



# **CHESTER COUNTY COUNCIL MEETING**

**R. Carlisle Roddey Chester County Government Building  
1476 J.A. Cochran Bypass Chester, SC 29706  
Monday, February 5<sup>th</sup>, 2024 at 6:00 PM**

## **MINUTES**

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

1. **Call to Order-** Chairman Branham called the meeting to order. Chairman Branham stated that 9d would be stricken from the agenda.
2. **Pledge of Allegiance and Invocation-** Allegiance was recited: Councilman Guy gave the invocation.
3. **Approval of Minutes**
  - a. **January 16<sup>th</sup>, 2024 Council Minutes.** Councilwoman Mosley motioned to approve, second by Councilman Vaughn. Vote was 7-0 to approve.
  - b. **February 2<sup>nd</sup>, 2024 Special Called Minutes.** Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Vote 6-0 to approve. Councilman Killian was absent from that meeting and did not vote.
4. **Citizen Comments**

John Massey, 171 East Lacy Street, addressed Council regarding Operation Remember.  
Steven Person, 744 Spirit Circle, addressed Council regarding being opposed to rezonings on Fernwood Drive.  
Stephen Fairfax. 608 Fernwood Drive, regarding being opposed to rezonings on Fernwood Drive.
5. **Public Hearing-** Chairman Branham opened the Public Hearing, no one signed up to speak.
  - a. **3<sup>rd</sup> Reading of 2024-1 To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act. (to be named the Chester County Historical Cemetery Advisory Committee.)** Chairman Branham closed the Public Hearing.
6. **Ordinances/Resolutions/Proclamations**
  - a. **3<sup>rd</sup> Reading of 2024-1 To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act. (to be named the Chester County Historical Cemetery Advisory Committee.)** Councilman Vaughn motioned to approve, second by Councilwoman Mosley.

**b. 1<sup>st</sup> Reading of 2024-2 Amending Ordinance 2021-8 To Adopt To The County's General Fund Balance Policy; And To Provide For Other Related Matters.** Councilman Agee motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.

**c. 1<sup>st</sup> Reading of 2024-3 Providing For The Allocation Of Fees Received From Development Agreements, Project Agreements, And Other Similar Arrangements Entered Into By The County And One Or More Developers; And Providing For Other Related Matters.** Councilman Agee motioned to approve, second by Councilwoman Mosley. Vote 7-0 to approve.

**d. 1<sup>st</sup> Reading of 2024-4 To Amend Chapter 2: Administration, Article Iv: Officers And Employees, Division 5 – County Attorney, Of The Code Of Ordinances Of The County Of Chester, South Carolina, To Provide For The Position Of County Attorney; And Other Related Matters.** Councilman Agee motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

**e. 1<sup>st</sup> Reading of 2024-5 Providing For The Allocation Of Funds Held In The County's Capital Project Fund; And Providing For Other Related Matters.** Vice Chairman Wilson motioned to approve, second by Councilman Killian. Vote 7-0 to approve.

**7. Administrator's Report**

Administrator Hester gave the following updates:

1. Signage removal on the bypass. Director Levister is reviewing the sign ordinance to give it more structure.
2. Working with DOT to clean up grass on the sidewalks and arterial roads.
3. CTC-submitted first quarterly report and received a good report.
4. Catawba Mental Health and Catawba Regional Workforce Boards have openings.
5. Airport overlay went well. Had a lot of attendees.

**8. Old Business**

**a. 3<sup>rd</sup> 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 voted 6-0 to approve. Councilman Guy motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.

**b. Update regarding Capital Project Sales Tax. Project Manager Harold Hayes.**

Project Manager Hayes gave an update on the Capital Project sales tax.

**9. New Business**

**From CTC: Consent Agenda for 9.a and b.**

- a. Approval of Reimbursement for \$ 30,366.41 for road/sign materials to the Road Department.
- b. Approval of bid 22-54.07 Chester CTC 2024 Resurfacing of 12 Roads to LCI- Lineberger Construction, Inc in the amount of \$ 1,532,460.78 dollars.  
Vice Chairman Wilson motioned to approve, second by Councilman Killian. Vote 6-0 to approve. Councilman Vaughn was not virtually in attendance when vote was taken.

- c. **Consideration of Bond for Woodhaven Planned Development District. (Village Drive). Attorney Kozlarek.** Attorney Mosser stated that the bond was in compliance. Councilman motioned to approve, second by Councilman Killian. Vote 6-0 to approve. Councilman Vaughn was not virtually in attendance when vote was taken.
- d. ~~Approval to use fund balance to purchase a grass truck in the amount of \$ 27,300 dollars for the Lewis Tax District. Jay Williams~~ Removed from the agenda.
- e. **1<sup>st</sup> Reading of CCMA24-01** Krystal and Mike O'Connor request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission voted 6-0 to approve, contingent the closing on the property must be by April 1<sup>st</sup>, 2024, if property has not closed by April 1<sup>st</sup>, 2024 the zoning would revert back to RS1. Vice Chairman Wilson, second by Councilwoman Mosley. Vote 7-0 to approve.
- f. **1<sup>st</sup> Reading of CCMA24-02** Trent Erving for EP Group LLC request Tax Map #079-04-04-008-000 located at 614 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny. Councilman Guy motioned to deny, second by Vice Chairman Wilson. Vote 7-0 to deny.
- g. **1<sup>st</sup> Reading of CCMA24-03** Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny. Councilman Agee motioned to deny, second by Councilwoman Mosley. Vote 7-0 to deny.
- h. **1<sup>st</sup> Reading of CCMA24-04** Trent Erving for EP Group LLC request Tax Map #079-04-04-028-000 located at 622 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny. Councilman Guy motioned to deny, second by Councilman Killian. Vote 7-0 to deny.
- i. **1<sup>st</sup> Reading of CCMA24-05** Trent Erving for EP Group LLC request Tax Map #079-04-04-029-000 located at 624 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny. Councilwoman Mosley motioned to deny, second by Councilman Killian. Vote 7-0 to deny.

**10. Boards and Commissions**

**a. Resignation from the Zoning Board of Appeals- Councilman Killian.**

Councilman Killian motioned to accept Ella Spann's resignation, second by Vice Chairman Wilson. Vote 7-0 to approve.

**b. Appointment to the Zoning Board of Appeals. - Councilman Killian.**

Councilman Killian motioned to appoint Pete Skidmore, second by Councilman Guy. Vote 7-0 to approve.

**c. Appointment to the Planning Commission. - Councilman Guy.**

Councilman Guy motioned to appoint Israel Bunting, Sr., second by Councilman Killian. Vote 7-0 to approve.

**d. Appointment to the Tax Assessment Board. - Councilman Guy.**

Councilman Guy motioned to appoint Dr. William Clark., second by Councilman Killian. Vote 7-0 to approve.

**e. Appointment to the Radio Advisory Committee Board. – County Council.**

Councilman Agee motioned to appoint John Faulkner, second by Councilman Guy. Vote 7-0 to approve.

**f. Appointment to the Lando Fire Protection District. - County Council.**

Councilman Agee motioned to appoint Mary Hall, second by Councilman Guy. Vote 7-0 to approve.

**11. Executive Session-** Councilwoman Mosley motioned to go into Executive Session, second by Councilman Guy. Vote 7-0 to approve. Councilman Agee recused himself from 11b. due to a conflict of interest.

**a. Economic Development matter project 2373.**

**b. To receive legal advice regarding CWR.**

**c. To receive legal advice regarding solar panels.**

**d. To receive legal advice regarding Great Falls Fire Department.**

**e. To discuss a personnel matter-Clerk to Council**

**12. Council Actions Following Executive Session-** Councilwoman Mosley motioned to back into Regular Session, second by Councilman Guy. Vote 7-0 to approve.

**a. Action taken regarding project 2373.** Taken as information only.

**b. Action taken regarding CWR.** Vice Chairman Wilson motioned to deny the request from CWR for taxing authority, second by Councilman Vaughn, Vote 5-1 to deny. Councilman Killian opposed. Councilman Agee recused and did not vote.

**c. Action taken regarding solar panels.** Councilman Guy motioned to adopt a policy not to provide incentives to solar projects except for a levelized net value fee in lieu of tax payments, second by Vice Chairman Wilson. Vote 6-1 to approve. Councilman Agee opposed.

**d. Action taken regarding the Great Falls Fire Department.** Councilman Vaughn made a motion to authorize the County Administrator to our attorney MOU consistent with the Executive Session that was held tonight, second by Councilwoman Mosley. Vote 7-0 to approve.

**e. Action taken regarding Clerk to Council matter.**

Chairman Branham made a motion to authorize the County Administrator to negotiate and extend an offer of employment to the Clerk to Council consistent with the Executive Session discussion, second by Councilman Vaughn. Vote 6-1 to approve. Councilman Killian opposed.

**13. Council Comments-** no comments

14. **Adjourn- Councilwoman Mosley motioned to adjourn, second by Vice Chairman Wilson. Vote 7-0 to adjourn.**

Time 10:50 PM

Kristie Donaldson  
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.