

**AGENDA  
COLLETON COUNTY COUNCIL  
SPECIAL MEETING  
THURSDAY, DECEMBER 11, 2014  
1:00 P.M.  
COUNTY COUNCIL CHAMBERS, OLD JAIL BUILDING**

1. Call to Order
2. Invocation & Pledge of Allegiance
3. Roll Call
4. Public Hearing
  - a) Ordinance 14-O-13, To Further Amend the Agreement for Development of a Joint County Industrial Park, by and Between Colleton County, South Carolina and Charleston County, South Carolina, Providing for the Development of a Jointly Owned and Operated Industrial/ Business Park, so as to Include Additional Property in Charleston County as Part of the Joint County Industrial Park and to Amend the Terms of the Agreement
  - b) Ordinance 14-O-14, To Amend Title 14 – Land Management, Article 14-08-6 – Signs of the Colleton County Code of Ordinances.
5. Old Business
  - a) 3<sup>rd</sup> Reading, Ordinance 14-O-13, To Further Amend the Agreement for Development of a Joint County Industrial Park, by and Between Colleton County, South Carolina and Charleston County, South Carolina, Providing for the Development of a Jointly Owned and Operated Industrial/ Business Park, so as to Include Additional Property in Charleston County as Part of the Joint County Industrial Park and to Amend the Terms of the Agreement
  - b) 3<sup>rd</sup> Reading, Ordinance 14-O-14, To Amend Title 14 – Land Management, Article 14-08-6 – Signs of the Colleton County Code of Ordinances.
6. Adjournment
7. Informal Meeting of the Whole

Sponsor(s): County Council  
First Reading: November 10, 2014  
Committee Referral: N/A  
Committee Consideration Date: N/A  
Committee Recommendation: N/A  
Second Reading: December 2, 2014  
Public Hearing: December 11, 2014  
Third Reading: December 11, 2014  
Effective Date: Immediately

I, \_\_\_\_\_,  
Council Clerk, certify that  
this Ordinance was advertised  
for public hearing on \_\_\_\_\_.

## ORDINANCE 14-O-13

### COUNCIL- ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

**[TO FURTHER AMEND THE AGREEMENT FOR DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL PARK, BY AND BETWEEN COLLETON COUNTY, SOUTH CAROLINA AND CHARLESTON COUNTY, SOUTH CAROLINA, PROVIDING FOR THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/ BUSINESS PARK, SO AS TO INCLUDE ADDITIONAL PROPERTY IN CHARLESTON COUNTY AS PART OF THE JOINT COUNTY INDUSTRIAL PARK AND TO AMEND THE TERMS OF THE AGREEMENT.]**

WHEREAS, Colleton County, South Carolina (the "County") and Charleston County, South Carolina (jointly the "Counties") are authorized under Article VIII, Section 13 of the South Carolina Constitution to jointly develop an industrial or business park within the geographical boundaries of one or more of the member Counties; and

WHEREAS, in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, the Counties entered into an Agreement for Development for a Joint County Industrial Park effective as of September 1, 1995 (the "Original Agreement"), to develop jointly an industrial and business park (the "Park"), as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, (the "Act"); and

WHEREAS, the Original Agreement was initially approved by Colleton County Council Ordinance 95-O-21, adopted December 5, 2006; was further amended from time-to-time to add or remove property to the Park; and, in particular, was substantively amended by that First Modification to Agreement for Development for Joint County Industrial Park, effective December 31, 2006 (the "First Modification"), which First Modification was approved by Colleton County Council Ordinance 06-R-20 adopted January 2, 2007; and

WHEREAS, the Original Agreement, as amended, is referred to herein as the "Agreement," and

WHEREAS, the Agreement contemplates the inclusion and removal of additional parcels within the Park from time to time; and

WHEREAS, the Counties desire to amend the Agreement to include certain additional parcels in order to fulfil commitments made to companies which are considering expansion or location decisions; and

WHEREAS, the Counties have determined that certain modifications of the Agreement are desirable, and the Counties desire to amend the Agreement to evidence such modifications;

**NOW, THEREFORE, BE IT ORDAINED BY THE COLLETON COUNTY COUNCIL:**

SECTION 1. The Agreement is hereby amended so as to expand the Park premises located within Charleston County. Attached hereto as Exhibit A is the property description of the parcels to be added to the Park premises within Charleston County.

SECTION 2. Attached hereto as Exhibit B is the Second Modification to Agreement for Development for Joint County Industrial Park (the "Second Modification"). The Chairman of the County Council is authorized to execute the Second Modification on behalf of the County and, after such execution on behalf of Charleston County, the Second Modification shall become effective on the date set forth in the Second Modification.

SECTION 3. All resolutions, ordinances, or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 4. This amendment to the Agreement shall become effective on approval following third and final reading hereof.

SECTION 5. Should any part of this ordinance be determined by a court of competent jurisdiction to be invalid, illegal, or against public policy, said offending section shall be void and of no effect and shall not render any other section herein, nor this ordinance as a whole, invalid. Any terms which, by their nature, should survive the suspension, termination, or expiration hereof shall be deemed to survive.

ATTEST:

\_\_\_\_\_  
Ruth Mayer, Clerk to Council  
Chairman

SIGNED:

\_\_\_\_\_  
Phillip M. Taylor, Sr.,

COUNCIL VOTE:  
OPPOSED:

\_\_\_\_\_  
Approved as to Form  
Sean P. Thornton, County Attorney

Sponsor(s): County Council  
First Reading: November 10, 2014  
Committee Referral: N/A  
Committee Consideration Date: N/A  
Committee Recommendation: N/A  
Second Reading: December 2, 2014  
Public Hearing: December 11, 2014  
Third Reading: December 11, 2014  
Effective Date: Immediately

I, \_\_\_\_\_,  
Council Clerk, certify that  
this Ordinance was advertised  
for public hearing on \_\_\_\_\_.

## ORDINANCE 14-O-14

### COUNCIL- ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[An Ordinance to Amend Title 14-Land Management, Article 14.08-6 – Signs of the Colleton County Code of Ordinances.]

#### WHEREAS:

1. The County Industrial Park at Exit 62 is the only location zoned LID. This provision would set up mechanism to allow signage along I-95, and billboards would be an appropriate form of sign given the unique site considerations, location and grade of the adjacent properties to the Exit 62 Interchange; and
2. To address any distance location concerns derived from billboard (off-premise signs) placement, the use of a special exception as means for going above the maximum display size and height would permit control on a case by case basis; and
3. After review of the above issues, amendments to Title 14-Land Management of the Colleton County Code of Ordinances, Article 14.08-6 Signs, Sections 14.08-6.040 (G)(2), 14.08-6.050 (A)(3)(a) and 14-08-6.050(A)(3)(b) were unanimously by the Planning Commission on July 28, 2014.

**NOW, THEREFORE, BE IT ORDAINED BY COLLETON COUNTY COUNCIL, DULY ASSEMBLED THAT:**

1. **Title 14-Land Management of the Colleton County Code of Ordinances, Chapter 14.08-Zoning, Article 14.08-6 Signs** is hereby amended as follows:

**14.08-6.040 (G) Industrial (ID) and Light Industrial (LID)**

For purposes of this Section, the following subsection shall be amended:

**14.08-6.040 (G)(2) Signs allowed with a permit**

**Add f. Billboards.**

**14.08-6.050 (A) Permanent Signs**

For purposes of this Section, the following subsections shall be amended:

**14.08-6.050 (A)(3)(a). Maximum area by district**

For ID and LID zoning district, amend **Maximum Area** to read “**Special exceptions are required where thresholds are exceeded**”

**14.08-6.050 (A)(3)(b). Maximum height by district**

For ID and LID zoning district, amend **Maximum Height** to read “**Special exceptions are required where thresholds are exceeded**”

2. All provisions of other County Ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

By: \_\_\_\_\_  
Phillip M. Taylor, Sr., Chairman of County Council

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Ruth Mayer, Clerk to County Council

By: \_\_\_\_\_  
Sean Thornton, County Attorney

COUNCIL VOTE:  
OPPOSED: