



EDACC Business Recruitment and Incentives Program Committee			
May 6, 2025		7:30 AM	EDACC Conference Room
Meeting called by	Jim Cox called the meeting to order at 7:30 AM.		
Type of meeting	Business Recruitment and Incentives Program Committee		
Facilitator	Chair - Jim Cox		
Note taker	Linda Peplau		
Adjourned	8:21 AM		
Attendees	Jim Cox, Mark Wills & Ben Stapleton		
Staff/Guests	Cheney Eldridge, Rick Evans, Anita Patel, Stuart Hilsman & Linda Peplau		
Meeting Agenda			
1 minute	Jim Cox		
Discussion	Jim Cox called for a motion to jointly approve the agenda for the May 06, 2025, Business Recruitment and Incentives Program Committee meeting & the minutes for the April 02, 2025, Business Recruitment and Incentive Committee meeting.		
Conclusions	Motion: Mark Wills 2nd: Ben Stapleton Motion passed unanimously (3-0)		
Minutes of Previous Meeting			
>1 minute	Jim Cox		
Discussion	See above.		
Conclusions	Motion: Mark Wills 2nd: Ben Stapleton Motion passed unanimously (3-0)		
Old Business			
11 minutes	Jim Cox		
Discussion	Jim Cox provided updates on the below discussion items from last month's meeting. <ul style="list-style-type: none"><li>• Harlem's annexation modification request.<ul style="list-style-type: none"><li>◦ Harlem's City Council voted and passed to send Columbia Co. an annexation notification for 736 acres.</li><li>◦ Discussed pipeline developments (will be parceled off by lots = .5 - 1.5 acres).</li><li>◦ Covered the pros &amp; cons of the new developments.</li><li>◦ Discussed water/sewer challenges &amp; community impacts.</li><li>◦ Shared some public comments that have been made and written in the newspapers.</li><li>◦ Discussed Harlem's zoning guidelines &amp; parameters for such a project.</li></ul></li></ul>		



New Business		
7 minutes	Jim Cox	
Discussion	<div>Jim Cox shares the following:</div> <ul style="list-style-type: none"><li>• Atlantic Waste Services proposal (840 Horizon South Pkwy/parcel# 069 001l).<ul style="list-style-type: none"><li>○ Shared that EDACC received a request for written approval to allow Atlantic Waste Services to conduct business outside Horizon South's covenant agreement guidelines.</li><li>○ Reviewed and discussed the guidelines in the covenants &amp; the M-2 zoning guidelines.</li><li>○ Discussed the process &amp; need, of obtaining current landowner's approval for the requested proposal to "lift the current use restrictions" in the covenants for 840 Horizon South Pkwy.</li><li>○ Considered waste removal processes and practices.</li><li>○ Considered the parcel's location/proximity to residential zones.</li><li>○ Considered alternative parcel options within the county for the requested project.</li><li>○ Cheney showed an Atlantic Waste Services video and shared data on their day-to-day operations.<ul style="list-style-type: none"><li>- Approximately 100 trucks a day in a 24-hour time frame.</li><li>- 30 to 40 employees on-site.</li><li>- Employee annual average salary is projected to be 75K-100K.</li><li>- Discussed waste materials and restrictions that may apply to them.</li></ul></li><li>○ Ben Stapleton suggested touring an existing facility to get a better comprehensive view of the project.</li><li>○ Mark Wills shared historical data on the retention pond/water run off for Horizon South Park.</li></ul></li></ul>	
Conclusions	No action was taken to make a change to current allowed uses in Horizon South's covenant.	
Updates		
1 minute	Cheney Eldridge	
Discussion	<div>Cheney Eldridge shares the following:</div> <ul style="list-style-type: none"><li>• The Re-zoning meeting for White Oak was voted to move forward.</li></ul>	
Adjournment		8:21 AM
Conclusions	<div>Jim Cox called for a motion to adjourn.</div> <div>Motion: Mark Wills 2nd: Ben Stapleton Motion passed unanimously (3-0)</div>	
Next meeting: Augusta 06, 2025		Economic Development Authority Conference Room