



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

Minutes

Present: Chairman Shane Stuart, Vice Chairman Joe Branham, Council Member Archie Lucas, Council Member Mary Guy, Council Member Pete Wilson, Council Member Brad Jordan, Council Member Alex Oliphant, Clerk to Council Karen Lee and County Attorney Joanie Winters.

1. **Call to Order-** Called to order at 6:00 pm.
2. **Pledge of Allegiance and Invocation-** Recited at the Transportation Meeting
3. **Approval of Minutes**
 - a. **July 10th, 2017 Special Called County Council Minutes**
Council Member Wilson motioned to approve, seconded by Council Member Lucas.
Vote was 6-0 to approve.

4. Citizen Comments

Nettie Archie of 557 Sunrise Blvd, Chester stated she had asked Council to change the Council meeting dates before since the school board meets the same time. She stated she would like to be present for both.

Raymond Carter, PO Box 585, Chester stated his comment was about the Chester County Police Department, it was the anniversary death of Shane Reginal Kennedy along with Odell Williams. He went on to say he has told Alex Underwood there should have been an investigation into the death of Mr. Kennedy, and stated "how can this be investigated when you're in on it". He also stated there has been an outgoing of things going on in Chester County that needs to be addressed and should start with the Chester County Police Department. Mr. Carter stated "he intends to see it through and does not tolerate murder and hope the Council doesn't either, whatever is done in the dark will definitely come to light".

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. Council Member Oliphant motioned to approve, seconded by Council Member Wilson. Vote was 6-0 to approve.**

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. Council Member Wilson motioned to approve, seconded by Council Member Oliphant. Vote was 6-0 to approve.**

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. Council**

Member Jordan motioned to approve, seconded by Council Member Guy. Vote was 6-0 to approve.

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. Vice Chairman Branham motioned to approve, seconded by Council Member Jordan. Vote was 6-0 to approve.

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. Council Member Guy motioned to approve, seconded by Council Member Wilson. Vote was 6-0 to approve.

6. Old Business

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

Chairman Stuart stated both positions have been advertised, the application deadline would be July 21st. Information he gathered from the South Carolina Department of Corrections for the how many inmates could be supervised, he was told the ratio was one to fifty- two inmates. He stated through discussions with Public Works Director Ellis Faulkner three to four inmates would be better. Council Member Wilson asked who would choose the inmates, Chairman Stuart stated Major Alley who has a good track record in choosing the right inmates. Council Member Jordan asked about the training for each employee. Chairman Stuart stated he had contacted Mr. Barfield with the Association of Counties to come up and do the training, a report of the roads and how much trash had been collected would be on future agendas.

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. Council Member Guy motioned to approve, seconded by Vice Chairman Branham. Vote was 6-0 to approve.

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. Council Member Lucas motioned to approve, seconded by Vice Chairman Branham. Vote was 6-0 to approve.

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. Council Member Guy motioned to approve, seconded by Council Member Jordan. Vote was 6-0 to approve.

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. Vice Chairman Branham motioned to approve, seconded by Council Member Lucas. Vote was 6-0 to approve

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. Council Member Wilson motioned to approve, seconded by Vice Chairman Branham. Vote was 6-0 to approve.

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. Council Member Lucas motioned to approve, seconded by Council Member Guy. Vote was 6-0 to approve.

8. New Business

From CCTC:

a. Approval to Reimburse Signage Material Purchased from April 2017 to June 2017 in the amount of \$ 1505.25 Council Member Wilson motioned to approve, seconded by Council Member Oliphant. Vote was 6-0 to approve.

- b. Approval of RFB 1602-1 Chester County SCDOT Secondary Roads One Time Money – Scott Road S-12-76.** Vice Chairman Branham motioned to approve \$ 441,859.76 with the understanding of the change order to \$ 391,685.44. Vote was 6-0 to approve.
8. **Executive Session-**Council Member Lucas motioned to go into Executive Session, seconded by Council Member Oliphant. Vote was 6-0 to approve. Time was 6:25 PM.
- a. Discuss Economic Development Matter – Speculative Building
- b. Discuss Economic Development Matter – Project 1727
9. **Council Actions Following Executive Session-**Council Member Oliphant motioned to go back to Regular Session, seconded by Vice Chairman Branham. Vote was 6-0 to approve. Time was 7:33 PM.
- a. **Actions Taken Concerning Economic Development Matter-Speculative Building**
This was taken as information only.
- b. **Actions Taken on Economic Development Matter Project 1727**
This was taken as information only.
10. **Council Comments-** Council Member Wilson stated the Planning Commission would be holding a meeting July 18 at 6:30 pm concerning the Gateway District Plan.
11. **Adjourn-** Council Member Lucas motioned to adjourn, seconded by Council Member Guy. Vote was 6-0 to adjourn. Time was 7:40 PM.

K. Shane Stuart, County Supervisor & Chairman

Karen Lee, Clerk to Council

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

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