CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Government Complex

Monday, May 21st, 2018 at 6:00 PM

Chairman Shane Stuart Presiding

MINUTES

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

- 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.
- 3. Approval of Minutes-May 7th, 2018 Minutes-Council Member Guy motioned to approve as received, second by Council Member Wilson. Vote was 5-0 to approve. Council Member Jordan was not present for this meeting and did not vote.

4. Citizens Comments

Ray Feaster representing his brother Clarence Feaster of 871 Elks Road, Cheryl Addison of 878 Elks Road, Levister Bryant 183 Jeter St, and Angela Cook, 855 Elks Road, Chester all stated they would like for Council to deny the request to rezone properties off of JA Cochran Bypass and Elks Road. The existing community would suffer along with decreased values to their homes. Families have lived there for over fifty years, they asked Council would you like to see this in your backyard.

Lyle Dickerson of 3564 Victorian Hills Drive, Richburg stated the hazmat and spec building are needed in Chester, the two million dollars needs to be applied to upkeep on the Gateway maintenance. He does not understand why a road will be developed through private property for access to the Gateway.

Raymond Carter, 881 Yarbrough Road, Chester stated if the development happens the City and the County police department will be become feeding grounds for the people who work for them.

John Agee, Richburg Fire Department stated he wanted to be included on the agenda for the budget. Outokumpu and Footprints currently were not included in the fee in lieu agreement. He stated he would like to see them both included since he knows what the money could be used for.

Nettie Archie, PO Box 1823, Chester stated at the last meeting a fire truck was purchased Council Member Guy was not aware of it but other Council was. She would like answers and stated if the commissioners were supposed to purchase the truck let them do their job.

5. Ordinances/Resolutions/Proclamations

a. <u>1st Reading</u> of the 2018/2019 proposed budget (by Title Only) -Tommy Darby A meeting to discuss the budget with Council was discussed. Council agreed on Tuesday, May 29th and Thursday, May 31st, 2018 at 3:00 PM.

6. Old Business

- **a.** 2nd Reading CCMA18-08: J.D. Rinehart Jr, authorized agent for Hackett Limited Partnership, request Tax Map #124-00-00-009-000, located at 3303 Edgeland Rd, Richburg, SC; be rezoned from R2 (Rural Two) to RG-1 (Multi-Family Residential). Planning Commission voted 4-1 to approve. Council Member Jordan stated impact fees needs to be in place before a lot of developments come in, they need to pay their share. He stated it was not fair to the citizens to take on the full burden of water, sewer, police, fire and schools. Council Member Oliphant stated this was too good to put off, you can't punish a developer because we're not prepared, this development is upscale and would be beneficial to the County. The tax base would be enormous. Vice Chairman Branham motioned to approve, second by Council Member Wilson. Vote was 4-2 to approve. Council Member Jordan and Lucas opposed.
- **b.** 2nd Reading CCMA18-09: Perry Isenberg, authorized agent for Harry J. Callahan Jr, request Tax Map #079-01-17-013-000, located on York Rd, Chester, SC; be rezoned from RG-1 (Multi-Family Residential) R2 (Rural Two) to RG-2 (General Residential) Planning Commission voted 3-2 to approve. Council Member Guy stated she was not against mobile homes, she has family and friends who live in them, it's not right for this area. Council Member Wilson agreed stating this is not a good fit. Council Member Guy motioned to deny, second by Council Member Oliphant. Vote was 5-0 to Deny. Council Member Lucas recuse stating he had a conflict of interest since he was related to the applicant.
- **c.** <u>2nd Reading CCMA18-10</u>: Perry Isenberg, authorized agent for Harry J. Callahan Jr, request Tax Map #078-01-01-034-000, located on York Rd, Chester, SC; be rezoned from RG-1 (Multi-Family Residential) to RG-2 (General Residential) Planning Commission voted 3-2 to approve. <u>Council Member Guy motioned to deny, second by Vice Chairman Branham</u>, vote was 5-0 Deny. Council Member Lucas recuse stating he had a conflict of interest since he was related to the applicant.
- **d.** <u>2nd Reading CCMA18-11</u>: Stephanie Gill Stradford request Tax Map # 160-05-04-035-000, located at 2360 Barnes Rd, Great Falls, SC; be rezoned from RG-2 (General Residential) to RG-1 (Multi-Family Residential) Planning Commission voted 5-0 to

approve. <u>Council Member Lucas motioned to approve, second by Vice Chairman Branham. Vote was 6-0 to approve.</u>

- 7. Executive Session-Council Member Oliphant motioned to go to Executive Session, second by Vice Chairman Branham. Vote was 6-0 to approve.
 - a. Legal Advice Concerning Rural Fire Commission
- **8.** Council Actions Following Executive Session-Council Member Lucas motioned to Go back to Regular Session, second by Council Member Guy. Vote was 6-0 to approve.
 - **a.** Action Taken Concerning Rural Fire Commission This was taken as information only.

9. Council Comments

Chairman Stuart reminded everyone to go out and see the new Fort Lawn Fire Substation. He also stated Chester Talk Back would be held in the Council Chambers this Thursday.

Council Member Lucas reminded everyone the Flopeye Fish festival will be this Friday, and Saturday in Great Falls.

10. Adjourn

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

K. Shane Stuart, Chairman & County Supervisor	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