



## **CHESTER COUNTY COUNCIL MEETING**

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

**November 1, 2010  
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 October 18, 2010

#### **IV. Proclamation**

#### **V. Citizens Comments**

#### **VI. Public Hearing**

1. An Ordinance to Develop a Joint County Industrial and Business Park in Conjunction with York County, Such Industrial and Business Park to be Geographically Located in York County and Established Pursuant to Article VIII, Section 13 of the South Carolina Constitution, and South Carolina Code of Laws Of 1976 Section 4-1-170, Et SEQUITUR, as Amended; to Provide for a Written Agreement with York County Providing 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; to Provide that jobs Tax Credits Allowed by Law be Provided for Businesses Locating in said Park; to Permit a User Fee-In-Lieu of *AD VALOREM* Taxation within said Park; and other Matters Related Thereto
2. An Ordinance to Authorize and Approve an Agreement for the Development of a Joint Industrial and Business Park by and between Chester County and Lancaster County with Property Located in Lancaster County (Rosemont Village Partnership LLC: Cherry Tree LLC: Verian Technologies LLC); 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 Revenue within the County

**VII. Ordinances & Resolutions**

1. 3<sup>rd</sup> Reading of an Ordinance to Develop a Joint County Industrial and Business Park in Conjunction with York County, Such Industrial and Business Park to be Geographically Located in York County and Established Pursuant to Article VIII, Section 13 of the South Carolina Constitution, and South Carolina Code of Laws Of 1976 Section 4-1-170, Et SEQUITUR, as Amended; to Provide for a Written Agreement with York County Providing 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; to Provide that jobs Tax Credits Allowed by Law be Provided for Businesses Locating in said Park; to Permit a User Fee-In-Lieu of *AD VALOREM* Taxation within said Park; and other Matters Related Thereto – (Tab #2)
2. 3<sup>rd</sup> Reading of Ordinance to Authorize and Approve an Agreement for the Development of a Joint Industrial and Business Park by and between Chester County and Lancaster County with Property Located in Lancaster County (Rosemont Village Partnership LLC: Cherry Tree LLC: Verian Technologies LLC); 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 Revenue within the County – (Tab #3)

**VIII. Old Business**

1. **2010 PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL** – (Tab #4)

**Third Reading: From Meeting of September 21, 2010**

<u>Commission</u> <u>Vote</u>	<u>Council</u> <u>Vote</u>
<b><u>6-0 to approve</u></b>	

Text Amendment CCTA10-2 amending the Chester County Zoning Ordinance by adding R3 (Rural Three) SE # 9 and R4 (Rural Four) SE # 8 to the following:

Campgrounds

1. Applicable government regulations are met.
2. Minimum of 10 acreage
3. Minimum setback from all residential property lines of 500 feet
4. 10 vehicles or campers per acre

5. Each campsite identified by number
6. Site plan approval from DHEC-Regs 61-39
7. SCDOT road standards-CCCO-46-196
8. Conditions imposed for safety, traffic, impact on district
9. The use is compatible with the district

**VIII. Boards & Commissions - (Tab #5)**

1. Accept Resignation from Hazel Pittman Center – **Chairman Roddey**

**IX. Council Members Comments**

**X. 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  
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
- 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