

**AGENDA**  
**DORCHESTER COUNTY COUNCIL**  
**COUNTY COUNCIL MEETING**  
**DORCHESTER COUNTY HUMAN SERVICES BUILDING**  
**COUNCIL CHAMBERS, SUMMERVILLE**  
**JANUARY 07, 2019**  
**6:00 PM**

**1 CALL TO ORDER**

**2 INVOCATION AND PLEDGE OF ALLEGIANCE**

**3 CHAIRMAN'S TIME – MR. JAY BYARS**

3A. Election of Chairman of County Council to Serve a Two-Year Term

3B. Election of Vice Chairman of County Council to Serve a Two-Year Term

3C. Requests to Address Council

3D. Adoption of Minutes from the December 03, 2018, County Council Meeting

3E. Adoption of Resolution #19-01, Recognizing and Honoring Mr. Wayman Starr for the Countless Hours Volunteering and Advocating on Behalf of the Children of Dorchester County

3F. Correspondence

**4 GUESTS**

4A. Introduction of Ms. Cynthia Busby, Dorchester County Director of Veteran Affairs

4B. Introduction of Ms. Nancy Johnson, Dorchester County Director of Risk Management and Safety

4C. Mr. Daniel T. Prentice, Dorchester County Deputy Administrator/CFO - Presentation of the November 2018 Monthly Budget Report

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

5A. 1st Reading and Referral to the Planning, Development, and Building Committee for a Public Hearing and Recommendation Regarding Rezoning Request #778 by David Carey to Rezone .48 Acre at 261

Allspice Drive, Near Summerville, TMS #121-16-01-002; .03 Acre at Greyback Road, Near Summerville, TMS #121-16-01-024; and .39 Acre at Greyback Road, Near Summerville, TMS #121-16-01-026, from Single-Family Residential Manufactured Housing (R-1M) to Single-Family Residential Manufactured Housing (R-2M) (The purpose of this rezoning is to reduce the minimum lot size from 14,500 square feet to 7,500 square feet.)

- 5B. 1st Reading and Referral to the Planning, Development, and Building Committee for a Public Hearing and Recommendation Regarding Rezoning Request #779 by Hopper Communities C/O Nautilus Engineering to Rezone an Approximately 2 Acre Portion of an 11.44 Acres Tract Located at Orangeburg Road Near Summerville from Multi-Family Residential (R-4) to Single-Family Attached Residential District (R-3), TMS #136-00-00-130
  
- 5C. 1st Reading and Referral to the Planning Commission and Planning, Development, and Building Committee for Public Hearings and Recommendations Regarding an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, With Respect to Article XI, Sections 11.5.9 through 11.5.11 "Additional Requirements" (The purpose of this amendment is to reduce the setback requirements for non-conforming lots platted prior to the adoption of the Ashley River Historic Overlay District.)
  
- 5D. 1st Reading and Referral to the Planning Commission and Planning, Development, and Building Committee for Public Hearings and Recommendations Regarding an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, With Respect to Article XVII, Section 17.7 "Traffic Study", and Article XVIII, Section 18.4 "Traffic Study" (The purpose of this amendment is to revise the standards and process for Traffic Impact Analyses)
  
- 5E. 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, As Previously Amended, With Respect to Article IX, Section 9.2.3 "Conditional Uses"; Article X, Section 10.4.21 "Convenience Retail and Professional Service Businesses in Conservation Districts"; and Article XI, Section 11.5.13 "Additional Requirements For District 5" (The purpose of this amendment is to update the references and requirements for District 5 to reflect the adopted Cooks Crossroads Design Guidelines)
  
- 5F. Request for Approval to Authorize the County Administrator to Execute a Land Use Agreement with Texas Community Recreation Organization Board for Texas Community Park Property
  
- 5G. Request for Approval to Authorize the County Administrator to Execute a Vendor Service Agreement with American Financial Credit Services for the Purpose of Collecting Delinquent Business Personal Property Taxes
  
- 5H. Request for Approval to Authorize the County to Conduct a Medical Plan Feasibility Assessment

- 5I. Request for Approval To Hire a New Residential Plans Examiner for the Building Services Department
- 5J. Request for Approval to Transfer Personnel Savings of \$4,823 in the Sheriff's Office to Cover the Cost of Acquiring a Certified Law Enforcement Officer

**6 COMMITTEE REPORT CHAIRMAN CHINNIS – PLANNING, DEVELOPMENT AND BUILDING COMMITTEE 5:00 P.M.**

- 6A. Public Hearing and Recommendation for 2nd Reading of an Ordinance to Repeal and Replace Article XI, Section 11.1 “Areas Surrounding Airports” of the Dorchester County Zoning and Land Development Standards, Ordinance #04-13, as Previously Amended
- 6B. Public Hearing and Recommendation for 2nd Reading of 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.)
- 6C. Public Hearing and Recommendation for 2nd Reading of 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 District (R-2) TMS #110-00-00-022
- 6D. Public Hearing and Recommendation for 3rd Reading of 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
- 6E. Recommendation for 3rd 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
- 6F. Recommendation for 3rd 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
- 6G. Public Hearing and Recommendation for 2nd Reading of 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),

- 6H. Public Hearing and Recommendation for 3rd Reading of an Ordinance Approving the 2018 Dorchester County Comprehensive Plan

**7 COMMITTEE REPORT CHAIRMAN BYARS – AUDIT COMMITTEE 5:45 P.M.**

- 7A. Ms. Emily Sobczak, CPA, Partner, Greene Finney, LLP, Presentation of the Audited Financial Statements for the Fiscal Year Ended June 30, 2018

**8 APPOINTMENTS TO BOARDS AND COMMISSIONS**

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

- 9A. Public Hearing and 3rd Reading of an Ordinance Authorizing the Execution and Delivery of a Fee in Lieu of Tax and Incentive Agreement By and Between Mayriver Industries, LLC (Mayriver) and Dorchester County, South Carolina, Whereby the County Will Enter into a Fee in Lieu of Tax and Incentive Agreement with Mayriver Providing for Payment by Mayriver 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
- 9B. Public Hearing and 3rd Reading of an Ordinance Authorizing the Execution and Delivery of a Fee in Lieu of Tax and Incentive Agreement By and Between Diatom US, Inc. (Diatom) and Dorchester County, South Carolina, Whereby the County Will Enter into a Fee in Lieu of Tax and Incentive Agreement With Diatom Providing for Payment by Diatom 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
- 9C. Adoption of a Resolution Committing to Negotiate a Fee In Lieu of Ad Valorem Taxes Agreement Between Dorchester County and an Entity Known for the Time Being as “Project TC”, and Identifying the Project
- 9D. 1st Reading (By Title Only) of an Ordinance Authorizing the Execution and Delivery of a Fee In Lieu of Tax and Incentive Agreement By and Between “Project TC” and Dorchester County, South Carolina, Whereby the County Will Enter Into a Fee In Lieu of Tax and Incentive Agreement With Project TC Providing for Payment by Project TC 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

**10 EXECUTIVE SESSION**

**CONTRACTUAL MATTERS**

10A. Potential Purchase of Real Estate for Conservation and Recreation

10B. Intergovernmental Agreement between Dorchester County, the Town of Hollywood and Charleston Water Systems

10C. Agreement for Capital Improvements to Summerville Soccer Club.

**CONFIDENTIAL ECONOMIC DEVELOPMENT PROJECTS**

10D. Confidential Economic Development Projects

**11 ADJOURN**

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