



CHESTER COUNTY COUNCIL MEETING

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

**October 4, 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

III. Approval of Minutes

1. Chester County Council Meeting Minutes of September 20, 2010
Vice Chairman Lucas made a Motion to approve the Chester County Council Meeting Minutes of September 20, 2010, 2nd by Council Member Guy, Council vote was unanimous.

IV. Citizens Comments

There were no Citizens Comments

V. Ordinances & Resolutions

1. 1st 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

Council Member Branham made a Motion to approve 1st Reading of an Ordinance To Develop a Joint County Industrial and Business Park in Conjunction with York County, 2nd by Council Member Holcombe, Council vote was unanimous.

2. 1st 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

Council Member Branham made a Motion to approve 1st Reading of an Agreement and Ordinance for the Development of a Joint Industrial and Business Park with Lancaster County, 2nd by Council Member Holcombe, Council vote was unanimous.

VI. Old Business

1. 2010 PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL

Third Reading: From Meeting of August 17, 2010

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
5-0 to Approve	5-1 to Approve

Case #10-5

John Magill

R2 to GC

Tax Map # 153-6

4279 Catawba River Rd, Catawba, SC

Council Member Guy made a Motion to approve 3rd and Final Reading of Planning Commissions Recommendations of Case #10-5, 2nd by Council Member Jordan Council vote was 5-1 with Vice Chairman Lucas opposing.

2. Third Reading: From Meeting of August 17, 2010

Commission

Vote

5-0 to Approve

Council

Vote

5-1 to Approve

Case #MA10-6

Mitchell & Dollie Page

R2 to R1

Tax Map # part of 137-20

14.117 acres fronting on Pesch Rd, Richburg, SC

Council Member Guy made a Motion to approve 3rd and Final Reading of Planning Commissions Recommendations of Case #MA10-6, 2nd by Council Member Jordan Council vote was 5-1 with Vice Chairman Lucas opposing.

3. Third Reading: From Meeting of August 17, 2010

Commission

Vote

5-0 to Approve

Council

Vote

5-1 to Approve

Case #MA10-7

Jeff Page & Diane Todd

R2 to R1

Tax Map # part of 137-20

2.008 acres fronting on Pesch Rd, Richburg, SC

Council Member Guy made a Motion to approve 3rd and Final Reading of Planning Commissions Recommendations of Case #MA10-7, 2nd by Council Member Jordan Council vote was 5-1 with Vice Chairman Lucas opposing.

4. Update on Carolina Thread Trail

Gloria Kellerhals came before Council to update members on the Carolina Thread Trail.

5. Update on Eureka Mill Project

Council Member Oliphant

6. From CCTC:

a. Road Sign Material - \$2,028.35

Council Member Holcombe made a Motion to approve \$2,028.35 transfer of C-Fund Monies to the Recycling and Litter Control account for sign material, 2nd by Council

Member Guy, Council vote was unanimous.

- b. Chester Research & Development Park

Council Member Branham made a Motion to approve

VII. New Business

1. 2010 PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL

First Reading: From Meeting of September 21, 2010

**Commission
Vote**

6-0 to approve

**Council
Vote**

6-0 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 Guy made a Motion to approve 1st Reading of Planning Commissions Recommendations of Text Amendment #CCTA10-2, 2nd by Council Member Jordan Council vote was unanimous.

VIII. Appointment to Boards & Commissions

1. Appointment to Senior Services Board

Council Member Guy made a Motion to Appoint Ms. Bessie Dixon to the Senior Services Board, 2nd by Council Member Oliphant, Council vote was unanimous.

IX. Executive Session

Chairman Roddey stated Council needed to go into Executive Session to discuss:

1. Economic Development: Re: Project 1036 and Project 1037

Vice Chairman Lucas made a Motion to go into Executive Session, 2nd by Council

Member Guy, Council vote was unanimous.

X. Council Member Comments

IX. Adjournment

Vice Chairman Lucas made a Motion to adjourn, 2nd Council Member Guy Council vote was unanimous. Time was approximately 8:15 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 October 4, 2010