



## TOWN COUNCIL

### Regular Meeting

### Minutes

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Monday, 18 December 2017

6:30 PM

Council Chambers

This meeting's notice was published in the Post and Courier newspaper.

#### **I. Call to Order**

This meeting was called to order by Mayor Heyward at 6:30 PM.

#### **II. Roll Call**

In attendance were Councilmembers Dunmyer, III, Salters, Sausser, Scott, Smalls, Sr., Townsend, Attorney Austen, Planner/Zoning Administrator Holton and Clerk-Treasurer White.

#### **III. Invocation/Pledge of Allegiance**

Invocation was given by Councilmember Smalls, Sr., followed by the Pledge of Allegiance.

#### **IV. Adoption of Agenda**

Mayor Heyward requested that an Executive Session be added to the agenda under New Business to discuss legal and contractual matters. Councilmember Sausser made the motion to adopt the agenda with the addition; Councilmember Dunmyer, III seconded and all voted in favor.

#### **V. Public Comments**

*Richard Hettler*, Poplar Grove resident, said that he has went through several agencies trying to find the plans for the infrastructure for the roads, sidewalks, drainage and elevations for the Poplar Grove subdivision without success. He mentioned that no permits or inspections are on file and it would be in the best interest of Council if these plans do exist, to find and keep these plans in the Town's records.

*Barb Hettler*, Poplar Grove resident, said that Richard Hettler has talked with several fire marshals and county officials and the County has clarified in there road codes pertaining to private roads that everything has to adhere to fire codes and needs inspections.

#### **VI. Presentation**

*Max Elbee*, *Lowcountry Housing Communities*, Max Elbee gave a brief presentation on a proposed 45-unit multi-family affordable housing development for seniors ages 55 and older. These rental units would be 1-2 bedrooms with the 1 bedroom units ranging from \$390-\$475 per month and the 2 bedroom units ranging from \$450-\$530 per month. The proposed housing would be located between Highway 165 and Bevington Road on about 4.5 acres. The development would be comprised of a clubhouse with a full-time property manager, maintenance person, exercise room with equipment and a computer lab. Mr. Elbee reiterated that affordable housing is the goal for this community. He answered questions from Council.

#### **VII. Minutes**

Councilmember Sausser made the motion to accept the Public Hearing minutes of November 13, 2017 as prepared; Councilmember Scott seconded and all voted in favor.

Councilmember Sausser made the motion to accept the Regular Council minutes of November 13, 2017 as prepared; Councilmember Dunmyer, III seconded and all voted in favor.

### **VIII. Committee Reports**

*Finance:* Councilmember Sausser made the motion to accept the Finance Report as information; Councilmember Dunmyer, III seconded and all voted in favor.

*Planning/Zoning:* Planner/Zoning Administrator Holton stated that the Board of Zoning Appeals did not have any cases in December but were instructed to attend the Planning Commission meeting for training. He briefly explained the cases heard before the Planning Commission. Councilmember Sausser commented on case #7 (Subdivision plan layout discussion/approval for 4818 Highway 162 at TMS #247-00-00-091). She said the plan looked like a house farm and needs more green space. She would like for this case to be looked at again. Councilmember Sausser also commented on case #8 (Conditional Use Permit-Mining Permit at TMS #191-00-00-056). She said she has heard from several residents and they are very upset about the traffic and the devastation that this will bring to the area where they live. Councilmember Dunmyer, III commented about the hours of operation of the trucks and mentioned the school buses that will be transporting children to and from school. Councilmember Scott mentioned the dust/dirt control and the residents' concerns. He feels that that construction needs to be further away from the homes. Attorney Austen suggested that the ordinance be reviewed. He will look at it and put some proposals together for next month's meeting. There was discussion regarding the existing ordinance and whether this case could be put on hold until the ordinance is reviewed by Attorney Austen and Council. Mayor Heyward stated that the Planning Commission will make their recommendation based on the ordinance as it reads presently. Councilmember Townsend had a question regarding case #1 (Conditional Use Permit-Communications Tower at TMS #'s 225-00-00-010 and 247-00-00-219). He asked if research had been done to determine if there was a bird sanctuary near the area where the tower will be constructed. Planner/Zoning Administrator Holton said he would check on this. Councilmember Salters asked for clarification regarding case #7 as it pertains to "Land Development." Mr. Holton answered questions from Council. Councilmember Sausser made the motion to accept the Planning/Zoning report as information; Councilmember Dunmyer, III seconded and all voted in favor.

*Code Enforcement Summary:* Councilmember Sausser made the motion to accept the summary as information; Councilmember Scott seconded and all voted in favor. Councilmember Dunmyer, III asked how the Code Enforcement Officer is being received by the public. Lester Tumbleston answered that the feedback has been very positive.

*Utilities:* Mickey Seabrook talked about 2 stations where there were recurring problems. The Ironwood station had 14 call outs while pump station #108 at Salters Hill road had 17 call outs. In most cases, the problem was disposable wipes and rags clogging the pumps. The utilities committee talked about ways they can educate the public on the correct way to dispose of them. The sewer for the Town Hall library project has been approved by the Department of Health and Environmental Control (DHEC). The negotiation with Charleston Water System is being looked at for the reimbursement for some of the costs for the Mizzell Road system. Mr. Seabrook answered questions from Council.

## **IX. Old Business**

*None*

## **X. New Business**

*1<sup>st</sup> Reading of Ordinance 2017-18-3, Request approval of annexation of property located on Tolberts Cove Road at TMS #248-00-00-052, 248-00-00-053 and 248-00-00-054, Councilmember Townsend made the motion to approve; Councilmember Dunmyer, III seconded and all voted in favor. Councilmember Sausser stated that there is a cemetery on this property and during heavy rains there were coffins floating. Mayor Heyward stated that this ordinance is for the annexation of the property. She said that Council can express this concern with the property owner.*

## **XI. Executive Session**

Mayor Heyward asked for a motion to enter into an Executive Session at 7:24PM. Councilmember Dunmyer, III made the motion; Councilmember Sausser seconded and all voted in favor.

Mayor Heyward asked for a motion to enter into Regular Session at 8:12PM. Councilmember Townsend made the motion; Councilmember Scott seconded and all voted in favor.

## **XII. Mayor's Update**

- Mayor Heyward shared that Steve Cebulka has been very generous with the donations for the golf tournament and now wants to volunteer his time by helping the Town sponsor the event. Mr. Cebulka thanked Mayor Heyward and said he appreciates what she and Council does for the Town.
- Mayor Heyward mentioned that there was a meeting this past week with updates about the swimming complex. The committee for Charleston County Parks and Recreation is looking for ideas on what the community would like to see on the additional property. Surveys were distributed and some of the ideas consisted of an amphitheater, gymnasium, multi-use building, tennis and basketball courts and a playground to name a few. The date of January 4<sup>th</sup> was given to compile this information. Construction should take place in the Spring of 2018. CCPR will pay their portion of the water and sewer line expansion to the site of the swimming complex.
- Mayor Heyward said that the Christmas Parade was a huge success and was received well by the community. She thanked the staff for their hard work and commitment to make the event possible. She wished everyone a safe and Merry Christmas and a Happy New Year.

## **XIII. Comments from Council/Mayor**

- Councilmember Dunmyer, III thanked the Town staff for their hard work and dedication and wanted them to know that they are appreciated. He mentioned that there have been many deaths in the area and asked that families are kept in everyone's prayers during the holiday season. He wished everyone a Merry Christmas and Happy New Year.
- Councilmember Sausser reiterated Councilmember Dunmyer, III's comment. She thanked the Town staff for their hard work and said she is proud that the Town has such a good team.

- All of Council wished everyone a Merry Christmas.

### **XIII. Adjournment**

The meeting was adjourned at 8:22 PM

**Prepared by:  
Tynetta White  
Clerk-Treasurer**