



MINUTES

Council Work Session
February 15, 2024, 6:30pm
South Congaree Town Hall
Council Chambers
119 West Berry Rd.
West Columbia, SC, 29172

Members in Attendance: Mayor Cindy Campbell, Mayor Pro-Tem Mechelle Mabry, Councilmembers: Brian Jackson (Absent), Kitty Spires (Absent), and Jim Drennan. Also in Attendance: Municipal Clerk Kerri Charlton.

The public was duly notified of the date, time, and place of the meeting.

I. Call to Order.

Mayor Campbell called the meeting to order at 6:30 PM. A quorum was present. Mayor Campbell led in the Pledge of Allegiance and Invocation.

II. Lexington County Termination of 1978 Agreement

Lynn Sturkie - County Administrator, Robbie Derrick – Community Development Director, and Todd Cullum – Lexington County Councilman, discussed the updates and point of interests surrounding the February 28, 2024, dissolution of the original 1978 agreement regarding Lexington Counties maintenance of municipal roads and drainage for future subdivisions. Please see Facebook Live (2:20-22:00)

III. Special Guest Presentation:

- Donny Phipps, C.B.O., CC&I Services, LLC.
Mr. Phipps informed the Council of the services offered by CC&I, to include, Permitting, Inspections, Zoning Administrator, Code Enforcement, and the associated costs for these services. Mr. Phipps provided handouts for review to the Town Clerk.
- Please see Facebook Live (22:00-43:00) for the full presentation.

IV. Special Guest Presentation:

Mayor Campbell highlighted the absence of a Town Sign for nearly a year during the Council meeting. Mr. Hansen reached out to offer his expertise on the matter and presented various options for the Town Sign, including visual displays for each tier of sign quality discussed. The Town Council, along with guests, convened outside to view examples of Optec Display signage provided by Mr. Hansen. The live stream continued during this period. Mr. Hansen explained the differences between the options and compared them to the current non-working sign. Additionally, he proposed conducting a traffic study to determine the optimal placement for the future town sign based on traffic patterns.

- Dan Hansen - OPTEC DISPLAYS, INC.
- Please see Facebook Live (43:00-1:20.00)

V. Review of Minutes: (1:21:00-1:22:43)

Mayor Campbell and Mayor Pro-Tem Mabry had corrections that needed to be addressed. The minutes will be on the next Agenda.

- A. November 9, 2023, Council Work Session
- B. November 14, 2023, Council Meeting.
- C. December 12, 2023, Council Meeting.
- D. January 05, 2024, Special Called Meeting
- E. January 22, 2024, Special Called Meeting

VI. Citizen Comments:

- Marty Wooten:

During the Council meeting, Mr. Wooten reiterated his concerns about the activities of Columbia Auto Parts and sought clarity on the protocol for filing complaints. He detailed previous efforts to address the issue, including contacting the Fire Department and Major Jonas, and emphasized the importance of the Town's ordinances in addressing such matters. Despite DHEC's involvement, Mr. Wooten stressed the primary responsibility of the Town in enforcing its ordinances. Mayor Pro-Tem Mabry and Mayor Campbell acknowledged the need for Council unity in addressing the situation and expressed willingness to enforce Town ordinances. Mr. Wooten referenced the closure of Worldwide Auto as an example of effective ordinance enforcement. Mayor Pro-Tem Mabry proposed an executive session with the Town Attorney for further discussion. The complete discussion is available on the FB Live recording from 1:23:00 - 1:33:20

- Debbie McIver

Ms. McIver addressed the Council independently, expressing support for the complaints made by Mr. and Mrs. Wooten. She recounted her visit to Mr. Wooten's residence on February 7, 2024, during which loud noise from an excavator at Columbia Auto Parts disrupted conversation. Ms. McIver highlighted the disturbance caused by oversized tractor-trailers, noting concerns about soil contamination and its impact on property values and citizen well-being. She cited a property at 2035 Pine Street, which has been on the market for 170 days due to worries over contamination and noise. Ms. McIver stressed the challenges residents face in selling properties and emphasized the adverse effects of Columbia Auto Parts on the area's residential quality of life, including mental strain from constant vibrations, noise, and fumes. Mrs. McIver introduces Ordinance No. §158.116.:

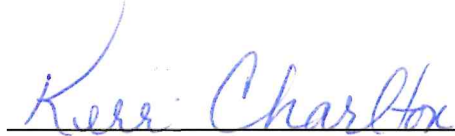
(2) Manufacturing plants, processing plants, and industrial uses which would not produce excessive noise, excessive vibration, excessive smoke or particulate matter in the atmosphere, offensive odors, excessive levels of toxic or noxious matter in the atmosphere or in the water bodies, dangerous levels of radiation, hazards of fire or explosion, excessive humidity, heat, or glare, or electromagnetic interference, or other similar conditions which would be incompatible with adjacent development outside of the industrial district in which the use is located. Where reasonable doubt exists as to whether or not a particular use may exceed the limitations described above, the Zoning Administrator may refer the question to the Zoning Board of Appeals for determination. (1) The proposed operation will be visually and acoustically inconspicuous from developed residential property.

What level do residents need to express to have these issues addressed.

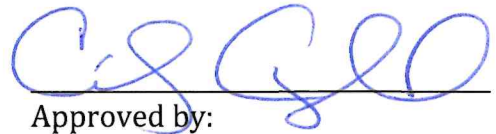
Before adjourning: "Mayor Campbell cordially reminded citizens of the forthcoming litter pick-up scheduled for Saturday, February 24, 2024. Participants are invited to convene at Town Hall at 10:00 AM to organize into teams for the clean-up endeavor

IV. Adjournment of Council Work Session:

The council, on the motion of Mayor Campbell, seconded by Councilman Drennan, voted to adjourn the meeting at 8:14 PM. Motion carried with unanimous vote of council.



Attested by:
Kerri Charlton,
Municipal Clerk



Approved by:
Cindy Campbell,
Mayor

6-20-2024
Date Approved

For the complete Live Stream Video, Please see the following Facebook Link:

<https://www.facebook.com/TownOfSouthCongaree/videos/365885549639710>

The public was duly notified of the date, time, and place of the upcoming meeting.

The Town of South Congaree is a handicapped accessible facility.