

# **CHESTER COUNTY COUNCIL MEETING MINUTES**

R. Carlisle Roddey Government Complex

Monday, April 16th, 2018 at 6:00 PM

Chairman Shane Stuart Presiding

## **MINUTES**

**Present:** Chairman Shane Stuart, Vice Chairman Joe Branham, Council Member Alex Oliphant, Council Member Mary Guy, Council Member Archie Lucas, Council Member Pete Wilson, Council Member Brad Jordan, County Attorney Joanie Winters and Clerk to Council Karen Lee.

1. **Call to Order**-Chairman Stuart called the meeting to order. He stated item 6.d. would be dropped off the agenda.
2. **Pledge of Allegiance and Invocation**- Pledge was recited in unison, Council Member Lucas opened with the invocation.
3. **Approval of Minutes**
  - a. **March 29<sup>th</sup>, 2018 Special Called Meeting Minutes**-Vice Chairman Stuart motioned to approve, second by Council Member Guy. Vote was 4-0 to approve. Council Member Lucas and Jordan was not present at the March 29<sup>th</sup>, 2018 meeting and did not vote.
  - b. **April 3<sup>rd</sup>, 2018 Meeting Minutes**-Council Member Lucas motioned to approve, second by Council Member Guy. Vote was 5-0 to approve. Council Member Jordan was not present for the April 3<sup>rd</sup>, 2018 meeting and did not vote.
4. **Citizen Comments**-No one signed up to speak.
5. **Old Business**
  - a. **3<sup>rd</sup> 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 Oliphant motioned to approve, second by Council Member Wilson. Vote was 6-0 to approve.
  - b. **3<sup>rd</sup> 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 Jordan. Vote was 6-0 to approve.

c. **3<sup>rd</sup> 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 Guy motioned to approve, second by Vice Chairman Branham. Vote was 6-0 to approve.

d. **2<sup>nd</sup> Reading of CCMA18-07**: Malinda Washington (J.F. Construction), representing Kenneth Frederick requests Tax Map # 078-03-07-039-000, located on 745 Darby Rd, Chester, SC; be rezoned from RG-1 (Multi Family Residential) to GC (General Commercial). Planning Commission voted 7-0 to approve. Council Member Guy motioned to approve, second by Council Member Jordan. Vote was 6-0 to approve.

**Consent Agenda for items 5. e. to 5. l.** Council Member Oliphant motioned to approve items 5.e. to 5.l., second by Council Member Jordan. Vote was 6-0 to approve.

e. **2<sup>nd</sup> Reading of ZOTA18-01**: amending the Chester County Zoning Ordinance 2000 to Include two NAICS codes to the Permitted Uses located in Chapter 4 § 4-11, section 2, RG-1 Multi Family Residential Uses. **Add:** 531110 Apartment building rental or lease 531311 Apartment Managers Office Planning Commission voted 7-0 to approve.

f. **2<sup>nd</sup> Reading of CCLDTA18-08**: **Article 3 § 3-2.1 Sketch Plan**

**Add:** Bound, and an electronic copy (disk or flash drive) **Revised text will read:** Be accompanied by a minimum of three (3) bound copies, and an electronic copy (disk or flash drive) of the Sketch Plan as described in these regulations and complying in all respects with these regulations. Planning Commission voted 7-0 to approve.

g. **2<sup>nd</sup> Reading of CCLDTA18-09**: **Article 3 § 3-2.2 Preliminary Plat**

**Add:** and an electronic copy (disk or flash drive) **Revised text will read:** Be accompanied by a minimum of ten (10) copies, and an electronic copy (disk or flash drive) of the Preliminary Plat as described in these regulations. Planning Commission voted 7-0 to approve.

h. **2<sup>nd</sup> Reading of CCLDTA18-10**: **Article 3 § 3-2.2 Preliminary Plat**

**Delete:** 3. Be accompanied by a minimum of six (6) copies of Construction Plans as described in these regulations. **Revised text will read:** Number three will be deleted from this section, and number four will change to number three. Planning Commission voted 7-0 to approve.

i. **2<sup>nd</sup> Reading of CCLDTA18-11**: **Article 3 § 3-2.4 Final Plat**

**Add:** f. Be accompanied by a minimum of six (6) copies of Construction Plans as described in these regulations. **Revised text will read:** Insert statement "f" which was removed from section 3-2.2 Preliminary Plat. No new text to the insert. Planning Commission voted 7-0 to approve.

j. **2<sup>nd</sup> Reading of CCLDTA18-12**: **Article 4 § 4-2 Preliminary Plat**

**Remove:** Grades and invert elevations of sewers shall be shown. **Revised text will read:** Size and location of existing sewers, water mains, drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads adjoining the tract. Planning Commission voted 7-0 to approve.

**k. 2<sup>nd</sup> Reading of CCLDTA18-13: Article 4 § 4-3 Construction Plans**

~~Remove: Construction plans shall be prepared for all required improvements by a registered South Carolina Engineer at a convenient scale of not less than one inch equals 100 feet. The Construction Plans shall include the following if such an improvement is proposed in the subdivision:~~

- ~~1. Profiles showing existing and proposed elevations along the centerline of all new roads. The elevation along the centerline of existing roads shall be shown within one hundred (100) feet of their intersection with new roads. Approximate radii of all curves, lengths of tangents, and central angles on all streets.~~
- ~~2. Where steep slopes exist, the County Road Department may require that cross sections of all proposed streets at one hundred foot stations shall be shown at five (5) points as follows: On a line at right angles to the center line of the street, and said evaluation points shall be at the center of the street, each property line, and points twenty five (25) feet inside each property line.~~
- ~~3. Plans and profiles showing the locations and typical cross section of street pavements including curbs and gutters, sidewalks, drainage easements, rights of ways, manholes, and catch basins; the locations of street trees, street lighting standards, and street signs; the location, size and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connection to and exact location and size of all water, gas, or other underground utilities or structures.~~
- ~~4. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing streets, sewers, drain, water mains, easements, water bodies, streams, and other pertinent features such as swamps, wetlands, railroads, buildings, at the point of connection to proposed facilities and utilities within the subdivision. The water elevations of adjoining lakes or streams at the date of the survey and the approximate 100 year flood elevations of such lakes or streams. All elevations shall be referred to the Mean Sea Level Datum where public water and/or public sewers are to be installed.~~
- ~~5. The acreage of each drainage area affecting the proposed subdivision.~~
- ~~6. Topography at a contour interval of two (2) feet, referred to sea level datum when public water or public sewers are to be installed or portions of the subdivision would be inundated by a 100 year frequency flood.~~
- ~~7. All specifications and references required by the construction standards and specifications of Chester County and other entity providing a utility, and the Department of Health and Environmental Control.~~
- ~~8. A site grading plan showing proposed finished contours when any major contour changes or filling for flood protection is proposed in the subdivision~~
- ~~9. Title, name and address, telephone and signature of the South Carolina Registered Engineer and Surveyor responsible for the plans and date, including revision dates.~~

**Revised text will read:** *This section will be reserved for future use.* Planning Commission voted 7-0 to approve.

**l. 2<sup>nd</sup> Reading of CCLDTA18-14: Article 4 § 4-5 Construction Plans**

***Add: 4-5 Construction Plans***

*Construction plans shall be prepared for all required improvements by a registered South Carolina Engineer at a convenient scale of not less than one-inch equals 100 feet.*

*The Construction Plans shall include the following if such an improvement is proposed in the subdivision:*

1. Profiles showing existing and proposed elevations along the centerline of all new roads. The elevation along the centerline of existing roads shall be shown within one hundred (100) feet of their intersection with new roads. Approximate radii of all curves, lengths of tangents, and central angles on all streets.
2. Where steep slopes exist, the County Road Department may require that cross-sections of all proposed streets at one-hundred-foot stations shall be shown at five (5) points as follows: On a line at right angles to the center line of the street, and said evaluation points shall be at the center of the street, each property line, and points twenty-five (25) feet inside each property line.
3. Plans and profiles showing the locations and typical cross-section of street pavements including curbs and gutters, sidewalks, drainage easements, rights-of-ways, manholes, and catch basins; the locations of street trees, street lighting standards, and street signs; the location, size and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connection to and exact location and size of all water, gas, or other underground utilities or structures.
4. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing streets, sewers, drain, water mains, easements, water bodies, streams, and other pertinent features such as swamps, wetlands, railroads, buildings, at the point of connection to proposed facilities and utilities within the subdivision. The water elevations of adjoining lakes or streams at the date of the survey and the approximate 100-year flood elevations of such lakes or streams. All elevations shall be referred to the Mean Sea Level Datum where public water and/or public sewers are to be installed.
5. The acreage of each drainage area affecting the proposed subdivision.
6. Topography at a contour interval of two (2) feet, referred to sea level datum when public water or public sewers are to be installed or portions of the subdivision would be inundated by a 100-year frequency flood.
7. All specifications and references required by the construction standards and specifications of Chester County and other entity providing a utility, and the Department of Health and Environmental Control.
8. A site grading plan showing proposed finished contours when any major contour changes or filling for flood protection is proposed in the subdivision.
9. Title, name and address, telephone and signature of the South Carolina Registered Engineer and Surveyor responsible for the plans and date, including revision dates.

**Revised Text:** Create Section 4.5 for Construction Plans. No new text, all copied from section 4-3 Planning Commission voted 7-0 to approve.

**m. Update on Trash Collection Pickup for March-Chairman Stuart**

Chairman Stuart stated 682 bags of trash 5 miscellaneous items and 18 tires were picked up for the month of March.

**6. New Business**

**a. From CCTC:**

**b. Approval for Reimbursement to the County Roads Department for Road Maintenance from July 1<sup>st</sup>, 2018 to April 2018 in The Amount of \$54,991.86 dollars.** Council Member Lucas motioned to approve, second by Council Member Jordan. Vote was 6-0 to approve.

**c. Discussion on Planning and Growth for Chester County**

Council Member Wilson stated the rezoning request brought last month by LGI also brought attention to some problems the County may face as growth continues to come to the County. Other counties and States have more restrictions and control of new development. Do we need impact fees or committees?

Chairman Stuart stated he had met with Catawba Regional Council of Governments, Building and Zoning and Economic Development to discuss impact fees. The Council of Governments is currently putting a plan together but could take nine to ten months. Money for impact fees must be spent on what it's appropriated for, if the money is not used within two years it goes back. Impact fees does not pay for salary's but capital needs only.

Council Member Jordan asked what could Council do to get the study going. Chairman Stuart stated currently we're waiting on the COG to come back with the numbers but had discussed with Joanie Winters, County Attorney about development agreement ordinance that Council could pass, the developer would have to agree and comply with the regulations. After much discussion Council agreed to have someone from Catawba Regional to come and speak at a special called meeting held in the afternoon.

**d. Lando Fire District- Request Approval to Pursue the Safer Grant to Hire Firefighters-Eddie Murphy-This was taken off the agenda.**

**7. Executive Session-Council Member Guy motioned to go into Executive Session, second by Council Member Lucas. Vote was 6-0 to approve.**

- a. Economic Development Matter Project 1508
- b. Economic Development Matter Project 1817

**8. Council Actions Following Executive Session**

a. **Action Taken Concerning Economic Development Project 1508-Council Member Oliphant motioned to allow Karlisa Dean to proceed and negotiate with Project 1508**

b. **Action Taken Concerning Economic Development Matter Project 1817-This was taken as information only.**

**9. Council Comments**

Chairman Stuart stated Earth Day was April 21<sup>st</sup> at Wylie Park from 8 am to 2 pm.  
Council Member Lucas announced he has a new great grandson.

**10. Adjourn**

Council Member Oliphant motioned to adjourn, second by Council Member Jordan. Vote was 6-0 adjourn.

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K. Shane Stuart, County Supervisor/ Chairman

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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

