

**LEE COUNTY COUNCIL
REGULAR MEETING
NOVEMBER 10, 2022
MAIN COURT ROOM – SECOND FLOOR OF THE COURTHOUSE**

Members present were Travis Windham, Chairman; Gordon Eckley, Vice-Chairman; Charles A. Beasley, member; Johnette Caughman, member; Ron Fountain, member. Staff present were Alan Watkins, Administrator; Julie Stokes, Assistant Administrator/Clerk to Council; Lee Richardson, Arlene Samuel, Paul Fata. Others present were Gee Whetsel, Roy Dixon, Celestine Boone and her husband.

FOIA

Pursuant to the Freedom of Information Act, all individuals requesting notifications were so notified.

PUBLIC HEARING

A. ZONING TEXT AMENDMENT TO APPROVE AND ADD “PRIVATE GOLF COURSE SERVICES” TO THE SECTION 6-16 TABLE OF PERMITTED USES, SECTION 2-21-3, AS A NEW USE TO BE PERMITTED OUTRIGHT IN A RURAL DISTRICT AND ALSO ADDING “PRIVATE GOLF SERVICES” TO SECTION 2021 “AMUSEMENT & RECREATION SERVICES”

The public hearing opened at 9:30 a.m. on a motion made by Councilman Beasley, seconded by Vice-Chairman. Chairman Windham called for the vote, and motion carried. All voted in favor.

Mr. Watkins said that an individual had come before the Planning Commission inquiring about the zoning requirements for a golf course. He said that the County is having a public hearing as a recommendation from the Planning Commission requesting that the zoning be allowed in a residential district. He said that they have reviewed the information presented to them with the basic requirements and said these are similar to golf course requirements in other places.

Gee Whetsel asked Mr. Watkins if the County was identifying the person making the request. He responded that the person, namely, Mike Koprowski, had planned to be in attendance but could not be here due to illness. Mr. Watkins said he had purchased land in the county with the intention of building a golf course there. Mr. Watkins said that the county is not allowed to do spot zoning.

Page 2, Lee County Council Minutes, November 10, 2022

Roy Dixon asked if the County is prepared for golf courses. Mr. Watkins said that the County did not recruit this project. He said this is not a part of any economic development or plan. He said in order to do this, Mr. Koprowski had to request a zoning change.

Councilman Beasley said that he thought it was a good thing for someone to invest in Lee County.

Chairman Windham said this will bring in more tax revenue. Mr. Watkins said there will be jobs available with this endeavor and he did not anticipate any negative impacts for the neighbors.

The public hearing was closed at 9:40 a.m. on a motion made by Councilperson Caughman, seconded by Councilman Beasley.

**LEE COUNTY
REGULAR MEETING
NOVEMBER 10, 2022
MAIN COURT ROOM – SECOND FLOOR OF THE COURTHOUSE**

OPEN MEETING, INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Windham opened the meeting and welcomed everyone. He announced that Councilman Boyd and Councilperson Josey had conflicts and were not able to attend today's meeting.

Vice-Chairman Eckley gave the invocation and led the Pledge of Allegiance to the Flag.

REQUEST FOR MOTION ON ADOPTION OF RECOMMENDED AGENDA

Councilman Beasley made the motion to approve the agenda as mailed. Vice-Chairman Eckley seconded the motion. Chairman Windham called for the vote, and motion carried. All voted in favor.

REQUEST FOR MOTION ON ADOPTION OF MINUTES FROM REGULAR MEETING MINUTES OF OCTOBER 11, 2022

Councilman Beasley made the motion to approve the minutes from the regular meeting of October 11, 2022. Councilman Fountain seconded the motion. Chairman Windham called for the vote, and motion carried. All voted in favor.

REQUEST FOR MOTION ON SECOND READING APPROVAL OF ORDINANCE

- A. AUTHORIZING, PURSUANT TO TITLE 12, CHAPTER 44, AND TITLE 4, CHAPTER 1 AND TITLE 12, CHAPTER 6 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 CREDIT AGREEMENT BY AND BETWEEN LEE COUNTY, SOUTH CAROLINA AND PROJECT GRAPEFRUIT AND PROJECT GRAPEFRUIT LANDLORD, ACTING FOR THEMSELVES, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND THEIR PROJECT COMPANIES (COLLECTIVELY, "COMPANY"); PROVIDING FOR (1) ASSIGNMENT OF ONE MORE EXISTING FEES-IN-LIEUS OR AD VALOREM TAXES AGREEMENTS OR OTHER SIMILAR AGREEMENTS AND/OR ARRANGEMENTS; (2) A FEE-IN-LIEU OF AD VALOREM TAXES INCENTIVES ; (3) CERTAIN SPECIAL SOURCE CREDITS TO BE APPLIED AGAINST FEES IN LIEU OF AD VALOREM TAXES; (4) MODIFYING A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN LEE AND SUMTER COUNTIES SO AS TO CONSENT AND APPROVAL OF FIRE SPRINKLER TAX CREDIT; AND (6) OTHER RELATED MATTERS.**

Mr. Watkins said this was an industrial prospect that the County has been working on for a year. He said they were moving into the Ahlstrom building, located on 227 Browntown Road. He said the company will be named in December meeting. He said it was a manufacturing company and will be a \$15.375 million investment over a three-year window and will hire 53 employees. Mr. Watkins said the minimum hourly pay will be around \$18 per hour going up to \$30 per hour. He said the hourly rate is higher than typical jobs in Lee County.

Mr. Watkins said there is more information to come in the December meeting. He thanked Brian Rauschenbach with the Link for all of his help in landing this company.

Mr. Watkins referenced the fee agreement and said that SC allows incentives for a business to come and invest in their community.

Vice-Chairman Eckley said that people loved the location and looks forward to working with Lee County. He said the company raised the wage because they are long term company and wanted long term employees.

Vice-Chairman Eckley made the motion to approve for second reading. Councilperson Caughman seconded the motion. Chairman Windham called for the vote, and motion carried. All voted in favor.

B. ZONING TEXT AMENDMENT TO ZONING ORDINANCE, ARTICLE VI, SECTION 6-16 TABLE OF PERMITTED USES, SECTION 2-21-3, "PRIVATE GOLF COURSE SERVICES" AS A NEW USE TO BE PERMITTED OUTRIGHT IN A RURAL DISTRICT AND AMENDMENT TO INCLUDE SECTION 2-21-3 "GOLF COURSE" IN THE "AMUSEMENT AND RECREATION SERVICES" SECTION

Chairman Windham said that they had just had the public hearing on this matter. Councilman Beasley made the motion to approve for second reading. Vice-Chairman Eckley seconded the motion. Chairman Windham called for the vote, and motion carried. All voted in favor.

RESOLUTION APPROVING THE SETTLEMENT OF FTC LITIGATION

Mr. Watkins said this involves litigation with FTC regarding the assessment of infrastructure used by FTC to provide services to residents.

Mr. Watkins said the counties in FTC service areas hired attorneys to litigate the proper tax liability for FTC. After several years of court proceedings, a settlement has been reached.

Councilman Fountain made the motion to approve the resolution. Vice-Chairman Eckley seconded the motion. Chairman Windham called for the vote, and motion carried. All voted in favor.

PROVIDING APPROVAL FOR CERTAIN INCENTIVES TO INDUCE PROJECT GRAPEFRUIT AND PROJECT GRAPEFRUIT LANDLORD, ACTING FOR THEMSELVES, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT SPONSORS (COLLECTIVELY, "COMPANY"), TO ESTABLISH OR EXPAND CERTAIN FACILITIES IN LEE COUNTY, SOUTH CAROLINA ("COUNTY"). INCLUDING (1) A NEGOTIATED FEE IN LIEU OF AD VALOREM TAX ARRANGEMENTS; (2) CERTAIN SPECIAL SOURCE CREDITS TO BE APPLIED AGAINST FEES IN LIEU OF AD VALOREM TAXES; (3) INCLUSION OF THE PROJECT SITE IN A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK; (4) CONSENT AND APPROVAL OF A FIRE SPRINKLER TAX CREDIT; AND (5) OTHER RELATED MATTERS.

Mr. Watkins said this was a separate document from the FILO. He said this was a general description and would finalize fee agreement with Project Grapefruit.

Chairman Windham questioned the fire suppression system. Mr. Watkins said that it would be extensive and sufficient capacity.

Councilperson Caughman made the motion to approve the Inducement Resolution. Councilman Beasley seconded the motion. Chairman Windham called for the vote, and motion carried. All voted in favor.

COMMITTEE REPORTS

A. HEALTH, EDUCATION & WELFARE

No report – Councilperson Josey not here

B. PLANNING, TAXES & PERSONNEL

No Meetings

C. BUILDINGS, LAND & PROPERTY

Vice-Chairman Eckley said work was continuing on industrial prospect and said that people were looking at spec building.

D. PUBLIC SAFETY

No meetings. Mr. Watkins said that EMS was making good progress and starting to put up drywall.

Chairman Windham said that Fire Department in Lucknow has been completed and Mr. Watkins said trucks are there.

E. RECREATION AND PUBLIC RELATIONS

Councilman Boyd not here. Mr. Watkins said that playground equipment has been delivered and is being stored. He said he met with installers and they will be starting in 10 days.

F. WAYS AND MEANS

No report

G. ADMINISTRATOR'S REPORT

Mr. Watkins said that he attended fall meeting of SCAC. He updated everyone on the opioid lawsuit. He said that Council joined in on the lawsuit with other counties. He said that Lee County is to receive \$18,000-\$20,000 per year for 18 years from that settlement. Mr. Watkins said that he is working with Public Safety on establishing community meeting on addiction because the money has to be spent to address opioid addiction.

Chairman Windham said that Lee County Transit Board is having a luncheon today and Congressman Clyburn is supposed to be there. It is at 12:00 at Chappell Park.

PUBLIC COMMENT

Lee Richardson said that Council on Aging is doing cookbook to raise funds and the library is helping out. She said they are trying to get lots of recipes and encouraged everyone to provide a recipe to be printed in the cookbook.

Roy Dixon said there were lots of good comments. He asked if the lawsuit with FTC is tied in with Fire Service. Mr. Watkins responded that these fees were used to reduce tax collections. He said that most of the impact has been done. He said the County has had enough growth to deal with this, but the County has had to absorb this and will have to deal with this another year.

ADJOURN

The meeting was adjourned on a motion made by Councilman Beasley, seconded by Vice-Chairman Eckley. Chairman Windham called for the vote, and motion carried. All voted in favor.

CHAIRMAN

VICE-CHAIRMAN

CLERK TO COUNCIL

MINUTES APPROVED

