



# CHESTER COUNTY COUNCIL MEETING

## **R. Carlisle Roddey Chester County Government Complex**

**1476 J.A. Cochran Bypass Chester, SC 29706**

**Tuesday, February 21st, 2023 at 6:00 PM**

### **Agenda**

**1. Call to Order**

**2. Pledge of Allegiance and Invocation**

**3. Approval of Minutes**

a. February 6<sup>th</sup>, 2023 Council minutes.

b. February 15<sup>th</sup>, 2023 Special Called minutes.

**4. Citizen's Comments**

**5. Public Hearing**

a. **3<sup>rd</sup> 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.

b. **3<sup>rd</sup> 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.

**6. Ordinances/Resolutions/Proclamations**

a. **3<sup>rd</sup> 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.

b. **3<sup>rd</sup> 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.

c. **2<sup>nd</sup> 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.

d. **2<sup>nd</sup> Reading 2023-7** An Ordinance to amend County Council Rules of Procedure Section 2-59 Appearances by Citizens

e. **2<sup>nd</sup> Reading 2023-8** An Ordinance to Amend Chester County Code, Chapter 6, Animals.

## 7. Old Business

a. Update regarding the Burnt House Cemetery Advisory Committee- Neely Gaston.

b. **3<sup>rd</sup> 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.

c. **3<sup>rd</sup> 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.

d. **3<sup>rd</sup> 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.

e. **3<sup>rd</sup> 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.

f. **3<sup>rd</sup> 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.

g. **3<sup>rd</sup> 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.

h. **3<sup>rd</sup> 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.

i. **3<sup>rd</sup> 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.

j. **3<sup>rd</sup> Reading of CCMA22-32** Luck Companies request Tax Map #089-00-00-025-000 off Lancaster Hwy, Chester, SC to be rezoned from Rural Two District (R2) to General Industrial District (ID-3). Planning Commission voted 5-0 to approve.

k. **3<sup>rd</sup> 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.

**l. 3<sup>rd</sup> 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.

**m.** Discussion regarding the Facebook policy. County Council.

## **8. New Business**

**a.** Council to approve a FEMA Fire Act Grant in the amount of \$200,602.39 dollars with a match of \$10,632.40 dollars to purchase a new 6000 psi air system to assist in incidents. Chief T. Melton.

**b.** Discussion regarding moving the Probate Office to the Federal Building. Probate Judge Terri Zion.

## **9. Boards and Commissions**

### **a. County Council Appointments and Reappointments.**

1. Reappointment to the Lewis Fire Protection District.
2. Appointment to the Lando Fire Protection District.
3. Reappointments to the Richburg Fire Protection District.

### **b. Councilman Guy appointment.**

1. Appointment to the Hazel Pittman Board.

### **c. Councilman Vaughn appointment.**

1. Appointment to the Construction Board of Appeals.

## **10. Executive Session**

**a.** To receive legal advice regarding Bailey Bill. Attorney Winters.

**b.** To receive legal advice regarding Project 2187. Bond Attorney Kozlarek.

**c.** To receive legal advice regarding Project 2271. Bond Attorney Kozlarek.

**d.** To receive legal advice regarding a contractual matter. Attorney Winters.

**e.** To receive legal advice regarding a contractual matter. Attorney Winters.

## **11. Council Actions Following Executive Session**

**a.** Action taken regarding Bailey Bill.

**b.** Action taken regarding Project 2187.

**c.** Action taken regarding Project 2271.

**d.** Action taken regarding a contractual matter.

**e.** Action taken regarding a contractual matter.

## **12. Council Comments**

## **13. 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