



## **CHESTER COUNTY COUNCIL MEETING**

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

**January 22, 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 7, 2008

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

#### **V. Ordinances & Resolutions**

- a. 2<sup>nd</sup> 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 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)

## 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

## VI. Old Business

1. Third Reading: From Meeting of 11-20-07 (Tab #3)

TAX MAP # 125-00-00-046 From R2 to GC

Commission Vote      Council Vote

4-0 to Approve

Name: .....Lehew Enterprises, Inc.  
Map Amendment # CCMA07-0025  
Tax Map..... 125-00-00-046  
Location.....5 acres located east on Lancaster Hwy, Richburg, SC

2. Third Reading: From Meeting of 11-20-07

TAX MAP # 126-00-00-103 From R2 to R1

Commission Vote      Council Vote

4-0 to Approve

Name: .....Jason L. Alt  
Map Amendment # CCMA07-0026  
Tax Map..... 126-00-00-103  
Location.....2.415 acres located at 819 Floppy Dr., Richburg, SC

3. Second Reading: From Meeting of 12-18-07 (Tab #4)

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

4. Second 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

5. Accept/Reject Bids for demolition of Great Falls water tower – (Tab #5)

6. Update on Gayle Mill Project – **Councilman Martin**

7. Update on SCDOT “land swap” – **County Attorney Winters** - (Tab #6)

## VII. New Business

1. EMS Grant in Aid Fund for 2008 – **Ginny Sloan/E-911/EMS Director** – (Tab #7)

2. Cardiac Grant Project (no County match) - **Ginny Sloan/E-911/EMS Director** – (Tab #8)

3. **PLANNING COMMISSION RECOMMENDATIONS  
TO  
CHESTER COUNTY COUNCIL**

First Reading: From Meeting of November 20, 2007 - (Tab #9)

<u>Commission</u>	<u>Council</u>
<u>Vote</u>	<u>Vote</u>
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.**

<b>Council Member</b>	<b>In Favor</b>	<b>Oppose</b>	<b>Abstain</b>	<b>Absent</b>
Lucas				
Branham				
Guy				
Jordan				
Oliphant				
Martin				
<b>Total</b>				

**4. First Reading: From Meeting of November 20, 2007 (Also, Tab #9)**

Commission                      Council  
Vote                                      Vote  
**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.

<b>Date of County Council Meeting:</b> _____				
<b>Council Member</b>	<b>In Favor</b>	<b>Oppose</b>	<b>Abstain</b>	<b>Absent</b>
Lucas				
Branham				
Guy				
Jordan				
Oliphant				
Martin				
<b>Total</b>				

**VIII. Executive Session**

- 1. Legal Matter – Re: Magistrates
- 2. Economic Development Matter – Project: 0758
- 3. Personnel Matter – Re: Policy
- 4. Legal Matter – Re: Property
- 5. Legal Matter – Re: EMS

**IX. Council Members Comments**

**X. Adjournment**