeding Disorders Awareness Month in Dorchester County.

PUBLIC HEARING: 3RD READING OF REZONING REQUEST #778

Chairman Bailey announced Council would hold a public hearing for 3rd reading of Rezoning Request #778 by David Carey to rezone .48 acre at 261 Allspice Drive, near Summerville, TMS #121-16-01-002; .03 acre at Greyback Road, near Summerville, TMS #121-16-01-024; and .39 acre at Greyback Road, near Summerville, TMS #121-16-01-026, from Single-Family Residential Manufactured Housing (R-1M) to Single-Family Residential Manufactured Housing (R-2M) (The purpose of this rezoning is to reduce the minimum lot size from 14,500 square feet to 7,500 square feet.)

He struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. In the absence of any additional requests to speak, Chairman Bailey struck the gavel again, closing the Public Hearing.

3. On the motion of Councilman Hearn, seconded by Councilwoman Holman, County Council voted six in favor, with one absent (Chinnis), to give 3rd reading of Rezoning Request #778 by David Carey to rezone .48 acre at 261 Allspice Drive, near Summerville, TMS #121-16-01-002; .03 acre at Greyback Road, near Summerville, TMS #121-16-01-024; and .39 acre at Greyback Road, near Summerville, TMS #121-16-01-026, from Single-Family Residential Manufactured Housing (R-1M) to Single-Family Residential Manufactured Housing (R-2M) (The purpose of this rezoning is to reduce the minimum lot size from 14,500 square feet to 7,500 square feet.)

PUBLIC HEARING: 3RD READING OF REZONING REQUEST #779

Chairman Bailey announced Council would hold a public hearing for 3rd reading of Rezoning Request #779 by Hopper Communities C/O Nautilus Engineering to rezone an approximately 2 acres portion of an 11.44 acres tract located at Orangeburg Road near Summerville from Multi-Family Residential (R-4) to Single-Family Attached Residential District (R-3), TMS #136-00-00-130.

He struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. In the absence of any additional requests to speak, Chairman Bailey struck the gavel again, closing the Public Hearing.

4. On the motion of Councilman Hargett, seconded by Councilman Byars, County Council voted six in favor, with one absent (Chinnis), to give 3rd reading of Rezoning Request #779 by Hopper Communities C/O Nautilus Engineering to rezone an approximately 2 acres portion of an 11.44 acres tract located at Orangeburg Road near Summerville from Multi-Family Residential (R-4) to Single-Family Attached Residential District (R-3), TMS #136-00-00-130.

PUBLIC HEARING: 3RD READING OF ORDINANCE #19-05, ADDITIONAL REQUIREMENTS

Chairman Bailey announced Council would hold a public hearing for 3rd reading of an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, With Respect to Article XI, Sections 11.5.9 through 11.5.11 "Additional Requirements" (The purpose of this amendment is to reduce the setback requirements for non-conforming lots platted prior to the adoption of the Ashley River Historic Overlay District.)

He struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. In the absence of any additional requests to speak, Chairman Bailey struck the gavel again, closing the Public Hearing.

5. On the motion of Councilman Byars, seconded by Councilman Crosby, County Council voted six in favor, with one absent (Chinnis), to give 3rd reading of Ordinance #19-05, an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, With Respect to Article XI, Sections 11.5.9 through 11.5.11 "Additional Requirements" (The purpose of this amendment is to reduce the setback requirements for non-conforming lots platted prior to the adoption of the Ashley River Historic Overlay District.)

PUBLIC HEARING: 3RD READING OF ORDINANCE #19-06, TRAFFIC STUDY

Chairman Bailey announced Council would hold a public hearing for 3rd reading of an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, With Respect to Article XVII, Section 17.7 "Traffic Study", and Article XVIII, Section 18.4 "Traffic Study" (The purpose of this amendment is to revise the standards and process for Traffic Impact Analysis.)

He struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. In the absence of any additional requests to speak, Chairman Bailey struck the gavel again, closing the Public Hearing.

6. On the motion of Councilman Byars, seconded by Councilman Hargett, County Council voted six in favor, with one absent (Chinnis), to give 3rd reading of Ordinance #19-06, an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, With Respect to Article XVII, Section 17.7 "Traffic Study", and Article XVIII, Section 18.4 "Traffic Study" (The purpose of this amendment is to revise the standards and process for Traffic Impact Analysis.)

PUBLIC HEARING: 3RD READING OF ORDINANCE #19-07, CONDITIONAL USES

Chairman Bailey announced Council would hold a public hearing for 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 IX, Section 9.2.3 "Conditional Uses"; Article X, Section 10.4.21 "Convenience Retail and Professional Service Businesses in Conservation Districts"; and Article XI, Section 11.5.13 "Additional Requirements For District 5" (The purpose of this amendment is to update the references and requirements for District 5 to reflect the adopted Cooks Crossroads Design Guidelines.)

He struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. In the absence of any additional requests to speak, Chairman Bailey struck the gavel again, closing the Public Hearing.

7. On the motion of Councilman Hearn, seconded by Councilman Hargett, County Council voted six in favor, with one absent (Chinnis), to give 3rd reading of Ordinance #19-07, an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, As Previously Amended, With Respect to Article IX, Section 9.2.3 "Conditional Uses"; Article X, Section 10.4.21 "Convenience Retail and Professional Service Businesses in Conservation Districts"; and Article XI, Section 11.5.13 "Additional Requirements For District 5" (The purpose of this amendment is to update the references and requirements for District 5 to reflect the adopted Cooks Crossroads Design Guidelines.)

2ND READING OF AN ORDINANCE, GENERAL OBLIGATION BONDS, SERIES 2019

8. On the motion of Councilman Hearn, seconded by Councilman Crosby, County Council voted six in favor, with one absent (Chinnis), to give 2nd reading of an Ordinance to Provide for the Issuance and Sale of Not Exceeding Sixteen Million Dollars (\$16,000,000) Dorchester County, South Carolina, General Obligation Bonds, Series 2019; to Prescribe the Purposes for Which the Proceeds Shall be Expended; to Provide for the Payment Thereof; and Other Matters Relating Thereto.

CORRESPONDENCE: No correspondence received.

GUESTS

MR. DARRIN THOMAS, PRESIDENT OF THOMAS MEDIA GROUP

Mr. Thomas gave a presentation to County Council regarding the Lowcountry Black Expo Economic Empowerment Summit, which will be held at the North Charleston Convention Center March 8 – 9, 2019. The summit includes a job fair that would be a good recruiting opportunity and a procurement/business development that could allow the county to identify non-traditional local vendors.

9. On the motion of Councilman Byars, seconded by Councilman Crosby, County Council voted six in favor, with one absent (Chinnis), to approve a bronze sponsorship of Lowcountry Black Expo Economic Empowerment Summit.

MRS. HARRIET HOLMAN, DORCHESTER COUNTY COUNCIL

Chairman Bailey announced that Mrs. Harriet Holman, Dorchester County Councilwoman, was going to present a Certificate to Mr. Grady Jones in recognition of his nine years of service on the Dorchester County Planning Commission however, Mr. Jones was unable to attend so the Certificate will be presented to him at a later date.

MR. DANIEL PRENTICE, DORCHESTER COUNTY DEPUTY ADMINISTRATOR/CFO

Mr. Prentice gave a summary of revenues and expenditures for the County's major funds through January 31, 2019. 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

REQUEST FOR APPROVAL TO FUND PINE HILL BUSINESS CAMPUS PROPERTY OWNER'S ASSOCIATION OPERATING COSTS

10. On the motion of Councilman Hargett, seconded by Councilwoman Holman, County Council voted six in favor, with one absent (Chinnis), to approve a request for up to \$100,000 annually to be allocated from the Economic Development Fund to fund Dorchester County's share of Pine Hill Business Campus Property Owner's Association operating costs.

REQUEST FOR APPROVAL TO AMEND THE HR POLICY MANUAL REGARDING THE PROMOTIONAL POLICY

11. On the motion of Councilman Crosby, seconded by Councilman Hargett, County Council voted six in favor, with one absent (Chinnis), to approve a request for an amendment to the HR Policy Manual regarding the County's promotional policy to proactively address concerns with compression.

APPOINTMENTS TO BOARDS AND COMMISSIONS:

12. On the motion of Councilman Bailey, seconded by Councilman Byars, County Council voted six in favor, with one absent (Chinnis), to appoint Ms. Jane Horton to the Dorchester County Library Board of Trustees.

COUNTY ATTORNEY'S TIME – MR. JOHN FRAMPTON

ASHLEY RIVER SPECIAL TAX DISTRICT

13. A motion was made by Councilman Byars and seconded by Councilman Hearn to discuss the authorization to instruct the County Administrator, County Attorney, and other appropriate County Staff to prepare any necessary Ordinances, Resolutions, and any other documents necessary to commence the process of the abolishment and dissolution of the Ashley River Special Tax District, effective July 1, 2019.
14. On the motion of Councilman Hargett, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Chinnis), to defer the authorization to instruct the County Administrator, County Attorney, and other appropriate County Staff to prepare any necessary Ordinances, Resolutions, and any other documents necessary to commence the process of the abolishment and dissolution of the Ashley River Special Tax District, effective July 1, 2019, until the County Council Meeting in Summerville on March 4, 2019.

Mr. Byars said we are delaying the inevitable and we need to engage with Ashley River's leadership and have a conversation.

Mr. Hargett said he agreed with Mr. Byars.

EXECUTIVE SESSION

The County Attorney requested Council's consideration to enter into Executive Session at 7:12 p.m. to discuss the following:

- Contractual Matters
 - Proposed Agreement with Hodges Productions, LLC for Filming at the Former County Detention Center
 - Memorandum of Understanding with Dorchester Seniors, Inc.
 - Discussion of a Potential Real Estate Transaction
 - Property Purchase from Tom Limehouse
- Confidential Economic Development Project
 - Confidential Economic Development Project

Chairman Bailey announced that the proposed Agreement with Hodges Production, LLC for filming at the former County Detention Center would not be discussed as the production company no longer wished to use the facility.

RECONVENE FROM EXECUTIVE SESSION

At approximately 8:07 p.m., Mr. Frampton reported that Council discussed the previously announced items, but no action was taken.


MEMORANDUM OF UNDERSTANDING WITH DORCHESTER SENIORS, INC.

15. On the motion of Councilman Hargett, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Chinnis), to authorize the County Administrator to enter into and execute a Memorandum of Understanding Between Dorchester County and Dorchester Seniors, Inc., for the construction of a joint use facility at Pine Trace Park.

16. On the motion of Councilman Hearn, seconded by Councilman Byars, County Council voted six in favor, with one absent (Chinnis), to authorize the County Administrator to proceed with the purchase of the property on the Ashley River from Thomas Limehouse.

ADJOURNMENT

17. On the motion of Councilwoman Holman, seconded by Councilman Hearn, County Council voted six in favor, with one absent (Chinnis), to adjourn at approximately 8:09 p.m.


Tracey L. Langley, Clerk to Council