

**HAMPTON COUNTY COUNCIL MEETING MINUTES
MONDAY; JANUARY 30, 2023; 5:00 P. M.
HAMPTON COUNTY ADMINISTRATIVE CENTER
200 JACKSON AVENUE, EAST, HAMPTON, SOUTH CAROLINA**

Hampton County Council held a regularly scheduled meeting on Monday, January 30, 2023, 5:00 p. m. Council Member(s) present: Noah O. Alexander, Chairman; Darin Williams, Vice Chairman; Roy Hollingsworth; Camille M. Welch and Jordan J. “JJ” Jinks. Council Member(s) absent: None. Staff present: Chanel Lewis, Interim County Administrator/Finance and Human Resources Director; Aline Newton, Clerk to Council and A. G. Solomons, Jr., County Attorney. Staff absent: None. Wilson Holland, Hampton County IT. The meeting was advertised as prescribed by law.

CALL MEETING TO ORDER

CALL TO ORDER:

Chairman Alexander called the meeting to order at 5:01 p. m.

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION:

Council Member Welch gave the invocation.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Council Member Jinks.

ADOPTION OF THE AGENDA

ADOPTION OF THE JANUARY 30, 2023 HAMPTON COUNTY COUNCIL SPECIAL MEETING AGENDA:

Chairman Alexander asked for the adoption of the agenda. **Moved** by Council Member Jinks, seconded by Council Member Welch, to approve the January 30, 2023 Hampton County Council Special Meeting agenda. Motion carried unanimously.

PUBLIC HEARING(S)

2023-001, ANN ORDINANCE AUTHORIZING AND APPROVING THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED MULTI-COUNTY INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH JASPER COUNTY (THE “PARK”). SUCH INDUSTRIAL/BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN JASPER COUNTY (THE “COUNTY”) AND ESTABLISHED PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976. AS AMENDED (THE “ACT”); PROVIDING FOR A WRITTEN PARK AGREEMENT WITH JASPER COUNTY TO PROVIDE FOR THE EXPENSES AND DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXES FOR THE PARK; PROVIDING FOR THE ESTABLISHMENT

**HAMPTON COUNTY COUNCIL MEETING MINUTES
MONDAY; JANUARY 30, 2023; 5:00 P. M.
HAMPTON COUNTY ADMINISTRATIVE CENTER
200 JACKSON AVENUE, EAST, HAMPTON, SOUTH CAROLINA**

AND/OR EXPANSION OF CERTAIN FACILITIES BY P & S PROPERTIES M, LLC, ACTING FOR ITSELF, ONE OR MORE AFFILIATES, AND/OR OTHER PROJECT SPONSORS (COLLECTIVELY, THE “COMPANY”) IN THE COUNTY (THE “PROJECT”) TO BE INCLUDED IN THE PARK; PROVIDING FOR THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; AND OTHER MATTERS RELATING THERETO (P & S PROPERTIES M, LLC FORMERLY KNOWN AS PROJECT SILVERSTAR):

Chairman Alexander opened the public hearing for Ordinance 2023-001, An Ordinance Authorizing and Approving the Development of a Jointly Owned and Operated Multi-County Industrial/Business Park in Conjunction with Jasper County (The “Park”). Such Industrial/Business Park to be Geographically Located in Jasper County (The “County”) and Established Pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976. As Amended (The “Act”); Providing for a Written Park Agreement with Jasper County to Provide for the Expenses and the Distribution of Fees In Lieu of Ad Valorem Taxes for the Park; Providing for the Establishment and/or Expansion of Certain Facilities by P & S Properties M, LLC, Acting for Itself, One or More Affiliates, and/or Other Project Sponsors (Collectively, The “Company”) in the County (The “Project”) to be Included in the Park; Providing for the Benefits of a Multi-County Industrial or Business Park to be Made Available to The Company and The Project; and Other Matters Relating Thereto. (P & S Properties M, LLC formerly known as Project Silverstar). There were no public comments. Chairman Alexander closed the public hearing.

2023-002,AN ORDINANCE TO ESTABLISH, PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK, IN CONJUNCTION WITH JASPER COUNTY, SOUTH CAROLINA; TO PROVIDE FOR A WRITTEN AGREEMENT WITH JASPER COUNTY AS TO THE SHARING OF REVENUES AND EXPENSES OF THE PARK; TO PROVIDE FOR THE DISTRIBUTION OF REVENUES FROM THE PARK AMONG TAXING ENTITIES HAVING JURISDICTION OVER THE PARK; TO PROVIDE FOR A FEE IN LIEU OF AD VALOREM TAXATION; AND OTHER MATTERS THERETO. (FREEDOM INUDSTRIAL PARK):

Chairman Alexander opened the public hearing for Ordinance 2023-002, An Ordinance to Establish, Pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976. As Amended, A Multi-County Industrial/Business Park, In Conjunction with Jasper County, South Carolina; To Provide for a Written Agreement with Jasper County as to the Sharing of the Revenues and Expenses of the Park; To Provide for the Distribution of Revenues from the Park Among Taxing Entities Having Jurisdiction Over the Park; To Provide for a Fee In Lieu of Ad Valorem Taxation; And Other Matters Thereto. (Freedom Industrial Park) There were no public comments. Chairman Alexander closed the public hearing

2023-003, AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF THE REAL ESTATE CONTRACT AGREEMENT BY AND AMONG HAMPTON COUNTY, SOUTH CAROLINA AND LURAY PEANUT COMPANY (LURAY PEANUT COMPANY FORMERLY KNOWN AS PROJECT MONICAL):

Chairman Alexander opened the public hearing for Ordinance 2023-003, An Ordinance Authorizing

**HAMPTON COUNTY COUNCIL MEETING MINUTES
MONDAY; JANUARY 30, 2023; 5:00 P. M.
HAMPTON COUNTY ADMINISTRATIVE CENTER
200 JACKSON AVENUE, EAST, HAMPTON, SOUTH CAROLINA**

the Execution and Delivery of the Real Estate Contract Agreement by and Among Hampton County, South Carolina and Luray Peanut Company (Luray Peanut Company formerly known as Project Monical) There were no public comments. Chairman Alexander closed the public hearing.

PUBLIC COMMENT(S)

MR. LARRY HUFFMAN, ESTILL, REGARDING THE AGENDA:

Mr. Huffman came before council to state that when an item appeared on the agenda, he didn't know what it was about, Like Project Blue Frog. Mr. John Fleming, Southern Carolina Alliance, was in the audience and Chairman Alexander explained to Mr. Huffman that Mr. Fleming could explain what the economic development project was; Mr. Fleming did. Mr. Huffman commented that when he attended the meeting he would like to know what the agenda item is about.

MR. QUINCY JONES REGARDING THE AIRPORT:

Mr. Jones came before council and explained that he did not have access from his property to the airport; he would like a 79' gate and offered to pay for the gate. He informed council that he sold his company and they have a two year lease on the property, but will move company if access is not provided. Chairman Alexander explained that council will respond on February 6, 2023 at the next meeting.

PRESENTATION(S)

SENIOR OFFICIALS WORKSHOP (MS. SUZANNE PEEPLES, DIRECTOR, HAMPTON COUNTY EMERGENCY MANAGEMENT AND MR. ROCKY TUCKER):

Mr. Tucker came before council and updated council regarding the Senior Officials Workshop that will be hosted by Hampton County Emergency Management at the Hampton EOC, Emergency Services Building, on February 9th, 2023 from 9:00 a. m. until 1pm. There was a question regarding the start time. Mr. Tucker will confirm the time. Council thanked Mr. Tucker.

RESOLUTION(S)/PROCLAMATION(S)

AMENDMENT TO RESOLUTION R2023-001, A RESOLUTION RECOGNIZING THE HONORABLE ANGELA TOPPER AS THE OUTGOING HAMPTON COUNTY CORONER:

Moved by Council Member Jinks, seconded by Vice Chairman Williams, to approve the amendment to Resolution R2023-001. Motion carried unanimously. Council presented the amended resolution to Ms. Topper.

**HAMPTON COUNTY COUNCIL MEETING MINUTES
MONDAY; JANUARY 30, 2023; 5:00 P. M.
HAMPTON COUNTY ADMINISTRATIVE CENTER
200 JACKSON AVENUE, EAST, HAMPTON, SOUTH CAROLINA**

ORDINANCE(S)

2023-001, ANN ORDINANCE AUTHORIZING AND APPROVING THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED MULTI-COUNTY INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH JASPER COUNTY (THE “PARK”). SUCH INDUSTRIAL/BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN JASPER COUNTY (THE “COUNTY”) AND ESTABLISHED PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976. AS AMENDED (THE “ACT”); PROVIDING FOR A WRITTEN PARK AGREEMENT WITH JASPER COUNTY TO PROVIDE FOR THE EXPENSES AND DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXES FOR THE PARK; PROVIDING FOR THE ESTABLISHMENT AND/OR EXPANSION OF CERTAIN FACILITIES BY P & S PROPERTIES M, LLC, ACTING FOR ITSELF, ONE OR MORE AFFILIATES, AND/OR OTHER PROJECT SPONSORS (COLLECTIVELY, THE “COMPANY”) IN THE COUNTY (THE “PROJECT”) TO BE INCLUDED IN THE PARK; PROVIDING FOR THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; AND OTHER MATTERS RELATING THERETO (P & S PROPERTIES M, LLC FORMERLY KNOWN AS PROJECT SILVERSTAR):

Chairman Alexander read the title, 2023-001, An Ordinance Authorizing and Approving the Development of a Jointly Owned and Operated Multi-County Industrial/Business Park in Conjunction with Jasper County (The “Park”). Such Industrial/Business Park to be Geographically Located in Jasper County (The “County”) and Established Pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976. As Amended (The “Act”); Providing for a Written Park Agreement with Jasper County to Provide for the Expenses and the Distribution of Fees In Lieu of Ad Valorem Taxes for the Park; Providing for the Establishment and/or Expansion of Certain Facilities by P & S Properties M, LLC, Acting for Itself, One or More Affiliates, and/or Other Project Sponsors (Collectively, The “Company”) in the County (The “Project”) to be Included in the Park; Providing for the Benefits of a Multi-County Industrial or Business Park to be Made Available to The Company and The Project; and Other Matters Relating Thereto. (P & S Properties M, LLC formerly known as Project Silverstar). **Moved** by Council Member Welch, by Vice Chairman Williams, to give third reading to Ordinance 2023-001. Motion carried unanimously.

2023-002, AN ORDINANCE TO ESTABLISH, PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK, IN CONJUNCTION WITH JASPER COUNTY, SOUTH CAROLINA; TO PROVIDE FOR A WRITTEN AGREEMENT WITH JASPER COUNTY AS TO THE SHARING OF REVENUES AND EXPENSES OF THE PARK; TO PROVIDE FOR THE DISTRIBUTION OF REVENUES FROM THE PARK AMONG TAXING ENTITIES HAVING JURISDICTION OVER THE PARK; TO PROVIDE FOR A FEE IN LIEU OF AD VALOREM TAXATION; AND OTHER MATTERS THERETO. (FREEDOM INDUSTRIAL PARK):

Chairman Alexander read the title, 2023-002, An Ordinance to Establish, Pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976. As Amended, A Multi-County Industrial/Business Park, In Conjunction with Jasper County, South Carolina; To Provide for a Written Agreement with Jasper County as to the Sharing of the Revenues and Expenses of the Park; To Provide for the

**HAMPTON COUNTY COUNCIL MEETING MINUTES
MONDAY; JANUARY 30, 2023; 5:00 P. M.
HAMPTON COUNTY ADMINISTRATIVE CENTER
200 JACKSON AVENUE, EAST, HAMPTON, SOUTH CAROLINA**

Distribution of Revenues from the Park Among Taxing Entities Having Jurisdiction Over the Park; To Provide for a Fee In Lieu of Ad Valorem Taxation; And Other Matters Thereto. (Freedom Industrial Park) **Moved** by Council Member Jinks, seconded b by Council Member Welch, to give third reading to Ordinance 2023-002. Motion carried unanimously.

2023-003, AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF THE REAL ESTATE CONTRACT AGREEMENT BY AND AMONG HAMPTON COUNTY, SOUTH CAROLINA AND LURAY PEANUT COMPANY (LURAY PEANUT COMPANY FORMERLY KNOWN AS PROJECT MONICAL):

Chairman Alexander read the title, 2023-003, An Ordinance Authorizing the Execution and Delivery of the Real Estate Contract Agreement by and Among Hampton County, South Carolina and Luray Peanut Company (Luray Peanut Company formerly known as Project Monical) **Moved** by Vice Chairman Williams, seconded by Council Member Jinks, to give third reading to Ordinance 2023-003. Motion carried unanimously.

2023-004, REZONING ORDINANCE BY TITLE ONLY:

Moved by Council Member Jinks, seconded by Vice Chairman Williams, to table until get some information. Motion carried unanimously.

2023-005, AN ORDINANCE TO AMEND ORDINANCE #2000-1002-003, AN ORDINANCE ESTABLISING A FEE FOR MARRIAGE LICENSES BY TITLE ONLY:

Ms. Shannon Parker, Hampton County Probate Judge, explained the matter to council. **Moved** by Council Member Jinks, seconded by Council Member Welch, to give first reading by title only to Ordinance 2023-005, An Ordinance to Amend Ordinance #2000-1002-003, An Ordinance Establishing A Fee For Marriage Licenses. Motion carried unanimously.

ADJOURNMENT

Moved by Vice Chairman Williams, seconded by Council Member Jinks, to adjourn. Motion carried unanimously. Chairman Alexander adjourned the meeting.