

Committee Members:

Al Allen, Chairman
Johnny Shelley, Vice Chairman
Johnny Vaught
Danny Hardee
Paul Prince
Johnny Gardner
David Gilreath
Paul McCulloch
Ashley Cowen
Ronald Floyd
Danny Shelley
Blake Lanford
Benjie Andrew



I & R Subcommittee on Rural Civic Center
Friday, October 9, 2020
10:00 A.M.

- I. Call to Order**
- II. Invocation**
- III. Public Input**
- IV. Approval of Agenda**
- V. Approval of Minutes**
 - a. January 31, 2020 - *Pages 1- 8*
- VI. Discussion Items**
 - a. Discussion of operations at T. Ed Garrison Arena/ *Chris Heintze, Director (WebEx)*
 - b. List of additional possible sites/*Ashley Cowen & Paul McCulloch*
 - c. SCDOR Comfort Letter / *Barry Spivey*
- VII. Council Member Comments**
- VIII. Executive Session:** If necessary.

Approved 10/1/2020
David Gilreath, P.E., Asst. County Administrator/I&R Division

Approved 10/1/2020
The Honorable Al Allen, Infrastructure & Regulation Chairman

Approved 10/1/2020
Steven S. Gosnell, P.E., Horry County Administrator

MINUTES
HORRY COUNTY COUNCIL
I&R Subcommittee on Rural Civic Center
County Council Conference Room
January 31, 2020
9:00 a.m.

MEMBERS PRESENT: Al Allen, Chairman; Johnny Vaught; Danny Hardee; Paul Prince; David Gilreath; Paul McCulloch; Ashley Cowen; Danny Shelley; Johnny Shelley; Benji Andrew; and Blake Lanford.

MEMBERS ABSENT: Johnny Gardner and Ronald Floyd.

OTHERS PRESENT: Pat Hartley; Steve Gosnell; Randy Webster; Randy Haldi; Tammy Stevens; and Kelly Moore.

In accordance with the FOIA, notices of the meeting were provided to the press stating the time, date, and place of the meeting.

CALL TO ORDER: Chairman Allen called the meeting to order at approximately 9:00 a.m.

INVOCATION: Mr. Prince gave the invocation.

PUBLIC INPUT: None.

Chairman Allen stated that at their first and last meeting they had some people that could not attend, and he asked that everyone introduce themselves. He stated he would handle the Councilmen and staff and proceeded to recognize Johnny Vaught, Steve Gosnell, Randy Webster, Randy Haldi, Kelly Moore, Paul McCulloch, Ashley Cowen, Paul Prince, Danny Hardee, Tammy Stevens, David Gilreath, and Johnny Shelley. Messrs. Blake Lanford, Danny Shelley, Johnny Shelley, and Benji Andrew introduced themselves.

APPROVAL OF AGENDA: Mr. Vaught moved to approve the agenda contents. There were no changes or additions. The motion was unanimously passed.

APPROVAL OF MINUTES: Meeting, November 14, 2019: Mr. Hardee moved to approve the minutes of November 14, 2019 and the motion was unanimously passed.

Mr. Randi Haldi stated that he wanted to give background information on the properties that they would be looking at that day, how staff would anticipate the meeting would progress, and what the direction that staff was anticipating would happen after the meeting. Basically the properties that they would be presented with that day were the result of public input after the publicity surrounding the last meeting. There were a large number of the public that contacted the county offering properties, making them available, and wanting to know how they could help with this particular project. They would be presenting those properties that day made available by members of the public seeking to be associated with this project. They took the properties and culled them down based on the direction given at the last meeting in terms of acreage, location, and things that they thought would be potentially a good fit for this particular project. This was not a comprehensive list of every parcel available that could be used for this project. There were opportunities if they did not believe any of the properties being presented that day were appropriate or wanted to see more options. They could go out through the use of a broker. They could (inaudible) and internally identify additional properties. They could expand some of the criteria. These were not their only options but were the best available from the ones from the members of the public that submitted their properties for consideration. That was the methodology for where they were that day. The list was only six properties but even with that number they would find there was a lot of information that had been gathered and put together to be considered as they decide how best to move forward. Just appreciate all the work that planning staff had done. They had gone above and beyond putting together all the presentation material for them. Again, they could look for other additional properties if this was not the direction that they wanted to move.

In terms of how the meetings would progress, staff had anticipated that they would present the properties and information with regards to what had been submitted and answer any questions that they may have. After that, they would suggest that they move into executive session for more direction and legal input as to how to proceed. After exiting executive session there could be more discussion or direction at that point. That was how staff anticipated they move forward with this particular

meeting. The decision would be up to them. They were ready to present the various properties and information accumulated before answering any questions that they may have.

Chairman Allen asked if it was okay for them to proceed with the discussion of the properties that would be presented to them in a public form before executive session and Mr. Haldi answered correct.

Mr. Haldi said that another question that had come up internally was how acquisition of property would work under the procurement code. The Horry County Procurement Code did not require that acquisitions of real property go through the standard procurement. They wouldn't have to do an offering or anything like that to acquire bids so this was consistent with how their procurement code worked so that was not an issue, but they could answer any questions on that as well.

Chairman Allen said that was great and for them to keep them on track because they didn't want to misstep. He asked if anyone on the board or staff had any questions for Mr. Haldi and there were none.

Mr. Haldi suggested for the initial part that they limit the discussion to just the facts of the particular properties. If they had legal questions or acquisition types of questions they could discuss that during the executive session. That would be an appropriate matter for an executive session.

DISCUSSION ITEMS:

List of possible sites (Ashley Cowen & Paul McCulloch): Mr. McCulloch said they had six properties and listed each property. They presented a PowerPoint presentation with slides on the property locations, evaluation criteria, and each property. Property 1 was located at Adrian Parkway off of Hwy 701 North.

Ms. Cowen said the fair market value of Property 1 was taken out of the assessor's records. It was not necessarily reflective of what it could sell for. It was just part of the tax records and how they get the tax numbers for them. It was part of what they analyzed.

Mr. McCulloch said this property was 44.5 acres and a little small for the set criteria that they were looking for.

Ms. Cowen said there were existing horse training rings, a 64,000 square foot building, and an 89,000 square foot open air arena on the site. There were also existing paddocks and fields on the upland portion of the site. The site was bisected by Adrian Parkway and there were 22 acres on the top and 22 acres on the bottom. She presented a slide of the future land use map from the Imagine 2040 Plan which showed that the area was designated as rural and scenic and conservation. This meant that they wanted this area to remain rural and those two land uses were cohesive with a use such as this rural recreation civic arena. This parcel was not within any overlay zones or tree preservation corridors. There was no rezoning information on this parcel. They analyzed whether or not any of these parcels had had previous rezoning cases on them and whether or not there were any current subdivisions in development near them or on them. The map showed that there was no development currently in progress near this site.

Chairman Allen asked about the present facilities that she had mentioned. What was this used for before?

Ms. Cowen said it was currently being used as a horse facility. There were two buildings that were next to each other. One was an open air arena and the other one was closed in but they were connected to each other.

Mr. Prince asked if they thought they needed more property than 44 acres.

Ms. Cowen said yes and probably bigger buildings.

Mr. Prince asked how it looked as far as surrounding areas. They would have to check to see if they were available.

Mr. McCulloch said they had only had the properties that had reached out to them.

Ms. Cowen said the next thing that they looked at with this property was the environmental aspects of it. Stormwater was a big issue in 2020 and she presented the USGS National Map for this area. They could see the way water flowed and where it flowed when it left this site. All of this would be to the east of Conway. This property was just beyond the preliminary flood zone study area as shown on a slide for environmental constraints. According to the map there was a significant portion

of the property that was probably wet. At least one-third of that property was probably not usable for building. The property owner may have different information that they could provide that showed that was not the case.

Chairman Vaught stated that would cut them back to 32 acres and Ms. Cowen said yes and that would be a much smaller parcel than they would need overall if they were to do a full build out of these scenarios.

Mr. McCulloch stated that Property 2 was on Four Mile Rd between Hwys 501 and 701 North. Four Mile bisects the property similar to the last property so they would have an upper section and a lower section. This was 127 acres and was closer to what they thought was a desirable amount of property. They were limited by the road though.

Ms. Cowen said they had no current rezoning information on this and the rezoning records go back to 1999. As far as they knew no one had come in to rezone these two specific parcels. According to their records there was a significant amount of in progress subdivisions in this immediate area off of Hwy 319. The City of Conway was spreading up in that direction and you could see their boundaries on the map presented. She presented a map of future land uses that showed the City of Conway's service boundary and it showed there was encroaching development up into the area. They could see on the development map there was a current rezoning that Council would be seeing in Third Reading. This specific parcel was not within the 319 Rural Heritage Area Plan but the one shown in orange on the development map was so it was right on the fringes of the 319 Rural Heritage Area Plan. Just something to keep in mind. There was an increasing amount of suburban development coming up that direction so while it may be rural currently in 20 years that area may not be as rural as it was today. The environmental analysis showed the water flowing from the top of the property from Mary Branch and winding its way to the Waccamaw River. The bottom of the property had water flowing from Fourmile Swamp and winding its way to the Waccamaw River. Both sides of the property end up going into Grier Swamp, Kingston Lake, and the Waccamaw River. The environmental constraints map shows the parcel of land would be either wet, possible wetlands, or possible hydric soils so the majority of the project would need to take place closer to the road. The property owner may have additional information to prove otherwise.

Mr. McCulloch stated that Property 3 was on Hwy 501 just north of Hwy 22. It was just over 110 acres.

Ms. Cowen said the bottom portion of this site was ISO-10 and that meant that the bottom half of the site was actually more than 5 miles away from a fire station. They had no rezoning information for this site on record which meant since 1999 there had been no rezoning cases for this site. The site was bisected north to south by a power line easement which would limit the vertical development unless they moved the power line. It was also bisected east to west by a flood zone, was partially within the Veterans Hwy Corridor Overlay, and on a Tree Preservation Corridor. Those would just be specific design standards that they would have to meet when they got to that phase of the land development. It was deemed scenic and conservation and rural for future land uses which did correlate fine for the development of a facility such as this. There were two in progress subdivisions in this vicinity. Looking at the environmental analysis, it was in the flood zone and the entire middle section of the site was bisected by a fairly large area of the flood zone. This would mean that they would either need to develop on two separate sides and they would not be connected or they would have to build some kind of bridge over wet areas to connect the two sides. The entire southern portion was probably pretty wet. Those would not be good environmental constraints to work with. Not impossible to work with but would be challenging.

Ms. Cowen said staff had determined that the last three properties may be more likely the potential properties out of the six and did an extensive analysis of them.

Mr. McCulloch presented Property 4. It was 818 acres and located near the intersection of Hwys 22 and 319. It is valued at a little over \$2.5 million.

Ms. Cowen said they had no rezoning cases on record for this property. It was partially within the Veterans Hwy Corridor Overlay. It was only in the northern section and wouldn't be that limiting to the county. It was also along the Tree Preservation Corridor on Hwy 22. There was an access off of Hwy 319 and was within the Hwy 319 Rural Heritage Area Plan but this plan was conducive to this use because this was a rural use. That shouldn't be much of a problem but they would need to get community input into this. There were a number of in progress subdivisions down Hwy 319 but was expected that the development would not encroach this far up until possibly Hwy 73 if and when that occurs. There was a rural activity center at the intersection as shown on the future land use. That further justifies that this could be a rural activity hub.

Mr. B. Hardee asked what the 319 Overlay allowed around the intersection on this property.

Mr. Schwerd said this particular property didn't have much frontage at all except for a section that he pointed out on the slide. He pointed out frontage that was not accessible as part of the off ramp. You couldn't really get to the property from there. You had to get off onto Hwy 319 and he pointed out a driveway that DOT constructed as part of Hwy 22. It was a quarter mile radius as a rural activity center. It would allow neighborhood agriculture commercial uses, gas stations, things that would serve the rural community in terms of commercial uses. Those things would be needed to support this center. Around 1,000 feet around that intersection would support small rural agricultural and neighborhood services.

Mr. B. Hardee said that was what he was getting at. If that frontage road had to be upgraded what could be done with the property. If a service station or a C store could go there that would be excellent.

Mr. Schwerd said correct. This parcel was 800 acres so they may not need all of it. There may be a way to work out a deal where they get half of it, the owner retains half of it, and with shared upgrades. That was something the committee would have to work on.

Mr. Prince asked if it would be easy to get to it.

Mr. Schwerd said yes. There were turn lanes there already that could easily be installed to make that work.

Mr. B. Hardee asked if the state owned the land between this property and Hwy 22. Didn't they take it with the highway?

Ms. Cowen said she didn't believe so. She referred to three parcels shown on the slide and Mr. B. Hardee said yes. She said no. That was a private property and someone replied that it was Thomas Farms. She then showed slides of other maps with different timeframes of standing water on the property. At one time this site could have been a Carolina Bay at one point in time a long time ago. Through development and farming a lot of the site had probably been drained of that but that could impact the way the site currently drained. This was a unique site where they were not sure if water drains off the site or if water stays on the site and filtrates down. If water did go off the site it would go through Brown Swamp and end up in the Little Pee Dee River. If water didn't go off the site then it infiltrates into the site through those used to be bays. The property owner could give them more information. There may be a wetland delineation on this property but it was not something they had been able to acquire yet. Looking at the environmental constraints map from what they had currently there may be significant amount of wet soil but again the information may not be the most current and up to date because it was based off the GIS layers. It was showing a significant amount of wetlands and hydric soils but again the property owner may know more than they did about this site and how it drained and what was wet and what was not. They were not 100% that these maps were 100% accurate.

Mr. B. Hardee said he had some tests ran on the site in 2006 and it was making the turn with the transition. With the roads put in there was about two foot of good dirt then it goes to a hard pan and sandy underneath like every other bay. That was 14 years ago and he could tell them that over 14 – 15 years it had gone through a transition. With the current wetland delineation it might surprise them. He knew they had hired a full-time person to keep the beavers out and it had changed a lot.

Ms. Cowen said that was one of the things they thought they could see from the aeriels was that transition happening.

Mr. B. Hardee said the soils on that site would work. You could work that place.

Mr. McCulloch said Property 5 was on Hwy 501 just north of Aynor. It was 215 acres and was the old Rolling Hills Golf Course. The market value was \$937 million where the clubhouse sets and \$9.7 million was the remainder of the property.

Ms. Cowen said they did have a number of rezoning cases on this property but believed they had to do with creating the neighborhoods that were directly adjacent to it and the clubhouses that were on the property. There was an existing SCDOT 40 foot drainage easement that runs south of the property. It was along the Tree Preservation Corridor that goes up Hwy 501 but should not impact them too much. In the future land use map it was part of a rural community and was conducive for this type of project. It was adjacent to the town of Aynor's boundaries. There were a handful of in progress subdivisions in the immediate vicinity. They were more rural in nature developments. She presented the extra three analyses maps. The national wetlands inventory map had the entire bottom portion of the site as wetlands and they believed that to be true.

Mr. McCulloch said Property 6 was on Hwy 410, just north of Baxter Forks. It was 229 acres with a market value of \$610,640. He presented an aerial image of the site.

Ms. Cowen said this site was bi-sectioned by DuPont Road and was just north of Baxter Forks. They didn't have any rezoning information on record for this site. It was in the rural area with scenic and conservation and was conducive to what they wanted to do. It was on a Tree Preservation Corridor but there was no other development information for this area. They didn't have any in progress subdivisions going on. There was not a lot of standing water on this site other than an area to the south that had water all the time. The National Wetlands Inventory showed wetlands at the top. The property owner could give them additional information about whether or not there may be additional wetlands on the site. She presented the water flow that ended into the Waccamaw River. The environmental constraints showed that a good portion of the middle section of the site could be wet. There was not any preliminary flood zone in this area but they could see the edge of the study area for the preliminary wetlands was very close to this site.

Ms. Cowen presented slides of the conceptual plan for Property 4 along with slides for the phasing plan. They would have an engineer do professional site designs. They put most of the development up to the northern side because they didn't really know what was wet and what was not. This was under the assumption that if Council were to choose a property such as this a lot of the cost would be in improving the roadway. If they were to do a property that could potentially have a significant number of wetlands such as this, they would want to concentrate the development all in one area so as to have the most minimal impact on the wetlands as possible.

She then presented slides of the conceptual plan for Property 5 along with slides for the phasing plan. With this design they tried to buffer the existing neighborhoods with fields and paddocks so that there would be less impact on the existing neighborhood knowing that they want to keep their rural feel. With this plan people would enter off of 501 and drive up a drive where they would see the existing clubhouse facility and the view of the arena. This site would involve less road improvement than the last site.

She then presented slides of the conceptual plan for Property 6 along with slides for the phasing plan. This site had a little bit different configuration because of the wetlands and the area that ran through the middle of the parcel on the northern side. They were trying to buffer the existing community with the fields and paddocks on the lower southern part of the site and putting the entrance off of the immediate road. The configuration was slightly different where you would have to drive further into the site and have the camping area more to the north side into the treed and potentially wet area. The development would be more on the upland side of what they thought was upland portion of the site. It also kept the immediate construction closer to the existing road.

Mr. Andrew referred to the site and the landlocked piece and said that the landlocked piece was owned by the same people that owned Rolling Hills. Had they been contacted? Would they sell the other parcel that was landlocked?

Ms. Cowen said the people that owned that little landlocked portion was actually Blackwater. Yes. The Holliday family.

Mr. Andrew said they owned the Rolling Hills site also. If they were willing to sell the first parcel, had Blackwater been contacted?

Ms. Cowen said she didn't think any of the property owners had been contacted directly other than the ones that had contacted them.

Mr. McCulloch said just the ones that had reached out to the county. That was all this presentation was.

Ms. Cowen said they would be glad to answer any questions. Again this was the phasing plan and included everything that the other phasing plans had included.

Mr. Prince verified that all the sites were sites where the owners had reached out to the county and the county had not reached out to any of them.

Ms. Cowen said yes and the county had not reached out to anybody. These had reached out to them.

COUNCIL MEMBER COMMENTS:

Chairman Allen said he wanted to go around the table and give everyone an opportunity to state the needs for this in the area and be cautious about the individual questions that they ask about the properties until the executive session. He wanted to start with Mr. Andrew because he had some numbers from the farmer's market side of it, the needs of it.

Mr. Andrew said that he and Chairman Allen had been talking for 6 – 8 years about how they felt the county needed a state funded farmer's market. He had some rough numbers on the farmer's market in Greenville and the county's numbers as far as population and visitors were 3 – 4 times higher than the Greenville market. Usually the market covers about a six county radius. The market in Greenville had exploded in the last 8 years in growth, interest in fresh produce, and they had events there all the time. He then presented his statistics. He asked why the county didn't have a farmer's market and he thought it should be put on site with the arena. He was willing to work on it and they had talked about it for years and he thought this was an opportunity for the county if the site was big enough. They could work something out with a lease to the state agriculture commission to fund the facility and get it here. He was open for suggestions and would work with them any way he could.

Mr. Lanford said over the last ten years they had done quite a bit of work analyzing agriculture economic development potential in the county. They were focused on the traditional agriculture presence and a lot of the emerging opportunities that might exist too including food systems, markets, hubs and equestrian activities. The Clemson Extension Service owns and manages the T. Ed Garrison Arena and it was part of their recreation complex. They had always thought that Myrtle Beach, Horry County in particular, was well suited in terms of the existing tourism infrastructure for an equestrian style facility that was every bit an economic development tool or sports tourism tool as the Convention Center or the outdoor recreation complex in North Myrtle Beach. They saw that as a viable investment. They also see outdoor recreation as an underleveraged opportunity in the county. So much of their focus for tourism was east of the waterway, infrastructure along the beach but paid little heed to other outdoor recreation, economic development assets at their disposal. They had done some basic work on an actual facility in Horry County and had put together reports that started to consider what T. Ed Garrison's operations were like versus facilities in North Carolina or Georgia. They had made that available to the staff and they had done a great job analyzing a lot of that. He had contacted their manager for the facility at T. Ed Garrison and he was willing to have any kind of conversations or play any kind of consulting role to the group that he could. It was simply a matter of the county making a commitment to the investment because none of the facilities that they look at effectively pay for themselves. They were all supported in some way shape or form by the state or the body politic where the facilities exist. It was looked at as an economic development strategy whether at a state level or a local level and they were there to be that resource for them. He didn't know that he would advocate or be in the position to advocate for one property over the other. They could play a role relative to design of the site and the types of amenities they might pursue at the site. It seemed like a low impact use but it was a real high impact use too when you were talking about the types of events that they would need to attract to keep something like this going. So when they were talking about paving significant portions of property and especially property adjacent to sensitive wetlands on top of the fact that they had a lot of animal uses of the property that don't necessarily go well with water quality. He thought they had to be sensitive to that kind of thing and he thought the staff had been so they could play a role in helping them navigate that as well. They had some good options. They were there to be a resource for them more than anything as opposed to an advocate for one or the other.

Mr. D. Shelley said Horry Electric's role was to provide the county with some funding. They had tax dollars they had to send to the state. They could take a \$400,000 tax credit and keep it here in the county. So they were after a viable project to keep those funds inside the county to benefit them instead of sending it to the state and it going to other counties.

Mr. J. Shelley said he agreed with Messrs. Andrew and Lanford. He thought they did need a farmer's market. He had seen that morning that Florence had several events happening and the county had a great place for that coming to Myrtle Beach. They needed a place that was visible from a major highway and it needed to be a family oriented event where you take your children out where you don't have to worry about getting into any trouble. That was what they were looking for. Also, it would promote some jobs and that was what they were looking at also. Family oriented event center.

Mr. Vaught said he wanted to commend staff for the work that they had done. It was awesome information. He was torn between two different properties, 4 and 6. He really liked the idea of being off of Hwy 22. He liked that whole layout and the size of the property. He also liked the one off of Hwy 410 but he thought he liked the one off of Hwy 22 better because... Part of it had to do with the way they had laid it out with the access road, the whole layout, and the fact that it was so accessible to Hwy 22 because he was afraid if they didn't have it accessible to Hwy 22 he thought they were missing the boat because they still had to recognize that even though what they were trying to provide was rural activities they still had the Atlantic Ocean over there. People would want to stay over there and go back and forth and that kind of thing. It was really important that they maintain as good as possible access to the ocean as they could maintain. So he felt strongly about Property 4.

Mr. Hardee said he basically echoed what had been said. He thought this was something that had been a long time coming. It should have already been here. He could see it growing. He supported what Mr. Andrew said about the agriculture market there. You could see that side growing as well as the arena part of it. He wished it was ready for the ribbon cutting that day but there was more planning and he understood that. He thought it was something that they definitely needed.

Mr. Prince said he knew that they had the properties presented that day but there would probably be others coming in. Did they think there might be others coming in?

Mr. Gilreath said that was some guidance that they probably wanted to get in executive session.

Mr. Prince said that they didn't have anybody on the committee from the delegation. Shouldn't they invite some of the delegation...

Chairman Allen said he would be glad to call Jeff Johnson because a majority of it was in his area.

Mr. Prince said he thought they needed to do that and he knew they were talking about getting funds from them but they needed to figure out how to get the state involved and maybe some way to get the federal. The tourist come from all over the United States.

Chairman Allen said he forgot the EDC because they had an EDC here and they needed to get them involved.

Mr. Prince said there may be a way to get private funds. Someone might want to donate.

Chairman Allen said he had a three and a half hour meeting with some leaders in the Aynor/Gallivants Ferry area the day before. This was one of the subjects mentioned. They were very excited about it and they really wanted to see something happen and happening soon. They had kicked the can around for several years and he felt like they were in the best position now to be able to push forward and to be able to make something happen. He told Ms. Cowen they did a wonderful job and he appreciated the time and efforts put in.

EXECUTIVE SESSION: To discuss cost of individual properties. **Mr. Vaught moved to enter into executive session and the motion was unanimously passed.** Mr. Haldi stated for the benefit of the media they were going into executive session for the discussion of negotiation incident to proposed contractual arrangements and proposed sale or purchase of real property. **Mr. Vaught moved to exit executive session and the motion was unanimously passed.** Mr. Haldi stated that during the course of executive session the sub-committee entertained discussion of negotiation incident to proposed contractual arrangements of proposed sale or purchase of real property. No decisions were made and no votes were taken.

Mr. Prince asked that someone contact a house member or senate member to get them involved.

Chairman Allen said he would call their house member, Jeff Johnson. He had close ties with him and they would get Chairman Gardner to reach out to Congressman Rice for them. In the meantime he asked Mr. Andrew to work through Hugh and those at the state house. That would help.

Mr. Andrew said they were lucky. They had two legislators, Jeff Johnson and Kevin Hardee, on the agriculture committee for the house. That would be very important.

Chairman Allen asked Mr. Hardee if he would reach out to Kevin Hardee.

Mr. J. Shelley said they had talked to Jeff Johnson the previous Wednesday night and he was real excited, especially since all this was in his area.

Mr. Prince asked if this would be part of the infrastructure and was told yes. He said the federal government was releasing a big amount of money...

Mr. Hardee said there was just an announcement released on that.

Chairman Allen said there was a motion but it had not come through the committees yet. You had to show him the money first. Talk was cheap.

Mr. Prince said to be ready to get a handful.

Chairman Allen asked that they discuss their next meeting looking at the end of February, maybe the 27th or 28th. He asked was there any input on that and asked Ms. Hartley if she had any input on it. Ms. Hartley said she thought they needed to ask

Mr. Haldi how long he thought it would take for all of this to come about before they had a new meeting. Did he think maybe March? Mr. Haldi said six weeks probably. Ms. Hartley said they would just get back with the committee and let them know a date well in advance once legal staff let them know when they were ready.

ADJOURNMENT: With no further business, Mr. Prince moved to adjourn at approximately 10:31 a.m. and it was seconded. The motion was unanimously passed.

CLEMSON[®]

T. ED GARRISON ARENA



What kinds of events do we showcase



















Proposed Conference and Expo Center



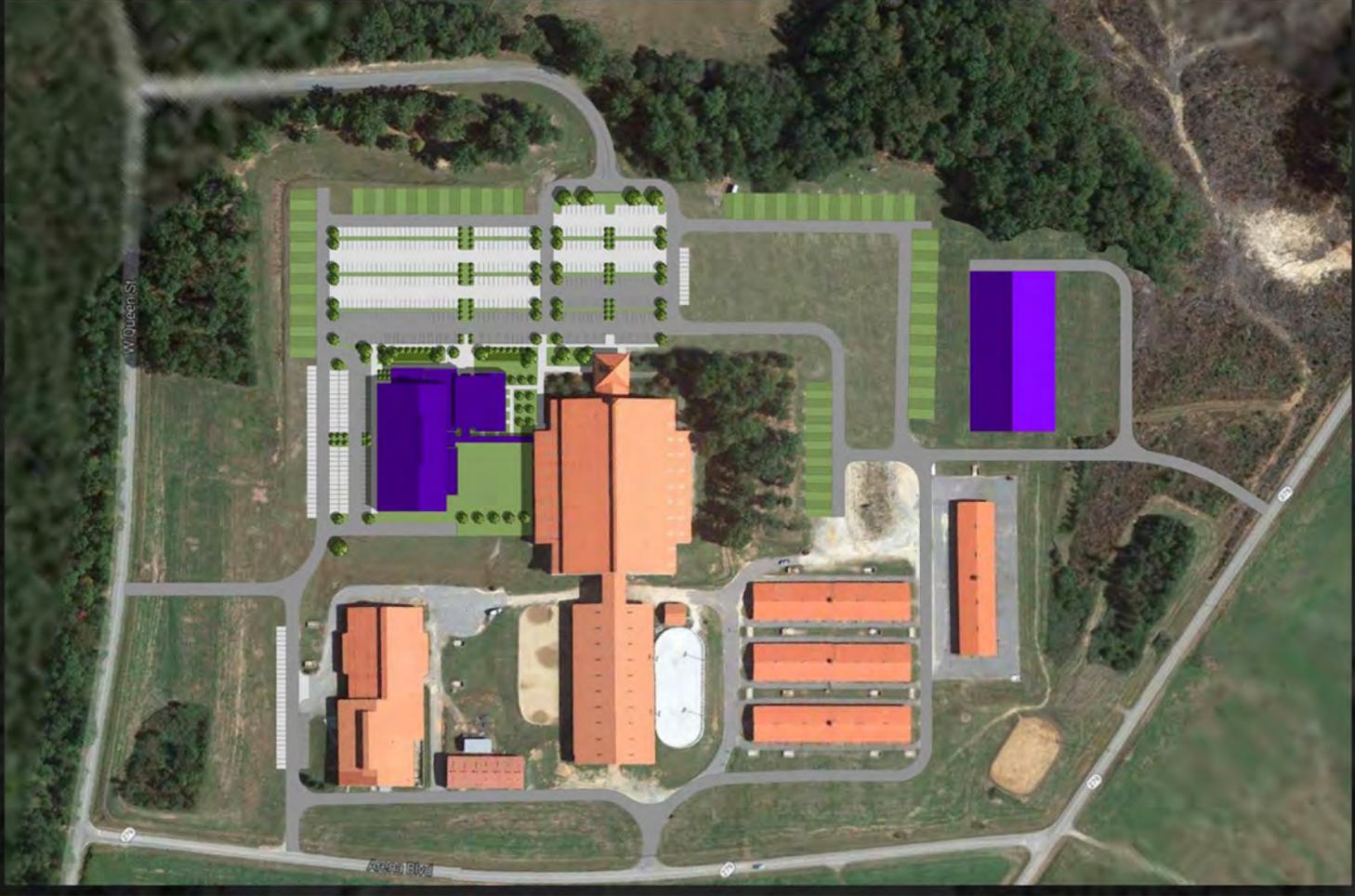


43,000 sq/ft Conditioned Multiuse Facility
32,000 sq/ft open floor space
10,000 sq/ft 2nd floor mezzanine
2000 person occupancy

Boat and RV shows, Volleyball,
Wrestling, Basketball, Cheerleading,
Craft Fares, Concerts, Etc.



SITE PLAN
PROPOSED



FLOOR PLAN
CONFERENCE & EXPO CENTER

- PRIMARY EXPOSITION SPACE
- SERVING KITCHEN
- CONFERENCE CENTER (DIVIDABLE)
- CONFERENCE CENTER OFFICES
- RESTROOMS
- SERVICE/UTILITY/STORAGE





OUR FUTURE IS BRIGHT!

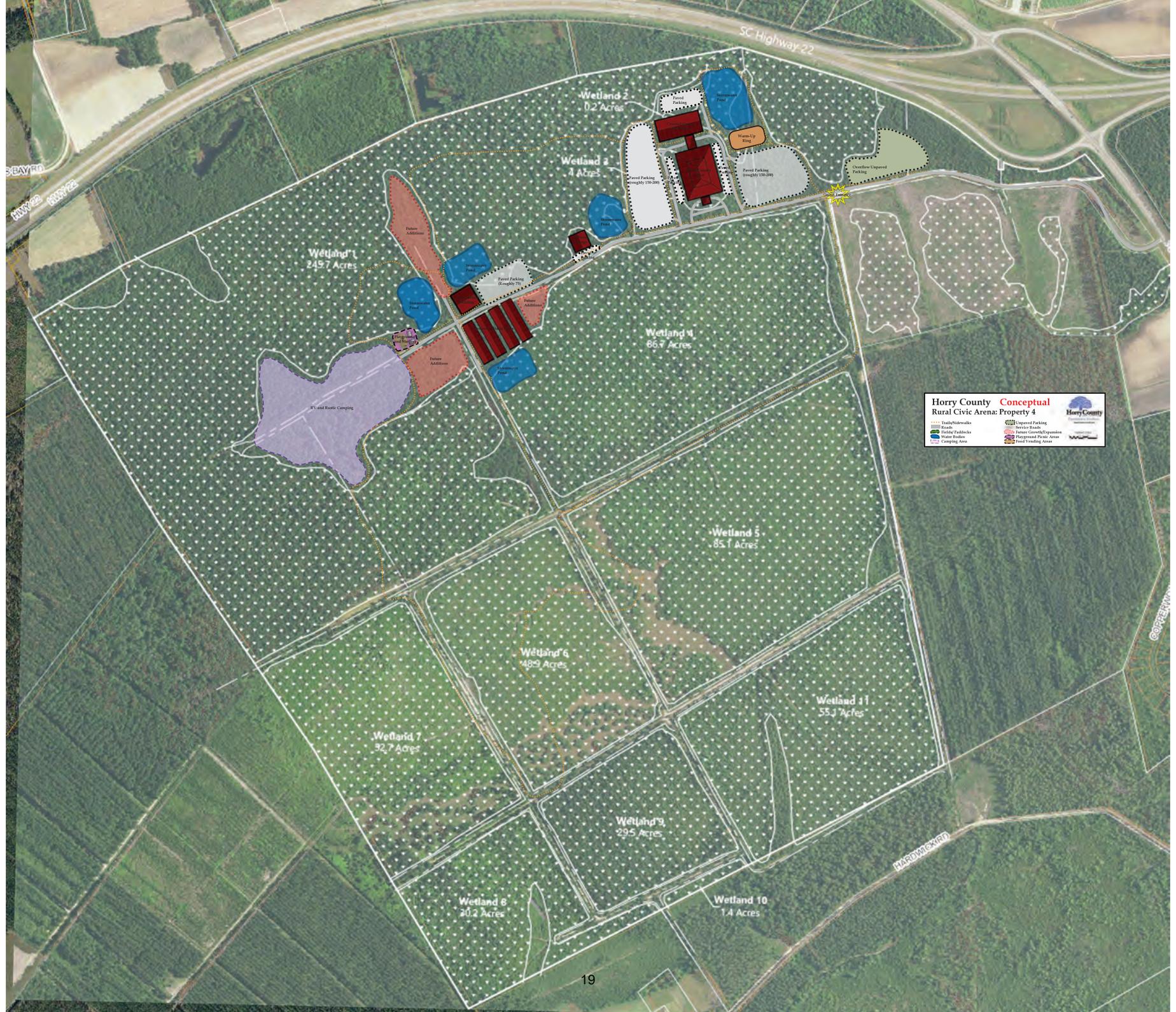
Any Questions?



Horry County Conceptual Rural Civic Arena: Property 4

Establishments	Unimproved Parking
Buildings	Service Roads
Public Facilities	Future Growth Expansion
Water Features	Proposed Future Areas
Camping Area	Final Vending Areas

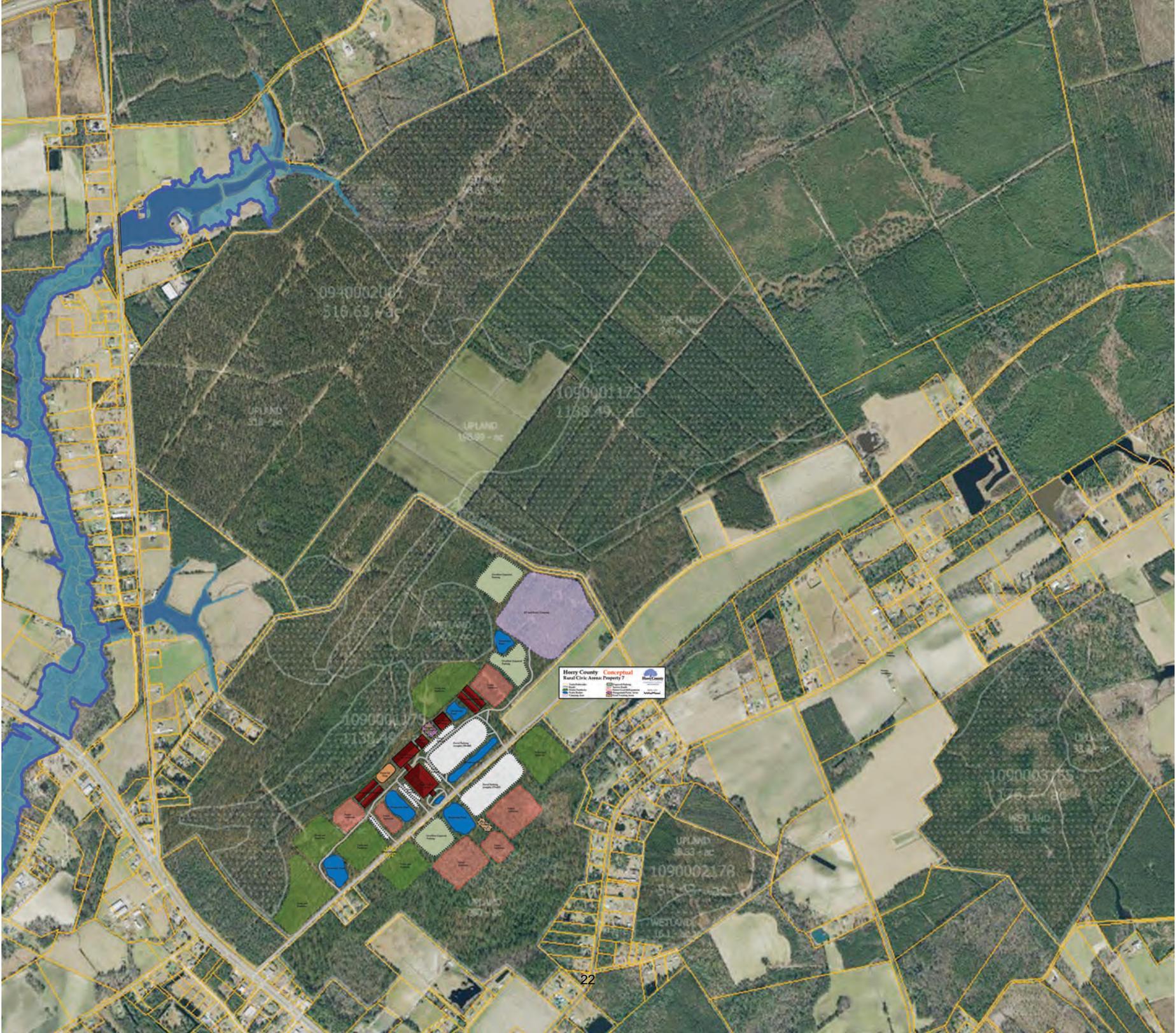
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Horry County Conceptual Rural Civic Arena: Property 4

	Utility/Sidewalks		Service Roads
	Roads		Future Growth/Expansion
	Utility/Foodbanks		Future Growth/Expansion
	Water Features		Future Growth/Expansion
	Camping Area		Future Growth/Expansion

Horry County



094000210
516.63 ac

UPLAND
518 ac

UPLAND
100.99 ac

1090001175
1138.49 ac

1090001179
7138.49 ac

UPLAND
30.53 ac
1090002178
54.42 ac

1090003755
1767
WESTLAND
144.5 ac

Henry County Conceptual
East-Civ. Area Project 7



Party Pines Road

Party Pines Rd

Enoch Rd

Hardwick Rd

501

WETLAND
324.1 - 60'

1090001375
1138.48'

UPLAND
38.33 - 60'

1090002

54.48'

WETLAND
16.1 - 60'

Horry County Conceptual Rural Civic Arena: Property 7

Trails/Bikeways	Utility Lines	Future County Expressions	Future County Expressions
Fields and Paddocks	Future Additions	Playground/Picnic Areas	Food Vending Area
Water Bodies	Overlaid Unimproved Parking		
Camping Area	Paved Parking (roughly 350-400)		
	Paved Parking (roughly 175-225)		

Legend:
 - Overlaid Parking: Dotted line
 - Service Roads: Red outline
 - Future County Expressions: Red outline
 - Playground/Picnic Areas: Blue outline
 - Food Vending Area: Yellow outline

Horry County
 Conceptual Planning



STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE

300A Outlet Pointe Blvd., Columbia, South Carolina 29210
P.O. Box 125, Columbia, South Carolina 29214

June 3, 2020

Daniel B. Shelley, III
Horry Electric Cooperative, Inc.
PO Box 119
Conway, SC 29528-0119

RE: Request for informal opinion regarding:
Horry Electric Cooperative, Inc.
Horry County sports and recreation complex project

The South Carolina Department of Revenue (SCDOR) received your letter of May 29, 2020 requesting an opinion as to whether certain expenditures for a sports and recreation complex in Horry County qualify for the infrastructure credit under SC Code §12-20-105.

In your letter, you represented the following:

- (1) Horry Electric Cooperative, Inc. and Horry County would like to request an SCDOR Comfort Letter for costs for a sports and recreation complex in Horry County, and
- (2) under the Utility Tax Credit Program, Horry County is requesting funding from Horry Electric Cooperative for infrastructure costs under the project.

Section 12-20-105 provides a credit against the license tax under SC Code §12-20-100 for amounts paid in cash to provide infrastructure for an eligible project. A project must first qualify as an eligible project under Section 12-20-105(B). Section 12-20-105(B)(1) provides:

To be considered an eligible project for purposes of this section, the project must qualify for income tax credits under Chapter 6, Title 12, withholding tax credit under Chapter 10, Title 12, income tax credits under Chapter 14, Title 12, or fees in lieu of property taxes under either Chapter 12, Title 4, Chapter 29, Title 4, or Chapter 44, Title 12.

However, Section 12-20-105(B)(3) provides:

In a county in which at least five million dollars in state accommodations tax imposed pursuant to Section 12-36-920 has been collected in at least one fiscal year, a county or municipality-owned multiuse sports and recreational complex is considered an 'eligible project' promoting economic development for all purposes of the credit allowed pursuant to this section.

My opinion, based solely upon your representations, is that the project would qualify under Section 12-20-105(B)(3) as an eligible project, provided that the project is owned by Horry County.

Under the statute, not only must the project qualify under Section 12-20-105(B), but the infrastructure that will serve the project also must qualify. Section 12-20-105(I) provides:

For the purposes of this section, for a qualifying project pursuant to subsection (B)(3), infrastructure includes all applicable provisions of subsection (C) applying to the development and construction of the sports and recreational complex and further includes costs of land acquisition and preparation, construction of facilities and venues in the complex, improvements and upgrades to existing facilities and venues, and any other capital costs incurred in the acquisition, construction, and operation of the complex.

My opinion, based solely upon your representations, is that the costs for the sports and recreation complex would qualify as infrastructure under Section 12-20-105(I).

If the project is not completed as described, the taxpayer may be required to reimburse the State in the amount of any credit claimed.

This is my personal opinion and is based on the facts that are stated in this letter. It is not to be construed as the SCDOR's official position regarding this matter. It is not binding on the SCDOR or its employees.

Sincerely,



Krystle Walden
Tax Research Analyst
(803) 898-5749
Krystle.Walden@dor.sc.gov

South Carolina Department of Revenue
Attn: Tax Credits
PO Box 125
Columbia, SC 29214-0825

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