



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Building

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, October 2nd, 2017 at 6:00 PM

Chairman Shane Stuart-Presiding

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes-September 18, 2017 County Council Minutes-Tab 1**
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. Third Reading** of An Ordinance to Authorize the Negotiation and Purchase of Property Located on Dawson Drive
 - b. Third Reading** of An Ordinance to Ratify the Termination of The November 7, 2005 Fee Agreement Between Chester County and ACT (American Carbon Technology) With Respect to The Entire Project Effective August 1, 2017
 - c. Third Reading** of An Ordinance to Authorize the County of Chester, By Chester County Council, To Sell the Real Estate Described on Attached Exhibit "A" Which Is Incorporated Herein by Reference to Don Wood Upon Such Terms and Conditions as Approved by County Council.
 - d. Third Reading** of An Ordinance Authorizing the Execution and Delivery Of A Fee In Lieu Of Tax Agreement By And Between Chester County And Next Gen Alloys LLC, A Company Previously Identified As Project 1725; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Such Documents As May Be Necessary To Effect The Intent Of This Ordinance; And Other Matters Relating Thereto.
- 6. Ordinances/Resolutions/Proclamations**
 - a. Third Reading** of An Ordinance to Authorize the Negotiation and Purchase of Property Located on Dawson Drive-Tab 2

b. Third Reading of An Ordinance to Ratify the Termination of The November 7, 2005 Fee Agreement Between Chester County and ACT (American Carbon Technology) With Respect to The Entire Project Effective August 1, 2017- **Tab 3**

c. Third Reading of An Ordinance to Authorize the County of Chester, By Chester County Council, To Sell the Real Estate Described on Attached Exhibit “A” Which Is Incorporated Herein by Reference to Don Wood Upon Such Terms and Conditions as Approved by County Council. -**Tab 4**

d. Third Reading of An Ordinance Authorizing the Execution and Delivery Of A Fee In Lieu Of Tax Agreement By And Between Chester County And Next Gen Alloys LLC, A Company Previously Identified As Project 1725; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Such Documents As May Be Necessary To Effect The Intent Of This Ordinance; And Other Matters Relating Thereto. **Tab 5**

e. Second Reading of An Ordinance to Authorize the County of Chester, By Chester County Council, To Accept the Real Estate for The Exclusive Use of The Fort Lawn Fire Protection District and Described on Attached Exhibit “A” Which Is Incorporated Herein by Reference.

Tab 6

7. Old Business

a. Third Reading to Adopt the Planning Commission’s Recommendation to Approve a Text Change from the Zoning Administrator by adding to Chapter 4 §4-117, GC-General Commercial District Uses; GC Conditional Uses: Item 9. Planning Commission voted 5-0 to approve. **Tab 7**

b. Update Concerning Litter Trash Pickup- Shane Stuart

8. New Business

a. First 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 8**

b. First 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 9**

c. First 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 9**

d. First 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 9**

e. First 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 9**

f. First 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 9**

g. First 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 9**

h. Consideration to add roads into the County Road System- Joe Branham Tab 10

9. Executive Session

a. To receive legal advice on pending litigation cases against Chester County.

10. Council Actions Following Executive Session

a. Action taken concerning legal advice on pending litigation cases against Chester County.

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