

AMENDED AGENDA

**Darlington County Council
Regular Meeting
Monday, December 04, 2023
6:00 PM
Courthouse Annex/EMS Building
1625 Harry Byrd Highway (Hwy. 151)
Darlington, SC 29532
www.darcosc.com**

AGENDA

Darlington County Council meetings are in-person and live-streamed on Darlington County Council Live Meetings Facebook page - To access the live stream, go to Darlington County website at www.darcosc.com, scroll down the page to Feature, and click on the live stream link or go to <https://www.facebook.com/DarlingtonCountyCouncilLive>.

To access recent videos of County Council meetings, go to Darlington County website at www.darcosc.com. From the Government tab, click on County Council, then County Council Agendas, Minutes, & Videos. A list of the Council Meetings will appear in the center of the page. Click on More to access the meeting video, then click on the County Council Meeting Video link. To access videos prior to 2022, from County Council webpage, click Archive of County Council Meeting Videos. The videos are listed by date.

RECOGNITION OF RETIREES

1. PUBLIC HEARINGS

1.A. *Ordinance No. 23-15, An Ordinance Authorizing (1) The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Darlington County, South Carolina (The "County") And Remelt Sources, Incorporated, A Company Previously Identified As Project Vega, Acting For Itself, One Or More Affiliates And/Or Other Project Sponsors (Collectively, The "Company"), Pursuant To Which The County Shall Covenant To Accept Certain Negotiated Fees In Lieu Of Ad Valorem Taxes With Respect To The Establishment And/Or Expansion Of Certain Facilities At One Or More Locations In The County (Collectively, The "Project"); (2) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To The Company And The Project; (3) Certain Special Source Revenue Credits In Connection With The Project; And (4) Other Matters Relating Thereto - THIRD READING*

[FILOT Ord 23-15, Project Vega.docx](#)

[FILOT Incentive Agreement, Project Vega.docx](#)

[Notice of Public Hearing\(2\).pdf](#)

1.B. *Ordinance No. 23-16, An Ordinance Approving An Amendment To The Agreement Governing The Darlington-Florence Industrial Park Between Darlington County, South Carolina And Florence County, South Carolina, And Other Matters Relating Thereto - THIRD READING*

[MCIP Ordinance 23-16, Project Vega.docx](#)

[MCIP Amendment, Project Vega.docx](#)

[Notice of Public Hearing\(2\).pdf](#)

- 1.C. *Ordinance No. 23-18, An Ordinance To Amend Darlington County Code Of Ordinances, Appendix A (Development Standards Ordinance), Article 19 (Renewable Energy Systems), Section 19.6 (Solar Energy System/Wind Farm Permitting Process), To Delete The Wattage Designation And Require Approval By South Carolina Public Services Commission Only When Applicable During The Permitting Process For Solar Energy System/Wind Farming And To Establish The Effective Date Of This Ordinance - SECOND READING*

[Renewable Energy, Ord 23-18.docx](#)

[Code, Article 19, Renewable Energy Systems.docx](#)

[Notice of Public Hearing\(2\).pdf](#)

- 1.D. *Ordinance No. 23-19, An Ordinance To Amend Darlington County Code Of Ordinances, Appendix A (Development Standards Ordinance), Article 7 (Administration, Enforcement, Appeal Complaints And Remedies), Section 7.8.3 (Appeals), To Comply With Section 6-29-1150 Of The South Carolina Code Of Laws, As Amended, Regarding Appeals From The Decision Of The Planning Commission And To Establish The Effective Date Of This Ordinance - SECOND READING*

[Appeals, Ord 23-19.docx](#)

[State Statute, Appeals.docx](#)

[County Code, Article 7, Appeals.docx](#)

[Notice of Public Hearing\(2\).pdf](#)

- 1.E. *Ordinance No. 23-20, An Ordinance Authorizing The Sale Of The I-20 Industrial Park Pursuant To A Purchase And Sale Agreement Between Darlington County And Pee Dee Electricom, Inc. Dated September 14, 2023, As Amended By The First Amendment To The Purchase And Sale Agreement Attached Hereto - SECOND READING*

[Pee Dee Electricom, Ord 23-20, Updated.pdf](#)

[Notice of Public Hearing\(2\).pdf](#)

- 1.F. *Ordinance No. 23-21, An Ordinance Authorizing Pursuant To Chapter 44 Of Title 12, South Carolina Code Of Laws, 1976, As Amended, The Execution And Delivery Of A Fee-In-Lieu Of Ad Valorem Taxes Agreement Between Darlington County, South Carolina And Duke Energy Progress, LLC; And Authorizing Other Related Matters - SECOND READING*

[FILOT Ordinance No. 23-21 - Project Apollo.doc](#)

[Fee Agreement- Project Apollo.doc](#)

[Notice of Public Hearing\(2\).pdf](#)

- 1.G. *Ordinance No. 23-22, An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Darlington County, South Carolina And Florence County, South Carolina; And Other Matters Related Thereto - SECOND READING*

[MCIP Ordinance No. 23-22 - Project Apollo.doc](#)

[Notice of Public Hearing\(2\).pdf](#)

2. CALL TO ORDER

- 3. INVOCATION AND PLEDGE OF ALLEGIANCE**
- 4. CITIZENS' COMMENTS** - Darlington County Code of Ordinances, Chapter 2, Section 2-85 governs Citizens Comments. The following rules shall apply:
- (1) Any citizen will be allowed a maximum of 2 minutes during this 30 minutes.
 - (2) The order of speakers shall be on a first-come, first serve basis as recorded on a log provided before and during the meeting.
 - (3) Input must be in the form of suggestions, information or comments pertaining to programs or activities of county government. Rules of order and conduct shall apply. Comments should not be made, either complimentary or critical, naming any citizen, board or commission member, employee, or councilmember.
 - (4) Speakers' comments will be received only as information. This time is provided for citizens to state their suggestions, information or comments, not for a debate or interrogation involving councilmembers or staff. If a member of council wishes to have discussion of a topic initiated during citizen comments, a member can make a motion to have the topic scheduled for council discussion and possible action at a subsequent meeting.
 - (5) Speakers desiring more time for a presentation should seek to make a scheduled appearance as provided for by section 2-83(d).
- 5. PERSONAL APPEARANCES** - Darlington County Code of Ordinances, Chapter 2, Section 2-83(d-e) governs appearances other than for public hearings. The length of scheduled appearances before Council shall be 10 minutes total for both presentations and questions/answers. The length of time can be extended or permitted at the end of the agenda by the unanimous consent of council or by a 3/4 vote; council may refer those wishing to communicate further to the county administrator or a committee of council; or individuals may be asked to come back at a later meeting. The purpose of appearances before council is for citizens to present their views and concerns in a manner consistent with the rules of order. This is not a forum for councilmembers to be interrogated or for a debate between parties to take place.
- 6. CONSENT AGENDA (RECEIVE AS INFORMATION)**
- 6.A. *Beaver Management Program Report, October 2023*
[Beaver Report, Oct 2023.doc](#)
 - 6.B. *Darlington County Transportation Committee (CTC) November Agenda, October Meeting Minutes, & FY23/24 Forecasted Apportionment of One-Time Funds*
[DCTC Minutes, October 25, 2023.docx](#)

[SCDOT - FY24 One Time CTC Funding \(1\).pdf](#)

[DCTC Agenda November 15, 2023.docx](#)
 - 6.C. *Airport Commission Meeting Minutes, August 17, 2023*
[Airport Comm Minutes, August 17, 2023.doc](#)
 - 6.D. *2023 Full-Time Employees Service Recognition (5-Year Service Increments)*
[Service Recognition Dec 2023.pdf](#)
 - 6.E. *Financial Summary through October 2023*
[Financial Summary through October 2023.pdf](#)
 - 6.F. *Fire District Call Volume Report, October - November 2023*
[DCFD Nov call volume.docx](#)

6.G. *Darlington County Parks, Recreation, & Tourism Activities, December 2023*
[Darlington County Activities.docx](#)

[upcoming events dec.jpg](#)

6.H. *911 Call Volume Statistics, September and October 2023*
[SEPT 911 CALL VOLUME.jpg](#)

[OCTOBER 23 STATISTICS.jpg](#)

7. APPROVAL OF MINUTES

7.A. *Minutes Of The Joint Meeting Of Darlington County's Municipal Councils, County Council, Board Of Education, & Legislative Delegation, October 30, 2023*
[October 30, 2023, minutes.pdf](#)

7.B. *Minutes Of Public Hearing And Regular Meeting, November 6, 2023*
[November 6, 2023, minutes.pdf](#)

8. ORDINANCES

8.A. *Ordinance No. 23-15, An Ordinance Authorizing (1) The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Darlington County, South Carolina (The "County") And Remelt Sources, Incorporated, A Company Previously Identified As Project Vega, Acting For Itself, One Or More Affiliates And/Or Other Project Sponsors (Collectively, The "Company"), Pursuant To Which The County Shall Covenant To Accept Certain Negotiated Fees In Lieu Of Ad Valorem Taxes With Respect To The Establishment And/Or Expansion Of Certain Facilities At One Or More Locations In The County (Collectively, The "Project"); (2) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To The Company And The Project; (3) Certain Special Source Revenue Credits In Connection With The Project; And (4) Other Matters Relating Thereto - THIRD READING*
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- 8.F. *Ordinance No. 23-21, An Ordinance Authorizing Pursuant To Chapter 44 Of Title 12, South Carolina Code Of Laws, 1976, As Amended, The Execution And Delivery Of A Fee-In-Lieu Of Ad Valorem Taxes Agreement Between Darlington County, South Carolina And Duke Energy Progress, LLC; And Authorizing Other Related Matters - SECOND READING*
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[Fee Agreement- Project Apollo.doc](#)[Notice of Public Hearing\(2\).pdf](#)

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[Notice of Public Hearing\(2\).pdf](#)

- 8.H. *Ordinance No. 23-23, An Ordinance Authorizing The Conveyance Of Certain Property From Darlington County, South Carolina To The Darlington County Water & Sewer Authority To Correct An Erroneous Deed Filed By A Private Taxpayer And Addressing Other Matters Related Thereto - FIRST READING BY TITLE ONLY*

9. RESOLUTIONS

- 9.A. *Resolution No. 768, Identifying A Project To Satisfy The Requirements Of Title 12, Chapter 44 Of The South Carolina Code, So As To Allow Investment Expenditures Incurred By A Company Known To The County As Project Hearth, Its Affiliates And Related Entities, To Qualify As Expenditures Eligible For A Fee-In-Lieu Of Ad Valorem Taxes Arrangement With Darlington County, South Carolina; Providing For Other Related Economic Development Incentives, Including Special Source Revenue Credits; And Other Matters Related Thereto*

[Resolution 768, Project Hearth.docx](#)

- 9.B. *Resolution No. 769, Ratifying The Reconveyance Of Certain Property Subject To An Existing Lease Agreement Between Darlington County, South Carolina And Sam Carbis Asset Management, LLC; And Other Matters Related Thereto*

[Resolution 769, Reconveyance of Property, Sam Carbis Darlington.pdf](#)

10. COMMITTEE REPORTS

11. OTHER ITEMS

- 11.A. *Appointments To Boards/Commissions/Committees*

[Vacancies & Term Expirations.pdf](#)

[Code of Ord, Boards Commissions.doc](#)

[Description of Boards.doc](#)

- 11.B. *Proposed Airport Capital Improvement Plan FY25 - FY29*

[UDG-ACIP FY 2025-2029.pdf](#)

- 11.C. *Continuation Of Summerville Subdivision Phase I & II (+/- 74 lots) & Acceptance Of Eastpark Drive & Windermere Road*

[Pee Dee Council of Government Letter of Stormwater & Roadway Requirements Met Summerville Phase I & II.pdf](#)

[Weaver Engineering Letter of Certification Summerville Phase I & II.pdf](#)

[Labor and Material Payment Bond Summerville Phase I & II.pdf](#)

[Escrow Agreement Summerville Phase I & II.pdf](#)

[Title to Real Estate Summerville Phase I & II.pdf](#)

[Lowe 5, LLC Summerville Subdivision Phase I & II Plat.pdf](#)

[Utilities Encumbrance Declaration.pdf](#)

[Deed of Dedication of Water & Sewer System.pdf](#)

[General Guaranty.pdf](#)

[Lowe 5 LLC, Easement.pdf](#)

[Summerville Phase III.tif](#)

12. ADMINISTRATIVE UPDATE

13. REQUESTS / COMMENTS - MEMBERS OF COUNCIL

14. VOTE FOR EXECUTIVE SESSION

- 14.A. *Discussion Of Matters Relating To The Proposed Location, Expansion, Or The Provision Of Services Encouraging Location Or Expansion Of Industries Or Other Businesses In The Area Served By The*

Public Body - Project Vega (Remelt Sources Incorporated), Pee Dee Electricom, Inc., Project Apollo (Duke Energy Progress, LLC), & Sam Carbis Asset Management, LLC

14.B. *Discussion Of Matters Relating To The Proposed Location, Expansion, Or The Provision Of Services Encouraging Location Or Expansion Of Industries Or Other Businesses In The Area Served By The Public Body - Project Hearth And Other Matters Related Thereto*

14.C. *Discussion Of Matters Relating To The Proposed Location, Expansion, Or The Provision Of Services Encouraging Location Or Expansion Of Industries Or Other Businesses In The Area Served By The Public Body - Project Tree And Other Matters Related Thereto*

15. EXECUTIVE SESSION - (There is the possibility that there may be a vote resulting from Executive Session)

15.A. *Discussion Of Matters Relating To The Proposed Location, Expansion, Or The Provision Of Services Encouraging Location Or Expansion Of Industries Or Other Businesses In The Area Served By The Public Body - Project Vega (Remelt Sources Incorporated), Pee Dee Electricom, Inc., Project Apollo (Duke Energy Progress, LLC), & Sam Carbis Asset Management, LLC*

15.B. *Discussion Of Matters Relating To The Proposed Location, Expansion, Or The Provision Of Services Encouraging Location Or Expansion Of Industries Or Other Businesses In The Area Served By The Public Body - Project Hearth And Other Matters Related Thereto*

15.C. *Discussion Of Matters Relating To The Proposed Location, Expansion, Or The Provision Of Services Encouraging Location Or Expansion Of Industries Or Other Businesses In The Area Served By The Public Body - Project Tree And Other Matters Related Thereto*

16. ADJOURNMENT

Christmas Holiday Schedule - In observance of Christmas Holiday, County Offices will be closed Friday - Tuesday, December 22nd - 26th. The Landfill and Solid Waste Collection/Recycling Centers will close at 1 p.m. on Saturday, December 23rd and all day on Monday, December 25th.

New Year's Day Holiday Schedule - In observance of New Year's Day, County Office, the Landfill, and Solid Waste Collection/Recycling Centers will be closed on Monday, January 1st.

Next Scheduled Meeting - Tuesday, January 2, 2024, (Code of Ordinances § 2-51), at 6 p.m., at the Courthouse Annex/EMS Building, 1625 Harry Byrd Highway (Hwy. 151) Darlington, SC 29532

Assistance will be provided to accommodate the special needs of handicapped persons attending the meeting upon request. Special assistance requests should be made to Janet Bishop, Clerk to Council, at 843-398-4100 seventy-two (72) hours prior to the meeting.