



## **CHESTER COUNTY COUNCIL MEETING**

**R. Carlisle Roddey Government Complex  
1476 J.A. Cochran By-Pass**

**October 18, 2010  
6:00 p.m.**

**Chairman Roddey– Presiding**

### **Minutes**

**In Attendance:**

**Chairman Roddey  
Vice Chairman Lucas  
Council Member Oliphant  
Council Member Guy  
Council Member Jordan  
Council Member Branham  
Council Member Holcombe  
County Attorney Winters**

**I. Call to Order**

**II. Pledge of Allegiance & Invocation**

**III. Approval of Minutes**

1. Chester County Council Meeting Minutes of October 4, 2010

**Vice Chairman Lucas made a Motion to approve the Chester County Council Meeting Minutes of October 4, 2010, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**

**IV. Citizens Comments**

There were no Citizens Comments

**V. Ordinances & Resolutions**

1. 2<sup>nd</sup> Reading of an Ordinance to Develop a Joint County Industrial and Business Park in Conjunction with York County, Such Industrial and Business Park to be Geographically Located in York County and Established Pursuant to Article VIII, Section 13 of the South Carolina Constitution, and South Carolina Code of Laws Of 1976 Section 4-1-170, Et SEQUITUR, as Amended; to Provide for a Written Agreement with York County Providing for the Expenses of the Park, the

Percentage of Revenue Application, and the Distribution of Fees-In-Lieu of *AD Valorem* Taxes to the Counties and Relevant Taxing Entities; to Provide that jobs Tax Credits Allowed by Law be Provided for Businesses Locating in said Park; to Permit a User Fee-In-Lieu of *AD VALOREM* Taxation within said Park; and other Matters Related Thereto

**Council Member Oliphant made a Motion to approve 2<sup>nd</sup> Reading of an Ordinance to Develop a Joint County Industrial and Business Park in Conjunction with York County, 2<sup>nd</sup> by Vice Chairman Lucas, Council vote was unanimous.**

2. 2<sup>nd</sup> Reading of an Ordinance to Authorize and Approve an Agreement for the Development of a Joint Industrial and Business Park by and between Chester County and Lancaster County with Property Located in Lancaster County (Rosemont Village Partnership LLC: Cherry Tree LLC: Verian Technologies LLC); to require the Payment of a Fee-In-Lieu of Ad Valorem Taxes by Businesses and Industries Located in the Park; to Apply Zoning and other laws in the Park; to Provide for Law Enforcement Jurisdiction in the Park; and to Provide for the Distribution of Park Revenue within the County

**Council Member Guy made a Motion to approve 2<sup>nd</sup> Reading of an Ordinance to Authorize and Approve an Agreement for the Development of a Joint Industrial and Business Park by and between Chester County and Lancaster County, 2<sup>nd</sup> by Vice Chairman Lucas, Council vote was unanimous.**

3. A Resolution Authorizing (1) the Execution and Delivery of an Inducement and Millage Rate Agreement between Chester County, South Carolina (“The County”) and Project 1036, acting for itself or an Affiliate or other Project Sponsor (Collectively, “The Company”), Whereby, Under Certain Conditions, the County will Enter into a Fee-in-Lieu of Tax and Incentive Agreement in Connection with the Expansion of Certain Manufacturing Facilities in the County (the “Expansion Project”); (2) the County to Covenant in Such Agreement to Accept Certain Negotiated Fees-In-Lieu of *Ad Valorem* Taxes with Respect to The Expansion Project (“Filot Payments”); (3) Certain Special Source Credits Against the Filot Payments with Respect to the Expansion Project; (4) the Benefits of a Multi-County Park to be Made Available to the Company; and (5) Other Matters Relating Thereto

**Vice Chairman Lucas Made a Motion to approve A Resolution Authorizing (1) the Execution and Delivery of an Inducement and Millage Rate Agreement between Chester County, South Carolina (“The County”) and Project 1036, acting for itself or an Affiliate or other Project Sponsor (Collectively, “The Company”), Whereby, Under Certain Conditions, the County will Enter into a Fee-in-Lieu of Tax and Incentive Agreement in Connection with the Expansion of Certain Manufacturing Facilities in the County (the “Expansion Project”); (2) the County to Covenant in Such Agreement to Accept Certain Negotiated Fees-In-Lieu of *Ad Valorem* Taxes with Respect to The Expansion Project (“Filot Payments”); (3) Certain Special Source Credits Against the**

Pilot Payments with Respect to the Expansion Project; (4) the Benefits of a Multi-County Park to be Made Available to the Company; and (5) Other Matters Relating Thereto, 2<sup>nd</sup> by Council Member Branham, Council vote was unanimous.

4. Approval of Inducement and Millage Rate Agreement

Council Member Branham made a Motion to approve the Inducement and Millage Rate Agreement between Chester County and Project 1036, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.

## VI. Old Business

### 1. 2010 PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL

Second Reading: From Meeting of September 21, 2010

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
<b><u>6-0 to approve</u></b>	<b><u>5-1 to approve</u></b>

Text Amendment CCTA10-2 amending the Chester County Zoning Ordinance by adding R3 (Rural Three) SE # 9 and R4 (Rural Four) SE # 8 to the following:

#### Campgrounds

1. Applicable government regulations are met.
2. Minimum of 10 acreage
3. Minimum setback from all residential property lines of 500 feet
4. 10 vehicles or campers per acre
5. Each campsite identified by number
6. Site plan approval from DHEC-Regs 61-39
7. SCDOT road standards-CCCO-46-196
8. Conditions imposed for safety, traffic, impact on district
9. The use is compatible with the district

**Mr. Mack Paul, Planning and Zoning Director**, came before Council and stated he had contacted several other Counties in the State regarding Campgrounds and said that the regulations were within or better than the ones he had polled.

**Council Member Jordan** said he would still prefer to have more acreage and he had concerns about the large campers and also time limits. **Council Member Branham** replied that an acre is fairly large and felt that ¼ acre per campsite was plenty.

**Vice Chairman Lucas** then said the campground in Great Falls presented no problems at all and he was very well pleased with it. **Council Member Oliphant** then said “so now is a good time to do this” and Mr. Paul said it was. **Council Member Jordan**

said he still had issues with the time frame and Mr. Paul said there was no way he could regulate that. **Council Member Oliphant** then said the owner should be responsible for keeping up with how long someone camps. After no further discussion, Council took a vote.

**Council Member Holcombe made a Motion to uphold 2<sup>nd</sup> Reading of Planning Commissions Recommendations on Text Amendment CCTA10-2, 2<sup>nd</sup> by Council Member Branham, Council vote was 5-1 with Council Member Jordan opposing.**

4. Darby Road Project

**Eloise McCree** spoke on the Darby Road Project. She said for 3 ½ years the residents on Darby Road had asked for help and now a milestone had been reached and they had come to say “thank you”. Ms. McCree thanked County Council, Ms. Grazier Rhea with Catawba Regional, Chester Metropolitan District, Double R Utilities and Mrs. Mary Guy. **Mr. Fred Castles** with CMD also thanked everyone for working on the Grant and helping Expand the water district.

**Ms. Grazier Rhea** also thanked everyone and **Chairman Roddey** thanked Ms. Rhea for working to get the Grant for this large project. A gentleman from Double R Utilities also stated that it really makes a difference when the community was so receptive and they appreciated everything everyone did to make this happen.

5. Request to accept Radio Tower Grant & COPS Hiring Grant

**Sheriff Smith** came before Council to request he be allowed to accept the Radio Tower Grant and COPS Hiring Grant.

**Council Member Oliphant made a Motion to allow the Sheriff to accept the Radio Tower Grant, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**

**Council Member Guy made a Motion to allow the Sheriff to accept the COPS Hiring Grant, 2<sup>nd</sup> by Council Member Holcombe, Council vote was unanimous.**

6. Rodman Sports Complex

**Council Member Jordan** said that two new baseball fields had been built at the Complex and looking at two soccer fields and at one time there was 200 acres but some land had been sold and there was about 92 acres left. **Council Member Jordan** said he would like for the County to revise the Master Plan to best utilize this land. **Council Member Jordan** said this complex could generate a lot of income if tournaments were played there. At this time, **Council Member Jordan then made a Motion to get an estimate to revise the Master Plan from 200 acres to 92 acres and hire A landscape architecture firm to best utilize this land, 2<sup>nd</sup> by Council Member Branham, Council vote was unanimous.**

7. Update on Solar Lighting Project

**Council Member Jordan** said he had been in touch with the Engineer handling this Project and that the Engineer is looking at about 8 months to complete the project. Council Member Jordan said some of the items mentioned had already been completed so he felt it shouldn't take that long and he just wanted to keep Council apprised of what was happening with this project.

At this time **Chairman Roddey** asked for a Motion to add Ms. Karlisa Parker to the Agenda.

**Council Member Branham made the motion to add Ms. Parker to the Agenda, 2<sup>nd</sup> by Council Member Holcombe, Council vote was unanimous.**

Ms. Parker wanted to update Council as well as everyone in attendance about the Grand Opening at IBHS on Tuesday. She stated over 30 outlets of the media would be in attendance as well as scientist from all over the world. **Chairman Roddey** thanked Ms. Parker for updating Council on the world wide event.

**VII. Council Members Comments**

**Council Member Branham** thanked the residents from Darby Rd. for attending the Meeting and also said that the IBHS Grand Opening on Tuesday would bring notoriety to Chester County.

**Council Member Guy** also thanked everyone that had worked so hard on the Darby Road Project and then invited everyone to the Brown's Chapel AME Zion General Conference starting on Wednesday.

**VIII. Adjournment**

**Vice Chairman Lucas made a Motion to adjourn, 2<sup>nd</sup> Council Member Holcombe Council vote was unanimous.** Time was approximately 7:00 pm

**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**

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**R. Carlisle Roddey**  
**Chairman, Chester**  
**County Council**

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**Carolyn S. Clayton CCC**  
**Clerk to Chester County Council**