

**LANCASTER COUNTY COUNCIL AGENDA  
REGULAR MEETING  
MONDAY, DECEMBER 7, 2009**

**6:00 P.M.**

1. CALL TO ORDER – Chairman Rudy Carter
2. WELCOME & RECOGNITION – Chairman Rudy Carter
3. PLEDGE OF ALLEGIANCE
4. INVOCATION – Cotton Cole
5. APPROVAL OF AGENDA
6. SPECIAL PRESENTATION – Rudy Carter
7. PUBLIC HEARINGS .....4
  - a) To receive comments from the public regarding an ordinance authorizing the execution and delivery of a fee agreement by and between Lancaster County, South Carolina and Greyne Custom Wood Co., LLC, providing for a payment of a fee in lieu of taxes and an infrastructure credit; authorizing the execution and delivery of an infrastructure Financing Agreement By And Between Lancaster County, South Carolina And Little Buildings, LLC, providing for payments in lieu of taxes and an infrastructure credit; and other matters related thereto– Mike Ey
  - b) To receive comments from the public regarding an ordinance authorizing and approving an agreement for the development of a joint industrial and business park by and between Lancaster County and Chester County with property located in Lancaster County (Greyne Custom Wood Co., LLC); to require the payment of a fee in lieu of ad valorem taxes by businesses and industries located in the park; to apply zoning and other laws in the park; to provide for law enforcement jurisdiction in the park; and to provide for the distribution of park revenues within the county – Mike Ey
  - c) To receive comments from the public regarding Ordinance #1002 approving an amendment to the Fee of Tax Agreement dated December 1, 2008, between Haile Gold Mine, Inc., and the County so as to add property covered by the Agreement; to approve an amendment to the Agreement for the development of a Joint industrial and Business Park Agreement dated December 1, 2008, between the County and Chester County so as to add property covered by the Agreement; and to provide for other matters related thereto – Mike Ey

8. CITIZENS COMMENTS

9. DISCUSSION & INFORMATION ITEMS

- a) Presentation and review of County Audit as of June 30, 2009 – Chuck Talbert/Sheila Morgan – McAbee, Talbert and Halliday.....under separate cover
- b) Library Bonds – Steve Willis.....5-6
- c) Sheriff’s Office Grants – Steve Willis .....7-8
- d) Business License – Larry McCullough
- e) Council Committee Reports
- f) County Attorney Report – Mike Ey

10. ACTION ITEMS

- a) Adopting County Council meeting dates, time and location for 2010 ..... 9

11. ORDINANCE READINGS

- a) Consent Ordinance Readings (1-6)
  - 1) **3<sup>rd</sup> reading – Ordinance #1002** - To approve an amendment to the Fee of Tax Agreement dated December 1, 2008, between Haile Gold Mine, Inc., and the County so as to add property covered by the Agreement; to approve an amendment to the Agreement for the development of a Joint industrial and Business Park Agreement dated December 1, 2008, between the County and Chester County so as to add property covered by the Agreement; and to provide for other matters related thereto – Mike Ey ..... 10-15
  - 2) **3<sup>rd</sup> reading – Ordinance #1005** authorizing the execution and delivery of a fee-in-lieu of tax agreement by and between Lancaster County and Lancaster Real Estate Group, LLC; authorizing a special source revenue credit in favor of Lancaster Real Estate Group, LLC; consenting to the assignment to Lancaster Real Estate Group, LLC of the fee-in-lieu of tax agreement entered into as of December 3, 2007 among Lancaster County, Senderra Real Estate Holdings, LLC and Avelo Mortgage, LLC; and other matters relating thereto – Mike Ey ..... 16-46
  - 3) **3<sup>rd</sup> reading – Ordinance #1006** amending the county zoning map; specifically property petitioned by Patricia Strickland located at 2710 Charlotte Highway (tax map 49, parcel 48) from R-30 Low Density Residential/Agricultural District to B-2 Community Business District – Penelope Karagounis..... 47
  - 4) **2<sup>nd</sup> reading – Ordinance #1007** amending the text of the UDO, to delete “the Standard Building Code” and change the language to “the International Code” in Chapter 8, Administrative Mechanisms, Sections 8.6.1, 8.6.2, 8.6.3, 8.6.4 8.6.6, and 8.6.7 – Chris Karres ..... 48
  - 5) **2<sup>nd</sup> reading – Ordinance #1008** amending the text of the UDO to add Ice Plants to the B-3 General Commercial District in the Table of Permissible Uses – Chris Karres ..... 49
  - 6) **2<sup>nd</sup> reading – Ordinance #1009** amending Division 5, Prisoner Housing Fees, Section 2-233, Responsibility for Prisoner Care, of the Lancaster County Code – Steve Willis..... 50-54
- b) **2<sup>nd</sup> reading – Ordinance #1010** authorizing the execution and delivery of a fee agreement by and between Lancaster County, South Carolina and Greyne Custom Wood Co., LLC, providing for a payment of a fee in lieu of taxes and an infrastructure credit; authorizing the execution and delivery of an infrastructure Financing Agreement By And Between Lancaster County, South Carolina And Little Buildings, LLC, providing for payments in lieu of taxes and an infrastructure credit; and other matters related thereto – Mike Ey..... 55-94

**Ordinance readings (continued)**

- c) **2<sup>nd</sup> reading – Ordinance #1011** to authorize and approve an agreement for the development of a joint industrial and business park by and between Lancaster County and Chester County with property located in Lancaster County (Greyne Custom Wood Co., LLC); to require the payment of a fee in lieu of ad valorem taxes by businesses and industries located in the park; to apply zoning and other laws in the park; to provide for law enforcement jurisdiction in the park; and to provide for the distribution of park revenues within the county – Mike Ey ..... 95-104
- d) **1<sup>st</sup> reading – Ordinance** amending the UDO, Table of Permissible Uses, to delete certain uses from the I-1 and I-2 Districts – Penelope Karagounis..... 105-107
- e) **1<sup>st</sup> reading – Ordinance** amending the UDO, Sections 8.1.1, 8.61, 8.6.6, 8.7.2.1, 8.7.3, 8.7.4, 8..5, 8.7.6, and 8.7.7 to modify the language dealing with the operations of the Planning Commission, Board of Zoning Appeals, and Construction Board of Adjustment and Appeals – Chris Karres ..... 108-119

12. MISCELLANEOUS

- a) Correspondence & Information Items – Steve Willis
  - Building Demolitions ..... 120-121
  - Summary of Courthouse Costs ..... 122
  - 2010 County Holiday Schedule ..... 123
  - Chamber of Commerce Events Calendar ..... 124
  - Time Warner Cable ..... 125
- b) Review of upcoming meetings and announcements – Chairman Rudy Carter ..... last page

13. EXECUTIVE SESSION – legal briefing

14. ADJOURNMENT

Anyone requiring special services to attend this meeting should contact 803-285-1565 at least 24 hours in advance of this meeting

This agenda is not inclusive of all matters that may be discussed.