



COLLETON COUNTY COUNCIL REGULAR MEETING

**County Council Chambers, Old Jail Building
109 Benson Street, 2nd Floor Walterboro, SC 29488
Monday, October 6, 2025, at 6:00 P.M.**

AMENDED AGENDA

1. Call to Order
 2. Roll Call
 3. Invocation & Pledge of Allegiance
 4. **Approval of Agenda**
 5. **Approval of Minutes**
 - a) Regular Meeting, September 8, 2025
 - b) Special Meeting, September 12, 2025
 - c) Special Meeting, September 19, 2025
 6. **Awards and Recognitions**
 - a) Proclaiming October 2025 as Breast Cancer Awareness Month in Colleton County
 - b) Proclaiming October 2025 as Head Start Awareness and Weatherization Month in Colleton County
 - c) Award Honoring Jon Carpenter for Nine Years of Service as the Colleton County Finance Director.
 7. **Appearances & Public Presentation**
 8. **Public Comments (3 minutes per person/max time 20 min.)**
 9. **Administrator's Briefing**
 10. **Public Hearing**
 11. **Old Business**
 - a) 2nd Reading Ordinance 25-O-9, To Amend Title 6, Animals, Section 6.04.050 Enforcement, of the Colleton County Code of Ordinance, to Provide Greater Authority to Animal Service Officers
 - b) 2nd Reading Ordinance 25-O-10, To Amend Title 14-Land Management, Article 14.04-6.040 to add the definition "Data Center", Article 14.08-2 Zoning District Regulations and Article 14.08-3 Conditional Uses, of the Colleton County Code of Ordinances
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12. **New Business**

- a) Ordinance 25-O-11, By Title Only, An Ordinance Authorizing the Execution and Delivery of a Fee-In-Lieu of Tax and Special Source Credit Agreement by and between Colleton County, South Carolina and a Company known to the County as Project Quail with respect to Certain Property located in the County, Whereby such Property will be Subject to Certain Payments In Lieu of Taxes, Including the Provision of Certain Special Source Credits; and Other Matters Related Thereto.
- b) Ordinance 25-O-12, By Title Only, Authorizing the Amendment of the Agreement for Development for 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 Located in Colleton County as Part of the Park; and Other Matters Related Thereto.
- c) Resolution 25-R-61, To Approve Purchase of a John Deere 544 P-Tier Wheel Loader for the Solid Waste Transfer Station.
- d) Resolution 25-R-62, To Declare Surplus Equipment and to Authorize the Trade in Accordance with County Policy.
- e) Resolution 25-R-63, To Authorize Acceptance and Budgeting of Various Grants for FY26.
- f) Resolution 25-R-64, To Approve the County's Sponsoring and Providing the Local Match for a PARD Grant for Multiple Recreation Improvements throughout the County.

13. **Council Time**

14. **Executive Session***

- a) Personnel Matters related to Fire-Rescue
- b) Contractual Issues related to Governmental Affairs Services
- c) Personnel and Contractual Matters related to the Office of County Administrator
- d) Legal Opioid Litigation Settlement Update

14. Items discussed in Executive Session

15. Adjournment

Colleton County Council will hold a regular meeting on Monday October 6, 2025, at 6:00 pm. The public will be able to stream the meeting from a link on the County's home page or by going to www.colletoncounty.org/live.

The following statement is provided in compliance with the South Carolina Freedom of Information Act: Subsequent to Executive Session, County Council may take action on matters discussed in Executive Session upon return to open session



**COLLETON COUNTY COUNCIL
REGULAR MEETING MINUTES
Monday, September 8, 2025, at 6:00 PM**

1. Call to Order

Chairman Scott Biering called the meeting to order.

2. Roll Call

Council Chairman Scott Biering, Council Vice-Chairman Bubba Trippe, Councilman Steve Murdaugh, Councilman Johnny Frank, Councilman Phillip Taylor were in attendance.

3. Invocation & Pledge of Allegiance

Council Vice-Chairman Trippe gave the invocation and led the Pledge of Allegiance.

4. Approval of Agenda

Councilman Murdaugh made a motion to approve the agenda. The motion was seconded by Councilman Taylor, and the motion carried unanimously.

5. Approval of Minutes

a) Regular Meeting, August 12, 2025

Councilman Murdaugh moved to approve the minutes of the Regular Meeting held on August 12, 2025. The motion was seconded by Councilman Frank and the motion carried unanimously.

b) Public Health and Safety Committee, August 13, 2025

Council Vice-Chairman Trippe moved to approve the minutes of the Public Health and Safety Committee held on August 13, 2025. The motion was seconded by Councilman Taylor and the motion carried unanimously.

6. Awards and Recognitions

a) Proclamation Recognizing Jonah Givens for Achieving the Rank of Eagle Scout

Chairman Biering read the Proclamation, recognizing Jonah Givens for achieving the rank of Eagle Scout into the record. Councilman Taylor made a motion to approve the proclamation. The motion was seconded by Councilman Murdaugh, and the motion carried unanimously.

b) Proclamation Recognizing Howard Lambert for Achieving the Rank of Eagle Scout

Chairman Biering read the Proclamation, recognizing Howard Lambert for achieving the rank of Eagle Scout into the record. Councilman Murdaugh made a motion to approve the proclamation. The motion was seconded by Councilman Frank, and the motion carried unanimously.

Council congratulated both young men. Council Vice-Chairman Trippe advised that only 4% of scouts reach Eagle Scout, and to know that we have two here and the ones we have recognized in the past years, is a great honor. Councilman Murdaugh echoed the same, stating that it is a huge accomplishment that consists of obtaining a lot of merit badges, a lot of hours, and a lot of fundraising which highlights the leadership and personal achievement it represents. The remaining Council echoed the same.

c) Proclamation September 2025 as National Recovery Month in Colleton County

Chairman Biering read the Proclamation, as September 2025 as National Recovery Month in Colleton County into the record. Councilman Frank made a motion to approve the proclamation. The motion was seconded by Council Vice-Chairman Trippe, and the motion carried unanimously.

Nikeyia Hammonds, Director of Colleton Pillars4Hope, along with Sayuanna Williams, thanked the Council for their support, particularly for the opioid funds, and detailed their initiatives, including providing clinical services to over 2,717 individuals and distributing over 737 boxes of Narcan in FY24. They also mentioned that the opioid coordinator has launched a mailing program to distribute safe drug deactivation systems and educational materials to over 8,700 households. They confirmed that Pillars4Hope offers dual diagnosis programs for co-occurring mental health and substance-use disorders and provides services to those without financial means, leveraging various funding programs to ensure treatment accessibility.

d) Proclamation Recognizing and Honoring the Members of the South Carolina State Guard and National Preparedness Month September 2025

Chairman Biering read the Proclamation, recognizing and honoring the members of the South Carolina State Guard and National Preparedness Month September 2025 into the record. Councilman Murdaugh made a motion to approve the proclamation. The motion was seconded by Councilman Frank, and the motion carried unanimously.

Councilman Taylor, recognized the County Administrator, who has been recognized in the state of South Carolina for this very prestigious award, and for being part of the State Guard. The County Administrator, Mr. Higgs said, "Thank you on behalf of the State Guard and South Carolina Military Department and Adjunct General."

7. **Appearances & Public Presentations**

Chairman Biering advised that there were no items for appearances and public presentations.

8. **Public Comments** (3 minutes per person/max time 20 min.)

Ms. Sue Keith from the Legislative Delegation appeared before Council and the public to remind them of the upcoming Legislative Delegation meeting on September 29, 2025 at 6:00pm. She also informed everyone that there was a board position open with the Voter of Registration, and to please apply if interested.

Felicia Johnson expressed ongoing concerns about a dangerous ditch near her house, the lack of change to a speeding sign, and issues at a four-way stop intersection. She emphasized the urgent need for assistance and requested information on who to contact for resolution, as previous attempts had been unsuccessful. Chairman Biering affirmed that they had sent letters to state agencies and would provide additional contact information to Ms. Johnson, while Councilman Murdaugh also suggested that legal action might be necessary for a definitive resolution.

9. **Administrator's Briefing**

The Administrator, Thomas Higgs, briefed the council on a positive update regarding a grant for the after-school feeding program, noting that the finance department has diligently worked to align the program's numbers. They shared that after an increase in participants and prepared food costs during COVID, the program is now preparing more of its own food internally, leading to a reduction in costs.

10. **Public Hearing**

Chairman Biering advised that there were no items for Public Hearing.

11. **Old Business**

Chairman Biering advised that there were no items for Old Business.

12. **New Business**

- a) 1st Reading Ordinance 25-O-9, By Title Only, To Amend Title 6, Animals, Section 6.04.050 Enforcement, of the Colleton County Code of Ordinance, to Provide Greater Authority to Animal Service Officers

Council Vice-Chairman Trippe moved to approve 1st Reading Ordinance 25-O-9, By Title Only, To Amend Title 6, Animals, Section 6.04.050 Enforcement, of the Colleton County Code of Ordinance, to Provide Greater Authority to Animal Service Officers. The motion was seconded by Councilman Taylor. The motion carried unanimously.

Councilman Murdaugh advised that he would like to see a draft of the changes before the 2nd Reading.

- b) 1st Reading Ordinance 25-O-10, By Title Only, To Amend Title 14-Land Management, Article 14.04-6.040 to add the definition "Data Center", Article 14.08-2 Zoning District Regulations and Article 14.08-3 Conditional Uses, of the Colleton County Code of Ordinances

Councilman Frank moved to approve 1st Reading Ordinance 25-O-10, By Title Only, To Amend Title 14-Land Management, Article 14.04-6.040 to add the definition "Data Center", Article

14.08-2 Zoning District Regulations and Article 14.08-3 Conditional Uses, of the Colleton County Code of Ordinances. The motion was seconded by Councilman Taylor. The motion carried unanimously.

Councilman Murdaugh and Councilman Trippe brought up some items for addressing before the 2nd reading.

- c) Resolutions 25-R-55, To Award the Contract for the Design Build for the Veterans Park

Council Vice-Chairman Trippe moved to approve Resolution 25-R-55, To Award the Contract for the Design Build for the Veterans Park. The motion was seconded by Councilman Murdaugh, and the motion carried unanimously.

- d) Resolution 25-R-56, To Award the Contract for Debris Management and Disaster Recovery Services

Council Vice-Chairman Trippe moved to approve Resolution 25-R-56, To Award the Contract for Debris Management and Disaster Recovery Services. The motion was seconded by Councilman Murdaugh, and the motion carried unanimously.

- e) Resolution 25-R-57. To Award the Contract for First Push Debris Removal and Disposal Services

Councilman Frank moved to approve Resolution 25-R-57, To Award the Contract for First Push Debris Removal and Disposal Services. The motion was seconded by Council Vice-Chairman Trippe, and the motion carried unanimously.

- f) Resolution 25-R-58, To Award the Contract for Debris Monitoring and Recovery Services

Councilman Murdaugh moved to approve Resolution 25-R-58, To Award the Contract for Debris Monitoring and Recovery Services. The motion was seconded by Councilman Frank, and the motion carried unanimously.

- g) Resolution 25-R-59, To Authorize Acceptance and Budgeting of Various Grants for FY25-26

Councilman Frank moved to approve Resolution 25-R-59, To Authorize Acceptance and Budgeting of Various Grants for FY25-26. The motion was seconded by Councilman Murdaugh, and the motion carried unanimously.

- h) Resolution 25-R-60, To Authorize the Council Clerk to Advertise for Board Vacancies

Council Vice Chairman Trippe moved to approve Resolution 25-R-60, To Authorize the Council Clerk to Advertise for Board Vacancies. The motion was seconded by Councilman Murdaugh, and the motion carried unanimously.

13. **Council Time**

Councilman Taylor gave an update on the Technical College of the Lowcountry career skills center, highlighting successful programs such as welding, CDL, CNA, and phlebotomy classes, many of which are free to Colleton County citizens. There are ongoing efforts to introduce EV and auto diesel programs, dual credit classes with Colleton Prep, and potential night CDL training with support from Dominion Energy. Councilman Taylor also referenced a letter that was received by a concerned citizen living on Poor Farm Road and the placement of the new Animal Shelter. Councilman Taylor asked if the County could provide information to the public to ease their minds. The County Administrator advised that once the schematics have been worked out in the drawing and design phase. Then the County will make it available once it is available to them.

Councilman Murdaugh spoke on the Animal Shelter, also advising that the letter of concern was received, and that it was his understanding that the drawings are at about 50% completed. He expressed that initially there were concerns about the size of the shelter and that was due to the increased cost in tariffs, causing the cost to increase on the project. Councilman Murdaugh believed that all the past issues should have been resolved, and the County should be moving forward with the project.

Chairman Biering was glad to hear of such great training happening at TCL. He explained that by bringing that service to Colleton it would give more opportunities for people in Colleton. He also advised that the letter was received with regard to the Animal Shelter and Council will share the information when it becomes available in the future, and is fairly certain that that new design will be a great improvement to the current Animal Shelter.

14. **Executive Session***

Councilman Taylor made a motion to enter Executive Session to discuss the following items listed below. Councilman Frank seconded the motion, and the motion carried unanimously.

- a) Matters Concerning Economic Development
 - 1. Project Quail
 - 2. Project Fanatic
 - 3. Project Badger
 - 4. Project Boulder
 - 5. Project Triple Play
- b) Personnel and Contractual Matter related to the Office of County Administrator
- c) Legal Opioid Litigation Settlement Update

Councilman Murdaugh made a motion to exit Executive Session. Councilman Trippe seconded the motion, and the motion carried unanimously.

15. **Items discussed in Executive Session**

Economic Development Director Brantley Strickland along with Project Manager Donna Lamb

appeared before Council to discuss matters concerning Economic Development. Council also discussed items concerning a personnel and contractual matter related to the Office of the County Administrator, and the opioid litigation settlement update.

Councilman Biering advised that no action was taken during the Executive Session.

16. **Adjournment**

Councilman Trippe moved to adjourn the meeting. Councilman Murdaugh seconded the motion, and the motion carried unanimously.

The full County Council meeting is available at the link below:

https://www.youtube.com/live/3VK8T_AZPF4?si=BAD7uZxepdu64VWj

This 8th day of September 2025

Scott Biering, Chairman

ATTEST:

Danielle Murdaugh, Clerk to Council



**COLLETON COUNTY COUNCIL
SPECIAL MEETING MINUTES
Friday, September 12, 2025, at 3:30 PM**

1. Call to Order

Chairman Scott Biering called the meeting to order.

2. Roll Call

Council Chairman Scott Biering, Council Vice-Chairman Bubba Trippe, Councilman Steve Murdaugh, Councilman Johnny Frank, Councilman Phillip Taylor were in attendance.

3. Invocation & Pledge of Allegiance

Councilman Taylor gave the invocation and led the Pledge of Allegiance.

4. Approval of Agenda

Council Vice-Chairman Trippe made a motion to approve the agenda. The motion was seconded by Councilman Frank, and the motion carried unanimously.

5. Executive Session*

Councilman Murdaugh made a motion to enter Executive Session to discuss the line item below. Councilman Frank seconded the motion, and the motion carried unanimously.

- a) Personnel and Contractual Matter related to the Office of County Administrator

Councilman Taylor made a motion to exit Executive Session. Councilman Murdaugh seconded the motion, and the motion carried unanimously.

6. Items discussed in Executive Session

Chairman Biering advised that personnel and contractual matter related to the Office of County Administrator was discussed during Executive Session and no action was taken.

7. Adjournment

Councilman Frank moved to adjourn the meeting. Council Vice-Chairman Trippe seconded the motion, and the motion carried unanimously.

This 12th day of September 2025.

Scott Biering, Chairman

ATTEST:

Danielle Murdaugh, Clerk to Council



**COLLETON COUNTY COUNCIL
SPECIAL MEETING MINUTES
Friday, September 19, 2025, at 9:00 AM**

1. Call to Order

Chairman Scott Biering called the meeting to order.

2. Roll Call

Council Chairman Scott Biering, Council Vice-Chairman Bubba Trippe, Councilman Steve Murdaugh, Councilman Johnny Frank, Councilman Phillip Taylor were in attendance.

3. Invocation & Pledge of Allegiance

Councilman Taylor gave the invocation and led the Pledge of Allegiance.

4. Approval of Agenda

Councilman Taylor made a motion to approve the agenda. The motion was seconded by Council Vice-Chairman Trippe, and the motion carried unanimously.

5. Executive Session*

Councilman Taylor made a motion to enter Executive Session to discuss the items listed below. Councilman Frank seconded the motion, and the motion carried unanimously.

- a) Personnel and Contractual Matter related to the Office of County Administrator
- b) Matters Concerning Economic Development; Project Ricochet

6. Items discussed in Executive Session

Councilman Murdaugh made a motion to enter into a contract with the former employee as discussed in Executive Session. Councilman Taylor seconded the motion; no discussion. The motion passed with a 4-1 vote, with Councilman Frank opposing the motion.

7. Adjournment

Councilman Taylor moved to adjourn the meeting. Councilman Frank seconded the motion, and the motion carried unanimously.

This 19th day of September 2025.

Scott Biering, Chairman

ATTEST:

Danielle Murdaugh, Clerk to Council



Proclaiming October 2025 as Breast Cancer Awareness Month in Colleton County

WHEREAS, breast cancer is the most commonly diagnosed cancer among women in the United States, and although rare, it also affects men; and

WHEREAS, every year, more than 280,000 women and over 2,500 men in the U.S. are diagnosed with breast cancer, and nearly 42,000 women and 500 men lose their lives to this disease; and

WHEREAS, early detection through regular screenings, mammograms, and increased awareness significantly improves survival rates and outcomes; and

WHEREAS, advances in medical research, treatment, and community education have helped reduce the death rate from breast cancer, yet continued support and awareness remain vital in the fight to end this disease; and

WHEREAS, Breast Cancer Awareness Month is an opportunity to honor survivors, remember those lost to the disease, and support progress toward a cure by raising awareness and encouraging action across our communities; and

WHEREAS, we recognize the efforts of healthcare providers, researchers, advocacy groups, and caregivers who are dedicated to treating patients and finding a cure, as well as the strength and courage of those who are currently battling breast cancer;

NOW, THEREFORE, BE IT PROCLAIMED, by Colleton County Council, duly assembled, that we do hereby proclaim October 2025 as Breast Cancer Awareness Month in Colleton County and urge all citizens to increase their awareness, support those affected by breast cancer, and participate in activities that promote education, early detection, and research efforts to eliminate this disease once and for all.

Adopted the 6th day of October 2025

ATTEST: _____
Danielle Murdaugh, Clerk to Council

BY: _____
Scott Biering, Chairman



Proclaiming October 2025 as Head Start Awareness and Weatherization Month in Colleton County

WHEREAS, the Lowcountry Community Action Agency has served as a cornerstone in our community by providing programs and services that improve the quality of life for children, families, and individuals; and

WHEREAS, since 1965, the Head Start Program offers vital early childhood education, health, nutrition, and family support services that prepare young children for lifelong success; and

WHEREAS, the Weatherization Assistance Program helps families improve the energy efficiency of their homes, lowering energy costs and ensuring safer, healthier living environments; and

WHEREAS, these programs demonstrate the Agency's ongoing commitment to empowering families, strengthening communities, and building pathways to self-sufficiency; and

WHEREAS, the Lowcountry Community Action Agency will further highlight these efforts by sponsoring an Energy Fair and Head Start Awareness Day; and

NOW, THEREFORE, BE IT PROCLAIMED, by Colleton County Council, duly assembled, that we do hereby proclaim October 2025 as Head Start Awareness and Weatherization Month in Colleton County and commends the Lowcountry Community Action Agency for its ongoing dedication to children, families, and the community.

Adopted the 6th day of October 2025

ATTEST: _____
Danielle Murdaugh, Clerk to Council

BY: _____
Scott Biering, Chairman

Sponsor(s) : County Council
First Reading : September 8, 2025
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A
Second Reading : October 6, 2025
Public Hearing :
Third Reading :
Effective Date : Immediately

I, _____,
Council Clerk, certify that this
Ordinance was advertised for
Public Hearing on _____.

ORDINANCE NO. 25-O-09

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[An Ordinance to Amend Title 6, Animals, Section 6.04.050 Enforcement, of the Colleton County Code of Ordinance, to Provide Greater Authority to Animal Service Officers.]

WHEREAS, the Colleton County Council recognizes the need for effective enforcement of animal control laws in order to protect the health, safety, and welfare of residents and animals within the community; and

WHEREAS, the Council finds it necessary to clarify and expand the authority of Animal Control Officers to ensure compliance with Title 6 of the Colleton County Code;

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

Section 1. Amendment

Title 6, Animals, Section 6.04.050 Enforcement, Subsection E, of the Colleton County Code of Ordinance is hereby amended to read in its entirety as follows:

6.04.050 Enforcement

- e) When a pet or animal is found in a condition which evidences a first-time violation of this chapter, the animal control officer may issue a Notice of Violation to its owner, if known, or in the alternative issue a summons to the owner to appear in magistrates court.

If the officer issues a notice of violation, the owner shall then have a minimum of 24 hours to correct the violation. If the owner does not correct or remedy the first-time violation within the given time period to the satisfaction of the animal control officer, the animal control officer may issue a summons to such person, and the matter shall be heard before a magistrate. However, nothing in this chapter shall limit an animal control officer from taking immediate action as described in subsection (F) of this section when it is deemed to be in the best interest of the pet or animal or the community at large.

Severability: If any provision of this Ordinance or the application thereof to any person or circumstances 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.

Conflict: Provisions in other County Ordinances, Resolutions, policies, or by-laws in conflict with this Ordinance are hereby repealed.

Effective Date: The effective date of this Ordinance shall be upon final reading and approval as prescribed by law.

This Ordinance shall take effect upon 3rd reading by County Council, on the _____ day of _____ 2025

ATTEST:

SIGNED:

Danielle Murdaugh, Council Clerk

Scott Biering, Chairman

Approved as to Form
Sean Thornton, County Attorney

COUNCIL VOTE:
OPPOSED:

Sponsor(s): County Council
First Reading: September 8, 2025
Committee Referral: N/A
Committee Consideration Date: N/A
Committee Recommendation: N/A
Second Reading: October 6, 2025
Public Hearing:
Third Reading:
Effective Date: Immediately

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

ORDINANCE 25-O-10

COUNCIL- ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[An Ordinance to Amend Title 14-Land Management, Article 14.04-6.040 to add the definition “Data Center”, Article 14.08-2 Zoning District Regulations and Article 14.08-3 Conditional Uses, of the Colleton County Code of Ordinances.]

WHEREAS, the Colleton County Council has determined it is in the best interest of the citizens of Colleton County to update the Land Management Ordinance to address emerging industries and land uses; and

WHEREAS, the establishment of data centers represents a growing economic sector that requires proper regulation and placement within the zoning framework of Colleton County; and

WHEREAS, it is the intent of County Council to amend the Colleton County Code of Ordinances to include a definition for “Data Center” and to specify its use and conditions within certain zoning districts;

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

Title 14 – Land Management, Article 14.08-2 Zoning District Regulations, is hereby amended to include “Data Center” as a Conditional or Special Exception use within designated zoning districts as determined appropriate by County Council.

Amend Section 14.04-6.040 – Definitions to add

Data Center, means facility, or campus of facilities, engaged in the storage, management, processing, hosting, or transmission of data and related services, and which houses computer systems, network equipment, servers, appliances, and other associated components and structures customarily incidental or related to such operations. Cryptocurrency processing facilities are specifically excluded from this definition.

Amend Section 14.08-2.050.3 – to add “Data Centers” as a Special Exception in the RD-1 zoning designation

Amend Section 14.08-2.060.3 – to add “Data Centers” as a Special Exception in the RD-2 zoning designation

Amend Section 14.08-2.125.3 – to add “Data Centers” as a Special Exception in the LID zoning designation

Amend Section 14.08-2.130.2 – to add “Data Centers” as a Conditional Use in the ID zoning designation

Amend Section 14.08-2.135.2 – to add “Data Centers” as a Conditional Use in the HID zoning designation

Amend section 14.08-3 – Conditional Uses is hereby amended to include “Data Center” as a conditional use, subject to the following standards:

1. Data Center Development. A "Data Center Development" shall refer to the entire contiguous tract of land presented for development as a Data Center.
2. Height Regulations. Principal buildings shall not exceed seventy-five (75) feet in height, measured from structure pad level. This height limitation shall not apply to accessory structures such as water towers, conveyor belts, or other incidental and uninhabited structures. Structures proposed to be located within the Airport Compatibility Overlay Zone (AC-O) - Lowcountry Regional Airport shall follow prescriptions for the Airport Overlay Zone (AC-0) 14.08-2.150.
3. Setbacks: For prescribed yards as defined in section 14.04-63.040 with specific parameters outlined in 14.08-2.010.D.2
 - a. Front yard setback: Two hundred (200) feet.
 - b. Side yard setback: Two hundred (200) feet.
 - c. Rear yard setback: Two hundred (200) feet.
4. Minimum Lot Requirements.
 - a. Lot frontage: Minimum of one hundred ten (110) feet adjoining a street.
 - b. Lot width at building line: Minimum of four hundred (400) feet.
 - c. Lot acreage: Minimum of three hundred (300) acres in non-industrial zoning designations.
5. Buffer Requirements:

Specific to RD-1 and RD-2 Zoning Designations:
A minimum one hundred fifty (150) foot-wide forested buffer to provide 100% opacity from surrounding thoroughfares and adjoining properties. This buffer may be located within required building setbacks.

Specific to Industrial Zoning Designations:
A minimum fifty (50) foot wide forested buffer in addition to prescribed industrial zone buffer requirements to provide 100% opacity from surrounding thoroughfares and adjoining properties not zoned Industrial. This buffer may be located within required building setbacks.
6. HVAC and Mechanical Screening. All air conditioning units and HVAC systems shall be thoroughly screened from view from public rights-of-way and adjacent properties using buildings, walls, fencing, roof elements, or landscaping.
7. Front Building Facade. The front building facade of principal structures shall be oriented

toward street fronts or adjacent arterial street fronts. This requirement does not apply where the building is more than 500 feet from the public right-of-way or not visible from it.

8. Security Fencing. Security fencing and walls along the right-of-way shall not be located within the required buffer unless they comply with Section 14.08-4.030.
9. Accessory Structures. Accessory structures shall comply with applicable Colleton County Code provisions. However, accessory structures that meet the buffer setbacks outlined in Section 14.08-2.050 are permitted. Guardhouses and secure entry features are expressly permitted at public road entrances.
10. Internal Subdivision Flexibility. Required setbacks and buffers apply only to the external boundaries of the overall Data Center Development. Minimum frontage, lot width, and lot acreage do not apply to subdivided lots within the development, provided:
 - a. The overall tract meets the requirements of this section, and
 - b. Each subdivided lot has adequate access via public or private roads.
11. Private Roads. Private roads within the Data Center Development are permitted and shall be designed and constructed in accordance with County public road standards under the Colleton County Code.
12. Alternative Power Sources. Onsite power generation through the use of natural gas, solar or other renewables shall be permitted. All applicable construction permits (air, building, etc.) shall be obtained.
13. Conflicting Provisions. In the event of a conflict between this Section and any other provisions of the Colleton County Code, this Section shall govern.
14. Prohibited Use. Cryptocurrency processing is not permitted under the provisions of this Section.
15. Lighting. All outdoor lighting shall be downcast and arranged to prevent light trespass onto adjacent properties.
16. Noise. Sound levels at any property line shall not exceed sixty-five (65) decibels, except during emergency generator testing. Such emergency generator testing shall be limited to once per week, conducted only on weekdays between the hours of 11:00 AM and 1:00 PM.

Severability.

If any provision of this Ordinance or the application thereof to any person or circumstances 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.

Conflict.

Provisions in other County Ordinances, Resolutions, policies, or by-laws in conflict with this Ordinance are hereby repealed.

This Ordinance shall take effect upon 3rd reading by County Council, on the _____ day of _____ 2025

Scott Biering Chairman

ATTEST _____
Danielle Murdaugh
Clerk to Council

COUNCIL VOTE:
OPPOSED

Approved as to Form
Sean P. Thornton, County Attorney

Sponsor(s): County Council
First Reading: October 6, 2025
Committee Referral: N/A
Committee Consideration Date: N/A
Committee Recommendation: N/A
Second Reading:
Public Hearing:
Third Reading:
Effective Date: Immediately

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

ORDINANCE 25-O-11

By Title Only

COUNCIL- ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[An Ordinance Authorizing the Execution and Delivery of a Fee-In-Lieu of Tax and Special Source Credit Agreement by and between Colleton County, South Carolina and a Company known to the County as Project Quail with respect to Certain Property located in the County, Whereby such Property will be Subject to Certain Payments In Lieu of Taxes, Including the Provision of Certain Special Source Credits; and Other Matters Related Thereto.]

Sponsor(s): County Council
First Reading: October 6, 2025
Committee Referral: N/A
Committee Consideration Date: N/A
Committee Recommendation: N/A
Second Reading:
Public Hearing:
Third Reading:
Effective Date: Immediately

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

ORDINANCE 25-O-12

By Title Only

COUNCIL- ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[An Ordinance Authorizing the Amendment of the Agreement for Development for 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 Located in Colleton County as Part of the Park; and Other Matters Related Thereto.]

Sponsor(s)	: County Council
Adopted	: October 6, 2025
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A

RESOLUTION NO. 25-R-61

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[A Resolution to Approve Purchase of a John Deere 544 P-Tier Wheel Loader for the Solid Waste Transfer Station.]

WHEREAS:

1. The Solid Waste and Fleet Management Departments solicited quotes for the purchase of a front-end loader for the Solid Waste Transfer Station; and
2. Solid Waste has identified the need to add an additional front-end loader to their operation, which will allow them to continue with productivity should maintenance fail on another; and
3. Three quotes were received, and Dobbs Equipment (John Deere), had the lowest price at \$172,365.68; and
4. Funding for this purchase will come from the 2024 Lease Purchase Account (115) and Insurance Proceeds.

NOW THEREFORE BE IT RESOLVED BY THE COLLETON COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The purchase of a John Deere 544 P-Tier Wheel Loader at a cost of \$172,365.68 from Dobbs Equipment (John Deere), is hereby approved.
2. The County Administrator is hereby authorized to execute on behalf of the County any paperwork necessary for the purchase.
3. Funding for this purchase will come from the 2024 Lease Purchase Account (115) and Insurance Proceeds.

ATTEST:

SIGNED:

Danielle Murdaugh, Council Clerk

Scott Biering, Chairman

COUNCIL VOTE:
OPPOSED:

Sponsor(s) : County Council
Adopted : October 6, 2025
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A

RESOLUTION NO. 25-R-62

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[A Resolution to Declare Surplus Equipment and to Authorize the Trade in Accordance with County Policy.]

WHEREAS:

1. The Solid Waste department has evaluated equipment, and deemed it to be no longer suitable for County operations; and
2. It is recommended that Council declare said equipment surplus and authorize the trade-in through Dobbs Equipment on the John Deere 544 P-Tier Wheel Loader equipment.

NOW, THEREFORE, BE IT RESOLVED BY THE COLLETON COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The following equipment, submitted by the Solid Waste department, is hereby declared surplus to the needs of the County.

Description	Serial Number
2022 John Deere 410L	1T0410LXHNF424118

2. Said equipment shall be placed for trade-in through Dobbs Equipment on the John Deere 544 P-Tier Wheel Loader equipment.

ATTEST:

SIGNED:

Danielle Murdaugh, Council Clerk

Scott Biering, Chairman

COUNCIL VOTE:

OPPOSED:

Sponsor(s)	: County Council
Adopted	: October 6, 2025
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A

RESOLUTION NO. 25-R-63

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[A Resolution to Authorize Acceptance and Budgeting of Various Grants for FY26]

WHEREAS:

1. The County Budget Ordinance requires a Resolution to record all non-budgeted revenues and non-budgeted grant revenues; and
2. The Colleton County Economic Development Department is the Office of Primary Responsibility (OPR) related to the receipt of non-budgeted income for FY26 received from the South Carolina Department of Commerce Rural Infrastructure Fund Assistance Grant #C-24-4019 for Building Improvements for QMP, Inc (Project Quail) in the amount of \$200,000.00; and
3. The Fourteenth Judicial Circuit Solicitor's Office is considered the Office of Primary Responsibility (OPR) related to the receipt of non-budgeted income for FY26 received from the South Carolina Opioid Recovery Fund Board for an Opioid Recovery Fund Assistance Grant in the amount of \$333,674.77; and
4. The Colleton County Fire-Rescue Division is considered the Office of Primary Responsibility (OPR) related to the receipt of non-budgeted income for FY26 received from the South Carolina Department of Public Health (DPH), in the amount of \$60,919.80; and
5. The Colleton County Sheriff's Office is the Office of Primary Responsibility (OPR) related to the receipt of non-budgeted income for FY26 received from the South Carolina Department of Public Safety for the purchase of Body-Worn Cameras and from the Body Worn Camera (BWC) Grant Program, in the amount of \$97,471.00; and
6. The Colleton County Sheriff's Office is the Office of Primary Responsibility (OPR) related to the receipt of non-budgeted income for FY26 received from the South Carolina Department of Public Safety for the purchase of In-Car Video Cameras and from the In-Car Video Camera (ICVC) Grant Program, in the amount of \$77,608.83; and

NOW THEREFORE BE IT RESOLVED BY THE COLLETON COUNTY COUNCIL DULY ASSEMBLED THAT:

1. County Council hereby authorizes the designation of appropriate general ledger accounts to record revenues and expenditures in the following funds for the grant and unbudgeted revenues for FY26 as listed:
 - a. Fund 120 – Special Revenue Fund; South Carolina Department of Commerce, Rural Infrastructure Fund Grant #C-24-4019; for Building Improvements at QMP, Inc (Project Quail); \$200,000.00.

- b. Fund 120 – Special Revenue Fund; South Carolina Opioid Recovery Fund Board; \$333,674.77; Opioid Recovery Fund Assistance Grant for the 14th Circuit Solicitor’s Office.
 - c. Fund 120 – Special Revenue Fund; South Carolina Department of Public Health (DPH); \$60,919.80; Coalition MCI Project Phase 2.
 - d. Fund 120 – Special Revenue Fund; South Carolina Department of Public Safety; Office of Highway Safety and Justice Programs Body-Worn Cameras Fund; \$97,471.00.
 - e. Fund 120 – Special Revenue Fund; South Carolina Department of Public Safety; Office of Highway Safety and Justice Programs In-Car Video Camera Fund; \$77,608.83.
2. The above listed OPRs (Offices of Primary Responsibility) are responsible for preparing any external reports related to said funds, complying with grant terms and conditions, coordinating reimbursement requests with the Finance Department in addition to being the responsible parties for providing copies of external reports to the Finance Office, grant auditors, and to external auditors at the end of FY26 as requested for this grant/non-budgeted revenue received.

ATTEST:

SIGNED:

Danielle Murdaugh, Council Clerk

Scott Biering, Chairman

COUNCIL VOTE:
OPPOSED:

Sponsor(s)	: County Council
Adopted	: October 6, 2025
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A

RESOLUTION NO. 25-R-64

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR COLLETON COUNTY

[A Resolution to Approve the County's Sponsoring and Providing the Local Match for a PARD Grant for Multiple Recreation Improvements throughout the County.]

WHEREAS:

1. At the September 29, 2025 Colleton County Legislative Delegation Meeting, the following recreation improvements throughout the County were approved for a \$112,647.00 PARD Grant:
 - a. Ruffin Community Center – \$36,500.00 for Replacement of Porch and Kitchen Floor Replacement;
 - b. Leroy Womble, Jr Park – \$67,528.00 for Playground Equipment and Outdoor Facilities;
 - c. A2i Complex(Aspire2Inspire) – \$8,619.00 Ruffin High School Ball Field Revitalization-Pavilion;
2. PARD Grants are reimbursement grants that require a twenty (20) percent local match; and
3. Colleton County must complete the grant paperwork, provide funds for improvements, submit required documents for reimbursement, and provide the \$22,259.40 required grant match; and
4. The County has a Joint-Use Agreement or a Memorandum of Understanding on the properties for all of the improvements; and

NOW THEREFORE BE IT RESOLVED BY THE COLLETON COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Colleton County hereby agrees to sponsor a PARD Grant in the amount of \$112,647.00 for multiple recreation improvements throughout the County, with such sponsorship including completing the grant application paperwork, provide funds for improvements, submitting required documentation for reimbursement, and providing the \$22,259.40 required for the local match funded from Fund 100-County General Fund; all is contingent on Grant approval through PARD.

2. The County Administrator is hereby authorized to execute all grant paperwork required for the PARD Grant application.

ATTEST:

SIGNED:

Danielle Murdaugh, Council Clerk

Scott Biering, Chairman

COUNCIL VOTE:
OPPOSED: