



# **CHESTER COUNTY COUNCIL MINUTES**

**R. Carlisle Roddey Chester County Government Building  
1476 J.A. Cochran Bypass Chester, SC 29706  
Monday, September 18th, 2017 at 6:00 PM**

## **MINUTES**

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

- 1. Call to Order-**Chairman Stuart called the meeting to order at 6:00 pm.
- 2. Pledge of Allegiance & Invocation-** Pledge was recited in unison, invocation was given by Council Member Lucas.
- 3. Approval of Minutes – September 5, 2017 County Council Minutes**  
Council Member Lucas motioned to approve as written, seconded by Vice Chairman Branham. Vote was 5-0 to approve. Council Member Guy was not present for this meeting and did not vote.
- 4. Citizen Comments**  
Raymond Carter of PO Box 585, Chester, SC stated he would like to know how much money has been spent for the anti-gang violence program and if it could be released to the public. Underwood stated the money would be used for anti-gangs but this has never been done. Mr. Carter stated the City and the County has to answer to all of us.
- 5. Public Hearing**

**Third Reading of An Ordinance Authorizing The Issuance And Sale Not Exceeding \$450,000 Fire Protection District Improvement Revenue Bond Of Chester County, South Carolina, For The Purpose Of Defraying The Cost Of Improvements To The Fort Lawn Fire Protection District; Prescribing The Form And Details Of The Bond; Providing For The Payment Of The Principal Of And Interest On The Bond From The Revenues Derived From The Operation Of The System; Creating And Establishing Certain Funds And Accounts; And Making Other Covenants And Agreements In Connection With The Foregoing; And Other Related Matters.** No signed up to speak.

**Third Reading of An Ordinance to Adopt the Gateway District Master Plan including all the Exhibits.** John Agee of 3202 Lancaster Hwy, Richburg SC stated in Lancaster County, SC,

DHEC has issued a storm water fee. He suggested Council get more information to see if this would affect the Gateway District and delay the third reading.

**Second Reading of An Ordinance to Authorize the Negotiation and Purchase of Property Located on Dawson Drive.** No signed up to speak.

**6. Ordinances/Resolutions/Proclamations**

**a. Third Reading Of An Ordinance Authorizing The Issuance And Sale Not Exceeding \$450,000 Fire Protection District Improvement Revenue Bond Of Chester County, South Carolina, For The Purpose Of Defraying The Cost Of Improvements To The Fort Lawn Fire Protection District; Prescribing The Form And Details Of The Bond; Providing For The Payment Of The Principal Of And Interest On The Bond From The Revenues Derived From The Operation Of The System; Creating And Establishing Certain Funds And Accounts; And Making Other Covenants And Agreements In Connection With The Foregoing; And Other Related Matters.**

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

**b. Third Reading of An Ordinance Gateway District Master Plan including the Steering Committee**

Council Member Guy motioned to approve, seconded by Vice Chairman Branham. Council Member Wilson stated he was satisfied with the new guidelines for the steering committee to follow under the enabling act. Attorney Winters stated this does not change anything, they will still serve as a adhoc committee, they will make recommendations to the Planning Commission which they will recommend any changes to Council. This is solidifying what the committee has done for the past year by putting it in writing. They will still work closely with the Karlisa Dean and the Chester Downtown Association. Vice Chairman Branham asked if the storm water fee could possibly effect the Gateway District. Economic Developer Karlisa Dean stated no, this only effects the panhandle in Lancaster County, DHEC is defining this area with high population, high growth with significant pollution, etc. Chester County does not meet the criteria but, maybe in twenty years. Vote was 6-0 to approve with the amended version of exhibit A & B.

**c. Second Reading of An Ordinance to Authorize the Negotiation and Purchase of Property Located on Dawson Drive.**

Council Member Lucas motioned to approve, seconded by Council Member Wilson. Chairman Stuart stated the only cost involved would be the closing cost. Vote was 6-0 to approve.

**d. Second Reading of An Ordinance to Ratify the Termination of the November 7, 2005 Fee Agreement Between Chester County and ACT (American Carbon Technology) With Respect to The Entire Project Effective August 1, 2017.**

Council Member Oliphant motioned to approve, seconded by Council Member Jordan. Council Member Oliphant stated he had requested a copy of the fee in lieu agreement and information on the claw backs. Council Member Jordan also requested the amount they were paying now and what the amount they would be paying. Attorney Winters stated she would get the information for them. Vote was 6-0 to approve.

**e. First Reading of An Ordinance to Authorize the County of Chester, By Chester County Council, To Accept the Real Estate For The Exclusive Use of The Fort Lawn Fire Protection District and Described On Attached Exhibit "A" Which Is Incorporated Herein By Reference.**

Council Member Guy motioned to approve, seconded by Council Member Lucas. County Attorney Winters stated in order to insure the property the County must own it. Vote was 6-0 to approve. Council Member Oliphant motioned to add Phase One on the property known as Tax Map # 203-04-01-008-000, seconded by Council Member Wilson. Vote was 6-0 to approve.

**f. Resolution – A Resolution to Adopt a Revised Leave of Absence policy for the Chester County Employee Handbook.** Chairman Stuart motioned to approve, seconded by Council Member Wilson. Hyatte Kelsey, Human Resource Director stated currently the employee handbook policy states “employees still in their probationary periods who are absent for more than five consecutive scheduled workdays because of any physical incapacity may be administratively terminated, but will be eligible for rehire. Mr. Hyatte stated a new hire candidate explain to him they had planned to be off and would not meet the introductory period. He stated this question has never been asked before in interviews and the individual was forthcoming. The time they are absent this would be counted out of the introductory period and the time would have to be made up.

County Attorney Winters stated this would give the County some flexibility, the policy would give the County Supervisor some lead way. If they work for three months and are out for three months when they come back, they still must meet the six-month introductory period. Vote was 6-0 to approve.

**7. Old Business**

**a. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Michael and Lisa Carr’s Request: A Portion of Tax Map Number 104-00-00-082-000 Consisting of 5 Acres Located on Gregg Road, Rock Hill, SC To Be Rezoned from R-1 Rural One To R-2 Rural Two. Planning Commission Voted 7-0 To Approve.** Council Member Wilson motioned to approve, seconded by Council Member Lucas. Vote was 6-0 to approve.

**b. Third Reading to Adopt the Planning Commission’s Recommendation to Approve the Rezoning of Richard and Donna Sharpe’s Request: Tax Map Number 060-01-00-019-000 Consisting of 1.5 Acres for Property Located at 1196 Radcliff Road, Chester, SC To Be Rezoned from RG1 Multi Family Residential to RG2 General Residential. The Planning Commission Voted 7-0 to approve.** Council Member Guy motioned to approve, seconded by Vice Chairman Joe Branham. Vote was 6-0 to approve.

**c. Second Reading to Adopt the Planning Commission’s Recommendation to Approve a Text Change from the Zoning Administrator by adding to Chapter §4-117, GC-General Commercial District Uses; GC Conditional Uses: Item # 9 Finance as shown below. The Planning Commission voted 5-0 to approve.** Council Member Lucas motioned to approve, seconded by Council Member Wilson. Vote was 6-0 to approve.

<p><b>9. Finance</b> - provided all following conditions are met:</p>			
<p>1. Repossessed cars, equipment, etc. may not be parked or stored; temporarily, short term or long term, in designated customer parking; but must instead be kept in an opaque, enclosed privacy fence.</p>	522220	Sales Financing;	<p>1 per 200 square feet of gross office or sales area</p>
<p>2. Opaque white, opaque beige, opaque grey and opaque green privacy fences are permitted; use of other opaque colors require approval from the Zoning Administrator.</p>	522290	Other Non-Depository Credit Intermediation;	
<p>3. Privacy fence must be maintained at all times.</p>	522291	Consumer Lending;	
	522390	Other Activities Related to Credit Intermediation	

## 8. New Business

### a. Setting Millage Rates for Tax Year 2017-Donnie Wade

County Auditor Donnie Wade stated the changes in the millage rates are few, some with increases and decreases. He stated the good news is, increased sales taxes which will offset this year.

Council Member Oliphant asked how will this affect the County's operation. Mr. Wade stated a \$50,000-dollar house will increase by \$7.00 dollars while a \$100,000-dollar house with increase \$14.00 dollars.

County Treasurer Tommy Darby stated the lost credit continues to rise each year. This coming year the County has collected 2.6 million dollars in sales tax revenue so this will adjust the factor back up based on the collection from the prior year. He stated a small reserve is kept in the liability account if some reason the amount was not collected it would be there. Chairman Stuart asked how did the recent online sale of forfeited land property go. Mr. Wade stated it went well doing it online, roughly out of 180 properties 110 were sold. He stated this will benefit the County since no maintenance will be required on the ones purchased and the properties will go back on the books. Chairman Stuart motioned to approve, seconded by Council Member Guy. Vote was 6-0 to approve.

## 9. Council Comments

Chairman Stuart stated he and Economic Director Karlisa Dean visited the Roseburg Plant in Oregon. The company plans to hold a public meeting in October with people who live around the property and will hold a Town Hall meeting at the Gateway. This company makes wood laminated beams.

Council Member Guy stated she was asked why she was not in attendance at the last Council meeting. She stated she informed the Supervisor and his administrative assistant she would not be able to attend. She did not want people to think she was absent without prior notification.

Vice Chairman Branham stated he would like an update on the Litter Pickup Crew on the next agenda. Chairman Stuart stated he would have information at the next meeting.

## 10. Adjourn

Council Member Lucas motioned to adjourn, seconded by Council Member Oliphant. Vote was 6-0 to adjourn. Time was 7:10 PM.

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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.**