



## **CHESTER COUNTY COUNCIL MEETING**

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

**1476 J.A. Cochran Bypass Chester, SC 29706**

**Monday, December 4th, 2023 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, County Attorney Joanie Winters.

**Absent:** Clerk to Council Karen Lee with prior notification.

- 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. November 20<sup>th</sup>, 2023 minutes.**

Councilwoman Mosley motioned to approve, second by Councilman Vaughn. Vote 5-2 to approve.  
Chairman Branham and Councilman Killian were not present at the 11-20-2023 meeting and did not vote.

**4. Citizen Comments**

Bridget Grant, 100 North Tryon St, Charlotte, NC addressed Council regarding being in favor of rezoning CCMA23-12.

Dr. Nan Saye, 2621 Rodman Road, Chester, SC addressed Council regarding being against rezoning CCMA23-12.

Joanna Angle, 2762 Blaney Road, Chester, SC addressed Council regarding being against rezoning CCMA23-12.

William Clark, 1461 Ashington Dr. addressed Council regarding being against rezoning CCMA23-12.

Katherine Gindhart, 2331 Rodman Rd addressed Council regarding being against rezoning CCMA23-12.

George Kanellos, 2331 Rodman Rd addressed Council regarding being against rezoning CCMA23-12.

Cheri Kiley, 2532 Rodman Rd, addressed Council regarding being against rezoning CCMA23-12.

William Gilden, 1424 Saye Place, Chester, addressed Council regarding being against rezoning CCMA23-12.

Roxann James, 3007 Steele Village, addressed Council regarding being against rezoning CCMA23-12.

George Sweet, 2528 Rodman Rd, addressed Council regarding being against rezoning CCMA23-12.

Lidia Vazquaz, 2644 Rodman Rd, addressed Council regarding being against rezoning CCMA23-12.

Jason Alt, 3391 Edgeland Rd, Richburg, addressed Council regarding being against rezoning CCMA23-14.

Allen Dickard, 10601 Agnes Douglas Rd, Fort Mill, SC addressed Council regarding being against rezoning CCMA23-12.

David Wysoki, 709 Skyline Drive, Chester, SC addressed Council regarding the County animal ordinance.

Benjamin Dubard, 575 Wild Hope Farm Rd, addressed Council regarding being against rezoning CCMA23-12.

**5. Ordinances/Resolutions/Proclamations**

**a. 2nd 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. 2023-29 Resolution To declare a Revocable Resolution to pause any further Residential Subdivision or Planned Development in Certain Limited Areas of Chester County. Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Unanimous vote.**

**6. Administrator’s Report**

Administrator Hester provided the following report:

1. Posted the Deputy Director of Fire position.
2. Introduced Kalli Oliver, his new Administrative Assistant/PIO Offi
3. Thanked Jamie Deason, for all the work she did in helping him get organized.
4. Gave an update on Animal Control.
5. Gave an update on Rodman Complex.
6. Gave an update on Sports League Allocations.

**7. Old Business**

**a. Update regarding the Burnt Meeting House Cemetery. - Rev. Neely Gaston.**

Rev. Gaston stated Gaulden had repaired 25 headstones, along with headstones straightened and several sunken graves filled. He said there was still work to be done. Dr. Leader will perform a ground penetrating radar survey of the site in winter months. The SCV 3<sup>rd</sup> Brigade cleaned up Paul’s cemetery off of Appaloosa Road, they are also willing to assist in cleaning of other historic cemeteries in the Chester County jurisdiction. Especially those that have Revolutionary War soldiers buried there.

**b. 3<sup>rd</sup> 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 postpone 3<sup>rd</sup> reading to the January 2nd, 2024 Council meeting, second by Councilman Killian. Unanimous vote.**

**c. 3<sup>rd</sup> Reading of CCMA23-14 Robert Reid and Craig Shaftner request Tax Map #124-00-00-008-000 located at 3353 Edgeland Road, Richburg, SC 29729 to be rezoned from Rural Two District (R2) to General Commercial District (GC). Planning Commission voted 6-0 to deny. Councilman Guy motioned to reconsider the 3<sup>rd</sup> reading to the second Council meeting in January, second by Councilman Vaughn. Unanimous vote. Council also asked to have this back on the agenda for discussion at the first meeting in January.**

**d. 3<sup>rd</sup> Reading of CCTA23-02 RS-1 – Chester County Zoning Ordinance – Text Amendment Single Family Residential District Uses Chapter 4 § 4-109 RS-1 Special Exception Recommendation to Remove Text: RS-1 SPECIAL EXCEPTION Item #2. Planning Commission voted 6-0 to approve.**

<p><b>2. Clustered single-family development, provided the Board of Zoning Appeals determines:</b></p> <ol style="list-style-type: none"> <li>a. detached single-family units on minimum of 2 acre development parcel;</li> <li>b. Minimum individual lot size of 14,520 square feet;</li> <li>c. lot requirements per house may be waived;</li> <li>d. zero interior lot line setback may be allowed;</li> <li>e. Subdivision Regulations are met;</li> <li>f. adequate provisions for access and traffic safety providing for safe and efficient access into, within, and out of the development for the vehicles, pedestrians and emergency vehicles;</li> <li>g. public water and sewer are available for the property;</li> <li>h. the use is compatible with the district.</li> </ol>	<p><b>NAICS CODE</b> N/A</p>	<p><b>NAICS DESCRIPTION</b> Private households</p>	<p><b>PARKING</b> 2 for each dwelling unit</p>
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Councilman Agee motioned to approve, second by Councilman Killian. Unanimous vote.

**e. 3<sup>rd</sup> Reading of CCTA23-03** PD – Chester County Zoning Ordinance – Text Amendment Planned Development District Regulations Chapter 4 § 4-130 Recommendation to add New Text: PD Planned Development District Regulations. Planning Commission voted 6-0 to approve.

Maximum number of units	The number of units shall not exceed the guaranteed allotment for service of water and wastewater. Should the water and wastewater guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.
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Councilman Agee motioned to approve, second by Vice Chairman Wilson. Unanimous vote.

**8. New Business**

**a. 1<sup>st</sup> 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 Agee motioned to approve, second by Councilwoman Mosley. Unanimous vote.

**b. Council to approve a matching grant for the first phase for lighting projects in the amount of \$6884 dollars for the Chester Catawba Regional Airport. Airport Director Keith Roach.**  
Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Unanimous vote.

**c. 1<sup>st</sup> 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.

<b>6. Meat Processing (Deer Meat Only), provided all following conditions are met:</b> 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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Councilwoman Mosley motioned to approve, second by Councilman Killian. Unanimous vote.

**d. 1<sup>st</sup> Reading of CCTA23-05** 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 5-0 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.

Vice Chairman Wilson motioned to approve, second by Councilman Killian. Unanimous vote.

**e. Approval of Enterprise IT Security backup and disaster recovery solution for a three-year contract in the amount of \$ 80,433.34 dollars. IT Director David Schuelke.** Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Unanimous vote.

**9. Executive Session** -Vice Chairman Wilson motioned to go to executive session, second by Councilwoman Mosley. Unanimous vote.

a. Personnel matter regarding the County Administrator.

**10. Council Actions Following Executive Session** -Councilman Guy motioned to go back to regular session, second by Councilman Killian. Unanimous vote.

**a. Action taken regarding the County Administrator.**

Chairman Branham motioned to extend the County Administrators contract from a three-year contract to a five year contract, severance pay would be from three months to six months. He would receive the same pay raise as any other elected official in the County would get, second by Councilman Killian. Unanimous vote.

**11. Council Comments**

Vice Chairman Wilson and Chairman Branham asked for prayers for Miss Lee who lost her father.

**12. Adjourn**-Councilwoman Mosley motioned to adjourn, second by Councilman Killian. Unanimous vote.

Time: 9:20 PM