



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Tuesday, January 21, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) December 2, 2024 Council Meeting Minutes
- b) January 6, 2025 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) Ordinance 2024-17 Authorizing the grant of a right-of-way and easement of approximately 0.109 acres of real property with improvements, if any, located along South Carolina Highway 9, Chester, South Carolina, with County TMS #125-00-00-072-000; and providing for other related matters.
- b) Ordinance 2024-18 Authorizing the transfer of approximately 2.2 acres of real property with improvements, if any, located on Dawson Drive, Chester, South Carolina, associated with county TMS #069-00-00-019-000; and providing for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2025-1 (Title Only)
An ordinance authorizing the issuance and sale of not exceeding \$250,000 fire protection district improvement revenue bonds of Chester County, South Carolina, for the purpose of defraying the cost of improvements to the Richburg Fire Protection District; prescribing the form and details of the bond; providing for the payment of the principal of and interest on the bond from the revenues derived from the operation of the system; providing for the acceptance and administration of grants and donations; creating and establishing certain funds and accounts; and making other covenants and

agreements in connection with the foregoing; and other related matters.

b) 1st Reading of Ordinance 2025-2

An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and P2280; 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 related thereto.

c) 1st Reading of Ordinance 2025-3 (Title Only)

An ordinance authorizing the execution and delivery of a fee in lieu of tax and special source revenue credit agreement by and between Chester County and Project P2285; providing for a fee in lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.

d) 1st Reading of Ordinance 2025-4 (Title Only)

An ordinance authorizing the execution and delivery of an infrastructure credit agreement by and between Chester County and Project P2443, including any related or affiliated entities and any sponsor affiliates, whereby Chester County will enter into an infrastructure credit arrangement with the company; and providing for other related matters.

e) 1st Reading of Ordinance 2025-5

An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and Project P2373; 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 related thereto.

f) Resolution 2025-1 Authorizing the disposition of certain personal property; and providing for other related matters.

g) Resolution 2025-2 Declaring the County's intent to reimburse itself for certain expenditures made prior to the County's consummation of a federally tax-exempt financing.

h) Resolution 2025-3 Providing preliminary approval for certain incentives to induce investors identified for the time being as Project P2280, acting for itself, one or more current or future affiliates, and other project sponsors (collectively, "company") to establish or expand certain facilities in Chester County, South Carolina ("county"), including (1) a negotiated fee in lieu of ad valorem tax arrangement; (2) inclusion of the project site in a multi-county industrial or business park; (3) special source credits to be applied against fees in lieu of ad valorem taxes; and (4) other related matters.

7. ADMINISTRATOR'S REPORT

8. CONSENT AGENDA

- a) 3rd Reading of Ordinance 2024-17
Authorizing the grant of a right-of-way and easement of approximately 0.109 acres of real property with improvements, if any, located along South Carolina Highway 9, Chester, South Carolina, with County TMS #125-00-00-072-000; and providing for other related matters.
- b) 2nd Reading of CCMA24-15 James Christopher Gaddy and Kathleen P. Gaddy request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 6-0 to approve.

9. OLD BUSINESS

- a) 2nd Reading of CCMA24-13 John Agee request Tax Map #124-00-00-052-000 located next to 3302 Lancaster Hwy, Richburg, SC 29729 to be rezoned from Single Family Residential District (RS-1) to Rural Two District (R2). The Planning Commission voted 6-0 to approve.
- b) 2nd Reading of CCMA24-14 Joaquim and Joanne Goncalves request Tax Map #122-00-00-066-000 located at 2482 Clinton Road, Edgemoor, SC 29712 to be rezoned from Rural Two District (R-2) to Rural One District (R-1). The Planning Commission voted 6-0 to approve.

10. NEW BUSINESS

- a) Bid Acceptance for Animal Control Shelter
- b) Lutz Grant Match Request
Jessica Roof, Animal Control Director
- c) 1st Reading of CCMA24-16 Antwon Caldwell request Tax Map #079-05-10-005-000 located at 590 Beltline Road, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Single Family Residential District (RS-1). The Planning Commission voted 5-0 to approve.
- d) Statement regarding Municipal Building and Fire Codes
Councilman John Agee

11. BOARDS AND COMMISSIONS

- a) Airport Commission Appointments
 - 1. Council Appointment
 - 2. Council Appointment
 - 3. Council Appointment
 - 4. Council Appointment

- b) Chester County Historical Cemeteries Advisory Committee Appointments
Erin Mosley, Vice Chair
 - 1. Council Appointment
 - 2. Council Appointment
 - 3. Council Appointment

- c) Catawba Regional Council of Governments
 - 1. Resignation of Citizen Member
 - 2. Appointment of Citizen Member
 - 3. Appointment of Council Member

- d) District 3 Appointments by Councilman Bobby Raines
 - 1. Accommodations Tax Board
 - 2. Chester County Library Board
 - 3. Construction Board of Appeals
 - 4. Parks and Recreation Advisory Board
 - 5. Planning Commission
 - 6. Rural Fire Commission

- e) District 4 Appointments by Chairman Pete Wilson
 - 1. Board of Assessment Appeals
 - 2. Chester County Library Board
 - 3. Hazel Pittman Center Board of Directors
 - 4. Parks and Recreation Advisory Board
 - 5. Planning Commission
 - 6. Zoning Board of Appeals

- f) District 6 Appointments by Councilman William Killian
 - 1. Accommodations Tax Board
 - 2. Board of Assessment Appeals
 - 3. Chester County Library Board
 - 4. Construction Board of Appeals
 - 5. Hazel Pittman Center Board of Directors
 - 6. Parks and Recreation Advisory Board
 - 7. Planning Commission
 - 8. Rural Fire Commission
 - 9. Zoning Board of Appeals

12. EXECUTIVE SESSION

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2480
- b) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2492
- c) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2493
- d) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2501

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2480
- b) Action taken regarding Project P2492
- c) Action taken regarding Project P2493
- d) Action taken regarding Project P2501

14. COUNCIL COMMENTS

15. 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.

Guidelines for Addressing Council	
Citizens Comments: Each citizen will be limited to three minutes. When introduced: Approach the podium, state your name and address. 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.	Public Hearings: Each speaker will be limited to three minutes. 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.