



Cordesville Community Meeting Minutes

January 18, 2024

The Cordesville Community Citizens monthly meeting was called to order at 6:05 p.m. by President Melanie Lott. The opening prayer was offered by Mother Gibbs of the International House of Prayer.

Old business:

Melanie reviewed 2023 Community Citizens activities of helping citizens with needs as funds were available.

Action item—the need to get the log-in information and documentation for Community Citizens tax filing.

New Business:

The 2024 Citizens board members were introduced: President, Melanie Lott; Vice President, Tarsha Taylor; Treasurer, Betty Richardson; Secretary, Anne Turner; 3 year member, Pam Gaskins; 2 year member, Frank McKnight; 1 year member, Jerald Borden.

Due to the absence of Tarsha Taylor, last year's treasurer, there was no treasurer's report. It will be brought at the February meeting.

Sgt. Jimmy Smith (BCSD) reported that in December and so far in January there have been 4 burglaries in the Cordesville community. He also stated that there have been 8 deputies hired and the plan is to have 4 motor units by summer to provide and increased presence. He emphasized citizen responsibility "See something, say something."

As a part of committee updates Melanie asked Pam Gaskins to provide information about the REAL meals program which served the first meal to 19 clients on 6/2/23 reaching primarily shut-ins—now serving 80. The funding has been by donations and fundraisers. Donations include a refrigerator, 4 freezers, shelving, commercial stove (cooperatively provided by Cordesville Citizens and Cordesville 1st Baptist), \$2000 grant from Southern Baptist Convention, \$1000 grant from local insurance company, fresh vegetable from Mepkin Abbey, community garden and Mr. Melvin.

Melanie reported that the planned telemedicine is not viable at this time as it cannot be housed in a religious institution citing HIPPA concerns. Melanie emphasized our need for a community center.

Melanie reported that the board suggested a quarterly fundraiser for the community with group identifying ministry benefiting from fundraiser. JB and Melanie will present planned fundraisers and dates at the next meeting.

Communication with citizens is a concern but information is available on the Citizen's website, distributed to churches for dissemination with congregations, on Facebook, text notifications and word of mouth. The goal is clear communication so citizens are informed of activities and concerns of the community.

The guest speakers were Alison Simmons-Director of Berkeley County Planning and Zoning Director and Danny Thrower—Berkeley County Chief Infrastructure Officer who addressed potential land development within the Cordesville community. Alison presented information on the policies of the adopted One Berkeley Plan to avoid some of the difficulties affecting the county due to the Cane Bay and Nexton developments. The primary criterion for development is whether it is in line with the plan. Cordesville is primarily Flex 1 which requires 2/3 acre per lot. The prospective developments are the Sportsman's Retreat with 138 homes and Pine Hope with 250 to be located at Witherbee/McKnight Forest Rd/Bullhead Creek. Both will have public water and septic. Danny presented information on infrastructure focusing on community roads that have been paved with the funds from the 2008 and 2014 \$ 0.01 sales tax. He stated that donation of right of way helped move projects faster than if compensation as expected/required. He stated that CTCG gas tax funds were earmarked for roads. He stated that moving 14 miles of local roads from state oversight to county enabled paving to be accomplished quicker and cheaper.

Both invited community members to ask questions. Attendees were given cards on which to write questions which were then read aloud and addressed.

Some of the issues addressed included the following:

1. County water for Witherbee Rd is in the preliminary stages but will probably run from existing main on Hwy 402 near McKnight Forest.
2. Traffic concerns were a major issue.
 - a. Traffic consultant is through the county for traffic studies, not the developer.
 - b. A development of up to 50 lots doesn't require a traffic study. Developing 50-100 lots requires a study for the entrance only. Larger developments must have a study of every impacted intersection.
3. A concern about piecemeal development brought the information that developing 75 acres or less will have no community input.
4. Concerns about access to the community, particularly by emergency services (Fire, Sheriff and EMS) or homes during inclement weather, and/or road blockages due to accidents, flooding, etc. were heard but no information was forthcoming. It was stated that with current traffic on 402, it takes 45 minutes to travel from the Cordesville railroad tracks to Parker's at Hwy 52/402 between 4-6 p.m.
5. Concerns about sewage/septic and accompanying concern for well integrity since majority of community relies on wells were referred to DHEC for septic concerns.

The community feeling is that development is inevitable, but we desire that it be mutually beneficial.

Respectfully submitted,

Anne Turner, Secretary

Attendees: Jannette White, Harris Borden, Tracey Manuel, Cynthia Lawrence, Ian Brown, William Conyers, Leola Johnson, Oscar Johnson, Deloris Harleston, AC Richmond, Jimmy Litchfield, Jason Rollins, Willie Irving Jr, Ashley Dennig, Matt Moody, Ruth Fry, Melvin Johnson, Myron Tucker, Mandi Chance, Karen & Ron Conyers, Herb & Kris Salley, Nick VanAllen, Anna Gibbs, Joy & Tradd Toppin, Janice Rivers, Samuel Rivers, Tonia Sumpter, Georgeann Richard, Lisa Jones, David Thomas, Anne Turner, Prince Dixon, Richard Dixon, Pam Gaskins, Perry Gaskins, Tm McKnight, Linda Mcknight, CJ Lott, Beverly Villeponteaux, Doris Asbell, Laura Wilhelm, Earl Asbell, Frances Wright, Brian Fry, Helen Williams, Darcenia Montgomery, Jim & Johnna Legendre, Melanie & Charles Lott

Question	Requestor	Phone	Email	Response	Different Contact	Category	Comments
We need a community center but don't own land to qualify us for the block grant. How would we find out once an official request has been submitted and if there is an option for the developer to work with us to make the center a reality?						Development Impacts- Benefits	
Will the public be advise and have any input in the development plans?				A. Simmons explained she has a list serv communication but that it only includes the requests for rezoning, not specifically for development.		Development Impacts- Communication	
Will expected development negatively impact our taxes?						Development Impacts- Financial	
How much will the taxes go up?						Development Impacts- Financial	
Will the development include senior citizen housing?	Richard Lee Dixon	843-209-8924	rldallkap@aol.com			Development Impacts- Housing	
Will the development include low income housing?	Richard Lee Dixon	843-209-8924	rldallkap@aol.com			Development Impacts- Housing	
Is there anything that prevents a property owner from piece mealing 74 acre proposals to avoid the public process for >75 acres developments?	Lisa Jones	202-236-1645	lisaionest@gmail.com			Development Impacts- Public Input	
Residents are concerned about the significant influx of sewage into the soil. A good number of us use well water and are concerned about the sewage overloading the capacity. Note: Huger community has some that failed behind the post office.				A. Simmons noted that DHEC manages the septic plan.		Development Impacts- Sewage	
When will another access across the river be created? Perhaps near Pimlico area so all traffic doesn't flow through Cordesville?				D. Thrower advised there is no plan at this time for another river crossing.		Development Impacts- Traffic	
Traffic is already heavy between 4-6 on 402. With the two "unofficial" developments totaling approx 385 homes, we can expect at a minimum of an additional 770 vehicles. We are concerned that the roads are not adequate.				A. Simmons explained there will be a traffic study performed.		Development Impacts- Traffic	How can we get a copy of the traffic study once it is completed?
Will only Hwy 402 be evaluated with the traffic study?						Development Impacts- Traffic	
Will the development include infrastructure- Highway access/egress?	Richard Lee Dixon	843-209-8924	rldallkap@aol.com			Development Impacts- Traffic	
There is no shelter in our community. Cainhoy and Cordesville residents are encouraged to go to Macedonia area as is Bonneau. What is the capacity of that/those shelters?					WILLIAM ROCHESTER	Emergency Response	
There has been flooding twice fairly recently that closed wadboo bridge. What is the plan there?					WILLIAM ROCHESTER	Emergency Response	
Emergency/Fire Response housed out of Santee Circle- what if there is an accident or flooding?					WILLIAM ROCHESTER	Emergency Response	
Are fire detectors still available from fire departments? If so, how do the residents go about getting them.					WILLIAM ROCHESTER	Emergency Response	
When will Hardpinch Road be paved?	Janette White	843-761-58782	whitej@homesc.com		SC Dept of Transportation	Road Work	
When will Sanders McNeil Road be completed?	Janice Rivers	843-826-6743	jrvivers27@gmail.com			Road Work	
Vandross Road & Dr Evans Road needs to be redone- widen turn, put a longer pipe in	Laura Wilhelm	843-609-0458	laurawil742@gmail.com			Road Work	
Vandross Road- Please resolve the collapse at the beginning ie: extend the pipe; pave a 12 ft apron.	Doris Asbell	843-709-9979	dorisasbell@gmail.com			Road Work	
When will Cane Gully Rd be permanently resurfaced	Brian Fry	843-437-7051	bpf092010@yahoo.com		SC Dept of Transportation	Road Work	
Sawmill road needs to be resurfaced again. It has been done several times but the repairs have not lasted	Prince E Dixon	843-693-2005	cebell38@yahoo.com		SC Dept of Transportation	Road Work	