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## CHESTER COUNTY COUNCIL MEETING

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

June 16, 2008  
6:00 p.m.

Carlisle Roddey, Chairman – Presiding

### Minutes

**In Attendance:** Chairman Roddey  
Vice Chairman Lucas  
Councilman Oliphant  
Councilman Martin  
Councilwoman Guy  
Councilman Branham  
County Attorney Winters

**Absent:** Councilman Jordan

#### I. Call to Order

#### II. Pledge of Allegiance & Invocation

#### III. Approval of Minutes

a. Meeting of June 2, 2008

**Councilwoman Guy made a Motion to approve the Chester County Council Meeting Minutes of June 2, 2008, 2<sup>nd</sup> by Vice Chairman Lucas, Council vote was unanimous.**

b. Special Called Meeting of June 6, 2008

**Vice Chairman Lucas made a Motion to approve the Chester County Council Special Meeting Minutes of June 6, 2008, 2<sup>nd</sup> by Councilman Martin, Council vote was unanimous.**

#### IV. Citizens Comments

**Mrs. Gloria Kellerhals** spoke on her concerns about the sound system. She stated that people could not hear and that it was especially bad when the air condition came on.

**Chairman Roddey** then said that the sound man was in attendance and trying to resolve

1 that issue. **Mrs. Kellerhals** thanked **Chairman Roddey** and said it was much appreciated  
2 because people in attendance wanted to hear what was said and in the past have not been  
3 able to.

4 **Mr. Brian Grier** came before Council to speak on behalf of his client, Mr. Pete Stepp who  
5 was requesting rezoning of his property on Columbia Street. Mr. Grier assured Council it  
6 would be used as an office and was asking that the zoning be changed to GC like the  
7 neighbors on the street, i.e., insurance offices and other businesses.

8 **Mr. Keith Hawkins** also spoke on the rezoning of the Columbia Street property. He said he  
9 had hoped that Council had reviewed the petition given to them at the prior meeting and that  
10 his hope was that he could stop Columbia Street from looking worse than it already did. He  
11 said he did not understand how a GC zoning got there to start with and also that when Mr.  
12 Stepp purchased that property it was zoned Residential and that Mr. Stepp knew that. **Mr.**  
13 **Hawkins** continued that there were a lot of "gray" areas in the GC zoning and that he felt  
14 Council should uphold the recommendation made by the Planning Commission. **Mr.**  
15 **Hawkins** also said there was a problem with well contamination from businesses on that  
16 road and that the County was trying to clean up entrance ways into the County and that this  
17 was certainly an entrance way.

18 **Mr. John Reid Franklin** also spoke on his concern for the rezoning and the appearance  
19 of Columbia Street. He said he would like to see the area stay as clean as possible and if  
20 this rezoning is allowed it opens up for a lot of different uses.

## 21 **V. Public Hearing**

22 FY 2008-2009 Budget

23 **Chairman Roddey** opened the Public Hearing on the FY2008-2009. There were no  
24 speakers, therefore **Chairman Roddey** closed the Public Hearing.

## 25 **VI. Ordinances & Resolutions**

26 1. 3<sup>rd</sup> Reading of the FY2008-2009 Budget Ordinance

27 **Councilman Martin made a Motion to approve 3<sup>rd</sup> and final reading on the FY2008-2009**  
28 **Budget Ordinance, 2<sup>nd</sup> by Councilman Branham, Council vote was unanimous.**

29 2. **Chairman Roddey** presented to Mr. Johnny Roddey, Ms. Bridget McLaughlin and Ms.  
30 Siobhan McLaughlin, representatives of the Chester 4H Agency a proclamation stating how much  
31 4H was appreciated in Chester County and congratulated them on their 100 years in Chester.

## 32 **VII. Old Business**

33 1. Fort Lawn Sewer

34 In the absence of **Councilman Jordan**, **Chairman Roddey** said he and **Mr. Kindle** the  
35 **Treasurer** had been looking into ways to help with the sewer system in Fort Lawn. He and **Mr.**  
36 **Kindle** have decided that \$125,000 from the sale of land at the Industrial Park will go to the Town  
37 of Fort Lawn to help with the sewer system. **Chairman Roddey then made a Motion that the**

1 **\$125,000 from the sale of property go towards the sewer system for the Town of Fort**  
2 **Lawn, 2<sup>nd</sup> by Councilman Branham, Council vote was unanimous.**

3 Members of the Fort Lawn Town Council, the Mayor and Sheriff Elect were present for the  
4 meeting and **Mayor Ferguson** thanked Council for the \$125,000 and continued support.

5 **2. Second Reading: From Meeting of 5/20/08**

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
4-0 to Approve	5-0 To Uphold

8  
9 **Tax Map # 047-00-00-036**

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11 From R3 to R2  
12 Name: .....David & Laura Brown  
13 Map Amendment .... # CCMA08-0007  
14 Location.....42.772 acres located at 1788 Atkinson Rd  
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16 **Vice Chairman Lucas made a Motion to uphold Planning Commission recommendations**  
17 **on Tax Map # 047-00-00-036, 2<sup>nd</sup> by Councilman Martin, Council vote was unanimous.**

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20 **3. Second Reading: From Meeting of 5/20/08**

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23 **Tax Map # 080-01-06-017**

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
4-0 to Deny	3-2 to Overturn

24  
25  
26 From RSI to GC  
27 Name: ..... Carlton Stepp  
28 Map Amendment..... CCMA08-0009  
29 Location..... One lot located at 638 Columbia Rd  
30

31 **Councilman Oliphant made a Motion to uphold Planning Commission recommendations**  
32 **on Tax Map # 080-01-06-017, 2<sup>nd</sup> by Councilman Branham.** Discussion **Councilman**

33 **Branham** had several questions for **Mr. Mack Paul** on this matter. **Councilman Branham**  
34 said he was torn between both sides and also understood the concerns of all parties.  
35 His first question was what was the road frontage on this property and was it basically the same  
36 width all the way back. **Mr. Paul** said he did not have a plat in front of him but knew that it  
37 was wider at the back. **Councilman Branham** then asked if the lot was lower than road level  
38 most of the way and **Mr. Paul** replied slightly. **Councilman Branham** asked what would be the  
39 setback on this from either side of the property line where something could be built on it. **Mr.**  
40 **Paul** replied that he did not know but normally 15 feet. **Councilman Branham** then said it was  
41 his understanding that Mr. Stepp wanted to use the place as an office and have an answering  
42 service there, could **Mr. Paul** give Council other things that could go on a lot that narrow and  
43 would be detrimental to the appearances of Columbia Road. **Mr. Paul** said the house was in

1 the middle of the property and would have to be totally removed for anything else to be there. **Mr.**  
2 **Paul** said the location could be used for an office, law firm or something of that nature but cars  
3 could not be stored there or a wrecker, it can be used as a personal garage but not storage of  
4 vehicles. **Mr. Paul** said GC is limited in what can be placed there. **Councilwoman Guy**  
5 asked were the other houses around that house zoned residential. **Mr. Paul** said there was  
6 only one house next to Mr. Stepp's property zoned residential except for Pineview Lakes.  
7 **Chairman Roddey** then asked why Planning Commission would turn this zoning down with all  
8 GC around there and **Mr. Paul** said at the Planning Meeting Mr. Stepp was not specific as to  
9 what he wanted to do with the property and they were skeptical. **Councilman Branham** then  
10 said this was not third and final reading and before that time he was going to try to get all parties  
11 together and hash out any concerns they may have. There was no further discussion on this  
12 agenda item. **Council then voted. The vote was 3-2 with Council Members Lucas, Martin**  
13 **and Guy voting to overturn Planning Commission recommendations and Council Members**  
14 **Branham and Oliphant voting to uphold Planning Commission recommendations.**

## 16 **VIII. New Business**

17 1. Update from Website Committee

18 **Councilman Oliphant** thanked Council Members for the \$25,000 that was put in the budget for  
19 the upgrade of the website and thanked the committee especially Mrs. Kellerhals and Ms. Marble  
20 for their expertise. Also Mr. Thomas and Mr. Jordan. **Councilman Oliphant** said that a  
21 company named VC3 were highly recommended and have served many counties. The website  
22 will look good and work well. **Councilman Oliphant** said he felt that Chester County had lost  
23 business because of the old website and this one will not only be user friendly but will have the  
24 codification of our ordinances, web mapping applications and overlays. Their final meeting will be  
25 the 26<sup>th</sup> of this month and he hopes to finalize everything and have a cost estimate for Council.

## 26 **IX. Executive Session**

27 **Chairman Roddey** said Council needed to go into Executive Session to discuss:

28 1. Legal Advice – Republic Mill #2

29 **Vice Chairman Lucas made a Motion to go into Executive Session, 2<sup>nd</sup> by Councilwoman**  
30 **Guy, Council vote was unanimous.** (Time was approximately 6:30 p.m.)

31 Council returned from Executive Session at approximately 7:30 p.m. **Vice Chairman Lucas**  
32 **made a Motion to return to Regular Session, 2<sup>nd</sup> by Councilman Oliphant, Council vote**  
33 **was unanimous.**

34 **Chairman Roddey** stated that legal advice on Republic Mill #2 had been given in  
35 Executive Session and was taken as information only.

1 **X. Council Members Comments**

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3 **Chairman Roddey** informed Council Members there would be a Special Called Meeting  
4 on June 30<sup>th</sup> to go over a report from the One Cent Sales Tax Committee.

5 **XI. Adjournment**

6 **Councilman Martin made a Motion to adjourn, 2<sup>nd</sup> by Councilman Oliphant, Council vote**  
7 **was unanimous.** Time was approximately 7:35 pm

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11 Pursuant to the Freedom of Information Act, the **Chester News & Reporter,**  
12 **The Herald in Rock Hill, SC, WSOC-TV, Channel 9 Eyewitness News, the Mfg. Housing**  
13 **Institute of SC, WRHI Radio Station, C&N2 News, WCNC News and Capitol Consultants**  
14 **were notified and a notice was posted on the bulletin board at the R. Carlisle Roddey**  
15 **Government Complex 24 hours prior to the meeting**

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24 **R. Carlisle Roddey**  
25 **Chester County Supervisor**

23 \_\_\_\_\_  
24 **Carolyn S. Clayton-Snipes, CCC**  
25 **Clerk to Chester County Council**

26 **Chester County Council Meeting of 6-16-2008**

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