



## **CHESTER COUNTY COUNCIL MEETING**

**1476 J.A. Cochran By-Pass  
Council Chambers**

**CHESTER GOVERNMENT COMPLEX**

**April 20, 2015  
6:00 p.m.**

**Chairman Shane Stuart – Presiding**

### **MINUTES**

#### **IN ATTENDANCE:**

**CHAIRMAN STUART  
VICE CHAIRMAN BRANHAM  
COUNCIL MEMBER OLIPHANT  
COUNCIL MEMBER JORDAN  
COUNCIL MEMBER GUY  
COUNCIL MEMBER LUCAS  
COUNCIL MEMBER HOLCOMBE  
COUNTY ATTORNEY WINTERS  
CLERK TO COUNCIL CLAYTON**

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

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

**Chairman Stuart** asked for a Motion to remove from the Agenda, Item IX – Appointment to Forfeited Land Commission, **Vice Chairman Branham made the Motion to remove this item from the agenda, 2<sup>nd</sup> by Council Member Lucas, Council vote was unanimous.**

At this time, **Vice Chairman Branham requested to Amend the Agenda to add under New Business, a Matching Grant request from Catawba Regional, 2<sup>nd</sup> by Council Member Holcombe, Council vote was unanimous.**

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

1. Chester County Council Meeting of April 7, 2015

**Council Member Lucas made a Motion to approve the Chester County Council Meeting minutes of April 7, 2015, 2<sup>nd</sup> by Council Member Guy, Council vote was unanimous.**

#### **IV. Citizen's Comments**

**Mr. Lee Johnson**, 4036 Hayward Lane, Richburg, SC came before Council to speak on the budget. Mr. Johnson said he heard an employee was going to be hired for Economic Development and asked "where is the money coming from"? His guess was "fee-in-lieu" fees and he said "taxes are fees" and that a pile of money had been funneled into Economic Development and that the employees needed raises, other departments had needs that should be addressed and Economic Development should "stand in line" like everyone else. Mr. Johnson also said each department head should evaluate who they really needed. He then said that Council should consider putting Citizen's Comments at the end of the meetings instead of at the beginning.

#### **V. Proclamation**

**Chairman Stuart** then read:

A Proclamation in Support of Women's Lung Health Week

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

1. 2<sup>nd</sup> Reading of an Ordinance AUTHORIZING AN AMENDMENT TO THE MASTER AGREEMENT GOVERNING THE YORK-CHESTER INDUSTRIAL PARK BETWEEN YORK COUNTY, SOUTH CAROLINA, AND CHESTER COUNTY, SOUTH CAROLINA, TO EXPAND THE BOUNDARIES OF THE YORK-CHESTER INDUSTRIAL PARK TO INCLUDE CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY (GITI TIRE HOLDINGS (USA), LTD.); AND OTHER RELATED MATTERS

**Council Member Oliphant made a Motion to approve 2<sup>nd</sup> Reading of an Ordinance AUTHORIZING AN AMENDMENT TO THE MASTER AGREEMENT GOVERNING THE YORK-CHESTER INDUSTRIAL PARK BETWEEN YORK COUNTY, SOUTH CAROLINA, AND CHESTER COUNTY, SOUTH CAROLINA, TO EXPAND THE BOUNDARIES OF THE YORK-CHESTER INDUSTRIAL PARK TO INCLUDE CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY (GITI TIRE HOLDINGS (USA), LTD.); AND OTHER RELATED MATTERS, 2<sup>nd</sup> by Council Member Lucas, Council vote was unanimous.**

2. 1<sup>st</sup> Reading of an Ordinance to offer a County Property for sale  
**Chairman Stuart** explained to Council Members this was the property that EMS once occupied on Columbia Street.

**Council Member Oliphant** stated since the property was located next to his, he may have an interest in purchasing the property so he would recuse himself from the vote.

**Council Member Lucas made a Motion to approve 1<sup>st</sup> Reading of an Ordinance to offer a County Property for sale, 2<sup>nd</sup> by Council Member Holcombe, Council vote was 5-0 to approve with Council Member Oliphant recusing himself.**

**VII. Old Business**

**1. PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL**

**Second Reading: From Meeting of March 17, 2015**

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

**CCMA15-1**

Leonard A. Weir, Jr

Tax Map# part of 80-3-3-28

2.776 acres located behind 1092 Pineview Lakes Rd

Request: Rezone 1.776 acres from R2 (Rural Two) to (RS1 Single Family)

**Council Member Guy made a Motion to approve 2<sup>nd</sup> Reading of Planning Commission's Recommendation on CCMA15-1, 2<sup>nd</sup> by Vice Chairman Branham. Council vote was unanimous.**

**VIII. New Business**

**1. Chester County Haz-Mat Team/Rural Fire**

**Bobby Jones/Rural Fire Commission Chairman and Don Wood Chester City Fire Inspector**, came before Council to request that Chester County Council approve the Chester County HAZMAT Team as a county entity under the Rural Fire Commission and to ask that the County Attorney complete the legal process to operate as a Rural Fire Entity. A great deal of discussion followed and **Chairman Stuart** said that this matter would be brought back up at the May 4, 2015 Council Meeting.

**2. Catawba Farm and Food Coalition**

**Gloria Kellerhals and Ben Boyles** came before Council to give an update on the Catawba Farm and Food Coalition. A slide presentation was shown and there were four basic points made; (1) Producer Education; (2) Consumer Education; (3) Agribusiness Development and (4) Planning, Partnership, Policy. After several questions, **Council Member Oliphant** asked **Mrs. Kellerhals** what would she need Council to do. **Mrs. Kellerhals** replied a Committee with members of Council and in particular, someone to serve as Chair. **Council Member Oliphant** said he would, **Council Member Guy** as well as **Vice Chairman Branham** and **County Supervisor Stuart**. **Mrs. Kellerhals** said she would be in touch and let them know when the first meeting was planned.

**3. PLANNING COMMISSIONS RECOMMENDATION TO COUNTY COUNCIL**

**First Reading: From Meeting of March 31, 2015**

**Text Amendment**

**CCTA15-2** amending the *Chester County Zoning Ordinance 2000* by adding to the Supplemental Regulations § Article 5-700 thru 701 Solar Farms located in 4-103 R2 (Rural Two) Zoning District as special exception # 16.

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

**Vice Chairman Branham made a Motion to approve Planning Commission's Recommendation on 1<sup>st</sup> Reading of Text Amendment CCTA15-2, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

Added to Agenda

**Council Member Oliphant made a Motion to allow COG to proceed apply for a Small Area Plan Project for Exits 62 & 65 grant with a County match of \$8,000, 2<sup>nd</sup> by Vice Chairman Branham, Council vote was unanimous.**

## **IX. Appointment to Forfeited Land Commission**

Removed from agenda

1. Appointment of County Supervisor Stuart

**Council Member Oliphant made a Motion to add County Supervisor Stuart to the Forfeited Land Commission, 2<sup>nd</sup> by Council Member Jordan, Council vote was unanimous.**

## **X. Executive Session**

At this time, Chairman Stuart stated Council needed to go into Executive Session to discuss:

2. Legal Matter: Ordinance
3. Personnel Matter

**Council Member Guy made a Motion to go into Executive Session, 2<sup>nd</sup> by Council Member Holcombe, Council vote was unanimous.** Time was 7:15pm

Council returned from Executive Session at 8:00pm and **Council Member Guy made a Motion to return to Regular Session, 2<sup>nd</sup> by Council Member Lucas, Council vote was unanimous.**

**Chairman Stuart** stated a Legal Matter regarding an Ordinance had been discussed in Executive Session and was taken as information only.

**Chairman Stuart** also stated that a Personnel Matter had been discussed in Executive Session and was taken as information only.

## **XI. Council Comments**

**Chairman Stuart** reminded Council members of the Budget Discussion tomorrow beginning at 2:00pm.

**Council Member Lucas** said it was time to have a Council/Supervisor photo taken.

**X. Adjourn**

**Council Member Lucas made a Motion to adjourn, 2<sup>nd</sup> by Council Member Guy. Council vote was unanimous.** (Time was 8:10pm)

**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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**Shane Stuart, Chester County  
Council Chair and County Supervisor**

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**Carolyn S. Clayton, CCC**

**Chester County Council Meeting of April 20, 2015**