

STATE OF SOUTH CAROLINA)
)
COUNTY OF EDGEFIELD)

ORDINANCE NO. 20-21-778

AN ORDINANCE TO STAY A CONTINGENT DEED REVERSION TO THE COUNTY FOR TWENTY-FOUR MONTHS

WHEREAS, on January 15, 2019, pursuant to Ordinance 18-19-746, Edgefield County Council (“Council”) approved the sale of 8.59 acres of land to Christie Culbreath (“Buyer”); and

WHEREAS, one of the terms of the sale would be for the deed to Buyer to contain a reversion if the “subject property not be completed as an assisted living facility within a two-year period from the signing of this deed”; and,

WHEREAS, said deed to property was recorded on January 31, 2019 in Book 1718 at Page 350, records of Edgefield County Clerk of Court; and,

WHEREAS, due to unforeseen difficulties in the economic environment in the last year, Buyer has been unable to complete an assisted living facility on the site with the reversion to take effect on January 15, 2021; and,

WHEREAS, Buyer still desires to develop said property into a nursing home; and,

WHEREAS, County considers said development to be in the best interest of the citizens and residents of Edgefield County; and,

WHEREAS, both the Buyer and the County agree that said reversion should be stayed for a twenty-four months following January 15, 2021 to encourage redevelopment of said property;

NOW THEREFORE, THE COUNCIL OF THE COUNTY OF EDGEFIELD HEREBY ORDAINS THAT:

Section 1: Council Chairman is authorized to grant a 24-month waiver of reversionary rights retained in a deed from Edgefield County to Christie Culbreath dated January 15, 2019 and recorded on January 31, 2019 in Book 1718 at Page 350, records of Edgefield County Clerk of Court, to take effect retroactively from January 15, 2021. Chairman is authorized to sign any documents granting said waiver.

Section 2: The waiver of reversionary rights is subject to the written consent of the Buyer to the existence of the reversion and its continuation until full release by the County.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent necessary to give the provisions of this ordinance full force and effect.

Section 4: Under the pending ordinance doctrine, this ordinance will be effective after advertisement for the public hearing.

Section 5: This ordinance shall become effective upon adoption by the Council of the County of Edgefield

Edgefield County Council

Scott Cooper, Chair

ATTEST:

Taz Potts, Clerk to Council

APPROVED AS TO FORM:

Andrew C. Marine, County Attorney

First Reading
Public Hearing
Second Reading
Third Reading