



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, May 1, 2023 at 6:00 PM

Agenda

1. Call to Order

2. Pledge of Allegiance and Invocation

3. Approval of Minutes

- a. April 17th, 2023 minutes.

4. Citizen's Comments

5. Ordinances/Resolutions/Proclamations

a. **1st Reading Of 2023-11** An Ordinance To Amend Chester County Council Rules Of Procedures Article III, Section 2-21 Thru 2-27.

b. **1st Reading of 2023-12** An Ordinance to Amend Ordinance 2021-12.

6. Administrator's Report

7. Old Business

a. **1st Reading of CCMA22-17** Fielding Homes LLC C/O Isaacs Group request 160.33 acres of Tax Map # 114-00-00-015-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.*

b. **1st Reading of CCMA22-18** Fielding Homes LLC C/O Isaacs Group request 19.27 acres of Tax Map # 114-00-00-059-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.*

c. **1st Reading of CCMA22-19** D.R. Horton Inc request Tax Map # 135-00-00-019-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

d. **1st Reading of CCMA22-20** D.R. Horton Inc request Tax Map # 135-00-00-020-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

e. **1st Reading of CCMA22-21** D.R. Horton Inc request Tax Map # 135-00-00-032-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

f. **1st Reading of CCMA22-22** D.R. Horton Inc request 9.45 acres of Tax Map # 136-00-00- 042-000 on Lancaster Hwy to be rezoned from Restricted Industrial District (ID-1) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

8. New Business

- a. Rural Fire is requesting to transfer remaining grant match funds in the amount of \$42,824.12 dollars to purchase rechargeable batteries for Self-Contained Breathing Airpack's within the county. - Meghan Brewer.
- b. Approval of Bid RFP 2223-09 Generator & Installation- Richburg Fire Substation to K&K Electrical Services out of Chester, SC in the amount of \$26,750.00 using one cent sales tax monies. -Susan Cok.
- c. **1st Reading of CCMA23-04** Robert L. Reid III request Tax Map #123-00-00-088-000 at 3458 Hernandez Rd, Richburg, SC 29729 to be rezoned from Limited Commercial District (LC) to General Commercial District (GC). *Planning Commission voted 7-0 to approve.*
- d. **1st Reading of CCMA23-05** Allison and Gerald Timmons request Tax Map #166-01-04-016-000 at 975 Jackson Rd, Fort Lawn, SC 29714 to be rezoned from Rural One District (R1) to Rural Two District (R2). *Planning Commission voted 7-0 to approve.*
- e. Discussion regarding installing streetlights on Meadowbrook Road. Councilman Killian.
- f. **From CCTC:**
 1. Action taken regarding Road and Sign Reimbursement of \$23,235.01 for road materials to the Road department.
 2. Action taken regarding Bid RFB 22-54 Chester County On-Call Maintenance Projects Faulkner Development and Engineering, LLC in the amount of \$ 129,900 dollars.
 3. Action taken regarding the recommendation to change the CTC accounting process.

9. Boards and Commissions

- a. Appointment to Catawba Mental Health Board- County Council

10. Executive Session

- a. To receive legal advice regarding Project 2280. -Attorney Winters.
- b. To receive legal advice regarding Footprint & Electric Glass - Attorney Winters.
- c. To receive legal advice regarding a contractual matter in the HR department. -Attorney Winters.
- d. To receive legal advice regarding a contractual matter in the Assessor's department. -Attorney Winters.

11. Council Actions Following Executive Session

- a. Action taken regarding Project 2280.
- b. Action taken regarding Footprint & Electric Glass.
- c. Action taken regarding the contractual matter in the HR department.
- d. Action taken regarding the contractual matter in the Assessor's department.

12. Council Comments

13. 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.

Guidelines for Addressing Council

Citizens Comments:

- Each citizen will be limited to three minutes.

Public Hearings:

- Each speaker will be limited to three minutes.

When introduced:

- Approach the podium, state your name and address.
- Speak loudly and clearly making sure that the microphone is not obstructed.
- Do not address the audience – direct all comments to Council.
- Do not approach the Council table unless directed.

Anyone addressing Council will be called out of order if you:

- Use profanity.
- Stray from the subject.
- Make comments personally attacking an individual member of Council.