



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 6th, 2023 Council minutes.
 - b. February 15th, 2023 Special Called minutes.
4. **Citizen's Comments**
5. **Public Hearing**
 - a. **3rd 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. **3rd 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. **3rd 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. **3rd 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. **2nd 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. **2nd Reading 2023-7** An Ordinance to amend County Council Rules of Procedure Section 2-59 Appearances by Citizens
- e. **2nd Reading 2023-8** An Ordinance to Amend Chester County Code, Chapter 6, Animals.
- f. **1st Reading of 2023-9** An Ordinance for Social Media Policy.

7. Old Business

- a. Update regarding the Burnt House Cemetery Advisory Committee- Neely Gaston.
- b. **3rd 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. **3rd 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. **3rd 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. **3rd 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. **3rd 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. **3rd 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. **3rd 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. **3rd 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. **3rd 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. **3rd 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.

1. 3rd 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.

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