



# A G E N D A

## OCONEE COUNTY COUNCIL MEETING

### April 18, 2023

### 6:00 PM

Council Chambers, Oconee County Administrative Offices  
415 South Pine Street, Walhalla, SC

#### Call to Order

#### Moment of Silence

#### Invocation by County Council Chaplin

#### Pledge of Allegiance to the Flag of the United States of America

#### Approval of Minutes

March 21, 2023 Regular Minutes

#### Election of Officers

- Council Chairman *[Newly elected Chair will conduct meeting from this point forward]*
- Council Vice Chairman
- Council Chairman Pro Tem

#### County Attorney Comments

#### County Administrator Comments

#### Presentation to Council

*Appalachian Council of Governments – Steve Pelissier / ACOG Executive Director*

#### Proclamations

**PROCLAMATION 2023-01 A PROCLAMATION DECLARING APRIL 30 - MAY 7, 2023 AS CONSERVATION STEWARDSHIP WEEK**

#### Public Comment Session

*[Limited to a total of forty (40) minutes, four (4) minutes per person]*

*If you are not able to attend in person and you have a comment, you may submit it by emailing [jennifercadams@oconeesc.com](mailto:jennifercadams@oconeesc.com) or calling 864-718-1023, so that your comment may be read it into the record.*

#### Council Member Comments

#### COUNCIL MEMBERS

John Elliott, Chair, District I    Julian Davis, III, Chair Pro Tem, District IV  
Matthew Durham, District II    Don Mize, District III  
Glenn Hart, District V

**Public Hearings for the Following Ordinances** *If you would like to be heard during either of the public hearings, please contact Clerk to Council Jennifer C. Adams at [jennifercadams@oconeesc.com](mailto:jennifercadams@oconeesc.com) or 864-718-1023 so that your participation may be coordinated.*

**ORDINANCE 2023-04** AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A REAL PROPERTY LEASE AGREEMENT BETWEEN OCONEE COUNTY AS LESSOR AND THE ROSA CLARK MEDICAL CLINIC ASSOCIATION, INC. AS LESSEE, IN RELATION TO CERTAIN COUNTY-OWNED PROPERTY LOCATED ADJACENT TO THE OCONEE COUNTY MAGISTRATE’S OFFICE LOCATED AT 1606 MAIN STREET, WESTMINSTER, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.

**ORDINANCE 2023-06** AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY OCONEE COUNTY, CONSISTING OF APPROXIMATELY .15 ACRES AND BEING A PORTION OF TAX MAP # 520-36-10-017 (“PARCEL 1”), AND AUTHORIZING THE RECEIPT OF CERTAIN REAL PROPERTY OWNED BY PINE RIDGE MHC SC, LLC, CONSISTING OF APPROXIMATELY .25 ACRES AND BEING A PORTION OF TAX MAP # 240-00-04-023 (“PARCEL 2”) IN EXCHANGE FOR THE CONVEYANCE OF PARCEL 1; AND OTHER MATTERS RELATED THERETO.

**Third Reading of the Following Ordinances**

**ORDINANCE 2022-32** AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A PUBLIC INFRASTRUCTURE REIMBURSEMENT AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA (“COUNTY”), WATERVIEW INVESTMENT I, LLC, AND RAVENEL DEVELOPMENT, LLC (PREVIOUSLY IDENTIFIED BY THE COUNTY AS PROJECT GREENPAW), WITH RESPECT TO CERTAIN PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE REVENUE CREDITS TO REIMBURSE WATERVIEW INVESTMENT I, LLC, AND RAVENEL DEVELOPMENT, LLC FOR CERTAIN INFRASTRUCTURE COSTS INCURRED; AUTHORIZING THE EXECUTION AND DELIVERY THEREOF; AUTHORIZING THE PLACEMENT OF CERTAIN PROPERTY WITHIN THE BOUNDARIES OF A MULTICOUNTY INDUSTRIAL OR BUSINESS PARK OR THE CREATION OF A NEW MULTICOUNTY INDUSTRIAL OR BUSINESS PARK; AND OTHER MATTERS RELATING THERETO.

*(The Public Hearing for Ordinance 2022-32 was held at the March 7, 2023 Council meeting.)*

**ORDINANCE 2023-04** *[see caption above]*

**ORDINANCE 2023-06** *[see caption above]*

**Second Reading of the Following Ordinances**

*None scheduled for this meeting.*

**COUNCIL MEMBERS**

John Elliott, Chair, District I    Julian Davis, III, Chair Pro Tem, District IV  
Matthew Durham, District II    Don Mize, District III  
Glenn Hart, District V

## **First Reading of the Following Ordinances**

**ORDINANCE 2023-05** AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO THE FEE-IN-LIEU OF TAX AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA, AND A COMPANY KNOWN TO THE COUNTY AND REFERRED TO FOR THE TIME BEING AS “PROJECT EVPACK AFFILIATE,” DATED AS OF SEPTEMBER 19, 2017; AND OTHER RELATED MATTERS.

**ORDINANCE 2023-07** AN ORDINANCE AUTHORIZING, PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF AD VALOREM TAXES AND SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA, AND PROJECT MADE, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT COMPANIES (COLLECTIVELY, “COMPANY”); PROVIDING FOR A FEE-IN-LIEU OF AD VALOREM TAXES INCENTIVE; PROVIDING FOR A SPECIAL SOURCE REVENUE CREDIT; DEVELOPING A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO DESIGNATE THE PROPERTY OF THE PROJECT AS PART OF THE PARK; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE GRANT AGREEMENTS; AUTHORIZING THE CONVEYANCE OF CERTAIN REAL ESTATE FOR PROJECT MADE; AND OTHER RELATED MATTERS.

**ORDINANCE 2023-08** AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY OCONEE COUNTY TO MOUNT NEBO BAPTIST CHURCH, PROPERTY CONSISTING OF APPROXIMATELY .14 ACRES AND BEING A PORTION OF TAX MAP # 256-00-01-006, AND AUTHORIZING THE RECEIPT OF CERTAIN REAL PROPERTY OWNED BY MOUNT NEBO BAPTIST CHURCH, PROPERTY CONSISTING OF APPROXIMATELY .0034 ACRES AND BEING A PORTION OF TAX MAP # 256-00-04-019; AND OTHER MATTERS RELATED THERETO.

## **First & Final Reading for the Following Resolutions**

**RESOLUTION 2023-06** A RESOLUTION RECOGNIZING AND DESIGNATING APRIL 2023 AS FAIR HOUSING MONTH.

**RESOLUTION 2023-07** A RESOLUTION CONSENTING TO THE ASSIGNMENT AND ASSUMPTION OF A FEE AGREEMENT BY AND AMONG EPOCH CLEMSON, LLC, EPOCH CLEMSON ST, LLC, AND OCONEE COUNTY, SOUTH CAROLINA; AND OTHER RELATED MATTERS.

## **Discussion Regarding Action Items**

*None scheduled for this meeting.*

### **COUNCIL MEMBERS**

John Elliott, Chair, District I    Julian Davis, III, Chair Pro Tem, District IV  
Matthew Durham, District II    Don Mize, District III  
Glenn Hart, District V

## Council Committee Reports

*Planning and Economic Development / Mr. Davis ..... March 21, 2023*

*Real Estate, Facilities & Land Management / Mr. Mize ..... March 21, 2023*

*Budget, Finance & Administration / Mr. Elliott ..... March 24, 2023*

## Board & Commission Appointments

*The Board & Commission seats listed below are co-terminus with Council District seats and will require [in the 1st quarter of 2021] appointment and/or reappointment as follows:*

### ***Agriculture Advisory Board.....District II***

District II: 2 questionnaires requesting appointment

### ***Board of Zoning Appeals ..... District I District IV***

District I: 1 questionnaire requesting re-appointment

2 questionnaires requesting initial appointment

District IV: No questionnaires on file

### ***Building Codes Appeal Board ..... 2 At Large Seats***

At-Large: 2 questionnaires requesting re-appointment

1 questionnaire requesting initial appointment

### ***Planning Commission ..... District III At-Large***

District III: 3 questionnaires requesting initial appointment

At-Large: 1 questionnaire requesting re-appointment

4 questionnaires requesting initial appointment

## Executive Session

*[upon reconvening Council may take a Vote and/or take Action on matters brought up for discussion in Executive Session, if required]*

- 1. Receive legal advice and discuss contractual matter regarding purchase of real property adjacent to a County park.*
- 2. Receive legal advice and discuss contractual matter regarding lease of property for operation by the County's Parks, Recreation, and Tourism department.*
- 3. Discuss an Economic Development matter, Project Red.*
- 4. Discuss an Economic Development matter, Project Iron Man.*
- 5. Discuss an Economic Development matter, Project Dual.*

## Adjourn

### COUNCIL MEMBERS

John Elliott, Chair, District I    Julian Davis, III, Chair Pro Tem, District IV

Matthew Durham, District II    Don Mize, District III

Glenn Hart, District V