

CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Government Complex

Monday, May 7th, 2018 at 6:00 PM

Chairman Shane Stuart Presiding

AGENDA

1. **Call to Order**

2. **Pledge of Allegiance and Invocation**

3. **Approval of Minutes-April 16th, 2018 Minutes-Tab 2**

4. **Citizens Comments**

5. **Ordinances/Resolutions/Proclamations**

a. **First Reading of An Ordinance (By Title Only) Authorizing The Execution And Delivery Of A Fee In Lieu Of Tax And Special Source Revenue Credit Agreement By And Between Chester County And Project 1814; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Such Documents As May Be Necessary To Effect The Intent Of This Ordinance; And Other Matters Relating Thereto.**

6. **Old Business**

a. **3rd 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. **Tab 3**

Consent Agenda for items 6. b thru 6. i.

b. **3rd 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. **Tab 4**

c. 3rd 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. **Tab 4**

d. 3rd 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. **Tab 4**

e. 3rd 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. **Tab 4**

f. 3rd 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. **Tab 4**

g. 3rd 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. **Tab 4**

h. 3rd 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. **Tab 4**

i. 3rd 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. **Tab 4**

7. New Business

a. **1st 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. **Tab 5**

Consent agenda for items 7.b. to 7.c.

b. **1st 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. **Tab 6**

c. **1st Reading CCMA18-10:** 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. **Tab 6**

d. **1st Reading CCMA18-11:** 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. **Tab 7**

e. Trash Collection Pickup for April-Chairman Stuart- **Tab 8**

f. Clarification on the Rural Fire Commission Ordinance-Bobby Jones- **Tab 9**

8. Executive Session

a. Receive Legal Advice Concerning the Gateway

b. Receive Advice Concerning Project 1814

9. Council Actions Following Executive Session

- a. Action Taken Concerning the Gateway
- b. Action Taken Regarding Project 1814

10. Council Comments

11. Adjourn

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

Guidelines for Addressing Council

Citizens Comments:

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Each citizen will be limited to three minutes
- Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group

Public Hearings:

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Each speaker will be limited to a three-minute presentation
- Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group

When introduced, please:

- Approach the podium
- Speak loudly and clearly making sure that the microphone is not obstructed
- Do not address the audience – direct all comments to Council
- Do not approach the Council table unless directed
- Allow Council the opportunity to ask questions when finished

Anyone addressing Council will be called out of order if you:

- Use profanity
- Stray from the subject
- Make comments personally attacking an individual member of Council

