



EDACC Property Development Committee			
September 19, 2025		11:07 a.m.	EDACC Conference Room
Meeting called by	Stan Shepherd - called the meeting to order at 11:07		
Type of Meeting	Property Development Committee		
Facilitator	Stan Shepherd		
Note taker	Linda Peplau		
Adjourned	11:48 AM		
Attendees	Stan Shepherd, Mark Wills, Mark Herbert & Rick Toole		
Staff/Guests	Rick Evans, Cheney Eldridge & Linda Peplau		
Meeting Agenda			
1 minute	Stan Shepherd		
Discussion	Stan Shepherd called for a motion to jointly approve the agenda for the September 19, 2025, Property Development Committee meeting & the minutes for the July 11, 2025, Property Development Committee meeting.		
Conclusions	Motion: Mark Herbert 2nd: Mark Wills Motion carries unanimously (4-0)		
Minutes of Previous Meeting			
0 minutes	Stan Shepherd		
Discussion	See above.		
Conclusions	Motion: Mark Herbert 2nd: Mark Wills Motion carries unanimously (4-0)		
Old Business & Updates			
0 minutes	Stan Shepherd		
Discussion	N/A - Discussion went straight into New Business.		



New Business		
19 minutes	Cheney Eldridge	
Discussion	<p>Cheney Eldridge shares the following:</p> <ul style="list-style-type: none">Shared that the county is in the process of creating a new Zoning Classification designated specifically for data centers.<ul style="list-style-type: none">Objectives:<ul style="list-style-type: none">* S1 zoning* Narrative* Blueprint* Formal designations and controls for streamline procedures* Proper zoning designations* Aquifer access restrictions* Target date is January 01, 2026Impacts on current and future projects (rezoning process for new projects.)Post townhall meeting updates.<ul style="list-style-type: none">Mark Herbert shares some insite on the townhall meeting he attended.Cheney shared that Skyler Andrews (Augusta Press) shared all his past articles regarding the data center in one of his recent articles, referencing developments as they materialized.Horizon South signage:<ul style="list-style-type: none">The Horizon South Plaza front entry signage was demolished during a car collision.Discussed insurance damage claim options.Replacement options (a wayfinding sign is preferred).Discussed HOA/Covenant Agreement, county right-of way agreements & future sign options.Cheney reported that Anita Patel and Stuart Hilsman are currently at the GEDA Annual conference in Savannah GA.	
Closed Session		
21 minutes	Stan Shepherd	
Discussion	<p>Stan Shepherd calls for a motion to enter into closed session. Motion: Mark Wills 2nd: Mark Herbert Motion carries unanimously (4-0)</p> <p>Stan Shepherd calls for a motion to exit closed session. Motion: Rick Toole 2nd: Mark Herbert Motion carries unanimously (4-0)</p>	
Conclusions	<p>Mark Wills reported that 2 property matters were discussed during the closed session.</p> <ul style="list-style-type: none">NO ACTION WAS TAKEN on the 2 property matters discussed.	
Adjournment		11:48 AM
Conclusion	<p>Stan Shepherd calls for a Motion to adjourn: Motion: Mark Herbert 2nd: Rick Toole Motion carries unanimously (4-0)</p>	
Next meeting: November 14, 2025		Economic Development Authority Conference Room