



CHESTER COUNTY COUNCIL MEETING

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

Monday, August 21, 2017 at 6:00 PM

Chairman Shane Stuart-Presiding

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes- August 4, 2017 County Council Minutes **Tab 1****
- 4. Citizen Comments**
- 5. Public Hearing**

Third Reading- “AN ORDINANCE TO ACQUIRE REAL PROPERTY LOCATED AT 127 SALUDA STREET, CHESTER, SOUTH CAROLINA DESCRIBED ON ATTACHED EXHIBIT “A” WHICH IS INCORPORATED HEREIN BY REFERENCE UPON SUCH TERMS AND CONDITIONS AS DESCRIBED IN AN APPROVED AGREEMENT

6. Ordinances/Resolutions/Proclamations

a. Third Reading- “AN ORDINANCE TO ACQUIRE REAL PROPERTY LOCATED AT 127 SALUDA STREET, CHESTER, SOUTH CAROLINA DESCRIBED ON ATTACHED EXHIBIT “A” WHICH IS INCORPORATED HEREIN BY REFERENCE UPON SUCH TERMS AND CONDITIONS AS DESCRIBED IN AN APPROVED AGREEMENT-**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 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 3**

c. Second 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 3**

d. Second 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 4**

e. Second 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 4**

f. A RESOLUTION SUBSEQUENTLY RATIFYING THE TRANSFER OF CERTAIN FEE IN LIEU OF TAX AGREEMENTS ENTERED INTO BETWEEN CHESTER COUNTY, SOUTH CAROLINA AND RING-MISSOURI, L.P.; AND OTHER RELATED MATTERS. **Tab 5**

7. New Business

a. Accommodation Tax Recommendation-Cheryl Addison. Tab 6

b. Discuss and Consider the Liability of a County Road Tax Map # 080-06-02-028-000 Tab 7

c. Approve bid for the Library Repairs and Waterproofing to Carolina Commercial Builders in the amount of \$82,179.00. Tab 8

d. Approve bid for the El Bethel Fire Station to Salem Builders in the amount of \$499,400.00. Tab 9

e. First Reading to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Michael and Lisa Carr’s Request: A Portion of Tax Map Number 104-00-00-082-000 Consisting of 5 Acres Located on Gregg Road, Rock Hill, SC To Be Rezoned from R-1 Rural One To R-2 Rural Two. Planning Commission Voted 7-0 To Approve. **Tab 10**

f. First Reading to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Richard and Donna Sharpe’s Request: Tax Map Number 060-01-00-019-000 Consisting of 1.5 Acres for Property Located at 1196 Radcliff Road, Chester, SC To Be Rezoned from RG1 Multi Family Residential to RG2 General Residential. The Planning Commission Voted 7-0 to approve. **Tab 11**

g. First Reading to Adopt the Planning Commission's Recommendation to Approve the Gateway District Master Plan consisting of 764 parcels by Chester County Zoning Ordinance. The Planning Commission Voted 7-0 to approve. **Tab 12**

8. Boards and Commissions

a. Resignation by Cheryl McBrayer from the Parks & Recreation Committee- **Tab 13**

b. Appoint Justin Reynolds to the Parks & Recreation Committee- Alex Oliphant- **Tab 13**

9. Executive Session

a. To receive legal advice on pending litigation cases against Chester County.

10. Council Actions Following Executive Session

a. Action taken concerning legal advice on pending litigation cases against Chester County.

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