

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Government Complex

Tuesday, April 3rd, 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, County Attorney Joanie Winters and Clerk to Council Karen Lee.

Absent: Brad Jordan was absent with prior notification.

1. **Call to Order**-Chairman Stuart called the meeting to order.
2. **Pledge of Allegiance and Invocation**- Pledge was recited in unison, Council Member Lucas opened with the invocation.

Chairman Stuart stated he would like for items 8.c. thru 8. i. to be added as consent agenda if Council did not have any objections. With there being none, he preceded with the meeting.

3. Approval of Minutes

- a. **March 19th, 2018 Minutes** -Council Member Wilson motioned to approve, second by Vice Chairman Branham. Vote was 3-0 to approve. Council Member Guy and Oliphant were absent from March 19th meeting and did not vote.
- b. **March 22nd, 2018 Minutes**-Council Member Oliphant motioned to approve, second by Council Member Guy. Vote was 5-0 to approve.

4. Citizen Comments

Judson Stringfellow of 3515 Dovewood Drive, Charlotte, NC stated he wanted to verify the property for the second reading tonight has forty acres with no structures on it. Currently its zoned ID1 Restricted Industrial but is requesting GC General Commercial zoning district. He stated there is general commercial around the area.

Raymond Carter of 881 Yarbrough Road, Chester SC, stated two incidents has happened on Saluda Street and the Supreme Court does not want it.

5. Public Hearing

- a. **3rd Reading of An Ordinance to Amend the Gateway District Master Plan Steering Committee Enabling Act**- No one signed up to speak for or against.

6. Ordinances/Resolutions/Proclamations

- a. **3rd Reading of An Ordinance to Amend the Gateway District Master Plan Steering Committee Enabling Act.** Vice Chairman Branham motioned to approve, second by Council Member Guy. Vote was 5-0 to approve.
- b. **3rd Reading of An Ordinance to Amend Chester County Ordinance Section 6-26 Cruelty Prohibited.** – Council Member Wilson motioned to approve with changes, on page 2 (e) should be (f) Take out (most) and replace with (all), on page 3 remove number 9 and add to (d) on page 1 under “This section does not apply to agriculture animals”, second by Council Member Oliphant. Vote was 5-0 to approve.
- c. **Proclamation to Honor National Service Recognition Day**
Chairman Stuart read the proclamation aloud and stated this recognizes volunteers for their services in helping senior citizens.

7. Old Business

- a. **2nd 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. Vice Chairman Branham motioned to approve, second by Council Member Oliphant. Vote was 5-0 to approve.
- b. **2nd 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 Oliphant motioned to approve, second by Council Member Lucas. Vote was 5-0 to approve.
- c. **2nd 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 Council Member Wilson. Vote was 5-0 to approve.

8. New Business

- a. **1st 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). Council Member Wilson stated in the minutes from the Planning Commission, Ms. Washington states there will be no embalming, but the application has there will be embalming with no cremation, he stated this will need to be cleared up before the next meeting. Planning Director Mike Levister stated he would have the right information at the next meeting. Council Member Guy motioned to approve, second by Vice Chairman Branham. Vote was 5-0 to approve.
- b. **1st 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*

Council Member Wilson motioned to approve, second by Council Member Oliphant. Vote was 5-0 to approve.

Consent Agenda 8. c thru 8. i. Chairman Stuart motioned to approve 8.c thru 8.i., second by Vice Chairman Branham. Vote was 5-0 to approve.

c. 1st 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.

d. 1st 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.

e. 1st 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.*

f. 1st 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.

g. 1st 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.*

h. 1st 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.*

i. 1st 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.

9. **Executive Session-Council Member Lucas motioned to go to Executive Session, second by Council Member Oliphant. Vote was 5-0 to approve.**

- a. Economic Development Matter Regarding Project 1508
- b. Receive Legal Advice to Discuss the Refinancing of the Gateway

10. **Council Actions Following Executive Session- Council Member Guy motioned to go back to Regular Session, second by Vice Chairman Branham. Vote was 5-0 to approve**

- a. **Action Taken on Economic Development Matter for Project 1508**
Vice Chairman Branham motioned to allow Karlisa Dean to proceed with project 1508, second by Council Member Lucas. Vote was 5-0 to approve.
- b. **Action Taken on Discussion of Refinancing of the Gateway.** No action was taken.

11. Council Comments

Council Member Wilson stated he would like to add to the April 16th, 2018 meeting agenda discussion for planning and growth for Chester County.

12. Adjourn

Council Member Oliphant motioned to adjourn, second by Council Member Guy. Vote was 5-0 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