



CHESTER COUNTY COUNCIL MEETING

**R. Carlisle Roddey Government Complex
1476 J.A. Cochran By-Pass**

**May 2, 2011
6:00 p.m.**

Chairman Carlisle Roddey– Presiding

Agenda

I. Call to Order

II. Pledge of Allegiance & Invocation

III. Approval of Minutes - (Tab #1)

1. Chester County Council Meeting Minutes of April 18, 2011

IV. Citizens Comments

V. Public Hearing

1. An Ordinance authorizing the issuance and sale of a not exceeding \$1,750,000 fire protection district improvement revenue bond of Chester County, South Carolina, for the purpose of defraying the cost of improvements to the Richburg Fire Protection District; prescribing the form and details of the bond; providing for the increase in rates and charges for services furnished by the District to provide sufficient revenues from the operation of the system for the payment of the principal of and interest on the bond from the revenues; creating and establishing certain funds and accounts; and making other covenants and agreements in connection with the foregoing; and other related matters

VI. Ordinances & Resolutions

1. 3rd Reading of an Ordinance authorizing the issuance and sale of a not exceeding \$1,750,000 fire protection district improvement revenue bond of Chester County South Carolina, for the purpose of defraying the cost of improvements to the Richburg Fire Protection District; prescribing the form and details of the bond; providing for the increase in rates and charges for services furnished by the District to provide sufficient revenues from the operation of the system for the payment of the principal of and interest on the bond from the revenues; creating and establishing certain funds and accounts; and

making other covenants and agreements in connection with the foregoing; and other related matters – (Tab #2)

2. 1st Reading of an Ordinance to Establish Operating and Capital Budgets for the Operation of the County Government of Chester County, South Carolina for the Fiscal Year Commencing July 1,, 2011; to Provide for the Levy of Taxes for Chester County for the Fiscal Year Commencing July 1, 2011; to provide for the Expenditure of Tax Revenues and other County Funds; to Provide for other County Purposes; to Authorize the County to Borrow Money in Anticipation of Taxes and to provide for the Payment of Tort Claims and Worker’s Compensation Claims against Chester County; to provide for certain Fiscal and other matters relating to County Government – (Tab #3)

VII. New Business

From Planning Commission Meeting of 4-19-2011 (Tab #4)

1. **Case #MA11-2**
Mike Burnham, Sr
R2 to GC
Tax Map # portion of 146-53
4.74 acres located at 4949 Lancaster Hwy, Fort Lawn, SC

Planning Commission Vote - 5-0 to Approve
2. **Case #MA11-3**
Perry & Debbie Blakely
R1 to RG2
Tax Map # 139-35
3.54 acres located at 2394 Hidden Valley Rd, Richburg, SC

Planning Commission Vote - 5-0 to Approve
3. **Case #MA11-4**
John Faust
GC to R2
Tax Map # 125-2
2.00 acres located at 3571 Lancaster Hwy, Richburg, SC

Planning Commission Vote - 5-0 to Approve
4. **Case # MA11-5**
Craig Black
R1 to R2

Tax Map # 104-111
6.00 acres located at 2012 Gregg Rd, Rock Hill, SC

Planning Commission Vote - 5-0 to Approve

5. **Text Amendment CCTA11-1** Amending the Chester County Zoning Ordinance by adding to section 4-127 River Preservation District to River Permitted Uses (*Adding*) 4. *Existing nonconforming principal dwelling (See Special Exception #2)*

Planning Commission Vote - 5-0 to Approve

6. **Text Amendment CCTA11-2** Amending the Chester County Zoning Ordinance by adding 4-127 River Preservation Conditional Uses

Planning Commission Vote - 5-0 to Approve

7. **Text Amendment CCTA11-3** Amending the Chester County Zoning Ordinance by adding to section 4-127 River Preservation District Special Exception #2.

- 2. Existing Nonconforming Principal Residential Dwelling provided the Board of Zoning Appeals determines:**
- a. *a nonconforming principal dwelling can be expanded provided no construction is directed toward the river buffer or creek banks;*
 - b. *submittal of mitigation plan submitted by a qualified Professional Engineer or approved by the Zoning Administrator demonstrating the expansion can be accomplished without sacrificing water quality;*
 - c. *must meet all other regulations;*
 - d. *the use is compatible with the district;*

Planning Commission Vote - 5-0 to Approve

9. **Text Amendment CCTA11-4** Amending the Chester County Zoning Ordinance by adding to Section 4-128 River Preservation District Regulations *as provided in Chapter 4-127*

Planning Commission Vote - 5-0 to Approve

9. **First Reading: From Meeting of April 19, 2011**

TEXT AMENDMENT CCLDRT-11 amending the Chester County Land Development Ordinance by

adding to section 5-4.8 which reads:

Street Access- Every lot shall front or abut on a street which conforms to the requirements

of these regulations. Every lot shall have at least twenty-five (25) feet of access on a

Adding → (*County dedicated maintained road*) an existing paved public road, a new paved, public road, or a paved private road.

Planning Commission Vote - 5-0 to Approve

VIII. Old Business

1. **Third Reading: From Meeting of March 15, 2011** – (Tab #5)

Commission
Vote

Council
Vote

6-0 to approve

Case #11-1

Michael Wylie

R2 to ID1

Tax Map # 69-7-1-68

Part of 65 acres located at 742 J A Cochran Bypass, SC

IX. Council Members Comments

X. Adjournment

Guidelines for Addressing County 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 speaking on the same position on an issue must appoint one representative to speak on behalf of the group
Must state name, address and telephone number
- Each citizen will be limited to three minutes
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group

Petitioners:

(A maximum of 5 petitioners will be allowed per meeting)

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group
Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group
- Must be placed on the agenda prior to the agenda's closing
the agenda closes at 12:00PM on the Wednesday before the meeting

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

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 the Council