



CHESTER COUNTY COUNCIL MEETING

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

**June 3, 2013
6:00 p.m.**

Chairman Carlisle Roddey– Presiding

Minutes

In Attendance: Chairman Roddey
Vice Chairman Branham
Council Member Oliphant
Council Member Guy
Council Member Lucas
County Attorney Winters
Clerk to Council Clayton

Absent: Council Member Jordan
Council Member Holcombe

- I. Call to Order**
- II. Pledge of Allegiance & Invocation**
- III. Approval of Minutes**

1. Chester County Council Meeting Minutes of May 20, 2013
Council Member Lucas made a Motion to approve the Chester County Council Meeting Minutes of May 20, 2013, 2nd by Council Member Guy, Council vote was unanimous.

IV. Citizen's Comments

Mr. Jimmy Bruce came before Council to express his disapproval that the County intends to condemn the property on the corner of the County Government Complex. Mr. Bruce asked "was more jobs and less soccer fields more important to County Officials"? He also mentioned that Jones-Hamilton (a chemical company) was suppose to locate in Chester County but "where were they", was it due to the fact that there were "wetlands" where they were going to locate and "someone had not done their due diligence and told Jones-

Hamilton about the wetlands? He asked that Council overturn their decision and not condemn the property and brings jobs into Chester County.

V. Ordinances, Resolutions & Proclamations

1. 2nd 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 Lucas made a Motion to approve 2nd 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 Vice Chairman Branham, Council vote was unanimous.

2. 1st Reading of an Ordinance to Amend Chester County Code by Adding Sections 14-31 through 14-50 to Chapter 14, Businesses

Council Member Oliphant made a Motion to approve 1st Reading of an Ordinance to Amend Chester County Code by Adding Sections 14-31 through 14-50 to Chapter 14, Businesses, 2nd by Vice Chairman Branham. Vice Chairman Branham brought it to the attention of Council that a page was missing from the Ordinance and the County Attorney said she would get that to Council before the next reading. **Council then voted and the vote was 3-1 to approve with Council Member Guy opposing.**

3. 1st Reading of 2013-2014 Budget Ordinance (In Title Only)

Mr. Tommy Darby, acting Finance Director, gave an overview of the budget, which Council Members had gone over in a Budget Workshop Session.

Council Member Lucas made a Motion to approve 1st Reading of the 2013-2014 Budget Ordinance, 2nd by Vice Chairman Branham, Council vote was unanimous.

VI. New Business

1. Community Relations

Ms. Sonya Ligon, SC Human Affairs Commission came before Council stating that she was working through the different COG's in South Carolina and asked that Council form a Community Relations Council, to make sure everyone was treated fairly. This Council would ensure that there was no discrimination and suggested that Council Members appoint one or two people each. **Council Member Guy** asked if there was a deadline and **Ms. Ligon** suggested by the end of the year. **Chairman Roddey** then asked for a Motion to take this as information (**Ms. Ligon** provided Council Members with a packet) only. **Council Member Guy made the Motion to take the forming a Community Relations Council as information, 2nd by Council Member Oliphant, Council vote was unanimous.**

2. From Planning Commission

PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL

First Reading: From Meeting of May 21, 2013

<u>Commission Vote</u>	<u>Council Vote</u>
5-0 to approve	4-0 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 Planning Commission's recommendations on Case #CCMA13-1, 2nd by Council Member Oliphant, Council vote was unanimous.

3. **First Reading: From Meeting of May 21, 2013**

<u>Commission Vote</u>	<u>Council Vote</u>
5-0 to approve	4-0 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 Planning Commission's recommendations on Case #CCMA13-2, 2nd by Vice Chairman Branham, Council vote was unanimous.

4. **First Reading: From Meeting of** May 21, 2013
Commission Vote **Council Vote**
5-0 to approve 4-0 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 Planning Commission's recommendations on Case #CCMA13-3, 2nd by Council Member Oliphant, Council vote was unanimous.

5. **First Reading: From Meeting of** May 21, 2013
Commission Vote **Council Vote**
5-0 to approve 4-0 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 Planning Commission's recommendations on Case #CCMA13-4, 2nd by Council Member Guy, Council vote was unanimous.

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

Vice Chairman Branham made a Motion to approve Planning Commission's recommendations on Case #CCMA13-5, 2nd by Council Member Oliphant, Council vote was unanimous.

7. **First Reading: From Meeting of** May 21, 2013
Commission Vote **Council Vote**
5-0 to approve **4-0 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 Planning Commission's recommendations on Case #CCMA13-6, 2nd by Council Member Lucas, Council vote was unanimous.

VII. Council Members Comments

Council Member Lucas reminded everyone that 2nd Reading of the Budget was on Wednesday, June 5th at 10:00am.

Council Member Guy asked how should they proceed on the Community Relations Committee and **Chairman Roddey** said we would wait until after the budget to work on that project.

VIII. Adjourn

Council Member Lucas made a Motion to adjourn, 2nd by Vice Chairman Branham Council vote was unanimous. (Time was 6:40pm)

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 June 3, 2013