

CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Building

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, March 5th, 2018 at 6:00 PM

Chairman Shane Stuart Presiding

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes- February 5th and February 20th, 2018- Tab 1**
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. Needs and Assessment Hearing- Grazier Rhea, Catawba Regional Council of Government
- 6. Ordinances/Resolutions/Proclamations**
 - a. Needs and Assessment Hearing- Grazier Rhea, Catawba Regional Council of Government **Tab 2**
 - b. Resolution** Declaring the County's Intent to Reimburse Itself For Certain Expenditures Made Prior To The County's Consummation Of A Federally Tax-Exempt Financing. **Tab 3**
 - c. 2nd Reading** of An Ordinance Authorizing The Issuance And Sale Of Not Exceeding \$1,200,000 Fire Protection District Improvement Revenue Bonds Of Chester County, South Carolina, For The Purpose Of Defraying The Cost Of Improvements To The Richburg Fire Protection District And Refunding One Or More Existing Series Of Bonds Or Bans; Prescribing The Form And Details Of The Bond; Providing For The Payment Of The Principal Of And Interest On The Bond From The Revenues Derived From The Operation Of The System; Providing For The Acceptance And Administration Of Grants And Donations; Creating And Establishing Certain Funds And Accounts; And Making Other Covenants And Agreements In Connection With The Foregoing; And Other Related Matters. **Tab 4**
 - d. 1st Reading** of An Ordinance to Amend the Gateway District Master Plan Steering Committee Enabling Act **Tab 5**

6. e. **1st Reading** Of An Ordinance Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Chester County And Project 1753; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Special Source Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Such Documents As May Be Necessary To Effect The Intent Of This Ordinance; And Other Related Matters. **(By Title Only)**

f. **Resolution** Providing Preliminary Approval For Certain Incentives To Induce One Or More Investors Identified For The Time Being As Project 1753, Each Acting For Itself, One Or More Current Or Future Affiliates, And Other Project Sponsors (Collectively, The “Company”) To Establish Facilities In Chester County, South Carolina (“County”), Including (1) Negotiated Fee In Lieu Of Ad Valorem Tax Arrangements; (2) Special Source Revenue Credits; (3) Multi-County Industrial Or Business Park Arrangements; And (4) Other Related Matters. **Tab 6**

7. **Old Business**

a. **3rd Reading of CCMA18-01: Malinda Washington (J.F. Construction)**, representing Marwan R Elnatshe requests Tax Map # 079-01-10-005-000, located at 636 Saluda Rd, Chester, SC; be rezoned from RS-1 (Single Family Residential) to GC (General Commercial). Planning Commission voted 6-0 approve. **Tab 7**

b. **3rd Reading of CCMA18-02: Tonya T Vinson**, representing Norman and Linda Trent, request Tax Map # 161-04-02-008-000, located at 5435 Old Winnsboro Road, Great Falls SC 29055, be rezoned from RG-1 (Multifamily Residential) to RG-2 (General Residential). Planning Commission voted 6-0 approve. **Tab 8**

c. **3rd Reading of CCMA18-03: Bobby MacNaughton (LGI Homes, Inc.)** representing St Katherine Properties, LLC request Tax Map # 124-00-00-048-000 and Tax Map # 124-00-00-080-000, located on Edgeland Rd in Richburg, SC be rezoned from RS-1 (Single Family Residential) to PD (Planned Development District) Planning Commission voted 5-1 to approve. **Tab 9**

Items d. through j. Consent Agenda

d. **3rd Reading of CCLDTA18-01:** Article 5 § 5-2.3: Cul-de-sacs
Add: *unless approved by County Council.* Planning Commission voted 6-0 approve. **Tab 10**

e. **3rd Reading of CCLDTA18-02:** Article 5 § 5-2.6: Intersections

Delete: sixty (60) **Replace with:** seventy (70)

Delete: Curved s- **Replace with:** S

Delete: tangent **Replace with:** throat length

Planning Commission voted 6-0 approve **Tab 10**

f. **3rd Reading of CCLDTA18-03:** Article 5 § 5-2.9: Reverse Curves

Delete: the State Highway Department **Replace with:** SCDOT

Planning Commission voted 6-0 approve. **Tab 10**

g. **3rd Reading of CCLDTA18-04:** Article 5 § 5-5.17: Vertical Curves
Add: *and SCDOT* Planning Commission voted 6-0 approve **Tab 10**

h. **3rd Reading of CCLDTA18-05:** Article 5 § 5-9: Cemeteries
Delete: *yard* (three deletions – each immediately after “buffer”)
Planning Commission voted 6-0 approve **Tab 10**

i. **3rd Reading of CCLDTA18-06:** Article 6 § 6-6: Curbs and Gutters
Add: *Item 3: Curbs and gutters may be installed and may be roll-type or standard 90-degree curb.*
Planning Commission voted 6-0 approve **Tab 10**

j. **3rd Reading of CCLDTA18-07:** **Add:** *Article 14: Exhibits*

Existing Text: None

New text will read: *Article 14: Exhibits*

- Exhibit A Cul-de-sacs: Designs and Uses*
- Exhibit B Curves*
- Exhibit C Grades*
- Exhibit D Intersections*
- Exhibit E Lot Design*
- Exhibit F Lot Layout Related to Stream Beds and Drainage Way*
- Exhibit G Methods of Subdividing Along Major Thoroughfares*
- Exhibit H Setback*

Planning Commission voted 6-0 approve **Tab 10**

8. Executive Session

- a. To Receive Legal Advice on Opioid Litigation
- b. Economic Development Project 1508
- c. Legal Advice for A Procurement Matter
- d. Receive Legal Advice on Gateway Refunding

9. Council Actions Following Executive Session

- a. Action Taken on Legal Advice of Opioid Litigation
- b. Action Taken on Economic Development Project 1508
- c. Action Taken on Legal Advice on a Procurement Matter
- d. Action Taken on Legal Advice on Gateway Refunding

10. Council Comments

11. 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
- Must state 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
- Must state 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, please:

- Approach the podium
- 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
- Allow Council the opportunity to ask questions when finished

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