



CHESTER COUNTY COUNCIL MEETING

1476 J.A. Cochran By-Pass
Council Chambers

January 20, 2015
6:00 p.m.

Chairman Carlisle Roddey– Presiding

MINUTES

I. Call to Order

II. Pledge of Allegiance & Invocation

III. Approval of Minutes

1. Chester County Council Meeting of December 1, 2014

Council Member Guy made a Motion to approve the Chester County Council Meeting of December 1, 2014, 2nd by Vice Chairman Branham, Council vote was unanimous.

2. Chester County Council Special Called Meeting of December 15, 2014

Vice Chairman Branham made a Motion to approve the Chester County Council Special Called Meeting of December 15, 2014, 2nd by Council Member Jordan, Council vote was 4-0 to approve with Council Member Lucas abstaining.

IV. Citizen's Comments

There were no Citizen's Comments

V. Presentation by Council Member Guy

Council Member Guy made a presentation on behalf of the Martin Luther King Day Parade held on Sunday, January 18, 2015. **Council Member Guy** thanked God for the beautiful day, the committee that worked so hard, the participants and the people that were present to watch the parade. She then presented **Dr. Agnes Slayman, Chester County Superintendent of Schools**, a plaque for being one of the Grand Marshall of the Martin Luther King Day Parade.

VI. Ordinances and Resolutions

1. 2nd Reading of AN ORDINANCE (In Title Only) AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT (“INCENTIVE

AGREEMENT”) BETWEEN CHESTER COUNTY, SOUTH CAROLINA (“COUNTY”), AND [PROJECT PHOENIX], ACTING FOR ITSELF AND ONE OR MORE AFFILIATES OR OTHER PROJECT SPONSORS, (“COMPANY”), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF *AD VALOREM* TAXES WITH RESPECT TO THE ESTABLISHMENT OF MANUFACTURING FACILITIES LOCATED IN THE COUNTY (“PROJECT”); (2) CERTAIN SPECIAL SOURCE CREDITS IN CONNECTION WITH THE PROJECT; (3) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY; AND (4) OTHER RELATED MATTERS.

Vice Chairman Branham made a Motion to approve 2nd Reading of AN ORDINANCE (In Title Only) AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT (“INCENTIVE AGREEMENT”) BETWEEN CHESTER COUNTY, SOUTH CAROLINA (“COUNTY”), AND [PROJECT PHOENIX], ACTING FOR ITSELF AND ONE OR MORE AFFILIATES OR OTHER PROJECT SPONSORS, (“COMPANY”), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF *AD VALOREM* TAXES WITH RESPECT TO THE ESTABLISHMENT OF MANUFACTURING FACILITIES LOCATED IN THE COUNTY (“PROJECT”); (2) CERTAIN SPECIAL SOURCE CREDITS IN CONNECTION WITH THE PROJECT; (3) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY; AND (4) OTHER RELATED MATTERS, 2nd by Council Member Oliphant, Council vote was unanimous.

2. 1st Reading of AN ORDINANCE AUTHORIZING CERTAIN ECONOMIC INCENTIVES, INCLUDING PAYMENT OF A FEE IN LIEU OF PROPERTY TAXES, PURSUANT TO A FEE AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND [PROJECT VENUS], PURSUANT TO TITLE 12, CHAPTER 44, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; AND OTHER RELATED MATTERS.

Council Member Lucas made a Motion to approve 1st Reading of AN ORDINANCE AUTHORIZING CERTAIN ECONOMIC INCENTIVES, INCLUDING PAYMENT OF A FEE IN LIEU OF PROPERTY TAXES, PURSUANT TO A FEE AGREEMENT BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND

[PROJECT VENUS], PURSUANT TO TITLE 12, CHAPTER 44, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; AND OTHER RELATED MATTERS, 2nd by Council Member Oliphant, Council vote was unanimous.

3. A Resolution PROVIDING PRELIMINARY APPROVAL FOR CERTAIN INCENTIVES TO INDUCE A COMPANY IDENTIFIED AS PROJECT VENUS, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT SPONSORS (COLLECTIVELY, "COMPANY") TO ESTABLISH MANUFACTURING AND RELATED FACILITIES IN CHESTER COUNTY, SOUTH CAROLINA ("COUNTY"), INCLUDING (1) NEGOTIATED FEE IN LIEU OF *AD VALOREM* TAX ARRANGEMENTS; (2) MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK ARRANGEMENTS; AND (3) OTHER RELATED MATTERS.

Council Member Lucas made a Motion to approve A Resolution PROVIDING PRELIMINARY APPROVAL FOR CERTAIN INCENTIVES TO INDUCE A COMPANY IDENTIFIED AS PROJECT VENUS, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT SPONSORS (COLLECTIVELY, "COMPANY") TO ESTABLISH MANUFACTURING AND RELATED FACILITIES IN CHESTER COUNTY, SOUTH CAROLINA ("COUNTY"), INCLUDING (1) NEGOTIATED FEE IN LIEU OF *AD VALOREM* TAX ARRANGEMENTS; (2) MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK ARRANGEMENTS; AND (3) OTHER RELATED MATTERS, 2nd by Council Member Guy, Council vote was unanimous.

VII. Old Business

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

Second Reading: From Meeting of NOVEMBER 18, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
6-0 Approve	5-0 to approve

REZONING AMENDMENT

Case # CCMA14-5

Claude Melton

Tax Map # 77-193

1430 Aaron Burr Rd, Chester, SC

Request: Rezone 7.78 acres from RS1 (Single Family) to R2 (Rural Two)

Council Member Guy made a Motion to approve Planning Commission's Recommendations on Case # CCMA14-5, 2nd by Council Member Lucas Council vote was unanimous.

Second Reading: From Meeting of NOVEMBER 18, 2014

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
4-2 Approve	5-0 to approve

Case # CCMA14-7

Margaret Lawson
Tax Map # part of 79-52
682 Lancaster Hwy, Chester, SC
Request: Rezone 3.29 acres from GC (General Commercial) to ID2
(Limited Industrial)

Vice Chairman Branham made a Motion to approve Planning Commission's Recommendations on Case # CCMA14-7, 2nd by Council Member Jordan, Council vote was unanimous.

VIII. Boards & Commissions

1. Library Board
Council Member Guy stated that Pastor Israel Bunting had resigned from the Library Board and she had another replacement

Council Member Guy made a Motion to appoint Marlyne Walker to the Library Board, 2nd by Council Member Lucas. Discussion: Council Member Lucas asked if Council should accept the resignation first and the County Attorney replied yes.

Council Member Lucas resented his 2nd on the previous vote and Council Member Guy resented her Motion, Council vote was unanimous.

Council Member Guy made a Motion to appoint Marlyne Walker to the Library Board, 2nd by Council Member Lucas Council vote was unanimous.

IX. Executive Session

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

1. Legal Matter: Lease of County Property
2. Economic Development: Update

Council Member Lucas made a Motion to go into Executive Session, 2nd by Council Member Jordan, council vote was unanimous. Time was 6:25pm

Council returned from Executive Session at 6:50pm and **Vice Chairman Branham made a Motion to return to Regular Session, 2nd by Council Member Lucas, Council vote was unanimous.**

Chairman Roddey stated a legal matter regarding the lease of county property has been discussed in Executive Session and was taken as information only. An Economic Development Update was given and also taken as information only.

IX. Council Comments

Chairman Roddey invited everyone to the Open House of the EMS and Coroner's Building on January 31 from 3:00-5:00pm.

X. Adjourn

Council Member Oliphant made a Motion to adjourn, 2nd by Council Member Jordan. Council vote was unanimous. (Time was 7:00pm)

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, Chester County
Council Chair and County Supervisor**

Carolyn S. Clayton, CCC

Chester County Council Meeting of January 20, 2015

Left off Front Page: In Attendance

**Chairman Roddey
Vice Chairman Branham
Council Member Oliphant
Council Member Guy
Council Member Jordan
Council Member Lucas
County Attorney Winters
Clerk to Council Clayton**

Absent:

Council Member Holcombe - sick