



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
JANUARY 8, 2015 – 4:00 PM
COUNCIL CHAMBERS
GEORGETOWN, SOUTH CAROLINA**

1. CALL TO ORDER

Notice of this meeting has been made in accordance with the 1976 Code of Laws of South Carolina Freedom of Information Act.

MEMBERS PRESENT

Mayor Jack M. Scoville, Jr.
Council Member Brendon M. Barber, Sr.
Council Member Rudolph A. Bradley
Council Member Carol R. Jayroe
Council Member Edward S. Kimbrough, Jr.
Mayor Pro Tempore Peggy Wayne

MEMBERS ABSENT

Council Member Clarence C. Smalls

ALSO PRESENT

Mr. Chris Carter, City Administrator
Mrs. Elise Crosby, City Attorney
Ms. Ann U. Mercer, City Clerk
Mrs. Debra Bivens, Director of Finance
Mr. Rick Martin, Building Official/Zoning Administrator
Mr. Tee Miller, Assistant to the City Administrator for Economic Development

MEDIA

Georgetown Times - Ms. Taylor Griffith

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Jack M. Scoville, Jr. called the Special Meeting/Workshop of City Council to order at 4:11

PM and requested all cell phones or electronic devices be turned off or placed on mute so as to not interrupt the meeting.

3. DISCUSS ESTABLISHMENT AND PROVISIONS OF A FOREST AGRICULTURE DISTRICT.

Mr. Rick Martin presented a brief history on events associated with the property site located in Maryville. The City was notified mining activity was occurring in the Maryville area. During staff's investigation it was discovered a mining permit was issued to Mr. Perry Collins by DHEC. The information was sent to the County. Staff contacted DHEC and questioned why the City was not notified, as mining is not an

allowable use in City zoning. DHEC informed staff they only notify the county in which the activity takes place. Staff conveyed their concerns and informed DHEC the City has a live well located in the area. The first permit covered a five acre lake, area of mining, approximately 20 feet deep. Mr. Collins was informed the City does not allow mining. He petitioned the Planning Commission in June to allow mining in Limited Industrial District. At the meeting staff expressed opposition to mining in the City. Mr. Collins request was approved and scheduled for presentation at the August City Council meeting. At that meeting one of the property owners requested to withdraw the request due to the possibility of a new development on the site. This did not happen and the owners then petitioned the Planning Commission to create a Forest Agriculture District that would allow mining, which mirrors the County's ordinance. The Planning Commission approved and once again staff stated their opposition to mining. Staff received the request to present to Mayor and Council. At the same time, two other items were being discussed. The County was considering relocating St. Francis Animal Shelter near South Island Park and the airport. Also, the possibility of annexation. Mr. Martin stated after Council approved first reading on the FA District he further reviewed the Forest Agriculture narrative and realized it did not fit his intent and seemed to prohibit development. In retrospect campgrounds, mining and animal shelters could be included in the current zoning district as a conditional use. Dialogue continued. Mr. Perry Collins said they want to enhance the property by adding a water structure and be within compliance in the City. When asked by Mayor Scoville, Mr. Martin said there is nothing that prohibits them from digging a pond on their property. Dr. Wayne Beam, who previously worked for DHEC, addressed Council. A few years ago he executed a wetlands delineation on the property and received a letter from the Corp validating the wetlands. Discussions followed with the owners as to their plans for the property. 'The idea was to construct some ponds on the site and the only way to legally do this was to obtain a permit from DHEC which allows excavation of the site, up to five acres. It is highly regulated, environmentally controlled and inspected by DHEC once a year. It is referred to as mining but is really constructing a pond. They are selling the material to try and recoup the cost to pay for the construction and infrastructure.' This property was annexed into the City in 2009, the permit went into effect in 2010; however, DHEC did not notify the City. Mr. Martin recommended at this time, Council not approve Forest Agriculture as a new district and they agreed. Mr. Collins reviewed their proposed site plans for the property. Discussions continued. Mining as a conditional use for development purposes could be added to the current zoning. Dr. Beam suggested the language, "excavation of water features pursuant to a DHEC mining permit." Mayor Scoville directed Mr. Martin to meet with the City Attorney to craft a proposed amendment. Text also needs to be amended for campgrounds and animal shelters. Council Member Jayroe asked about the proposed location of the animal shelter. Mr. Martin said the County is considering an area near the airport on their recreation site. If approved, conditional uses would apply. There were simultaneous discussions among Council and staff concerning the live well.

4. EXECUTIVE SESSION

Motion to adjourn the Special Meeting/Workshop and enter Executive Session to receive legal advice on a city project and potential litigation related thereto and discuss pending litigation in Case 2014-CP-22-001049.

Mayor Scoville moved, seconded by Council Member Jayroe.

Mayor Scoville called for the question.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jack M. Scoville Jr., Mayor
SECONDER:	Carol R. Jayroe, Council Member
AYES:	Scoville Jr., Barber Sr., Bradley, Jayroe, Kimbrough, Wayne
ABSENT:	Smalls

The Special Meeting/Workshop adjourned at 4:58 PM.

Motion to adjourn Executive Session and return to Special Meeting/Workshop.

Council Member Jayroe moved, seconded by Council Member Kimbrough.

Mayor Scoville called for the question.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Carol R. Jayroe, Council Member
SECONDER:	Edward S Kimbrough, Council Member
AYES:	Scoville Jr., Barber Sr., Bradley, Jayroe, Kimbrough, Wayne
ABSENT:	Smalls

Executive Session adjourned and the Special Meeting/Workshop reconvened at 5:51 PM.

Mayor Scoville announced no formal action was taken in Executive Session.

5. ADJOURNMENT

Mayor Scoville adjourned the Special Meeting/Workshop at 5:51 PM.

Ann U. Mercer
City Clerk

Date Approved: 03/19/15