



## **CHESTER COUNTY COUNCIL MEETING**

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

**June 17, 2013  
6:00 p.m.**

**Chairman Carlisle 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 June 3, 2013
2. Chester County Council Special Called Meeting of June 5, 2013

#### **IV. Citizen's Comments**

#### **V. Public Hearing**

1. An Ordinance to Develop a Jointly Owned and Operated Industrial and Business Park in Conjunction with York County, such Industrial and Business Park to be Geographically located in York and Chester Counties and Established Pursuant to Section 4-1-170 of the South Carolina Code of Laws 1976, as Amended; to Provide for a Written Agreement with York County, to Provide for the Expenses of the Park, the Percentage of Revenue Application, and the Distribution of Fees in Lieu of Ad Valorem Taxes to the Counties and Relevant taxing Entities; and to Permit a Fee in Lieu of Ad Valorem Taxation; to Provide for a Public Hearing; and to Provide for Other Matters Related Thereto.

#### **VI. Ordinances, Resolutions & Proclamations**

1. 3<sup>rd</sup> Reading of an Ordinance to Develop a Jointly Owned and Operated Industrial and Business Park in Conjunction with York County, such Industrial and Business Park to be Geographically located in York and Chester Counties and Established Pursuant to Section 4-1-170 of the South Carolina Code of Laws 1976, as Amended; to Provide for a Written Agreement with York County, to Provide for the Expenses of the Park, the

Percentage of Revenue Application, and the Distribution of Fees in Lieu of Ad Valorem Taxes to the Counties and Relevant taxing Entities; and to Permit a Fee in Lieu of Ad Valorem Taxation; to Provide for a Public Hearing; and to Provide for Other Matters Related Thereto. (Agreement for the Development of a Joint Industrial and Business Park between York and Chester Counties also included with Ordinance) – (Tab #2)

2. 2<sup>nd</sup> Reading of an Ordinance to Amend Chester County Code by Adding Sections 14-31 through 14-50 to Chapter 14, Businesses – (Tab #3)

**VII. Old Business**

1. From Planning Commission – (Tab 4)

**PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL**

**Second Reading: From Meeting of May 21, 2013**  
Commission Vote                      Council Vote  
5-0 to approve

**REZONING**

**Case #CCMA13-1**

Dale Langley  
Tax Map # 161-2-0-9  
1.76 acres located at 3115 Reserve Drive, Great Falls, SC  
Request: Change zoning from RG1-Multi-Family to RG2- General Residential

2. **Second Reading: From Meeting of May 21, 2013**  
Commission Vote                      Council Vote  
5-0 to approve

**REZONING**

**Case #CCMA13-2**

William Hardee  
Tax Map # 78-3-7-43  
2.00 acres located on Gethsemane Church Rd., Chester, SC  
Request: Change zoning from RG1-Multi-Family to R2- Rural Two

3. **Second Reading: From Meeting of May 21, 2013**  
Commission Vote                      Council Vote  
5-0 to approve

**REZONING**

**Case #CCMA13-3**

William Hardee

Tax Map # 78-3-7-35

2.00 acres located on Darby and Gethsemane Church Rd., Chester, SC

Request: Change zoning from RG1-Multi-Family to R2- Rural Two

**4. Second Reading: From Meeting of May 21, 2013**

**Commission Vote**

**Council Vote**

**5-0 to approve**

**REZONING**

**Case #CCMA13-4**

Danny Small

Tax Map # 79-4-2-19

One lot located at 1926 J.A. Cochran By-Pass, Chester, SC

Request: Change zoning from R-2-Rural Two to GC – General Commercial

**5. Second Reading: From Meeting of May 21, 2013**

**Commission Vote**

**Council Vote**

**5-0 to approve**

**REZONING**

**Case #CCMA13-5**

Springland Associates

Tax Map # 97-76

94 acres located east on Lancaster Hwy, Chester, SC

Request: Change zoning from ID-1 Restricted Industrial to ID-2 Limited Industrial

**6. Second Reading: From Meeting of May 21, 2013**

**Commission Vote**

**Council Vote**

**5-0 to approve**

**REZONING**

**Case #CCMA13-6**

Springland Associates

Tax Map # 97-31  
 194 acres located east on Lancaster Hwy, Chester, SC  
 Request: Change zoning from ID-1 Restricted Industrial to ID-2 Limited Industrial

**VIII. New Business**

**1. PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL – (Tab #5)**

**2013**

**First Reading: From Meeting of Council May 21, 2013**

**Commission**

**Vote 5-0 to approve Vote**

***CCTA13-1 amending the Chester County Zoning Ordinance, 2000 Chapter 4-117.5 General***

*Commercial Permitted Uses* by adding “*except listed codes and except 522220 sales financing; 522290 other nondepository credit intermediation; 522291 consumer lending; and 522390 other activities related to credit intermediation* to read:

<p><b>5. Finance and insurance</b>, banks, credit unions, security brokers, insurance agencies</p>	<p>52  <i>except listed codes</i></p>	<p>Finance and insurance (<i>except 522220 sales financing; 522290 other nondepository credit intermediation; 522291 consumer lending; 522390 other activities related to credit intermediation</i>)</p>	<p>1 per 200 square feet of gross office or sales area</p>
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**IX. Council Members Comments**

**X. Adjourn**

### Guidelines for Addressing 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 (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group
- Each citizen will be limited to three minutes

#### 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
- Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group

#### 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 Council

**Do not approach the Council Members with literature. Give any literature to the Clerk to Council or to a Deputy.**