



**JASPER COUNTY COUNCIL  
COUNCIL CHAMBERS  
CITY OF HARDEEVILLE  
MARCH 20, 2017  
6:30 P.M.  
Agenda**

**5:30 P.M.**

- I. Call to Order
- II. Executive Session
  - A. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other business in the area served by a public body –Section 30-4-70(a) (5) - [Nimitz Solar, LLC, Project Sterling Updates, Jasper Ocean Terminal](#)
  - B. Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim–Section 30-4-70 (a) (2)- [Hardeeville Medical Properties, LLC, Dispatch Contract](#)

**6:30 p.m.**

Return to open Session

- III. Pledge of Allegiance
- IV. Invocation
- V. Approval of Agenda
- VI. Approval of the Minutes – 02/06/2017
- VII. Presentation and Proclamations
  - A. Sheriff Christopher Malphrus
- VIII. Open Floor to the Public

Per ordinance 08-17 any citizen of the County may sign to speak before the Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes and total public input will be limited to 30 minutes
- IX. Resolutions
  - A. Andrew Fulghum – Inducement Resolution for Project Sterling

**X. Ordinances**

- A. Lisa Wagner – 3<sup>rd</sup> Reading of the Ordinance to amend the Jasper County, South Carolina Comprehensive Plan to add Gateway Corridor Overlay District to Chapter 6.4 Future Development Framework**
- B. Lisa Wagner – 2<sup>nd</sup> Reading of the Ordinance to create within the Zoning Ordinance of Jasper County a Gateway Corridor Overlay District, to amend, to create within the Zoning Ordinance of Jasper County a Gateway Corridor Overlay District, to amend, Article 5:1 of the Jasper County Zoning Ordinance so as to add the Gateway Corridor Overlay District (GCOD) to the list of Special Purpose Districts; to amend Article 5:4 of the Jasper County Zoning Ordinance so as to add a purpose and intent for the Gateway Corridor Overlay District; to amend Article 8 of the Jasper County Zoning Ordinance so as to add Article 8:8 related to the Gateway Corridor Overlay District; to amend the Jasper County Zoning Ordinance so as to add conditions to Article 11:7; and to amend the Jasper County Official Zoning Map**
- C. David Tedder – 2<sup>nd</sup> Reading and Public Hearing of an Ordinance authorizing (1) the execution and delivery of a Fee in Lieu of Tax and Incentive Agreement by and among Jasper County, South Carolina (the “County”), Nimitz Solar, LLC, acting for itself, and/or one or more affiliates, or other project sponsors (the “Company”), and, in a limited capacity, Town of Ridgeland, South Carolina, pursuant to which the County shall covenant to accept certain negotiated Fees in Lieu of Ad Valorem Taxes with respect to the establishment of certain facilities in the County (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**
- D. David Tedder – 2<sup>nd</sup> Reading and Public Hearing of an Ordinance to further amend the agreement for establishment of a Multi-County Industrial/Business Park, by and between Jasper County, South Carolina and Hampton County, South Carolina, providing for the development of a jointly owned and operated industrial/business park, so as to include additional property in Jasper County as part of the Multi-County Industrial/Business Park**
- E. David Tedder – 1<sup>st</sup> Reading of the Ordinance to amend Section 8-35 of the Jasper County Code of Ordinances, *Registration Required*, to require the applicant to obtain a Zoning Certificate for the Jasper County Development Services Department prior to the issuance of the permit, and to amend 3:6 of Appendix A to the Jasper County Code of Ordinances, *Required Registration and Certificates*, to add a new subsection 3:6.1.1.8 authorizing the Issuance of a Zoning Certificate for business license purposes**
- F. David Tedder – 1<sup>st</sup> Reading of the Ordinance To Amend the Jasper County Code of Ordinances by amending Article 1, *Solid Waste*; Article 10, *Nuisances*; Article 18; *Junkyard Regulations*; Ordinance 03-04, *Abandoned and Derelict Mobile Homes*, so**

as to replace these Articles and Sections with an new Article 10 consolidating these Articles and Sections in one unified Article addressing certain uses and conditions, including nuisances, junkyards, vehicle graveyards, abandoned or derelict mobile or manufactured homes, littering, and noise, and to provide procedures and processes for enforcement and abatement of certain conditions, and matters related thereto (by title only)

- G. David Tedder – Consideration of and announcement for a Public Hearing on May 1, 2017 for an To Amend Appendix A of the Jasper County Code of Ordinances, *Zoning*, so as to provide additional requirements and conditions for certain uses, including those included in the North American Industrial Classification System (NAICS) Sector 421140, Used Motor Vehicle Parts; Sector 421930, Recyclable Material; Sector 488410, Automotive Towing; Sector 561491, Repossession Services; and junkyards/vehicle graveyards and automobile repair with outdoor vehicle storage by including certain additional buffering and screening requirements so as to prevent the view of outdoor storage of these operations from off-site, prohibiting new locations or expansion of existing operations within view of and/or within 1,000 feet of Interstate I-95, US 17, US 17A, US 321, US 170, US 278, Highway 315 or other US numbered highway; and to provide that automotive and vehicle repair with outdoor storage areas may not store vehicles outside a building or fenced area for more than ten days while the parts are obtained and repairs implemented, and prohibiting the storage of inoperable and unlicensed vehicles at automotive and vehicle repair operations, and matters related thereto ( by title only)

XI. Old Business

- A. Wilbur Daley – Purchase of Used Fire Truck

XII. New Business

- A. Ronnie Malphrus – Approval of Annual QS/1 Software/Service and Forms Agreements

XIII. Council Members Comments

XIV. Administrator’s Report

XV. Adjourn

\*Council may take action on any item appearing on the agenda including items discussed in executive session.