

# CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Government Complex  
1476 J A Cochran Bypass, Chester, SC

April 1<sup>st</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 March 18, 2019 Council Minutes
4. Citizen Comments
5. Ordinances/Resolutions/Proclamations
  - a. SCAC Award Presented to Chester County for the Lowest Experience Mod Rate-Van Henson
  - b. **2<sup>nd</sup> Reading 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. **2<sup>nd</sup> Reading 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 Matter Relating Thereto.
  - d. **Resolution 2019-7** to Adopt an Amendment to Ground Lease for MUSC Health
6. Old Business
  - a. **2<sup>nd</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.
  - b. **2<sup>nd</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.
  - c. **2<sup>nd</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 an efficient access into, within, and out of the development for vehicles, pedestrians and emergency vehicles; Planning Commission voted 6-0 to approve.

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

**7. New Business**

- a. Approval of Bid – Ford Expedition for Chester Fire District in the amount of \$56,487.00.
- b. Permission to Hang Portrait of Martha Carson in the Government Complex- Scott Coleman
- c. Online Check Register–Councilman Oliphant

**8. Boards and Commissions**

- a. Resignation of Todd Smith from the Planning Commission–Councilman Vaughn
- b. Appointment of Nancy B. Walley to the Planning Commission–Councilman Vaughn

**9. Executive Session**

- a. To Receive Legal Advice Regarding a Contractual Matter for Property.

**10. Council Actions Following Executive Session**

- a. Action Taken Regarding Legal Advice Concerning a Contractual Matter for Property.

**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

