



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, March 6, 2023 at 6:00 PM

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. February 21st, 2023 minutes.
 - b. March 1st, 2023 minutes.
- 4. Citizen's Comments**
- 5. Public Hearing**
 - a. Needs and Assessment Hearing.
 - b. **3rd 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.
 - c. **2nd Reading 2023-7** An Ordinance to amend County Council Rules of Procedure Section 2-59 Appearances by Citizens.
 - d. **2nd Reading 2023-8** An Ordinance to Amend Chester County Code, Chapter 6, Animals.
- 6. Ordinances/Resolutions/Proclamations**
 - a. Needs and Assessment Hearing.
 - b. **3rd 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.
 - c. **2nd Reading 2023-7** An Ordinance to amend County Council Rules of Procedure Section 2-59 Appearances by Citizens.
 - d. **2nd Reading 2023-8** An Ordinance to Amend Chester County Code, Chapter 6, Animals.
 - e. **2nd Reading of 2023-9** An Ordinance for Social Media Policy.

f. 1st Reading of 2023-10 An Ordinance Authorizing (1) The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Chester County, South Carolina, And A Company Identified For The Time Being As Project 2187, Acting On Behalf Of Itself And/Or Any Affiliates Or Other Project Investors, To Provide For Certain Special Source Revenue Credits In Connection With The Establishment Of Certain Facilities Located In Chester County; (2) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To The Company And The Property; And (3) Other Related Matters.

g. Resolution 2023-7 A Resolution To Authorize The County Of Chester, By Chester County Council, To Sell Certain Equipment And Vehicles Of The County Identified Herein Upon Such Terms And Conditions As Described.

h. Resolution 2023-9 A Resolution Authorizing An Amendment To The Master Agreement Governing The York-Chester Industrial Park (“Park”) To Increase The Park’s Boundaries To Include Certain Real Property Located In Chester County; And Other Related Matters (Project Phoenix22).

7. Old Business

- a. Update regarding the cost to move the Probate Office to the Federal Building. Robert Hall and Bob Anderson.
- b. Update regarding request for the Burnt Meeting House Cemetery. Neely Gaston

8. New Business

a. Approval of Bid RFP 2223-07 Flooring Replacement - Lando Fire Department to Trinity Interiors, LLC in the amount of \$12,533.00. Susan Cok & Richard Miller.

b. Council to approve a multi-year contract with ESRI for GIS software to be used in parcel data, 911 addressing and applications. David Schuelke.

c. 2nd Reading CCMA23-01 Advanced Chester, LLC request Tax Map #145-00-00-090-000 at 510 Junior’s Place, Richburg, SC 29729 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). Planning Commission vote 3-2 to Approve.

d. 2nd Reading CCMA23-02 Richburg Magnolias, LLC request Tax Map #145-00-00-007-000 off Bryant Corner Rd and Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). Planning Commission voted 3-2 to approve.

e. 2nd Reading CCMA23-03 Richburg Magnolias, LLC request Map #135-00-00-012-000 at 4375 Lancaster Hwy, Richburg, SC 29729 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). Planning Commission voted 4-1 to approve.

f. 2nd Reading of CCTA23-01 ID-3 – Chester County Zoning Ordinance – Text Amendments
General Industrial District Chapter 4 § 4-121 ID-3 Permitted Uses
New Text: *All uses permitted in ID-1 and ID-2, NAICS DESCRIPTION SEE ID-1 and ID-2
PARKING SPACES REQUIRED SEE ID-1 and ID-2.* Planning Commission voted 5-0 to approve.

9. Executive Session

- a. To receive legal advice regarding Project 2271. Bond Attorney Kozlarek.
- b. To receive legal advice regarding Project 2184. Bond Attorney Kozlarek.
- c. To receive legal advice regarding Project 2242. Bond Attorney Kozlarek.
- d. To receive legal advice regarding a contractual matter. Attorney Winters.

- e. To receive legal advice regarding employment matters in HR Department. Attorney Winters.
- f. To receive legal advice regarding Project 2247. Attorney Winters.
- g. To receive legal advice regarding Project 2273. Attorney Winters.
- h. To receive legal advice regarding the Gateway Steering Committee. Attorney Winters.
- i. To receive legal advice regarding the County Administrator. Attorney Winters.

10. Council Actions Following Executive Session

- a. Action taken regarding Project 2271.
- b. Action taken regarding Project 2184.
- c. Action taken regarding Project 2242.
- d. Action taken regarding a contractual matter.
- e. Action taken regarding employment matters in HR Department.
- f. Action taken regarding Project 2247.
- g. Action taken regarding Project 2273.
- h. Action taken regarding the Gateway Steering Committee.
- i. Action taken regarding 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