



CHESTER COUNTY COUNCIL MEETING

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

**February 4, 2008
6:00 p.m.**

Carlisle Roddey, Chairman – Presiding

Agenda

I. Call to Order

II. Pledge of Allegiance & Invocation

III. Approval of Minutes - (Tab #1)

- a. Meeting of January 22, 2008

IV. Citizens Comments

V. Public Hearing

An Ordinance to Develop a Joint Industrial/Business Park in Conjunction with Lancaster County, Such Industrial/Business Park to be Initially Geographically Located in Lancaster County and Established Pursuant to Sec. 4-1-170 of the Code of Laws of South Carolina, 1976 as Amended; to Provide for a Written Agreement with Lancaster County to Provide for the Expenses of the Park, the Percentage of Revenue Application, and the Distribution of Fees in Lieu of Ad Valorem Taxation; and other matters related thereto. (Little Dude Road Properties of ECN Industries, Inc./Charged Properties LLC and Special Materials Company site in Lancaster County, and in Chester County the Springland "M" site and the Springland "P" sites and SC Hwy 9 Industrial Complex – Chester Wood yard Tract).

VI. Ordinances & Resolutions

- a. 3rd Reading on an Ordinance to Develop a Joint Industrial/Business Park in Conjunction with Lancaster County, Such Industrial/Business Park to be Initially Geographically Located in Lancaster County and Established Pursuant to Sec. 4-1-170 of the Code of Laws of South Carolina, 1976 as Amended; to Provide for a Written Agreement with Lancaster County to Provide for the Expenses of the Park, the Percentage of Revenue

Guidelines for Addressing Council

Citizens Comments:

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Each citizen will be limited to three minutes
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group

Petitioners: (A maximum of 5 petitioners will be allowed per meeting)

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Large groups speaking on the same position on an issue must appoint one representative to speak on behalf of the group
- Must be placed on the agenda prior to the agenda's closing the agenda closes at 12:00PM on the Wednesday before the meeting

Public Hearings:

- Please sign the sign-in sheet upon arrival
- Must state name, address and telephone number
- Each speaker will be limited to a three minute presentation

When introduced, please:

- Approach the podium
- Speak loudly and clearly making sure that the microphone is not obstructed
- Do not address the audience – direct all comments to Council
- Do not approach the Council table unless directed
- Allow Council the opportunity to ask questions when finished

Anyone addressing Council will be called out of order if you:

- Use profanity
- Stray from the subject
- Make comments personally attacking an individual member of Council

Application, and the Distribution of Fees in Lieu of Ad Valorem Taxation; and other matters related thereto. (Little Dude Road Properties of ECN Industries, Inc./Charged Properties LLC and Special Materials Company site in Lancaster County, and in Chester County the Springland “M” site and the Springland “P” sites and SC Hwy 9 Industrial Complex – Chester Wood yard Tract). – (Tab #2)

VII. Old Business

From Planning Commission

1. Third Reading: From Meeting of 12-18-07 (Tab #3)

TAX MAP # 125-00-00-002 From R2 to GC

Commission Vote Council Vote

4-0 to Approve

Name:John Faust
 Map Amendment # CCMA07-0027
 Tax Map..... 125-00-00-002
 Location..... 6 acres located at 3571 Lancaster Hwy, Richburg, SC

2. Third Reading: From Meeting of 12-18-07

TAX MAP # 149-00-00-007 From R2 to GC

Commission Vote Council Vote

4-0 to Approve

Name:Reuben Connell
 Map Amendment # CCMA07-0028
 Tax Map..... 149-00-00-007
 Location..... Portion of 42 acres located at 4939 Great Falls, SC 29055

3. Second Reading: From Meeting of November 20, 2007 - (Tab #4)

Commission Council
Vote Vote
 4-0 TO APPROVE

TEXT AMENDMENT # CCTA07-0002

Amending the Chester County Zoning Ordinance by adding to Chapter 5 Section § 5-604. To include c. Signage for Sexually Oriented Business which shall read:

Signage

- A. It shall be unlawful for the owner or operator of any regulated establishment or any other person to erect, construct or maintain any sign for the regulated establishment other than one (1) flat plan, rectangular in shape *primary sign* and one (1) flat plan, rectangular in shape *secondary sign* as provided herein.
- B. *Primary* signs shall have no more than two (2) display surfaces. Each such display surface shall
 - not:
 - 1. Contain any flashing lights;
 - 2. Exceed 20 square feet in area; or

3. Exceed ten (10) feet in height
- C. Primary signs shall contain no photographs, silhouettes, drawings or pictorial representations of any manner, and may contain only:**
1. The name of the regulated establishment; and/or
 2. One (1) of more of the following phrases:
 - a) Adult Bookstore
 - b) Adult Movie Theater
 - c) Adult Cabaret
 - d) Adult Entertainment
 - e) Adult Model Studio
 3. Primary signs for adult movie theaters may contain the additional phrase, "Movie Title Posted on Premises."
- D. Each letter forming a word on a primary sign shall be of a solid color, and each such letter shall be the same print-type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.**
- E. Secondary signs shall have only one display surface. Such display surface shall:**
1. Be a flat plane, rectangular in shape;
 2. Not exceed ten (10) square feet in area;
 3. Not exceed five (5) feet in height;
 4. Be affixed or attached to any wall or door of the establishment.

4. Second Reading: From Meeting of November 20, 2007 (Also, Tab #4)

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
4-0 TO APPROVE	

TEXT AMENDMENT # CCTA07-0002

ADDING TO SECTION Chapter 4.8 GENERAL COMMERCIAL REGULATIONS UNDER
CONDITIONAL USES

**Tattoo Parlors, Body Piercing and Body Branding,
providing all following conditions are met:**

- a. the use shall be located no closer than 500 feet from the following uses;
- b. adult day care;
- c. child day care;
- d. educational institution (public or private)
- e. religious institution;
- f. residential zoning district;
- g. another body piercing establishment, body branding establishment or tattoo parlor.
- h. any permits required by SCDEC, LLC and any other federal, state or local governmental department or agency which has rules and regulations governing these types of uses.

5. Impact Fees – **Tim Winslow/Association of Counties**

6. Update on County Website – **Councilman Oliphant**

VIII. New Business

- 1. Request change in Rural Fire Organizational Chart – **Andy Martin - (Tab #5)**
- 2. Planning Commission Recommendations – **(Tab #6)**

<u>First Reading:</u>	<u>CCPC Meeting Date: 1-15-08</u>	<u>Commission</u>	<u>Council</u>
		<u>Vote</u>	<u>Vote</u>
		6-0 to DENY	

Tax Map # 101-00-00-003

From: R2 (Rural Two) to ID-1 (Restricted Industrial)
Name: April Counterman
Tax Map: 101-00-00-003-000
Location: 10 acres located at 1671 Great Falls Hwy, Chester, SC
Map Amendment #CCMA08-0003

3. <u>First Reading:</u>	<u>CCPC Meeting Date: 1/15/2008</u>	<u>Commission</u>	<u>Council</u>
		<u>Vote</u>	<u>Vote</u>
		6-0 to DENY	

Tax Map # 088-00-00-012

From: R2 (Rural Two) to LC (Limited Commercial)
Name: Matthew R. Niemiec
Tax Map: 088-00-00-012-000
Location: 8 acres located at 1234 Stringfellow Rd, Chester, SC
Map Amendment #CCMA08-0002

4. <u>First Reading:</u>	<u>CCPC Meeting Date: 1-15-08 (Tab #7)</u>	<u>Commission</u>	<u>Council</u>
		<u>Vote</u>	<u>Vote</u>
		6-0 TO APPROVE	

TEXT AMENDMENT # CCTA08-0001

Amending the Chester County Zoning Ordinance, 2000 Chapter 3 Article § 3- by adding § 3-106 to read:

Any portion of property to be rezoned must be surveyed and cut out.

5. From CCTC:
- (a) One Way In and One Way Out
 - (b) Saluda St. Sidewalks
 - (c) Lancaster St. Sidewalks
 - (d) Langley Rd.
 - (e) Hopps Rd.
 - (f) Cedar Grove Lane
 - (g) Hunter Rd.

IX. Appointments

1. Board of Assessment Appeals – **Councilman Branham** – (Tab #8)

X. Council Members Comments

XI. Adjournment