



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Tuesday, January 17th, 2023 at 6:00 PM

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. December 27th, 2022 Special Called Minutes.
 - b. January 3rd, 2023 Special Called Minutes.
- 4. Citizen's Comments**
- 5. Ordinances/Resolutions/Proclamations**
 - a. **2023-1** Resolution to Gift Service Weapon to Billy Wayne Alley.
 - b. **2023-2** A Resolution Committing Chester County (1) To Enter Into, Execute And Deliver A Fee Agreement With A Company Identified Under The Code Name "Project Phoenix22" Pursuant To Which Chester County Shall Covenant To Accept Certain Negotiated Fees In Lieu Of Ad Valorem Taxes; (2) To Ensure The Benefits Of A Multi-County Industrial Or Business Park Be Made Available To Project Phoenix22; (3) To Provide Payments For Certain Investments In Infrastructure; And (4) Other Economic Development Incentives And Other Matters Related Thereto.
 - c. **1st Reading of 2023-1 in Title Only** An Ordinance Authorizing Chester County (1) To Enter Into, Execute And Deliver A Fee Agreement With A Company Identified Under The Code Name "Project Phoenix22" Pursuant To Which Chester County Shall Covenant To Accept Certain Negotiated Fees In Lieu Of Ad Valorem Taxes; (2) To Ensure The Benefits Of A Multi-County Industrial Or Business Park Be Made Available To Project Phoenix22; (3) To Provide Payments For Certain Investments In Infrastructure; And (4) Other Economic Development Incentives And Other Matters Related Thereto.
 - d. **2023-3** Inducement Resolution Providing Preliminary Approval For Certain Incentives To Induce One Or More Investors Identified For The Time Being As Project Power, Each Acting For Itself, One Or More Current Or Future Affiliates, And Other Project Sponsors (Collectively, "Company") To Establish Facilities In Chester County, South Carolina ("County"), Such Incentives To Include (1) A Negotiated Fee In Lieu Of *Ad Valorem* Tax Arrangements; (2) Special Source Revenue Credits; (3) Multi-County Industrial Or Business Park Arrangements; And (4) Other Related Matters.
 - e. **1st Reading of 2023-2** An Ordinance Authorizing An Amendment To The Agreement For Development Of Joint County Industrial And Business Park (York And Chester Counties) To Enlarge The Boundaries Of The Joint County Industrial Park To Include Certain Real Property Located In Chester County; And Other Matters Related Thereto.

f. **1st Reading of 2023-3** An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax Agreement By And Between Chester County And [Project Power]; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Such Documents As May Be Necessary To Effect The Intent Of This Ordinance; And Other Matters Related Thereto.

g. **1st Reading of 2023-4** in Title Only An Ordinance To Repeal Chester County Code, Chapter 46, Streets, Sidewalks, and other Public Property, Article VII, Acceptance of Streets, Section 46-202 Street Lighting.

6. Old Business

a. Update regarding the Burnt House Meeting Cemetery- Neely Gaston.

b. **From CCTC:**

1. Action taken regarding intersection work on Blaney Road, Kee Moore Drive, Secret Drive and Rocky Creek Road.

2. Action taken regarding Road Reimbursement of \$20,604.83 for road materials to the Road department.

3. Action taken regarding Sign Reimbursement of \$13,794.73 for sign materials to the Recycling department.

c. Update on the Chester County Airport Overlay. Attorney Winters.

7. New Business

a. **1st Reading of CCMA22-24** Jeremiah Kibbey request Tax Map #101-00-00-099-000 at 2115 Great Falls Hwy, Blackstock, SC 29014 to be rezoned Rural 2 (R2) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.

b. **1st Reading of CCMA22-25** Luck Companies request a portion (7.8 acres) of Tax Map #089-00-00-005-000 at 1207 Lancaster Hwy, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Commercial District (GC). Planning Commission voted 5-0 to approve.

c. **1st Reading of CCMA22-26** Luck Companies request a portion (1.82 acres) of Tax Map #089-00-00-005-000 at 1207 Lancaster Hwy, Chester, SC 29706 to be rezoned from Rural Two District (R2) to Restricted Industrial District (ID-1). Planning Commission voted 5-0 to approve.

d. **1st Reading of CCMA22-27** Luck Companies request a portion (48.89 acres) of Tax Map #089-00-00-008-000 at 1113 Lancaster Hwy, Chester, SC 29706 to be rezoned from Rural Two District (R2) to Restricted Industrial District (ID-1). Planning Commission voted 5-0 to approve.

e. **1st Reading of CCMA22-28** Luck Companies request a portion (17.92 acres) of Tax Map #089-00-00-008-000 at 1113 Lancaster Hwy, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Commercial District (GC). Planning Commission voted 5-0 to approve.

f. **1st Reading of CCMA22-29** Luck Companies request Tax Map #088-00-00-054-000 off Mallard Creek Dr., Chester, SC 29706 to be rezoned from Restricted Industrial District (ID-1) to Agricultural District (AG). Planning Commission voted 5-0 to approve.

g. 1st Reading of CCMA22-30 Luck Companies request a portion (174.46 acres) of Tax Map #089-00-00-002-000 at 1421 Collie Lane, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Industrial District (ID-3). Planning Commission voted 5-0 to approve.

h. 1st Reading of CCMA22-31 Luck Companies request a portion (19.35 acres) of Tax Map #089-00-00-002-000 at 1421 Collie Lane, Chester, SC 29706 to be rezoned from Rural Two District (R2) to Restricted Industrial District (ID-1). Planning Commission voted 5-0 to approve.

i. 1st Reading of CCMA22-32 Luck Companies request Tax Map #089-00-00-025-000 off Lancaster Hwy, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Industrial District (ID-3). Planning Commission voted 5-0 to approve.

j. 1st Reading of CCMA22-33 Luck Companies request a portion (9.35 acres) of Tax Map #089-00-00-001-000 at 1295 Lancaster Hwy, Chester, SC 29706 to be rezoned from Rural Two District (R2) to Restricted Industrial District (ID-1). Planning Commission voted 5-0 to approve.

k. 1st Reading of CCMA22-34 Luck Companies request a portion (1.01 acres) of Tax Map #089-00-00-001-000 at 1295 Lancaster Hwy, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Industrial District (ID-3). Planning Commission voted 5-0 to approve.

l. Council to consider approval of the 2023 Council & CTC meeting dates. County Council.

8. Boards and Commissions

a. Councilmember Vaughn Appointments and Reappointments.

1. Appointment to Accommodation Tax Commission.
2. Reappointment to Tax Assessment Appeals Board.
3. Reappointment to Zoning Board of Appeals.
4. Reappointment to Rural Fire Commission.
5. Appointment to Library Board.
6. Reappointment to Planning Commission.
7. Reappointment Parks and Recreation.
8. Appointment to Hazel Pittman Board.

b. Councilmember Mosley Appointments and Reappointments.

1. Appointment to the Accommodation Tax Commission.
2. Appointment to the Rural Fire Commission.
3. Appointment to the Planning Commission.

c. Councilmember Guy Appointments and Reappointments.

1. Reappointment to Accommodation Tax Commission.
2. Reappointment to Zoning Board of Appeals.

d. Councilmember Agee Appointments and Reappointments.

1. Appointment to the Accommodation Tax Commission.
2. Reappointment to Zoning Board of Appeals.
3. Appointment to Rural Fire Commission.
4. Reappointment to the Library Board.
5. Appointment to the Planning Commission.
6. Appointment to Parks and Recreation.
7. Reappointment to Hazel Pittman Board.

9. Executive Session

- a. To receive legal advice regarding Project 22109. Attorney Winters.
- b. To receive legal advice regarding Project 2298. Attorney Winters.
- c. To receive legal advice regarding Chester County Airport. Attorney Winters.

10. Council Actions Following Executive Session

- a. Action taken regarding Project 22109.
- b. Action taken regarding Project 2298.
- c. Action taken regarding Chester County Airport.

11. Council Comments

12. Adjourn

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 Chester County Government Building 24 hours prior to the meeting.

Guidelines for Addressing Council

Citizens Comments:

- Each citizen will be limited to three minutes.

Public Hearings:

- Each speaker will be limited to three minutes.

When introduced:

- Approach the podium, state your name and address.
- Speak loudly and clearly making sure that the microphone is not obstructed.
- Do not address the audience – direct all comments to Council.
- Do not approach the Council table unless directed.

Anyone addressing Council will be called out of order if you:

- Use profanity
- Stray from the subject
- Make comments personally attacking an individual member of Council