



# **CHESTER COUNTY COUNCIL MEETING**

**R. Carlisle Roddey Chester County Government Building**

**1476 J.A. Cochran Bypass Chester, SC 29706**

**Monday, July 3<sup>rd</sup>, 2017 at 6:00 PM**

## **MINUTES**

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

1. **Call to Order**-Chairman Stuart called the meeting to order. He stated the second reading for Project 1725 under item number 6.c was dropped off the agenda and will be put back on at a later date.
2. **Pledge of Allegiance and Invocation**-Pledge was recited in unison, Council Member Lucas led the invocation.
3. **Approval of Minutes**
  - a. **June 19, 2017 County Council Minutes**- Council Member Lucas motioned to approve, seconded by Council Member Wilson. Vote was 4-0 to approve.
  - b. **June 27<sup>th</sup>, 2017 Special Called Council Minutes**- Council Member Lucas motioned to approve, seconded by Council Member Guy. Vote was 4-0 to approve.
4. **Citizen Comments**- No one signed up to speak.
5. **Public Hearing**-No one signed up to speak.

**Third Reading**-An Ordinance to Standardize Charges for Pretrial Inmates
6. **Ordinances/Resolutions/Proclamations**
  - a. **Third Reading**-**An Ordinance to Standardize Charges for Pretrial Inmates**- Council Member Guy motioned to approve, seconded by Vice Chairman Branham. Vote was 4-0 to approve.

**b. Second Reading**- “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN CHESTER COUNTY AND [PROJECT 1641]; THE INCLUSION OF CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY IN A MULTICOUNTY 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 RELATED THERETO.” Council Member Guy motioned to approve, seconded by Vice Chairman Branham. Vote was 4-0 to approve.

**c. Second Reading** “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN CHESTER COUNTY AND [PROJECT 1725]; THE INCLUSION OF CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY IN A MULTICOUNTY 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 RELATED THERETO.” This was taken off of the agenda at the beginning of the meeting.

**7. Old Business**

**a. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of James H McCormick’s, Jr. Request: Tax Map # 069-07-01-002-00: One lot located at 892 J. A. Cochran By-Pass, Chester, SC, Rezone from RG-1 (Multi-Family Residential) to GC (General Commercial) The Planning Commission voted 5-0 to approve. Council Member Wilson motioned to approve, seconded by Vice Chairman Branham. Vote was 4-0 to approve.**

**b. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Claude E. Melton’s Request: Tax Map # 077-00-00-082-000: 9.00 acres located at 1430 Aaron Burr Rd, Chester, SC Rezone from RS-1 (Single Family Residential) to R-2 (Rural Two). The Planning Commission voted 5-0 to approve. Council Member Guy motioned to approve, seconded by Council Member Wilson. Vote was 4-0 to approve.**

**c. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Claude E. Melton’s Request: Tax Map # 077-00-00-121-000: 9.00 acres located at 1430 Aaron Burr Rd, Chester, SC Rezone from RS-1 (Single Family Residential) to R-2 (Rural Two) The Planning Commission voted 5-0 to approve.” Council Member Guy motioned to approve, seconded by Vice Chairman Branham. Vote was 4-0 to approve.**

**d. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Darrell Walters, representing Springsteen-Frances LLC Request: Tax Map # 165-00-00-066-000: 31.00 acres located at 5840 Lancaster Hwy., Fort Lawn, SC Rezone from GC (General Commercial) to ID-2 (Limited Industrial) The Planning Commission voted 5-0 to approve. Council Member Lucas motioned to approve, seconded by Council Member Guy. Vote was 4-0 to approve.**

**e. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Darrell Walters, representing Springsteen-Elliott LLC Request: Tax Map # 165-00-00-065-000: 26.284 acres located at 5780 Lancaster Hwy., Fort Lawn, SC Rezone from GC (General Commercial) to ID-2 (Limited Industrial) The Planning Commission voted 5-0 to approve.**

Council Member Wilson motioned to approve, seconded by Vice Chairman Branham. Vote was 4-0 to approve.

**f. Second Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Chapter 4: Permitted Uses. Add: “Corporate, Subsidiary & Regional Managing Offices (except government establishment)” in the Chester County Zoning Ordinance. The Planning Commission voted 5-0 to approve.**

Council Member Guy motioned to approve, seconded by Council Member Lucas. Vote was 4-0 to approve.

**g. Second Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Chapter 1: Definitions- Add: “Easement” in the Chester County Zoning Ordinance. The Planning Commission voted 5-0 to approve.**

Vice Chairman Branham motioned to approve, seconded by Council Member Guy. Vote was 4-0 to approve.

**h. Second Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Chapter 1: Definitions- Add: “Right-of-Way” in the Chester County Zoning Ordinance. The Planning Commission voted 5-0 to approve.**

Council Member Guy motioned to approve, seconded by Vice Chairman Branham. Vote was 4-0 to approve

**i. Second Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Article 2: Definitions Amend: “Subdivision” in the Chester County Land Development Regulations. The Planning Commission voted 5-0 to approve.**

Council Member Wilson motioned to approve, seconded by Council Member Lucas. Vote was 4-0 to approve.

**j. Second Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Article 3: Procedure for Plat Approval Amend: “General Procedure”.**

The Planning Commission voted 5-0 to approve. Council Member Guy motioned to approve, seconded by Vice Chairman Branham. Vote was 4-0 to approve

**k. Second Reading to Adopt the Planning Commission’s Recommendation to Approve the Text Amendment by Amending Article 5: Minimum Design Standards Amend: “Flag Lots”. The Planning Commission voted 5-0 to approve.**

Vice Chairman Branham motioned to approve, seconded by Council Member Wilson. Vote was 4-0 to approve.

**8. New Business**

**a. Approve bid for A/C Units for Richburg Library to Cudd, Inc. in the amount of \$13,808.00.**

Vice Chairman Branham motioned to approve, seconded by Council Member Guy. Vote was 4-0 to approve.

**b. Approve bid for Fencing for Animal Control to All State Fence in the amount of \$14,878.00.**

Vice Chairman Branham motioned to approve, seconded by Council Member Wilson. Vote was 4-0 to approve.

**c. To Discuss and Consider a Proposal for EMA office**

Chairman Stuart motioned to approve this as the first reading to purchase the old York Technical College located at 127 Saluda Street, seconded by Vice Chairman Branham. Vote was 4-0 to approve.

- 9. Executive Session-** Council Member Lucas motioned to go into Executive Session, seconded by Council Member Guy. Vote was 4-0 to approve to go into Executive Session. Time was 6:45 PM.

**a. Receive Legal Advice Regarding Southeastern Petroleum**

- 10. Council Actions Following Executive Session-** Council Member Guy made the motion to go back into Regular Session, seconded by Council Member Wilson. Vote was 4-0 to go back to Regular Session. Time was 7:05 PM.

**a. Action taken Regarding Legal Advice on Southeastern Petroleum**

Vice Chairman Branham motioned to allow County Attorney Winters to move forward to negotiate Southeastern Petroleum, seconded by Council Member Guy. Vote was 4-0 to approve.

**11. Council Comments**

Vice Chairman Branham asked how was the process going with the new litter pickup jobs. Chairman Stuart stated job descriptions had been completed and given to the Human Resource Director to advertise the jobs. Vice Chairman Branham also asked if any information had been obtained as to how many inmates a supervisor can supervise. Chairman Stuart stated he had not received any but would have this information on the next agenda.

Chairman Stuart reminded everyone about the 4<sup>th</sup> of July celebration at the Fort Lawn Community Center.

**12. Adjourn**

With no further business, Council Member Wilson motioned to adjourn, seconded by Council Member Lucas. Vote was 4-0 to 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**