

CHESTER COUNTY COUNCIL MINUTES

Fort Lawn Community Center

5554 Main Street, Fort Lawn, SC 29714

Monday, March 19th, 2018 at 6:00 PM

MINUTES

Present: Chairman Stuart, Vice Chairman Branham, Council Member Jordan, Council Member Lucas, Council Member Wilson, Attorney Joanie Winters and Clerk to Council Karen Lee.

Absent: Council Member Oliphant and Council Member Guy with prior notification.

- 1. Call to Order-**Chairman Stuart called the meeting to order at 6:00 PM.
- 2. Pledge of Allegiance and Invocation-** Pledge was recited in unison, Council Member Lucas opened with the invocation.
- 3. Approval of Minutes- March 5th, 2018-** Council Member Lucas motioned to approve the minutes, second by Council Member Jordan. Vote was 4-0 to approve.

4. Citizen Comments

Susan Helms of 2279 Gaston Farm Road, Chester, SC asked Council to say no to the rezoning request for LGI homes. Ms. Helms stated she objects the zoning change for the following reasons, the impact on schools, roads, traffic, water/sewer along with fire, ems and the police department.

Raymond Carter, 881 Yarbrough Road, Chester, SC stated there are murders in this town. If you don't stand for something you will fall for anything.

Lee Johnson of 4036 Hayward Lane, Richburg, SC questioned why a deputy signed a \$300,000-dollar contract. Why Council says the County is poor but allows six people to go to Las Vegas and spend tax payer's money.

Michael Theberge of Mint Hill, NC stated LGI has made an effort to work with local fire and rescue departments and felt like they have a level of comfort with the ingress and egress.

Bobby McNaughton of Charlotte, NC stated LGI is the fifteen largest builders in the nation, in 2016 they were named the builder of the year. They are in it for the long haul and their reputation is on the line as a builder with all of the negativity been spoke about their company.

Judson Stringfellow 3515 Dovewood, Charlotte, NC stated he represents the owners who could not be present. The rezoning is in line with the Gateway Master Plan, open space would double what zoning allows. The homes would not be built until next year which would give Council time to implement impact fees.

5. Public Hearing

- a. **3rd Reading of An Ordinance Authorizing the Issuance and Sale of Not Exceeding \$1,200,000 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 And Refunding One Or More Existing Series Of Bonds Or Bans; 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**

6. Ordinances/Resolutions/Proclamations

- a. **3rd Reading of An Ordinance Authorizing the Issuance and Sale of Not Exceeding \$1,200,000 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 And Refunding One Or More Existing Series Of Bonds Or Bans; 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.** Council Member Jordan motioned to approve, second by Vice Chairman Branham. Vote was 4-0 to approve.
- b. **Resolution Confirming an Amendment to The Installment Purchase Plan Of Finance Relating to Various Capital Projects in The County; And Other Related Matters.** Vice Chairman Branham motioned to approve, second by Council Member Wilson. Vote was 4-0 to approve.
- c. **2nd Reading of An Ordinance to Amend the Gateway District Master Plan Steering Committee Enabling Act.** Chairman Stuart motioned to approve, second by Vice Chairman Branham with discussion. Vice Chairman Branham stated at the last meeting thirteen members were approved, the document still states nineteen members. He recalls someone on Council wanting to look at the list to be sure there was representation. County Attorney Winters stated the numbers can be changed. Chairman Stuart stated someone from the agriculture side could be appointed since there is no one representing that area. Vote was 4-0 to approve.

- d. 3rd Reading of An Ordinance to Amend Chester County Ordinance Section 6-26 Cruelty Prohibited-** Chairman Stuart stated he had not met with Animal Control and asked Council if this could be put on the April 3rd agenda. Council Member Wilson motioned to table until April 3rd, 2018 Council Meeting, second by Vice Chairman Branham. Vote was 4-0 to Table to April 3rd, 2018 Council Meeting.
- e. 1st Reading of An Ordinance to Adopt a Memorandum of Understanding and To Authorize The Sale of Property. (In Title Only)** Council Member Lucas motioned to approve by title only for the first reading, second by Council Member Jordan. Vote was 4-0 to approve by title only.
- f. Resolution to Authorize the County of Chester, by Chester County Council, to sell certain vehicles and Certain Equipment identified herein upon such terms and conditions as described.**
Chairman Stuart motioned to approve, second by Council Member Jordan. Vote was 4-0 to approve.
- g. Proclamation to Honor Harvest Call**
Chairman Stuart read the proclamation aloud. Council Member Lucas asked a letter be sent to the Chairman of Harvest Call thanking them for their efforts in helping the people of Chester County. Chairman Stuart stated he would be delivering the proclamation Thursday at a luncheon where some of their employees would be recognized.

7. Old Business

- a. Update Concerning Inmate Trash Collection Pickup-Chairman Stuart**
Chairman Stuart stated since September of last year 5699 bags of trash has been picked up all over Chester County along with 102 tires and 13 miscellaneous items. If anyone has a road or issue where trash needs picked up please call the County. He thanked Aiden Roberts for cleaning up Old Mill Road by himself and stated the roads are everyone's responsibility to keep clean.
- b. 3rd Reading of CCMA18-03:** Bobby MacNaughton (LGI Homes, Inc.) representing St Katherine Properties, LLC request Tax Map # 124-00-00-048-000 and Tax Map # 124-00-00-080-000, located on Edgeland Road in Richburg, SC be rezoned from RS-1 (Single Family Residential) to PD (Planned Development District) Planning Commission voted 5-1 to approve. Chairman Stuart motioned to approve with discussion, second by Vice Chairman Branham. Vice Chairman Branham stated the Planning Commission voted 5-1 to approve the rezoning to a PUD, looking at the minutes from that meeting eight or nine people spoke against it. There has been stuff said here that are half-truths and what impact will this have on other developments coming here since all of the new jobs now are in Richburg but no housing. He stated he has mixed emotions on this and understands both sides.

Council Member Jordan stated he wants to see growth in the County but wants it to be appropriate for what can be handled now. With the current zoning LGI can still build 400 to 500 homes on the site which would be more manageable than 800 plus that's proposed.

Council Member Lucas stated he rarely changes his opinion but after a recent visit to Charleston and seen a similar development he noticed there wasn't enough room between the homes to even park a car. He stated he knew it was a lot of money and a lot of taxes but could not support it.

Council Member Wilson stated he had researched York County and they allow a maximum of 149 homes per entry point in residential developments, with one entry point here the proposed development would greatly exceed that. This is not a safe plan, and will not be the best for Chester County or the folks at Victorian Hills. This must be done the right way.

Chairman Stuart asked Council to keep in mind that residential development is part of the County's strategic plan. The water capacity can be met and LGI holds an A plus rating from the Better Business Bureau. Vote was 3-1 to deny. Council Member Lucas, Council Member Jordan and Council Member Wilson voted to deny.

8. New Business

a. 1st Reading of CCMA18-04 Judson Stringfellow, representing St. Katherine Properties, LLC requesting 42 acres known as Tax Map Number 124-00-00-029-000 located on Lancaster Hwy, Richburg SC be rezoned from ID1 (Restricted Industrial) to GC (General Commercial) Planning Commission voted 6-0 to approve. Council Member Wilson motioned to approve, second by Council Member Lucas. Vote was 4-0 to approve.

b. 1st Reading of CCMA18-05 F. Shawn Hough, representing Marion & Peggy Kee requesting 0.735 acres known as a portion of Tax Map Number 125-00-00-039-000 located at 3570 Lancaster Hwy, Richburg SC be rezoned from R2 (Rural Two) to GC (General Commercial). Planning Commission voted 6-0 to approve. Council Member Wilson motioned to approve, second by Council Member Lucas. Vote was 4-0 to approve.

c. 1st Reading of CCMA18-06 Michael Wade requesting one lot known as Tax Map Number 079-05-08-006-000 located at 577 Beltline Road, Chester, SC be rezoned from GC (General Commercial) to RS1 (Single Family Residential). Planning Commission voted 6-0 to approve. Council Member Lucas motioned to approve, second by Council Member Jordan. Vote was 4-0 to approve.

d. FEMA Grant Request to Install an Emergency Power Generator to the County Government Complex. -Eddie Murphy

Eddie Murphy stated by granting his request this would be beneficial to the County Government Complex it is important the County continues to provide services to the public in the face of disaster. When the building loses power, which has happened in the past, the generator would restore it and be beneficial to the departments in the building. He stated the estimated cost was \$150,000, the County would pay 25% of the project which totals to \$ 37,500. Vice Chairman Branham motioned to allow EMA to pursue the grant for the generator, second by Council Member Wilson. Vote was 4-0 to approve.

e. SAFER Grant Request for Hiring Firefighters-Eddie Murphy

Eddie Murphy stated currently some of the employees has served 41 to 51 years and are nearing the retirement age and the lack of volunteers is declining. The goal is to provide funding through this grant for fire departments. The safer grant will help hire firefighters, the match is 17.00 an hour with benefits and a \$70,000-dollar budget, the second year is 25% or \$17, 000 and the third year is 75% or \$5048 dollars. If there is no funding it can be dropped after the third year. Council Member Jordan stated the cap is more than 700 homes and if this could be amended this would drastically help with the funding. Council Member Jordan motioned to allow EMA to apply for the Safer Grant, second by Vice Chairman Branham. Vote was 4-0 to approve.

9. Boards and Commissions

a. Appoint Leslie O. Devatt to the Construction Board of Appeals-Chairman Stuart

Chairman Stuart motioned to appoint Leslie Devatt to the Construction Board of Appeals, second by Vice Chairman Branham. Vote was 4-0 to approve

Consent Agenda to include Reappointment of Gwen. A. Lazenby, Ellen McFadden and Trina McFadden

b. Reappoint Gwen A. Lazenby, Ellen McFadden and Trina McFadden to the Fort Lawn Fire Protection District Board-Council Member Jordan.

Council Member Jordan motioned to reappoint Gwen Lazenby, Ellen McFadden and Trina McFadden to the Fort Lawn Fire District, second by Council Member Wilson. Vote was 4-0 to approve.

10. Council Comments- No Comments

11. Adjourn

Council Member Lucas motioned to adjourn, second by Council Member Jordan. Vote was 4-0 to adjourn.

K. Shane Stuart, County Supervisor & Chairman

Karen Lee, Clerk to Council

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