



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Building
1476 J.A. Cochran Bypass Chester, SC 29706

Monday, July 17th, 2017 at 6:00 PM
Chairman Shane Stuart-Presiding

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. July 10th, 2017 Special Called County Council Minutes- Tab 4
- 4. Citizen Comments**
- 5. Ordinances/Resolutions/Proclamations**
 - a. **Inducement Resolution** PROVIDING PRELIMINARY APPROVAL FOR CERTAIN INCENTIVES TO INDUCE ONE OR MORE INVESTORS IDENTIFIED FOR THE TIME BEING AS PROJECT MAGIC BUS, EACH ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES, AND OTHER PROJECT SPONSORS (COLLECTIVELY, "COMPANY") TO ESTABLISH FACILITIES IN CHESTER COUNTY, SOUTH CAROLINA ("COUNTY"), SUCH INCENTIVES TO INCLUDE (1) A NEGOTIATED FEE IN LIEU OF *AD VALOREM* TAX ARRANGEMENTS; (2) MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK ARRANGEMENTS; AND (3) OTHER RELATED MATTERS. Tab 5

b. **First Reading** of An Ordinance AUTHORIZING THE EXPANSION OF THE BOUNDARIES OF THE YORK-CHESTER INDUSTRIAL PARK TO INCLUDE CERTAIN PROPERTY LOCATED IN CHESTER COUNTY IN THE PARK; TO EXTEND THE TERM OF SUCH PARK DESIGNATION FOR SUCH PROPERTY, WHICH PROPERTY IS NOW, OR WILL SUBSEQUENTLY BE, OWNED AND/OR OPERATED BY ONE OR MORE INVESTORS IDENTIFIED FOR THE TIME BEING AS PROJECT MAGIC BUS; AND OTHER MATTERS RELATED THERETO.

Tab 5

c. **First Reading** of An Ordinance AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF *AD VALOREM* TAX AND INCENTIVE AGREEMENT BY AND BETWEEN CHESTER COUNTY AND ONE OR MORE INVESTORS IDENTIFIED FOR THE TIME BEING AS PROJECT MAGIC BUS, EACH ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES, AND OTHER PROJECT SPONSORS (COLLECTIVELY, "COMPANY"), WHICH SHALL PROVIDE FOR (A) PAYMENT BY THE COMPANY OF CERTAIN FEES-IN-LIEU OF *AD VALOREM* TAXES; (B) A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK ("PARK") ARRANGEMENT; AND (2) OTHER MATTERS RELATING THERETO. Tab 5

d. **Inducement Resolution** PROVIDING PRELIMINARY APPROVAL FOR CERTAIN INCENTIVES TO INDUCE ONE OR MORE INVESTORS IDENTIFIED FOR THE TIME BEING AS PROJECT 1725, EACH ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES, AND OTHER PROJECT SPONSORS (COLLECTIVELY, "COMPANY") TO ESTABLISH FACILITIES IN CHESTER COUNTY, SOUTH CAROLINA ("COUNTY"), SUCH INCENTIVES TO INCLUDE (1) A 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

e. **First Reading** of An Ordinance AUTHORIZING THE EXPANSION OF THE BOUNDARIES OF THE YORK-CHESTER INDUSTRIAL PARK TO INCLUDE CERTAIN PROPERTY LOCATED IN CHESTER COUNTY IN THE PARK; TO EXTEND THE TERM OF SUCH PARK DESIGNATION FOR SUCH PROPERTY, WHICH PROPERTY IS NOW, OR WILL SUBSEQUENTLY BE, OWNED AND/OR OPERATED BY ONE OR MORE INVESTORS IDENTIFIED FOR THE TIME BEING AS PROJECT 1725; AND OTHER MATTERS RELATED THERETO. Tab 6

6. Old Business

a. Update on Inmate Supervision Positions for Litter Pick-Up

b. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Chapter 4: Permitted Uses. Add: “Corporate, Subsidiary & Regional Managing Offices (except government establishment)” in the Chester County Zoning Ordinance. The Planning Commission voted 5-0 to approve. **Tab 7**

c. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Chapter 1: Definitions- Add: “Easement” in the Chester County Zoning Ordinance. The Planning Commission voted 5-0 to approve. **Tab 7**

d. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Chapter 1: Definitions- Add: “Right-of-Way” in the Chester County Zoning Ordinance. The Planning Commission voted 5-0 to approve.
Tab 7

e. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Article 2: Definitions Amend: “Subdivision” in the Chester County Land Development Regulations. The Planning Commission voted 5-0 to approve. **Tab 7**

f. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Article 3: Procedure for Plat Approval Amend: “General Procedure”. The Planning Commission voted 5-0 to approve. **Tab 7**

g. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Article 5: Minimum Design Standards Amend: “Flag Lots”. The Planning Commission voted 5-0 to approve. **Tab 7**

8. New Business

From CCTC:

a. Approval to Reimburse Signage Material Purchased from April 2017 to June 2017 in the amount of \$ 1505.25

b. Approval of RFB 1602-1 Chester County SCDOT Secondary Roads One Time Money – Scott Road S-12-76

8. Executive Session

a. Discuss Economic Development Matter – Speculative Building

b. Discuss Economic Development Matter – Project 1727

9. Council Actions Following Executive Session

a. Actions Taken Concerning Economic Development Matter-Speculative Building

b. Actions Taken on Economic Development Matter Project 1727

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