

**RICHLAND COUNTY COUNCIL
DEVELOPMENT & SERVICES COMMITTEE
TUESDAY, JUNE 27, 2000
5:00 P.M.**

MEMBERS PRESENT: Bernice G. Scott, Chair; Buddy Meetze; Susan Brill; Greg Pearce; Thelma Tillis

OTHERS PRESENT: Stephen Morris, James Tuten, Kit Smith, Joseph McEachern, Paul Livingston, Tony Mizzell, T. Cary McSwain, Mullen Taylor, Ralph Pearson, Tonya Dunham, Monique Walters, Larry Smith, Marsheika Martin, Milton Pope, Randy Jorgenson, Tony McDonald, Ash Miller, Pam Davis, Mike Byrd, Rodolfo Caldwell

CALL TO ORDER

The meeting was called to order at approximately 5:04 P.M.

Approval of Minutes – May 23: Regular Session Meeting

Mr. Meetze moved, seconded by Mr. Pearce, to approve the minutes of May 23rd. The vote in favor was unanimous.

ADOPTION OF AGENDA

Mr. Meetze requested to add discussion of activity at the C&D Landfill as item-M on the agenda. Mr. McSwain stated it is currently on the agenda under Items Pending Analysis.

Mr. Meetze withdrew his request.

Mr. Pearce moved, seconded by Mr. Meetze, to adopt the agenda as published. The vote in favor was unanimous.

ITEMS FOR ACTION

Amendment to the Richland County Code – Board of Zoning Appeals

Mr. McSwain stated this is in response to the tie-vote issue. He stated this would also change the Richland County Zoning Ordinance to establish a seven (7) member board of adjustment and require a majority vote for decision.

A discussion took place.

Mr. Morris suggested if there is a tie vote it would carry over to the next meeting.

Mr. Pearce moved, seconded by Mr. Meetze, to approve an ordinance amendment which would increase the membership of the Board of Zoning Appeals from five (5) to seven (7) members and amend the language to require tie votes to be deferred to the following meeting. The vote in favor was unanimous.

Amendment to the Richland County Code – Approval of Isolated Lots

Mr. McSwain stated questions were raised whether an isolated lot would be approved or not and that it must have a hold-harmless agreement attached to it.

Mr. Randy Jorgenson stated the purpose of this is to hold the County harmless of maintaining a County road for ingress and egress to the isolated lots. He stated the only change to the Code would take the review process out of the hands of the Planning Commission and gives administrative authority to the Planning Director.

A discussion took place.

Ms. Brill moved, seconded by Mr. Pearce, to approve an ordinance amendment which would transfer the responsibility of approving hold-harmless agreements for isolated lots from the Planning Commission to the Planning Director. The vote in favor was unanimous.

Amendment to the Richland County Code – Adult Day Care Facilities

Mr. McSwain stated the Zoning Board does not include regulations on Adult Day Care. He stated this amendment would be to add Adult Day Care to the language of the ordinance.

Mr. Pearce moved, seconded by Ms. Brill, to approve an ordinance agreement, which would define Adult Day Care as a use and specify where, and under what conditions, such use is permitted. The vote in favor was unanimous.

Amendment to the Richland County Code – Standards for Manufactured Homes

Mr. Meetze moved, seconded by Ms. Brill, to approve an amendment to the Richland County Zoning Ordinance that would change the definition of “mobile home” to “manufactured home” and would not permit the placement of mobile homes that are not up to the HUD Code in Richland County.

Mr. Jorgenson stated this would not allow the siting of pre-HUD standard mobile homes within this jurisdiction and establishes all homes before June 15, 1976 as grandfathered nonconformative. He stated the permitted use would be for standard and/or residential designs.

Mr. Morris requested an amendment to make the residential design mobile home a permitted use in RUD-1 and make the standard design mobile home as a special exception.

A discussion took place.

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Mr. Jorgenson requested rewording the language requiring all mobile homes to be used as residential dwellings be residential designed manufactured homes and that the standard design manufactured homes would be used for offices on site for construction purposes and other activities. He stated this would not require an action but a Board of Zoning Appeals.

Mr. Morris withdrew his request for an amendment and requested for Mr. Jorgenson to get language back to him.

Ms. Scott stated she does not want added rules and regulations on people buying mobile homes and requested for staff to obtain something in writing from insurance companies regarding the value of mobile homes.

The vote in favor of the motion was unanimous.

Amendment to the Richland County Code – Animals and Fowl

Mr. McSwain stated many of the complaints on animal control ordinance violations come from neighbors against neighbors and this would create confidentiality on the identity of those individuals unless and until they go to court.

Ms. Tillis moved, seconded by Ms. Brill, to approve an amendment to the Code of Ordinances that would provide for the confidentiality of the identity of individuals who make complaints to the County regarding animal nuisances. The vote in favor was unanimous.

Amendment to the Richland County Code – Open Burning Ordinance

Mr. Mike Byrd updated Council on additional new language to the ordinance to authorize prescribed burnings. He stated the new language would not allow prescribed burning when there is a red flag alert. He stated persons must follow the smoke guidelines and someone that has attended the fire management training must approve persons.

Mr. Allan Alexander, Lexington/Richland Forestry Commission, reported that one of the services provided to landowners is prescribed fire. He stated there is a fee of \$12.00 an acre for the first 50 acres; \$10.00 an acre for the next 50 acres; \$8.00 an acre for every acre over 100 acres. He reported on the new language to the ordinance and it would be beneficial to the County.

Mr. Pearce moved, seconded by Mr. Meetze, to amend Richland County Ordinance Section 10-1 “Open Burning Restricted” by allowing for prescribed agricultural burning in rural areas and recommend representatives from the Forestry Commission to appear before full Council.

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Mr. Morris requested a copy of the revised language at First Reading.

The vote in favor was unanimous.

Approval of Purchase of Tandem Truck for Special Services

Mr. Pearce moved, seconded by Ms. Brill, to approve the purchase of a Chevy Tandem truck for the Departments of Solid Waste and Special Services. The vote in favor was unanimous.

Approval of Purchase of Road Maintenance Equipment

Mr. Pearce moved, seconded by Ms. Brill, to approve the purchase in the amount of \$35,580.00 for three (3) Vibratory Tandem Roller for the Road Maintenance Division of Public Works. The vote in favor was unanimous.

Award of Contract for the Paving of Thompson Harris and Richland Farms Roads

Mr. McSwain stated the Committee needed to decide on the base bid or the alternate bid which is the road that Mr. Meetze and others observed in Newberry County. He stated the alternate bid is somewhat cheaper than the base bid.

A discussion took place.

Mr. Meetze moved, seconded by Ms. Brill, to approve an award of contract to green Acres farms Construction in the amount of \$354,697.50. The vote in favor was unanimous.

Ms. Scott requested the administrator to make sure the Public Works Department stays behind this project.

Award of Engineering Contract for Broad River Wastewater Plant Upgrade

Mr. Pearce moved, seconded by Mr. Meetze, to approve entering into an award of contract for an amount not to exceed \$871,750.00 to Power Engineering for the upgrade to the plant.

Mr. Tuten requested for the Legal Department to review and approve the contract.

The vote in favor was unanimous.

Authorization to expend Comprehensive Planning Funds

Mr. Tuten requested language to be added requesting the Executive Committee to ensure to use inside sources first before going to outside consultants.

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Ms. Brill moved, seconded by Ms. Scott, to approve the expenditure of the remaining \$190,000.00 for the Comprehensive Plan implementation process. The vote in favor was unanimous.

Contract Renewal with Waste Management, Inc.

Mr. McEachern requested to see a list of contracts for comparison.

Ms. Brill moved, seconded by Mr. Pearce, to approve the renewal of contract with Waste Management, Inc. for municipal solid waste disposal services for the second five-year term. The vote in favor was unanimous.

ITEM PENDING ANALYSIS

Citizen Complaints about Genesis Cable Company

Ms. Scott stated due to the lateness in the hour, this item would be placed on the next committee agenda.

Impact of the Closing of City of Columbia Landfill

Ms. Scott stated due to the lateness in the hour, this item would be placed on the next committee agenda.

ITEMS FOR INFORMATION/DISCUSSION

Status Report on the Olympia Redevelopment Project

Mr. Pat Walker, Assistant Bureau Chief with Air Quality Program with DHEC, and other representatives of DHEC answered questions related to environmental and health impacts.

Mr. Scott Reynolds with DHEC stated Federal and State standards are used for monitoring pollution.

Mr. Walker stated the Environmental Department was asked to do a cancer study and death rates occurring from emphysema from a zip code area, and see if it would trace back from something. He stated it might be difficult to track with the mill and truck traffic.

Mr. Craig Kennedy of with the Mining and Solid Waste Division stated there are not any noise environmental standards as of yet. He reported equipment needed to be within a certain limit and once on public roads, it is up to the State Department of Transportation, County or municipality.

Mr. Pat Walker stated TARMAC is required to consolidate operating permits.

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Status Report on the Comprehensive Plan Implementation

Ms. Scott stated due to the lateness in the hour, this item would be placed on the next committee agenda.

Status Report on the County Master Sewer Plan

Ms. Scott stated due to the lateness in the hour, this item would be placed on the next committee agenda.

ADJOURNMENT

The meeting adjourned at approximately 6:40 p.m.

Submitted by,

Bernice G. Scott
Chair

Marsheika G. Martin transcribed the minutes