



Town of Williston

JASON W. STAPLETON, MAYOR
ANGELA S. OVERTON, TOWN CLERK

Williston Town Council
Regular Meeting
August 10, 2015

P.O. BOX 414, WILLISTON, SOUTH CAROLINA, 29853
TELEPHONE 803-266-7015
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Minutes:

Notice of this meeting was posted at the Williston Town Hall and provided to The People Sentinel newspaper at least 24 hours in advance of the meeting in accordance with the S.C. Freedom of Information Act.

Members of Council present: Mayor Stapleton, Councilman Baxley, Councilman Moody, Councilman Valentine, Councilman Wall and Mayor Pro-Tem Williams

Members of Council absent: Councilman Cagle

Mrs. Angela Overton took minutes.

Mayor Stapleton called the meeting to order, stated that a quorum of Council was present, and welcomed everyone to the meeting

Mayor Pro-Tem Williams gave the invocation.

Councilman Valentine led the Pledge of Allegiance.

Councilman Baxley made a motion to accept the agenda. Councilman Valentine seconded the motion. All in favor.

Councilman Wall made a motion to approve the minutes for the July 13th meeting. Councilman Baxley seconded the motion. All in favor.

Councilman Baxley made a motion to approve the financial reports for July as information only. Mayor Pro-Tem Williams seconded the motion. All in favor.

Citizen Participation

Mrs. Ferlicia Cuthbertson wished to speak. She stated that she is with the ComUnity Coalition. She stated that they held the back to school bash once again this year. She thanked the council for their participation by providing binders for the supplies to be given away. She asked Chief Rodney Pruitt to stand. She stated that he asked what needed to be done and he stepped in and helped with everything from hotdogs, buns and keeping the food in line for 700 plus people. Mrs. Cuthbertson stated that there was over 40 different participants from the

Town Council

SAMMIE BAXLEY BRETT WILLIAMS ERIC MOODY DWAYNE CAGLE SCOTT VALENTINE KEVIN WALL

community that contributed. She stated that it showed true unity of the community. She stated that almost of all of the standard school supplies were given away. She stated that there is a surplus of supplies that is to be held back for next year's event. Mrs. Cuthbertson presented certificates to the Town for their support.

Mayor Stapleton thanked Mrs. Cuthbertson for all of the hard work that she puts into the event to make it a success.

Presentation by Barnwell YMCA-

Mr. Matt Mullen of the Barnwell County YMCA stated that they are entering month 7 since the opening. He stated that they are starting some programming outside of the building. He stated that they are beginning to recruit for an after school program that will be in Barnwell and at Kelly Edwards Elementary. He stated that the YMCA took over the Head Start Program. He stated that it was a great opportunity to take a program that was already successful and grow it. Mr. Mullen stated that the Y is starting the grant process for a swimming pool.

Mr. Mullen presented the Town with a plaque of appreciation for the donation made to the YMCA at the start-up.

Swearing In of New Police Officer

Mayor Stapleton stated that we are very happy to have Dustin Beasley as a new officer in Williston. His family and Chief Pruitt came forward for the swearing in.

Attorney Boulware swore Dustin Beasley in. He then gave Dustin a buckeye to keep in his pocket for good luck.

Mayor Stapleton called Dustin's father, Mike Beasley, Mayor of Blackville, to the front. He stated that he enjoys his friendship and appreciates the relationship that they share. He presented Mayor Beasley with a Town of Williston Pin.

Update from EDC Representative Tommy Rivers

Mr. Tommy Rivers got up to make a report. He stated that it has been very trying. He stated that they lost their meeting place and they have been trying to get through everything. He stated that they have had a difficult time finding a new Executive Director that they could afford. He stated that Mr. Jim Gambrel has been appointed as the Interim Director.

Mr. Gambrel stated that he is a retired Economic Director of Columbia and retired to Charleston. He stated that he will be in Barnwell three days a week for the near future. He stated to please call on him if there is anything that he can do for the council. He stated that his motto is to give more than expected.

Mayor Rivers stated that he wanted to commend the town on the work that has been done to beautify it. He stated that the streets are looking very good.

First Reading of Ordinance 2015-3 to Amend Zoning Ordinance to Allow Solar Use

Councilman Valentine made a motion to read Ordinance 2015-3 by title only. Councilman Wall seconded the motion. All in favor.

Mr. Cook stated that over the last month the Town Hall has received a number of inquiries of use of land for solar farms. He stated that he spoke with the Administrator in Barnwell and they have received numerous calls as well. He stated that the government is giving incentives for the use of solar power. He stated that because Barnwell County has so much rural area it is a prime target for solar farms. He stated that right now the only thing that is in the zoning ordinance is referencing to power substations. Mr. Cook stated that he felt that it is prudent for the town to come up with a way to regulate this and allow citizens with enough property to be able to use it for solar farms. He stated that he has come up with a simple ordinance that can be expanded upon in the future. He stated that it is a conditional use type of arrangement which means that the zoning official can review the request and approve or deny them. Mr. Cook stated that he feels like this is something that will be heard more about and it is good to go ahead and get something on the books about it.

Attorney Boulware read Ordinance 2015-3 by title only.

ORDINANCE 2015-3

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF WILLISTON CHAPTER 5 SUPPLEMENTAL REGULATIONS BY ADDING SECTIONS 5-615 THROUGH 5-617 SOLAR USE

Be it ordained by the Mayor and Council of the Town of Williston, South Carolina as follows:

WHEREAS, when amended the Zoning Ordinance of the Town of Williston Chapter Five Section 5-615 et seq Solar Use shall read as follows:

Chapter 5, Section 5-615 Definitions

Photovoltaic System- An active solar energy system that converts solar energy directly into electricity.

Solar Collector- A device, structure or a part of a device or structure (i.e. array, panel, etc.) installed for the sole purpose of the collection, inversion, storage, and distribution of solar energy. This device may be roof-mounted or ground-mounted as an accessory use.

Solar Energy- Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Farm- A use where a series of solar collectors are placed in an area for the purpose of generating photovoltaic power for an area greater than the principle use on the site or as the principle use on the site for off-site energy consumption. The use of solar collectors for personal or business consumption that occurs on-site is not considered a solar farm.

Section 5-616 Table of Conditional Permitted Uses

	R15	R12	R7	R5	CC	NC	HC	ID	AGR	OSP
Solar Farm-less than 2 acres	P	P	P	P				P	P	P
follow Section 5-617										
Solar Farm->greater than 2 acres follow Section 5-617	P	P	P	P				P	P	P

Section 5-617 Standards for Solar Energy Uses

This section is intended to provide the opportunity for solar energy to serve as a viable form of energy generation while protecting public health, safety, and general welfare. All regulations in the zoning ordinance shall apply unless expressly allowed or modified in the below standards.

- A. Solar collectors shall be permitted as an accessory to use to existing structures or facilities in any zoning district under the following standards:
 - 1. Roof mounted solar systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.
 - 2. Ground mounted solar systems shall meet the minimum zoning setbacks from property lines for the zoning district for which it is located.
 - 3. The maximum height for a ground mounted solar system under this standard is 15 feet as measured from the grade of the base of the collector to its highest point.

- B. Solar farms on less than two (2) acres in size shall meet the following standards:
 - 1. In cases where buffers do not exist, a modified version of the type B buffer as described in Article III of the Zoning Ordinance shall be appropriate to the location of the site, the adjacent land use, and the area topography.

- C. All solar farms shall comply with the following:
 - 1. Shall comply with all building and electrical codes.
 - 2. Shall not create a visual safety hazard for passing motorists or aircraft.
 - 3. Shall be removed, at owner's expense, within one hundred and eighty (180) days of determination by the Zoning Administrator that the facility is no longer being maintained in an operable state of good repair or no longer supplying solar power.

ADOPTED by the Council of the Town of Williston at a regular meeting held this _____ day of _____, 2015, at which a quorum was present and voting.

Mayor

Councilmember

Councilmember

Councilmember

Councilmember

Councilmember

Councilmember

ATTEST:

Town Clerk

First Reading: _____ Second Reading: _____

Councilman Moody made a motion to approve the first reading of Ordinance 2015-3. Councilman Valentine seconded the motion. All in favor.

Appointment of Expired Planning Commission Terms

Mr. Cook stated that Mr. Lee Davis and Ms. Elaine Stroman's terms will expire at the end of August. He stated that they will need to be reappointed or appoint two others for the positions. He stated that once these two slots are filled no others will need to be reappointed until the summer of 2016.

Mayor Stapleton opened the floor for nominations. Councilman Baxley nominated Mr. Lee Davis and Ms. Elaine Stroman for reappointment to the Planning Commission. Mayor Stapleton closed the floor.

Councilman Wall made a motion to reappoint Mr. Davis and Ms. Stroman to the planning commission. Councilman Baxley seconded the motion. All in favor.

Administrator's Report

Mr. Cook stated that the Town is now at 53% of the meters have been changed out in the meter change out program.

Mr. Cook stated that in the last fiscal year the budgets were \$8,693 to the good in the General Fund and \$17,212 to the good in the Public Works Fund. He stated that auditors will be in in September then bring a report to council in the next couple of months.

Mr. Cook state that the final pay estimate for the Shuler Street Well will be submitted to us by the beginning of next week. He stated that they are sending out a final checklist of all of the small things that are left to do. Once those are done and signed off on the Town will pay the final request and submit it for reimbursement and approval to close out the EDA Grant.

Mr. Cook stated that Elko Street has been edged and mowed and the crews are working on Kelly Street. They are working on this trying to get it done for back to school time.

Mr. Cook stated that he has been working on getting quotes form contractors in case of emergency so the town can have access to sewer and water lines that are not very accessible at this point. He stated that a contractor has been gotten that will come in in an emergency and clean out a path to these lines. He stated that they will charge the Town \$175/hour, but it is necessary for the workers to be able to get to the lines in case of a break.

Councilman Baxley stated that Mrs. Bellinger lives by Springbranch Church and wants to have more lighting by where she lives. He also said that he stopped and asked why the guys playing ball at the town courts only play on one court and he was told that it was because the other court has a double rim. He also thanked Mr. Cook for having the Town workers clear the Kelly Street sidewalks for the kids.

Councilman Moody asked if any more has been heard of the Elko Street Grant. Mr. Cook stated that the Town is still in the same holding pattern as last month waiting on the Wetlands Study.

Mayor's Report

Mayor Stapleton stated that Mayor Pro-Tem Williams represented the Town to welcome the Willis family.

Mayor Pro-Tem stated that it was great that they got to come together and see a lot of things that are important heritage wise to them. He stated that many of them stated that the Town look nice.

Mayor Stapleton thanked Ferlicia Cuthbertson again for spearheading the back to school bash.

He stated that the council room has new carpet and paint. He stated that this came because of a leak and the insurance money paid for the improvements.

Councilman Wall made a motion to adjourn. Mayor Pro-Tem Williams seconded the motion. All in favor.

The meeting adjourned at 7:41 pm.

TOWN OF WILLISTON, SOUTH CAROLINA



Jason W. Stapleton, Mayor

ATTEST:



Angela S. Overton, Town Clerk

9/14/15

Date