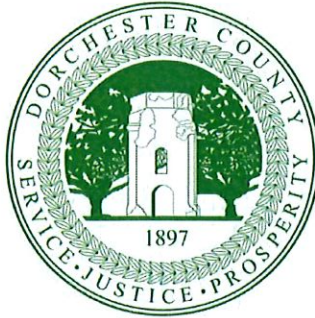


JAMES LEX BYARS, III  
CHAIRMAN

GEORGE H. BAILEY  
VICE CHAIRMAN

JASON L. WARD  
COUNTY ADMINISTRATOR

TRACEY L. LANGLEY  
CLERK TO COUNCIL



C. DAVID CHINNIS

WILLIAM R. HEARN, JR.

LARRY S. HARGETT

HARRIET A. HOLMAN

## COUNTY COUNCIL OF DORCHESTER COUNTY

500 N. MAIN STREET, SUITE 2  
SUMMERVILLE, SOUTH CAROLINA 29483  
(843) 832-0196 or (843) 563-0196

**MINUTES**  
**DORCHESTER COUNTY COUNCIL**  
**KENNETH F. WAGGONER SERVICES CENTER**  
**COUNCIL CHAMBERS, ST. GEORGE**  
**DECEMBER 03, 2018**  
**7:00 P.M.**

Pursuant to the Freedom of Information Act, a notice was posted on the bulletin board 24 hours before the meeting, and the following media outlets were notified: The Eagle-Record, The Summerville Journal Scene, The Post and Courier, WCBD Channel 2, WCIV Channel 4 and WCSC Channel 5.

PRESENT: Mr. Jay Byars, Chairman  
Mr. George H. Bailey, Vice Chairman  
Mr. David Chinnis  
Mr. Larry S. Hargett  
Mr. William R. Hearn, Jr.  
Ms. Harriet A. Holman  
Mr. Jason L. Ward, County Administrator  
Mr. Daniel Prentice, Deputy Administrator/CFO  
Ms. Rebecca Vance, Deputy Administrator/Community Services  
Mr. John Frampton, County Attorney  
Mr. Bradley Mitchell, Deputy County Attorney  
Ms. Tracey L. Langley, Clerk to Council

Chairman Byars called the meeting of Dorchester County Council to order. He invited all to stand for the invocation and the Pledge of Allegiance by Councilwoman Holman.

### **CHAIRMAN'S TIME**

#### **MINUTES**

1. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted unanimously to adopt the minutes from the November 19, 2018, County Council Meeting.

#### **ADOPTION OF RESOLUTION #18-31, NAMING THE COUNCIL CHAMBERS IN ST. GEORGE**

2. On the motion of Councilwoman Holman, seconded by Councilman Bailey, County Council voted unanimously to adopt Resolution #18-31, Naming the Council Chambers in St. George, the Willie R. Davis Council Chambers.

**ADOPTION OF RESOLUTION #18-32, NAMING THE ST. GEORGE COURTHOUSE PARK**

3. On the motion of Councilman Hargett, seconded by Councilman Hearn, County Council voted five in favor, with one abstention (Bailey), to adopt Resolution #18-32, Naming the St. George Courthouse Park "The Davis-Bailey Park" for the Late Councilman Willie R. Davis and for Vice Chairman George H. Bailey.

**PUBLIC HEARING: 3<sup>RD</sup> READING OF REZONING REQUEST #773**

Chairman Byars announced Council would hold a public hearing for 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.

He struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. In the absence of any additional requests to speak, Chairman Byars struck the gavel again, closing the Public Hearing.

4. On the motion of Councilman Hearn, seconded by Councilman Bailey, County Council voted unanimously to give 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.

**PUBLIC HEARING: 3<sup>RD</sup> READING OF ORDINANCE #18-23, DENSITY STANDARDS**

Chairman Byars announced Council would hold a public hearing for 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.)

He struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. In the absence of any additional requests to speak, Chairman Byars struck the gavel again, closing the Public Hearing.

5. On the motion of Councilman Hearn, seconded by Councilman Chinnis, County Council voted unanimously to give 3<sup>rd</sup> Reading of Ordinance #18-23, 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.)

**PUBLIC HEARING: 2<sup>ND</sup> READING OF AN ORDINANCE, COMPREHENSIVE PLAN**

Chairman Byars announced Council would hold a public hearing for 2<sup>nd</sup> Reading of an Ordinance Approving the 2018 Dorchester County Comprehensive Plan.

He struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue.

Mr. Tim Lewis, 613 East Main St., Harleyville, he asked about the process, procedure and availability of the Comprehensive Plan so it can be reviewed prior to the next public hearing.

Mr. Mike Murphree, West 2<sup>nd</sup> South Street, Summerville, he spoke about the need for affordable housing in Dorchester County. He said people need to live where they work. He said Council needs to look at the zoning ordinance.

In the absence of any additional requests to speak, Chairman Byars struck the gavel again, closing the Public Hearing.

6. On the motion of Councilman Bailey, seconded by Councilman Chinnis, County Council voted unanimously to give 2<sup>nd</sup> Reading of an Ordinance Approving the 2018 Dorchester County Comprehensive Plan.

**PUBLIC HEARING: 2<sup>ND</sup> READING OF REZONING REQUEST #776**

Chairman Byars announced Council would hold a public hearing for 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.

He struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. In the absence of any additional requests to speak, Chairman Byars struck the gavel again, closing the Public Hearing.

7. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted unanimously to give 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.

**PUBLIC HEARING: 2<sup>ND</sup> READING OF REZONING REQUEST #777**

Chairman Byars announced Council would hold a public hearing for 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.

He struck the gavel, opening the Public Hearing. He invited the public to come forward to speak on this issue. In the absence of any additional requests to speak, Chairman Byars struck the gavel again, closing the Public Hearing.

8. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted unanimously to give 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.

**COMMISSIONING OF MR. THOMAS MCALHANY**

9. On the motion of Councilman Bailey, seconded by Councilman Hargett, County Council voted unanimously to appoint and commission Mr. 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.

**COMMISSIONING OF MS. KHALIAH FERRELL**

10. On the motion of Councilman Bailey, seconded by Councilman Chinnis, County Council voted unanimously to appoint and commission Ms. 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.

**CORRESPONDENCE:** No correspondence received.

**GUEST: MS. LEONITTA TURNER, DORCHESTER COUNTY HUMAN RESOURCES DIRECTOR, PRESENTATION OF CERTIFICATES TO RECOGNIZE EMPLOYEES WHO COMPLETED THE DORCHESTER COUNTY LEADERSHIP PROGRAM**

Ms. Leonitta Turner, Dorchester County Human Resources Director, recognized employees who completed the Dorchester County Leadership Program. Mr. Jimmy Brownlee was recognized as the program valedictorian and Ms. Carol Thompson and Ms. Tiffany Norton were recognized for completing the program with high honors.

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

**REZONING REQUEST #774**

11. On the motion of Councilman Bailey, seconded by Councilman Hearn, County Council voted unanimously to give 2<sup>nd</sup> 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.

**1<sup>ST</sup> READING OF AN ORDINANCE, CLUSTER DEVELOPMENT**

12. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted unanimously to give 1<sup>st</sup> 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.)

**REZONING REQUEST #764**

13. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted unanimously to give 1<sup>st</sup> 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.

**1<sup>ST</sup> READING OF AN ORDINANCE, COOKS CROSSROADS DESIGN GUIDELINES**

14. On the motion of Councilman Hargett, seconded by Councilman Chinnis, County Council voted unanimously to give 1<sup>st</sup> 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".

**REZONING REQUEST #780**

15. On the motion of Councilman Hearn, seconded by Councilman Chinnis, County Council voted unanimously to give 1<sup>st</sup> 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.

**APPROVAL TO CHANGE THE BYLAWS GOVERNING THE DORCHESTER ECONOMIC DEVELOPMENT CORPORATION**

16. On the motion of Councilman Hearn, seconded by Councilman Bailey, County Council voted unanimously to approve a request for changes to the Bylaws Governing the Dorchester Economic Development Corporation.

**APPROVAL TO PROVIDE PAY INCREASES TO COUNTY WIDE ELECTED OFFICIALS**

17. On the motion of Councilwoman Holman, seconded by Councilman Hearn, County Council voted unanimously to approve a request to provide pay increases for certain countywide elected officials named in Section 4 VII. C of the Human Resources Manual to include the: Auditor, Clerk of Court, Coroner, Register of Deeds, Sheriff, Treasurer, and Probate Judge based on a comparison of the average salaries of officials in similar communities.

**APPOINTMENTS TO BOARDS AND COMMISSIONS:** There were no appointments.

**COUNTY ATTORNEY'S TIME – MR. JOHN FRAMPTON**

**PUBLIC HEARING AND 3<sup>RD</sup> READING OF ORDINANCE #18-24, GREEN HILLS LAND HOLDING, LLC**

The County Attorney requested Council's consideration to open the public hearing so County Council can receive public comments, on 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.

Chairman Byars struck the gavel, opening the public hearing. He then invited the public to come forward to speak on this issue. In the absence of additional requests to speak, Chairman Byars struck the gavel, closing the public hearing.

18. On the motion of Councilman Hargett, seconded by Councilman Hearn, County Council voted unanimously to give 3<sup>rd</sup> Reading of Ordinance #18-24, 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.

**2<sup>ND</sup> READING OF AN ORDINANCE, PROJECT PINEAPPLE**

19. On the motion of Councilman Chinnis, seconded by Councilman Bailey, County Council voted unanimously to give 2<sup>nd</sup> 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.

**2<sup>ND</sup> READING OF AN ORDINANCE, PROJECT DINOSAUR**

20. On the motion of Councilman Chinnis, seconded by Councilman Bailey, County Council voted unanimously to give 2<sup>nd</sup> 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.

**EXECUTIVE SESSION**

The County Attorney requested Council's consideration to enter into Executive Session at 8:26 p.m. to discuss the following:

- Contractual Matter
  - Berlin Myers Parkway, Phase III
- Legal Advice
  - Potential Sale of Real Estate, Miles Road Property

- Personnel Matter
  - Director of Veteran Affairs

**RECONVENE FROM EXECUTIVE SESSION**

At approximately 9:20 p.m., Mr. Frampton reported that Council discussed the previously announced items, but no action was taken.

**DIRECTOR OF VETERAN AFFAIRS**

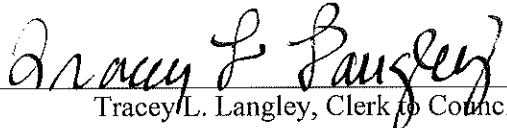
21. On the motion of Councilman Hargett, seconded by Councilwoman Holman, County Council voted unanimously to submit the name of Gerald Baxley to the Director of the Division of Veteran Affairs to be appointed as the Dorchester County Veteran Affairs Director to fulfill Ed Burns term ending June 30, 2019, and to extend the appointment through June 30, 2021.

**SPECIAL CALLED COUNTY COUNCIL MEETING AND JOINT PLANNING WORKSHOP WITH THE TOWN OF SUMMERVILLE**

Chairman Byars announced that he would be calling a Special Called County Council Meeting on December 5, 2018, at 9:00 a.m. at Middleton Place for a Joint Planning Workshop with the Town of Summerville.

**ADJOURNMENT**

22. On the motion of Councilwoman Holman, seconded by Councilman Hearn, County Council voted unanimously to adjourn at approximately 9:23 p.m.

  
Tracey L. Langley, Clerk to Council