

PUBLIC HEARINGS & REGULAR MEETING  
DARLINGTON COUNTY COUNCIL  
DARLINGTON, SC

June 2, 2025

Public hearings and regular meeting of the County Council of Darlington County were held this 2<sup>nd</sup> day of June 2025, at 6 p.m., at the Courthouse Annex/EMS Building, 1625 Harry Byrd Highway (Highway 151), Darlington, South Carolina, and live-streamed on Darlington County Council Live Meetings Facebook page.

NOTICE OF MEETING

In compliance with the Freedom of Information Act, a copy of the agenda providing the date, time, and place of the meeting was emailed to the local newspapers, persons requesting notification, and posted on the county's website and on the bulletin board in the lobby of the Darlington County Government Building located at 1 Public Square, Darlington, South Carolina.

NOTICE OF PUBLIC HEARING

A Notice of Public Hearing for Ordinance No. 25-07, Ordinance No. 25-10, Ordinance No. 25-11, and Ordinance No. 25-14 was published in the Hartsville Messenger and the News and Press on May 7, 2025. A Notice of Public Hearing for Ordinance No. 25-09 was published in the Hartsville Messenger and the News and Press on April 23, 2025, and May 7, 2025.

COUNCIL MEMBERS PRESENT

Chairman Bobby Hudson, Vice-Chairman Marvin Le Flower, Chaplain Dannie Douglas, Jr., Mr. Michael Kirk Askins, Mr. David Coker, Mr. Albert Davis, III, Mrs. Angie Stone Godbold, and Ms. Joyce W. Thomas.

ALSO PRESENT

County Administrator Marion Charles Stewart, III, County Attorney James H. Lucas, Attorney Adam Gainey, Clerk to Council J. Janet Bishop, Central Communications Director Michelle Hall, Codes Enforcement Assistant Director Mary Tunstall, Emergency Management Director Molly Odom, Finance Director Sherman Dibble, Deputy Fire Chief John Shoemake, Historical Commission Director Brian Gandy, Human Resources Director Ginger Winburn, Library Director Jimmie Epling, Sheriff Michael August, Haynsworth Sinkler Boyd Attorney Will Johnson, and others.

REPORTER PRESENT

Mr. Stephan Drew of the News & Press.

**PUBLIC HEARINGS**

Ordinance No. 25-07, An Ordinance Authorizing The Sale Of Property Near The Mozingo Building In Darlington - THIRD READING

Chairman Hudson declared the public hearing open at 6 p.m. to receive comments on Ordinance No. 25-07.

There being no comments, the public hearing was closed.

Ordinance No. 25-09, An Ordinance To Make Appropriations For Ordinary County Purposes For Darlington County For The Fiscal Year Beginning July 1, 2025, And Ending June 30, 2026; To Provide For The Expenditures Thereof; And To Provide For Revenues For The Payment Thereof - THIRD READING

Chairman Hudson declared the public hearing opened to receive comments on Ordinance No. 25-09.

There being no comments, the public hearing was closed.

Ordinance No. 25-10, An Ordinance To Designate That Agency In The County For Alcohol And Drug Abuse Planning For Programs And To Make Appropriations Pursuant To Sections 6-27-40(B) And 12-33-245(B) And (C) Of The 1976 Code Of Laws Of South Carolina, As Amended, For Darlington County For The Fiscal Year Beginning July 1, 2025, And Ending June 30, 2026 - THIRD READING

Chairman Hudson declared the public hearing open to receive comments on Ordinance No. 25-10.

There being no comments, the public hearing was closed.

Ordinance No. 25-11, An Ordinance Authorizing Darlington County To Accept Ownership And Responsibility Of Property Through The Buyout Program With South Carolina Office Of Resilience (SCOR), Group 3 - THIRD READING

<u>Street Address</u>	<u>Tax Map/Parcel #</u>
1231 Patrick Hwy, Hartsville, SC 29550	054-16-01-070

*The Buyout Project is funded by a US Department of Housing and Urban Development (HUD) Community Development Block Grant for Mitigation (CDBG-MIT) for the purpose of Darlington County acquiring property from voluntarily participating residential homeowners who are located in a floodplain and/or have suffered damages due to flooding during the 2015, 2016, or 2018 Presidentially-declared disasters and/or located in a program defined Disaster Risk Reduction Area.*

*Representatives for the South Carolina Office Of Resilience (SCOR) and the voluntarily participating residential homeowners have negotiated Contract(s) for Sale of Real Estate to be executed in the name of, and on behalf of, Darlington County. Darlington County anticipates receiving ownership of the properties at no cost and will be perpetually responsible for the maintenance of the properties. The properties will be returned to green space in perpetuity through restrictive covenants.*

*The South Carolina Office of Resilience (SCOR) and Darlington County are acting in accordance with a Darlington County application for a Community Development Block Grant for Mitigation (CBDG-MIT) and a Grant Agreement executed November 21, 2022.*

Chairman Hudson declared the public hearing open to receive comments on Ordinance No. 25-11.

There being no comments, the public hearing was closed.

Ordinance No. 25-14, An Ordinance To Amend Darlington County Code Of Ordinances, Chapter 2 (Administration), Article V. (Finance), Division 7 (Fees), Section 2-412 (Fee Schedule) To Amend Certain Fees And Establish The Effective Date Of This Ordinance - THIRD READING

Chairman Hudson declared the public hearing open to receive comments on Ordinance No. 25-14.

There being no comments, the public hearing was closed.

**REGULAR MEETING**

Call To Order / Invocation / Pledge Of Allegiance

Chairman Hudson called the meeting to order. Mr. Douglas presented the invocation, and Mr. Flowers led the Pledge of Allegiance.

Citizens' Comments

Mr. Frankie Valle appeared to voice his concerns about the fee in lieu of tax incentive ordinance (Ordinance No. 25-17) for IP Solar and the number of large solar farms being established near his home. He reported that IP Solar, consisting of 250+ acres, and another solar farm, consisting of 500+ acres, had received a fee in lieu of tax incentive to locate on Ruby Road near his home and have the potential to affect hunting, vegetation, home values, etc. Mr. Valle did not feel that enough information about solar farms had been given to the citizens, and the county has not done anything to increase the regulations governing solar farms. Although he received a letter from the Planning Commission, Mr. Valle felt that the county was allowing IP Solar to make its own regulations. He mentioned a bill that the Governor signed governing solar farms in counties that have no regulations. Mr. Valle concluded his comments by stating that solar farms will receive federal funds regardless of whether the county provides a fee in lieu of tax incentive.

Personal Appearances - Man2Man Fatherhood Initiative Intervention Specialist Anthony Green And Executive Director Derrick Dease - Update On The Fatherhood Program In Darlington County

Mr. Derrick Dease, Executive Director of Man2Man Fatherhood Initiative, stated that the goal of Man2Man Fatherhood Initiative is to provide means for men to become better fathers and help families thrive. This organization has been serving communities in five counties (Chesterfield, Darlington, Dillon, Marion, and Marlboro Counties) for over 25 years; was recognized by South Carolina Department of Social Services with the People's Choice Award; and was the only fatherhood organization publicly recognized by the Governor last year when he spoke about the budget. Mr. Dease reported that Man2Man Fatherhood Initiative has provided services in Hartsville through the Byerly Foundation; in Darlington through Ready For Life (helps kids understand how to make productive choices); and at Darlington County Prison Farm. He hopes to receive funds for job skill training to train men once they are released, such as what has been done in Marlboro County. Although Man2Man Fatherhood Initiative helps men become responsible and return home, this organization also helps women, too.

Mr. Anthony Green, Intervention Specialist for Darlington and Marion Counties, briefly talked about the information/brochures handed to Council members; how the organization receives referrals from the Department of Social Services; and classes/training offered at no cost to individuals. He emphasized that Man2Man helps to strengthen families and fathers.

Mr. Davis asked about job skills offered by Man2Man.

Mr. Dease explained the components of the Man2Man program, which consists of parenting, healthy relationships, economic mobility, job readiness and employment, child support and visitation, and personal development. He also talked about their partnerships with community colleges and local industries.

#### Personal Appearance - Mr. Jimmy Johnson, Director, Christ City Of Refuge - Services Provided By Christ City Of Refuge

Mr. Jimmy Johnson talked about the mission of Christ City of Refuge. This program offers hope to people who have lost their hope and is dedicated to transforming lives by providing stable housing, employment assistance, and transportation services to individuals experiencing homelessness and/or recovering from addiction. The program began nine years ago with one cottage. Now it has seven cottages, a crisis center, and a laundry facility. Most of the cottages are single occupancy, but five can be used for families. Mr. Johnson talked about the organization's expectations of the residents to include keeping the facilities neat and clean, going to work, and saving \$200 per week for fines/bills and future use. He also talked about the services offered, their work-based program, and partnerships. Of 82 clients, 67 were from Darlington County. These residents consist of individuals who have aged out of foster care, disabled individuals, domestic violence survivors, single parents, and recovering addicts who are provided detox/treatment services at a treatment center and then returned to Christ City of Refuge to be in a safe place to continue making progress. Mr. Johnson also talked about their current annual expenses and partnerships. Christ City of Refuge received its 501c3 federal status within the last ten months. Previously, this organization relied on donations from individual donors and churches. During the last ten months, donations have been received from other people. Mr. Johnson hopes to start a

second phase of the program with more housing, which will enable people to move through the first phase much faster and receive help for a longer period in the second phase, while moving more people through the program.

Consent Agenda (Receive As Information)

Included in the Consent Agenda were the following:

- 6.A. Pee Dee Regional Council Of Governments COGnitive Connections Newsletter, May 2025.
- 6.B. Alcohol And Drug Citizen Advisory Committee Meeting Minutes, March 27, 2025, And April 24, 2025.
- 6.C. Darlington County Humane Society Meeting Minutes, April 14, 2025.
- 6.D. Financial Update Through April 2025.
- 6.E. Darlington County Parks, Recreation, and Tourism Activities, June 2025.
- 6.F. E-911 Call Volume Report, April 2025.
- 6.G. Fire District Call Volume Report, May 2025.

**MOTION** made by Mr. Flowers and seconded by Mr. Douglas to receive the Consent Agenda items as information.

The motion carried unanimously.

Approval Of Minutes – Minutes Of Public Hearing And Regular Meeting, May 5, 2025

**MOTION** made by Mr. Douglas and seconded by Mr. Davis to approve the minutes of the Public Hearing and Regular Meeting held on May 5, 2025.

The motion carried unanimously.

Amendment To The Agenda To Bring Forth The Executive Sessions

**MOTION** made by Mr. Flowers and seconded by Mr. Davis to amend the agenda to bring forth the executive sessions.

The motion carried unanimously.

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 Viper (Ordinance No. 25-12) And Project Joint (Ordinance No. 25-13 );
- 14.B. Discussion Of Negotiations Incident To Proposed Contractual Arrangements And Proposed Purchase Of Property Northeast Of The City Of Lamar (Ordinance No. 25-16);
- 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 RE: IP Solar, LLC (Ordinance No. 25-17);

14.D. 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 RE: Project Perseid (Ordinance No. 25-19); and

14.E. 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 - RE: I-20 Industrial Park And Marlboro Pee Dee Electric.

**MOTION** made by Mr. Flowers and seconded by Mr. Davis to vote for the executive sessions as listed above.

The motion carried unanimously.

Executive Sessions

**MOTION** made by Mr. Flowers and seconded by Mr. Davis for Council, the County Administrator, and the attorneys to go into executive session to discuss the executive session items listed above.

The motion carried unanimously.

Council, the County Administrator, the County Attorneys, and Haynesworth Sinkler Boyd Attorney Will Johnson went into executive session at 6:25 p.m. and reconvened at 7:02 p.m. Upon reconvening, Chairman Hudson announced that no action was taken during executive session.

Ordinances

Ordinance No. 25-07, An Ordinance Authorizing The Sale Of Property Near The Mozingo Building In Darlington - THIRD READING

Mrs. Godbold recused herself from discussion/voting regarding Ordinance No. 25-07.

**MOTION** made by Mr. Flowers and seconded by Mr. Douglas to approve third reading of Ordinance No. 25-07.

The motion carried with Mrs. Godbold recusing herself from voting.

Ordinance No. 25-09, An Ordinance To Make Appropriations For Ordinary County Purposes For Darlington County For The Fiscal Year Beginning July 1, 2025, And Ending June 30, 2026; To Provide For The Expenditures Thereof; And To Provide For Revenues For The Payment Thereof - THIRD READING

**MOTION** made by Mr. Flowers and seconded by Mr. Douglas to approve third reading of Ordinance No. 25-09.

The motion carried with Mr. Davis opposing.

Ordinance No. 25-10, An Ordinance To Designate That Agency In The County For Alcohol And Drug Abuse Planning For Programs And To Make Appropriations Pursuant To Sections 6-27-40(B) And 12-33-245(B) And (C) Of The 1976 Code Of Laws Of South Carolina, As Amended, For Darlington County For The Fiscal Year Beginning July 1, 2025, And Ending June 30, 2026 - THIRD READING

**MOTION** made by Mr. Flowers and seconded by Mr. Douglas to approve third reading of Ordinance No. 25-10.

The motion carried unanimously.

Ordinance No. 25-11, An Ordinance Authorizing Darlington County To Accept Ownership And Responsibility Of Property Through The Buyout Program With South Carolina Office Of Resilience (SCOR), Group 3 -THIRD READING

**MOTION** made by Mr. Coker and seconded by Mr. Douglas to approve third reading of Ordinance No. 25-11.

The motion carried unanimously.

Ordinance No. 25-14, An Ordinance To Amend Darlington County Code Of Ordinances, Chapter 2 (Administration), Article V. (Finance), Division 7 (Fees), Section 2-412 (Fee Schedule) To Amend Certain Fees And Establish The Effective Date Of This Ordinance - THIRD READING

**MOTION** made by Mr. Flowers and seconded by Mr. Douglas to approve third reading of Ordinance No. 25-14.

The motion carried unanimously.

Ordinance No. 25-06, An Ordinance To Amend Darlington County Code Of Ordinances, Chapter 2 (Administration), Article II. (County Council), Division 3. (Meetings), To Allow Virtual Attendance At Council Meetings And To Establish The Effective Date Of This Ordinance, SECOND READING

After making a motion to approve second reading of Ordinance No. 25-06, Mr. Douglas withdrew his motion.

There being no motion, Ordinance No. 25-06 failed.

Ordinance No. 25-12, An Ordinance Authorizing The Execution And Delivery Of A Fee Agreement By And Between Darlington County, South Carolina And Project Viper Providing For A Payment Of A Fee In Lieu Of Taxes, And Other Matters Related Thereto - SECOND READING

There being no motion, Ordinance No. 25-12 failed.

Ordinance No. 25-13, An Ordinance Authorizing The Execution And Delivery Of A Fee Agreement By And Between Darlington County, South Carolina And Project Joint Providing For A Payment Of A Fee In Lieu Of Taxes, And Other Matters Related Thereto - SECOND READING

There being no motion, Ordinance No. 25-13 failed.

Ordinance No. 25-15, An Ordinance Authorizing Darlington County To Accept Ownership And Responsibility Of Property Through The Buyout Program With South Carolina Office Of Resilience (SCOR), Group 4 - SECOND READING

**MOTION** made by Mr. Coker and seconded by Mr. Douglas to approve second reading of Ordinance No. 25-15.

The motion carried unanimously.

Ordinance No. 25-16, An Ordinance Authorizing The Purchase Of 1.50 Acres Located Near The Intersection of Lamar Highway (Highway 401) And Zion Road, Being Situated Northeast Of The City Of Lamar, South Carolina - SECOND READING

**MOTION** made by Mr. Douglas and seconded by Mr. Coker to approve second reading of Ordinance No. 25-16.

The motion carried unanimously.

Ordinance No. 25-17, 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 Agreement Between Darlington County, South Carolina And IP Solar, LLC And Certain Affiliates Relating To A Proposed Solar Farm Development Located At Tax Parcels 074-00-01-001, 073-00-01-069, 050-00-01-004, 051-00 -01-012, 051-00-01-077, 074-00-01-074, 051-00-01-086, and 050-00-01-014 near Underground Branch Road, Whitehall Lane, Persimmons Drive, and E. Old Camden Road; And Authorizing Other Related Matters - FIRST READING - BY TITLE ONLY

The title of Ordinance No. 25-17 was read for first reading. No action required.

Ordinance No. 25-18, An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Darlington County, South Carolina And Florence County, South Carolina Relating To A Proposed Solar Farm Development Located At Tax Parcels 074-00-01-001, 073-00-01-069, 050-00-01-004, 051-00 -01-012, 051-00-01-077, 074-00-01-074, 051-00-01-086, and 050-00-01-014 Near Underground Branch Road, Whitehall Lane, Persimmons Drive, And E. Old Camden Road; And Other Matters Related Thereto (IP Solar, LLC) - FIRST READING - BY TITLE ONLY

The title of Ordinance No. 25-18 was read for first reading. No action required.

Ordinance No. 25-19, An Ordinance Authorizing Pursuant To Chapter 44 Of Title 12, South Carolina Code Of Laws, 1976, As Amended, The Execution And Delivery Of An Amended And Restated 2020 Fee Agreement By And Between Darlington County, South Carolina And Project Perseid And Certain Affiliates And Other Matters Relating Thereto - FIRST READING - BY TITLE ONLY

The title of Ordinance No. 25-19 was read for first reading. No action required.

Ordinance No. 25-20, An Ordinance Authorizing Darlington County To Accept Ownership And Responsibility Of Property Through The Buyout Program With South Carolina Office Resilience (SCOR), Group 5 - FIRST READING

The title of Ordinance No. 25-20 was read for first reading. No action required.

Resolutions

There were no Resolutions.

Committee Reports

There were no Committee Reports.

Other Items

Appointments To Boards/Commissions/Committees

Alcohol And Drug Citizen Advisory Committee. Mr. Flowers nominated Mr. James Johnson, Jr. for appointment to the Alcohol and Drug Citizen Advisory Committee. The nomination was seconded by Mr. Coker.

The vote was unanimous to appoint Mr. James Johnson, Jr. to the Alcohol and Drug Citizen Advisory Committee. Mr. Johnson will replace Mr. Robert Singletary in a term that extends through June 30, 2027.

Historical Commission. **MOTION** made by Mr. Askins and seconded by Mr. Coker to reappoint Ms. Loris Flowers to the Historical Commission.

The motion carried with Mr. Flowers abstaining. Ms. Loris Flowers will serve a fifth term commencing July 1, 2025, and extending through June 30, 2029.

The remaining appointments were carried over.

Pee Dee Workforce Area SC Works System Memorandum Of Understanding

**MOTION** made by Mr. Flowers and seconded by Mr. Coker to authorize the chairman to sign Pee Dee Workforce Area SC Works System Memorandum of Understanding.

The motion carried unanimously.

Sheriff's Department Request For Surplus Weapon To Be Gifted To Retiring Officer

**MOTION** made by Mr. Coker and seconded by Mr. Davis to approve Sheriff Michael August's request for a surplus 9mm Glock 43x, with serial number BZWE384, to be gifted to Sergeant Russell James, who is retiring from the Sheriff's Department after 15 years of dedicated service to the community.

The motion carried unanimously.

Administrative Update

There was no Administrative Update.

Requests / Comments - Members Of Council

Mr. Coker thanked those individuals who spoke at the meeting and commended Mr. Jimmy Johnson for his program, which he plans to visit very soon.

Mr. Davis also thanked those individuals who attended the council meeting.

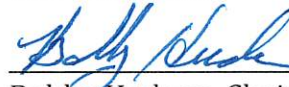
Adjournment

**MOTION** made by Mr. Flowers and seconded by Mr. Davis to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:17 p.m.

Respectfully submitted,



J. Janet Bishop  
Clerk to Council



Bobby Hudson, Chairman  
Darlington County Council

Approved at meeting of July 7, 2025.