



Gateway

Minutes

CHESTER COUNTY GATEWAY DISTRICT STEERING COMMITTEE MEETING

APRIL 7, 2021

Steering Committee Members Present

Sylvia Jennings, Chair
Bhavin Patel, Secretary
Bruce Brumfield, Founders Federal Credit Union
Hal Crenshaw, The Crenshaw Company
Herby Lutz, Select Sires
Jason Stewart, Chester County Natural Gas Authority
Phillip Thompson-King, Chester County Wastewater Recovery

Steering Committee Members Absent

John Agee, Vice Chair
Fred Castles, Chester Metropolitan District
Jim Bennett, Spratt Savings Bank
Tony Pope, First Citizens Bank
Walt Whitman, MCON Construction

Others Present

Robert Long, Chester County Economic Development Director
Steve Allen, AICP, Catawba Regional Council of Governments
Brian Garner, Chester News and Reporter

The meeting was called to order via Zoom at 10:05 AM by Sylvia Jennings, Chair, and she welcomed the Steering Committee members.

Ms. Jennings then turned the meeting over to Bhavin Patel, Secretary. Mr. Patel asked if anyone had any revisions or edits to the minutes from the March 3, 2021, meeting. As there were no revisions or edits mentioned, Phillip Thompson-King made a motion to approve the minutes, and Hal Crenshaw seconded the motion. Following discussion, the motion passed unanimously.

Ms. Jennings then opened a discussion of the bridge cleaning and painting project. She presented a proposal that Tony Pope received from TJC Painting Contractors, Inc. that the project would cost \$98,281.50 for the two bridges. She stated that Tony Pope would discuss the issue at the next committee meeting, which is scheduled for May 5, 2021.

Signature: Bhavin Patel
Bhavin Patel (May 18, 2021 08:40 EDT)
Email: bhavin@hmsmgmt.com

Signature: Sylvia Jennings
Sylvia Jennings (May 18, 2021 14:57 EDT)
Email: sylviajnrichburg@aol.com

Ms. Jennings then introduced Stephen Allen to discuss the SC-9 sidewalk. Mr. Allen gave an overview of the project scope and projected cost. He also advised the group that the project would be included in the Catawba Regional Long Range Transportation Plan as a possible Guideshare project. Robert Long indicated that a presentation would be made at the April 19th Chester County Council meeting. Mr. Allen stated that he would be available and would attend if asked.

Mr. Long provided an update on the County Capital Improvements Program, Chester County development standards, impact fees, and potential growth issues coming to the region. He then presented the Gateway Master Plan.

Next Mr. Long presented the Winchester Development Plan for informational purposes only. He gave a brief plan overview and stated that the rezoning application was denied by the Planning Commission largely due to the density of the project. He then indicated that the developer proposed to reduce the density to address some of the County's concerns and that the item is scheduled to be heard by the County Council on Monday, April 19, 2021.

Mr. Long then presented the Creswick concept development plan. The plan is a proposed mixed-use project located near the intersection of Wiley's Mill (SC-223) and SC-9, near Knights Bridge. He provided an overview of the plan and indicated that the County may pursue a development agreement. Mr. Long indicated that the developer has offered to attend a Committee meeting to present a more detailed overview of the plan and answer any questions. No objections were raised, and a motion was made by Bhavin Patel, and seconded by Hal Crenshaw, to approve the developer attending a future Steering Committee meeting. Following discussion, the motion passed unanimously. Mr. Long concluded his update by giving an economic development report.

Ms. Jennings announced the Sheriff's April 24th clean-up date and will send the flyer to the committee members for participation and assignments. She then announced that she contacted the SCDOT regarding trees damaged by the SCDOT maintenance crew. She stated that the SCDOT has offered to replace the trees for free but at a smaller diameter size. Ms. Jennings discussed having the ditch near the QT Station cleaned up, and Mr. Patel mentioned the need for pavement repair on Commerce Drive. Lastly, Ms. Jennings stated that for the County's One-Cent Sales Tax Program, Chester County rolled over the 2014 program funding into the new 2021 program.

There being no further business and no committee reports at this time, the meeting was adjourned at approximately 11:26 AM.

Submitted by

Approved by

Bhavin Patel

Sylvia Jennings

Bhavin Patel, Secretary

Sylvia Jennings, Chair