



# **CHESTER COUNTY COUNCIL MEETING**

**R. Carlisle Roddey Chester County Government Building**

**1476 J.A. Cochran Bypass Chester, SC 29706**

**Monday, July 3<sup>rd</sup>, 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. June 19, 2017 County Council Minutes- Tab 1**

**b. June 27<sup>th</sup>, 2017 Special Called Council Minutes- Tab 1**

**4. Citizen Comments**

**5. Public Hearing**

**Third Reading**-An Ordinance to Standardize Charges for Pretrial Inmates

**6. Ordinances/Resolutions/Proclamations**

**a. Third Reading**-An Ordinance to Standardize Charges for Pretrial Inmates-**Tab 2**

**b. Second Reading**- “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN CHESTER COUNTY AND [PROJECT 1641]; THE INCLUSION OF CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY IN A MULTICOUNTY INDUSTRIAL PARK; THE PROVISION OF 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 MATTERS RELATED THERETO-**Tab 3**

**c. Second Reading** “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN CHESTER COUNTY AND [PROJECT 1725]; THE INCLUSION OF CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY IN A MULTICOUNTY INDUSTRIAL PARK; THE PROVISION OF 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 MATTERS RELATED THERETO.” **Tab 4**

**7. Old Business**

**a. Third Reading** to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of James H McCormick’s, Jr. Request: Tax Map # 069-07-01-002-00: One lot located at 892 J. A. Cochran By-Pass, Chester, SC, Rezone from RG-1 (Multi-Family Residential) to GC (General Commercial) The Planning Commission voted 5-0 to approve. **Tab 5**

**b. Third Reading** to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Claude E. Melton’s Request: Tax Map # 077-00-00-082-000: 9.00 acres located at 1430 Aaron Burr Rd, Chester, SC Rezone from RS-1 (Single Family Residential) to R-2 (Rural Two). The Planning Commission voted 5-0 to approve. **Tab 6**

**c. Third Reading** to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Claude E. Melton’s Request: Tax Map # 077-00-00-121-000: 9.00 acres located at 1430 Aaron Burr Rd, Chester, SC Rezone from RS-1 (Single Family Residential) to R-2 (Rural Two) The Planning Commission voted 5-0 to approve. **Tab 6**

**d. Third Reading** to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Darrell Walters, representing Springsteen-Frances LLC Request: Tax Map # 165-00-00-066-000: 31.00 acres located at 5840 Lancaster Hwy., Fort Lawn, SC Rezone from GC (General Commercial) to ID-2 (Limited Industrial) The Planning Commission voted 5-0 to approve. **Tab 7**

**e. Third Reading** to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Darrell Walters, representing Springsteen-Elliott LLC Request: Tax Map # 165-00-00-065-000: 26.284 acres located at 5780 Lancaster Hwy., Fort Lawn, SC Rezone from GC (General Commercial) to ID-2 (Limited Industrial) The Planning Commission voted 5-0 to approve. **Tab 7**

**f. Second 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 8**

**g. Second 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 8**

**h. Second 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 8**

i. **Second 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 8**

j. **Second 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 8**

k. **Second 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 8**

**8. New Business**

a. Approve bid for A/C Units for Richburg Library to Cudd, Inc. in the amount of \$13,808.00. **Tab 9**

b. Approve bid for Fencing for Animal Control to All State Fence in the amount of \$14,878.00. **Tab 10**

c. To Discuss and Consider a Proposal for EMA office -**Tab 11**

**9. Executive Session**

a. Receive Legal Advice Regarding Southeastern Petroleum

**10. Council Actions Following Executive Session**

a. Action taken Regarding Legal Advice on Southeastern Petroleum

**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**