



Chester County Council Meeting

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

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) July 7, 2025 County Council Meeting Minutes
- b) July 14, 2025 County Council Workshop Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) Ordinance 2025-13 Approving the execution and delivery of a project agreement between the County and Project Eureka Mills; and providing for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 2nd Reading of Ordinance 2025-13
Approving the execution and delivery of a project agreement between the County and Project Eureka Mills; and providing for other related matters.
- b) 1st Reading of Ordinance 2025-14
The addition of definitions to Chapter 22 – Article I- In General, Section 22-1; amending language of Article II- Nuisance Abatement, Section 22-19 to provide for additional conditions that result in a Public Nuisance; and to provide for other related matters.
- c) Resolution 2025-17 - A resolution approving and ratifying an assignment and assumption agreement by and between 1589 Cedarhurst, LLC and BR Diversified Industrial Portfolio 6, DST with respect to the fee in lieu of tax and incentive agreement by and between Chester County, South Carolina and 1589 Cedarhurst, LLC dated February 18, 2025.

d) 1st Reading of Ordinance 2025-15 (Title Only)

An ordinance approving and ratifying an amended and restated fee in lieu of tax and incentive agreement by and between Chester County, South Carolina, and BR Diversified Industrial Portfolio 6, DST, a Delaware Statutory Trust; and providing for other related matters.

e) Resolution 2025-18 - Providing preliminary approval, pursuant to Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended, for the execution and delivery of a fee in lieu of ad valorem taxes and special source revenue credit agreement by and between Chester County, South Carolina, and Chester Asphalt Terminal LLC, a South Carolina limited liability company (“company”); 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 providing for other related matters.

f) 1st Reading of Ordinance 2025-16

Authorizing the execution and delivery of a fee in lieu of tax and special source revenue credit agreement by and between Chester County and Chester Asphalt Terminal LLC; 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.

7. ADMINISTRATOR’S REPORT

8. OLD BUSINESS

9. NEW BUSINESS

a) Accommodations Tax Board Fiscal Year 2025-2026 Recommendations

Maria Hedgepath, A-Tax Board Chair

b) Assessor’s Office Update

Rick Anderson, Assessor

c) Consideration of multi-year Microsoft EA Contract

Corbin Dawson, Network Administrator

10. BOARDS AND COMMISSIONS

a) Fort Lawn Fire Protection District Board Resignation

11. EXECUTIVE SESSION

a) Discussion of matters relating to the project update of proposed location or expansion of industries:

1. Project P2480

2. Project P2493
 3. Project P2515
 4. Project P2485
 5. Project P2507
 6. Project P2532
 7. Project P2422
- 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 P2251
- 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 P2254
- d) Receipt of legal advice where the legal advice relates to the County Landfill

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding:
1. Project P2480
 2. Project P2493
 3. Project P2515
 4. Project P2485
 5. Project P2507
 6. Project P2532
 7. Project P2422
- b) Action taken regarding Project P2251
- c) Action taken regarding Project P2254
- d) Action taken regarding County Landfill

13. COUNCIL COMMENTS

14. 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. 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.