

CHESTER COUNTY COUNCIL MEETING MINUTES

Great Falls War Memorial Building

401 Dearborn Street, Great Falls, SC

Monday, June 4th, 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 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-May 21st, 2018 Minutes-** Council Member Guy motioned to approve, second by Council Member Wilson. Vote was 6-0 to approve.
4. **Citizens Comments**

Tony Pope, 1180 Oakwood Drive, Chester stated as the Vice Chairman for Chester Development Association he asked Council to approve the third reading to rezone the property on Edgeland Road, this is in line with strategic plan. Mr. Pope stated the doors of Chester County are finally opening with your leadership. Other members of the CDA (Hal Stone) are here as well supporting this rezoning.
5. **Ordinances/Resolutions/Proclamations**
 - a. **Second Reading of the 2018/2019 Proposed Budget**

Chairman Stuart motioned to approve, second by Council Member Oliphant. Council Member Jordan stated he wanted to add to the budget the cost of \$40,000 dollars for the study. County Treasurer Tommy Darby stated this was included in the budget for next year. With no other discussion the vote was 6-0 to approve second reading for the 2018/2019 budget.
 - b. **First Reading of An Ordinance Allocating Fee In Lieu Of Tax Collections for Some Property Located in The County; And Other Related Matters. (By Title Only)**

Council Member Jordan stated he asked for this to be included on the agenda, a portion of fee in lieu has not been allocated to perspective fire districts. Council Member Jordan motioned to allocate four percent fee in lieu of to any new or existing industries that are not tied up with the gateway, Council Member Oliphant second. Vice Chairman Branham said at the same time they were

suppose to add economic development to that also. Chairman Stuart stated that was correct. Council Member Oliphant withdrew his second, Council Member Jordan withdrew his motion. Chairman Stuart motioned to approve first reading in title only allocating fee in lieu of tax collection not to exceed four percent for perspective fire districts and not to exceed four percent for economic development. Vice Chairman Branham second the motion. Vote was 6-0 to approve. Council Member Wilson asked before the second reading if council could get more information before the second reading.

6. Old Business

a. 3rd Reading of 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. Vice Chairman Branham motioned to approve, second by Council Member Oliphant. Vote 5-1 to approve. Council Member Jordan opposed.

b. 3rd Reading of 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. Council Member Lucas motioned to approve, second by Council Member Guy. Vote 6-0 to approve.

c. Approve Actions from Chester County Transportation Committee

a. Action taken for Bids for Baseball Alley Project

Council Member Lucas motioned to approve, second by Council Member Guy. Vote 6-0 to approve.

b. Action taken to use C-Funds to Resurface a Portion of Chappell Road

Council Member Lucas motioned to approve, second by Council Member Jordan. Vote 6-0 to approve.

c. Action taken to Reimburse the County Recycling Department for Sign Maintenance from January 2018 through May 2018 in the Amount of \$2648.79 dollars

Council Member Guy motioned to approve, second by Council Member Jordan. Vote 6-0 to approve.

7. New Business

a. 1st Reading of CCMA18-12 – Ronald Clark request Tax Map # 101-00-00-001-000, located at 1635 Great Falls Hwy, Blackstock, SC be rezoned from R2 (Rural Two) to GC (General Commercial) Planning Commission voted 7-0 to Deny. Council Member Guy motioned to uphold the Planning Commission's recommendation to deny, second by Council Member Jordan. Planning Director Mike Levister stated this is a one-acre lot the applicant has asked to be rezoned from R2 to General Commercial to put an accessory structure on the lot. The zoning ordinance does not allow this, a principle structure must be placed on the lot first then the accessory structure such as a carport, garage, etc., can be added. Council stated so he can put a mobile home there first and then put the carport. Mr. Levister stated yes that is correct. Vote was 4-2 to deny. Council Members Wilson and Lucas opposed.

b. 1st Reading of CCMA18-13 - Ronald C. Bowden request Tax Map # 160-02-00-032-000, located on Bowden Dr, Great Falls, SC be rezoned from RG1 (Multi-Family Residential) to RG2 (General Residential). Planning Commission voted 7-0 to Approve. Council Member Lucas motioned to approve, second by Council Member Guy. Vote 6-0 to approve.

c. 1st Reading of CCMA18-14 – David J. Wilson request Tax Map # 154-00-00-007-000, located at 3534 Catawba River Rd, Fort Lawn, SC be rezoned from R2 (Rural Two) to AG (Agricultural) Planning Commission voted 7-0 to Approve. Council Member Jordan motioned to approve, second by Council Member Wilson he also stated for the record he’s not related to the applicant. Vote 6-0 to approve.

d. 1st Reading of CCMA18-15 – Juliette Dutton request Tax Map # 161-04-05-008-000, located on Scott Rd, Great Falls, SC be rezoned from RG1 (Multi-Family Residential) to R2 (Rural Two). Planning Commission voted 7-0 to Approve. Council Member Lucas motioned to approve, second by Council Member Jordan. Vote 6-0 to approve.

e. 1st Reading of CCCLTA18-16 - Article 13 § 13-5: Legal Status Provisions Change: ~~Council~~ to Planning Commission, ~~thirty (30)~~ days to fifteen (15) days and delete ~~and not more than forty five (45) days.~~ Planning Commission voted 7-0 to Approve. Council Member Lucas motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

f. Request for \$1250.00 dollars to EMA-Eddie Murphy

Vice Chairman Branham motioned to allow Eddie Murphy to rollover \$1250.00 dollars toward the new EMA building, second by Council Member Jordan. Vote 6-0 to approve. Chairman Stuart stated for the record this was a procedural policy.

g. Impact Fee Study- Shane Stuart

Chairman Stuart stated the cost will be \$40,000 dollars, in speaking with the Catawba Regional Council of Governments they need to figure out exactly what is needed, schools, roads, fire trucks, etc. They are still reaching out to us to confirm dates as to meet.

h. Great Falls Home Town Association

Mike Vaughn, president of the Great Falls Home Town Association gave an update to Council on the recreation management plan for Great Falls. Duke has begun working on the recreation and white-water drawings. It will be enough of continuous flow to paddle all the time, Great Falls received state money to be used for the recreation and would be complete later this year.

8. Executive Session-Council Member Guy motioned to go to Executive Session, second by Council Member Lucas. Vote 6-0 to go to Executive Session.

a. Economic Development Matter Concerning Project 1814

9. Council Actions Following Executive Session-Council Member Lucas motioned to go back to Regular Session, second by Council Member Wilson. Vote 6-0 to back to Regular Session.

a. Action Taken Concerning Economic Development Project 1814

Vice Chairman Branham motioned to allow Karlisa Parker Dean to proceed with negotiations with Project 1814, second by Council Member Guy. Vote 6-0 to approve.

10. Council Comments

Chairman Stuart reminded everyone to get out and vote next week.

Council Member Lucas appreciated County Council coming to Great Falls to meet.

Vice Chairman Branham stated the sound system was better this year and appreciated.

Council Member Guy thanked Glinda Coleman for setting up refreshments in the Executive Room.

Council Member Oliphant reminded everyone of the upcoming I to I yard sale this weekend.

11. Adjourn-Council Member Lucas motioned to adjourn, second by Council Member Guy. Vote 6-0 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

