



CHESTER COUNTY COUNCIL MEETING

**R. Carlisle Roddey Chester County Government Building
1476 J.A. Cochran Bypass Chester, SC 29706
Tuesday, January 2, 2024 at 6:00 PM**

MINUTES

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilman Corey Guy Councilwoman Erin Mosley, Councilman John Agee, Councilman William Killian, County Administrator Brian Hester, Clerk to Council Karen Lee and Interim Legal Counsel John Marshal Mosser.

1. **Call to Order-** Chairman Branham called the meeting to order.
2. **Pledge of Allegiance and Invocation-** Allegiance was recited: Councilman Guy gave the invocation.
3. **Approval of Minutes**
 - a. **December 4th, 2023 Council minutes.**
Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson.
Vote 6-0 to approve. Councilman Agee had left the room for a moment.
4. **Citizen Comments**

Bridget Grant, 100 North Tryon St, Charlotte, NC addressed Council regarding being in favor of rezoning CCMA23-12.
William Clark, 1461 Ashington Rd, Chester, addressed Council regarding being opposed to the rezoning of CCMA23-12.
Robert Reid, 105 E. Lockman St, 29715 addressed Council regarding being in favor of rezoning CCMA23-14.
Cheyanne Williams, 708 Valentine Trail, Chester, addressed Council regarding being opposed to the rezoning of CCMA23-12.
David Wysocki, 709 Skyline Dr, Chester, addressed Council regarding the County animal ordinance.
5. **Public Hearing-**Chairman Branham opened the public hearing. No one signed up to speak.
 - a. **3rd Reading of 2023-20** An Ordinance Authorizing the Execution and Delivery Of An Amended And Restated Infrastructure Credit Agreement By And Among Chester County, South Carolina, Morcon, Inc, And JFR Acquisition, LLC To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters. Chairman Branham closed the public hearing.
6. **Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading of 2023-20** An Ordinance Authorizing the Execution and Delivery Of An Amended And Restated Infrastructure Credit Agreement By And Among Chester County, South Carolina, Morcon, Inc, And JFR Acquisition, LLC To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters. Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Unanimous vote.

b. 1st Reading of 2024-1 To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act. Administrator Hester stated the name would change to Chester County Historical Cemetery Advisory Committee. Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Unanimous vote.

7. Administrator's Report

Administrator Hester provided the following report:

1. SC Opioid Fund- On December 15th Chester County was rewarded \$249,000 dollars towards Opioid Abatement Strategy. Kristen Gibson, Executive Director for Hazel Pittman is the program manager, she will handle all of the quarterly and annual reporting of the funds. This will be for one year of funding.
The Sheriff received three different allotments.
 - 1) \$76,000 for a handheld chemical detection machine that automatically scans drugs and lets deputies know what they are so they don't have to handle them.
 - 2) \$6000 for inmate screening for opioid use disorders for inmates coming into the facility.
 - 3) \$8320 for training first responders.Hazel Pittman will receive the rest of the monies to be used for medication assisted treatment along with going towards new programs and staff with regard to Hazel Pittman outreach community.
2. The county will have a float in Martin Luther King's parade which would be held Sunday, January 14th at 3pm. You can contact former Councilwoman Mary Guy thru Facebook or reach out to her by phone, her number is listed in the Chester phonebook.
3. Legal services- Signed engagement letters with two different firms to represent Chester County on a interim basis. One firm will specialize in employment and labor law and the other will be the General Counsel within in the County.
4. Economic Development Tiers-Chester County moved from tier four to tier three. Which means it's a reduction in the amount that prospective employers would receive through the State's job tax credits.

8. Old Business

a. 3rd Reading of CCMA23-12 Griffin Land Holdings, LLC C/O John H. Ross request Tax Map #106-00-00- 121-000 located at Highway 9 and Highway 909 to be rezoned from Rural Two District (R-2) to Limited Industrial District (ID-2). The Planning Commission voted 6-0 to approve a five-year reverter clause and no entry off Rodman Road. Councilman Guy motioned to approve subject to the execution and recordation of the most recent draft of the Declaration of restrictive covenants 30 days from February the 28th and subject to a five-year reverter from the date of approval and also to include that there will not be any entrance from Rodman Road, second by Councilman Killian. Vote 6-0 to approve. Councilman Agee recused stated his brother owned land beside it and didn't know until the meeting tonight.

b. 2nd Reading of CCMA23-16 Malissa P. Church request Tax Map #104-00-00-026-000 located at 1843 Greenarch Drive Rock Hill, SC, 29730 to be rezoned from Rural Two District (R2) to Rural One District (R1). Planning Commission voted 5-0 to approve. Councilman Killian motioned to approve, second by Councilwoman Mosley. Unanimous vote.

c. Discussion regarding CCMA23-14 known as TM # 124-00-00-008-000 rezoning from R2 Rural Two to GC General Commercial. County Council. Council had asked County Administrator Hester to look at reverter clauses. Administrator Hester stated if Mr. Reid ever sold or stopped using the property for the intended use under general commercial and a reverter clause had been added how would the County know. Also what if the owner had a hardship and needed to sell the property, had a tragedy or had financial difficulties, we would be restricting them from being able to sell that business by adding a reverter clause. His opinion was reverters should only be used in cases like planned developments, where you put time limits on the start of construction, if construction does not start then the property would revert back to the original zoning. He recommended at the next meeting to cleanly vote to approve or not approve for the rezoning request.

d. **2nd Reading of CCT23-04 GC – Chester County Zoning Ordinance – Text Amendments General Commercial Regulations CONDITIONAL USE Chapter 4 § 4-117. Recommendation to add New Text: GC General Commercial District Regulations. Planning Commission voted 5-0 to approve.**

<p>6. Meat Processing (Deer Meat Only), provided all following conditions are met:</p> <ul style="list-style-type: none"> a. structure in which processing takes place must be 100 feet from property lines; b. during processing deer carcasses, must not be visible from public view; c. all remains must be discarded in accordance with applicable DHEC regulations. 	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
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Councilman Vaughn motioned to approve, second by Councilman Guy. Unanimous vote.

e. **2nd Reading of CTA23-05 Chapter 3§3-107 Accessory Structure Application- Text Amendment Recommendation to add New Text:** New text to be added is in **Red**. Planning Commission voted 6-0 to approve.

§ 3-107 Accessory Structure Application.

- a. No accessory structure or building shall be constructed prior to construction of the principle building on the lot. Buildings intended to serve as accessory structures constructed prior to the principal buildings shall be considered the principal building and shall meet all applicable district and building code regulations. (Exception: Property classified as Agriculture use in the Tax Assessor’s Office) **However, automobile garages and carports shall be allowed to be in front of the principal building by meeting the front yard setback for the applicable district.**
- b. Accessory structures shall be located in the rear or sides of the principal building and shall meet accessory yard setbacks and applicable district regulations.
- c. Manufactured or Mobile Homes cannot be used as accessory units.
- d. Accessory buildings shall occupy the same lot as the principal building unless identified as agriculture use.

Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson. Unanimous vote.

9. New Business

a. 1st Reading of CCMA23-17 Kabelo Ramatapa request Tax Map #079-01-10-011-000 off Saluda Road, located behind 2051 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission vote 6-0 to approve. Councilman Guy motioned to approve, second by Councilwoman Mosley. Unanimous vote.

10. Boards and Commissions

a. Resignation from the Lando Fire Protection District. -County Council

Councilman Agee motioned to accept Shirley Brice’s resignation, second by Councilman Killian. Unanimous vote.

b. Appointment to the Radio Advisory Committee. - County Council

Councilwoman Mosley motioned to appoint Ed Hartis, second by Councilman Killian. Unanimous vote.

c. Appointment to the Catawba Workforce Investment Board. - County Council

Vice Chairman Wilson motioned to appoint Leslie Brakefield, second by Councilman Vaughn. Unanimous vote.

11. Executive Session

Councilwoman Mosley motioned to go executive session, second by Councilman Guy. Unanimous vote.

a. Personnel matter regarding County Council.

b. Personnel matter regarding the County Administrator’s Office.

c. Personnel matter regarding Emergency Services Department.

12. Council Actions Following Executive Session

Councilman Guy motioned to go back to Regular session, second by Councilman Killian. Unanimous vote.

a. Action taken regarding a personnel matter of County Council.

Chairman Branham stated Clerk to Council Karen Lee told Council she will retire at the end of January 2024, she agreed to stay on a few weeks to help train the new person.

b. Action taken regarding a personnel matter in the County Administrator’s Office. Information only.

c. Action taken regarding a personnel matter in the Emergency Services Department. Information only.

13. Council Comments-None

14. Adjourn

Councilwoman Mosley motioned to adjourn, second by Councilman Guy. Unanimous vote.

Time: 8:45 pm.

Karen Lee, Clerk to Council

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 Chester County Government Building 24 hours prior to the meeting.

