

CHEROKEE COUNTY

110 RAILROAD AVENUE
GAFFNEY, SC 29340-3136
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COUNTY COUNCIL:

Dist. 1 TERESA CORRY BONNER
Dist. 2 BILLY D. BLANTON
Dist. 3 DONNIE L. HARDIN
Dist. 4 TIM SPENCER, CHAIRMAN
Dist. 5 ELLIOTT HUGHES
Dist. 6 DAVID SMITH, VICE CHAIRMAN
Dist. 7 TRACY A. MCDANIEL

MASTER CLERK TO COUNCIL
DORIS PEARSON



COUNTY ADMINISTRATOR
MERV BISHOP

ASSISTANT ADMINISTRATOR
KRISTY BRADLEY

AGENDA FOR THE PUBLIC HEARING & REGULAR MEETING OF COUNTY COUNCIL MONDAY, OCTOBER 20, 2025, 5:00 PM CHEROKEE COUNTY ADMINISTRATION BUILDING COUNTY COUNCIL CHAMBERS, 1ST FLOOR 110 RAILROAD AVENUE, GAFFNEY, SC 29340

- 1. CALL TO ORDER: Chairman Tim Spencer**
- 2. INVOCATION:**
- 3. ROLL CALL:**
- 4. ADOPT AGENDA:**
- 5. APPROVAL OF MINUTES: Regular Meeting of 10/6/25 & Special Call Meeting, 10/10/25.**
- 6. APPROVAL OF CLAIMS FOR CHEROKEE COUNTY in the amount of \$500,224.05.**
- 7. PRESENTERS:**
 - **Duck McAbee with Kirby Baptist Church regarding the BRE Facility.**
 - **Pastor of Kirby Baptist Church Will Vergara regarding the BRE Facility.**
- 8. PUBLIC HEARINGS REGARDING TWO ORDINANCES:**
 - **Ordinance No. 2025-29 authorizing the execution & delivery of a Second Amended and Restated Fee in Lieu of Tax & Special Source Credit Agreement between Cherokee County, SC and CCC-85 2A OWNER, LLC, a Delaware limited liability company with respect to the acquisition, installation and construction of certain land, improvements, fixtures, machinery, equipment, furnishings and/or other real and/or tangible personal property to a new manufacturing/distribution facility in the County. Pursuant to the Agreement, the Company will pay an annual fee in lieu of ad valorem taxes to the county. The Agreement will be delivered by the County pursuant to Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as amended, and the Ordinance.**

08. PUBLIC HEARINGS CONTINUED:

- **Ordinance No. 2025-30 authorizing the delivery by Cherokee Co., SC of a Second Amended and Restated Fee in Lieu of Tax and Special Source Credit Agreement between the County and CCC-85 LANDCO OWNER, LLC, a Delaware limited liability company with respect to the acquisition, installation and construction of certain land, improvements, fixtures, machinery, equipment, furnishings and/or other real and/or tangible personal property to a new manufacturing/distribution facility in the County. Pursuant to the Agreement, the Company will pay an annual Fee in Lieu of Ad Valorem Taxes to the County. The Agreement will be delivered by the County pursuant to Title 12, Chapter 44, Code of Laws of South Carolina 1976, as amended, and the Ordinance.**

09. ORDINANCES:

- **3rd Reading of Ordinance No. 2025-29 authorizing the execution & delivery of a Second Amended and Restated Fee in Lieu of Tax Agreement by & between Cherokee Co., SC and CCC-85 2A OWNER, LLC with respect to certain economic development property in the County, whereby such property will be subject to certain payments in Lieu of Taxes, including the provision of Certain Special Source Credits and will be designated as being in a Multi-County Industrial & Business Park; and other matters related thereto.**
- **3rd Reading of Ordinance No. 2025-30 authorizing the execution & delivery of a Second Amended and Restated Fee in Lieu of Tax Agreement by & between Cherokee County, SC and CCC-85 LANDCO OWNER, LLC with respect to certain economic development property in the County, whereby such property will be subject to certain payments in Lieu of Taxes, including the provision of Certain Special Source Credits and will be designated as being in a Multi-County Industrial & Business Park; and other matters related thereto.**
- **2nd Reading of Ordinance No. 2025-31 authorizing, pursuant to Title 4, Chapters 1 and 29, of the Code of Laws of South Carolina, 1976, as amended, the execution & delivery of Special Source Revenue Credit Agreement by & between Cherokee Co., SC, and Legal Entity Identified by the County as Project Quantum Leap, acting for itself, one or more current or future affiliates and other Project Companies; providing for Certain Special Source Revenue Credits; designating certain property to be included in a Multi-County Industrial Park and providing for other related matters.**

09. ORDINANCES CONTINUED:

- **2nd Reading of Ordinance No. 2025-33 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee County, SC, Baker Street Acquisitions LLC and Apollo Acquisitions LLC, previously known to the county as “Project Paint”, with respect to certain economic development property in the County, whereby such property will be subject to certain payments in Lieu of Taxes and will be eligible to receive certain tax credits; and other matters related thereto.**
- **2nd Reading of Ordinance No. 2025-34 authorizing the execution & delivery of a Fee in Lieu of Tax Agreement by & between Cherokee County, SC (“County”) and Project Oranges (“Company”) with respect to certain economic development property in the County, whereby such property will be subject to certain payments in Lieu of Taxes; and providing for other related matters.**
- **1st Reading of Ordinance No. 2025-36 to amend the agreement for development of a Joint County Industrial Park by & between Spartanburg & Cherokee Counties, SC so as to include additional property in Spartanburg County as part of the Joint County Industrial Park, and other matters relating thereto. (Pigg Town, LLC; Mid-South Management Co., Inc.; Joey E. Harrison; Pacolet Milliken, LLC; Wildcat Rentals and Drayton Townhomes, LLC.)**
- **1st Reading of Ordinance No. 2025-37 authorizing the sale of certain real property in Cherokee County, SC; and other related matters.**
- **1st Reading of Ordinance No. 2025-38 to authorize and approve an agreement for the development of a Joint Industrial & Business Park also known as Project DRY FLY by & between Cherokee Co. & Spartanburg Co., such Industrial & Business Park to be geographically located in Cherokee and Spartanburg Counties, established pursuant to Section 4-1-170 of the Code of Laws of SC 1976, as amended; and other matters related thereto.**
- **1st Reading of Ordinance No. 2025-39 authorizing the execution & delivery of an Infrastructure Credit Agreement between Cherokee County and Project DRY FLY to provide for the issuance of Special Source Revenue Credits; authorizing the Execution of a Lease Agreement between the County and Project DRY FLY; and addressing other related matters.**

09. ORDINANCES CONTINUED:

- **1st Reading of Ordinance No. 2025-40 authorizing the execution & delivery of an Infrastructure Credit Agreement between Cherokee County, SC and PROJECT SALON to provide for the issuance of Special Source Revenue Credits; and addressing other related matters.**
- **1st Reading of Ordinance No. 2025-41 to authorize and approve an Agreement for the Development of a Joint Industrial & Business Park (SALON PARK), also known as PROJECT SALON by & between Cherokee County & Spartanburg County, such Industrial & Business Park to be geographically located in Cherokee County and Spartanburg County and established pursuant to Section 4-1-170 of the Code of Laws of SC 1976, as amended; and other matters related thereto.**

10. LOCAL ACCOMMODATIONS TAX AWARD RECOMMENDATION:

11. ADMINISTRATOR MERV BISHOP:

- **Special Guest: Heath Ward, Director of the Cherokee County Public Library**
- **Introduction: Rob McGraw, Cherokee County EMS Director**

12. ASST. ADMINISTRATOR KRISTY BRADLEY:

- **Update on County's 1st Saturday Animal Shelter Adoption Day**
- **Reminder: Zoning Public Outreach – October 21, 2025, from 12:00 Noon to 7 PM, County Council Chambers**

13. ATTORNEY JOE MATHIS:

17. APPOINTMENTS:

18. NEW/OLD/OTHER BUSINESS:

19. ADJOURNMENT:

**Dfp
10/17/25**