

# **CHESTER COUNTY COUNCIL MEETING MINUTES**

**Fort Lawn Community Center**  
**5554 Main Street, Fort Lawn, SC**  
March 18, 2019 at 6:00 PM

**Present:** Chairman Shane Stuart, Vice Chairman Joe Branham, Councilman Pete Wilson, Councilman Alex Oliphant, Councilman Brad Jordan, Councilwoman Mary Guy, Councilman Mike Vaughn.  
**Absent:** Clerk to Council Karen Lee and County Attorney Joanie Winters was absent with prior notification.

1. **Call to Order-** Chairman Stuart 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-** March 4<sup>th</sup>, 2019 Council Meetings.  
Councilwoman Guy motioned to receive the minutes as written, second by Vice Chairman Branham. Vote 6-0 to approve.
4. **Citizen Comments**  
Janet Byers of 1289 Raxter Road, Edgemoor, SC stated she would like the County to finish paving Raxter Road.
5. **Ordinances/Resolutions/Proclamations**
  - a. **Resolution 2019-6** Providing Preliminary Approval For Certain Incentives To Induce One Or More Investors Identified For The Time Being As Project 1844 To Invest In Facilities In Chester County, South Carolina, To Include (1) A Negotiated Fee In Lieu Of *Ad Valorem* Taxes Arrangement; (2) A Special Source Revenue Credit; (3) A Multi-County Industrial Or Business Park Arrangement; And Other Related Matters. Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.
  - b. **1<sup>st</sup> Reading by Title Only Ordinance 2019-2** Authorizing The Execution And Delivery Of An Amended And Restated Fee In Lieu Of Ad Valorem Taxes Agreement By And Between Chester County And Project 1844; The Inclusion Of Certain Real Property Located In Chester County In A Multi-County Industrial Park; The Provision Of Credits Against Fee In Lieu Of Tax Payments; The Execution And Delivery Of Other Documents As May Be Necessary To Effect This Ordinance's Intent; And Other Related Matters. Councilman Wilson motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.
  - c. **1<sup>st</sup> Reading by Title Only Ordinance 2019-3** An Ordinance Authorizing The Execution And Delivery Of A First Amendment To Fee-In-Lieu Of Tax Agreement By And Between Chester County, South Carolina And Boise Cascade Wood Products, L.L.C.; And Other Matters Relating Thereto. Councilwoman Guy motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.

6. **Old Business**

- a. 2018 VFA Forestry Grant Fund Match Request for \$4600.00 -John Agee.  
Councilman Wilson motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

7. **New Business**

a. **Fort Lawn Heart and Soul-Robin Currence**

Mrs. Currence gave an update on the Fort Lawn Heart and Soul Program, she stated its a citizen driven community program, they have set up a legislative town hall forum for June 25<sup>th</sup> and invited Council to attend along with representatives for Chester County. Team member Sara Stallings stated they had obtained a grant from the Ordan and J. Mary Sims foundation to continue efforts for Fort Lawn. Steve Nunn stated he moved to Fort Lawn in December of 2017 and is very excited about the Heart and Soul program.

b. **Chester Regional Agriculture Center-Gloria Kellarhaults**

Mrs. Kellarhaults gave an update on the agriculture center and thanked Council for there continuing support. They have developed a state-wide hub that will launch in two weeks, currently they are delivering to forty-two restaurants in Charlotte and seven major corporations. She stated they are out growing themselves and ask Council if they would put the agri-business center as a line item in the Counties budget and to be a part of economic development for \$15,000 dollars. She plans to ask for the same thing from the other five counties that participates, they need full time employees to help along with the volunteers.

- c. **1<sup>st</sup> Reading CCMA19-05:** Jason Turner Request Tax Map # 154-00-00-074-000 located on Catawba River Rd, Edgemoor SC, be rezoned from AG (Agriculture) to R2 (Rural Two) Planning Commission voted 6-0 to approve. Councilman Jordan motioned to approve, second by Councilwoman Guy. Vote 6-0 approve.

- d. **1<sup>st</sup> Reading CCMA19-06:** J.D. “Ray” Rinehart, authorized agent for Hessian Co., LTD., Request Tax Map # 125-00-00-055-000 locate at 2794 Old Richburg Rd, Richburg, SC, be rezoned from ID-1(Restricted Industrial) to ID-2 (Limited Industrial) Planning Commission voted 6-0 to approve. Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.

- e. **1<sup>st</sup> Reading CCTA19-01:** Chapter 5 § 4-109 Chester County Zoning Ordinance-Text Amendments, RS1 Single Family Residential District Uses- Special Exception #2. Remove 2.b. maximum density of three (3) dwellings per acre; **Add: 2.b. minimum individual lot size of 14,520 square feet;** **Add** new text to # f. adequate provisions for access and traffic safety providing for *safe a efficient access into, within, and out of the development for vehicles, pedestrians and emergency vehicles;* Planning Commission voted 6-0 to approve. Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

- f. **1<sup>st</sup> Reading CCLDTA19-01:** - Article 5 § 5-2: Streets Chester County Land Development Regulations – Text Amendments. **Adding to paragraph 2:** *The design and layout of the streets, including without limitation, arrangement, character, width, grade, and location may be required to conform to the current Chester County Comprehensive Plan, and Gateway Master Plan (where applicable), to adjoining street systems or adjoining properties, and to the topography, natural features and drainage systems required by the County.* Minor streets shall be so laid out so that *non-essential use by through traffic will be discouraged.* **Adding to paragraph 4:** Roads of an

existing subdivision shall not be used as the sole means of ingress and egress in developing a new subdivision or extending an existing one unless *meeting all County standards* and approved by the Planning Commission. *The Planning Commission will require a minimum of one (1) access road for increments of 200 lots in a subdivision and may require additional access if the increased traffic and noise would create a safety hazard or otherwise be detrimental to residents of the existing subdivision.* Planning Commission voted 6-0 to approve.

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

**g. Discussion to Change Lancaster Highway to Gateway Boulevard from J A Cochran Bypass to the Lancaster County Line. -Karlisa Parker Dean**

Mrs. Dean stated she was there on behalf of the Gateway Steering Committee to bring the recommendations they have made. She stated Mr. Philip Thompson-King motioned to recommend to Chester County Council to rename Lancaster Hwy to Gateway Boulevard from the county line to J.A. Bypass, and was seconded by Hal Crenshaw, the motion passed unanimously. Mrs. Dean stated she had contacted SCDOT and was told by them the 911 addressing system would be responsible to assign the name. It would be the Counties responsibility to put up the road signs if the name changed.

Councilwoman Guy asked how this would affect the resident's addresses. Mrs. Dean stated Kara Drane, from the Catawba Regional Council of Governments had stated there were around 270 people who would be officially affected, and expenses occurred on their part. Vice Chairman Branham motioned to support the Gateway Steering Committee's effort to change Hwy 9 to Gateway Boulevard, second by Councilman Jordan. Councilman Oliphant stated before this is done the citizens should have an opportunity to speak out on this since it would be an inconvenience and expense for them all. Councilman Jordan asked if the COG had made any recommendations of how and when to contact the citizens.

Mrs. Dean stated the beginning point was getting the support from Council, the next step would be to hold a meeting at the Gateway, so the owners could come and hear why the recommendation was made and to understand why and how this would be significant to Chester County. At that time, they should have a cost of what it would be to the citizens to have their addresses changed. She stated the meeting would also be advertised in the paper since the County's Beacon website does not always have the correct addresses for notifications.

Councilman Wilson asked how many businesses were located on Hwy 9, Mrs. Dean stated she thought Mrs. Drane had stated 276 owners and did not verify how many of them were businesses. Councilman Wilson asked if Planning Director Mike Levister could speak about the process of changing a road name. Mr. Levister stated the name change would be presented to the Planning Commission and they would have the final approval to change the road name. This would not come before Council since it does not require any readings. Councilman Wilson stated it would be important to get plenty of input from the citizens since they would also have to change tax documents, property deeds, driver licenses, check books etc., and this should not be done against the will of the people.

Mrs. Dean stated the committee does not want to do anything the Council is not in support of since they are a recommending body to Council. Councilman Jordan stated the only thing we are doing tonight is lending our support for the process. Chairman Stuart stated that was correct, the community would be involved and voice their opinion. Vote 4-2 to support the effort to change the name of Hwy 9 to Gateway Boulevard. Councilman Wilson and Councilwoman Guy opposed.

- h.** Discussion to apply for a tree removal permit from SCDOT and put out for bid to remove 350 feet of trees on the north bound lane right of way located at the Gateway to increase the visibility of the Gateway Conference Center. - Karlisa Parker Dean.

Mrs. Dean stated the Gateway Steering Committee would like to recommend to Council to apply for a DOT permit and to put out for bid the cost to remove 350 feet of trees that are further north bound along I-77 so the Gateway Conference Center would be more visible through the SCDOT right of way. Vice Chairman Branham motioned to allow the County to pursue the permit through SCDOT, to remove trees on the north bound side along I-77 near the Gateway second by Councilman Jordan. Vote 5-1 to approve. Councilman Wilson opposed.

- i.** Economic Development Request to use ED Set Aside Funds for the 2019-2021 Strategic Planning Project - \$ 15,200. - Karlisa Parker Dean.

Mrs. Dean stated since 2008 Economic Development has done strategic plan efforts, in 2008 the plan was 95%, the plan was updated in 2011. A new plan was done in 2015, she stated they have always had good partnerships with the South Carolina Power Team, Duke Energy and the CDA. They would like to move forward with a new plan that would cover them from 2019 to 2021, the CDA has offered to fund \$ 30,400 dollars for one half of the plan. Mrs. Dean stated she was asking to use \$15,200 dollars of money set aside in the economic development to match the funds for the strategic plan. Councilman Oliphant motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

- j.** Litter Report for February 2019. Chairman Stuart

Chairman Stuart stated in February 175 bags of trash were picked up, litter is everyone's responsibility. Councilman Vaughn stated he had found a machine that picks the trash up off the roads and is called a picker. Its towed behind a vehicle or truck, has brushes on the sides to clean bridges. He stated the machine can be leased to possibly see how it would work in Chester County. Chairman Stuart stated other counties uses local accommodation tax funds to supplement the efforts. The quote to buy it was around \$60,000 dollars but he was not sure about the leasing price.

Councilman Vaughn stated he had spoken to the manufacture and was told the machine was used all over the country, he also stated the litter issue was not an isolated problem, it happens everywhere. Chairman Stuart stated to lease it for five months the cost would run at \$8900 or use it for two weeks for \$2300 hundred dollars. Vice Chairman Branham asked if any counties in South Carolina were already using it, Councilman Vaughn stated the manufacture had stated yes, he would get back in touch to see what county it was so Council could go and see how it works.

## **8. Boards and Commissions**

- a.** Appoint Bruce Brumfield, CEO-Founders to the Gateway Steering Committee. Chairman Stuart motioned to appoint Bruce Brumfield to the Gateway Steering Committee, second by Councilman Oliphant. Vote 6-0 to approve.
- b.** Appoint Jason Stewart, Chester County Natural Gas Authority to the Gateway Steering Committee. Chairman Stuart motioned to appoint Jason Stewart to the Gateway Steering Committee, second by Councilwoman Guy. Vote 6-0 to approve.

9. **Executive Session-Councilwoman Guy motioned to go into Executive Session, second by Councilman Jordan. Vote 6-0 to approve.**
- a. Legal Advice Concerning the Gateway Conference Center Policy.
  - b. Discuss Economic Development Project 1730
10. **Council Actions Following Executive Session-Councilman Jordan motioned to go back to Regular session, second by Councilwoman Guy. Vote 6-0 to approve.**
- a. Action Taken Concerning the Gateway Conference Center Policy. Took as information only.
  - b. Action Taken Concerning Discussion on Economic Development Project 1730. Took as information only.
11. **Council Comments**  
Chairman Stuart stated on his behalf and his family he thanked everyone for the prayers, text, emails and messages on the passing of his mother.
12. **Adjourn-Councilwoman Guy 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.

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K. Shane Stuart, Chairman & County Supervisor

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Karen Lee, Clerk to County Council