



CHESTER COUNTY COUNCIL MEETING

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

**June 17, 2013
6:00 p.m.**

Chairman Carlisle Roddey– Presiding

MINUTES

IN ATTENDANCE:

- Chairman Carlisle Roddey**
- Vice Chairman Joe Branham**
- Council Member Alex Oliphant**
- Council Member Mary Guy**
- Council Member Archie Lucas**
- Council Member Brad Jordan**
- Council Member John Wayne Holcombe**
- County Attorney Joanie Winters**
- Clerk to Council Carolyn Clayton**

I. Call to Order

II. Pledge of Allegiance & Invocation

III. Approval of Minutes

1. Chester County Council Meeting Minutes of June 3, 2013
Council Member Guy made a Motion to approve the Chester County Council Meeting Minutes of June 3, 2013, 2nd by Council Member Lucas, Council vote was 4-0 to approve with Council Members Oliphant and Holcombe abstaining.
2. Chester County Council Special Called Meeting of June 5, 2013
Council Member Lucas made a Motion to approve the Chester County Council Special Called Meeting Minutes of June 5, 2013, 2nd by Vice Chairman Branham, Council vote was 4-0 to approve with Council Members Oliphant and Holcombe abstaining.

IV. Citizen's Comments

Major Randy Marsh with the Chester County Sheriff's Department spoke on the rumors concerning traffic control. He stated that last year 414 speeding tickets were issued and

thus far this year over 800 had been issued. The only major fatality in Chester County this year was the accident in Richburg and that the Highway Patrol were so under staffed they had asked the Sheriff's Dept. with speeding violations. **Council Member Guy** then said she liked to see the Sheriff Department patrols around the County.

V. Public Hearing

Chairman Roddey opened the Public Hearing on:

An Ordinance to Develop a Jointly Owned and Operated Industrial and Business Park in Conjunction with York County, such Industrial and Business Park to be Geographically located in York and Chester Counties and Established Pursuant to Section 4-1-170 of the South Carolina Code of Laws 1976, as Amended; to Provide for a Written Agreement with York County, to Provide for the Expenses of the Park, the Percentage of Revenue Application, and the Distribution of Fees in Lieu of Ad Valorem Taxes to the Counties and Relevant taxing Entities; and to Permit a Fee in Lieu of Ad Valorem Taxation; to Provide for a Public Hearing; and to Provide for Other Matters Related Thereto, there were no speakers, therefore, **Chairman Roddey** closed the Public Hearing.

VI. Ordinances, Resolutions & Proclamations

1. 3rd Reading of an Ordinance to Develop a Jointly Owned and Operated Industrial and Business Park in Conjunction with York County, such Industrial and Business Park to be Geographically located in York and Chester Counties and Established Pursuant to Section 4-1-170 of the South Carolina Code of Laws 1976, as Amended; to Provide for a Written Agreement with York County, to Provide for the Expenses of the Park, the Percentage of Revenue Application, and the Distribution of Fees in Lieu of Ad Valorem Taxes to the Counties and Relevant taxing Entities; and to Permit a Fee in Lieu of Ad Valorem Taxation; to Provide for a Public Hearing; and to Provide for Other Matters Related Thereto. (Agreement for the Development of a Joint Industrial and Business Park between York and Chester Counties also included with Ordinance)

Council Member Branham made a Motion to approve 3rd and final Reading of An Ordinance to Develop a Jointly Owned and Operated Industrial and Business Park in Conjunction with York County, such Industrial and Business Park to be geographically located in York and Chester Counties and Established Pursuant to Section 4-1-170 of the South Carolina Code of Laws 1976, as Amended; to Provide for a Written Agreement with York County, to Provide for the Expenses of the Park, the Percentage of Revenue Application, and the Distribution of Fees in Lieu of Ad Valorem Taxes to the Counties and Relevant taxing Entities; and to Permit a Fee in Lieu of Ad Valorem Taxation; to Provide for a Public Hearing; and to Provide for Other Matters Related Thereto, 2nd by Council Member Guy, Council vote was unanimous.

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

Vice Chairman Branham made a Motion to approve 2nd Reading of an Ordinance to Amend Chester County Code by Adding Sections 14-31 through 14-50 to Chapter 14, Businesses, 2nd by Council Member Holcombe.

Discussion: **Council Member Lucas** stated there were no fees attached to the Business License Ordinance and **County Attorney Winters** responded that Council would have them by 3rd Reading. **Council Member Lucas** then asked if L&C would be included as a business and **County Attorney Winters** replied “yes” but churches and farms were exempt. **Council then voted was 5-1 with Council Member Guy opposing.**

VII. Old Business

1. From Planning Commission

PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL

<u>Second Reading: From Meeting of</u>	May 21, 2013
<u>Commission Vote</u>	<u>Council Vote</u>
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 2nd Reading of Tax Map #97-75, Case CCMA13-2, 2nd by Council Member Oliphant, Council vote was unanimous.

2. **Second Reading: From Meeting of** May 21, 2013

<u>Commission Vote</u>	<u>Council Vote</u>
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 2nd Reading of Tax Map #97-75, Case CCMA13-2, 2nd by Vice Chairman Branham, Council vote was unanimous.

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

<u>Commission Vote</u>	<u>Council Vote</u>
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

Council Member Guy made a Motion to approve 2nd Reading of Tax Map #97-75, Case CCMA13-3, 2nd by Vice Chairman Braham, Council vote was unanimous.

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

<u>Commission Vote</u>	<u>Council Vote</u>
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 2nd Reading of Tax Map #97-75, Case CCMA13-4, 2nd by Council Member Oliphant, Council vote was unanimous.

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

<u>Commission Vote</u>	<u>Council Vote</u>
5-0 to approve	6-30 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 2nd Reading of Tax Map #97-75, Case CCMA13-5, 2nd by Council Member Holcombe, Council vote was unanimous.

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

<u>Commission</u>	<u>Vote</u>	<u>Council</u>	<u>Vote</u>
	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

Council Member Lucas made a Motion to approve 2nd Reading of Tax Map #97-31, Case CCMA13-6, 2nd by Vice Chairman Branham, Council vote was unanimous.

VIII. New Business

1. PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL

2013

First 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 1st Reading of Text Amendment CCTA13-1. 2nd by Council Member Guy, Council vote was unanimous.

IX. Council Members Comments

Council Member Oliphant said maybe the Sheriff would come to a meeting and be on the Agenda to answer questions citizens might have.

Council Member Lucas stated that as elected officials they did not have the authority to deal directly with county employees or other elected officials

Vice Chairman Branham stated that everyone has had several calls regarding the Sheriff's Department and suggested the Sheriff designate one person to handle complaint calls.

Chairman Roddey reminded Council Members that 3rd and Final Reading of the Budget on Thursday, June 27 at 10:00am in Council Chambers.

X. Adjourn

Council Member Oliphant made a Motion to adjourn, 2nd by Council Member Lucas, Council vote was unanimous. (Time was 6:45pm)

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