

CHESTER COUNTY COUNCIL MEETING

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

April 15th, 2019 Monday at 6:00 PM

Chairman Shane Stuart Presiding

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of April 1st, 2019 Council Minutes**
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. 3rd 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.**
 - b. 3rd 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.**
- 6. Ordinances/Resolutions/Proclamations**
 - a. 3rd 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.**
 - b. 3rd 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.**
 - c. Proclamation for Fair Housing**
 - d. Resolution 2019-8 First Amendment to a Lease Agreement with Safe Passage.**

7. Old Business

a. New Compensation and Classification Study-Hyatte Kelsey

b. **3rd 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.

c. **3rd 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.

d. **3rd 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.

e. **3rd 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.

f. Litter Report for March 2019 - Chairman Stuart

8. New Business

a. Approval of Multi Year Contract for EMA- Ed Darby

b. Discussion and Determination on The Landfill Charges to The City of Chester.

c. Discussion on Reassessment.

9. Executive Session

a. Discuss Economic Development Project 1915

b. To Receive Legal Advice Regarding the HAZMAT Building

10. Council Actions Following Executive Session

- a. Action Taken Concerning Economic Development Project 1915
- b. Action Taken Concerning Legal Advice Regarding the HAZMAT Building

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