



CHESTER COUNTY COUNCIL MEETING

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

Tuesday, September 5th, 2017 at 6:00 PM

Chairman Shane Stuart Presiding

Agenda

- 1. Call to Order**
- 2. Approval of Minutes- August 21st, 2017 County Council Minutes-Tab 3**
- 3. Citizen Comments**
- 4. Ordinances/Resolutions/Proclamations**
 - a. Second Reading of “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**
 - b. Second Reading of AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF A NOT EXCEEDING \$450,000 FIRE PROTECTION DISTRICT IMPROVEMENT REVENUE BOND OF CHESTER COUNTY, SOUTH CAROLINA, FOR THE PURPOSE OF DEFRAYING THE COST OF IMPROVEMENTS TO THE FORT LAWN FIRE PROTECTION DISTRICT; PRESCRIBING THE FORM AND DETAILS OF THE BOND; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BOND FROM THE REVENUES DERIVED FROM THE OPERATION OF THE SYSTEM; CREATING AND ESTABLISHING CERTAIN FUNDS AND ACCOUNTS; AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; AND OTHER RELATED MATTERS. Tab 5**
 - c. First Reading of AN ORDINANCE TO AUTHORIZE THE NEGOTIATION AND PURCHASE OF PROPERTY LOCATED ON DAWSON DRIVE-Tab 6**
 - d. Second Reading of An Ordinance Gateway District Master Plan Tab 7**

e. **Second Reading of** AN ORDINANCE TO AUTHORIZE THE COUNTY OF CHESTER, BY CHESTER COUNTY COUNCIL, TO SELL THE REAL ESTATE DESCRIBED ON ATTACHED EXHIBIT “A” WHICH IS INCORPORATED HEREIN BY REFERENCE TO DON WOOD UPON SUCH TERMS AND CONDITIONS AS APPROVED BY COUNTY COUNCIL -**Tab 8**

f. **First Reading-** An Ordinance to Ratify the Termination of the November 7, 2005 Fee Agreement Between Chester County and ACT (American Carbon Technology) With Respect to The Entire Project Effective August 1, 2017. (By Title Only)

5. Old Business

a. **Second 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 9**

b. **Second 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 10**

6. New Business

a. **From CCTC:**

Reimburse County Roads Department for Road Maintenance from March 2017 to June 2017 in The Amount of \$ 13,255.93.

b. **First Reading** to Adopt the Planning Commission’s Recommendation to Approve a Text Change from the Zoning Administrator by adding to Chapter 4 §4-117, GC-General Commercial District Uses; GC Conditional Uses: Item 9 as shown below: **Tab 11**

<p>9. Finance - provided all following conditions are met:</p> <p>1. Repossessed cars, equipment, etc. may not be parked or stored; temporarily, short term or long term, in designated customer parking; but must instead be kept in an opaque, enclosed privacy fence.</p> <p>2. Opaque white, opaque beige, opaque grey and opaque green privacy fences are permitted; use of other opaque colors require approval from the Zoning Administrator.</p> <p>3. Privacy fence must be maintained at all times.</p>	522220	Sales Financing;	1 per 200 square feet of gross office or sales area
	522290	Other Non-Depository Credit Intermediation;	
	522291	Consumer Lending;	
	522390	Other Activities Related to Credit Intermediation	

7. Council Comments

8. 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.