

CHESTER COUNTY COUNCIL MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, April 19th, 2021 at 6:00 PM

Present: Interim Chairman Dr. Wylie Frederick, Vice Chairman Joe Branham, Councilman Brad Jordan, Councilman Mike Vaughn, Councilwoman Mary Guy, Councilman Pete Wilson, Clerk to Council Karen Lee and County Attorney Joanie Winters. Councilman William Killian arrived at 6:02 pm. Rules of Procedure Section 2-59 and 60 were suspended.

1. **Call to Order-** Interim Chairman Dr. Frederick 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. **April 6th, 2021 Council Minutes.**
Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.

4. **Citizen Comments**

Chase Catledge, 1047 Four Boys Alley, Richburg, SC, Robert Dodson, 220 Coneflower Place, Fort Mill, SC, Jeff Harris, 4354 Simpson Road, Edgemoor, Jim Poore, 4414 Simpson Road, Edgemoor and Joe Moss, 3559 Hernandez Road, Richburg stated they were opposed to Winchester Development rezoning request. They all agreed the roads, schools, police and fire departments were not ready for this type of development. They want to see the County grow but wants to make sure everything is done right and doesn't want to end up like Hwy 160 in Fort Mill, SC.

Sara Shirley, 8008 Corporate Center Dr, Charlotte, John Ross, 3501 Lake Park Rd, Indian Trail, NC, Jonathan McCall, 5616 Lander Benton, Unionville, NC, Max Nelson, 1224 Pickens St, Columbia, SC stated they were committed to working with the County to meet the needs for responsible growth, they want to provide houses, so people doesn't just work here and then leave to go home to another county. But to work here and live here.

John Agee, PO Box 9, Richburg, SC thanked County Council for a \$5000 dollar grant match they approved to buy a three-thousand-gallon Forestry tanker.

Eddie Murphy, 4667 Edgeland Road, Edgemoor, SC talked about needs of support they may have in the future at the Lando fire station for future developments.

5. **Public Hearing-**None
6. **Ordinances/Resolutions/Proclamations**
 - a. **2nd Reading of 2021-5 An Ordinance To Adopt Various International And Standard Codes Relating To Inspection Activities Of The County Of Chester, South Carolina And Enforcement Of Building Provisions As Provided In Said Codes.** Councilman Wilson motioned to approve, second by Councilman Killian. Vote 6-0 to approve.

7. Old Business

a. Approval of bid for a Chiller & Boiler at the Sheriff's Office – Sheriff Dorsey.

Vice Chairman Branham motioned to approve \$243,844 dollars, second by Councilman Vaughn. Vote 6-0 to approve.

b. 2nd Reading of CCMA21-01: Pamela F. Guinn request Tax Map # 122-00-00-197-000 located on Clinton Road, Edgemoor SC, ne rezoned from ID-1 (Restricted Industrial) to R1 (Rural One). Planning Commission voted 7-0 to approve. Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

c. 2nd Reading of CCMA21-05: Patricia A Howze, Paulette Howze and Rachel D. Howze request Tax Map # 134-00-00-199-000 located on Highway 223, Chester, be rezoned from R2 (Rural Two) to RS-1 (Single Family) Planning Commission voted 7-0 to approve. Councilman Jordan motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.

d. 2nd Reading of CCMA21-02: Chester Land Holdings, LLC. Request Tax Map # 123-00-00-032-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development) Planning Commission voted 3-4 to deny. Councilman Jordan motioned to uphold the Planning Commission's vote to deny with discussion, second by Councilman Wilson. Council decided to delay the third and final reading to May 17th to hold a workshop with entities that would be a part of any new developments before the third and final reading. Councilman Wilson withdrew his second, Councilman Jordan withdrew his motion. Councilman Jordan motioned to uphold the Planning Commissions to deny the rezoning request and for Council to hold a workshop with various entities to discuss issues concerning infrastructure and density until May 17th, second by Councilman Wilson. Vote 3-2 to deny. Councilman Wilson and Killian opposed.

e. 2nd Reading of CCMA21-04: Chester Land Holdings, LLC. Request Tax Map # 123-00-00-078-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development) Planning Commission voted 7-0 to deny. Councilman Jordan motioned to uphold the Planning Commission to deny, second by Councilman Vaughn. Vote 6-0 to deny.

f. 2nd Reading of CCMA21-06: J.M. Mullis, Inc request Tax Map # 165-00-00-079-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial) Planning Commission voted 7-0 to approve. Councilwoman Guy motioned to approve, second by Councilman Jordan. Councilman Jordan asked if Councilwoman Guy would add a reverter clause. Councilwoman Guy withdrew her motion and Councilman Jordan withdrew his second. Councilwoman Guy motioned to approve with a reverter clause if the company did not follow through the property would revert back to the original zoning, second by Councilman Jordan. Vote 6-0 to approve.

g. 2nd Reading of CCMA21-07: J.M. Mullis, Inc request Tax Map # 165-00-00-055-000 located on Highway 21(Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial) Planning Commission voted 7-0 to approve. Councilman Vaughn motioned to approve with a reverter clause, second by Councilman Jordan. Vote 6-0 to approve.

h. 2nd Reading of CCMA21-08: J.M. Mullis, Inc request Tax Map # 165-00-00-091-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial) Planning Commission voted 7-0 to approve. Councilman Jordan motioned to approve with a reverter clause, second by Councilwoman Guy. Vote 6-0 to approve.

i. 2nd Reading of CCMA21-09: J.M. Mullis, Inc request Tax Map # 165-00-00-080-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial) Planning Commission voted 7-0 to approve. Councilman Vaughn motioned to approve with a reverter clause, second by Councilman Wilson. Vote 6-0 to approve.

j. 2nd Reading of CCMA21-10: J.M. Mullis, Inc request Tax Map # 165-00-00-066-000 located on Highway 21(Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial) Planning Commission voted 7-0 to approve. Councilwoman Guy motioned to approve with a reverter clause, second by Councilman Jordan. Vote 6-0 to approve.

k. 2nd Reading of CCMA21-11: J.M. Mullis, Inc request Tax Map # 165-00-00-065-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial) Planning Commission voted 7-0 to approve. Councilman Wilson motioned to approve with a reverter clause, second by Councilman Jordan. Vote 6-0 to approve.

8. New Business-None

9. Boards and Commissions-None

10. Executive Session

Councilwoman Guy motioned to go into Executive Session, second by Councilman Vaughn. Vote 5-0 to approve.

a. Receive legal advice for Project Magma. - Attorney Winters.

b. Receive legal advice for a property contract. Attorney Winters.

c. Update to a contractual matter regarding Great Falls- Attorney Winters.

11. 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 regarding legal advice on Project Magma. Taken as information.

b. Action taken regarding legal advice for a property contract.

Councilman Vaughn motioned to authorize the Sheriff's office to negotiate a lease for a substation in Richburg and subject of approval from County Council, second by Councilman Killian. Vote 6-0 to approve.

c. Action taken regarding Great Falls contractual matter.

Taken as information.

12. Council Comments

Councilman Vaughn invited everyone to participate Saturday April 24 which was Earth Day to help pickup trash along the roads.

13. Adjourn

Councilwoman Guy motioned to adjourn, second by Councilman Killian. Vote 6-0 to adjourn.

Time: 8:40 PM.

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.