

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

The Edgefield County Council held a Regular Council Meeting at 6:00 PM Tuesday, April 13, 2021. Notice of this meeting was provided to The Edgefield Advertiser and others as requested.

Members present

Scott Cooper, Chairman
Albert Talbert, Vice-Chairman
Dean Campbell, Councilman
Dr. Jacqueline Kennion, Councilwoman
Tiffani Ireland, Councilwoman

Instrument Book Page
202100003076 OR 1899 363

202100003076
Filed for Record in
EDGEFIELD COUNTY, SC
CHARLES L. REEL, CLERK OF COURT
07-19-2021 At 08:45 am.
Notic nocha .00
OR Book 1899 Page 363 - 387

Others present

Roger LeDuc, Interim County Administrator
Dana Waters, Finance Director
Andrew Marine, County Attorney
Taz Potts, Council Clerk and others as per list attached

I. CALL TO ORDER

Invocation – Chairman Cooper called the meeting to order. Chairman Cooper gave the invocation. The pledge of Allegiance was then recited.

II. APPROVAL OF AGENDA

It was motioned by Councilman Campbell and second by Vice Chairman Talbert to approve the agenda. Motion passed unanimously.

III. APPROVAL OF THE MINUTES

1. March 2, 2021 Regular Meeting of Council
Motion to approve March 2, 2021 regular meeting minutes by Vice Chairman Talbert, second by Councilwoman Kennion. Motion passed unanimously
2. March 8, 2021 Regular Meeting of Council
Motion to approve March 8, 2021 Special Called meeting minutes by Chairman Cooper, second by Councilman Campbell. Motion passed unanimously.

IV. GUEST SPEAKERS

None.

V. EXECUTIVE SESSION

Executive Session to Discuss Contract and Personnel Matters.
Motion to go into Executive Session my Vice Chairman Talbert and second by Councilwoman Kennion.

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 364

Motion passes unanimously. Motion to return from Executive Session by Councilman Campbell second by Vice Chairman Talbert. Motion passes unanimously. Chairman Cooper stated while we were in executive session, it was to discuss the retirement of our County Administrator. It was motioned by Vice Chairman Talbert second by Councilwoman Kennion that the Chairman will sign the documents for the retirement of the County Administrator. Motion passed unanimously.

COMMENTS FROM THE PUBLIC

This section allows persons to speak on items that are not related to the public hearing on the agenda.

*****Note- All persons speaking in this section are part of the official minutes*****

Linda Anderson— I am requesting this be read at the County Council meeting April 13, 2021, if I am not able to read this in person, I am also requesting that copies be given to each Council Member and that this become part of the official minutes.

Though these two (Moratorium and Comprehensive Plan Reversal) are considered separate issues, we would not need the moratorium had the comprehensive plan not been changed. Citizens of Edgefield County spent almost 2 years attending meetings and providing input into what we felt best met the desires of Edgefield County citizens and the community. Our desire to plan for growth that maintained the rural look and feel was uppermost and stated time and again "we do not want to be Columbia County with its overcrowded community is what we said. Contrary to what we keep hearing, the wording change to the Comprehensive Plan has and continues to have a major impact upon our County. This is demonstrated by the signs you see around the County – No to the LMO.

The vision citizens have of Edgefield County has gotten sidetracked. The only perceived winners are the developers and property owners who stand to gain monetarily. Not all property owners are long term residents. Many are investors. I do not believe the intent should be to make them wealthy at the expense of the citizens of Edgefield County. People are choosing to move to Edgefield County, on a daily basis to escape exactly what we the citizens stated we did not want overcrowded cramped in housing you see popping up in Columbia County, Augusta and North Augusta. They are seeking what we are trying to preserve. All around the County you see individual lots being sold from 2-3 acres to 5 or more acres, as people are choosing Edgefield County to live. So to say that we will send the message that Edgefield County is closed for business is a false narrative. The message we will be sending with the moratorium is that Edgefield County will not be the open door, cookie cutter community you see all around us. We will be the uniqueness you seek for business, industry and your family. The moratorium will give the opportunity to slow this runaway train and make better decisions for this County and her citizens.

Anyone who has attended the Planning Commission meetings will tell you, this County is moving way too fast. Tomorrow night the Planning Commission will hear discussion on (3) new subdivisions in the work session and hold public hearings on (2) of those. Edgefield County is in a mess and fast tracking to become if not surpass Columbia County. These actions will forever change what others think of when looking to Edgefield County for business, industry and more importantly becoming their forever home. Mr. Ford, consultant to the Comprehensive Plan and LMO, said it best during his initial presentation. "Edgefield County should focus on her uniqueness". That is where the citizens of Edgefield County were headed and thought we had achieved. Actions during the County Council approval process

EDGEFIELD COUNTY COUNCIL

April 13, 2021

Instrument Book Page
202100003076 OR 1899 365

6:00 PM

County Council Chambers

took us in a different direction and set in motion this fast track, as many rooftops as quick as possible, happen. That is what is causing great concern for the citizens of Edgefield County, and has newcomers wondering is Edgefield County really where they want to put down roots. If they are seeking the high density living, they are choosing places that also have the activities close at hand as well. They do not come to Edgefield County seeking those housing units. The market that everyone talks about is an artificial market when all that is offered is driven by what developers offer. The true market is what people are looking for and will go out of their way to find.

We currently have ordinances and zoning in place that protects us and has provided for our needs for more than 10 years. While it is required by law that the Comprehensive Plan be reviewed and updated every 10 years, it is not required that the whole thing be scrapped and rewritten. My recommendation upon reviewing all that has taken place, attending meetings and actually have seen the consequences of what is taking place, is to return the Comprehensive Plan, entirely to what the Planning Commission recommended to Council including replacing those densities on the map that were removed which gave clear indication to the planning commission the guidelines. This recommendation is because on further review of the minutes to those (3) readings show other changes have taken place and we are unclear what all the ramifications have come about through those changes. Concentrate on strengthening that plan and use those zoning categories we already have in place. Yes there is a part of these issues that lie with the legislature, however, you have the ability to protect the citizenry those issues existed long before this high density showed up. You the council have the authority to guide the planning staff whether you want as many rooftops or you want them to give more consideration to the citizens. Begin there and move forward in a more positive manner. There are (5) of you County Council members who represent different districts of this County. Each of you have a responsibility to represent the best interests and the desires of your constituents. Each of you have equal authority and responsibility to know what taking place in this County is and should be given equal information. Where we are today, is that trust has been broken and we are a divided community. That relationship needs to be mended. Let us start today to put Edgefield County back on track to preserve, protect and defend that which we all treasure, while welcoming in quality growth and all those newcomers seeking the same things we appreciate here. Let us grow this County together. When we work together we all prosper, ourselves, our children and our grandchildren all benefit.

Vote to put the 90 day moratorium in place to give us time to get it right

Vote to return the Comprehensive Plan back to what was recommended by the Planning Commission March 2019 (in its entirety including the densities on the zoning map) you have that right. Vote to strengthen that Comprehensive Plan to give the tools needed to reach our goals.

Vote to focus on what Edgefield County needs not wants - we have a jail that needs to be built and other issues that need our attention.

Vote to strengthen the relationships with citizens and I am calling on citizens to be **involved** and let's build Edgefield County together.

Linda Anderson

541 Stephens Mill Drive North Augusta, SC 29860

803-279-4138

Katie Ard- With over 30 years of Marketing, and I hear about Edgefield is closing, etc. from a marketing standpoint, Edgefield is amazing the way it is, people are coming here, because of what we

EDGEFIELD COUNTY COUNCIL

April 13, 2021

Instrument Book Page
202100003076 OR 1899 366

6:00 PM

County Council Chambers

have to offer. We are unique, we are special, we moved here because we love it. Please hold this moratorium, and these are some of the reasons we ask you to. Where is the research on the IMPACTS on our roads, water, traffic utilities, schools?

Additional thoughts to share-

1. Has anyone thought who will supervise the road construction in the neighborhood to make sure they are up to standard because, in the future, the road will come under the country's infrastructure? That is more cost to the county if not supervised now because if the road does not have a proper bed, then pot hold will happen from heavy traffic. Do you have an idea who will supervise this issue?
2. Water runoff is another impact and can be dangerous! That is more cost to the county, and who will supervise this issue? DEHC, or will that be a county issue?
3. How will the schools handle the children coming?
4. Most of all, we do not want to be told what to do without land! What will protect us from being rezoned in the future?

I am not against progress, but LMO has to be appropriately planned and not rushed. THIS IS rushed!! This county that we love will pay dearly for running headlong into progress before learning to walk properly and plan.

Please Please hold off until proper planning for the growth can be made and plan with the country as a whole in mind, not the betterment of a few. I also say those few who will profit directly or indirectly should rescue themselves from voting!

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 367

Mr. John Pettigrew- Thanks to everyone that came out tonight, I know that there is some decisions that are to be made that will affect Edgefield County for many years to come. In regards to the Comprehensive Plan and the LMO, I would like to respectfully suggest that the Council considers to contract Upper Savannah Council of Governments to help us, which is located in Greenwood, they have been involved with Edgefield County for many years, and they actually wrote our last (2) Comprehensive Plans for Edgefield County and the updates to those plans, and I think that they understand the rural nature of Edgefield County and I think that they would be a valuable resource to work with our planning commission, to work with the Atlanta Consultant, to work with the citizens and to help tailor the Comprehensive Plan and the LMO so that it is a better fit for Edgefield County. The way it is written now, it is not fit for Edgefield County. If you talk to Upper Savannah as a consultant that would be money that is well spent to help you get these important things done right.

Jane Mode- Good Evening. Thank you all for your time, and attention, for your services to the public and for you representing us as citizens of Edgefield County. I have lived in this County mostly all of my life. My husband and I have lived here in Edgefield County and loved it, until now, until we heard about more restrictions that may be coming. The only ordinances that we had on our property when we got married, were that we were only allowed to have (2) residences on our property, where we live at Cheves Creek and that we couldn't have pigs. The LMO would restrict us with what kind of fence we have, and the type of flagpole we could have, if we wanted to have an RV, you could only have it for 45 days or less, and that would further restrain us. Because of that, I really would ask you to reconsider and go back to the comprehensive plan. Some people say money makes the world go around and some people say that money makes us happy, but I ask you to think that love makes us happy, and love makes this county happy, and that makes the world go around. From the last meeting when I was here, it sounded like our budget was in a pretty good place for Edgefield County. We are up in the black and not in the red. We are not in a desperate need for these developers to come in pay for all of these subdivisions. Also please consider the constituents who voted for you. How many citizens support the LMO? How many of your constituents support the Comprehensive Plan? As our liaisons please listen to us and stand up for us as your people. I also agree with Mrs. Ard that if you have anything personal to gain from this, then you would need to recuse yourself. Thank You.

CONSENT AGENDA

Motioned by Vice Chairman Talbert, seconded by Dr. Kennion. Motion passed unanimously.

PUBLIC HEARING

1. 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"

****Note- All persons speaking in this section are part of the official minutes****

Desdemona Pazdalski- We live at 166 Rolling Hills Drive, Trenton by off of Jacob McKie by the ponds, where it's peaceful and quiet, and I would like to keep it that way. In the beginning citizens were facing two very vague arguments from opposing sides of the moratorium. Neither seemed sufficiently persuasive. Back to the arguments.

1. Pro... We need more time to work on the LMO

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 DR 1899 368

2. Con/ Business will run away... and the county will look bad? According to the opinions of the constituents that are opposed to this, it appears this way already.

General points regarding the proposed moratorium:

*A moratorium would prevent large-scale residential projects(not already approved) that directly contradict the goal of insuring orderly growth. It would prevent new, large scale residential projects and potentially high density residential construction from being established in land use areas not designated for residential (or designated low density or rural/agricultural) under the proposed LMO.

*The time period is limited to 90 days or a total pf 136 days since the moratorium actually already began when the advertisement for the public hearing was published. Per state law. Keeping open the possibility of an extension. It is a relatively small investment to insure that our zoning is appropriate for a decade or more of future development.

*The impact is strictly limited to new, large project, residential development that have not already been approved

The following are opinions available at the writing of this document about the need for a moratorium on large-scale residential projects that are not already approved. The goal of gathering these opinions was to determine what might be the *positive* reasons to consider a moratorium and to weigh them against any potential *significant negative* impacts. Some other, minor positive and negative reasons were discovered but are not included here since they were not considered consequential unless further evidence warrants inclusion. ”

The following isn't a scientific study, rather it's based on a small number of informal interviews, random conversations, and statements made at public meetings. New information could change the strength of the reasons listed below. This is a starting point for future conversations.

General points regarding the proposed moratorium:

- A moratorium would prevent large-scale residential projects (not already approved) that directly contradict the goal of insuring orderly growth. It would prevent new, large-scale residential projects and potentially high-density residential construction from being established in land use areas not designated for residential (or designated low-density or rural/agricultural) under the proposed LMO.

- The time period is limited to 90 days (or a total of 136 days since the moratorium actually already began when the advertisement for the public hearing was published, per state law), keeping open the possibility of an extension. It is a relatively small investment to insure that our zoning is appropriate for a decade or more of future development.

- The impact is strictly limited to new, large-project, residential development that have not already been approved. Projects that have been approved and are in progress or about to begin will not be interrupted.

- The moratorium does not apply to business/commercial or industrial construction. Nor does it apply to residential projects of 10 or fewer homes. It does not apply to any major subdivision already approved for development. All of those projects may continue and be unaffected.

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 369

- No impact at all on construction of any kind in the towns of Edgefield, Johnston, or Trenton, including residential subdivision projects (large or small).
- Residential construction jobs/employment (e.g., subcontractors) will not be impacted. There are already 800+ homes or available subdivision lots allowed for construction in various approved projects; these already-approved homes are not delayed by a moratorium and, in any case, are not expected to be completed during the moratorium. In short, there is an adequate supply of new construction already approved.

- It allows time for the Planning Commission to fully address citizens' zoning concerns while preventing new, large-scale residential development projects that might conflict with the county's primary goal of orderly growth.
- Will give officials and citizens the necessary time to tailor the LMO to our county's needs. While the LMO is not expected to be fully completed by the end of the proposed moratorium, it gives the Planning Commission sufficient time to gain a solid idea of the final goals. Plans submitted after the moratorium can be better evaluated based on a more-developed LMO.

Impact on Businesses. Frequently mentioned as a reason against a moratorium is that businesses will be "run off" or frightened away by the appearance of uncertainty on the part of Edgefield County.

- Businesses will benefit from a moratorium because new, large-scale residential projects are prevented from being established in areas that will be designated for commercial or industrial use under the proposed LMO. A business does not want residential development next door, since it often leads to complaints by citizens about noise, odor, bright lights, delivery traffic, etc. The moratorium will *protect* businesses from unwanted large-scale residential development that may result in future problems.
- Tradespeople such as plumbers, electricians, concrete workers, carpenters, etc. are not anticipated to be impacted by a moratorium. Residential projects that are already approved offer sufficient employment opportunities during this timeframe and are not expected to be completed during the proposed moratorium.
- GENERAC is expected to bring with them only a very small number of start-up employees and so there appears to be no support for claims that a delay would impact new housing opportunities for arriving personnel. The bulk of hiring is anticipated to come from Edgefield County and surrounding counties. In any case, 800+ new homes or available subdivision lots are approved for construction and can supply new housing.
- Developers/businesses want and need to know details of the new zoning requirements and can accept that a limited-duration moratorium may take place if it provides time for the county to improve the LMO. Responsible developers who seek to partner with the county in a positive future relationship will support rather than try to thwart county efforts to insure orderly development.
- No evidence yet that any business has expressed an unwillingness to come to the county specifically because of the proposed moratorium. As of now, no business has stepped forward or even been named as changing plans as a direct result of the proposed moratorium.
- No evidence of any residential developer claiming harm from a moratorium. Residential developer(s) *reportedly* claim they will, in fact, not be significantly impacted by a 90-day delay, but have declined to speak on record.

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 370

Rick Oster- I appreciate the opportunity to speak.

I would support the 90 day moratorium or “pause “on large residential developments, with a few caveats.

Before I state those, for context I think it is reasonable to address how we even arrived at this discussion today. The citizens] and some of the council were blindsided at the third public reading of the Comprehensive Plan, which deconstructed the work and wishes of the citizens that were involved in the civic process for approximately 2 years. This change paved the way for developers and their desires for higher density housing, in opposition to citizen input provided previously. The citizens are now speaking to right thatwrong, and my sincere hope is that they will be heard.

I am in support of a 90 pause if indeed council and committee members wish to use the time to openly and honestly engage citizen input in an unobstructed way. It would be infinitely more desirable to hold open public meetings subject to open meetings laws, rather than engage in machinations that fracture what just may be a consensus voice. Referring to a consensus voice as “mob mentality” does not indicate a willingness to see opposing opinions as valid. To those on council that have listened, engaged, and even recognized previous missteps, as Councilwoman Kennion did, I offer my gratitude and respect.

I would support a 90 day pause if council and committee members are willing to explore pathways forward as expressed by the citizens that may challenge their own narrative, even lead to a paradigm shift if you will. To even refuse to consider that does not endorse representative government. Irespectfully submit that people are not elected to rule, they are elected to serve, and ultimately represent the citizens.

Zoning means the county controls all of the land use in the county. That isan objective fact. That zoning can be changed at any time in the future, andcarry with the force of law is also an indisputable fact. If council and committee members are looking for some time to engage and cogently

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 371

respond to the citizens opposed to relinquishing their property rights to county government, I again support the 90 day pause.

If the heavy handed way the comprehensive plan was changed, and the fragmentation of open public meetings is any indication of how the implementation of zoning or future zoning disputes would be managed, it would appear that those opposed to zoning have well founded concerns.

The phrase "individual property rights" has been bandied about only in that it has been tied to situations that support ongoing development. There has been a glaring absence of addressing the citizens opposed to relinquishing those individual property rights in favor of laws that are tailor made to benefit developers. If an honest and open exploration and recognition of those voices will occur, I support a 90 pause. I will take a moment to defend a significant group of citizens labeled anti-growth, anti-property rights, and anti-progress. This is a fallacy based on willful ignorance, or is simply used by those with a different agenda to support their narrative. Controlled, quality, and most importantly EQUITABLE growth and opportunity county wide with respect of ALL individual property rights is supported. It can occur without draconian oversight and intrusion into the lives of people who live here to avoid exactly that mindset. There are a lot of people coming to Edgefield to escape the places, that in a mad dash to cash in on development dollars and more rooftops, destroyed exactly what was bringing people there in the first place. Edgefield can be different. We have something special, and to willfully deconstruct it in an effort to get the development dollars before the county next door can, would be a disservice to citizens here now.

If the 90 day pause is not used in something approaching what I outlined, I am honestly ambivalent about the pause all together. If the same mindset and actions continue, a 90 day pause is simply theater and has no obvious benefit. Further, you will insure the loss of the confidence and support of a substantial segment of the community.

We as citizens are engaging in the civic process with the expectation that those elected to serve and represent will take that higher calling with great gravity, and use this potential pause time to seek wisdom, discernment, and truly engage the public in an unobstructed and unmanipulated fashion. Thank you for your time.

Charles Kemp- Thank you for letting me come talk tonight. I live at 31 Mays Way, Edgefield, SC. I thought we were coming here to get a big push to keep the moratorium in place. It looks like we have a lot of support here. I do know that the Edgefield Town Council listened to a few of us talk the other night and voted on a resolution not to support the moratorium, without any discussion and immediately called for a motion to vote and did not give us any thought. Last night we went to Johnston, and after 30-45 minutes of talking and listening to what we had to say, Johnston is in support of the moratorium that you have voted on. So here are some reasons that I agree with you on the moratorium. Last week, Arthur Northrop did an article stated that 740 homes are scheduled to be built on the ECSWA water and sewer in the near future. Rep. Bill Hixon noted in an interview on February 3rd, that 1 ½ kids per house (which is Bill's estimate) which comes up to 1100 children. Bill stated that taxes on these new houses in the County will not provide revenue that are

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument	Book	Page
202100003076 DR	1899	372

needed to pay to educate all of the children in those homes. The Edgefield County School District were given questions on March 25th, in reference to how are you going to handle the growth, in their defense they were only able to provide a needs assessment which was dated back in 2018. Due to Covid the school district did a great job in navigating the Covid situation, but a lot of things have changed since that 2018 assessment. The District has not as of yet, been able to do a current assessment to see if we can handle these kids. Tommy Paradise the current administrator is seeking retirement and he was asked, what are the County's projections and tax revenue increases from all these rooftops? What is the county going to gain from that? And he was also asked what is the expenditures that the County is going to encumber from all these rooftops? Mr. Paradise said that the information is currently not available. He is being honest. I have met Mr. Paradise one time, and I must say that he was honest, and I wish him well on his retirement. I am not trying to throw anyone under the bus about this situation, I'm just stating what is in the paper, and that speaks for itself. The Edgefield County Development Committee they met on April 9th. One person at the meeting stated that we are going to have this moratorium for 136 days. We are going to stop growth, and it's going to be devastating for the town. I don't think that the moratorium is stupid, I think that it is good, and how you look at it. When I went to the Town Council Meeting, I had a glass and poured it half of water. You would look at it being a glass half full or half empty. But the response that we are showing about this moratorium is we are giving a measured response, and you are showing wisdom by doing it. So if someone calls and says that they are thinking about moving to Edgefield County but they ask "what about this moratorium?" Then you freeze and say, yes we have a moratorium, everybody wants a piece of Edgefield County but you're going to have to get in line. It is coming so fast and we don't know what to do, but to shut some things down for a little bit, and then we can rebound. Someone else at the meeting said, if the moratorium goes away and things pick back up. That means that any of the ordinances that will be in the LMO, it would be the wild, wild, west like it is today. I would have to disagree with that person, because it is not the wild, wild, west because you put a moratorium out there. It may have been the wild, wild, west and once the moratorium is gone, he thinks it will be the wild, wild, west then. After the moratorium is gone after 136 days, it is the hope that the Planning Commission will gather the information from the concerned citizens and see which direction that our County wants to head, we want to be rural agricultural, they will know that, and when the moratorium ends, we don't have it Zoning, LMO, or whatever, we don't have it in law, the planning commission, the county officials, the building and zoning people will know that this is where we want Edgefield to go, and they are not going to slip in a subdivision, that does not fit what our wishes are. We are going to have to come up with these wishes soon. Last night at the meeting in Johnston, Mayor Terrence Culbreath and his people voted to support the moratorium. Terrence was at the Economic Development Meeting, and stated that he was not against growth, he's for smart growth. Terrence was one of the few that were not preaching here, and you know fear is a liar. So I am asking that you embrace the moratorium, don't fight it anymore, and tell these people

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 373

that are interested in moving to Edgefield that it's a good thing and here is why. So I would like to end with that, and I appreciate your time. Thank You.

Katie Ard- I Live at 2318 Martintown Rd. with my family, for over 20 years. What I want to say about the moratorium is several points. Has anybody looked at the endangered species impact of our wildlife, our wonderful wildlife that we love? The impact of the wonderful hunting that we enjoy in this County? The moratorium needs to be on hold. Let's look at the overall effects and affects that will happen. The endangered species, the spring on Sweetwater Rd is already getting damaged from sewer systems and nobody is doing anything, and the EPA has not been called because there are no federal funds. I have a dear friend who is a lawyer in California that does all kinds of environmental law, he said that is something that needs to be looked at. Waste water run-off from huge neighborhoods does long term damaging and are irreputable effects on your land. I am not against growth, please understand that. I want quality growth done in a quality well thought out development and planning. I think Mr. Pettigrew's' point, use Upper Savannah, because if you look at Greenwood, they have done a wonderful job of doing the things that needs to be done. And they have a lot growth happening there. So growth is not done bad, if it's done right. The other thing that I would like to say is that I think that we will be a stable county if it is done right, if it is done slowly and properly. The moratorium is not a bad thing, it is just a pause to keep from rushing into a long tem disaster. Thank You.

Jim Oliver- I live at 693 Currytown Rd, North Augusta. Most of you know that is the Merriweather Community and I love living there. I moved to SC in 1972 right after out of college. Then I moved down here in 1984 after spending 2 long years in Ann Arbor Michigan, where it is really cold. I was on the planning commission for 6 or 7 years, two different stints, two different times. I am no longer on the planning commission now, but I do have some insight. I was there when the Upper Savannah River of Governments did prepare the Comprehensive Plan, we reviewed all of that plan then as a member of the planning commission, and I think that it is a good alternative, I think that we are in too deep in some aspects with Mr. Ford, and he sure has lost the trust of the people. That is a sad thing. He is a good man, there is nothing wrong with him am his company, he has some great staff, it's a very small company but I think with the help that John Pettigrew mentioned in regards to having the Upper Savannah Council of Governments, I think that is a good idea. I would support that. Think about PUDS (Planned Unit Developments) Those are not on hold, there is not a moratorium on that. And if you come to the meeting tomorrow night you will understand. The PUD that is being developed or proposed out here at Bettis Academy and Highway 25 across from Willies property, is going to be a pretty high density development over there, and I think there will be at least 200 homes or more. These PUDS are not under the Moratorium at all. They can keep coming in, keep applying to the County, the County supports them in their development of these PUDS, so we have put a lot of effort in that, and we as taxpayers help support that and how these things are put together and designed. And there is nothing wrong with

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 374

what Kevin Singletary or Doc Hart do over there, I think that they are great individuals who work really hard for our planning department who is basically two people and a couple of administrative people. My hat goes off to them. I worked with them very closely for two years while I was on the planning commission. I am strongly against these developer incentives that are in the current LMO. I talked to a gentleman at the Merriwether Fire Department about five weeks ago, who was looking to show his grandson if he could come up to the Fire Department and take a tour. As they continued to talk, the gentleman said that he had recently moved from Columbia County to Edgefield County and he loves it here. He said that he couldn't take it anymore, and that he lived in a high density development. And what hit home with me was the HOA (Home Owners Association) Every one of these developments are going to have an HOA. This gentleman's HOA was about \$5,000/year. When you are getting the infrastructure for these developments they need to be at the highest level as possible. The waterline, construction, roads and all those infrastructures does not come back to all of the citizens, the developers need to have their feet in the game. They need to really get in and behind what they are wanting to do rather than come in and make this development and they are gone six weeks down the road until they sell 75% of those lots on that land. The HOA is totally responsible for everything in there that includes all of the upkeeps of the roads, retention basin, safety, etc. A lot of these developments that are coming in are talking about green space. Do not think that they are not including the retention basin, those run off basin and their fence around them, that is part of their green space. That is green space, but you can't use it, can't have a picnic there, you can go fishing, you can't do anything. HOA can go up extremely a lot, no sewer service throughout the county, I am anxious to hear tomorrow night what I said about this high density development over here near Bettis Academy and 25. That will be sewer lines the way I understand it, which can be supported. I think that if you don't have sewer system in an area, where you are proposing some of these areas, my gut feeling is telling me that we need to have a minimum of (2) acres, some land perks better than others, where I am in Merriweather, that land does not perk well, and I made those points in reference to the Anniston Subdivision but it fell on deaf ears. I think what is being done now, what happened the other night in the economic development meeting, I thought was great. That was the best discussion that I had hear back and forth between Doc and the other members that were there. I think it was a good back and forth, and I think that we need more of that. I think that we have a need now to get the community together.

David Travis- 12 Creek Ridge Rd. Edgefield, SC

I request that this letter be read aloud at the County Council meeting on 4/13/2021. I request that this letter be included in the meeting minutes and that a copy of this letter be given to all Planning Commission members.

I am graduate of Clemson University. I possess a BS and MS in Animal and Food Industries and an MS in Environmental Systems Engineering.

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 375

First, concerning the current moratorium on new construction. I have a concern that so many houses will be built with septic tank systems. Much of the land in Edgefield County perks poorly. In fact I know of cases where individuals have had to buy 2 lots to create a drain field long enough to handle the septic tank fluids.

As for the comprehensive plan, I do not understand why there has to be such large increases in population to enhance the quality of life in Edgefield County. To me crowded subdivisions are not as good a quality of living as the rural nature that we possess now.

Urban sprawl is a problem plaguing the whole United States and we as the citizens of Edgefield County should prevent this as much as we can.

As far as the comprehensive plan being a protection for all the land owners in Edgefield County. I do not believe this in the least. It heavily favors the developers and home builders over the current land owners. There are very few concerns that cannot be addressed by the current ordinances already in place.

Finally, as intrusive and strict as the comprehensive plan is, it should not be enacted by County Council, but voted on by all the residents of Edgefield County.

Thank you for allowing me to express my thoughts.

Joane Smith- 1526 Stevens Creek Dr. North Augusta

I desire the moratorium to be continued another time period so that the LMO details can be worked out before more subdivisions are considered or approved in Edgefield County. The meetings concerning LMO (hopefully!) will be set up in the near future. Thank you.

Carol Becker- 212 Garrett Rd. Edgefield

I am writing to express my thoughts for keeping the moratorium for large-scale residential projects in place. I request that this letter be read aloud at the County Council meeting on April 13th, that a copy be given to all Planning Commission members and that it be included in the meeting minutes.

I moved to Edgefield County many years ago because it was rural and while growth is to be expected I want there to be some kind of order to the development of the county. I do not agree that future businesses would be "frightened away" just because the county is respecting all of its citizens in trying to do things right for the future. Ninety days is a small price to pay in order to tailor an LMO that will truly meet the needs of all in our county.

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 376

Rhonda Norwicki- 27 Garrett Rd. Edgefield

I am requesting this letter be read aloud at the CC Meeting on the 14th, for it to be added to the meeting minutes, and for each CC member to receive a copy.

I have heard both sides of the argument regarding the moratorium. I understand the push back from the developers. But this moratorium is for the benefit of the county and the citizens. To allow time for the LMO to be repaired so that the correct developments are put into the correct areas. So a short term pause for a long term benefit.

I have not heard any factual evidence that this moratorium will hurt the towns it is all opinion and speculation. The growth that is occurring is in the Merriwether/HWY 25 area and has no affect on the towns as people will continue to go to NA, Aiken, or Augusta for the variety of shopping/banking choices.

There is no shortage of housing. There are 800+ houses being built currently. And tomorrow at Planning Commission another 281 that made it under the moratorium line will be presented.

I ask for you to think of the citizens and vote yes to keep the moratorium in place until the LMO is where the citizen want it to be

As far as the Comprehensive Plan wording, I request that County Council return the wording to the original state before the third reading. I also, request that the densities be put back on the map as they were before the third reading.

OLD BUSINESS

1. Consideration of Approval of Second 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 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 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.

Motioned by Councilman Campbell seconded by Councilwoman Kennion Motion passed unanimously.

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 377

2. Consideration of Approval of Second 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 or minor 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.

Motioned by Councilwoman Ireland, seconded by Vice-Chairman Talbert.

Councilman Campbell thanked everyone that spoke concerning the moratorium during the comment period and during the public hearing period. Councilman Campbell stated that one thing that was not heard tonight was if anyone were against the moratorium? Councilman Campbell stated that everyone was for it and he also was for the moratorium. Councilman Campbell stated that all of Council have received several phone calls from constituents that are pro or against the moratorium. Councilman Campbell stated that he wanted the public to know that even though you did not hear any of that tonight, but from behind the scenes, council have heard a lot.

Councilman Campbell discussed the following concerning the Moratorium:

There's been a lot said here tonight, so I think it's important to reset the table. After listening to everyone who spoke on this issue, I think we need to separate some facts from fiction.

We are only pausing one small segment of our county's development – major subdivisions. A major subdivision is defined as the creation of more than 10 lots.

This moratorium does not stop industrial development.

It does not stop commercial development.

It does not stop any business development.

It does not stop any home sales.

It does not stop any individual from selling their home or buying a home.

It does not stop any homebuilding in any already-approved major subdivision. And if you take every available lot ONLY in major subdivisions being built, there are over 250 buildable lots available. And those can be built on right now. There are 100s more that are available to buy and build on.

There are also over 100 permits for homes being built right now. This moratorium does not impact those at all. And all those numbers I've just recited don't reflect minor subdivisions or anything else.

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 378

The moratorium does not affect at all the towns of Johnston, Edgefield, and Trenton. All our towns can continue to accept major subdivisions, approve them, and build them. The towns are separate entities from the County. They have their own Planning Commissions and their own ordinances. Again, there is no impact on the towns at all.

This moratorium does not impact planned unit developments or P-U-Ds, as they are known. PUDs are major subdivisions that bypass the Planning Commission and come directly to County Council. Developers make the decision if they want a PUD, and state law says PUDs can be done in this manner. In case you're interested, going this route can actually put greater restrictions on major subdivisions because it allows Council to require more.

So what does this moratorium impact again? It impacts only new major subdivisions in the county that have not been submitted yet for official review by the Planning Commission.

It also means that the County will continue to process all permits and paperwork for Planning Commission approved developments. The County will also accept information from developers, and the Planning Commission can and will discuss them with developers in their work sessions but not as a part of their regular meeting for action.

This moratorium is as small and narrow as you can get. It is the least impactful action we can take to still do what we need to do as a county.

And I believe any developer worth their salt won't just read a headline and say, "Oh, they have a moratorium. They've stopped progress in that county; let's move on." I don't believe developers are that shallow or that easily frightened. As a matter of fact, I had a developer come to me and say this 90-day moratorium is not an issue.

I believe it's important to citizens, Planning Commission, and County Council to enact this pause.

Also, in case you think a flood of these major subdivisions will come in at the end of 90 days, let me also say that in the past 12 months or so, we've had 6 major subdivisions come in the door. So we won't be overwhelmed with work to do on major subdivisions.

With all that I've said as background, what's the end game? Why is this moratorium important?

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 379

I believe this pause is critical to our ability to make headway on producing a quality Land Management Ordinance or LMO. We are about to start small group public meetings, followed by large group public meetings. Everyone will have their say, and the process will be transparent. This pause in major subdivisions means the Planning Commission and citizens can focus on the LMO and its work without worrying about some dichotomy in current ordinances and what the future ordinances might look like, particularly in high-density, major housing developments. We have to get this right.

This pause now allows the Planning Commission to listen to citizen views at the various public meetings, gather data, and then start changing the draft LMO. They may not finish the LMO and pass it on to County Council in the next 90-plus days, but I believe they will be close, and most importantly, they and everyone else will know where we are headed in relation to the LMO. That information will be important to the developers who want to build these major subdivisions in particular, but the work the Planning Commission will do will help everyone.

Councilman Campbell stated that Edgefield County is open for business.

Chairman Cooper stated that he is in favor of a short pause, and he thinks that it is a good idea until the process is corrected, but is confident that there will be major changes in the LMO as it currently stands, because no one, including council is in favor of the current draft, and I don't think that it will be done in 136 days, or 90 days to get it right. Chairman Cooper suggested that we come back in 90 days if we want to extend the moratorium. Chairman Cooper also mentioned that Councilman Campbell shared letters from the Towns, School District and The Water and Sewer Authority whom are in opposition of this. Chairman Cooper stated that his concern that the pause be recognized, but don't try to extend the moratorium for another 90 days, when it ends as we continue to work diligently to continue Edgefield's history to being special, to being unique and being all the things that we love, which I don't think will happen in 136 days or 90 days. Motion passed unanimously.

NEW BUSINESS

1. **Consideration of Approval of First 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

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 380

March 11th 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.

Interim Administrator LeDuc mentioned comments that were made concerning the small group meeting, there are approximately 135 people who would like to be involved. LeDuc stated that the goal in the next couple of weeks would be to start holding small group meetings, so that citizens could get together and discuss their concerns about the LMO and what happening in the county. Each meeting will be held with all the districts, so that each district will have at least one group meeting. The larger districts will probably have several group meeting. After each meeting, the information gathered will be put on the website for all to see. Councilwoman Ireland asked, that for these small group meetings, which are not being televised or livestreamed, is there a plan in place that we can let people know what does happen in these small meetings? Interim Administrator LeDuc stated that they would like to have 10 to 20 people in each group, with a chart, sharing ideas and concerns, once the meeting is done, they will take photos of what was discussed and post it on the website, so that everyone can see what happened at the meeting that particular day. Councilwoman Kennion asks how would she let her constituents know about the meeting for her district? LeDuc stated that there are at least a dozen people who have already contacted the planning office that would like to be involved. Those persons would be contacted told about the meeting location, date and time. There will be a minimum of one meeting in every district. Vice Chairman stated he has been receiving several calls concerning these meetings and the way it was explained tonight, he hope that the constituents take in consideration the process. Vice-Chairman also thanked everyone that spoke tonight and we are very concerned with what our citizens have to say on this matter. Chairman Cooper stated that part of this pause has been for the planning commissioners themselves to get up to speed with the current document as well as what existed before this document was passed.

Motioned by Chairman Cooper, seconded by Councilwoman Ireland. Motion passed unanimously.

2. Consideration of Approval of the First 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

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 381

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.

Motioned by Vice-Chairman Talbert seconded by Councilman Campbell, Motion passed unanimously.

3. Consideration of Approval to Authorize the County Administrator to Sign Authorization to the U.S. Treasury Department to Receive Funds from the American Rescue Plan Act and Place Those Funds in a Special Account Set Aside for those Funds.

Edgefield County is expecting to receive approximately \$5.3 million from the American Rescue Plan Act. To receive the funds, local government must provide the U.S. Treasury with a certification signed by an authorized officer. The first payment will be within 60 days and the second payment no earlier than 12 months after the first payment. These funds will have restricted usage and staff recommends placing the funds in a separate account from other funds so they can be tracked better.

Motioned by Vice-Chairman Talbert seconded by Councilwoman Kennion Motion passed unanimously.

4. Consideration of Approval to provide the National Fire Safety Council \$750 for fire safety training materials.

Since 2002, Edgefield County has been contributing \$750 annually to the National Fire Safety Council. This money is used to provide fire safety training materials to the schools in Edgefield County. Staff has received the annual request for this contribution and would like authorization from Council prior to making the distribution.

Motioned by Councilman Campbell seconded by Councilwoman Ireland Motion passed unanimously.

5. Consideration of Approval to Reclassify One of Six Heavy Equipment Operators from Full-time to Part-time.

One of our heavy equipment operators which primarily operates a motor grader has requested that he be allowed to work 30 hours per week instead of 40. To accommodate this, the position will need to be reclassified by Council as a part-time position. The hourly salary will remain the same but the employee will only be paid for 30 hours. The 30 hour part-time position will accrue sick and vacation leave on a pro-rated basis for 30 hours. The employee will also maintain insurance and retirement benefits. The employee will also remain available for emergencies. These positions are hard to fill and a motor grader operator of this expertise even harder. Both the Road Supervisor and Administrator recommend making this adjustment.

Motioned by Councilwoman Ireland seconded by Vice-Chairman Talbert. Motion passed unanimously.

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 382

6. Consideration of Approval of a Request from the Town of Edgefield to Attach Outdoor Lighting to the Edgefield County Library to Illuminate the Tompkins Alley. **The Town of Edgefield has received a Hometown Grant for the SC Municipal Association. The Town would like to attach lighting to the library so that the Tompkins Alley has lighting similar to the Potters Alley.** Motioned by Vice-Chairman Talbert, seconded by Chairman Cooper. Motion passed unanimously.
7. Consideration of Approval of Entering into a Contract for Medical Director Services from Self Medical Group
This agreement will contract with Self Medical Group for James Washburn, MD to provide Medical Director Services for Edgefield County EMS. Dr. Washburn is a graduate of Brody School of Medicine at East Carolina University and has completed both residency and fellowship training in emergency medicine. Motioned by Vice-Chairman Talbert, seconded by Councilwoman Kennion. Motion passed unanimously.
8. Consideration of Approval to Amend the Rental Policy at Bettis Park to Allow Baseball Fields to be Rented at \$10 an Hour Without Lights.
Edgefield County has several travel baseball teams that rent the fields at Bettis Park for practice. The County's rental policy has fees per day with and without lights and also rental by the hour with light. The current policy does not have an hourly rental without light and it was requested that the County review this. At the March 9th Countywide Recreation Committee reviewed the issue and the Committee recommends to Council that a \$10 hourly fee be added to the Bettis Park Fee Schedule for the baseball fields. Motioned by Councilman Campbell, seconded by Councilwoman Ireland. Motion passed unanimously.
9. Consideration of Approval of First 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. Motioned by Councilwoman Ireland, seconded by Councilman Campbell. Motion passed unanimously.
10. Consideration of Approval of First 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

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 383

building for sale with an asking price of \$50,000. Mr. McCracking has offered to purchase the building for \$50,000.

Motioned by Vice-Chairman Talbert, seconded by Chairman Cooper. Motion passed unanimously

11. Consideration of Approval of a Temporary Employment Agreement with Roger LeDuc.

This agreement is to provide services as the Interim County Administrator in a temporary part-time basis. It is anticipated that the work will involve about 20 hours a week and hours and days will vary week to week depending on the County needs. Some work may be provided offsite.

Motioned by Councilwoman Ireland, seconded by Vice-Chairman Talbert, Motion passed unanimously.

12. Consideration of Approval Authorizing the County Administrator to Negotiate With Dixie Belle, Inc. concerning Termination or Alternation of Industrial Park Pond Lease

In 2014, Edgefield County entered into a 15 year agreement with Dixie Bell, Inc. to use water from the industrial park pond to irrigate peach trees on Hwy 25.

This irrigation line was allowed to run across the parcel of land owned by Edgefield County and is the same parcel that has been offered to Generac. It will be necessary to remove the irrigation line from this parcel to accommodate Generac.

Motioned by Vice-Chairman Talbert, seconded by Chairman Cooper, Motion passed (4-1) Councilwoman Kennion opposed.

13. Consideration of Approval Authorizing the County Administrator to Proceed with Site Selection for the Law Enforcement Center as an Edgefield County Facility only, including working with Mosely Architects to investigate one or more sites.

In the November CPST referendum the construction of a Law Enforcement Center was approved. Since that time, there has been discussion of a joint detention center with Saluda County. This item will provide direction to staff to proceed with a Law Enforcement Center without partnering with Saluda County.

Councilman Dean Campbell stated the following: I think we need some context on this issue. This project, estimated at \$25 million to \$30 million just to buy land and build the law enforcement center, is an enormous project. I think we sometimes hear large numbers and don't consider how large they really are. It is so large, it's more than double our annual budget. We don't see projects this large but maybe every generation or two.

Also, we mustn't forget that this money is coming from citizens. We all know the law enforcement center construction is coming from the capital project sales tax. That means money from citizens inside and outside the county. It's a great way to pay for it. But have any of us stopped to think – I mean really think – about the cost after it's

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 384

built? The cost of running this facility won't be paid for with the capital project sales tax. It won't be paid for with a grant or some other form of free or reduced federal or state money. The cost will be paid by the citizens of Edgefield County through their property taxes. And that cost to run this facility will be significantly higher than I know the Chairman and the Vice Chairman and the Sheriff and former Administrator have had meetings with Saluda County officials and have travelled to locations that have multi-county jails. I believe they have done a lot of work. But I'm from the generation that says we should trust what they say, but let's verify it. What's wrong with making sure it's the right decision.

Let me explain what that means.

County Council has not been given any specific, written information on the work that has been done. No written report that outlines the pros and cons. No written information on who could/should/might could pay what. No real discussion on whether other counties have been contacted and what those pros and cons might be. We're being asked tonight to make a major decision – I contend the most major decision that will be made from a cost perspective – by this Council for decades to come. It'll be another 30-40 years before this issue will be taken up again, in all likelihood. When Council gets general information from the staff and Chairman each month in preparing for our meetings, sometimes we receive advance emails that go through details of issues and/or we receive exhibits in our notebooks that do the same. When we don't get written information, it generally means it's so minor that we don't need it.

That can't be what we're saying here. But here we sit with only antidotal information. We heard why things might not work. We have no letters for reports from anyone involved telling us that.

Let me ask my fellow Council members this: If you were building this law enforcement center with your own money, would you accept this information as is? I've heard discussions from the Chairman, the former Administrator, and the Sheriff, but I've only heard discussions. I've not seen any actual numbers. I've not seen any deep dive on how it can work, not how it can't work. While I appreciate the time all of them have put into this together, I'm not convinced we have the right information to make an informed decision.

I'm concerned we are jumping the gun here. We don't have to hurry this along. Why can't we find a way to see a real, in-depth study to understand the pros and cons and costs better?

Why can't we ensure we're getting a complete story?

I'll remind Council we get one chance to get this decision right. This authorization being proposed is not three readings. It is just one reading, and if we vote on this tonight, we're locked into a decision. If we approve this tonight, it sets us down a path for a one-county law enforcement center.

Mr. Chairman, once everyone has had their say on this topic, I want to Move that we table the law enforcement center's one-county or multi-county decision until we believe we have sufficient information to move forward. Part of this motion includes having our interim administrator determine and recommend to us the best way to

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 0R 1899 385

gather this information, whether through current staff or a consultant. I would make a motion to table the authorization you're seeking and ask our interim Administrator to determine how we can further investigate this critically important project and provide Council with information on how to move forward smartly. Vice-Chairman Talbert stated that we need to table this discussion until we have further information.

Interim Administrator LeDuc stated that he had extensive discussions with Moseley and they have worked with multi-county and standalone jails from Virginia and other states. Interim Administrator LeDuc stated that if Council would like to see the costs and the benefits of having a standalone versus having one with both counties, first you would have to have a buy-in between both Counties and both Sheriffs. Interim Administrator LeDuc stated that due to the hours that he will be working along with the other projects at hand, he do not think that he will able to provide the analysis that council would be looking for. Interim Administrator LeDuc stated if you would like to table it, Moseley already knows what the needs are at least for our side of the equation that we ask them to look into some of the cost of sharing a facility versus a standalone, so that you will have something in writing so that you can make a decision that would benefit both parties financially.

Councilwoman Ireland asks is Saluda County still apart of this joint law enforcement center? Sheriff Rowland stated that due to the logistics and other factors that are involved Saluda County wants to remain in Saluda County and that the other counties are no longer interested in combining. Sheriff Rowland felt that he has a Constitutional obligation to run the Edgefield County's jail and not Saluda County's jail. Sheriff Rowland stated that looking at other multi county jails some of them have failed, and it will be hard to fit our needs with some many other factors as being long term or short term. Councilman Campbell stated that this being a fiduciary responsibility of the County Council and that being that this is a big investment we need to have at least one last look at the numbers and understand the politics better, law enforcement side better and the legal side better, and with Moseley helping us we may end up with a standalone facility, but in five or ten years at least we would have went through everything. Interim Administrator LeDuc asked if we could ask Moseley to provide some data to review, in which it will help you make an informed decision for what is best for the county. Councilman Dean Campbell made a motion authorizing the County Administrator to proceed with the Law Enforcement for Edgefield County or a multi-county facility including working with Moseley Architects to investigate the feasibility of one or more sites. Second by Chairman Cooper. Motion passed unanimously.

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 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.

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 386

Charles Kemp- Thanks again for allowing me to speak, We have this impending growth coming from the south, coming from Augusta, coming from Columbia County, people want to escape to live in our County. It seems like the growth is occurring from the South End near Aiken but I believe that growth would be best suited if it would occur around Johnston and Edgefield. I think that your mayors from each of those towns would really enjoy that, if we had more people. We need more commerce here, we need a grocery store, if we could center it around Edgefield somehow, and there's a book called Rural by design in which they talk about that theory. So that would be something to think about in the near future, it would make the mayors happy, and the towns of Edgefield and Johnston happy. I am leaving Trenton out because they like to remain the same, that's just my opinion. I just to leave that thought with you maybe that would be a bright way to develop counties around existing town centers that we already have. Thank You.

VI. ADDITIONAL ITEMS TO REPORT BY THE COUNTY ADMINISTRATOR

- Interim Administrator LeDuc stated that he will be sending the Council members, the Chairman of the planning Commission and the Assistant Chairman of the proposed procedure in the next couple of days as to how we want to conduct, and when will be conducting these meetings concerning these postcards that everyone has received. LeDuc also stated that he needs Councils consent to move forward.
- Tomorrow night Kevin will be talking to the Planning Commission on some of the questions and what information we are hoping to receive from these meetings. The goal is approximately two weeks from now or by the last week of April or the first week in May is hopefully when we can start holding our first group meeting.
- Will be working with Aiken Electric and the Broadband, hopefully get I moving quickly.
- Dixie Belle is very critical since General is expanding in the near future

XIII. COMMENTS BY THE COUNTY COUNCIL CHAIR

Chairman Cooper Thanked Roger LeDuc for stepping in, and you have been with us more than once, and you come with a wealth of knowledge.

Chairman Cooper stated the following: That we are experiencing good problems. The fact that we are growing is a good thing, and I know it is hard, because things do change when growth happens. For the first time we have someone in the Industrial Park, that's going to change the road. There is going to be new signage out there and it is going to be transformational for Edgefield County. In the growing pains that we are experiencing, anything good is always a little bit of pain. Let's look at it as a good thing and not a negative thing. And at the end of the day, I believe that these small group meetings, will help us get to know one another and those that live in our district. If you haven't signed up already, I hope that you will partake in those small group meetings.

EDGEFIELD COUNTY COUNCIL

April 13, 2021

6:00 PM

County Council Chambers

Instrument Book Page
202100003076 OR 1899 387

Get to know you Planning Commissioners, your County Council reps and we have a great future.

XIV. ADJOURN

Motion made by Councilwoman Ireland seconded by Vice Chairman Talbert.
Motion passes unanimously. Meeting adjourned at 8:31pm.

Edgefield County Council



H. Scott Cooper, Chair

ATTEST



Taz M. Potts, Clerk to Council