

**AGENDA**  
**DORCHESTER COUNTY COUNCIL**  
**COUNTY COUNCIL MEETING**  
**KENNETH F. WAGGONER SERVICES CENTER**  
**COUNCIL CHAMBERS, ST. GEORGE**  
**DECEMBER 03, 2018**  
**7:00 PM**

**1 CALL TO ORDER**

**2 INVOCATION AND PLEDGE OF ALLEGIANCE**

**3 CHAIRMAN'S TIME – MR. JAY BYARS**

3A. Requests to Address Council

3B. Adoption of Minutes from the November 19, 2018, County Council Meeting

3C. Adoption of Resolution #18-XX, Naming the Council Chambers in St. George, the Willie R. Davis Council Chambers

3D. Adoption of Resolution #18-XX, Naming the St. George Courthouse Park "The Davis-Bailey Park" for the Late Councilman Willie R. Davis and for Vice Chairman George H. Bailey

3E. Public Hearing and 3rd Reading of Rezoning Request #773 by James S. Knight, to Rezone .6 Acre located at 1566 Central Avenue Near Summerville from Neighborhood Commercial (CN) to General Commercial (CG), TMS #136-09-00-009

3F. Public Hearing and 3rd Reading of an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, With Respect to Article VIII, Section 8.3.5 "Density Standards" (The purpose of this amendment is to revise density requirements for properties within conservation easements in the RR, Rural Residential Zoning District.)

3G. Public Hearing and 2nd Reading of an Ordinance Approving the 2018 Dorchester County Comprehensive Plan and Referral Back to the Planning, Development and Building Committee for a Public Hearing and Recommendation for 3rd Reading

3H. Public Hearing and 2nd Reading of Rezoning Request #776 by Regina Royal to Rezone .99 Acre Located at 131 Schultz Lake Road Near Summerville from Multi-Family Residential (R-4) to Single-Family Residential Manufactured Housing District (R-1M), TMS #151-00-00-072 and Referral Back to the Planning, Development and Building Committee for a Recommendation for 3rd

## Reading

- 3I. Public Hearing and 2nd Reading of Rezoning Request #777 by Jose Fuerte to Rezone 11.1 Acres Located at Sojourner Lane Near Summerville from Multi-Family Residential (R-4) to Single-Family Residential Manufactured Housing District (R-1M), TMS #135-00-00-005 and Referral Back to the Planning, Development and Building Committee for a Recommendation for 3rd Reading
- 3J. Motion to Appoint and Commission Thomas McAlhany as a Code Enforcement Officer to Issue Summonses for Violations of Dorchester County Code of Ordinances, Chapter 4 Animals, Pursuant to the SC Code of Laws Section 4-9-145
- 3K. Motion to Appoint and Commission Khaliah Ferrell to Code Enforcement Officer to Issue Summonses for Violations of Dorchester County Code of Ordinances Chapter 14 Environment, Article 1. General and Article III. Nuisances, Pursuant to the S.C. Code of Laws, Section 4-9-145
- 3L. Correspondence

## 4 **GUEST**

- 4A. Ms. Leonitta Turner, Dorchester County Human Resources Director, Presentation of Certificates to Recognize Employees who Completed the Dorchester County Leadership Program

## 5 **COUNTY ADMINISTRATOR'S TIME – MR. JASON WARD**

- 5A. Recommendation for 2nd Reading and Referral to the Planning, Development and Building Committee for Public Hearing Regarding Rezoning Request #774 by Andrew Pyrda, to Rezone .97 Acre located at 590 Beech Hill Road Near Summerville from Multi-Family Residential (R-4) to Commercial Light Industrial District (CLI-2), TMS #160-11-03-014, and .24 Acre located at 100 Sprucewood Drive Near Summerville from Neighborhood Commercial District (CN) to Commercial Light Industrial District (CLI-2), TMS #160-11-03-013
- 5B. 1st Reading and Referral to the Planning, Development, and Building Committee for a Public Hearing and Recommendation Regarding an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, With Respect to Article X, to Create a New Section 10.7 "Cluster Development" (The purpose of this amendment is to create standards for cluster design developments.)
- 5C. 1st Reading and Referral to the Planning, Development, and Building Committee for a Public Hearing and Recommendation Regarding Rezoning Request #764 by Thomas & Hutton, to Rezone 450.66 Acres located at 3401 West 5th North Street Near Summerville from Absence of Controls (AC) to Single-Family Residential (R-2) Cluster Development, TMS #110-00-00-022

- 5D. 1st Reading and Referral to the Planning, Development, and Building Committee for a Public Hearing and Recommendation Regarding an Ordinance to Adopt the Cooks Crossroads Design Guidelines "Standing at the Crossroads - Designing a Gateway for the Future"
- 5E. 1st Reading and Referral to the Planning Commission and Planning, Development, and Building Committee for Public Hearings and Recommendations Regarding Rezoning Request #780 by Harmoniest Simmons to Rezone .88 Acre Located at Jordan Simmons Road Near Summerville from Multi-Family Residential (R-4) to Single-Family Residential Manufactured Housing District (R-1M), TMS #129-00-00-082, and 1.68 Acres Located at Jordan Simmons Road Near Summerville from Multi-Family Residential (R-4) to Single-Family Residential Manufactured Housing District (R-1M), TMS #129-00-00-086
- 5F. Request for Approval of Changes to the Bylaws Governing the Dorchester Economic Development Corporation
- 5G. Request for Approval to Provide Pay Increases to County Wide Elected Officials in Accordance with the Human Resources Policy Manual

**6 APPOINTMENTS TO BOARDS AND COMMISSIONS**

**7 COUNTY ATTORNEY’S TIME – MR. JOHN FRAMPTON**

- 7A. Public Hearing and 3rd Reading of an Ordinance Authorizing the Amendment of Certain Economic Development Incentives Applicable to Green Hills Land Holding, LLC ( Formerly Project SC2), Including Entering into a First Amendment to Fee Agreement, and Other Related Matters, Among Dorchester County, South Carolina, Green Hills Land Holding, LLC (Formerly Project SC2), and Certain Sponsor Affiliates, Pursuant to Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as Amended
- 7B. 2nd Reading of an Ordinance Authorizing the Execution and Delivery of a Fee in Lieu of Tax and Incentive Agreement By and Between a Company Known for the Time Being as “Project Pineapple” (the “Company”) and Dorchester County, South Carolina, Whereby the County Will Enter into a Fee in Lieu of Tax and Incentive Agreement with the Company Providing for Payment by the Company of Certain Fees in Lieu of Ad Valorem Taxes; Providing for the Location of the Property and the Allocation of Fees in Lieu of Taxes Payable Under the Agreement for the Establishment of a Multi-County Industrial/Business Park; and Other Matters Relating Thereto
- 7C. 2nd Reading of an Ordinance Authorizing the Execution and Delivery of a Fee in Lieu of Tax and Incentive Agreement By and Between a Company Known for the Time Being as “Project Dinosaur” (the “Company”) and Dorchester County, South Carolina, Whereby the County Will Enter into a Fee in Lieu of Tax and Incentive Agreement With the Company Providing for Payment by the Company of

Certain Fees in Lieu of Ad Valorem Taxes; Providing for Special Source Revenue Credits in Connection With Such Agreement; Providing for the Location of the Property and the Allocation of Fees in Lieu of Taxes Payable Under the Agreement for the Establishment of a Multi-County Industrial/Business Park; and Other Matters Relating Thereto

## **8 EXECUTIVE SESSION**

### **CONTRACTUAL MATTER**

8A. Berlin Myers Parkway, Phase III

### **LEGAL ADVICE**

8B. Potential Sale of Real Estate, Miles Road Property

### **PERSONNEL MATTER**

8C. Director of Veteran Affairs

Action May or May Not be Taken on Executive Session Items After Reconvening in Open Session

## **9 ADJOURN**

### **NON AGENDA ITEMS**

Planning, Development and Building Committee Meeting Minutes, November 19, 2018

Water and Sewer Committee Meeting Minutes, November 19, 2018

Title VI Notice: Dorchester County fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. County meetings are conducted in accessible locations, materials can be provided in accessible formats, and provided in languages other than English. If you would like accessibility or language accommodation, please contact the Title VI Coordinator one week in advance of any meeting at Dorchester County at (843) 832-0144