

# **CHESTER COUNTY COUNCIL MEETING MINUTES**

## **R. Carlisle Roddey Chester County Government Complex**

1476 J.A. Cochran Bypass Chester, SC 29706

**Tuesday, January 5<sup>th</sup>, 2020 at 6:00 PM**

**Present:** Interim Chairman Dr. Wylie Frederick, Vice Chairman Joe Branham, Councilman Brad Jordan, Councilman Mike Vaughn, Councilwoman Mary Guy, Councilman William Killian, Councilman Pete Wilson, Clerk to Council Karen Lee and County Attorney Joanie Winters. Rules of Procedure Section 2-59- and 60 were suspended.

1. **Call to Order-**Interim Supervisor Dr. Frederick called the meeting to order.
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison: Councilwoman Guy gave the invocation.
3. **Approval of Minutes-**
  - a. **December 10<sup>th</sup>, 2020 Special Called Council Minutes.**  
Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.
  - b. **December 15<sup>th</sup>, 2020 Special Called Council Minutes.**  
Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.
  - c. **December 7<sup>th</sup>, 2020 Council Minutes.**  
Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
4. **Citizens Comments**

*The following comments were on agenda item 6.a.*

Tommy Dixon, 109 Hope Street, Chester stated he was not in favor of the request to put a mobile home park near his community and hoped Council voted no.

Cecila Cunningham, 168 Jeter Street, Chester stated she had lived in the community for over fifty years, it's mainly senior citizens who live there. She was concerned about the extra traffic and the safety for the citizens.

Wanda Stringfellow, 103 Wanda Drive, Chester stated she was in opposition for the request for a mobile home park. It would be detrimental to home ownership of current housing.

Tabatha Strothers, 2449 North Dawson Drive, Chester stated she did not want Chester County to be a dumping ground for mobile home parks and was in opposition of the request.

Rickey Wages, 530 Christopher Lane, Chester stated this would hurt the surrounding property values and this was not the future for Chester County.

Candace Faulkenberry, 368 Center Street, Chester stated she was a realtor, and this would be a bad economic decision for Chester County.

Joyce Cooper, 107 MLK Memorial Drive, Chester stated the mobile home park was not the answer, the developers could use their skills to build affordable homes instead.

Angela Douglas, 105 Cushman Drive, Chester stated she was not against mobile homes but also doesn't think this is a good fit.

Ken Lebbon, 119 Sunset Drive, Chester stated he was against the rezoning and it would move Chester County back twenty years.

Diane Wilmore, 197 Jeter Street, Chester stated she and her neighbors opposed the 700-unit mobile home park. She doesn't oppose affordable housing but \$400 a month for lot rent that's what people pay a month to rent a home.

Larry Hill, 106 Hope Street, Chester stated he was against the rezoning request and allowing a massive mobile home park into the community will do nothing to raise the level of progress for Chester. It would be the most destructive thing Council had ever done.

Nettie Archie, 557 Sunrise Blvd, Chester stated she was against the project, if this is passed Chester will be known as the bedroom for manufactured homes.

Susan Rosenblatt, 136 Main Street, Pineville, NC stated she was with Beaver Creek LLC and this would not be like the 1940 or 1950's mobile home park but a beautiful community with walking trails and affordable.

Dr. Frederick read Jeremy Clark's comments from the letter he had sent in. Mr. Clark had started a petition against the rezoning request and had 168 signatures from residents who did not want the mobile home park.

## 5. Ordinances/Resolutions/Proclamations

### a. **Resolution 2021-1 To revert back to the name Chester County Animal Control.**

Attorney Winters stated the previous name Animal Care & Enforcement was never brought before Council. By reverting it back to Animal Control the official name this will be consistent with the current ordinance and other documentation. Councilman Wilson motioned to revert the name back to Animal Control, second by Councilman Jordan. Vote 6-0 to approve.

## 6. Old Business

a. **2<sup>nd</sup> Reading of CCMA20-10: Beaver Creek LLC (Richard M. Gee) request Tax Map # 079-00-00-021-000, 193 acres located off Dawson Drive Chester, SC 29706, be rezoned from R-2 (Rural Two) to PD (Planned Development) Planning Commission voted 6-1 to approve. Councilwoman Guy motioned to deny, second by Vice Chairman Branham. Vote 6-0 to deny.** Councilman Wilson stated he appreciated the community showing up and offering feedback and Council heard a lot of good points. He also stated notification for the public hearing for the Planning Commission meeting which was held November 10<sup>th</sup> was advertised in the paper and on the county website, physical signs were posted on the property. For everyone when the signs are posted near your property call to find out what is going on. All of Council stated they did not think this was a good fit for the community or Chester County.

b. **2<sup>nd</sup> Reading of CCMA20-11: Richard Colt Gregory request Tax Map # 104-00-00-119-000 located at 3036 Fishing Creek Church Rd., (Chester County) Rock Hill SC 29730, be rezoned from R2 (Rural Two) to LC (Limited Commercial) Planning Commission voted 7-0 to approve with a reverter clause: If repairs or maintenance are not being performed the use would be reverted back to R2 Rural Two zoning. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.**

### c. **Update on Animal Control Operations-Interim Chairman Dr. Frederick.**

Dr. Frederick stated he had looked at the operations and visited with the staff. The cleaning crew is no longer needed so that will save the County money, two inmates will come in and clean along with staff members. This will also eliminate overtime pay saving roughly \$25,000 annually. He also stopped employees from driving county vehicles home every day, only staff on call can drive the vehicle home.

7. **New Business**

a. **1<sup>st</sup> Reading of CCMA20-12: Diane Young request Tax Map # 078-01-01-061-000 a lot located on Hughes Road, Chester, SC 29706 be rezoned from R-2 (Rural Two) to RG2 (General Residential). Planning Commission voted 4-0 to approve. Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.**

b. **Council to consider a grant application proposal in the amount of \$70,000 dollars for a FAA grant. Keith Roach- Airport Director. Vice Chairman Branham motioned to approve the \$70,000 dollars and also \$26,000 the County would have to pay to match, second by Councilman Jordan. Vote 6-0 to approve.**

c. **Council to consider adding current staff for EMS 6 and EMS 7 to cover West Chester and Fort Lawn. - EMS Director Britt Lineberger. Vice Chairman Branham motioned to put EMS 6 back to West Chester and EMS 7 in Fort Lawn, also add the operations manager until June 30<sup>th</sup>, 2021, second by Councilman Jordan. Vote 6-0 to approve.**

8. **Boards and Commissions**

a. **Reappointments to Board & Commissions-Councilman Wilson.**

1. **Re-appointment to Accommodation Tax Committee.**

Councilman Wilson motioned to reappoint Brian Grant, second by Vice Chairman Branham. Vote 6-0 to approve.

2. **Re-appointment to Tax Assessment Appeals**

Councilman Wilson motioned to reappoint Ruthanne Levister, second by Councilman Vaughn. Vote 6-0 to approve.

3. **Re-appointment to Zoning Board of Appeals.**

Councilman Wilson motioned to reappoint Scott Thomas, second by Councilman Jordan. Vote 6-0 to approve.

4. **Re-appointment to Chester County Library Commission.**

Councilman Wilson motioned to reappoint Joan Guyton, second by Vice Chairman Branham. Vote 6-0 to approve.

5. **Re-appointment to Parks & Recreation Advisory Board**

Councilman Wilson motioned to reappoint Tripp Lunsford, second by Councilman Jordan. Vote 6-0 to approve.

6. **Re-appointment to Construction Board of Appeals.**

Councilman Wilson motioned to reappoint Brian Gardner, second by Councilman Vaughn. Vote 6-0 to approve.

7. **Re-appointments to the Airport Commission.**

Councilman Wilson motioned to reappoint Les Shugart, second by Vice Chairman Branham. Vote 6-0 to approve. Councilman Wilson motioned to reappoint John Davis, second by Vice Chairman Branham. Vote 6-0 to approve.

9. **Executive Session- Vice Chairman Branham motioned to go to Executive Session, second by Councilman Killian. Vote 6-0 to approve.**

a. Receive legal advice regarding Project Magma (formerly project 2038). Attorney Winters.

b. Receive legal advice regarding project 2024. Attorney Winters.

c. Receive legal advice regarding the Chester Facilities Corporation Installment Purchase Revenue Bonds. -Attorney Winters.

d. Receive legal advice regarding contract negotiations at Gateway Common. Attorney Winters.

e. Receive legal advice regarding impact fees. - Attorney Winters.

f. Receive legal advice regarding project 2026. Attorney Winters.

**10. Council Actions Following Executive Session.**

Vice Chairman Branham motioned to go back to regular session, second by Councilman Jordan. Vote 6-0 to approve.

**a. Action taking regarding legal advice for Project Magma (formerly project 2028).** Taken as information.

**b. Action taking regarding legal advice for project 2024.** Vice Chairman Branham motioned to authorize Robert Long, Economic Developer to apply for a state grant for project 2024, second by Councilman Wilson. Vote 6-0 to approve.

**c. Action taking regarding legal advice on the Chester Facilities Corporation Installment Purchase Revenue Bond.** Taken as information.

**d. Action taken regarding legal advice on contract negotiations.** Taken as information.

**e. Action taken regarding legal advice on impact fees.** Taken as information.

**f. Action taken regarding legal advice for project 2026.**

Vice Chairman Branham motioned in name only for in the first reading of an ordinance to amend the budget the amount of \$ 300,000 dollars for the purpose of expenditure to Duke Energy for upgrading primary cable to three phase power, the bonds will come from \$180,959 dollars from four percent FILOT set aside for economic development \$119,041 from the restricted general fund balance for economic development, second by Councilman Vaughn. Vote 6-0 to approve.

**11. Council Comments-** No comments

**12. Adjourn-**Councilman Wilson motioned to adjourn, second by Councilman Killian. Vote 6-0 to adjourn.

**Time:** 10:20 PM

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Karen Lee, Clerk to County 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.