



## **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**

### **Minutes**

**In Attendance:**

- Chairman Roddey**
- Council Member Oliphant**
- Council Member Guy**
- Council Member Jordan**
- Council Member Branham**
- Council Member Holcombe**
- County Attorney Winters**

**Absent:** Vice Chairman Lucas

#### **I. Call to Order**

#### **II. Pledge of Allegiance & Invocation**

#### **III. Approval of Minutes**

1. Chester County Council Meeting Minutes of April 18, 2011  
**Council Member Guy made a Motion to approve the Chester County Council Meeting Minutes of April 18, 2011, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

#### **IV. Citizens Comments**

**Mr. Tom Kellerhals** came before Council saying that there had been some confusion about the census and wanted to clarify some items. First he stated that all census takers reported to the Rock Hill Office. Second, they went to homes that did not mail the forms back in. Mr. Kellerhals stated that multiple visits were made some to run down mobile homes, vacant houses, some barns and even a doll house because those were the addresses given. He also stated that since the 1930's Chester County has lost population and until we make major changes we are a dying County.

#### **V. Public Hearing**

**Chairman Roddey** opened the Public Hearing on:

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

There were no speakers; therefore **Chairman Roddey** closed the Public Hearing.

## **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

**Council Member Branham made a Motion to approve 3<sup>rd</sup> and final 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, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

2. 1<sup>st</sup> 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

**Council Member Branham made a Motion to approve 1<sup>st</sup> 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, 2<sup>nd</sup> by Council Member Holcombe, Council vote was unanimous.**

## VII. New Business

Chairman Roddey stated that allowing the County to change its present insurance plan to the State Insurance Plan that had been discussed in the previous Budget Meeting and needed to be added to the Agenda.

**Council Member Oliphant made the Motion to add to the Agenda the State Health Insurance Plan, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**

**Council Member Oliphant then made the Motion that the County switch from the present insurance plan effective August 1, 2011 to the State Health Insurance Plan, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

From Planning Commission Meeting of 4-19-2011

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**

**Council Member Branham made a Motion to approve 1<sup>st</sup> Reading of Planning Commissions recommendations on Case #MA11-2, 2<sup>nd</sup> by Council Member Holcombe, Council vote was unanimous.**

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**

**Council Member Jordan made a Motion to approve 1<sup>st</sup> Reading of Planning Commissions recommendations on Case #MA11-3, 2<sup>nd</sup> by Council Member Branham, Council vote was unanimous.**

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**

**Council Member Branham made a Motion to approve 1<sup>st</sup> Reading of Planning Commissions recommendations on Case #MA11-4, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

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**

**Council Member Holcombe made a Motion to approve 1<sup>st</sup> Reading of Planning Commissions recommendations on Case #MA11-5, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**

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**

**Council Member Holcombe made a Motion to approve 1<sup>st</sup> Reading of Planning Commission's recommendations on Text Amendment CCTA11-1, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

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**

**Council Member Branham made a Motion to approve 1<sup>st</sup> Reading of Planning Commission's recommendations on Text Amendment CCTA11-2, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**

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**

**Council Member Guy made a Motion to approve 1<sup>st</sup> Reading of Planning Commission's recommendations on Text Amendment CCTA11-3, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

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**

**Council Member Holcombe made a Motion to approve 1<sup>st</sup> Reading of Planning Commission's recommendations on Text Amendment CCTAll-4, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

10. **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**

**Council Member Branham made a Motion to approve 1<sup>st</sup> Reading of Planning Commission's recommendations on Text Amendment CCLDRT-11 2<sup>nd</sup> by Council Member Holcombe, Council vote was unanimous.**

**VIII. Old Business**

1. **Third Reading: From Meeting of March 15, 2011**

**Commission**  
**Vote**

**Council**  
**Vote**

**6-0 to approve**

**5-0 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

**Council Member Jordan made a Motion to approve 3<sup>rd</sup> Reading of Planning Commission's recommendations on Case #11-1 2<sup>nd</sup> by Council Member Branham, Council vote was unanimous.**

**IX. Council Members Comments**

Chairman Roddey stated that this was first reading of the Budget for 2011-2012 and that third reading would be on June 6.

**X. Adjournment**

**Council Member Guy made a Motion to adjourn, 2<sup>nd</sup> by Council Member Holcombe**

**Council vote was unanimous.** Time was approximately 6:30pm

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

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R. Carlisle Roddey  
Chairman, Chester  
County Council

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Carolyn S. Clayton CCC  
Clerk to Chester County Council

Chester County Council Meeting of May 2, 2011