

AGENDA  
EDGEFIELD COUNTY COUNCIL MEETING  
County Council Chambers  
May 4, 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 – Rev. Josh McClendon, Pastor of Phillipi Baptist Church Johnston, SC  
Pledge of Allegiance

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF THE MINUTES**

**March 16, 2021 Budget Workshop Session  
March 31, 2021 Special Called Meeting**

**IV. GUEST SPEAKERS**

**V. 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.

**VI. REPORTS**

Monthly reports for March 2021  
(SEE DEPARTMENTAL REPORTS)  
Agenda/Minutes of the following meetings:  
Economic Development Committee-----3/11/2021

**VII. 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 reappointment to ECWSA ..... Ray Johnson  
Ken Smith
2. Board of Zoning and Appeals reappointment.....James Cook

**Consent Agenda Ends Here**

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**VIII. PUBLIC HEARING**

1. Consideration of Approval of Public Reading of Ordinance Number 20-21-782, "An Ordinance Authorizing the Negotiation, Execution, and Delivery of an Agreement of Purchase and Sale,

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and the Conveyance of Certain Properties Between Edgefield County and John, McCracking, his Successors and Assigns.”

**In Spring 2018 Edgefield County completed relocating the offices located in the old Neighborhood Center at 400 Church St. in Edgefield. Council approved advertising the building for sale with an asking price of \$50,000. Mr. McCracking has offered to purchase the building for \$50,000.**

2. Consideration of Approval of Public Hearing Reading of Ordinance Number 20-21-783, “An Ordinance Repealing Section 2-314 of the Edgefield County Code of Ordinances”  
**In the FY 2020-21 budget, Council approved consolidated the Countywide Recreation budget into the General Fund budget. Staff recently became aware that Section 2-314 requires that the revenues and expenses of the Countywide Recreation be in a special revenue fund. This ordinance will delete this requirement and allow the consolidation within the General Fund.**
  
3. Consideration of Approval of the Public Reading of Ordinance Number 20-21-784, “An Ordinance Providing for the FY 2021-2022 General Operating Budget and Establishing Ancillary Budgets for Debt Service, E-911 Administration, Industrial Park, Solid Waste Disposal, Victims’ Bill of Rights, Emergency Medical Services, Road Maintenance, Tri-County Solicitor, Assistant Solicitor, School Resource Officer #1, School Resource Officer #2, School Resource Officer #3, School Resource Officer #4, School Resource Officer #5, School Resource Officer #6, Event Security, Sheriff Grants, Clerk of Court Grants, Pre Trial Intervention, SRO Grant, and Criminal Domestic Violence”  
**The FY 2021-2022 General Operating budget and revenue fund budgets are included for your review. The proposed General Fund budget is \$12,219,667. The County is anticipating the use of \$1,179,703 from the fund balance for general operations in order to balance our expenditures and revenue budgets for the general fund. This budget will still leave 4.2 months of operating expenditures in our reserves.**
  
4. Consideration of Approval of Public Hearing Reading of Ordinance Number 20-21-785, “An Ordinance Amending the County of Edgefield Comprehensive Land Use and Transportation Plan.  
**During the March meeting of County Council, Council passed Resolution Number 20-21-1136. This resolution requested the Planning Commission to reexamine the section of the Comprehensive Plan that were changed at third reading and approval of the current plan in June 2019. The Planning Commission reviewed the request at their March 11<sup>th</sup> meeting. The Planning Commission recommends revising the Comprehensive Land Use and Transportation Plan to the original wording that was in place prior to the June, 2019 changes.**

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**IX. OLD BUSINESS**

1. Consideration of Approval of Second Reading of Ordinance Number 20-21-782, “An Ordinance Authorizing the Negotiation, Execution, and Delivery of an Agreement of Purchase and Sale, and the Conveyance of Certain Properties Between Edgefield County and John, McCracking, his Successors and Assigns.”

**In Spring 2018 Edgefield County completed relocating the offices located in the old Neighborhood Center at 400 Church St. in Edgefield. Council approved advertising the building for sale with an asking price of \$50,000. Mr. McCracking has offered to purchase the building for \$50,000.**

**(Exhibit I)**

2. Consideration of Approval of Second Reading of Ordinance Number 20-21-783, “An Ordinance Repealing Section 2-314 of the Edgefield County Code of Ordinances”

**In the FY 2020-21 budget, Council approved consolidated the Countywide Recreation budget into the General Fund budget. Staff recently became aware that Section 2-314 requires that the revenues and expenses of the Countywide Recreation be in a special revenue fund. This ordinance will delete this requirement and allow the consolidation within the General Fund.**

**(Exhibit II)**

3. Consideration of Approval of the Second Reading of Ordinance Number 20-21-784, “An Ordinance Providing for the FY 2021-2022 General Operating Budget and Establishing Ancillary Budgets for Debt Service, E-911 Administration, Industrial Park, Solid Waste Disposal, Victims’ Bill of Rights, Emergency Medical Services, Road Maintenance, Tri-County Solicitor, Assistant Solicitor, School Resource Officer #1, School Resource Officer #2, School Resource Officer #3, School Resource Officer #4, School Resource Officer #5, School Resource Officer #6, Event Security, Sheriff Grants, Clerk of Court Grants, Pre Trial Intervention, SRO Grant, and Criminal Domestic Violence”

**The FY 2021-2022 General Operating budget and revenue fund budgets are included for your review. The proposed General Fund budget is \$12,219,667. The County is anticipating the use of \$1,179,703 from the fund balance for general operations in order to balance our expenditures and revenue budgets for the general fund. This budget will still leave 4.2 months of operating expenditures in our reserves. Since the first reading we received additional information from the Federal and State government concerning revenue received for the National Forest property and payments for Medical Indigent.**

**(Exhibit III)**

4. Consideration of Approval of Second Reading of Ordinance Number 20-21-785, “An Ordinance Amending the County of Edgefield Comprehensive Land Use and Transportation Plan.

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**During the March meeting of County Council, Council passed Resolution Number 20-21-1136. This resolution requested the Planning Commission to reexamine the section of the Comprehensive Plan that were changed at third reading and approval of the current plan in June 2019. The Planning Commission reviewed the request at their March 11<sup>th</sup> meeting. The Planning Commission recommends revising the Comprehensive Land Use and Transportation Plan to the original wording that was in place prior to the June, 2019 changes.**

**(Exhibit IV)**

5. Consideration of Approval of Third Reading of Ordinance Number 20-21-780, “An Ordinance Adopting a Ninety Day Moratorium on the Acceptance of Applications for Land Use, Development, or Subdivision Concept Plans, and to Provide for an Immediate Effective Date”

**This ordinance would prohibit Edgefield County from receiving any new plans for major subdivisions for 90 days. The ordinance would not affect the issuance of building plans or final plat approval for subdivisions that have previously been approved by the Planning Commission. However any new phase of an already approved Planned Development phase cannot proceed as per our Attorney Andrew Marine. If you want previously approved Planned Developments to not be affected by the ordinance, you would need to amend the ordinance by adding the following section, 2(F): This section shall not apply to any applications submitted from the developer of a previously approved Planned Develop District, for the approval of any major subdivisions within said Planned Develop District. Under “New Business” are two items which may affect the moratorium. The first is an ordinance which restricts the minimum size of lots where no community water and/or sewer is available. The second is a discussion based on the Planning Commission’s recommendation to remove the current LMO from consideration. Council may want to discuss these two items along with the third reading of the moratorium.**

**(Exhibit V)**

6. Consideration of Approval of Third Reading of Ordinance Number 20-21-781, “An Ordinance Authorizing The Development of A Jointly Owned and Operated Industrial/Business park in Conjunction with Aiken County, such Industrial/Business Park to be Geographically Located in Aiken County and Established Pursuant to Sec. 4-1-170 of the Code of Laws of South Carolina, 1976, as amended; To Provide For a Written Agreement with Aiken County to Provide for the Expenses of the park, The percentage of Revenue Application, and the

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distribution of Fees In Lieu of Ad Valorem Taxation; and Other Matters Related Thereto. (Central States Manufacturing, Inc.)

**This ordinance is to establish a multi-county industrial park (MCIP) with Aiken County. The park will be located in Aiken 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. Edgefield County will receive 1% of the Fee in Lieu of Taxes This is a just a procedural function; it will not involve Edgefield County creating a new industrial park requiring investment on the part of Edgefield County.**

**(Exhibit VI)**

**X. NEW BUSINESS**

1. Consideration of Approval of Resolution Number 20-11-1135 “A Resolution Recognizing Will Williams.”

**This resolution is recognition by Council of Mr. Williams tireless effort to recruit industrial development to Edgefield County, his recent success with Generac Power Systems, and the many accolades he has received from his peers.**

**(Exhibit VII)**

- XI. EXECUTIVE SESSION – If Council would like to get further information concerning the next few contractual agreements called Project Light, you can request to go into Executive Session. The executive session would fall under a legal and contractual issue.**

2. Consideration of Approval of Resolution Number 20-21-1136

**A RESOLUTION AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT BY AND BETWEEN EDGEFIELD COUNTY, SOUTH CAROLINA (THE “COUNTY”) AND A COMPANY KNOWN TO THE COUNTY AS PROJECT LIGHT, ACTING FOR ITSELF, ONE OR MORE AFFILIATES, AND/OR OTHER PROJECT SPONSORS (COLLECTIVELY, THE “COMPANY”), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF AD VALOREM TAXES WITH RESPECT TO THE ESTABLISHMENT AND/OR EXPANSION OF CERTAIN FACILITIES IN THE COUNTY (THE “PROJECT”); (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; (3) CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH THE PROJECT; AND (4) OTHER MATTERS RELATING THERETO.**

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This resolution will allow the County to enter into a fee in lieu agreement for Project Light.  
**(Exhibit VIII)**

3. Consideration of Approval of First Reading of Ordinance Number 20-21-788  
**“AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT BY AND BETWEEN EDGEFIELD COUNTY, SOUTH CAROLINA (THE “COUNTY”), A COMPANY KNOWN TO THE COUNTY AS PROJECT LIGHT AND ITS SUBSIDIARY, ACTING FOR ITSELF, ONE OR MORE AFFILIATES, AND/OR OTHER PROJECT SPONSORS (COLLECTIVELY, THE “COMPANY”), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF AD VALOREM TAXES WITH RESPECT TO THE ESTABLISHMENT AND/OR EXPANSION OF CERTAIN FACILITIES IN THE COUNTY (THE “PROJECT”); (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; (3) CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH THE PROJECT; AND (4) OTHER MATTERS RELATING THERETO.”** This is a multi-million dollar fee in lieu project that will bring the County over a hundred thousand in new revenue once it’s completed. Further details will unfold as we move forward with this unique project.  
**(Exhibit IX)**

4. Consideration of Approval of First Reading of Ordinance Number 20-21-786  
**“AN ORDINANCE AUTHORIZING THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH AIKEN COUNTY, SUCH INDUSTRIAL/BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN AIKEN COUNTY AND ESTABLISHED PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH AIKEN COUNTY TO PROVIDE FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXATAION; 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 Aiken 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. Edgefield County will receive 1% of the Fee in Lieu of Taxes This is a just a procedural function; it will

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**not involve Edgefield County creating a new industrial park requiring investment on the part of Edgefield County.  
(Exhibit X)**

5. Consideration of Approval of First Reading of Ordinance Number 20-21-787  
**AN ORDINANCE AUTHORIZING THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/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 A WRITTEN AGREEMENT WITH AIKEN COUNTY TO PROVIDE FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, 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 Edgefield 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 receive 1% of the Fee in Lieu of Taxes This is a just a procedural function; it will not involve Edgefield County creating a new industrial park requiring investment on the part of Aiken County.  
**(Exhibit XI)**
  
6. Consideration of Approval of First Reading of Ordinance Number 20-21-789  
**AN ORDINANCE TO AMEND CHAPTER 24-174 OF THE EDGEFIELD COUNTY LAND ORDINANCE.** At the last Planning Commission they expressed great concern about drilling numerous wells on small lots especially when septic system are planned. We are recommending requiring a minimum 1/2 acre lots for areas with community water but without community sewer. Those areas without community water and sewer would require a minimum 1 acre lot. In between first and second reading the Planning Commission will review this ordinance and recommend any changes.  
**(Exhibit XII)**
  
7. **Discussion of a recommendation by the Planning Commission to remove the current LMO draft from consideration.** The Planning Commission discussed the current draft LMO at its April meeting. They believe the draft LMO has caused confusion in its present form. Edgefield County is currently holding small group meetings in all the district and should have a report to the Planning Commission and Council in June. At that time the Planning Commission will begin reviewing potential changes to either the existing ordinances or the draft LMO. We hope the Planning Commission can complete their process this fall by either approving the LMO draft, modifying the draft or making

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modifications to the existing ordinance. Council can agree with their recommendation, modify it or table the subject.

8. **Countywide Broadband Plan for Edgefield County.** Councilwomen Kennion and Ireland were appointed by County Council to help develop a plan to provide highspeed broadband throughout the County. The first of several meeting was held recently with Aiken Electric Co-Operative and The Economic Development Partnership. We discussed an overall plan to provide broadband throughout the County over the next 30 months starting later this summer. Councilwomen Kennion will brief council on the future steps and what this will mean to residents throughout the County.
9. Consideration of Approval of a Marketing Plan to Promote the County's Incentive Zones to Bring More Attention to those Commercial Development incentive. Passed by council in 2018, Incentive Zones are located in Edgefield County outside each of the three towns. Council member Dean Campbell has been working with the Economic Development partnership to create a marketing plan for the County to bring more attention to the County's Incentive Zones. This marketing plan would take advantage of the positive economic development momentum of the Generac announcement by targeting communications specifically to the kinds of businesses that would be interested in commercial development. The funding needed for this plan would come from the Economic Development Fund, which is designated for used such as this Marketing Plan **(Exhibit XIII)**
10. **Approval to purchase vehicles from current bond reserves.** Three vehicles are needed for Building/Inspections, Litter Control, and the Coroner totaling \$90,167 plus \$3,177.88 in equipment for the Coroner's vehicle. All three vehicle are being purchased through the State Contract. We will close out the old bond by using the remaining \$64,467.23 with the remainder taken from the recently approved \$700,000 bond.
11. **First Reading of an Ordinance to Rezone Certain Previously Zoned General-Agricultural Development District (GD) and Unzoned Property Located at Edgefield Road and Williams Road to Planned Development (PD) and approve the Concept Plan for said Property's Development.** The developer Crowell and Co. proposes to rezone 77.59 acres as PD for 202 varying sized lots. They propose 25% open space, a small 1.6 acre commercial lot, and the development fronting US 25 will be served with community water and sewer. **(Exhibit XIV)**

**COMMENTS FROM PUBLIC**

**All additional comments**

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



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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.

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

7. **COMMENTS BY THE COUNTY COUNCIL CHAIR**
8. **ADJOURN**