

Chester County Planning Commission Minutes of July 17, 2018

The July 17, 2018 meeting of the Chester County Planning Commission was held at 6:30 pm in Council Chambers at the R. Carlisle Roddey Government Building in Chester, SC.

Notice of Meeting: Public Notices providing time, date and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, Chester County Building and Zoning Dept.; and published in the June 29, 2018 Chester News & Reporter. All properties were also posted.

Quorum Established: Chairman Raines, Commissioners Hill, Smith, Grant, and Tate were present.

Absent: Vice Chairman Cabrey, and Commissioner Williams were absent with prior notification.

Staff: Director Mike Levister and Nicole Hutchins were present.

Call to Order: Chairman Raines called the meeting to order.

Approval of Agenda: Chairman Raines asked if there were any additions or amendments to the agenda as presented by staff. There were none. Commissioner Grant made the motion to approve the agenda as presented; seconded by Commissioner Hill. Vote was 5-0 to approve.

Approval of Minutes: Chairman Raines asked if there were any additions or amendments to the June 19, 2018 minutes as presented by staff. Commissioner Hill indicated a correction was needed, a typo on page two, third paragraph, next to last sentence, correct ~~Carey~~ to Cabrey. Commissioner Grant indicated, in the same paragraph, last sentence, correct ~~Hill~~ to Heel. Commissioner Grant made the motion to approve the minutes with the two corrections; seconded by Commissioner Smith. Vote was 5-0 to approve.

CCMA18-17: ShayoNano OPT Properties, LLC request Tax Map # 098-00-00-166-000, located at 564 Ecology Ln, Chester SC, be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial).

Charmain Raines stated the commissioners have a letter informing them of the variance request previous to this meeting. The Zoning Board of Appeals did not have a quorum for that meeting. By rule, the staff was asked to grant the variance under a hardship, and they did so.

Joanie Winters, Attorney for Chester County, approached the podium. Mrs. Winters confirmed a quorum was not established previously to grant the variance. She indicated the director is authorized to grant or deny a request if a hardship is declared. Director Levister and I both agreed it was a hardship. We didn't have a quorum, these folks traveled from Texas, Charleston, and all other parts beyond only to come and find we couldn't have a meeting. This was not a capricious or arbitrary decision on the part of Mr. Levister.

Commissioner Grant asked wouldn't we normally do a variance after the rezoning. Director Levister stated that was correct. He also stated there was information provided in the packets about the special exception and variance request prior to the rezoning, and these requests could only be granted if rezoned. Chairman Raines asks Director Levister if the variance and special exception would only be granted pursuant to the zoning change. And if the zoning change did not occur, then both items would be dead. Director Levister stated that was correct. Mrs.

Winters added there is contingency language in the order that speaks to that and also to the decision of the Planning Commission and the third and final reading of County Council.

Karlisa Parker Dean, Economic Development Director, approached the podium. Mrs. Dean felt it was important for the commissioners to understand the position the company was put in by the fact they were given a deadline to purchase this property before the end of this month. So, to move forward with the special exception, and the variance request, contingent upon your favorable rezoning, was the answer for them not to go past the deadline so the building would not come back on the market again. Right now, it is under the option by the company but they have to close on this property by the end of the month. Chairman Raines asked, American Carbon Technologies placed a stipulation on the sale. Mrs. Parker replied yes sir. She said she explained the meeting schedules and the first, second and third readings but thinks ShayoNano feels comfortable enough to move forward if they get a rezoning tonight. Then we'll go before County Council for a first reading and a pending ordinance document which will allow them to move forward.

Brandy Davis, attorney with Womble Bond Dickinson, approached the podium. She stated the company ShayoNano has retained their firm to assist them with the economic development incentive process as well as the real-estate issues surrounding the property. The company is under the option to buy the property located at 564 Ecology Lane, previously owned by American Carbon. The company is very excited to take on an existing property that is currently sitting and not being put to good use. They would be able to open a large scale nano materials manufacturing facility. They are looking to begin hiring in the last quarter of 2018, and start production in the second or third quarter of next year, assuming all goes through favorably. The company has been through first reading before county council of a fee in lieu of tax and a special source revenue credit agreement. They've also put in an application for job development credits with the state of South Carolina. The reason they have been granted such generous incentives from both the county and the state at this point is that they're looking at several million dollars in anticipated capital investment between the purchase of the existing facility, the renovations necessary in order to render it suitable for their purposes, and machinery and equipment purchases for their use. For the job development credits, they're looking to hire about forty new people in the first five years of operation. This will be sophisticated manufacturing positions all paid a wage above \$15 an hour, with benefits. The company is excited about looking at Chester County and what they can do for the community in terms of bringing investments and new jobs to this area. In addition, they are looking to change the zoning from ID-2 to ID-3. It's still within the realm of industrial, it's just moving from medium to heavy. The area around their property is predominantly zoned industrial already. A couple are already ID-3. It's already a heavily industrialized area. The neighboring property, Specialty Polymers, is one of the ones that's already ID-3. In addition, she wanted to point out that the company is a very sophisticated operation. It's a new and up and coming industry so they're super excited to get up and off the ground. They look not only when they choose their site, at places that are economically feasible for them and good decisions, but they also look for places that are centrally located, near highway systems, and a good place for their work force to live and thrive. They really look for the whole package and that's what they feel they have found here in Chester County.

Chairman Raines stated that he understood that they have a facility in Houston. Ms. Davis said yes. What they have in Texas right now is a pilot plant. They're looking to do that similar sort of nano material manufacturing here in Chester on a larger scale. They've had really great success. Chairman Raines asked if anyone had any questions for the applicant. There were none.

With no members present in the audience other than the applicant and staff to speak in favor or against the application, Chairman Raines asked to entertain a motion to address the request to change the rezoning from ID-

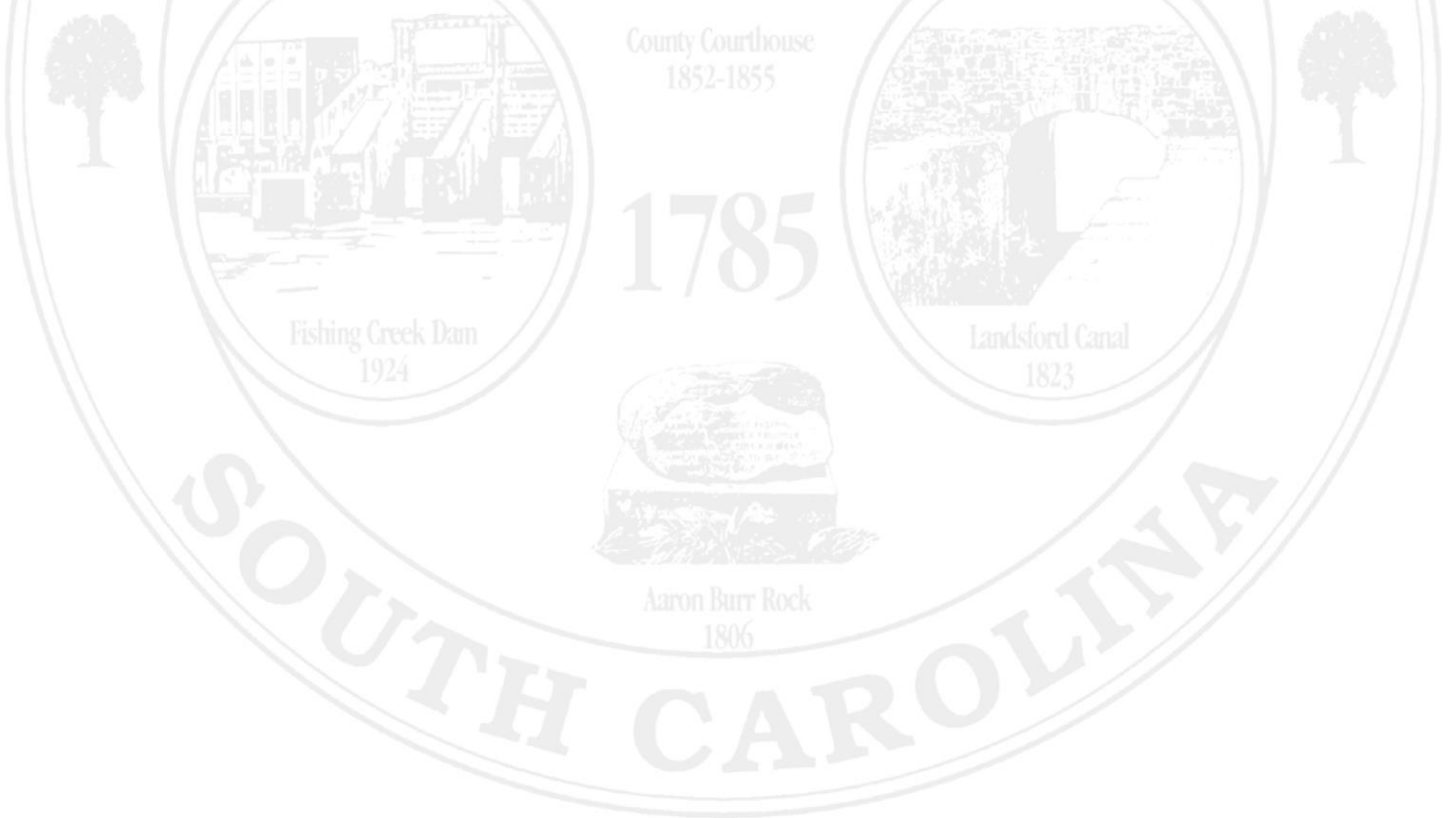
2 to ID-3. Commissioner Tate made the motion to accept; seconded by Commissioner Grant. Chairman Raines asked for any further discussion, questions or comments. There were none. Chairman Raines then asked staff about the byproduct of this being salt? Director Levister replied that it is a high content of salt in the waste water stream. Hearing no further discussion, Vote was 5-0 to approve.

Chairman Raines then asked how would this play out with their deadline with the three readings with county council? Mrs. Dean approached the podium and stated when speaking with the council before, they're willing to have a special call meeting to give them the first reading, and do it as a pending ordinance document. So that means that it looks highly favorable to move forward for second and third reading as well. Chairman Raines then asked if that would take care of the deadline. Mrs. Dean replied yes sir. She also wanted to mention the research she did in Stafford Texas, the facility is fifty feet from a huge subdivision. The town and mayor really welcomed them in because it was creating the types of jobs they were trying to move to from manufacturing to more high-tech jobs. Good opportunity for it.

Mrs. Winters approached the podium to let the commissioners know a special called meeting is scheduled for next Tuesday for the first reading.

Chairman Raines asked if the commissioners or staff had any business they needed to discuss. Commissioner Hill asked if there would be a meeting for next month. Mrs. Hutchins, from the staff, answered yes. Chairman Raines said so we do have an August meeting. Again, Mrs. Hutchins replied yes.

Chairman Raines made the motion to adjourn; seconded by Commissioner Grant. Vote was 5-0 to adjourn.



This is a summary of proceedings at the July 17, 2018 meeting of the Planning Commission; and not a verbatim transcript of the meeting. This summary, and an audio recording of the meeting, is retained by the Chester County Building & Zoning department, and available if requested. This summary represents the facts of this meeting; not the opinion or interpretation of the Secretary.

