



Kershaw County



2018

# **AGENDA PACKET**

**KERSHAW COUNTY COUNCIL  
SPECIAL CALLED MEETING  
THURSDAY, NOVEMBER 21, 2024**



## **KERSHAW COUNTY COUNCIL SPECIAL CALLED MEETING AGENDA**

**Thursday, November 21, 2024 – 5:00 p.m.**

**Kershaw County Government Center**

**County Council Chambers**

**515 Walnut Street**

**Camden, SC 29020**

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. ADOPTION OF AGENDA
5. ORDINANCES
  - A. **SECOND READING:** An Ordinance To Certify The Former TB Kawashima USA Mill Site As A Textile Mill Site Under The South Carolina Textiles Communities Revitalization Act, Title 12, Chapter 65, Of The South Carolina Code Of Laws (1976), As Amended.  
**First Reading: In Title Only: November 12, 2024**
6. NEW BUSINESS
  - A. Boat Ramp and Parking Lot in the Wateree River Veterans Park Bid  
(County Administrator Danny Templar)
7. APPOINTMENTS  
Planning Commission Appointment (1 Vacancy – District#1)  
(Vice-Chairman Russell Brazell)
8. ADJOURNMENT

Executive Session may be called and held at any time by Council for and permitted by South Carolina Freedom of Information Act and action may possibly be taken on issues subject to the Executive Session after Council reconvenes. The public may access the internet as a guest through the County's Wi-Fi and locate the agenda on the County website:  
<https://www.kershaw.sc.gov/county-council/watch-county-council-live>

Individuals who need auxiliary aids for effective communication concerning the above meeting should contact the Clerk to Council at 425-1501, 24 hours prior to the scheduled meeting. This institution is an equal opportunity provider and employer. The public may access the internet as a guest through the County's Wi-Fi and locate the agenda on the County website.:  
[www.kershaw.sc.gov](http://www.kershaw.sc.gov)

# **ORDINANCE**

**SECOND READING:** An Ordinance To Certify The Former TB Kawashima USA Mill Site As A Textile Mill Site Under The South Carolina Textiles Communities Revitalization Act, Title 12, Chapter 65, Of The South Carolina Code Of Laws (1976), As Amended.

**FIRST READING: IN TITLE ONLY: November 12, 2024**

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF KERSHAW                 )           ORDINANCE NO.

**AN ORDINANCE**

**TO CERTIFY THE FORMER TB KAWASHIMA USA MILL SITE AS A TEXTILE MILL SITE UNDER THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT, TITLE 12, CHAPTER 65, OF THE SOUTH CAROLINA CODE OF LAWS (1976), AS AMENDED.**

**WHEREAS** 1013 Enterprises, LLC, the current owner, is seeking certification to allow for the prospective redevelopment of a parcel of property more particularly listed as Kershaw County Tax Map Number TMS# 324-00-00-048, consisting of approximately 28.75 acres, and depicted on the map attached hereto as Exhibit A (the "Property"), which is a portion of the abandoned textile manufacturing facility property located in Kershaw County, State of South Carolina, and formerly known as the TB Kawashima USA mill;

**WHEREAS**, as part of the redevelopment by 1013 Enterprises, LLC, the Property is anticipated to qualify for tax credits pursuant to the South Carolina Textiles Communities Revitalization Act (Chapter 65 of Title 12 of the South Carolina Code) (the "Textile Mill Statute");

**WHEREAS**, the Textile Mill Statute contains a detailed definition of the specific type of property that will qualify as a "Textile Mill Site" (as defined in the Textile Mill Statute);

**WHEREAS**, 1013 Enterprises, LLC intends to file a Notice of Intent to Rehabilitate with the South Carolina Department of Revenue, pursuant to the Textile Mill Statute;

**WHEREAS**, 1013 Enterprises, LLC now applies to the Kershaw County Council for certification of the Property as a Textile Mill Site; and

**WHEREAS**, Kershaw County Council, upon investigation and due deliberation, has determined that the Property qualifies as a Textile Mill Site and is eligible for the statutorily allowed tax credits, the ultimate redevelopment of the Property will be beneficial to Kershaw County, and the application for certification of the Property as a Textile Mill Site should be duly granted by ordinance, in accordance with the provisions of S.C. Code Section 12-65-60.

**NOW THEREFORE, BE IT ORDAINED BY THE KERSHAW COUNTY COUNCIL DULY ASSEMBLED THAT:**

1. All recitals hereof are true and correct and a part of this Ordinance.
2. The Property was initially used for textile manufacturing, dying or finishing operations and for ancillary uses to those operations (i.e., a "textile mill") as more particularly defined in S.C. Code Section 12-65-20(3) of the Textile Mill Statute. More specifically, the Property is the former



TB Kawashima USA mill site in Kershaw County, which was used as a manufacturing facility for those purposes delineated in S.C. Code Section 12-65-20(3).

3. At least eighty percent of the textile mill has been closed continuously to business or otherwise nonoperational as a textile mill since at least October 1, 2023, and, therefore, the Property was “abandoned” as defined in S.C. Code Section 12-65-20(1) of the Textile Mill Statute.

4. The Property is located at 412A Groves Street, Lugoff, South Carolina and is approximately 28.75 acres. It is identified as Kershaw County Tax Map Number TMS# 324-00-00-048. The Property, as depicted on Exhibit A attached hereto, qualifies as a “textile mill site” in conformance with the Textile Mill Statute.

5. In accordance with S.C. Code Sections 12-65-20(2) and 12-65-20(4), TB Kawashima USA mill site includes the textile mill structure together with all land and improvements which were used directly for textile manufacturing operations or ancillary uses or were located on the same parcel or a contiguous parcel within 1,000 feet of any textile mill structure or ancillary uses.

6. In accordance with S.C. Code Section 12-65-30(D) of the Textile Mill Statute, (i) the Property has not previously received tax credits under the Textile Mill Statute, and (ii) neither 1013 Enterprises, LLC nor any affiliate of 1013 Enterprises, LLC owned the Textile Mill Site when it was operational as a textile mill and immediately prior to its abandonment.

7. This Ordinance is intended to comply with the certification requirements set forth in S.C. Code Section 12-65-60 of the Textile Mill Statute, such that 1013 Enterprises, LLC may conclusively rely upon this certification in determining the credit allowed.

8. This Ordinance shall take effect upon Third Reading.

**DONE IN REGULAR MEETING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

---

Ben Connell, County Council Chair  
Kershaw County, South Carolina

ATTEST:

---

Clerk to County Council  
Kershaw County, South Carolina

**First Reading: In Title Only – November 12, 2024**

**Second Reading:**

**Third Reading:**

**Exhibit A**  
**Description of Property**

All that certain piece, parcel or lot of land, with improvement thereon, situate, lying and being in the County of Kershaw, State of South Carolina, being show and described as 28.75 Acres on a plat entitled "As-Built Survey for GBCA Owners, LLC" dated June 8, 2022 by H&M Surveying, LLC and recorded in Plat Book D151 at Page 4 in the Office of the Register of Deeds for Kershaw County. Reference being made to said plat for a more complete and accurate description.

This being a portion of the same property conveyed to GBCA Owner, LLC in that deed from TB Kawashima USA, Inc. f/k/a Kawashima Textile USA, Inc. dated October 25, 2022 and recorded on November 2, 2022 in the Office of the Register of Deeds for Kershaw County in Book 4845 at Page 165.

TMS# 324-00-00-048

# **NEW BUSINESS**



**To:** Danny Templar, Administrator

**From:** Sarah Williams, CPPB

**Date:** November 19, 2024

**Re:** Boat Ramp and Parking Lot in the Wateree River Veterans Park. Project consist of approximately 680-LF of paved entrance and perimeter unloading aalse, paved boat trailer and car parking spaces (61 total), 155-LF dual concrete boat ramp, 630-LF of concrete access sidewalk, and installing a new floating dock in the Wateree River with steel piles.

---

Five responses were received for Bid # 24-135-04.

Contractor Services of Kershaw, LLC, Kershaw SC	\$873,597.17
Blutide Marine Construction, Johns Island SC	\$962,332.10
Kershaw Builders, Inc, Logoff SC	\$996,156.25
L-J, Inc, Cayce SC	\$1,265,156.50
J.C. Wilkie Construction, LLC, Lexington SC	\$1,455,699.73

**Recommend award to Contractor Services of Kershaw, LLC for \$873,597.17.**