

MINUTES
DARLINGTON COUNTY PLANNING COMMISSION
August 16, 2011
5:30 p.m.
COURTHOUSE ANNEX/EMS BUILDING

In compliance with the Freedom of Information Act, a copy of the agenda was provided to the local news media and persons requesting information.

- Present:** Ryan Galloway, Chairman, Dist. 5
Dr. Richard Antrum, Vice Chairman, Dist 2
James Allen Harrell, Dist. 3
Leo W. Johnson, II, Dist. 6
Ralph Segars, Dist. 7
Mike Sprott, Dist. 1
- Absent:** Judy Haenni, Dist. 8
Robert Alexander Warr, Jr., Dist. 4
- Staff:** Doug Reimold, Director
Charles Brooks, Senior Planner
Julie Ritz, Administrative Assistant
- Media:** Jim Faile, *Messenger*
- Guest:** Mallette Poole, Sales Representative, ADS (demonstrating recording equipment)

- I. **CALL TO ORDER** – Chairman Ryan Galloway brought the regularly scheduled meeting of the Darlington County Planning Commission on August 16, 2011 to order at 5:30 p.m.
- II. **PLEDGE OF ALLEGIANCE** – All stood and recited the Pledge of Allegiance.
- III. **CITIZEN’S COMMENTS** – (Maximum of 2 minutes per citizen; 30 min. total) None
- IV. **APPROVAL OF MINUTES** –
A. Regularly scheduled PC Meeting July 19, 2011

A **MOTION** was made by Commissioner Richard Antrum and seconded by Commissioner Leo Johnson, II to **APPROVE** the minutes as written of the regularly scheduled meeting of the Darlington County Planning Commission on July 19, 2011. Motion carried unanimously.

B. Zoning Work Session # 1, July 11, 2011

A **MOTION** was made by Commissioner Richard Antrum and seconded by Commissioner Leo Johnson, II to **APPROVE** the minutes as written of the Darlington County Planning Commission Zoning Work Session #1 on July 11, 2011. Motion carried unanimously.

- V. **APPROVAL OF AGENDA**

Staff did more research on the meeting process regarding motions and discussion. The Parliamentarian for South Carolina Association for Counties (SCAC), Helen McFadden, illuminated the process to explain that the “Motion to Discuss” used last month was an unnecessary step. The most appropriate procedure is to make the motion and second it, and then the Chairman call for discussion. She stated that the motions were very easy to change once discussion had taken place. The Commissioners took this under advisement and chose to use the process the Parliamentarian described.

A MOTION was made by Commissioner Richard Antrum and seconded by Commissioner Ralph Segars to APPROVE the Agenda for the regularly scheduled meeting of the Darlington County Planning Commission on August 16, 2011. Motion carried unanimously.

VI. COMMUNICATION TOWER APPROVAL – None

VII. PRELIMINARY APPROVALS – None

VIII. FINAL APPROVALS - None

IX. APPROVAL OF SUBDIVISION ALONG PUBLIC ACCESS

- A. **Springville Hills** (on Apartment Circle – County Road) **Attachment A1, A2, A3**
Developer: Springville Farms, LLC (Robert (Eddie) Goodson with Brett Calcutt P.E., RLS)
TM#: 181-00-01-006 (portion)
Land Use Designation: General Development
Not in the MS4

Staff reported that there were more than two (2) outstanding conditions, as required by DSO Section 7.6.4(C) (3) for a Conditional Final Approval. The commissioners chose to postpone this agenda item until such time as either all but two conditions are met, or all conditions are met, depending upon when they are received.

A MOTION was made by Commissioner Mike Sprott and seconded by Commissioner Leo Johnson, II to POSTPONE the Conditional Final Approval of Springville Hills subdivision until all but (2) of the outstanding conditions are met. Motion carried unanimously.

X. VARIANCES – None

XI. SITE DEVELOPMENT – None

XII. OLD BUSINESS

- A. **Priority Investment Element** **Attachment No Attachment Available**

Staff reported that our County Administrator requested a rewrite of the information regarding the capital projects for the Priority Investment Element. Most of the information was received just before the meeting, and Staff was unable in the intervening time to pull together the information in a readable format. Staff requested time to analyze the information and hopefully bring a completed document back to the PC next meeting. Staff did report that the infrastructure section would be slim. The Commissioners agreed.

A MOTION was made by Commissioner Mike Sprott and seconded by Commissioner Richard Antrum to POSTPONE the discussion and motion on the Priority Investment Element until such time as Staff can gather the last of the information and include it into the Priority Investment Element with any necessary deletions. Motion carried unanimously.

B. Addition to Revision of DSO 7.9.1.2

Attachment B1, D1

1. “Provision for Maintenance Plan”

Although last month (July 2011) the PC approved a revision to DSO 7.9.1.2 to be forwarded to Council for Adoption, Staff submitted additional provisions to this section of the Small Private Development Standards ordinance for consideration. Staff reported that the process by which changes are made to local law is very involved, and any “clustering” of changes is preferable to attempting changes in a “piece-meal” fashion. As such, while Staff was re-reading the ordinance and preparing the language for the changes, some ideas surfaced, which was why Staff brought this ordinance back to the PC before moving forward with the recommendation for adoption by Council.

The new suggestions were regarding the creation of the Homeowner’s Association (HOA) for new subdivisions. These suggestions for the HOA include a statement regarding the major purpose of the HOA and the road(s), an operation and maintenance plan for that road, a statement that when property is transferred the transfer includes a statement about the new owners automatically becoming members of the HOA, and a statement that the HOA is authorized to assess and collect regular fees sufficient for the ongoing maintenance of the road and its drainage. The Commissioners thought that these suggestions were appropriate and directed Staff to include them in the recommendations to Council.

A MOTION was made by Commissioner Richard Antrum and seconded by Commissioner Leo Johnson, II to RECOMMEND to Council the revisions to DSO 7.9.1.2 to include the recommended changes from July 2011 and to add section 7.9.1.2.(B) (3) regarding HOA purpose, road and drainage maintenance planning and implementation, title transfer automatically enrolling new owners in the HOA, and assessment and collection of regular fees to perform said road and drainage maintenance tasks. Motion carried unanimously.

XIII. NEW BUSINESS - None

XIII. STAFF REPORTS

A. South Darlington Watershed Project

Staff reported that Council, at its scheduled meeting on August 15, 2011, had a tie-vote (4-4) on the question of whether to continue the South Darlington Watershed Project. Staff reported that this tie vote meant that the Watershed Project would not be continued. There was additional discussion regarding the implications of this decision, since this was such a long-standing project.

No motions made. Informational purposes only.

B. TMDL

Attachment C1

Staff reported that SCDHEC will host a public meeting regarding the new TMDL (“Total Maximum Daily Load” of pollution standards for fecal coliform) on Black Creek, Monday evening, August 22, 2011 from 4:30 pm. to 6:00 pm, directly following the Zoning Workshop from 1 to 4 pm. The meeting will be held at the EMS Annex – the same place where the PC meetings take place.

Staff reported that while the objective of DHEC is primarily to announce the commencement of the Public Comment period (30 days), and provide information about the TMDL, there is another

objective. Staff hoped to initiate the organization of a multi-member Group whose primary purpose (at this point in time) will be to respond to the TMDL by developing and implementing a plan designed to reduce the fecal pollutant load in Black Creek. In other words, the purpose of the group will be to clean up this precious resource and keep it that way for generations to come. Staff felt that the development of the Group and its Plan has a good chance of making Darlington County eligible to receive matching funds from DHEC under its 319 Grant program. Staff stated that they would research the 319 program and its potential for Black Creek, the County and its citizens. Staff asked that the Commissioners attend if possible.

No motions made. Informational purposes only.

C. Zoning Workshop

Staff reminded the Commissioners of the second Work Session to be held on August 22 from 1-4 p.m.. Staff reported that publication from the Urban Land Institute (ULI) & SC Real Estate Center (SCREC) entitled *Growing by Choice or Chance: State Strategies for Quality Growth in South Carolina* (2004) was sent digitally to all who had email. It had been mailed to Commissioner Antrum, and Staff made a note to mail one to Commissioner Segars.

No motions made. Informational purposes only.

D. Chilling Pond Homeowner's Association (CPHOA)

Attachment D1

Director Reimold stated that he had attended the Chilling Pond HOA which met for their quarterly business meeting on Tuesday, August 09, 2011. He stated he felt that the HOA was gaining momentum and coalescing into a group with the common purpose of improving their roads and drainage system.

No motions made. Informational purposes only.

XV. PERSONAL APPEARANCES

XVI. COMMISSIONERS REQUESTS/COMMENTS

XVII. ADJOURNMENT

Action Items from August 16, 2011 Planning Commission Meeting:

1. Staff is to please send 7.9.1.2 to County Council for Approval with the additions, changes, and deletions as discussed in the July & August 2011 PC meetings.
2. Staff is to please mail Commissioner Segars a copy of the ULI booklet.

A MOTION was made by Commissioner Judy Haenni and seconded by Commissioner Richard Antrum to APPROVE the minutes as written of the regularly scheduled meeting of the Darlington County Planning Commission on August 16, 2011. Motion carried unanimously.