



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Building

1476 J.A. Cochran Bypass Chester, SC 29706
Monday, November 6th, 2017 at 6:00 PM

Chairman Shane Stuart- Presiding

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes-** October 16th, 2017 County Council Minutes-**Tab 1**
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. Second Reading** of An Ordinance Authorizing (1) The Execution And Delivery Of A Fee-In-Lieu Of Tax And Incentive Agreement By And Between Chester County And TDY Industries, LLC, A Company Previously Identified As Project Magic Bus, Which Shall Provide For (A) Payment By The Company Of Certain Fees-In-Lieu Of Ad Valorem Taxes; (B) A Multicounty Industrial Or Business Park (“Park”) Arrangement; And (2) And Other Matters Relating Thereto”.
- 6. Ordinances/Resolutions/Proclamations**
 - a. Second Reading** of An Ordinance Authorizing (1) The Execution And Delivery Of A Fee-In-Lieu Of Tax And Incentive Agreement By And Between Chester County And TDY Industries, LLC, A Company Previously Identified As Project Magic Bus, Which Shall Provide For (A) Payment By The Company Of Certain Fees-In-Lieu Of Ad Valorem Taxes; (B) A Multicounty Industrial Or Business Park (“Park”) Arrangement; And (2) And Other Matters Relating Thereto. **Tab 2**
 - b. First Reading** of an Ordinance to Approve a Fifth Amendment to The Agreement for The Development Of A Joint Industrial And Business Park Dated As Of December 1, 2008, Between Chester County And Lancaster County So As To Remove Certain Property Previously Added To The Park Agreement; And To Provide For Other Related Matters. (By Title Only)

7. Old Business

a. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Jefferson EB Wilson, agent for Rebecca J. Wilson. Request: A Portion of Tax Map Number 056-00-00-014-000 Consisting of 4.5 Acres Located at 2663 Lowry’s Hwy, Chester, SC Be Rezoned from R-2 (Rural Two) to AG (Agriculture). Planning Commission Voted 6-0 to Approve. **Tab 3**

b. Third Reading to Adopt the Planning Commission’s Recommendation to Approve a Text Change from the Zoning Administrator by deleting item in Chapter 4-103 Special Exception # 16 and replace with # 16 Solar Farms: See Supplemental Regulations: Chapter 5-701. Planning Commission Voted 5-0 to Approve. **Tab 4**

c. Third Reading to Adopt the Planning Commission’s Recommendation to Approve a Text Change from the Zoning Administrator by deleting item in Chapter 4-121 Conditional Uses # 3 and replace with # 3 Solar Farms: See Supplemental Regulations: Chapter 5-701. Planning Commission Voted 5-0 to Approve. **Tab 4**

d. Third Reading to Adopt the Planning Commission’s Recommendation to Approve a Text Change from the Zoning Administrator by deleting item in Chapter 4-119 Conditional Uses # 4 and replace with # 4 Solar Farms: See Supplemental Regulations: Chapter 5-701. Planning Commission Voted 5-0 to Approve. **Tab 4**

e. Third Reading to Adopt the Planning Commission’s Recommendation to Approve a Text Change from the Zoning Administrator by deleting item in Chapter 5-701 as written and Add: Solar Farms: District & Design Standards Required. Planning Commission voted 5-0 to approve. **Tab 4**

f. Third Reading to Adopt the Planning Commission’s Recommendation to Approve a Text Change from the Zoning Administrator by deleting item in Chapter 5-701 as written and Add: # 1. ID1 Restricted Industrial and ID2 Limited Industrial as a Conditional Use under 5-701. Add #2. R2 Rural Two as a Special Exception under 5-701. Planning Commission voted 5-0 to approve. **Tab 4**

g. Third Reading to Adopt the Planning Commission’s Recommendation to Approve a Text Change from the Zoning Administrator by adding to Chapter 5-701; Supplemental Regulations: Solar Farms, Item i. “within twelve months.” Planning Commission voted 6-0 to approve. **Tab 4**

h. Update Concerning Inmate Trash Collection Pickup-Chairman Stuart -Tab 5

**i. Update on Consideration for a Grant Match for Repair of Drainage at The Airport. - Keith Roach
Tab 6**

8. New Business

a. Approval of 2018 County Council Meeting Dates and Agenda Outline-Tab 7

b. First Reading to Adopt the Planning Commission’s Recommendation to Approve Will Jordan, representing Natubhai G. Patel, Et al, requests a 2.79-acre parcel, Tax Map # 124-00-00-065-000, located on Lancaster Hwy., Chester, SC; be rezoned from R-2 (Rural Two) to GC (General Commercial). **Tab 8**

c. First Reading to Adopt the Planning Commission’s Recommendation to Approve Will Jordan, representing Shahibaba Family Limited Partnership, requests, a 105-acre parcel, Tax Map # 124-00-00-012-000, located on Lancaster Hwy., Chester, SC; be rezoned from R-2 (Rural Two) to GC (General Commercial). **Tab 9**

d. Consideration lease agreement for office space at 109 Ella Street with Lancaster Fatherhood Project. **Tab 10**

e. Consideration to change the Animal Control Ordinance by not allowing tethering- Alichia Schwartz **Tab 11**

9. Executive Session

a. To receive legal advice on Southeastern Petroleum

10. Council Actions Following Executive Session

a. Action taken concerning legal action on Southeastern Petroleum

11. Council Comments

12. Adjourn

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 Chester County Government Building 24 hours prior to the meeting