

**TOWN OF BATESBURG-LEESVILLE  
REGULAR COUNCIL MEETING AGENDA  
March 11, 2024 7:00 P. M.  
TOWN HALL COMPLEX  
120 West Church Street (Bldg. B)**

**PUBLIC HEARING – Ordinance Rezoning Property Located at 114 East Columbia Avenue, Consisting of 0.19 Acres, from C-1, General Commercial, to C-2, Office and Institutional Commercial (TMS# 007100-07-013)**

**PUBLIC HEARING – Ordinance Adopting Changes Made by Lexington County to the Animal Control Ordinance**

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- I CALL TO ORDER**
- II INVOCATION**
- III PLEDGE OF ALLEGIANCE**
- IV APPROVAL OF AGENDA**
- V ADOPTION OF MINUTES**
  - A. Regular Council Meeting – February 12, 2024**
- VI MAYOR’S REPORT**
  - A. Next Regular Council Meeting – April 8, 2024**
  - B. Council Committee’s Report**
    - 1. Central Midlands – Councilman David Bouknight**
    - 2. Environmental Planning Advisory Committee – Councilman Jason Prouse**
    - 3. The Comet Advisory Committee – Councilman Steve Cain**
    - 4. Joint Municipal Water/Sewer Commission – Mayor Lancer Shull**
  - C. B-L Chamber of Commerce Update – Mike Taylor, President of B-L Chamber of Commerce**
- VII PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- VIII UNFINISHED BUSINESS**
  - A. Second Reading – Ordinance Rezoning Property Located at 114 East Columbia Avenue, Consisting of 0.19 Acres, from C-1, General Commercial, to C-2, Office and Institutional Commercial (TMS# 007100-07-013)**
  - B. Second Reading – Ordinance Adopting Changes Made by Lexington County to the Animal Control Ordinance**
- IX NEW BUSINESS**
  - A. Council Vote for Excused Absence from Last Months Meeting for Councilmember Wise**
  - B. First Reading – Ordinance to Rezone Property Located at 432 Palmetto Drive, Consisting of 3.7 Acres, from R-2 “General Residential” to R-1A “Single-Family and Manufactured Housing Residential” (TMS #007100-02-051)**
  - C. First Reading – Ordinance to Rezone Property Located at 290 Willis Street, Consisting of 1.58 Acres, from C-1 “General Commercial” to C-2 “Office and Institutional Commercial” (TMS #007028-02-018)**
  - D. First Reading – Ordinance to Rezone Two (2) Properties Located at 313 and 315 Plumber Street, Consisting of 4.6 Acres, from R-1 “Single Family Residential” to R-1A “Single Family and Manufactured Housing Residential” (TMS #183-03-02-015 and 183-03-02-016)**
  - E. Council Approval of Resolution Authorizing and Approving the Acceptance of Certain Loan Assistance Monies from the South Carolina Water Quality Revolving Fund Authority; Authorizing the Mayor to Execute that Certain Loan Assistance Agreement Between the Town of Batesburg-Leesville and the South Carolina Water Quality Revolving Fund Authority, and Other Matters Relating Thereto.**
  - F. Council Approval of Contractor and Funds to Demolition and Remove Old Elevated Water Tank at Intersection of North Fair Street and West Railroad Avenue**
- X MANAGER'S REPORT**
  - A. 2024 Statement of Economic Interest**
  - B. Upcoming Dates to Remember: Spring Clean Event, Town Egg Hunt**
  - C. Monthly Financial Update**
- XI EXECUTIVE SESSION**
  - A. Discussion of Contractual Matters Relating to Auditing Services for the Town of Batesburg-Leesville**
  - B. Discussion of Contractual Matters and Receipt of Legal Advice Relating to Project Courtney**
  - C. Discussion of Contractual Matters and Receipt of Legal Advice Relating to Proposed Road and Drainage Maintenance Agreement with Lexington County**
  - D. Discussion of Contractual Matters and Receipt of Legal Advice Relating to Ridge-Spring Request for Water Service Agreement with Town of Batesburg-Leesville.**

**XII POSSIBLE ACTIONS BY COUNCIL IN FOLLOW UP TO EXECUTIVE SESSION**

- A. Possible Action Relating to Contractual Matters Regarding Auditing Services for the Town of Batesburg-Leesville**
- B. Possible Action Relating to Contractual Matters and Receipt of Legal Advice Regarding Project Courtney**
- C. Possible Action Relating to Contractual Matters and Receipt of Legal Advice Regarding Proposed Road and Drainage Maintenance Agreement with Lexington County**
- D. Possible Action Relating to Contractual Matters and Receipt of Legal Advice Regarding Ridge-Spring Request for Water Service Agreement with Town of Batesburg-Leesville.**

**XIII POTENTIAL AGENDA ITEMS FOR NEXT MONTH'S MEETING – April 8, 2024**

**XIV ADJOURNMENT**

## **Synopsis of Agenda Action Items**

### **Old Business**

- A. Second Reading – Ordinance Rezoning Property Located at 114 East Columbia Avenue, Consisting of 0.19 acres, from C-1, General Commercial, to C-2, Office and Institutional Commercial (TMS# 007100-07-013)**
- a. Mr. Douglas N. Bruner III, property owner of 114 East Columbia Avenue, has requested that his property be rezoned from C-1, General Commercial, to C-2, Office and Institutional Commercial. He would like to allow for mixed use occupancy, to include apartment capability on the 1<sup>st</sup> and 2<sup>nd</sup> floors. If rezoned, it would allow for residential usage. The Planning Commission met on November 20<sup>th</sup> and voted to recommend to Council approval. Council will be voting on whether to allow the rezoning.
- B. Second Reading – Ordinance Adopting Changes Made by Lexington County to the Animal Control Ordinance**
- a. The Town has been participating in Lexington County’s Animal Control program since 2003. Lexington County Animal Services provides a variety of services to residents including picking up stray dogs, enforcing animal control ordinances, and other animal control needs. The Town does not pay for this service and all costs are funded through taxes paid by residents and businesses to Lexington County. On October 24, 2023, the County of Lexington approved Ordinance 23-10 to amend the Lexington County Animal Control Ordinance and if the Town desires to continue participating in Lexington County’s Animal Services program, adoption of the amended ordinance is required. Provided is a list of changes made by Lexington County to the existing ordinance.
    - i. Lexington County Animal Services will no longer allow Commercial Breeding Kennel/Catteries unless they are considered Fancier.
    - ii. Lexington County Animal Services requires that a microchip is implanted in any dog based off Dog Identification.
    - iii. Lexington County Animal Services will be removing tethered animals from our community unless meeting requirements of Tethering and Shelter
    - iv. Lexington County Animal Services will enforce any dog kept outside in general Must be sterilized unless meeting the exemptions found in (10-38b)

### **New Business**

- A. Council Vote for Excused Absence from Last Month’s Meeting for Councilmember Wise**
- a. Under the Town’s Code of Ordinances, Council must excuse a member that missed the last Regular monthly Council meeting. Councilmember Wise was unable to attend so Council will be voting on whether to excuse him.
- B. First Reading – Ordinance to Rezone Property Located at 432 Palmetto Drive, Consisting of 3.7 Acres, from R-2 “General Residential” to R-1A “Single Family and Manufactured Housing Residential” (TMS #007100-02-051)**
- a. Ms. Vicki Gibson, property owner of 432 Palmetto Drive, has requested that her property be rezoned from R-2, General Residential, to R-1A, Single Family and Manufactured Housing Residential. This change would allow for her to put a manufactured home on the property. Currently the property has an old manufactured home, which she is wanting to tear down and replace with a new manufactured home.
- C. First Reading – Ordinance to Rezone Property Located at 290 Willis Street, Consisting of 1.58 Acres, from C-1 “General Commercial” to C-2 “Office and Institutional Commercial” (TMS #007028-02-018)**
- a. Mr. Victor Golik, property owner of 290 Willis Street, has requested that his property be rezoned from C-1, General Commercial, to C-2, Office and Institutional Commercial. This is the site of the old Dollar General and he is proposing C-2, which will allow them to utilize the building as a youth center where they can have virtual in person classes, youth centered events, and worship services. Due to the current C-1 zoning, this use is not allowed for the property.
- D. First Reading – Ordinance to Rezone Two (2) Properties Located at 313 and 315 Plumber Street, Consisting of 4.6 Acres, from R-1 “Single Family Residential” to R-1A “Single Family and Manufactured Housing Residential” (TMS #183-03-02-015 and 183-03-02-016)**
- a. Ms. Martha Smith, property owner of 313 and 315 Plumber Street, has requested that her property be rezoned from R-1, Single Family Residential, to R-1A, Single Family and Manufactured Housing Residential. She currently has a home on the 315 Plumber Street parcel, but is wanting to put a manufactured home on the 313 Plumber Street parcel, which requires a zoning change. She cannot rezone just 313 Plumber Street because it doesn’t meet the 2 acre requirement, so she has requested both of her properties be rezoned to meet this requirement.

***E. Council Approval of Resolution Authorizing and Approving the Acceptance of Certain Loan Assistance Monies from the South Carolina Water Quality Revolving Fund Authority; Authorizing the Mayor to Execute that Certain Loan Assistance Agreement Between the Town of Batesburg-Leesville and the South Carolina Water Quality Revolving Fund Authority, and Other Matters Relating Thereto.***

- a. As part of our water project with Joint Municipal Water and Sewer Commission, Council needs to approve the final financial assistance agreement with the SC Water Quality Revolving Fund, which is through SC DHEC. The highlights of this agreement are: (1) the Town will owe \$0 towards the project with Joint Municipal to connect to their system; (2) the Town's portion of the project is \$14,250,000, to which all amounts owed by the Town are covered with principal forgiveness and grant funds, again with the Town paying nothing. This resolution approving the loan assistance agreement is for a loan we will owe no money on. Despite owing nothing, we are still required to pass the resolution for the loan assistance agreement.

***F. Council Approval of Contractor and Funds to Demolition and Remove Old Elevated Water Tank at Intersection of North Fair Street and West Railroad Avenue***

- a. In the early to mid-1980's, the B-L Commission of Public Works took the water tank at the corner of North Fair Street and West Railroad Avenue out of service. The line to the tank was capped and the water tank has been left standing there. The tank is no longer needed, and we are requesting to have the tank removed from the site. We have received pricing for the demolition and removal of the tank from the site in an amount of \$37,400. Council is being asked to approve up to \$40,000, which adds in a little contingency in case something else arises during demolition and removal.