

Kershaw County Council Minutes
Tuesday, February 13, 2024



A regular meeting of the Kershaw County Council was held on Tuesday, February 13, 2024, at 6:00 p.m. in the Council Chambers at the Kershaw County Government Center.

County Council Present: Chairwoman Katie Guinn
Councilman Sammie Tucker, Jr.
Councilman Danny Catoe
Councilman Russell Brazell
Vice-Chairman Jimmy Jones (arrived at 6:10 p.m.)
Councilman Derek Shoemake
Councilman Brant Tomlinson

Staff Present: Danny Templar
John DuBose
Chris Anderson
Lauren Reeder
Gerald Blanchard
Joey Adams-Raczkowski
Hannah Parler
Jeremy Morrow
Will Glover

Members of the press and public were present.

In accordance with the Freedom of Information Act, copies of the agenda were sent to the newspapers, TV, and radio stations, citizens of the county, department heads, and posted on the website.

CALL TO ORDER

Chairwoman Katie Guinn called the meeting to order at 6:00 p.m., welcomed and thanked those present in person and online to the meeting of Tuesday, February 13, 2024. The Invocation was led by Elder Shelly Hardy, Pastor of St. Mark Church of God in Christ, and all in attendance recited the Pledge of Allegiance.

ADOPTION OF AGENDA

Chairwoman Katie Guinn called for a motion on the adoption of the agenda for Tuesday, February 13, 2024. Councilman Sammy Tucker, Jr., made a motion to adopt the agenda, seconded by Councilman Russell Brazell. During the call for discussion, Chairwoman Katie Guinn made an amendment to the agenda to strike Item 11B - FY 24/25 Budget Priorities because no supporting documents were provided for public view in packets. After no further discussion, Chairwoman Katie Guinn called for a vote. In favor of amendment: Chairwoman Katie Guinn, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., Councilman Russell Brazell, Councilman Danny Catoe, and Councilman Brant Tomlinson. Vice-Chairman Jimmy Jones was absent for the vote. Chairwoman Katie Guinn reordered the agenda and stated that no amendment was needed to move Item 11A – South Carolina Senate, District 27 Update: Senator Penry Gustafson before Public Comments. Councilman Derek Shoemake made a motion to amend the agenda moving Item 16 A & B Executive Session after Public Presentations; seconded by Councilman Sammie Tucker, Jr. Chairwoman Katie Guinn called for discussion on the amendment and Councilman Derek Shoemake stated that there may be some issues coming up later in discussion that may be affected and felt having this Executive Session would help. Chairwoman Katie Guinn called for a vote on the amendment; In favor, Councilman Derek Shoemake, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell. Opposed: Chairwoman Katie Guinn; Vice-Chairman Jimmy Jones was absent for this vote.

After no further discussions or amendments, Chairwoman Katie Guinn called for a vote to adopt the agenda as amended; All in favor of the amended agenda: Chairwoman Katie Guinn, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell. Vice-Chairman Jimmy Jones was absent for this vote.

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PROCLAMATIONS

Chairwoman Katie Guinn read into the record a Proclamation honoring National Black History Month. This Proclamation celebrates in Kershaw County and recognizes the vast contributions of African Americans to the Nation's history and identifies many black achievements and trailblazers who made history such as honoring District 2 County Councilman Sammie Tucker, Jr., and the City of Camden's Mayor Alfred Mae Drakeford. Chairwoman Katie Guinn called for a motion to accept the Proclamation; Councilman Sammie Tucker, Jr. made the motion and it was seconded by Councilman Brant Tomlinson. During discussion, Councilman Sammie Tucker, Jr., thanked everyone and sent thanks to all contributors to education, leaders, and supporters in the County and Communities. Vice-Chairman Jimmy Jones stated he was in support of the Proclamation as he honored also George and Evelyn Gibson. In favor of Proclamation: Chairwoman Katie Guinn, Vice-Chairman Jimmy Jones, Councilman Sammie Tucker, Jr., Councilman Russell Brazell, Councilman Derek Shoemake, Councilman Brant Tomlinson, and Councilman Danny Catoe.

PUBLIC COMMENTS (See Attached)

PUBLIC PRESENTATIONS

Responsible Growth For Kershaw County

Arch Kingsley represents a Consortium of concerned citizens that recognizes that change is coming fast to Kershaw County and to the way of life and believes that it is coming whether Kershaw embraces it or resist it. As shareholders in the county, they feel threatened that their open spaces and existing communities being replaced with high density tracked housing will only destroy the healthy communities and become a profit of long Land Development Corporations.

South Carolina Senate, District 27 Update: Senator Penry Gustafson

Senator Penry Gustafson came before Council and Citizens and gave an update on Kershaw County within the South Carolina Senate, District 27. She spoke briefly on several Bills that are up for discussion and passed. (A copy of the handouts can be received from the Clerk to Council's office).

South Carolina Equine Circuit: Lynne Conto

Lynne Conto with the South Carolina Equine Circuit presented a PowerPoint in reference to the Camden Training Center Housing Development and how it will affect Kershaw County as a whole and impact the communities, schools, traffic, and more, but most of all, history of what the land represents. (A copy of the PowerPoint can be received from the Clerk to Council's office).

Lisa Cobb Moore shared a concern of the growth of Kershaw as well and thanked Council for their efforts to help with zoning pertaining to the possible project and encouraged Council to help the Responsible Growth For Kershaw County by possibly speaking with the City of Camden about the property remaining in the County.

EXECUTIVE SESSION

- A. Personnel Matter 30-40-70 (a)(1)
- B. Attorney Client Privileged Legal Briefing (Land Use Regulations) 30-40-70 (a)(2)

In Session: 7:55 p.m. – Motion to enter: Councilman Derek Shoemake; seconded Councilman Brant Tomlinson
In favor to enter Executive Session with Council and County Attorney: Chairwoman Katie Guinn, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell. Opposed: Vice-Chairman Jimmy Jones was absent when agenda was amended.

KERSHAW COUNTY COUNCIL MEETING

PUBLIC COMMENTS

2.13.2024

If you would like to address the County Council during the Public Comments portion of the agenda, please sign in below. Public Comment allows 5 minutes per individual speaker. See back of agenda for complete guidelines.

	NAME:	SUBJECT:	ADDRESS & PHONE NO.
1.	✓ ANDREW WHITAKER	ROADSIDE LITTER	(203) 822-4727 153 KNIGHTS HILL RD CAMDEN SC
2.	✓ JIM STEELE	LITTER	2463 HATFIELD RICHETT RD 803 432 7864
3.	✓ TOM WEBB III	LITTER	640 LURICK HUSTON 803 432 9704
4.	✓ Gregory E. Fisher	Litter	3168 Hunter Rd, Kershaw SC 293 677 5139
5.	✓ ELIZABETH HAGINS	CTC	303 Lectry Sq. Cand
6.	✓ Matthew Hudson	Litter Ordinance	
7.	✓ Krishonda Torres	Litter Ordinance	114 Colony Dr Camden
8.	✓ Jeff Mattox		
9.	✓ Di DeBore		
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Out of Session: 9:05 p.m. – Motion to come out of Session: Chairwoman Katie Guinn, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell. Opposed: Vice-Chairman Jimmy Jones was absent when agenda was amended.

APPROVAL OF MINUTES

Chairwoman Katie Guinn called for a motion to approve the minutes for the meeting of Tuesday, January 23, 2024. Councilman Derek Shoemake made the motion and it was seconded by Councilman Sammie Tucker, Jr. In favor: Chairwoman Katie Guinn, Vice-Chairman Jimmy Jones, Councilman Sammie Tucker, Jr., Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, and Councilman Russell Brazell.

DISCUSSION

Update on 2024 Initiative to Defeas 2008 General Obligation Bonds

After receiving the recommendation from the Finance Committee presented by Councilman Sammie Tucker, Jr., Councilman Russell Brazell suggested having the Auditor come and give their recommendation on the proposed report from the Finance Committee at the February 27th meeting.

Needed Fire Hydrants – Pine Grove Road

Councilman Russell Brazell shared concerns from citizens on the Pine Grove Road area about needed fire hydrants in proximity to their homes in case of fire issues. Fire Chief Will Glover spoke to Council and stated that the hydrants are needed and funds are not available in his budget due to other priorities of replacing hoses, and other equipment that they have already. Councilman Russell Brazell brought up for discussion and asked Council to consider finding and spending \$12,000 to install 2 fire hydrants on the Pine Grove Road area. The Administrator will continue to review and determine where funds can be withdrawn in support of the needed hydrants. Council agreed to have a continued discussion at the February 27th meeting.

Planning and Zoning Overlay District

Chairwoman Katie Guinn briefly brought this topic before Council for discussion only as the County plans to get into the Comprehensive Plan, basically an overlay district, which could be a tool that could be used to flex certain zones or criteria or development project to help plan development. This is for thought and feedback as the Council moves forward.

ORDINANCES

SECOND READING: AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF KERSHAW COUNTY TO REZONE APPROXIMATELY +/- 0.92 ACRES OF PROPERTY (TMS # 272-05-00-162), OWNED BY RICHARD AND JANICE DIEHL, AND LOCATED ON THE NORTH SIDE OF BRADLEY ROAD, WITH AN ADDRESS OF 1523 BRADLEY ROAD, CAMDEN, SOUTH CAROLINA, FROM R-10, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO GD, GENERAL DEVELOPMENT DISTRICT.

During discussion of the First Reading of this ordinance, the owner of the property stated that there were no plans for the rezoning of the property and unsure of what would be placed on the property. It was advised that he come back to the Council once he decides what he plans to use the property for. Upon return for the Second Reading of this Ordinance, the property owner states he has the desire to put a warehouse for more storage on the property when rezoned to store equipment. After discussion, Chairwoman Katie Guinn called for a vote on Second Reading. Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., Councilman Russell Brazell, Councilman Danny Catoe, Councilman Brant Tomlinson, and Vice-Chairman Jimmy Jones were all in favor; opposed Chairwoman Katie Guinn. **PASSED SECOND READING**

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SECOND READING: AN ORDINANCE OF THE KERSHAW COUNTY COUNCIL TO ESTABLISH A LITTER CONTROL ORDINANCE WHICH SHALL PROHIBIT THE UNLAWFUL DISPOSAL OF LITTER OR SOLID WASTE IN KERSHAW COUNTY AND PROVIDE ENFORCEMENT AND PENALTY PROVISIONS FOR VIOLATIONS.

Chairwoman Katie Guinn called for a motion for Second Reading of an Ordinance to establish Litter Control which shall prohibit the unlawful disposal of litter or solid waste in Kershaw County and provide Enforcement and Penalty Provisions for violations; Councilman Derek Shoemake made a motion to pass for Second Reading and it was seconded by Councilman Brant Tomlinson.

During discussion of this ordinance, Councilman Derek Shoemake made an amendment to remove Section 7 (B) (E) (F); seconded by Councilman Russell Brazell. Before voting, Councilman Russell Brazell made a motion to revise and add under Section 6 (D) making fines no more than \$1,000. Councilman Derek Shoemake revised his motion to remove Section 7 (B) (E) (F), and amend to add Section 6 (D) in compliance with State Law for maximum penalty not to exceed \$1,000.00; seconded by Councilman Russell Brazell. Chairwoman Katie Guinn called for a vote to approve Second Reading of a Litter Ordinance as amended and by show of hands, Chairwoman Katie Guinn, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor. PASSED SECOND READING

FIRST READING: AN AMENDED AND RESTATED ORDINANCE TO CREATE A JOINT MULTI-COUNTY BUSINESS PARK WITH LEE COUNTY, THIS MULTI-COUNTY BUSINESS PARK TO BE COMPRISED OF PROPERTY LOCATED IN LEE COUNTY AND KERSHAW COUNTY AND ESTABLISHED PURSUANT TO SOUTH CAROLINA CODE OF LAWS OF 1976 §4-1-170, ET SEQUITUR, AS AMENDED; TO PROVIDE FOR AN AMENDED WRITTEN AGREEMENT WITH LEE COUNTY PROVIDING FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF *AD VALOREM* TAXES TO THE COUNTIES AND RELEVANT TAXING ENTITIES; AND, TO PROVIDE THAT JOBS TAX CREDITS ALLOWED BY LAW BE PROVIDED FOR INDUSTRIES LOCATING IN SAID PARK, AND TO PERMIT A USER FEE IN LIEU OF *AD VALOREM* TAXATION. After a brief discussion, Chairwoman Quinn called for a motion for First Reading; Councilman Sammie Tucker, Jr., made a motion and it was seconded by Councilman Russell Brazell. Chairwoman Katie Guinn, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor. PASSED FIRST READING

NEW BUSINESS

Finance Committee Update

Councilman Sammie Tucker, Jr., provided for Council a Finance Committee Update (See attached).

APPOINTMENTS

Assessment Appeals Board (2 Vacancies)

There were no appointments to the Assessment Appeals Board.

Board of Zoning Appeals

Councilman Danny Catoe made a motion to appoint Ashleigh Hough to the Board of Zoning Appeals; seconded by Councilman Brant Tomlinson. By show of hands, Chairwoman Katie Guinn, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor of the appointment.

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COUNCIL BRIEFINGS

Councilman Derek Shoemake

- Congratulations to Lugoff Elgin Wrestling Team for making it to the State Finals, and to Elgin Community Center on the Ground-Breaking

Councilman Danny Catoe

- Congratulations to North Central High student, Dylan Smith, ending his basketball career with over 1,000 points
- Wished a Happy Valentine's Day to all

Councilman Brant Tomlinson

- Thanked staff and colleagues for continued support and working together for Kershaw County

Councilman Russell Brazell

- Spoke with Michael Todd - SCDOT about the Hwy 1 Bridge and repairs with plans to be opened by April 1st

Councilman Sammie Tucker, Jr.

- No report

Vice-Chairman Jimmy Jones

No report

Chairwoman Katie Guinn

- Acknowledged Anna Locke with Responsible Growth For Kershaw County in audience
- Classes started on February 8th and 9th with the attendance including Chairwoman Katie Guinn, Councilman Russell Brazell, Councilman Derek Shoemake, and Councilman Brant Tomlinson with the SC Economic Development Association on how to improve and bring growth through Economic Development
- Invitation for anyone who wants to join the Camden Hunt Advisory Committee on growth for Kershaw

ADMINISTRATOR'S BRIEFING

No report

LEGAL BRIEFING

No report

ADJOURNMENT

After no further discussion, Chairwoman Katie Guinn called for a motion to adjourn. Councilman Danny Catoe made a motion, and it was seconded by Councilman Sammie Tucker, Jr., at 10:45 p.m. to adjourn the meeting of Tuesday, February 13, 2024.

Date Approved

Hannah M. Parler, Clerk to Council



Kershaw County



2018

**FINANCE COMMITTEE
KERSHAW COUNTY COUNCIL**

MEMORANDUM AND RECOMMENDATION

To: Kershaw County Council
From: Finance Committee
Date: February 13, 2024

Summary

The Finance Committee has begun its process of meeting with various departments on financial issues, and has received certain requests for review. The details of that review are contained herein.

Detailed Information

- I. Detention Center
 - a. The Detention Center is working on plans to adjust officer pay adjustment for the remainder of the year 2023-24, and is looking to acquire \$36,000-\$40,000 for nursing services.
 - b. We will continue studying recommendations to fund a new jail or a jail extension.
- II. Solid Waste
 - a. Solid waste is working on restructuring how they receive items at recycling centers, including white goods and tires; they are rotating new equipment; they are working on a new laydown area for yard debris; and they are purchasing new equipment for efficiency.
 - b. The Finance Committee supports exploring adjusting the hours of operation at the recycling centers.
- III. EMS
 - a. EMS is going to 24/72 shifts immediately with no budget increases.
 - b. They are completing Dominion Energy Building on 521 South for New EMS Station.
 - c. They are hiring an 6 additional FTE's for budget 2024-25 with no tax increases.

IV. ZLDR

- a. Planning and zoning informs us that any major ZLDR changes after March will delay the comprehensive plan, ZLDR rewrite, and add costs to the ZLDR process.
- b. Finance Committee recommends Council not move forward with any major ZLDR changes after March barring an emergency.

V. Impact Fees

- a. Staff has identified projects that would benefit from an impact fee. Moving forward will expend time and financial resources so Council should be sure it wants to explore this option.

VI. Overall Budget

- a. The 2023-24 Budget is overall on track to finish a good year.
- b. The Finance Committee recommends changing the date for the third reading of the budget from June 11 to June 25.
- c. Finance Committee met with the accountant who performed our audit. He stated that the County should continue making additional payments to defease bonds as it has been, but cautioned against an approach that would dig deeply into reserves because (1) borrowing costs would be substantially higher for new debt if needed; (2) our creditworthiness requires us to keep several million in reserves; and (3) we need to have to have \$7 million in cash reserves to match the sewer grant funding apart from any other reserves (which should, however, exist in the sewer reserves).

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2.27.2024

Date Approved



Hannah M. Parler, Clerk to Council