

AGENDA  
EDGEFIELD COUNTY COUNCIL MEETING  
County Council Chambers  
January 12, 2021  
6:00 PM

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and Robert's Rules of Order, latest edition, in the event Council's Rules do not cover the procedural issue at hand. This agenda may be modified prior to or during the meeting.

**I. CALL TO ORDER**

Invocation Steve Davis, Senior Pastor of True North Church  
Pledge of Allegiance

**II. SWEARING IN OF COUNCIL MEMBERS ELECT**

County Attorney, Andrew Marine

**III. APPROVAL OF AGENDA**

**IV. ELECTION OF CHAIR AND VICE CHAIR**

County Attorney, Andrew Marine

**V. EXECUTIVE SESSION**

Executive Session to discuss matters relating to the proposed location, expansion, or provisions of services encouraging industry in Edgefield County.

**VI. APPROVAL OF THE MINUTES**

1. December 1, 2020 Regular Meeting of Council
2. December 15, 2020 Special Called Meeting of Council

**VII. GUEST SPEAKERS**

**VIII. COMMENTS FROM THE PUBLIC**

**Agenda Items other than Public Hearing Matters**

Edgefield County Code of Ordinances, Chapter 2, Section 2-52, Rule 23 governs public comments. Any citizens may sign up to speak at any regular meeting of the county council on matters pertaining to county services and operations, but not on personnel matters. Interested citizens may sign an agenda list maintained by the clerk to council prior to each regular meeting. Each citizen shall be eligible to speak for a maximum of 5 minutes. Additionally, the period for citizen comments shall be limited to a total of 30 minutes. All citizens participating in the citizen comment period shall be subject to recognition by the presiding officer and shall address the presiding officer directly. The comment period should not be a debate period between council members and members of the public. Written comments may be submitted to the clerk to council at any time.

**IX. REPORTS**

Monthly reports for November 2020  
(SEE DEPARTMENTAL REPORTS)  
Agenda/Minutes of the following meetings:  
None

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**X. CONSENT AGENDA**

While developing the agenda, routine or noncontroversial items are placed on the consent agenda, which is a part of the regular agenda. If any member objects to including an item on the consent agenda, that item shall be moved to the regular agenda as an action item requiring discussion. The remaining consent items shall be adopted in a single vote without discussion.

1. Consideration of Appointment to the Planning Commission.  
**Rodney Ashcraft .....District 2**
  
2. Consideration of Appointment to the Hospital Board  
**Kathleen Wates.....District 3**

**Consent Agenda Ends Here**

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**XI. OLD BUSINESS**

1. Consider of Approval of Second Reading of Ordinance Number 20-21-776, “An Ordinance Authorizing the Execution and Delivery of a Fee Agreement by and between Edgefield County, South Carolina and A Company Currently Identified as Project Bugle, Providing for a Payment of a Fee in Lieu of Taxes. Special Source Revenue Credits and Other Matters Related Thereto.”

**This ordinance allows Edgefield County to enter into a Fee in Lieu of Tax agreement for Project Bugle. The Project agrees to invest \$57,000,000 and create 450 new jobs in Edgefield County. In return the County will enter into an agreement providing the lowest possible millage rate and a 6% assessment ration for the project for a term of 30 years.**

(Exhibit I)

2. Consideration of Approval of Second Reading of Ordinance Number 20-21-777, “An Ordinance Authorizing the Development of a Jointly Owned and Operated Industrial and Business Park in Conjunction with Aiken County, Such Industrial Business Park to be Geographically located in Edgefield County and Established Pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as Amended, To Provide for the Expenses of the Park, the Percentage of Revenue Applications and the Distribution of Fees in Lieu of Ad Valorem Taxation, and Other Matters Related Thereto”.

**This ordinance is to establish a multi-county industrial park (MCIP) with Aiken County. The park will be located in Edgefield County. The agreement to create a multi-county park will allow for the industry in the park to receive certain incentives from the state and county. Aiken County will be the non-host county and receive 1% of the Fee In Lieu of taxes with the remainder going to Edgefield County. This is a procedural function and does not involved Edgefield County creating a new industrial park.**

(Exhibit II)

**III. NEW BUSINESS**

1. Consideration of Approval of Resuming Development of the Land Management Ordinance

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**At Council August 5, 2020 meeting, Council voted to suspend further Land Management Ordinance (LMO) development until January 1, 2021 or such other time as determined by Council This item will provide direction to staff on how to proceed.**

2. Consideration of Approval to Allow the Sheriff’s Office to Utilize the Old Auditor’s Office as Additional Space.

**Sheriff-Elect Rowland has been using the old auditor’s office for office space for his transition team. Sheriff Rowland has requested the continued use of the facility to reduce overcrowding in the current Sheriff’s building. In the FY 2020-21 budget the building is funded to be empty with a total of \$2,250 being budgeted for electricity, gas, and building repairs, so Council should anticipate this amount being exceeded if the building is used. In addition, any improvements, including relocating telephone lines, should be an expenditure of the Sheriff’s Office budget.**

(Exhibit III)

3. Consideration of Approval of First Reading of Ordinance Number 20-21-778, “An Ordinance to Stay a Contingent Deed Reversion to the County For Twenty-Four Months” **On October 2, 2018, Council passed on third reading to sell the Old Manor House property on Hwy 25 N to Christy Culbreath for \$34,350. One of the stipulations of the sale was that an assisted living facility would be opened on the site within two years of closing. The property closed on January 15, 2019 and is scheduled to revert to Edgefield County by a deed restriction on January 15, 2021. As of today, construction has not begun on the project and a building permit has not been submitted to Building and Planning for approval. Ms. Culbreath, now Christie C. Dickerson, has written requesting an extension of the two-year reversion clause. Ms. Dickerson stated that necessary state approvals were delayed by Covid-19. EC’s Building Official has confirmed that he has been in contact with Ms. Dickerson’s architect and they have received approval from DHEC of the plans.**

(Exhibit IV)

**4. COMMENTS FROM PUBLIC**

**All additional comments**

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**5. ADDITIONAL ITEMS TO REPORT BY THE COUNTY ADMINISTRATOR**

**6. COMMENTS BY THE COUNTY COUNCIL CHAIR**

**7. ADJOURN**