



CHESTER COUNTY COUNCIL MEETING

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

**July 1, 2013
6:00 p.m.**

MINUTES

Minutes

In Attendance:

- Chairman Roddey**
- Vice Chairman Branham**
- Council Member Oliphant**
- Council Member Guy**
- Council Member Jordan**
- Council Member Lucas**
- Council Member Holcombe**
- County Attorney Winters**
- Clerk to Council Clayton**

I. Call to Order

II. Pledge of Allegiance & Invocation

III. Approval of Minutes

1. Chester County Council Meeting Minutes of June 17, 2013

Council Member Lucas made a Motion to approve the Chester County Council Meeting Minutes of June 17, 2013, 2nd by Council Member Guy, Council vote was unanimous.

IV. Citizen's Comments

There were no Citizen's Comments

V. Public Hearing

Chairman Roddey opened the Public Hearing on:

1. An Ordinance to Amend Chester County Code by Adding Sections 14-31 through 14-50 to Chapter 14, Businesses

Before anyone spoke, **Mr. Tommy Darby, Treasurer** and **Mr. Mack Paul** presented a presentation showing the approximate cost of a license based on several gross amount figures and the category of businesses they would fall under. **Mr. Paul** also stated that no farmers would fall into the business license ordinance but there were many businesses in Chester County that the County knew nothing about.

Speakers for the Public Hearing:

Mr. Jeff Wilson, Lowrys Hwy. stated he ran a diverse cotton farm and felt the proposal needed to be thoroughly investigated. He said the neighboring counties did not have a business License and his farm employed several people. Mr. Wilson also said the fee based on the gross amount was “very scary” and asked that Council not approve the Ordinance.

Mr. Jeb Wilson, Wilson Rd. stated that only 8 other counties were doing a license and he felt an alternative would be a business registration fee instead.

Mr. Rusty Darby, Darby Rd. stated he was asking Council to totally vote this ordinance down, not postpone. Mr. Darby stated the fees would take a large amount of his profit and he would need to hire an additional person to keep up with this and cause an additional accounting fee.

Mr. William Stephenson also asked Council not approve the ordinance. **Mr. Stephenson** said he would have to go up on his fees to his customers at his barber shop.

VI. Ordinances, Resolutions & Proclamations

2. 3rd Reading of an Ordinance to Amend Chester County Code by Adding Sections 14-31 through 14-50 to Chapter 14, Businesses

Council Member Jordan made a motion to postpone 3rd Reading to give Council time to digest the amended Business License Ordinance they had just received, 2nd by Council Member Guy.

Discussion: **Vice Chairman Branham** and **Council Member Holcombe** both said they needed all the facts before they voted and **Council Member Holcombe** stated he thought it was another tax burden. **Council Member Guy** suggested a workshop. **County Attorney Winters** reminded Council that a time frame needed to be made in the Motion or the Ordinance would die. **Council Member Guy withdrew her second and Council Member Jordan his Motion. Council Member Jordan then made the Motion to postpone 3rd and Final Reading until August 19th on the Business License Ordinance, 2nd by Council Member Guy, Council vote was 5-1 to approve with Council Member Oliphant opposing.**

VII. Old Business

1. From Planning Commission

PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL

Third Reading: From Meeting of May 21, 2013
Commission Vote Council Vote
5-0 to approve 6-0 to approve

REZONING

Case #CCMA13-1

Dale Langley
Tax Map # 161-2-0-9
1.76 acres located at 3115 Reserve Drive, Great Falls, SC
Request: Change zoning from RG1-Multi-Family to RG2- General Residential

Council Member Lucas made a Motion to approve 3rd and Final Reading from Planning Commission on Case #CCMA13-1, 2nd by Vice Chairman Branham, Council vote was unanimous.

2. **Third Reading: From Meeting of May 21, 2013**
Commission Vote Council Vote
5-0 to approve 6-0 to approve

REZONING

Case #CCMA13-2

William Hardee
Tax Map # 78-3-7-43
2.00 acres located on Gethsemane Church Rd., Chester, SC
Request: Change zoning from RG1-Multi-Family to R2- Rural Two

Council Member Guy made a Motion to approve 3rd and Final Reading from Planning Commission on Case #CCMA13-2, 2nd by Council Member Holcombe, Council vote was unanimous.

3. **Third Reading: From Meeting of May 21, 2013**
Commission Vote Council Vote
5-0 to approve 6-0 to approve

REZONING

Case #CCMA13-3

William Hardee
Tax Map # 78-3-7-35
2.00 acres located on Darby and Gethsemane Church Rd., Chester, SC
Request: Change zoning from RG1-Multi-Family to R2- Rural Two

Vice Chairman Branham made a Motion to approve 3rd and Final Reading from Planning Commission on Case #CCMA13-3, 2nd by Council Member Guy, Council vote was unanimous.

4. **Third Reading: From Meeting of** May 21, 2013
Commission Vote **Council Vote**
5-0 to approve 6-0 to approve

REZONING

Case #CCMA13-4

Danny Small

Tax Map # 79-4-2-19

One lot located at 1926 J.A. Cochran By-Pass, Chester, SC

Request: Change zoning from R-2-Rural Two to GC – General Commercial

Vice Chairman Branham made a Motion to approve 3rd and Final Reading from Planning Commission on Case #CCMA13-4, 2nd by Council Member Holcombe, Council vote was unanimous.

5. **Third Reading: From Meeting of** May 21, 2013
Commission Vote **Council Vote**
5-0 to approve 6-0 to approve

REZONING

Case #CCMA13-5

Springland Associates

Tax Map # 97-76

94 acres located east on Lancaster Hwy, Chester, SC

Request: Change zoning from ID-1 Restricted Industrial to ID-2 Limited Industrial

Council Member Lucas made a Motion to approve 3rd and Final Reading from Planning Commission on Case #CCMA13-5 2nd by Council Member Oliphant.

Council Member Jordan asked if this came from Economic Development could we add a reverter clause. **Council Member Oliphant** then said all the property around this parcel was already ID-2. **Council then voted and the vote was unanimous.**

6. **Third Reading: From Meeting of** May 21, 2013
Commission Vote **Council Vote**
5-0 to approve 6-0 to approve

REZONING

Case #CCMA13-6

Springland Associates

Tax Map # 97-31

194 acres located east on Lancaster Hwy, Chester, SC
 Request: Change zoning from ID-1 Restricted Industrial to ID-2 Limited Industrial

Vice Chairman Branham made a Motion to approve 3rd and Final Reading from Planning Commission on Case #CCMA13-6 2nd by Council Member Oliphant, Council vote was unanimous.

7. Second Reading: From Meeting of May 21, 2013

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
5-0 to approve	6-0 to approve

CCTA13-1 amending the *Chester County Zoning Ordinance, 2000 Chapter 4-117.5 General*

Commercial Permitted Uses by adding “*except listed codes and except 522220 sales financing; 522290 other nondepository credit intermediation; 522291 consumer lending; and 522390 other activities related to credit intermediation* to read:

5. Finance and insurance , banks, credit unions, security brokers, insurance agencies	52 <i>except listed codes</i>	Finance and insurance (<i>except 522220 sales financing; 522290 other nondepository credit intermediation; 522291 consumer lending; 522390 other activities related to credit intermediation</i>)	1 per 200 square feet of gross office or sales area
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Vice Chairman Branham made a Motion to approve 2nd Reading from Planning Commission on Text Amendment #CCTA13-1 2nd by Council Member Lucas, Council vote was unanimous.

VIII. New Business

1. Questions and Concerns re: Sheriff’s Dept.

Lieutenant Thomasson stated that at the last Council Meeting **Major Marsh** stated that last year 400 Speeding tickets were written and that many were wrote last month. The Highway Patrol had asked for their help and they were assisting the Highway Patrol. **Mr. Thomasson** also said he knew there had been complaints but the Sheriff’s Department was trying to keep the County safe. **Council Member Oliphant** asked what was the basic amount for a ticket and what percentage came to the County. **Mr. Thomasson** stated an average ticket is \$81.50 and **Mr. Darby (County Treasurer)** stated 40% comes to the County. **Major Marsh** then stated that the department has a problem with DUI cases because there is only one good

working camera and many cases get thrown out of court and also that normally a ticket is not written unless someone is going 15 miles over the speed limit except in school zones and they have zero tolerance for speeders in a school zone.. Council thanked them for the great job they were doing.

IX. Executive Session

Chairman Roddey stated that Council needed to go into Executive Session to discuss:

1. Economic Development Matter: Project 1233
2. Personnel Matter: Boards & Commissions
3. **Added as an Addendum:** Economic Development Matter: Project 1243

Council Member Holcombe made a Motion to go into Executive Session, 2nd by Council Member Lucas, Council vote was unanimous. (Time was 7:27pm)

Council returned from Executive Session and Council Member Lucas made a Motion to go back into Regular Session, 2nd by Council Member Guy, Council vote was unanimous. (Time was 8:30pm)

Chairman Roddey stated an Economic Development Matter, Project 1233, had been discussed and was taken as information only.

Chairman Roddey stated an Economic Development, Project 1243 had been discussed and was taken as information only.

Chairman Roddey stated a Personnel Matter regarding Boards and Commissions was also discussed in Executive Session and was taken as information only.

X. Council Members Comments

Council Member Guy said the report in the Council notebooks on the Lewis Fire Dept. was very good.

Council Member Lucas said there was a retirement seminar sponsored by the County coming up soon.

Chairman Roddey wished everyone a happy 4th of July.

XI. Adjourn

Council Member Oliphant made a Motion to adjourn, 2nd by Council Member Lucas, Council vote was unanimous. (Time was 8:45pm)

The R. Carlisle Roddey Government Complex meets all ADA requirements

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 R. Carlisle Roddey Government Complex 24 hours prior to the meeting

**R. Carlisle Roddey
Chairman, Chester
County Council**

**Carolyn S. Clayton CCC
Clerk to Chester County Council**

Chester County Council Meeting of July 1, 2013