



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, May 19, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. SCAC Board of Directors Scholarship Presentation

4. APPROVAL OF MINUTES

- a) May 5, 2025 County Council Meeting Minutes

5. CITIZEN'S COMMENTS

6. PUBLIC HEARING

7. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) Proclamation in Honor of National EMS Week
- b) Proclamation in Honor of Memorial Day
- c) 1st Reading of Ordinance 2025-12 Authorizing, pursuant to Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended, the execution and delivery of a fee-in-lieu of ad valorem taxes agreement by and between Chester County, South Carolina, and Chester PV1, LLC, acting for itself, one or more current or future affiliates and other project companies (collectively, "company"); providing for a fee-in-lieu of ad valorem taxes incentives; modifying a joint county industrial and business park of Chester and York counties so as to enlarge the park; the provision of special source revenue credits; and other related matters.
- d) Resolution 2025-11 Providing preliminary approval for certain incentives to induce a company identified as Chester PV1, LLC, 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) negotiated fee in lieu of ad valorem tax arrangements; (2) multi-county industrial or business park arrangements; and (3) other related matters.

8. ADMINISTRATOR'S REPORT

9. CONSENT AGENDA

- a) 2nd Reading of Ordinance 2025-11 Chester County Fiscal Year 2025-2026 Budget Ordinance to establish operating and capital budgets for the operation of the County Government of Chester County, South Carolina for the fiscal year commencing July 1, 2025; to provide for the levy of taxes for Chester County for the fiscal year commencing July 1, 2025; to provide for the expenditure of tax revenues and other county funds; to provide for other county purposes; to authorize the county to borrow money in anticipation of taxes and to provide for the repayment of sums borrowed by the County Governing Body; to provide for the payment of tort claims and worker's compensation claims against Chester County; to provide for certain fiscal and other matters relating to County Government.
- b) 2nd Reading of CCMA25-17 GFI Partners requests Tax Map #097-00-00-030-000 (83.02 acres) located off Cedarhurst Road, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). The Planning Commission voted 4-0 to approve.

10. OLD BUSINESS

- a) 2nd Reading of CCMA25-16 Abhishek Devgan requests a portion (0.75 acres) of Tax Map #019-00-00-011-000 located 3283 Pinckney Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Commercial District (GC). The Planning Commission voted 3-1 to approve.

11. NEW BUSINESS

- a) Approval of tree removal at the Gateway Conference Center
- b) Approval of 5-year contract with Toshiba Business Solutions
David Schuelke, IT Director

12. BOARDS AND COMMISSIONS

13. 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 P2485
- 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 P2507

- c) Receipt of legal advice regarding a Capital Project Sales Tax Commission and Referendum

14. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2485
- b) Action taken regarding Project P2507
- c) Action taken regarding Capital Project Sales Tax Commission and Referendum

15. COUNCIL COMMENTS

16. 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 twenty-four hours prior to the meeting.

Guidelines for Addressing Council	
Citizens Comments: Each citizen will be limited to three minutes.	Public Hearings: Each speaker 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.	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.