



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, February 6th, 2023 at 6:00 PM

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. January 30th, 2023 Special Called Council Minutes.
 - b. January 26th, 2023 Special Called Council minutes.
 - c. January 17th, 2023 Council minutes.
- 4. Citizen's Comments**
- 5. Ordinances/Resolutions/Proclamations**

a. 2nd Reading of 2022-18 in Title Only An Ordinance Authorizing An Amendment to the Master Agreement Governing The York-Chester Industrial Park By And Between Chester County, South Carolina (The "County") And York County, South Carolina ("York County") To Enlarge The Boundaries Of The Joint County Industrial Park To Include Certain Real Property Located In Chester County; And Other Matters Related Thereto. Project Power

b. 2nd Reading Of 2023-1 An Ordinance Authorizing (1) The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Chester County, South Carolina (The "County") And [Project Phoenix22], Acting For Itself, One Or More Affiliates Or Other Project Sponsors (Collectively, The "Company"), Whereby The County Shall Covenant To Accept Negotiated Fees In Lieu Of *Ad Valorem* Taxes In Connection With The Acquisition, Improvement And Equipping Of Certain Facilities In The County (Collectively, The "Project"); (2) Special Source Revenue Credits In Connection With The Project; (3) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To The Project; (4) The Allocation Of Fees In Lieu Of *Ad Valorem* Taxes Received From The Project; And (5) Other Matters Relating Thereto.

c. 2nd 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. Phoenix 22

d. 2nd 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.

e. **2nd Reading of 2023-4** 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.

f. **1st Reading of 2023-5** An Ordinance To Amend Chester County Code, Chapter 46, Streets, Sidewalks, and other Public Property, Article VII, Acceptance of Streets, Section 46-202 Street Lighting.

g. **1st Reading of 2023-6 in Title Only** An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Chester County, South Carolina And A Company Or Companies Known To The County At This Time As "Project Raven" With Respect To Certain Economic Development Property In The County, Whereby Such Property Will Be Subject To Certain Payments In Lieu Of Taxes, Including The Provision Of Payments For Certain Investments In Infrastructure And Providing For The Inclusion Of The Company Or Companies Property In A Multi-County Industrial And Business Park; And Other Matters Related Thereto.

h. **1st Reading of 2023-7 in Title Only** An Ordinance to Amend Chester County Code, Chapter 2, Administration, Article III, Section 2-59 Appearances by Citizens.

i. **1st Reading 2023-8 in Title Only** An Ordinance to Amend Chester County Code, Chapter 6, Animals.

6. Old Business

a. **2nd 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. **2nd 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. **2nd 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. **2nd 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. **2nd 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. **2nd 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. **2nd 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. 2nd 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. 2nd 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. 2nd 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. 2nd 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.

7. New Business

a. Council to consider approval of \$ 61,645 dollars to purchase appraisal computer software for the Assessor's Office approved in the current capital budget. Rick Anderson.

b. Council to approve Chester County Animal Control to accept a \$22,000 dollar matching grant from the Lutz Foundation for the Spay and Neuter/ Lab program. Kellie Simoneau.

c. Council to authorize Chester County 250 Committee to apply for a \$3000 grant with no match to promote, engage and enhance tourism through places in Chester County during the American Revolutionary War.

8. Boards and Commissions

a. County Council Appointments and Reappointments

1. Reappointment to the Airport Commission.
2. Reappointments to the Burnt House Meeting Cemetery.
3. Resignation from the Catawba Regional Workforce Board.
4. Reappointments to Catawba Regional Workforce Board.
5. Reappointment to Fort Lawn Fire Protection District.
6. Reappointments to the Lando Fire Protection District.
7. Appointments to the Lando Fire Protection District.
8. Reappointment to the Lewis Fire District.
9. Appointment to the Richburg Fire Protection District.

b. Councilmember Mosley Appointments and Reappointments.

1. Reappointment to the Parks and Recreation Advisory.
2. Appointment to Zoning Board of Appeals Board.
3. Appointment to Chester County Library.

c. Councilmember Guy Appointments and Reappointments.

1. Reappointment to the Planning Commission.
2. Reappointment to the Parks and Recreation Board.
3. Appointment to the Rural Fire Commission.

d. Councilmember Agee Appointments and Reappointments.

1. Appointment to Tax Assessment Board of Appeals.

9. Executive Session

- a. To receive legal advice regarding Project 2242. Attorney Winters.
- b. To receive legal advice regarding Project 2302. Attorney Winters.
- c. To receive legal advice regarding a contractual matter. Attorney Winters.
- d. To receive legal advice regarding the hiring of the County Administrator. Attorney Winters.

10. Council Actions Following Executive Session

- a. Action taken regarding Project 2242.
- b. Action taken regarding Project 2302.
- c. Action taken regarding a contractual matter.
- d. Action taken regarding the hiring of the County Administrator.

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