



## **CHESTER COUNTY COUNCIL MEETING**

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

**November 5, 2012**

**6:00 p.m.**

**Chairman Carlisle 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 October 15, 2012

**Vice Chairman Lucas made a Motion to approve the Chester County Council Meeting Minutes of October 15, 2012, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**

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

There were no Citizen's Comments

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

**Chairman Roddey** opened the Public Hearing on:

An Ordinance to Establish County Council Standards of Review for Changes in County Departmental Organizational Charts

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

#### **VI. Ordinances & Resolutions**

1. 3<sup>rd</sup> Reading of an Ordinance to Establish County Council Standards of Review for Changes in County Departmental Organizational Charts  
**Vice Chairman Lucas made a Motion to approve 3<sup>rd</sup> and final reading of an Ordinance to Establish County Council Standards of Review for Changes in County Departmental Organizational Charts, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**
2. 1<sup>st</sup> Reading of an Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND YORK COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS.  
**Council Member Branham made the Motion to approve 1<sup>st</sup> Reading of an Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND YORK COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS, 2<sup>nd</sup> by Vice Chairman Lucas, Council vote was unanimous.**
3. 1<sup>st</sup> Reading of an Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND CHEROKEE COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS  
**Vice Chairman Lucas made a Motion to approve 1<sup>st</sup> Reading of an Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND CHEROKEE COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS, 2<sup>nd</sup> by Council Member Branham, Council vote was unanimous.**
4. 1<sup>st</sup> Reading of an Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND LANCASTER COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS  
**Council Member Oliphant made a Motion to approve 1<sup>st</sup> Reading of An Ordinance RATIFYING THE EXISTING MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND LANCASTER COUNTY, SOUTH CAROLINA; RATIFYING THE EXISTING PARK BOUNDARIES; AUTHORIZING THE EXECUTION**

**AND DELIVERY OF A REVISED AND RESTATED MULTI-COUNTY PARK AGREEMENT; AND OTHER RELATED MATTERS, 2<sup>nd</sup> by Vice Chairman Lucas, Council vote was unanimous.**

5. In Title Only - 1<sup>st</sup> Reading of **AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND LANCASTER & CHESTER RAILROAD, LLC, AND ANY AFFILIATES, TO PROVIDE FOR CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH CERTAIN PROPERTY LOCATED IN CHESTER COUNTY; (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROPERTY; AND (3) OTHER RELATED MATTERS**  
**Council Member Branham made a Motion to approve “in title only”, 1<sup>st</sup> Reading of An ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND LANCASTER & CHESTER RAILROAD, LLC, AND ANY AFFILIATES, TO PROVIDE FOR CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH CERTAIN PROPERTY LOCATED IN CHESTER COUNTY; (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROPERTY; AND (3) OTHER RELATED MATTERS, 2<sup>nd</sup> by Vice Chairman Lucas, Council vote was unanimous.**
  
6. In Title Only – 1<sup>st</sup> Reading of **AN ORDINANCE AUTHORIZING CERTAIN ECONOMIC INCENTIVES, INCLUDING PAYMENT OF A FEE IN LIEU OF PROPERTY TAXES AND OTHER RELATED MATTERS PURSUANT TO A FEE AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND PROJECT BB, PURSUANT TO TITLE 12, CHAPTER 44, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; AND OTHER RELATED MATTERS**
  
7. **Council Member Holcombe made a Motion to approve “in title only” 1<sup>st</sup> Reading of AN ORDINANCE AUTHORIZING CERTAIN ECONOMIC INCENTIVES, INCLUDING PAYMENT OF A FEE IN LIEU OF PROPERTY TAXES AND OTHER RELATED MATTERS PURSUANT TO A FEE AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND PROJECT BB, PURSUANT TO TITLE 12, CHAPTER 44, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; AND OTHER RELATED MATTERS, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**
  
8. In Title Only – 1<sup>st</sup> Reading of **AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF AN AMENDMENT TO THAT CERTAIN SPECIAL SOURCE CREDIT AGREEMENT PREVIOUSLY ENTERED INTO BY AND BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND INSURANCE INSTITUTE FOR BUSINESS AND HOME SAFETY (FORMERLY KNOWN TO THE COUNTY AS PROJECT 0822 AND, SUBSEQUENTLY, AS INSTITUTE FOR BUSINESS AND HOME SAFETY); AND (2) OTHER MATTERS RELATED THERETO.**  
**Council Member Branham made a Motion to approve “in title only” 1<sup>st</sup> Reading of AN ORDINANCE AUTHORIZING CERTAIN ECONOMIC INCENTIVES, INCLUDING PAYMENT OF A FEE IN LIEU OF PROPERTY TAXES AND OTHER RELATED MATTERS PURSUANT TO A FEE AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND PROJECT BB, PURSUANT TO TITLE 12, CHAPTER 44,**

**CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; AND OTHER RELATED MATTERS, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

9. In Title Only – 1<sup>st</sup> 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 CHESTER COUNTY AND LANCASTER COUNTY (LANCASTER & CHESTER RAILROAD, 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 REVENUES WITHIN CHESTER COUNTY

**Vice Chairman Lucas made a Motion to approve “in title only” 1<sup>st</sup> 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 CHESTER COUNTY AND LANCASTER COUNTY (LANCASTER & CHESTER RAILROAD, 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 REVENUES WITHIN CHESTER COUNTY, 2<sup>nd</sup> by Council Member Branham, Council vote was unanimous.**

**VII. Old Business**

1. **2012 PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL**

**Third Reading: From Meeting of September 18, 2012**

**Commission Vote**  
**5-0 to approve**

**Council Vote**  
**6-0 to approve**

**REZONING**

**Case #CCMA12-7**

Holly Anderson Weaver

Tax Map # 143-49

12 acres located at 2338 Westbrook Rd, Edgemoor, SC

Request: Change zoning from R1 –Rural One to R2- Rural Two

**Vice Chairman Lucas made the Motion to approve 3<sup>rd</sup> and Final Reading of Planning Commission’s Recommendation on Case #CCMA12-7, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**

### VIII. New Business

1. Report from Fire Coordinator on Fire Truck bids & explanation of Fire Service Technician  
**Fire Coordinator/Beth Hunter** came before Council and stated that The Truck Committee was reviewing the bids on the Fire Trucks and
2. Proposed Resolution for apartments  
**Mr. Jake Ramsey** came before Council to ask for a Resolution to be signed granting his Company the right to build low income housing.
3. Contract with 2<sup>nd</sup> Baptist Church to build apartments  
**Mr. Tom Ulrich** also came before Council asking that his Company be allowed to build low income housing.

### PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL

#### **4. First Reading: From Meeting of OCT 16, 2012**

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
7-0 approve	6-0 to approve

### REZONING

#### Case #CCMA12-8

Theodore & Bertha Roddey  
Tax Map # 142-79  
8 acres located at 4663 Catawba River Rd, Catawba SC 29704  
Request: Change zoning from RS1 –Single Family to R2- Rural Two

Council Member Guy made the Motion to approve 1<sup>st</sup> Reading of Planning Commission's Recommendations on Case #CCMA12-8, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.

#### **5. First Reading: From Meeting of OCT 16, 2012**

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
7-0 approve	6-0 to approve

### REZONING

#### Case #CCMA12-9

F. Shawn Hough

Tax Map # 134-228  
2.00 acres located at 4454 Lazy H. Rd, Fort Lawn, SC 29714  
Request: Change zoning from R2-Rural Two to R1- Rural One

**Council Member Guy made the Motion to approve 1<sup>st</sup> Reading of Planning Commission's Recommendations on Case #CCMA12-9, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

10. From CCTC: Accept Bid for Crown Court, Goblet, and Point Rd.

**Council Member Holcombe made a motion to accept the low bid of \$197,667.42 for Crown Court, Goblet and Point Road, 2<sup>nd</sup> by Vice Chairman Lucas, Council vote was unanimous.**

## **IX. Boards and Commissions**

1. Resignation from Senior Citizens Board

**Council Member Jordan made a Motion to accept Linda Westbrook's resignation from the Senior citizens Board, 2<sup>nd</sup> by Council Member Oliphant, Council vote was unanimous.**

2. Appointment to Senior Citizens Board

**Council Member Jordan made a Motion to appoint Mrs. Connie Agee to the Senior Citizens Board, 2<sup>nd</sup> by Council Member Oliphant, Council vote was unanimous.**

## **X. Council Comments**

Chairman Roddey reminded everyone to vote on Tuesday.

## **XI. Adjourn**

**Vice Chairman Lucas made a Motion to adjourn the Chester County Council Meeting, 2<sup>nd</sup> by Council Member Holcombe, Council vote was unanimous.**

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 5, 2012**