



CHESTER COUNTY COUNCIL MEETING

**R. Carlisle Roddey Government Complex
1476 J.A. Cochran By-Pass**

**February 7, 2011
6:00 p.m.**

Chairman Roddey– Presiding

Agenda

- I. Call to Order**
- II. Pledge of Allegiance & Invocation**
- III. Approval of Minutes - (Tab #1)**
 1. Chester County Council Meeting Minutes of January 18, 2011
- IV. Citizens Comments**
- V. Ordinances & Resolutions**
 1. 2nd Reading of an Ordinance to Amend that Certain Agreement for the Development of a Joint Industrial and Business Park between Chester County and Lancaster County Dated December 1, 2008 to include additional Haile Gold Mine, Inc.— (Tab #2)
 2. 2nd Reading of an Ordinance Authorizing: (1) The Execution and Delivery of a Fee In Lieu of Agreement Between Chester County, South Carolina (“Chester County”) and a Company to be Known for the Time Being as Project 1036, Acting on Behalf of itself or any Affiliate or Other Project Sponsor (The “Company”), Pursuant to Which Chester County Shall Covenant to Accept Certain Negotiated Fees in Lieu of *Ad Valorem* Taxes with Respect to the Expansion of Certain Manufacturing Facilities in the County (The “Expansion Project”); (2) Certain Special Source Credits Against the Fee In Lieu of *Ad Valorem* Tax Payments with Respect to the Expansion Project; (3) The Benefits of a Multi-County Park to be Made Available to the Company; and (4) Other Matters Relating Thereto – (Tab #3)
 3. Fee In Lieu of Tax and Incentive Agreement (Project 1036) – (Tab #4)
 4. 1st Reading (In Title Only) of an Ordinance to Authorize and Approve an Agreement for the Development of a Joint Industrial and Business Park by and Between Lancaster County and Chester County with Property Located in Chester County (Project 1036); to Require

the Payment of a Fee In Lieu of Ad Valorem Taxes by Businesses and Industries Located in the Park; to Apply Zoning and other Laws in the Park; to Provide for Law Enforcement Jurisdiction in the Park; and to Provide for the Distribution of Park Revenues within the County – (Tab #5)

VI. Old Business

1. Update on Chester Research and Development Park – **Deepal S. Eliatamby/ Alliance Consulting Engineers**

2.. PLANNING COMMISSIONS RECOMMENDATION TO COUNTY

COUNCIL – (Tab #6)

Third Reading: From Meeting of
November 16, 2010

Commission
Vote

Council
Vote

6-0 APPROVE

MAP AMENDMENT # MA10- 8

From: R2 to GC

Name: Donald Bell, Jr
Tax Map..... Portion of 139-44 -3.018 acres
Location.....Beside 3691 Mtn. Gap Rd, Richburg, SC

3. Third Reading: From Meeting of

11/16/2010

Commission
Vote

Council
Vote

6-0 to APPROVE

MAP AMENDMENT # MA10- 9

From: R2 to R1

Name: David Ramsey & James H. Ramsey
Tax Map..... 122-2-1-001
Location.....1.15 acres located at 4297 Edgeland Rd, Edgemoor, SC

4. Third Reading: From Meeting of

11/16/2010

Commission
Vote

Council
Vote

6-0 to APPROVE

MAP AMENDMENT # MA10- 10

From: RG1 to R2

Name: Mary Welch
Tax Map..... 78-3-7-11
Location.....7 acres located at 1221 Welch Dr, Chester, SC

5. **Second Reading: From Meeting of December 21, 2010**

<u>Commission</u> <u>Vote</u> 5-0 Approve	<u>Council</u> <u>Vote</u>
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Case #10-11

Perry & Debbie Blakely
R2 to R1
Tax Map # 139-35
3.54 acres located at 2394 Hidden Valley Rd, Richburg, SC

6. **Second Reading: From Meeting of December 21, 2010**

<u>Commission</u> <u>Vote</u> 5-0 Approve	<u>Council</u> <u>Vote</u>
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Case #10-12

Shawn Hough
R2 to R1
Tax Map # 126-136
2.931 acres located at 787 Old Mill Rd, Richburg, SC

7. Update on Eureka Mill Cleanup – **Mr. Mack Paul** – (Tab#7)
8. Carolina Thread Trail Update – **Council Member Jordan/Gloria Kellerhals**

VII. New Business

1. Policy Manual Changes – **Cindy Goettsch & County Attorney Winters**
2. Approval of Solid Waste Draft – **Bruce Todd** – (Tab #8)
3. Approval of By-Laws for Solid Waste Committee – **Bruce Todd** (Tab#9)
4. Appointment of Committee Members – **Chairman Roddey**
Raymond Douglas to replace Linda Tinker
“T” Melton to replace Barney Nichols
5. Approval of Lease Agreement with Olde English Tourism District – **County Attorney Winters** – (Tab #10)
6. Request to postpone Re-Assessment – **County Attorney Winters** – (Tab #11)

VIII. Boards & Commissions - (Tab #12)

- 1. Reappointments: Library Board – **Vice Chairman Lucas**
Chester County Rural Fire Commission
Zoning Board of Appeals
Board of Assessment Appeals
A-Tax
Planning Commission
Construction Board of Adjustment
Hazel Pitman Board
Chester County Recreation Advisory Board
Senior Services Board
Richburg Fire Protection District Commission

2. Reappointments – **Council Member Jordan (Tab #13)**

- Airport Commission
Library Board
Planning Commission
Hazel Pittman Board
- New Appointment Chester County Rural Fire Commission
Lando Fire District Board (5)

3.. Re-Appointment – **Council Member Branham – (Tab #14)**

- Richburg Fire Protection District Commission
A- Tax Board

4.. Appointment(s) – **Chairman Roddey – (Tab #15)**

- Senior Services Board
Zoning Board of Appeals

IX. Executive Session

- 1. Personnel Matter: Re: Detention Center
- 2. Personnel Matter: Re: Recycling Department

X. Council Members Comments

XI. Adjournment

Guidelines for Addressing County Council

Citizens Comments:

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Each citizen will be limited to three minutes
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group
Must state name, address and telephone number
- Each citizen will be limited to three minutes
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group

Petitioners:

(A maximum of 5 petitioners will be allowed per meeting)

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group
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- Must state name, address and telephone number
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group
- Must be placed on the agenda prior to the agenda's closing
the agenda closes at 12:00PM on the Wednesday before the meeting

Public Hearings:

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Each speaker will be limited to a three minute presentation

When introduced, please:

- Approach the podium
- Speak loudly and clearly making sure that the microphone is not obstructed
- Do not address the audience – direct all comments to Council
- Do not approach the Council table unless directed
- Allow Council the opportunity to ask questions when finished

Anyone addressing Council will be called out of order if you:

- Use profanity
- Stray from the subject
- Make comments personally attacking an individual member of the Council