



**MINUTES
ORANGEBURG COUNTY COUNCIL
April 2, 2018
5:30 P.M.**



Pursuant to the Freedom of Information Act, the news media was notified and notice was posted on the bulletin board 24 hours prior to the meeting.

MEMBERS PRESENT:

**Johnnie Wright, Sr.
Janie Cooper-Smith
Harry F. Wimberly
Ray W. Sabalis
Willie B. Owens
Johnny Ravenell**

MEMBERS ABSENT:

Heyward H. Livingston

OTHERS PRESENT:

**Marion Lloyd, Deputy County Administrator
Jerrod Anderson, Deputy County Attorney
Connie N. Portee, Clerk to Council**

CALL TO ORDER

Johnnie Wright, Sr. Chairman

On the 2nd day of April 2018, Chairman Wright called to order a regular session meeting of the Orangeburg County Council at 5:33 p.m.

APPROVAL OF MINUTES

March 19, 2018 (RS)

Chairman Wright asked for a motion on the minutes of the Orangeburg County Council on the above dates be approved as written. Vice-Chairwoman Janie Cooper-Smith made the motion. Councilman Willie Owens seconded the motion. Motion carried. (6-0-0).

Chairman Wright advised the citizens of the purpose of public comments agenda items and public comments of other matters.

PUBLIC COMMENTS:

AGENDA ITEMS

NONE

COMMENTS:

OTHER MATTERS

Joey Williamson came before Council to express his concerns about Litter and wanted to share with Council about plastic and styrofoam waste on the retail level. He asked Council to see if there was a way to prohibit the retail use of styrofoam and plastic within Orangeburg County.

Chairman Wright closed public comments of other matters at 5:40 p.m. and went into the regular agenda.

1. ORDINANCE THIRD READING

AN ORDINANCE OF THE COUNTY COUNCIL OF ORANGEBURG COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED ORANGEBURG COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 0317-00-06-005.000 FROM RC (RURAL COMMUNITY DISTRICT); TO CG (COMMERICAL GENERAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Chairman Wright yielded to Deputy Administrator Lloyd to give a brief summary. Deputy Administrator Lloyd advised the planning commission met on February 14, 2018, to discuss the request from the Greater Life Tabernacle Church to rezone the property located at 118 Bellwood Court from rural community to commercial general. The church wants to put up a digital sign and this is the only category that that would allow it. There were no opposition to the request and the planning commission voted unanimously to recommend approval to you as Council.

Chairman Wright entertained a motion to pass the ordinance for third and final reading. Councilman Willie Owens made the motion. The motion was seconded by Councilman Johnny Ravenell. Motion carried. (6-0-0).

2. ORDINANCE THIRD READING

AN ORDINANCE AUTHORIZING POSTPONEMENT OF 2018 REASSESSMENT OF ORANGEBURG COUNTY PROPERTIES

Chairman Wright read the ordinance in its entirety.

Chairman Wright yielded to Deputy Administrator Lloyd to give a brief summary. Deputy Administrator Lloyd advised the State Law requires each County to do a reassessment every five years prior to this the County normally reassessed every eight (8) to ten (10) years. The law requiring five (5) years limitations gives the County the option of taking a one year delay. Therefore the County is requesting the option to delay for one year in order to give additional time to review in the system.

Chairman Wright entertained a motion to pass the ordinance for third and final reading. Councilwoman Ray Sabalis made the motion. The motion was seconded by Councilman Willie Owens carried. (6-0-0).

3. ORDINANCE SECOND READING

AN ORDINANCE AUTHORIZING (1) PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF AD VALOREM TAXES AGREEMENT, BY AND BETWEEN ORANGEBURG COUNTY, SOUTH CAROLINA AND PROJECT OZ, AS SPONSOR, AND ONE OR MORE

SPONSOR AFFILIATES TO PROVIDE FOR A FEE-IN-LIEU OF AD VALOREM TAXES INCENTIVE AND CERTAIN SPECIAL SOURCE REVENUE CREDITS; (2) THE AMENDMENT OF THE EXISTING AMENDED AND RESTATED AGREEMENT FOR DEVELOPMENT OF JOINT COUNTY INDUSTRIAL PARK BY AND BETWEEN ORANGEBURG COUNTY, SOUTH CAROLINA AND DORCHESTER COUNTY, SOUTH CAROLINA TO ENLARGE THE BOUNDARIES OF THE INDUSTRIAL PARK TO INCLUDE CERTAIN PROPERTY LOCATED IN ORANGEBURG COUNTY, SOUTH CAROLINA NOW OR TO BE HEREAFTER OWNED AND/OR OPERATED BY PROJECT OZ, OR ONE OR MORE COMPANIES RELATED THERETO; (3) THE CONVEYANCE OF CERTAIN PROPERTY TO PROJECT OZ; AND (4) OTHER RELATED MATTERS
ORDINANCE SECOND READING

Chairman Wright read the ordinance in its entirety.

Chairman Wright yielded to Attorney Jerrod Anderson for a brief summary Attorney Anderson advised this ordinance is seeking to approve a fee agreement as well as placement in a multi-county industrial park. The prospect wishes to remain anonymous at this time they have promised a minimum capital investment of \$14,150,000.00 with buildings and improvements of \$5,150,000, in machinery and equipment it would be \$9,000,000. They have promised forty-seven (47) full time new jobs. They are seeking a fee for thirty (30) year term with an SSRC (Special Source Revenue Credit). They are also seeking to locate this development in a multi county industrial park with Dorchester/Orangeburg County.

Chairman Wright asked, the Council if they had any questions? There were none.

Chairman Wright entertained a motion to pass the ordinance for second reading. Councilman Johnny Ravenell made the motion. The motion was seconded by Councilman Willie Owens carried. (6-0-0).

4. ORDINANCE FIRST READING

AN ORDINANCE TO ADDRESS THE INTERNAL DISTRIBUTION OF REVENUE FROM CERTAIN PROPERTY LOCATED IN THE CITY LIMITS OF THE CITY OF ORANGEBURG TO BE INCLUDED IN A MULTI-COUNTY INDUSTRIAL PARK ESTABLISHED BY ORANGEBURG COUNTY AND DORCHESTER COUNTY.

Chairman Wright read the ordinance in its entirety.

Chairman Wright yielded to Attorney Jerrod Anderson for a brief summary Attorney Anderson advised this ordinance is seeking to approve the internal distribution of fees that will be coming from Project 01 (New Zeus Expansion). Part of the project is in City limits as well as the County limits. The ordinance requires not only county approval for the multi-county industrial park exclusion but also that of City. The County/City want to define how the millage rate in proration will be and how the funds will be distributed to the City as well as the County. This ordinance explains everything out and it is in conjunction with the multi-county industrial park agreement Orangeburg County has with Dorchester County.

Chairman Wright asked, the Council if they had any questions?

Councilman Harry Wimberly asked how, would the money be divided.

Attorney Anderson advised pro-rated and pre the millage. The County has 370.1 mills and the City has 94 mills it would be pro-rated pre-that. Also, Zeus is going to dictate where the improvements go, which would impact how that fee is shared.

Councilman Willie Owens advised he was happy to see they are starting to pro-rating but he would like for Council to look into an ordinance that every time the County put sewer and water in the County the City get all the money from it. The City need to pro-rate some of that back to the County because the County does a whole lot to enhance what DPU gets in terms of money.

Chairman Wright entertained a motion to pass the ordinance for first reading. Councilman Willie Owens made the motion. The motion was seconded by Councilwoman Ray Sabalis carried. (6-0-0).

5. PUBLIC HEARING

AN ORDINANCE TO AMEND THAT CERTAIN AMENDED AND RESTATED AGREEMENT FOR DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL PARK BETWEEN DORCHESTER COUNTY AND ORANGEBURG COUNTY SO AS TO ENLARGE THE PARK (ZEUS INDUSTRIAL PRODUCTS, INC., FORMERLY PROJECT O1.)

Chairman Wright read the ordinance in its entirety.

Chairman Wright open the floor for public hearing questions. There were none.

Chairman Wright asked, the Council if they had any question. There were none.

No action was taken.

6. ORDINANCE FIRST READING

AN ORDINANCE TO ESTABLISH THE STRUCTURED PROCESS FOR THE PERMITTING OF OUTDOOR SPECIAL EVENTS IN THE UNINCORPORATED AREAS OF THE COUNTY.

Chairman Wright read the ordinance in its entirety.

Chairman Wright yielded to Deputy Administrator Lloyd to give a brief summary. Deputy Administrator Lloyd advised this ordinance deal with an issue as it relates to special events. It is intended to ensure that the County, its residents and victors will have adequate and advance notice of proposed special events and the cooperation of its promoters, sponsors, organizers, and enablers in order to properly plan for County services, such as public safety,

sanitation and traffic control. There will be an administrative fee of \$50.00 for the special events permit.

Councilman Willie Owens advised there have been special events planned in the County before and it has created a lot of problems. He asked to hear from the people who plan these special events and what kind of events are being planned and the nature of these special events.

Chairman Wright advised this is just an ordinance about the special events, he did not believe anyone was present that was hosting a special event. This ordinance is for any group which may be expected to have two thousand (2,000) or more people.

Councilman Ravenell asked when we say special events, is there a possible event that may not fit Orangeburg County.

Billy Staley advised the way the special events ordinance is written it requires them to come to us and go through a planning process for any event over two thousand (2,000) people. Which would bring DOT to the table, all the County safety agencies to the table, to assure we do not have any traffic issues that the County has had in the past. Once it goes through those agencies and it come back to us to issue the permit, we can require those agencies to reply in writing stating they agree with this event. If they do not there is a process in the ordinance for the venue to have an appeal through the County Administrator.

Chairman Wright entertained a motion to pass the ordinance for first reading. Councilman Harry Wimberly made the motion. The motion was seconded by Councilman Johnny Ravenell carried. (6-0-0).

7. A RESOLUTION BY PLANNING COMMISSION TO CONSIDER A REQUEST FROM BRENDA & DENNIS EDMONDS TO REZONE THE PROPERTY LOCATED AT 2972 SLAB LANDING ROAD, ORANAGEBURG TAX MAP #0082-00-01-024.000 FROM FA (FOREST AGRICULTURE) DISTRICT TO RC (RURAL COMMUNITY) DISTRICT FOR THE PURPOSE OF OPERATING A BOARDING HOUSE.

Chairman Wright advised items seven (7) and eight (8) were related and Council would vote on both items together.

Chairman Wright yielded to Deputy Administrator Lloyd to give a summary. Deputy Administrator Lloyd advised the submission from the planning commission met on March 14, 2018 to discuss the request from Brenda and Dennis Edmunds to rezone the property at 2972 Slab Landing Rd, Council District three (3), from Forest and Agricultural to Rural Community. The owners bought and renovated the house to run a boarding home and the zoning does not currently allow for that. The next door neighbors came to the meeting to speak against the request, citing safety concerns and an incident that has already occurred with one of the residents coming onto their property. The planning commission voted 3-2 to recommend approval of the request. It should be noted that similar uses such as substance abuse facility and adult and child day care service are already permitted in this district. Mr. Hall is in attendance to give you more information.

Chairman Wright asked, the Council if they had any question.

Councilman Harry Wimberly asked Richard Hall to explain to Council what the people want in a boarding house.

Richard Hall advised the owners brought a property and are currently they are working with the hospital and other agencies to have short term boarding opportunities for veterans and people that need somewhere to do rehab. Depending on what someone would call it or how you run it, some uses are permitted and some are not in this district. Just like the Way Point facility this is just a smaller set up with five (5) or six (6) people in the house at one time. It is basically a boarding home.

Councilman Harry Wimberly asked was it a rehab facility.

Richard Hall advised it was not a rehab facility. We were told they were getting background checks and the people from the hospital are doing the paper work because that is who they are working with to fund the home.

Councilman Willie Owens advised he was reluctant as to why they won't call it a rehab house because the boarding house sound suspicious. We have had some boarding houses in the upper part of the County, that one of our Council members now represent and he did not like the connotations of that boarding house and he don't like this one. It should be a rehab center.

Richard Hall advised technically they cannot call it a rehab center because it is not a license facility. If it was license, they would not have to come before Council because they would already be allowed. They don't do rehab, this is just a short term boarding home for people to get back on their feet.

Councilman Harry Wimberly asked if a person has been living by themselves and they have been in the hospital sick instead of going back home they will go to this place to get back on their feet, would that be a good example.

Richard Hall advised yes sir that would be a good example and someone has gone into the hospital homeless, maybe they lost their home because of being in the hospital.

Councilman Willie Owens advised if this facility were under some agency so they can inspect it and check it frequently it would be fine.

Richard Hall advised the only agency that will inspect it frequently will be the County fire district and they have already been out to the house to inspect it. This facility does get an annual license from DSS it's just an annual permit they don't do a lot of inspections.

Vice-Chairwoman Janie Cooper-Smith asked was it a unisex boarding house.

Richard Hall advised they did not indicate one way or another. From zoning proposes it doesn't get down into those type questions.

Councilman Johnny Ravenell asked was the facility located in a residential area.

Richard Hall advised there are houses in the area but it is not a densely populated area.

Chairman Wright entertained a motion to pass the resolution from the planning commission. Councilman Harry Wimberly made the motion. The motion was seconded by Vice-Chairwoman Janie Cooper-Smith. Motion carried. (6-0-0).

8. ORDINANCE FIRST READING

AN ORDINANCE OF THE COUNTY COUNCIL OF ORANGEBURG COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED ORANGEBURG COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS# 0082-00-01-024.000 FROM FA (FOREST AGRICULTURAL) DISTRICT TO RC (RURAL COMMUNITY) DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Chairman Wright entertained a motion to pass the ordinance for first reading. Councilman Harry Wimberly made the motion. The motion was seconded by Vice-Chairwoman Janie Cooper-Smith. Motion carried. (6-0-0).

9. A RESOLUTION BY PLANNING COMMISSION TO CONSIDER A REQUEST FROM DEENA ATKINSON TO REZONE THE PROPERTY LOCATED AT 861 KUCKS COURT, ORANGEBURG, SC TAX MAP #0140-00-05-009.000 FROM RS (RESIDENTIAL SINGLE-FAMILY) DISTRICT TO RC (RURAL COMMUNITY) DISTRICT FOR THE PURPOSE OF A MOBILE HOME ON THIS PARCEL.

Chairman Wright advised items nine (9) and ten (10) were related and Council would vote on both items together.

Chairman Wright yielded to Deputy Administrator Lloyd to give a summary. Deputy Administrator Lloyd advised the submission from the planning commission met on March 14, 2018 to discuss the request from Deena Atkinson to rezone the property at 861 Kucks Ct. Council District 6, from residential single family to rural community. The owner wants to put a mobile home at the location. The area is predominately mobile home already. Staff recognizes this as an area that should be rezoned in the zoning ordinance update. There was no opposition to the request and the commission voted to recommend approval unanimously.

Chairman Wright entertained a motion to pass the resolution from the planning commission. Councilman Willie Owens made the motion. The motion was seconded by Councilwoman Ray Sabalis. Motion carried. (6-0-0).

10. ORDINANCE FIRST READING

AN ORDINANCE OF THE COUNTY COUNCIL OF ORANGEBURG COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED ORANGEBURG COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS# 0140-00-05-009.000 FROM RS (RESIDENTIAL SINGLE FAMILY) DISTRICT TO RC (RURAL

COMMUNITY) DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Chairman Wright entertained a motion to pass the ordinance for first reading. Councilman Willie Owens made the motion. The motion was seconded by Councilwoman Ray Sabalis. Motion carried. (6-0-0).

11. A RESOLUTION BY PLANNING COMMISSION TO CONSIDER A REQUEST FROM EDWARD J. WILLIAMS TO REZONE THE PROPERTY LOCATED AT 2929 BAMBERG ROAD, ORANAGEBURG, SC TAX MAP #0140-07-03-001.000 & 0140-07-03-002.00 FROM FA (FOREST AGRICULTURE) DISTRICT TO CG (COMMERCIAL GENERAL) DISTRICT FOR THE PURPOSE OF A DIGITAL SIGN.

Chairman Wright advised items eleven (11) and twelve (12) were related and Council would vote on both items together.

Chairman Wright yielded to Deputy Administrator Lloyd to give a summary. Deputy Administrator Lloyd advised the submission from the planning commission met on March 14, 2018 to discuss the request from Edward J. Williams to rezone the property at 2929 Bamberg Rd Council District 6, from Forest and Agricultural to Commercial General. This is the Orangeburg Flea Market. The owner wants to have a digital sign at the location. There was no opposition and the commission voted unanimously to recommend approval.

Chairman Wright entertained a motion to pass the resolution from the planning commission. Councilman Willie Owens made the motion. The motion was seconded by Councilman Johnny Ravenell Motion carried. (6-0-0).

12. ORDINANCE FIRST READING

AN ORDINANCE OF THE COUNTY COUNCIL OF ORANAGEBURG COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED ORANAGEBURG COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS# 0140-07-03-001.000 & 0140-07-03-002.00 FROM FA (FOREST AGRICULTURAL) DISTRICT TO RC (COMMERICAL GENERAL) DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Chairman Wright entertained a motion to pass the ordinance for first reading. Councilman Willie Owens made the motion. The motion was seconded by Councilman Johnny Ravenell. Motion carried. (6-0-0).

13. A RESOLUTION HONORING PASTOR JAMES H. LEE AND COMMUNITY PRAYER LIFE CENTER

Chairman Wright read the resolution in its entirety.

Chairman Wright entertained a motion to pass the resolution as read. Councilman Willie Owens made the motion. The motion was seconded by Councilman Johnny Ravenell. Motion carried. (6-0-0).

14. ACCEPTANCE OF THE LOWER SAVANNAH RESERVE LOAN FUND

Chairman Wright yielded to Deputy Administrator Lloyd to give a summary. Deputy Administrator Lloyd advised the Lower Savannah Council of Governments has a revolving loan program with its members of County. The funds were available to local businesses in the County. Orangeburg currently has \$514,090.34 still in the program. The outstanding balance on the loan is (\$222,740.77) the existing loan will be paid by the funds held by LSCOG which is the Lower Savannah Council of Government will send the of \$291,349.57 so the County can loan money directly to business without having to go through Catawba.

Chairman Wright entertained a motion to acceptance the Lower Savannah Reserve Loan Fund. Councilman Harry Wimberly made the motion to accept the money back to the County and for Council to get a full explanation as to which loan is paying off and where it is coming from. Councilman Johnny Ravenell seconded the motion. Motion carried. (6-0-0).

Councilman Willie Owens advised the County should make sure they are not loaning too much money in their fund and to make sure home is taken care of first and then afterward the County can go ahead and let them have some money.

Councilman Harry Wimberly advised the revolving loan from Lower Savannah Council of Governments is for small businesses that may not can get full funding somewhere else, then the County through Lower Savannah Council of Government can come in and assistant them with a parcel loan and it benefits small businesses. The County has done this in the past and the businesses have paid on their loans and off the loans. We have also had a couple that have went bankrupt but it is design for small businesses.

15. UPDATE FROM PUBLIC WORKS COMMITTEE

Chairman Wright yielded to the Public Works Committee chairperson Councilman Johnny Ravenell to give an update. Councilman Johnny Ravenell advised that the Public Works Committee had a discussion about the irrigation systems in Orangeburg County that are going across County roads but no action was taken. The second item was an update on one time road maintenance on Resort Street, we discussed doing a onetime trial and the Public Works Department have come up with a cost on it. The recommendation coming from the Public Works Committee is that Council will accept the Public Works Department doing that subdivision off of Resort Street as a trial for one time maintenance.

Chairman Wright ask for a motion to accept the recommendation from the Public Works Committee. Councilman Johnny Ravenell made the motion. Vice-Chairwoman Janie Cooper-Smith second the motion. Motion carried. (6-0-0).

Chairman Wright asked were there any comments from any council members before he asked for a vote for adjournment.

Vice-Chairwoman Cooper-Smith advised this week is County wide clean up week. What Mr. Williamson have stated in his comments, she has seen also. This Country has too many deposable items. Everyone is responsible therefore these items are discarded once we can no longer use them. Thank goodness we have a Litter Control department and concern citizens who care about Litter in our County who willingly volunteer to go around and pick it up. If it wasn't for these people we would be walking in trash to our knees and it is really an environmental concern. So join in the Clean Up this weekend and Clean Up where you live.

Councilman Johnny Ravenell advised it is good that the County has citizens who are willing to participate in cleaning up of Orangeburg County but it would be better if citizens who are littering would not put Litter down at all.

Willie Owens advised wanted to commend Vice-Chairwoman Cooper-Smith on her steadfastness in the Litter movement. He is one that picks up Litter off of Belleville road consistently. We need more people who are willing to pick up Litter as well as those who are willing to posttest and make sure that they make the right material so we won't have that problem in our communities. He would also like to thank the Highway Department because they came to pick up a lot of Litter on Belleville Road. Thanks to everyone who want to help make a difference in Litter Control.

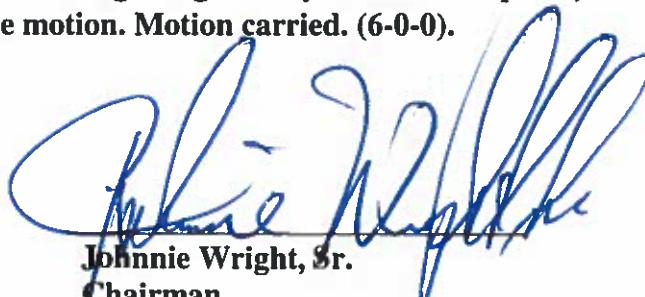
Councilman Harry Wimberly asked that we all keep Councilman Heyward Livingston in our prayers as he recuperates at home.

16. VOTE FOR ADJOURNMENT

Chairman Wright entertained a motion for adjournment. Councilwoman Ray Sabalis motioned that the regular session of the Orangeburg County Council of April 2, 2018 stand adjourned. Willie Owens seconded the motion. Motion carried. (6-0-0).

17. ADJOURNMENT

Meeting adjourned at 6:23 p.m.



Johnnie Wright, Sr.
Chairman
Orangeburg County Council



Connie N. Portee
Clerk to Council
Orangeburg County Council