



CHESTER COUNTY COUNCIL MEETING

1476 J.A. Cochran By-Pass

July 7, 2014

6:00 p.m.

Chairman Carlisle Roddey– Presiding

MINUTES

IN ATTENDANCE:

- Chairman Roddey**
- Vice Chairman Branham**
- Council Member Oliphant**
- Council Member Guy**
- Council Member Jordan**
- Council Member Lucas**
- Council Member Holcombe**
- County Attorney Winters**
- Clerk to Council Clayton**

I. Call to Order

II. Pledge of Allegiance & Invocation

III. Approval of Minutes

1. Chester County Council Meeting of June 16, 2014

Council Member Guy made a Motion to approve the Minutes from the Chester County Council Meeting of June 16, 2014, 2nd by Vice Chairman Branham, Council vote was unanimous.

2. Special Called County Council Meeting Minutes of June 16, 2014

Council Member Lucas made a Motion to approve the Minutes from the Chester County Council Special Called Meeting of June 16, 2014, 2nd by Council Member Guy, Council vote was unanimous.

3. Special Called County Council Meeting Minutes of June 13, 2014

Vice Chairman Branham made a Motion to approve the Minutes from the Chester County Council Special Called Meeting of June 13, 2014, 2nd by Council Member Lucas, Council vote was unanimous.

4. Special Called County Council Meeting Minutes of June 30, 2014

Council Member Lucas made a Motion to approve the Minutes from the Chester County Council Special Called Meeting of June 30, 2014, 2nd by Council Member Holcombe, Council vote was unanimous.

IV. Citizen's Comments

Reverend Steve Bishop came before council and stated he had been a resident of Chester County since 1980 and had watched the County go from a thriving textile County to hopelessness. He said that he knew Council and Staff had worked hard on bringing industries into the County and wanted to express his gratitude for their hard work.

V. Public Hearing

Chairman Roddey opened the Public Hearing on:

AN ORDINANCE AUTHORIZING THE GRANTING OF CERTAIN TAX CREDITS TO BRETON EQUITY COMPANY CORP. PURSUANT TO THE SOUTH CAROLINA ABANDONED BULDINGS REVITALIZATION ACT CODIFIED AS TITLE 12, CHAPTER 67 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED

There were no speakers, therefore, **Chairman Roddey** closed the Public Hearing.

VI. Ordinances & Resolutions

a) 3rd Reading of AN ORDINANCE AUTHORIZING THE GRANTING OF CERTAIN TAX CREDITS TO BRETON EQUITY COMPANY CORP. PURSUANT TO THE SOUTH CAROLINA ABANDONED BULDINGS REVITALIZATION ACT CODIFIED AS TITLE 12, CHAPTER 67 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED

Council Member Oliphant made a Motion to approve 3rd and Final Reading of An Ordinance Authorizing the Granting of Certain Tax Credits to Breton Equity Company Corp. pursuant to the South Carolina Abandoned Buildings Revitalization Act Codified as Title 12, Chapter 67 of the Code of Laws of South Carolina, 1976, as Amended, 2nd by Council Member Guy, Council vote was unanimous.

At his time **Chairman Roddey made a Motion to add an Executive Session to the agenda to discuss: item b) – 1st Reading (In Title Only) of an Ordinance authorizing the execution and delivery of a Fee Agreement by and Between Chester County, South Carolina and Project Witness providing for a payment of a Fee In Lieu of Taxes and Other Incentives; and Other Matters Related Thereto AND item c) An Inducement Resolution providing for a Fee In Lieu of Tax Agreement Between Chester County and Project Witness, 2nd by Vice Chairman Branham, Council vote was unanimous.**

Vice Chairman Branham then made the Motion to move : item b) – 1st Reading (In Title Only) of an Ordinance authorizing the execution and delivery of a Fee Agreement by and Between Chester County, South Carolina and Project Witness providing for a payment of a Fee In Lieu of Taxes and Other Incentives; and Other Matters Related Thereto AND item c) An Inducement Resolution providing for a Fee In Lieu of Tax Agreement Between Chester County and Project Witness to after Executive Session, 2nd by Council Member Jordan, Council vote was unanimous.

VII. Old Business

From PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL – (Tab #3)

1. Third Reading: From Meeting of May 20, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
6-0 to approve	6-0 to approve

CCTA14-2 Amending the Chester County Zoning Ordinance Section 4-103.7 h. delete “all manufactured homes shall be placed parallel to the primary road which accesses the property.”

Council Member Guy made a Motion to approve 3rd and Final Reading from Planning Commission on CCTA14-2, 2nd by Council Member Jordan, Council vote was unanimous.

2. Third Reading: From Meeting of May 20, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
6-0 to approve	6-0 to approve

CCTA14-3 Amending the Chester County Zoning Ordinance Section 4-113.7 h. delete “all manufactured homes shall be placed parallel to the primary road which accesses the property.”

Council Member Lucas made a Motion to approve 3rd and Final Reading from Planning Commission on CCTA14-3, 2nd by Council Member Jordan, Council vote was unanimous.

3. Third Reading: From Meeting of May 20, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
6-0 to approve	6-0 to approve

CCTA14-4 Amending the Chester County Zoning Ordinance Section 4-125.6 h. delete “all manufactured homes shall be placed parallel to the primary road which accesses the property.”

Vice Chairman Branham made a Motion to approve 3rd and Final Reading from Planning Commission on CCTA14-4, 2nd by Council Member Lucas, Council vote was unanimous.

4. Third Reading: From Meeting of May 20, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
6-0 to approve	6-0 to approve

CCTA14-5 Amending the Chester County Zoning Ordinance Section 4-103.7
j. delete “Standard Building Code latest adopted edition or CABO and
Two Family” Add- “*current International Residential Code*”

Council Member Guymade a Motion to approve 3rd and Final Reading from Planning
Commission on CCTA15, 2nd by Council Member Jordan, Council vote was
unanimous.

5. Third Reading: From Meeting of May 20, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
6-0 to approve	6-0 to approve

CCTA14-6 Amending the Chester County Zoning Ordinance Section 4-
113.7 j. delete “Standard Building Code latest adopted edition or CABO and
Two Family” Add- “*current International Residential Code*”

Vice Chairman Branham made a Motion to approve 3rd and Final Reading from
Planning Commission on CCTA14-6, 2nd by Council Member Lucas, Council vote
was unanimous.

6. Third Reading: From Meeting of May 20, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
6-0 to approve	6-0 to approve

CCTA14-7 Amending the Chester County Zoning Ordinance Section 4-
125.6 j. delete “Standard Building Code latest adopted edition or CABO and
Two Family” Add- “*current International Residential Code*”

Council Member Guy made a Motion to approve 3rd and Final Reading from Planning
Commission on CCTA14-7 2nd by Vice Chairman Branham, Council vote was
unanimous.

7. Third Reading: From Meeting of May 20, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
6-0 to approve	6-0 to approve

CCLDT14-1 Amending the Chester County Land Development Regulation
Section 5-2.7 delete “with one (1) acre or more” Add- “*which meets district
regulations.*”

Council Member Holcombe made a Motion to approve 3rd and Final Reading from
Planning Commission on CCLD14-1 2nd by Council Member Guy, Council vote was
unanimous.

8. **Third Reading: From Meeting of** May 20, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
6-0 to approve	6-0 to approve

CCMA14-1

Bobby Lee
Tax Map # 069-05-14-017-000
Location: West on Beachum St, Chester, SC 29706
Request: Rezone 5.502 acres from RG1 (Multi-Family) to RG2 (General Residential)

Council Member Oliphant made a Motion to approve 3rd and Final Reading from Planning Commission on CCMA14-1 2nd by Council Member Holcombe, Council vote was unanimous.

9. **Third Reading: From Meeting of** May 20, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
6-0 to approve	6-0 to approve

CCTA14-1 Amending the Chester County Zoning Ordinance Section 4-100 d. delete "1997" and add "*current*".

Council Member Lucas made a Motion to approve 3rd and Final Reading from Planning Commission on CCTA14-1 2nd by Council Member Jordan, Council vote was unanimous.

VIII. New Business

1. Update on June election and passports

Mr. Earl Moore reported that the Voter Registration Office now accepts applications for Passports and that Terry Graham and Karen Roach were certified. Mr. Moore also stated the June election went well and he thanked everyone for the great job they had done.

At this time Council Member Lucas made a Motion to go into Executive Session, 2nd by Council Member Holcombe, Council vote was unanimous. (Time was 6:30pm)

Council returned from Executive Session at 6:50pm and **Council Member Lucas made a Motion to return to Regular Session, 2nd by Vice Chairman Branham, Council vote was unanimous.**

Chairman Roddey stated that an Economic Development Matter concerning Project Witness was discussed in Executive Session and asked for a Motion on 1st Reading of an Ordinance (In Title Only) of Project Witness.

Council Member Lucas made a Motion to approve 1st Reading (In Title Only) of an Ordinance authorizing the execution and delivery of a Fee Agreement by and Between Chester County, South Carolina and Project Witness providing for a

payment of a Fee In Lieu of Taxes and Other Incentives; and Other Matters Related Thereto, 2nd by Council Member Holcombe, Council vote was unanimous.

Council Member Jordan then made a Motion to approve An Inducement Resolution providing for a Fee In Lieu of Tax Agreement Between Chester County and Project Witness, 2nd by Council Member Lucas, Council vote was unanimous.

IX. Council Comments

There were no Council Comments

X. Adjourn

Council Member Lucas made a motion to adjourn, 2nd by Council Member Holcombe, Council vote was unanimous. (Time was 7:00pm)

Pursuant to the Freedom of Information Act, the Chester News & Reporter, The Herald in Rock Hill, SC, WSOC-TV, Channel 9 Eyewitness News, the Mfg. Housing Institute of SC, WRHI Radio Station, C&N2 News, WCNC News and Capitol Consultants were notified and a notice was posted on the bulletin board at the R. Carlisle Roddey Government Complex 24 hours prior to the meeting.

R. Carlisle Roddey, Chester County
Council Chair and County Supervisor

Carolyn S. Clayton, CCC

**THE R. CARLISLE RODDEY GOVERNMENT COMPLEX, CHESTER, SC
WHERE COUNCIL CHAMBERS ARE LOCATED, IS IN FULL COMPLIANCE
WITH ADA STANDARDS**

Chester County Council Meeting of July 7, 2014