

# **CHESTER COUNTY COUNCIL MEETING**

**Fort Lawn Community Center**  
**5554 Main Street, Fort Lawn, SC**

**March 18<sup>th</sup>, 2019 Monday at 6:00 PM**

**Chairman Shane Stuart Presiding**

## **AGENDA**

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes-** March 4<sup>th</sup>, 2019 Council Meetings.
- 4. Citizen Comments**
- 5. Ordinances/Resolutions/Proclamations**
  - a. Resolution 2019-6** Providing Preliminary Approval For Certain Incentives To Induce One Or More Investors Identified For The Time Being As Project 1844 To Invest In Facilities In Chester County, South Carolina, To Include (1) A Negotiated Fee In Lieu Of *Ad Valorem* Taxes Arrangement; (2) A Special Source Revenue Credit; (3) A Multi-County Industrial Or Business Park Arrangement; And Other Related Matters.
  - b. 1<sup>st</sup> Reading by Title Only Ordinance 2019-2** Authorizing The Execution And Delivery Of An Amended And Restated Fee In Lieu Of Ad Valorem Taxes Agreement By And Between Chester County And Project 1844; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Other Documents As May Be Necessary To Effect This Ordinance's Intent; And Other Related Matters.
  - c. 1<sup>st</sup> Reading by Title Only Ordinance 2019-3** An Ordinance Authorizing The Execution And Delivery Of A First Amendment To Fee-In-Lieu Of Tax Agreement By And Between Chester County, South Carolina And Boise Cascade Wood Products, L.L.C.; And Other Matters Relating Thereto.
- 6. Old Business**
  - a.** 2018 VFA Forestry Grant Fund Match Request for \$4600.00 -John Agee.
- 7. New Business**
  - a.** Fort Lawn Heart and Soul-Robin Currence
  - b.** Chester Regional Agriculture Center-Gloria Kellarhauls
  - c. 1<sup>st</sup> Reading CCMA19-05:** Jason Turner Request Tax Map # 154-00-00-074-000 located on Catawba River Rd, Edgemoor SC, be rezoned from AG (Agriculture) to R2 (Rural Two) Planning Commission voted 6-0 to approve.

- d. **1<sup>st</sup> Reading CCMA19-06:** J.D. “Ray” Rinehart, authorized agent for Hessian Co., LTD., Request Tax Map # 125-00-00-055-000 locate at 2794 Old Richburg Rd, Richburg, SC, be rezoned from ID-1(Restricted Industrial) to ID-2 (Limited Industrial) Planning Commission voted 6-0 to approve.
- e. **1<sup>st</sup> Reading CCTA19-01:** Chapter 5 § 4-109 Chester County Zoning Ordinance-Text Amendments, RS1 Single Family Residential District Uses- Special Exception #2. Remove 2.b. maximum density of three (3) dwellings per acre; **Add: 2.b. *minimum individual lot size of 14,520 square feet***; **Add** new text to # f. adequate provisions for access and traffic safety providing *for safe a efficient access into, within, and out of the development for vehicles, pedestrians and emergency vehicles*; Planning Commission voted 6-0 to approve.
- f. **1<sup>st</sup> Reading CCLDTA19-01:** - Article 5 § 5-2: Streets Chester County Land Development Regulations – Text Amendments. **Adding to paragraph 2:** *The design and layout of the streets, including without limitation, arrangement, character, width, grade, and location may be required to conform to the current Chester County Comprehensive Plan, and Gateway Master Plan (where applicable), to adjoining street systems or adjoining properties, and to the topography, natural features and drainage systems required by the County.* Minor streets shall be so laid out so that *non-essential use by through traffic will be discouraged.* **Adding to paragraph 4:** Roads of an existing subdivision shall not be used as the sole means of ingress and egress in developing a new subdivision or extending an existing one unless *meeting all County standards* and approved by the Planning Commission. *The Planning Commission will require a minimum of one (1) access road for increments of 200 lots in a subdivision and may require additional access if the increased traffic and noise would create a safety hazard or otherwise be detrimental to residents of the existing subdivision.* Planning Commission voted 6-0 to approve.
- g. Discussion to Change Lancaster Highway to Gateway Boulevard from J A Cochran By-Pass to the Lancaster County Line. -Karlisa Parker Dean
- h. Discussion to apply for a tree removal permit from SCDOT and put out for bid to remove 350 feet of trees on the north bound lane right of way located at the Gateway to increase the visibility of the Gateway Conference Center. - Karlisa Parker Dean.
- i. Economic Development Request to use ED Set Aside Funds for the 2019-2021 Strategic Planning Project - \$ 15,200. - Karlisa Parker Dean.
- j. Litter Report for February 2019. Chairman Stuart

## 8. Boards and Commissions

- a. Appoint Bruce Brumfield, CEO-Founders to the Gateway Steering Committee.
- b. Appoint Jason Stewart, Chester County Natural Gas Authority to the Gateway Steering Committee.

## 9. Executive Session

- a. Legal Advice Concerning the Gateway Conference Center Policy.
- b. Discuss Economic Development Project 1730

**10. Council Actions Following Executive Session**

- a. Action Taken Concerning the Gateway Conference Center Policy.
- b. Action Taken Concerning Discussion on Economic Development Project 1730.

**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:**

- Please sign the sign-in sheet upon arrival, name, address and telephone number
- Each citizen will be limited to three minutes
- Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group

**Public Hearings:**

- Please sign the sign-in sheet upon arrival, name, address and telephone number
- Each speaker will be limited to a three-minute presentation
- Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group

**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