



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

Minutes

In Attendance:

- Chairman Roddey**
- Vice Chairman Lucas**
- Council Member Oliphant**
- Council Member Guy**
- Council Member Jordan**
- Council Member Branham**
- Council Member Holcombe**
- County Attorney Winters**

I. Call to Order

II. Pledge of Allegiance & Invocation

Chairman Roddey stated that several businesses had called to inquire about operating hours for the up coming holidays (this had been brought up previously) and he would like a motion to add to the agenda, an Ordinance on this.

Council Member Guy made the Motion to add an Ordinance to the Agenda, 2nd by Council Member Holcombe, Council vote was unanimous.

III. Approval of Minutes

1. Chester County Council Meeting Minutes of October 18, 2010

Vice Chairman Lucas made a Motion to Approve the Chester County Council Meeting Minutes of October 18, 2010, 2nd by Council Member Guy, Council vote was unanimous.

IV. Proclamation

Vice Chairman Lucas presented a Proclamation to the David Minors family in honor of the late **David Minors** for his hard work and dedication to Recreation in Chester County.

V. Citizens Comments

There were no Citizens Comments.

VI. Public Hearing

Chairman Roddey opened the Public Hearing on:

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

There were no speakers, therefore, **Chairman Roddey** closed this portion of the Public Hearing.

Chairman Roddey then opened the Public Hearing on:

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

There were no speakers, therefore, **Chairman Roddey** closed the Public Hearing.

VII. Ordinances & Resolutions

1. 3rd 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

Vice Chairman Lucas made a Motion to approve 3rd and final 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, 2nd by Council Member Branham, Council vote was unanimous.

2. 3rd 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
- Vice Chairman Lucas made a Motion to approve 3rd and final Reading of 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, 2nd by Council Member Holcombe, Council vote was unanimous.

VIII. Old Business

1. 2010 PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL

Third Reading: From Meeting of September 21, 2010

Commission
Vote

6-0 to approve

Council
Vote

5-1 to approve

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

Council Member Holcombe made a Motion to uphold and approve 3rd and final Reading of Planning Commissions Recommendations on Text Amendment CCTA10-2, 2nd by Vice Chairman Lucas, Council vote Was 5-1 with Council Member Jordan opposing.

VIII. Boards & Commissions

1. Accept Resignation from Hazel Pittman Center

Council Member Oliphant made a Motion to accept the resignation of Danelle Faulkenberry from the Hazel Pittman Center, 2nd by Council Member Guy, Council vote was unanimous.

Added to the Agenda:

1st Reading of An Ordinance Indefinitely Suspending Sunday Work Prohibitions And Other Matters Related Thereto.

Council Member Oliphant made a Motion to adopt the Ordinance in title only, 2nd by Council Member Jordan, Council vote was unanimous.

IX. Council Members Comments

Vice Chairman Lucas reminded everyone to vote on Tuesday.

X. Adjournment

Council Member Branham made a Motion to adjourn, 2nd Vice Chairman Lucas Council vote was unanimous. Time was approximately 6:30 pm

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 R. Carlisle Roddey Government Complex 24 hours prior to the meeting

**R. Carlisle Roddey
Chairman, Chester
County Council**

**Carolyn S. Clayton CCC
Clerk to Chester County Council**

Chester County Council Meeting of November 1, 2010