



## **CHESTER COUNTY COUNCIL MEETING**

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

**August 17, 2009  
Monday  
6:00 p.m.**

**Carlisle Roddey, Chairman – Presiding**

### **Agenda**

#### **I. Call to Order**

#### **II. Pledge of Allegiance & Invocation**

#### **III. Approval of Minutes - (Tab #1)**

1. Chester County Council Meeting Minutes of July 20, 2009

#### **IV. Citizens Comments**

#### **V. Ordinances**

1. 1<sup>st</sup> Reading of an Ordinance to Update Chester County Code Chapter 34, Floods, to Comply with the South Carolina Department of Natural Resources Flood Mitigation Program Review. (Tab #2)
2. 1<sup>st</sup> Reading of an Ordinance to Regulate and Administer Excavation and Construction on County Roads and Property by Private Owners, Utilities, Contractors, and other Entities; to Require a Permit; and to Impose a Permit Fee - (Tab #3)
3. 1<sup>st</sup> Reading of an Ordinance Authorizing the Execution and Delivery of a Fee In Lieu of Tax Agreement Between Chester County, South Carolina, and Poly Eastern, Inc; and Other Matters Relating Thereto Including, Without Limitation, Payment of a Fee In Lieu of Taxes and Granting Certain Infrastructure Credits to Poly Eastern, Inc. (Tab #4)
4. A Resolution Authorizing the Execution and Delivery of an Inducement Agreement by and Between Chester County, South Carolina and Poly Eastern, Inc., Whereby, Under Certain Conditions, Chester County will Execute a Fee In Lieu of Tax Agreement for a Project Involving not less than Fifty Six Million Dollars (\$56,000,000) in the Project by December 31 of the Fifth Succeeding Year After the Year of the Execution of the Fee Agreement and not less than Seventy Five Million Dollars (\$75,000,000) in the Project by December 31 of the Seventh Succeeding Year After the Year of the Execution of the

### Guidelines for Addressing Council

#### Citizens Comments:

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Each citizen will be limited to three minutes
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group
  
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#### Petitioners: (A maximum of 5 petitioners will be allowed per meeting)

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group
- Must be placed on the agenda prior to the agenda's closing the agenda closes at 12:00PM on the Wednesday before the meeting

#### Public Hearings:

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Each speaker will be limited to a three minute presentation

#### When introduced, please:

- Approach the podium
- Speak loudly and clearly making sure that the microphone is not obstructed
- Do not address the audience – direct all comments to Council
- Do not approach the Council table unless directed
- Allow Council the opportunity to ask questions when finished

#### Anyone addressing Council will be called out of order if you:

- Use profanity
- Stray from the subject
- Make comments personally attacking an individual member of Council

Fee Agreement - (Tab #5)

- 5. Fee Agreement between Chester County, South Carolina and Poly Eastern, Inc., a South Carolina Corporation - (Tab #6)
- 6. Inducement Agreement and Millage Rate Agreement - (Tab #7)

**VI. Old Business**

- 1. Electronic Voting Machines Update– **Vice Chairman Lucas/Elections Director Earl Moore**

**Third Reading: From Meeting of June 16, 2009**

- 2. Planning Commissions Recommendation to County Council - (Tab #8)

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

**MAP AMENDMENT # CCMA09- 0009**

**From: R2 (Rural Two) to GC (General Commercial)**

**Name: .....Shawn Grigsby**

**Tax Map..... 146-00-00-008-000**

**Location.....One Lot located at 5113 Thrailkill South Rd, Ft. Lawn, SC**

- 3. **Third Reading: From Meeting of June 16, 2009**

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

**MAP AMENDMENT # CCMA09- 0007**

**From: R2 (Rural Two) to GC (General Commercial)**

**Name: .....Shawn Grigsby**

**Tax Map..... 146-00-00-010-000**

**Location.....One Lot located at 5106 Thrailkill South Rd, Ft. Lawn, SC**

- 4. **Third Reading: From Meeting of June 16, 2009**

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
5-0 to Deny	

**MAP AMENDMENT # CCMA09- 0006**

**From: RS1 (Single Family) to R2 (Rural Two)**  
**Name: .....** Jeheil E. Taylor  
**Tax Map.....** 079-04-03-002-000  
**Location.....**0.506 acres located at 616 Morningside Dr, Chester, SC

5. **Third Reading: From Meeting of June 16, 2009**

<b><u>Commission</u></b>	<b><u>Council</u></b>
<b><u>Vote</u></b>	<b><u>Vote</u></b>
<b>6-0 To approve</b>	

**MAP AMENDMENT # CCMA09- 0010**

**From: R2 (Rural Two) to GC (General Commercial)**  
**Name: .....**Donald Collins  
**Tax Map.....** 146-00-00-009-000  
**Location.....**One Lot located at 5122 Thrailkill South Rd, Ft. Lawn, SC

6. **Third Reading: From Meeting of June 16, 2009**

<b><u>Commission</u></b>	<b><u>Council</u></b>
<b><u>Vote</u></b>	<b><u>Vote</u></b>
<b>6-0 To approve</b>	

**MAP AMENDMENT # CCMA09- 0008**

**From: R2 (Rural Two) to GC (General Commercial)**  
**Name: .....**Shawn Grigsby  
**Tax Map.....** 146-00-00-050-000  
**Location.....**One Lot located at Thrailkill South Rd, Ft. Lawn, SC

7. **Third Reading: From Meeting of June 16, 2009**

<b><u>Commission</u></b>	<b><u>Council</u></b>
<b><u>Vote</u></b>	<b><u>Vote</u></b>
<b>6-0 To approve</b>	

**TEXT AMENDMENT #CCT09-0005** amending the *Chester County Zoning Ordinance 2000* by moving Article VI 5-600 thru 5-613 Sexually Oriented Business and adding to Chapter 4-117 General Commercial District as special exception # 4

## **VII. New Business**

1. From CCTC: Approval of 2009-2010 25% C-Fund Monies for State Roads:
  - a. 1<sup>st</sup> Street, Great Falls
  - b. Underwood , Great Falls
  - c. Blaney Rd., Chester2009 Road Improvement Program: 6 miles on Hwy 9  
Approval of low bidder for RIP 2009 Contract  
Permission to advertise: Rodman Sports Complex Project and Richburg fire and Stone Road Transfer Lots  
EMS Parking Lot
2. Lease on Compactor for Landfill – **Jerry Baker/Finance Director**
3. Change in Organizational Chart – Sheriff's Department Staff – **Sheriff Richard Smith - (Tab #9)**
4. Dwellings unfit for Human Habitation Demolition and Liens – **Council Member Oliphant**
5. Grant for Demolition of houses – **Council Member Oliphant**
6. Economic Development Quarterly Update – **Karlisa Parker/Economic Development Director**

## **VIII. Executive Session**

1. Economic Development/Legal Matter: Re: Purchase of Land
2. Legal Matter: Re: Purchase of Land

## **IX. Council Members Comments**

## **X. Adjournment**