

# CHESTER COUNTY COUNCIL MEETING MINUTES

## R. Carlisle Roddey Government Complex

1476 J A Cochran Bypass, Chester, SC

April 15<sup>th</sup>, 2019 Monday at 6:00 PM

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

1. **Call to Order-** Chairman Stuart called the meeting to order and stated agenda item 9.a. would be removed from the agenda.
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison; Councilwoman Guy gave the invocation.
3. **Approval of April 1<sup>st</sup>, 2019 Council Minutes**  
Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote was 4-0 to approve. Councilwoman Guy was absent from April 1<sup>st</sup> meeting and did not vote.
4. **Citizen Comments**  
A'zariyah Boyd of 837 Meadowbrook Rd, Chester came before Council to ask for donations to attend Debbie Allen's Dance Academy in Los Angeles, California to continue to obtain professional training and growth under the guidance of Debbie Allen who continues to give back to the youth of Chester County.
5. **Public Hearing-Chairman Stuart opened the public hearing. No one signed up to speak.**
  - a. **3rd Reading 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.
  - b. **3rd Reading 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 Matter Relating Thereto.  
**Chairman Stuart closed the public hearing.**
6. **Ordinances/Resolutions/Proclamations**
  - a. **3rd Reading 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. Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.

**b. 3<sup>rd</sup> Reading 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 Matter Relating Thereto. Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

**c. Proclamation for Fair Housing**-Chairman Stuart read the proclamation aloud and declared April as Fair Housing Month.

**d. Resolution 2019-8 First Amendment to a Lease Agreement with Safe Passage.**

County Attorney Winters stated when the lease was signed a few months back Safe Passage wanted to have the square footage in the lease in which this has been done. Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

## 7. Old Business

**a. New Compensation and Classification Study-Hyatte Kelsey**

Mr. Kelsey stated Peter Ronza from Pontifex Consulting Group, LLC conducted the new classification and compensation study. Mr. Kelsey also met with Tommy Darby, County Treasurer to discuss possible funding options as to how to implement the study. Mr. Ronza stated staff would later present to Council the recommendations of the study. The study helps recruit and maintain talent so as not to turn into a training camp where employees leave to go to another county because the pay is better. The labor market is moving rapidly, if you don't move with the labor market you run the risk of losing out. Vice Chairman Branham stated Chester County was a training ground for York and Lancaster County, Mr. Ronza stated you don't want to create a distance between them, the pay is definitely a factor. Councilman Jordan asked if this could be implemented in stages. Mr. Ronza stated yes. Chairman Stuart asked how often should this be updated, Mr. Ronza stated at least every two years, each job was reviewed to determine the current duties and responsibilities, along with new job descriptions that would reflect the work being performed. The classification structure was designed in accordance with job descriptions, organizational structure and reporting relationships. This was taken as information only.

**b. 3<sup>rd</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 Wilson motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

**c. 3<sup>rd</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 Councilwoman Guy. Vote 5-0 to approve.

**d. 3<sup>rd</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 an efficient access into, within, and out of the development for vehicles, pedestrians and emergency vehicles;* Planning Commission voted 6-0 to approve. Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

**e. 3<sup>rd</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. Councilwoman Guy motioned to approve, second by Councilman Wilson with discussion.

Councilman Wilson stated it currently read with increments of 200 lots and he would like to change the wording to “The Planning Commission will require a minimum of two (2) access roads for subdivisions proposing lots in excess of 200 lots may” and stated this would achieve the same goal of having safe access to new subdivisions. Planning Director Levister stated the wording states if its 200 lots there is one access, for 400 lots it would be two accesses. The more lots the more entrances would be required, after looking at other counties requirements once it goes to 200 lots it requires two accesses. He stated it is left to the Planning Commission and SCDOT to decide if more entrances would be required. Councilman Jordan’s concerns were making sure emergency vehicles would have access. After much discussion Councilwoman Guy withdrew her motion, Councilman Wilson withdrew his second. Councilman Wilson motioned to move to the next meeting to get more clarification, second by Vice Chairman Branham. Vote 5-0 to approve to move to the next meeting.

**f. Litter Report for March 2019.**

Chairman Stuart read the March litter report and stated 196 bags of litter was picked up on Colony, Darby, Edgeland, Gill Jordan, Great Falls, Hall and Millen Road. Councilman Vaughn stated he was planning a trip to Myrtle Beach in June to look at the machinery built by the Barber company that picks up litter. He plans to video the process and bring it back to Council.

**8. New Business**

**a. Approval of Multi Year Contract for EMA- Ed Darby**

EMA Director Eddie Murphy spoke for Mr. Darby, he stated the EMA facility houses a lot of important equipment therefore by installing heat sensors and detectors this could stop and prevent any damage. The contract has a reoccurring fee of \$149.96 cents along with a one time cost of \$7057.39 that would come from budgeted money. Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.

**b. Discussion and Determination on The Landfill Charges to The City of Chester.**

Chairman Stuart stated the City of Chester owes the County a little over \$100, 000 dollars for landfill charges and has been delinquent since September of 2018. He stated the City did make a payment April 10<sup>th</sup>, 2019 in the amount of \$22,610.88 dollars. This leaves them owing the county \$77,491. 41. He wanted Council to be aware and would like to work with them on this but needs guidance as to how far do they want to go on this and does not want to refuse services.

Vice Chairman Branham asked if there was a time frame, County Attorney Winters stated she was not aware of this happening in other Counties but sure at some point this has happened to other Counties as well. Chairman Stuart stated Great Falls and Fort Lawn are not behind. Councilwoman Guy asked if the County and the City could work together on this. Treasurer

Tommy Darby stated from the audience it cost around \$11,000 dollars a month for the landfill fee. Chairman Stuart stated the Landfill is set up as an enterprise fund like a business, so any losses would look bad on the Counties audits. After much discussion Council agreed to have Chairman Stuart, Councilwoman Guy and Councilman Wilson to set a meeting with the City.

**c. Discussion on Reassessment**

Carlton Seegars, County Tax Assessor stated the state mandated reassessment process was on schedule and currently twenty five percent increase across the board was already in effect over the county's current tables and seems to be in line with the price with most properties that are now in selling in the county. He stated three of his employees were currently verifying and updating 22,500 property cards. This would include additions, decks, porches, pools, storage buildings and any zoning updates which would bring the property records in compliance with the South Carolina Department of Revenue of Regulations. He stated they would look at each house and would be able to show people how they arrived at the numbers. He also asked for part time help to assist with data entry and other office duties to free up the appraisers. Chairman Stuart motioned to put off the reassessment for one year, second by Councilman Vaughn. Vote was 5-0 to approve.

9. **Executive Session**-Councilman Jordan motioned to go to executive session, second by Councilwoman Guy. Vote was 5-0 to approve.

a. Discuss Economic Development Project 1915-*Removed from agenda.*

b. To Receive Legal Advice Regarding the HAZMAT Building

10. **Council Actions Following Executive Session**-Councilwoman Guy motioned to return to regular Session, second by Councilman Vaughn. Vote was 5-0 to approve.

a. Action Taken Concerning Economic Development Project 1915- *Removed from agenda*

b. Action Taken Concerning Legal Advice Regarding the HAZMAT Building  
This was taken as information only.

11. **Council Comments**- No comments.

12. **Adjourn**- Councilwoman Guy motioned to adjourn, second by Councilman Jordan. Vote 5-0 to adjourn.

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**K. Shane Stuart, Chairman & County Supervisor**

**Karen Lee, 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