

# ***Oconee County Council***

## **Committee Assignments & Meeting Dates**

### **2021**

#### **Budget, Finance & Administration**

**February 19<sup>th</sup>** [Strategic Planning Retreat beginning at 9 a.m.], **March 19<sup>th</sup>** [Budget Workshop - 9am], **April 13<sup>th</sup>** [5pm], **May 4<sup>th</sup>** [5pm]

- **Mr. Elliott, Chair**
- All Council Members

#### **Law Enforcement, Public Safety, Health & Welfare [4:30 p.m. – prior to CC meeting]**

**February 16<sup>th</sup>**, **April 20<sup>th</sup>**, **July 20<sup>th</sup>**, **September 21<sup>st</sup>**

- **Mr. Durham, Chair**
- Mr. Davis
- Mr. Elliott

#### **Transportation [4:30 p.m. – prior to CC meeting]**

**February 16<sup>th</sup>**, **April 20<sup>th</sup>**, **July 20<sup>th</sup>**, **September 21<sup>st</sup>**

- **Mr. Hart, Chair**
- Mr. Davis
- Mr. Cain

#### **Planning & Economic Development [4:30 p.m. – prior to CC meeting]**

**March 16<sup>th</sup>**, **May 18<sup>th</sup>**, **August 17<sup>th</sup>**, & **October 19<sup>th</sup>**

- **Mr. Cain, Chair**
- Mr. Davis
- Mr. Elliott

#### **Real Estate, Facilities & Land Management [4:30 p.m. – prior to CC meeting]**

**March 16<sup>th</sup>**, **May 18<sup>th</sup>**, **August 17<sup>th</sup>**, & **October 19<sup>th</sup>**

- **Mr. Davis, Chair**
- Mr. Hart
- Mr. Cain

**ALL Committee meetings begin at 4:30 p.m. unless otherwise noted.**

# 2021 AGENDA ITEM SUBMISSION SCHEDULE

[One Meeting April/July/August/December - Rest Two Meetings Each Month]

JANUARY				
M	T	W	T	F
4	5	6	7	8
11	12	13	14	15
	19	20	21	22
25	26	27	28	29

JULY				
M	T	W	T	F
			1	2
	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

## Committees

### LEPSHW

2/16/2021  
4/20/2021  
7/20/2021  
9/21/2021

FEBRUARY				
M	T	W	T	F
1	2	3	4	5
8	9	10	11	12
	16	17	18	19
22	23	24	25	26

AUGUST				
M	T	W	T	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30	31			

## Transportation

2/16/2021  
4/20/2021  
7/20/2021  
9/21/2021

MARCH				
M	T	W	T	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

SEPTEMBER				
M	T	W	T	F
		1	2	3
	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

## Planning

3/16/2021  
5/18/2021  
8/17/2021  
10/19/2021

APRIL				
M	T	W	T	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

OCTOBER				
M	T	W	T	F
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

## REFLM

3/16/2021  
5/18/2021  
8/17/2021  
10/19/2021

MAY				
M	T	W	T	F
3	4	5	6	7
	11	12	13	14
17	18	19	20	21
24	25	26	27	28

NOVEMBER				
M	T	W	T	F
1	2	3	4	5
8	9	10		12
15	16	17	18	19
22	23	24		
29	30			

## Budget

3/19/2021 Workshop [9am]  
4/13/2021 [5pm]  
5/4/2021 [5pm]









JUNE				
M	T	W	T	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30		

DECEMBER				
M	T	W	T	F
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	
		29	30	31

5/18/2021 1st  
6/01/2021 2nd/PH  
\*6/22/2021 3rd/PH  
[\*Special CC mtg]

**Strategic Planning**  
Retreat is scheduled  
for Friday, Feb. 19,  
2021 beginning at 9am.

ALL Committee  
meetings begin  
at 4:30 p.m.  
unless otherwise  
noted.

	COUNCIL MEETING
	SUBMISSION DUE DATE
	HOLIDAYS/CLOSED
	SPECIAL COUNCIL MEETING
	BUDGET COMMITTEE MEETING
	BUDGET AND COUNCIL MEETING
	NO MEETING
	COMMITTEE & COUNCIL MEETING

JANUARY 2022				
M	T	W	T	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

# 2022 AGENDA ITEM SUBMISSION SCHEDULE

[One Meeting July/August/December - Rest Two Meetings Each Month]

JANUARY				
M	T	W	T	F
	4	5	6	7
10	11	12	13	14
	18	19	20	21
24	25	26	27	28
31				

FEBRUARY				
M	T	W	T	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
	22	23	24	25
28				

MARCH				
M	T	W	T	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	

APRIL				
M	T	W	T	F
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

MAY				
M	T	W	T	F
2	3	4	5	6
9		11	12	13
16	17	18	19	20
23	24	25	26	27
	31			

JUNE				
M	T	W	T	F
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	

JULY				
M	T	W	T	F
				1
	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

AUGUST				
M	T	W	T	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

SEPTEMBER				
M	T	W	T	F
			1	2
	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

OCTOBER				
M	T	W	T	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

NOVEMBER				
M	T	W	T	F
	1	2	3	4
7	8	9	10	
14	15	16	17	18
21	22	23		
28	29	30		

DECEMBER				
M	T	W	T	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	
	28	29	30	

JANUARY 2023				
M	T	W	T	F
	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30	31			

## Committees

### LEPSHW

2/15/2022  
4/5/2022  
7/19/2022  
9/20/2022

## Transportation

2/15/2022  
4/19/2022 [4 p.m.]  
7/19/2022  
9/20/2022

## Planning

3/15/2022  
5/17/2022  
8/16/2022  
10/18/2022

## REFLM

3/15/2022  
5/17/2022  
8/16/2022  
10/18/2022

## Budget

3/1/2022  
3/18/2022 Workshop [9am]  
4/19/2022  
5/3/2022

5/3/2022 1st

5/17/2022 2nd/PH  
6/07/2022 3rd/PH

Strategic Planning  
Retreat is scheduled  
for Friday, Feb. 18,  
2022 beginning at 9am.

ALL Committee  
meetings begin  
at 4:30 otherwise  
unless otherwise  
noted.

- COUNCIL MEETING
- SUBMISSION DUE DATE
- HOLIDAYS/CLOSED
- SPECIAL COUNCIL MEETING
- BUDGET COMMITTEE MEETING
- BUDGET AND COUNCIL MEETING
- NO MEETING
- COMMITTEE & COUNCIL MEETING

**STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
ORDINANCE 2021-25**

**AN ORDINANCE TO DEVELOP A JOINT COUNTY INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH ANDERSON COUNTY, SUCH INDUSTRIAL/BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN ANDERSON 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 ANDERSON 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.**

**BE IT ORDAINED BY THE COUNTY COUNCIL OF OCONEE COUNTY, SOUTH CAROLINA:**

SECTION 1: Oconee County, South Carolina (“Oconee County”) is hereby authorized to jointly develop an industrial and business park with Anderson County, South Carolina (the “*Park*”). The Park shall be located initially on lands located in Anderson County only as authorized by Sec. 4-1-170 of the South Carolina Code of Laws 1976, as amended.

SECTION 2: Oconee County will enter into a written agreement to develop the Park jointly with Anderson County in substantially the form attached hereto as *Exhibit A* and incorporated herein by reference (the “*Park Agreement*”). The Chair of Oconee County Council and the County Administrator of Oconee County are hereby authorized to execute the Park Agreement on behalf of Oconee County, with such changes thereto as the Chair and/or County Administrator shall deem, upon advice of counsel, necessary and do not materially change the import of the matters contained in the form of agreement set forth in *Exhibit A*.

SECTION 3: The businesses or industries located in the Park will pay a fee in lieu of *ad valorem* taxes as provided for by law or as set forth in the Park Agreement. With respect to properties located in the Oconee County portion of the Park, the fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Oconee County. That portion of such fee allocated pursuant to the Park Agreement to Anderson County shall be thereafter paid by the Treasurer of Oconee County to the Treasurer of Anderson County within ten (10) business days following the end of the calendar quarter of receipt for distribution in accordance with the terms of the agreement. With respect to properties located in the Anderson County portion of the Park, the fee paid in lieu of *ad valorem* taxes shall be paid to the Treasurer of Anderson County. That portion of such fee allocated pursuant to the Park Agreement to Oconee County shall thereafter be paid by the Treasurer of Anderson County to the Treasurer of Oconee County within ten (10) business days following the end of the calendar quarter of receipt for distribution in accordance with the terms of the Park Agreement.

SECTION 4: Revenues generated from industries or businesses located in the Oconee County portion of the Park and to be retained by Oconee County pursuant to the Park Agreement shall be distributed within Oconee County in the following manner:

First, unless Oconee County elects to pay or credit the same from only those revenues which Oconee County would otherwise be entitled to receive as provided under “Third” below, to pay annual debt service or other annual payments on any bonds or obligations issued by or on behalf of Oconee County pursuant to, or to be utilized as a credit in the manner provided in the second paragraph of, Section 4-1-175, Code of Laws of South Carolina 1976, as amended, or any successor statutes or provisions, or pursuant to any other

authorization for the issuance of bonds or incurrence of obligations, payable in whole or in part by or from revenues generated from any properties in the Park;

Second, at the option of Oconee County, to reimburse Oconee County for any expenses incurred by it in the development, operation, maintenance and promotion of the Park or the businesses located therein or for the economic development of Oconee County; and

Third, to those taxing districts which overlap the applicable properties within Oconee County's portion of the Park, in a pro-rata fashion based on comparative millage rates for the year in question of such taxing districts.

provided, that (i) all taxing districts which overlap the applicable properties within the Park shall receive some portion of the revenues generated from such properties; and (ii) all revenues receivable by a taxing entity in a fiscal year shall be allocated to operations and maintenance and to debt service as determined by the governing body of such taxing entity; and (iii) Oconee County may, by ordinance, from time to time, amend the distribution of the fee in lieu of tax payments to all taxing entities.

SECTION 5: This Ordinance shall supersede and amend in its entirety any other ordinances or resolutions of Oconee County Council pertaining to the Park.

SECTION 6: Should any section of this Ordinance be, for any reason, held void or invalid, it shall not affect the validity of any other section hereof which is not itself void or invalid.

SECTION 7: This Ordinance shall be effective after third and final reading thereof.

[Signature page follows]

Enacted in meeting duly assembled this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

**OCONEE COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Chair of County Council,  
Oconee County, South Carolina

By: \_\_\_\_\_  
County Administrator,  
Oconee County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Clerk to County Council  
Oconee County, South Carolina

First Reading: November 16, 2021  
Second Reading: December 07, 2021  
Third Reading: January 04, 2022  
Public Hearing: January 04, 2022

**STATE OF SOUTH CAROLINA**

**COUNTY OF OCONEE**

I, the undersigned Clerk to County Council of Oconee County, South Carolina, do hereby certify that attached hereto is a true, accurate and complete copy of an ordinance which was given a public hearing on \_\_\_\_\_, 202\_\_, and which was given reading, and received majority approval, by the County Council at meetings of \_\_\_\_\_, 202\_\_, \_\_\_\_\_, 202\_\_ and \_\_\_\_\_, 202\_\_, at which meetings a quorum of members of County Council were present and voted, and an original of which ordinance is filed in the permanent records of the County Council.

---

Clerk to County Council,  
Oconee County, South Carolina

Dated: \_\_\_\_\_, 202\_\_

**EXHIBIT A**

**FORM OF AGREEMENT FOR DEVELOPMENT OF  
JOINT COUNTY INDUSTRIAL/BUSINESS PARK**

[see attached]



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF ANDERSON )  
COUNTY OF OCONEE )

**AGREEMENT FOR DEVELOPMENT OF  
JOINT COUNTY INDUSTRIAL/BUSINESS PARK**

This **AGREEMENT FOR DEVELOPMENT OF JOINT COUNTY INDUSTRIAL/BUSINESS PARK** (this "**Agreement**") to be located within Anderson County and Oconee County is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between Anderson County, South Carolina ("**Anderson County**") and Oconee County, South Carolina ("**Oconee County**") and collectively, the "**Counties**").

**WITNESSETH:**

**WHEREAS**, Anderson County and Oconee County are contiguous counties, which pursuant to Ordinance No. \_\_\_\_\_ enacted by Anderson County Council on December 21, 2021, and Ordinance No. \_\_\_\_\_ enacted by Oconee County Council on January 4, 2022 (collectively, the "**Enabling Ordinances**"), have each determined that, in order to promote economic development and thus provide additional employment opportunities within both Counties, there should be established, initially in Anderson County, a Joint County Industrial/Business Park (the "**Park**"), to be located upon property described in **Exhibit A** hereto (the "**Anderson County Property**"); and

**WHEREAS**, as a consequence of the establishment of the Park, property comprising the Park and all property having a situs therein shall be exempt from *ad valorem* taxation pursuant to Article VIII, Section 13 of the Constitution of the State of South Carolina, 1895, as amended (the "**State Constitution**"), but the owners or lessees of such property shall pay annual fees in an amount equal to that amount for which such owner or lessee would be liable except for such exemption; and

**WHEREAS**, the Park Property is located within the corporate limits of the City of Anderson, South Carolina (the "**City**"), and the City has consented to the establishment of the Park and inclusion of the Park Property therein pursuant to a Resolution adopted by City Council of the City on December 13, 2021 and an Infrastructure Credit Agreement entered into by and among the City, Anderson County and Fair Street Partners LLC dated as of \_\_\_\_\_, 2022 (the "**Infrastructure Credit Agreement**");

**NOW, THEREFORE**, in consideration of the mutual agreement, representations and benefits contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Binding Agreement.** This Agreement serves as a written instrument setting forth the entire agreement between the parties and shall be binding on Anderson County and Oconee County, and their successors and assigns.

2. **Authorization.** Article VIII, Section 13(D) of the State Constitution provides that counties may jointly develop an industrial or business park with other counties within the geographical boundaries of one or more of the partner counties, provided that certain conditions specified therein are met and further provided that the General Assembly of the State of South Carolina provides by law a manner in which the value of property in such park will be considered for purposes of bonded indebtedness of political subdivisions and school districts and for purposes of computing the index of taxing ability pursuant to any provision of law which measures the relative fiscal capacity of a school district to support its schools based on the assessed valuation of taxable property in the district as

compared to the assessed valuation of taxable property in all school districts in South Carolina. Section 4-1-170, Code of Laws of South Carolina, 1976, as amended (the “*SC Code*”) satisfied the conditions imposed by Article VIII, Section 13(D) of the State Constitution and provides the statutory vehicle whereby a joint county industrial or business park may be created.

3. Location of the Park.

(A) Upon execution and delivery of this Agreement by the Parties hereto and without further action by either County, the Park shall consist solely of the Anderson County Property, as further identified in *Exhibit A*. It is specifically recognized that the Park may, from time to time, consist of non-contiguous properties within each County. The boundaries of the Park may be enlarged or diminished from time to time as authorized by ordinances of the County Councils of both Anderson County and Oconee County. Since the Anderson County Property includes property within the corporate limits of the City, the Counties have obtained the consent of the City prior to creation of the Park in accordance with the requirements of Section 4-1-170 of the SC Code, subject to the provisions of the Infrastructure Credit Agreement. If the Park subsequently encompasses all or a portion of a municipality (including the City), the Counties must obtain the consent of the municipality prior to expanding the Park.

(B) In the event of any enlargement or diminution of the boundaries of the Park, this Agreement shall be deemed amended and there shall be attached to the ordinance an *Exhibit A* (Anderson County Property) which shall contain a legal description of the property to be added and/or diminished.

(C) Prior to the enactment by Anderson County Council and by Oconee County Council of ordinances authorizing the diminution of the boundaries of the Park, separate public hearings shall first be held by Anderson County Council and by Oconee County Council. Notice of such public hearings shall be published in newspapers of general circulation in Anderson County and Oconee County, respectively, at least once and not less than fifteen (15) days prior to such hearing.

(D) The owner, or, if applicable, lessee of any property located within the Park, may remove personal property from the Park at any time, unless specifically prohibited otherwise.

4. Fee in Lieu of Taxes. Pursuant to Article VIII, Section 13(D) of the State Constitution, property located in the Park shall be exempt from *ad valorem* taxation. The owners or lessees of the Anderson County Property situated in the Park shall pay in accordance with this Agreement an amount (referred to as fees in lieu of *ad valorem* property taxes) equivalent to the *ad valorem* property taxes that would have been due and payable but for the location of such property within the Park, provided that this paragraph shall not prohibit Anderson County or Oconee County from entering into a negotiated fee-in-lieu of tax incentive agreement applicable to any property located within the Park. Payments of fees in lieu of taxes will be made on or before the due date for taxes for a particular year. Penalties for late payment will be at the same rate as late tax payment. Any late payment beyond said date will accrue interest at the rate of statutory judgment interest. The Counties, acting by and through the Treasurers of Anderson County and Oconee County, shall maintain all liens and rights to foreclose upon liens provided for counties in the collection of *ad valorem* taxes.

5. Allocation of Expenses. Anderson County and Oconee County shall bear expenses, including, but not limited to, development, operation, maintenance and promotion of the Park and the cost of providing public services, in the following proportions:

If property is in the Anderson County portion of the Park:

A.	Anderson County	100%
B.	Oconee County	0%

If property is in the Oconee County portion of the Park:

A.	Anderson County	0%
B.	Oconee County	100%

6. Allocation of Revenues. Anderson County and Oconee County shall receive an allocation of all other revenue generated by the Park through payment of fees in lieu of *ad valorem* property taxes or from any other source (net of any special source revenue credits provided by either County) in the following amounts and proportions:

If property is in the Anderson County portion of the Park:

A.	Anderson County	99%
B.	Oconee County	1%

If property is in the Oconee County portion of the Park:

A.	Anderson County	1%
B.	Oconee County	99%

7. Revenue Allocation Within Each County.

(A) Revenues generated by the Park through the payment of fees in lieu of *ad valorem* property taxes shall be distributed to Anderson County and to Oconee County, as the case may be, according to the proportions established by Paragraph 6 herein. With respect to revenues allocable to Anderson County or Oconee County by way of fees in lieu of taxes generated within its own County (the “*Host County*”), such revenue shall be distributed within the Host County in the manner provided by the county council of the Host County; provided, that (i) all taxing districts which overlap the applicable revenue-generating portion of the Park shall receive at least some portion of the revenues generated from such portion, and (ii) with respect to amounts receivable in any fiscal year by a taxing entity, the governing body of such taxing entity shall allocate the revenues received to operations and/or debt service of such entity. Each Host County is hereby specifically authorized to use a portion of revenue for economic development purposes as permitted by law and as established by ordinance of the County Council of the Host County.

(B) Revenues allocable to Anderson County by way of fees in lieu of taxes generated within Oconee County shall be distributed solely to Anderson County. Revenues allocated to Oconee County by way of fees in lieu of taxes generated within Anderson County shall be distributed solely to Oconee County.

8. Fees In Lieu of Taxes Pursuant to Title 4 or Title 12 of the SC Code. It is hereby agreed that the entry by Anderson County into any one or more fee in lieu of tax agreements pursuant to Title 4 or Title 12 of the SC Code with respect to Anderson County Property located within the Anderson County portion of the Park and the terms of such agreements shall be at the sole discretion of Anderson County. Likewise, entry by Oconee County into any one or more fee in lieu of tax agreements pursuant to Title 4 or Title 12 of the SC Code with respect to Oconee County Property located within the Oconee County portion of the Park and the terms of such agreements shall be at the sole discretion of Oconee County.

9. Regulation and Jurisdiction. Except with respect to Park property located within the corporate limits of a municipality wherein such municipality's applicable ordinances shall apply, any ordinances of Anderson County and Oconee County concerning zoning, health and safety regulations, and building code requirements will apply for the respective portions of the Park in Anderson County and Oconee County. The Sheriff's Departments of Anderson County and Oconee County will have jurisdiction to make arrests and exercise all authority and power within the boundaries of the respective portions of the Park in Anderson County and Oconee County. Municipal police shall have concurrent law enforcement jurisdiction for any portion of the Park located within the corporate limits of such municipality. Emergency services and all other municipal services will be provided in the Park by whatever providers provide such services in the respective Anderson County and Oconee County portions of the Park.

10. Assessed Valuation. For the purpose of calculating the bonded indebtedness limitation and for the purpose of computing the index of taxpaying ability pursuant to Section 59-20-20(3) of the SC Code, allocation of the assessed value of property within the Park to Anderson County and Oconee County and to each of the taxing entities within the participating Counties shall be identical to the allocation of revenue received and retained by each of the Counties and by each of the taxing entities within the participating Counties, pursuant to Paragraph 6 and 7 herein.

11. Severability. In the event and to the extent (and only to the extent) that any provision or any part of a provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Agreement.

12. Termination. Notwithstanding any provision of this Agreement to the contrary, Anderson County and Oconee County agree that this Agreement will automatically terminate upon the expiration or earlier termination of the Infrastructure Credit Agreement.

*[Remainder of Page Intentionally Left Blank]*

WITNESS our hands and seals as of the date first above written.

**ANDERSON COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Chair of County Council  
Anderson County, South Carolina

ATTEST:

By: \_\_\_\_\_  
County Administrator  
Anderson County, South Carolina

By: \_\_\_\_\_  
Clerk to County Council  
Anderson County, South Carolina

*[Signature Page 1 – Agreement for Development of Joint County Industrial/Business Park]*

**OCONEE COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Chair of County Council  
Oconee County, South Carolina

By: \_\_\_\_\_  
County Administrator  
Oconee County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Clerk to County Council  
Oconee County, South Carolina

*[Signature Page 2 – Agreement for Development of Joint County Industrial/Business Park]*

**EXHIBIT A**

**ANDERSON COUNTY PROPERTY**

The parcels of property having the following Anderson County Tax Map Numbers as of [date]:

<b>TMS No.</b>
123-24-02-012-000
123-24-02-014-000
123-24-02-016-000
123-24-02-022-000
123-24-02-026-000

including all property vertically or horizontally located on or within the Anderson County Tax Map Numbers identified above, including, but not limited to, condominiums or other properties subject to any horizontal property regime, notwithstanding that such property bears different Anderson County Tax Map Numbers from those identified above.

Notwithstanding the foregoing, the Anderson County Property shall exclude any portion of the real property located on or within the Anderson County Tax Map Numbers identified above which is taxes as owner occupied residential real property pursuant to Section 12-43-220(c) of the Code of Laws of South Carolina 1976, as amended, or successor statute, but only during the tax years in which such property meets the qualifications of Section 12-43-220(c) or successor statute.

**EXHIBIT B**

**OCONEE COUNTY PROPERTIES**

**None.**



## OCONEE CODE OF ORDINANCES

### Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not pre-empted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Facility* means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

*Meeting* means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

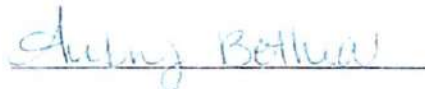
IN RE:

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in Oconee County, Pickens County and the Pendleton area of Anderson County and the notice (of which the annexed is a true copy) was inserted in said papers on 01/08/2021 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch  
General Manager

Subscribed and sworn to before me this  
01/08/2021



Aubry Bethea  
Notary Public  
State of South Carolina  
My Commission Expires November 20, 2030



---

**FRIDAY, JANUARY 8, 2021**

---

**Public Notice**

The Oconee County Council will meet in 2021 on the first and third Tuesday of each month with the following exceptions:

- April, July, & August meetings, which will be only on the third Tuesday of each of the three months;
- December meeting, which will be only the first Tuesday of the month.

All Council meetings, unless other-

---

wise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Waltham, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 19, 2021 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 4, 2022 in Council Chambers at which point they will establish their 2022 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 19, 2021 in Council Chambers.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2021 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Waltham, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Transportation Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 19 [Strategic Planning Retreat] & March 19 [Budget Workshop] and 5:00 p.m. on the following dates: April 13 & May 2021.

---

## Oconee County Council

Oconee County  
Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691

Phone: 864-718-1023  
Fax: 864 718-1024

E-mail:  
[ksmith@oconeesc.com](mailto:ksmith@oconeesc.com)

John Elliott  
Chairman  
District I

Matthew Durham  
District II

Paul A. Cain  
Vice Chairman  
District III

Julian Davis, III  
Chairman Pro Tem  
District IV

J. Glenn Hart  
District V



The Oconee County Council will meet in 2021 on the first and third Tuesday of each month with the following exceptions:

- April, July, & August meetings, which will be **only** on the third Tuesday of each of the three months;
- December meeting, which will be **only** the first Tuesday of the month.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 19, 2021 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 4, 2022 in Council Chambers at which point they will establish their 2022 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 19, 2021 in Council Chambers.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2021 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Transportation Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 19 [Strategic Planning Retreat] & March 19 [Budget Workshop] and 5:00 p.m. on the following dates: April 13 & May 4, 2021.



January 4, 2022

**Public Comment**  
**SIGN IN SHEET**  
**6:00 PM**

The Public Comment Sessions at this meeting is limited to a total of 40 minutes, 4 minutes per person. Please be advised that citizens not utilizing their full four [4] minutes may not "donate" their remaining time to another speaker.

**PLEASE PRINT**

	FULL NAME	PURPOSE OF COMMENT
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.



**PUBLIC COMMENT  
SIGN IN SHEET**  
OCONEE COUNTY COUNCIL MEETING  
DATE: January 04, 2022 6:00 PM

**PUBLIC HEARING: Ordinance 2021-25**

**AN ORDINANCE TO DEVELOP A JOINT COUNTY INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH ANDERSON COUNTY, SUCH INDUSTRIAL/BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN ANDERSON 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 ANDERSON 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.**

Written comments may be submitted at any time prior to the hearing for inclusion in the official record of the meeting.

**Everyone speaking before Council will be required to do so in a civil manner.**

**Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.**

Public comment during a public hearing is not limited to four minutes per person.

Sign up sheets will be available thirty minutes prior to the hearing for those interested in addressing Council.

Written comments may be submitted at any time prior to the hearing for inclusion in the official record of the meeting.

Please submit written comments to the Clerk to Council, 415 South Pine Street, Walhalla, South Carolina, 29691.

**Please PRINT your name**

1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.
21.
22.

# Oconee County Council

Oconee County  
Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691

Phone: 864-718-1023  
Fax: 864 718-1024

E-mail:  
[jennifercadams@oconeesc.com](mailto:jennifercadams@oconeesc.com)

John Elliott  
Chairman  
District I

Matthew Durham  
District II

Paul A. Cain  
Vice Chairman  
District III

Julian Davis, III  
Chairman Pro Tem  
District IV

J. Glenn Hart  
District V



The Oconee County Council will meet in 2022 at 6 p.m., on the first and third Tuesday of each month with the following exceptions:

- July & August meetings, which will be **only** on the third Tuesday of each of these months;
- December meeting, which will be **only** the first Tuesday of the month.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 18, 2022 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 3, 2023 in Council Chambers at which point they will establish their 2023 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 18, 2022 in Council Chambers.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2022 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 15, April 5, July 19, & September 20, 2022.

The Transportation Committee at 4:30 p.m. on the following dates: February 15, April 19 [4:00 p.m.], July 19, & September 20, 2022.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 15, May 17, August 16, & October 18, 2022.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 15, May 17, August 16, & October 18, 2022.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 18 [Strategic Planning Retreat] & March 18 [Budget Workshop] and 4:30 p.m. on the following dates: March 1, April 19, & May 3, 2022.

***Oconee County Council***  
***Committee Assignments & Meeting Dates***  
**2022**

**Budget, Finance & Administration**

**February 18<sup>th</sup>** [Strategic Planning Retreat beginning at 9 a.m.]

**March 18<sup>th</sup>** [Budget Workshop -9am],

**March 1<sup>st</sup>, April 19<sup>th</sup>, May 3<sup>rd</sup>** [4:30 p.m. – prior to CC meeting]

- **Mr. Elliott, Chair**
- All Council Members

**Law Enforcement, Public Safety, Health & Welfare** [4:30 p.m. – prior to CC meeting]

**February 15<sup>th</sup>, April 5<sup>th</sup>, July 19<sup>th</sup>, September 20<sup>th</sup>**

- **Mr. Davis, Chair**
- Mr. Durham
- Mr. Elliott

**Transportation** [4:30 p.m. – prior to CC meeting]

**February 15<sup>th</sup>, April 19<sup>th</sup>** [4:00 p.m.], **July 19<sup>th</sup>, September 20<sup>th</sup>**

- **Mr. Hart, Chair**
- Mr. Davis
- Mr. Cain

**Planning & Economic Development** [4:30 p.m. – prior to CC meeting]

**March 15<sup>th</sup>, May 17<sup>th</sup>, August 16<sup>th</sup>, & October 18<sup>th</sup>**

- **Mr. Cain, Chair**
- Mr. Davis
- Mr. Elliott

**Real Estate, Facilities & Land Management** [4:30 p.m. – prior to CC meeting]

**March 15<sup>th</sup>, May 17<sup>th</sup>, August 16<sup>th</sup>, & October 18<sup>th</sup>**

- **Mr. Durham, Chair**
- Mr. Davis
- Mr. Hart

**ALL Committee meetings begin at 4:30 p.m. unless otherwise noted.**