



**Regular City Council Meeting Minutes**  
*Philip T. Glennon Center – Council Chambers*  
*15077 Molokai Drive, Tega Cay, SC*  
**Monday, March 20, 2017**  
**6:00 p.m.**

**Councilmembers Present:** Mayor George Sheppard, Mayor Pro Tempore David O'Neal, Ryan Richard and Jennifer Stalford. A quorum was present.

**Councilmembers Absent:** Dottie Hersey

**Planning Commissioners Present:** Chairman Jerry Church, Kathy Masters, Arnold Mann, Vincent DesRosiers, and Stephen Handel.

**Planning Commissioners Absent:** Vice Chairman Chris Leonard and Doug Burns

**Staff Present:** Charlie Funderburk, City Manager; Fire Chief Scott Szymanski; Susan Britt, Planning and Development Manager; Sylvia Szymanski, Municipal Clerk; and City Attorney Bob McCleave

**The Press was duly notified of the meeting.**

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Mayor George Sheppard called the meeting to order at 6:00 p.m. and noted it was a Regular City Council meeting. He then led the Pledge of Allegiance and a Moment of Silence.

**ITEM 1 SPECIAL PRESENTATION**

- A. Representative Ralph Norman was presented with Resolution 2017-01 in appreciation of his many years of service.
- B. Alysen Woodruff presented the Keep South Carolina Beautiful Outstanding Performance Award to the Beautification Committee.
- C. Firefighter Fernando Diaz took his Oath of Office with Mayor Sheppard.
- D. Mayor Sheppard read a Proclamation for Spring Pick-Me-Up.

**ITEM 2 JOINT PUBLIC HEARING WITH PLANNING COMMISSION**

- A. Amendment to the Cadence Planned Development District to add TMS #644-00-00-046 and rezone it from RUD in the County to PDD in the City

Planning & Development Manager Susan Britt noted the 2.29 acres at Dam and Gardendale Roads is described as open space and a passive amenity. Planning Commission recommended approval.

- B. Rezoning Approximately ± 38.03 Acres, Tax Map Numbers 644-01-01-030, 644-01-01-031, and 644-01-01-344 from B-1 and B-2 to PDD (Game On)
- C. Annex by 100 Percent Petition Method, and Incorporate within the Corporate Limits of the City of Tega Cay, approximately ± 10 acres, Tax Map Numbers 644-00-00-027 from RUD in the County to PDD in the City (Game On)

Planning & Development Manager Susan Britt noted ownership of 48.03 acres of original properties by the developer, but landowners of four parcels have not agreed to terms, thereby nullifying the original PDD. The developer wishes to move forward without the four parcels. Staff recommended approval.

**PUBLIC COMMENTS**

1. Wanda Collins, 2155 Dam Road, asked about filling in the gulleys. City Manager Funderburk indicated the City has not received grading plans.
2. Teresa Pope, 2283 Dam Road, part owner of property with her mother, mentioned they are still negotiating the contract and are willing to close, but the developer is out of money. .
3. Jean Dees, 1177 Dam Road beside Miller's property, has had 10 closing dates and she believes the developer is in breach of contract with one parcel owner.
4. Jim Ingerslew, 668 Reliance Court, asked about consideration to traffic flow. City Manager Funderburk indicated a traffic impact analysis has been performed and Susan Britt would follow up.

## **COUNCIL COMMENTS**

Councilmember Stalford asked about the groundbreaking timeline. City Manager Funderburk indicated the developer is finalizing contracts on Village E, so Village A and E may be the first to become developed.

Mayor Sheppard noted he likes the project and its benefits, but expressed concern over public comments. He asked for Mr. Ceraolo to come to a workshop and Councilmember Stalford agreed.

## **PUBLIC COMMENTS**

1. Jim Ingerslew, of Reliance Court, noted the new plan appears to impact Stonecrest more heavily than Dam Road.

City Manager Funderburk noted this was a site plan. No road layouts have been determined.

## **COMMISSIONER COMMENTS**

Commissioner Mann said Village E has more residential. The City needs more commercial.

Commissioner DesRosiers said this developer provides value by providing commercial interests.

Chairman Church noted the commercial aspect would happen first.

- D. Proposed Changes to Ord. 77 Section 19-167 Accessory Uses and 19-206 Private Radio and Television Antennas and Satellite Reception Equipment

Planning and Development Manager Britt advised Council the section on satellite and antennas is listed under Special Use Permits (Section 19.206.6) due to the large size of satellite dishes when first available. Commissioners and staff believe these now should be listed under Accessory Uses since satellite dishes are smaller. These permits could then be approved in office instead of under a Special Use Permit in front of the Board of Zoning Appeals with a fee for \$350. Also, solar installations have been growing, therefore, the Planning Commission proposes an amendment for installation regulations under Accessory Uses instead of Special Use Permit.

Council discussion ensued about less regulation, variances, safety, and lack of signal.

Ms. Britt noted the language was already in the ordinance. The Planning Commission only wanted to move these items to "Accessory Uses" so residents can have them approved in office and remove it from "Special Use Permits" where a resident could pay a \$350 fee and appear in front of the Board of Zoning Appeals to be granted the Special Exception.

## **MOTION**

Commissioner Mann motioned to close the Public Hearing, seconded by Commissioner Masters and passed unanimously.

## **ITEM 3 PUBLIC COMMENTS**

1. There were none.

## **MOTION**

Mayor Sheppard motioned to add Contractual Matters related to York Electric Franchise Fees to Executive Session, seconded by Councilmember Stalford and passed unanimously.

## **ITEM 4 APPROVAL OF MINUTES**

There were no changes to the 2/21/17 minutes and they were approved.

## **ITEM 5 COMMITTEE APPOINTMENTS**

- A. Tega Cay Forever Foundation Board

City Manager Funderburk mentioned the following are being considered for appointment. He and Parks & Rec Director Joey Blethen recommended: Amy McKinney, Anthony Ruffalo, Brunella Belmonte-Fiske, Jamie LaRose, Jo Butterworth, Kris Johnson, and Suzanne Chappell.

## **MOTION**

Mayor Sheppard motioned to approve Amy McKinney, Anthony Ruffalo, Brunella Belmonte-Fiske, Jamie LaRose, Jo Butterworth, Kris Johnson, and Suzanne Chappell to the board of Tega Cay Forever

Foundation Board of Directors, and assign the City Manager and Parks & Rec Director Joey Blethen as staff members with the Mayor and Councilmember Stalford as liaisons to the foundation, seconded by Councilmember Richard and passed unanimously.

**MOTION**

Mayor Sheppard motioned to recess for five minutes while Council waits for Planning Commission to return with recommendations, seconded by Mayor Pro Tem O'Neal and passed unanimously.

*Council entered into Recess at 7:12 pm and returned to Open Session at 7:19 pm.*

**ITEM 6 NEW BUSINESS**

A. Planning Commission Recommendations regarding Public Hearing items discussed in Item 2. Planning & Development Manager Susan Britt presented Planning Commission's recommendations.

For Item 2A, Planning Commission motioned to recommend approval of 1<sup>st</sup> Reading by a vote of 4:1 with five members present and Commissioner DesRosiers voting against.

For Items 2B and C, Planning Commission recommended to defer action until further information has been received from the developer as indicated by Council.

For Item 2D, Planning Commission recommended to defer action of adding solar panels to 19.167 until further direction can be received from Council.

Council discussion centered on public comments of Game On, the developer's bankruptcy possibility, and tabling 2<sup>nd</sup> Reading for Game On.

B. Introduction And 1<sup>st</sup> Reading of an Amendment to the Cadence Planned Development District to add TMS #644-00-00-046 and Rezone from RUD in the County to PDD in the City

**MOTION**

Mayor Sheppard motioned to approve the Introduction and 1<sup>st</sup> Reading of an Amendment to the Cadence Planned Development District to add TMS #644-00-00-046 and Rezone from RUD in the County to PDD in the City, seconded by Councilmember Richard and passed unanimously.

C. Introduction and 1<sup>st</sup> Reading of an Ordinance to Rezone ± 38.03 Acres, Tax Map Numbers 644-01-01-030, 644-01-01-031, and 644-01-01-344 from B-1 and B-2 to PDD (Game On)

**MOTION**

Councilmember Richard motioned to approve the Introduction and 1<sup>st</sup> Reading of an Ordinance to Rezone ± 38.03 Acres, Tax Map Numbers 644-01-01-030, 644-01-01-031, and 644-01-01-344 from B-1 and B-2 to PDD (Game On), seconded by Councilmember Stalford, and passed 3:1 with Mayor Sheppard opposed.

D. Introduction and 1<sup>st</sup> Reading of an Ordinance to Annex by 100 Percent Petition Method, and Incorporate within the Corporate Limits of the City of Tega Cay, approximately ± 10 acres, Tax Map Numbers 644-00-00-027 from RUD in the County to PDD in the City (Game On)

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E. Introduction and 1<sup>st</sup> Reading of Amendment to Ord. 77 Section 19-167 Accessory Uses and 19-206.6 Private Radio and Television Antennas and Satellite Reception Equipment

**MOTION**

Councilmember Richard motioned to table Item 6E, seconded by Mayor Pro Tem O'Neal, and passed unanimously.

- F. Introduction and 1<sup>st</sup> Reading of an Ordinance Repealing and Replacing Ordinance 368 to Provide for the City's Participation in the National Flood Insurance Program

**MOTION**

Councilmember Stalford motioned to approve Introduction and 1<sup>st</sup> Reading of an Ordinance Repealing and Replacing Ordinance 368 to Provide for the City Participation in the National Flood Insurance Program, seconded by Councilmember Richard and approved unanimously.

- G. Resolution Opposing Bill H3650 and H3651

**MOTION**

Mayor Pro Tem O'Neal motioned to approve Resolution Opposing Bill H3650 and H3651, seconded by Councilmember Stalford and passed unanimously.

- H. Approval of Funds to Replace HVAC at the Glennon Center

**MOTION**

Councilmember Richard motioned to approve the Approval of Funds not to exceed \$75,000 in order to replace the chiller at the Glennon Center, seconded by Councilmember Stalford and approved unanimously.

- I. Sale of City-Owned Properties TMS #643-12-01-060, 643-12-01-061, 643-12-01-062

City Manager Funderburk reminded Council these properties are considered surplus and deeded to the City. Council discussion centered on appraisals, offers, RFPs and Realtors. The determination was made to insure appropriate steps were taken and repost for Realtor RFPs and place each of the three properties on the MLS.

**MOTION**

Mayor Sheppard motioned to ask the City Manager to put this back out for bid on an RFP for 15 days and contact local Realtors in the area and ask them if they are interested on posting it on the MLS, seconded by Councilmember Stalford and passed unanimously.

**ITEM 7 CITY MANAGER'S REPORT**

City Manager Funderburk announced the Mayors' Cup Golf Tournament is this Friday. Spring Pick-Me-Up is on Saturday, April 22. Summer camps are posted on the Park and Rec website. Please register by the end of the month for Early Bird Registration for the Beach and Swim Center. Staff is meeting with the Pool Management Company to plan another summer. Camp Cadet applications are being accepted through April 7. Those dates are June 19-23 and is for rising 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> graders. Camp is free and funded entirely by donations. Students must be nominated by a teacher, school official or a community leader.

Councilmember Stalford asked for an update on a Point Clear resident with clean up issues and he mentioned all the resident's concerns were addressed.

Councilmember Richard asked about a resident's concern the length of time from a call to 911 to when an ambulance appeared by the end of Harbor Court where a child had a peanut allergy reaction. Their question was regarding our firefighters being first responders a block away at the fire station or at our police department. The City does not have first responder on our Police Department, the City now has EMTs on our Fire Department. The City Manager will check into it with 911 call logs and the Chief of EMS with Piedmont and the City's Fire Chief.

**ITEM 8 PUBLIC COMMENTS**

There were none.

**ITEM 9 COUNCIL COMMENTS**

Councilmember Richard had none.

Councilmember Stalford asked for volunteers for the Beautification Committee. There is a workday tomorrow morning. Volunteers can volunteer on their own time if they cannot be available on our scheduled workdays.

Mayor Pro Tem O'Neal noted that as Comptroller of the Veterans Association, they donate at least \$250 to the Beautification Committee. This year we did not. Therefore, the Veterans Association will donate \$500. It will be presented at the Memorial Day weekend event.

Mayor Sheppard is glad Spring is finally here.

**ITEM 10 EXECUTIVE SESSION**

**MOTION**

Mayor Sheppard motioned to go into Executive Session for legal advice regarding Corporate Limits and Contractual Matters related to York Electric regarding franchise fees, seconded by Councilmember Richard and passed unanimously.

*Council entered into Executive Session at 8 p.m. and exited at 8:30 p.m. Only those items on the agenda were discussed and no votes were taken other than to return to open session.*

**ITEM 11 ADJOURNMENT**

**MOTION**

There being no further business, Councilmember Hersey motioned to adjourn the meeting, seconded by Mayor Pro Tem O'Neal and approved unanimously.

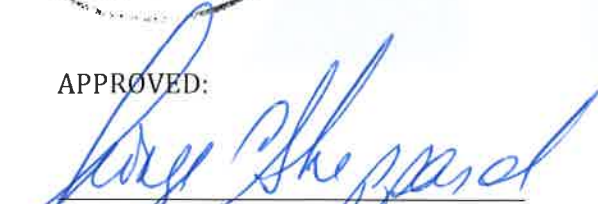


*The meeting was adjourned at 8:30 p.m.*

Respectfully Submitted,

  
Sylvia Szymanski, Municipal Clerk

APPROVED:

  
George Sheppard, Mayor

APPROVAL DATE: April 17, 2017