



# CHESTER COUNTY COUNCIL MEETING MINUTES

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

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, November 7, 2022 at 6:00 PM

**Present:** Vice Chairman Branham, Councilman Jordan, Councilwoman Guy, Councilman Wilson, Councilman Vaughn, Councilman Killian, County Attorney Winters, and Clerk to Council Lee.

**Absent:** Interim Chairman Dr. Frederick

1. **Call to Order-** Vice Chairman Branham 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. **October 17<sup>th</sup>, 2022 Council minutes.**  
Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.  
Councilman Killian was not present for the 10/17/2022 meeting and did not vote.
  - b. **October 20<sup>th</sup>, 2022 Special Called minutes.**  
Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.  
Councilman Killian was not present for the 10/20/2022 meeting and did not vote.
4. **Citizen's Comments**

Roxanne James of 3007 Steele Village Road, Rock Hill addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Ron Thompson of 2615 Steele Village Road, Rock Hill addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Susan and Grant Kovas of 116 Academy St, Chester addressed Council regarding their support of the Bailey Bill.

Troy Karski of 8025 Arrowbridge Blvd, Charlotte NC addressed Council regarding his support for rezoning CCMA22-19 thru CCMA22-22.

Allen Dickard of 10601 Agnes Douglas Rd, Fort Mill addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Laurie Fowler of 2094 Millen Road, Chester, SC addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Joe Ligon of 2655 Knox Station Road, Chester, SC addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Benji Layman of 517 Sutton Road, Fort Mill, SC addressed Council regarding his support for rezoning CCMA22-17 and CCMA22-18.
5. **Public Hearing-** None

**6. Ordinances/Resolutions/Proclamations**

**a. 2022-14 Resolution to approve the location for the animal shelter.**

Councilman Wilson motioned to approve Industrial Boulevard for the site of the new animal shelter, second by Councilman Vaughn. Vote 5-1 to approve. Councilman Killian opposed.

**7. Old Business**

**a. 1<sup>st</sup> Reading of CCMA22-17** Fielding Homes LLC C/O Isaacs Group request 160.33 acres of Tax Map # 114-00-00-015-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.* Councilman Vaughn motioned to delay the first reading until Council has received all information, they had previously set out to receive, second by Councilman Jordan. Vote 6-0 to delay.

**b. 1<sup>st</sup> Reading of CCMA22-18** Fielding Homes LLC C/O Isaacs Group request 19.27 acres of Tax Map # 114-00-00-059-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *The Planning Commission voted 5-1 to approve.* Councilman Vaughn motioned to delay the first reading until Council has received all information, they had previously set out to receive, second by Councilman Jordan. Vote 6-0 to delay.

**c. 1<sup>st</sup> Reading of CCMA22-19** D.R. Horton Inc request Tax Map # 135-00-00-019-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.* Councilman Vaughn motioned to delay the first reading until Council has received all information, they had previously set out to receive, second by Councilman Jordan. Vote 6-0 to delay.

**d. 1<sup>st</sup> Reading of CCMA22-20** D.R. Horton Inc request Tax Map # 135-00-00-020-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.* Councilman Vaughn motioned to delay the first reading until Council has received all information, they had previously set out to receive, second by Councilman Jordan. Vote 6-0 to delay.

**e. 1<sup>st</sup> Reading of CCMA22-21** D.R. Horton Inc request Tax Map # 135-00-00-032-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.* Councilman Vaughn motioned to delay the first reading until Council has received all information, they had previously set out to receive, second by Councilman Jordan. Vote 6-0 to delay.

**f. 1<sup>st</sup> Reading of CCMA22-22** D.R. Horton Inc request 9.45 acres of Tax Map # 136-00-00-042-000 on Lancaster Hwy to be rezoned from Restricted Industrial District (ID-1) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.* Councilman Vaughn motioned to delay the first reading until Council has received all information, they had previously set out to receive, second by Councilman Jordan. Vote 6-0 to delay.

**g. From CTC:**

**1. Approval of bid RFB 20-46.17** Chester CTC One-Time Money State Roads 2022-23 to LCI-Lineberger Construction in the amount of \$2,037,469.39. Councilman Wilson motioned to approve, second by Councilman Killian. Vote 6-0 to approve.

**2. Approval of bid RFB 22-54.03** Chester CTC 2023 Paving Program 21 Roads to Lynches River Contracting in the amount of \$2,113,054.50. Councilwoman Guy motioned to approve, second by Councilman Killian. Vote 6-0 to approve.

**8. New Business**

**a. Council to authorize the approval of a \$1000 grant match from The Hoof & Paw Benevolent Society. Kelli Simoneau.** Councilman Vaughn motioned to approve, second by Councilman Killian. Vote 6-0 to approve.

**b. Council to authorize the approval of DHEC Internet and VoIP three-year contract renewal- David Schuelke.** Councilman Vaughn motioned to approve, second by Councilman Killian. Vote 6-0 to approve.

**c. Council to authorize the approval of Chester County Bizness APP one year contract. David Schuelke.**

Mr. Schuelke stated this was for information, six years ago he found this company and built the county application the IOS and an Android app off of it. Chester County has been using this company for six years as our Hosting provider. Since then, they were bought out by a larger company, the subscription model changed and had turned into a contract. Joanie has reviewed the contract, but it has an indemnification clause that they were not willing to take out. Essentially, the County will lose the app tomorrow which means it will not be accessible to the public. Ninety days all of the data that has been compiled on this app will be gone. People use this app daily for looking up directories to call county offices, it's used for push notifications for closures as well as filling out county forms and accessing job applications.

Attorney Winters stated the Attorney General had been steadfast that the Council doesn't have the authority to indemnify. David had been working with their sales representative who kept coming back saying the County could do a subscription without a contract.

Mr. Schuelke stated that was correct they could enter the same subscription model but at the modified rate. The price went from \$500 a year to \$ 1000 a year, he stated he would continue to work with Attorney Winters and their legal counsel to see if they can continue the subscription model.

**9. Boards and Commissions**

**a. Resignation from the Lewis Fire Protection District Commission. Councilwoman Guy. (District 5)**

Councilwoman Guy motioned to accept Sarah Collins resignation, second by Councilman Killian. Vote 6-0 to approve.

**b. Appointment to the Lewis Fire Protection District Commission. Councilwoman Guy. (District 5)**

Councilwoman Guy motioned to appoint William Dowd, second by Councilman Killian. Vote 6-0 to approve.

**c. Resignation from Hazel Pittman Board. Councilman Wilson. (District 4)**

Councilman Wilson motioned to accept Tommy Martin's resignation, second by Councilman Killian. Vote 6-0 to approve.

**10. Executive Session**

Councilwoman Guy motioned to go to executive session, second by Councilman Jordan. Vote 6-0 to approve.

- a. To receive legal advice regarding Economic Development. Attorney Winters.
- b. To receive legal advice regarding Project 2247. Attorney Winters.
- c. Update on Economic Development- Robert Long.
- d. To receive legal advice regarding Project 2234. Attorney Winters.
- e. To receive legal advice regarding CPST project. Attorney Winters.
- f. To receive legal advice regarding Project 2187. Attorney Winters.
- g. To receive legal advice regarding the hiring of the County Administrator. Attorney Winters.

**11. Council Actions Following Executive Session**

Councilwoman Guy motioned to go back to regular session, second by Councilman Killian. Vote was 6-0 to approve.

**a. Action taken regarding Economic Development.** Taken as information.

**b. Action taken regarding Project 2247.** Taken as information.

**c. Action taken regarding update on Economic Development.**

Councilman Jordan motioned to approve the new logo “Choose Chester” and allow Economic Development to begin using it and allow them to start the trademark process second by Councilman Killian. Vote 6-0 to approve.

**d. Action taken regarding Project 2234.** Taken as information.

**e. Action taken regarding CPST project.** Taken as information.

**f. Action taken regarding Project 2187.** Taken as information.

**g. Action taken regarding the hiring of the County Administrator.** Taken as information.

**12. Council Comments**

Councilman Vaughn reminded everyone the river sweep would take place Saturday, November 12<sup>th</sup>.

Councilwoman Guy reminded everyone to go out and vote.

**13. Adjourn**

Vice Chairman Branham motioned to adjourn, second by Councilman Wilson. Vote 6-0 to adjourn.

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.