



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, May 15, 2023 at 6:00 PM

MINUTES

Present: Chairman Branham, Vice Chairman Wilson, Councilman Vaughn, Councilman Guy, Councilwoman Mosley, Councilman Agee, Councilman Killian, County Administrator Hester, County Attorney Winters and Clerk to Council Lee.

- 1. Call to Order-** Chairman Branham called the meeting to order.
- 2. Pledge of Allegiance and Invocation-** Pledge was recited in unison: Councilman Guy gave the invocation.
- 3. Approval of Minutes**
 - a. May 9th, 2023 Budget workshop minutes.** Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson. Unanimous vote.
 - b. May 2nd, 2023 Budget workshop minutes.** Councilman Guy motioned to approve, second by Councilman Killian. Unanimous vote.
 - c. May 1st, 2023 minutes.** Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Unanimous vote.
- 4. Citizen's Comments**

Roxanne James, 3007 Steele Village Rd, Rock Hill addressed Council regarding being opposed to Fielding Homes rezoning requests.

Joan Heid, 2140 Gill Jordan Rd, Chester addressed Council regarding being opposed to Fielding Homes rezoning requests.

Lauri Fowler, 2094 Millen Rd, Chester addressed Council regarding being opposed to both Fielding and DR Horton's rezoning requests.

Troy Karski, 8025 Arrowbridge Blvd, Charlotte addressed Council regarding being in favor of all DR Horton rezoning requests.

Benji Layman, 8720 Red Oak Blvd, Charlotte NC addressed Council regarding being in favor of Fielding rezoning requests.

Robin Gill, 2353 Gill Jordan Rd, Chester, addressed Council regarding being opposed to both Fielding Homes rezoning requests.

Joe Jordan, no address given addressed Council regarding a neighbor making loud noise.

Joey Stalnaker, no address given addressed Council regarding a neighbor making loud noise.

5. Ordinances/Resolutions/Proclamations

Vice Chairman Wilson motioned to move 5.e. Proclamation for National Police Week 2023, to 5.a. second by Councilwoman Mosley. Unanimous vote.

a. Proclamation for National Police Week

Chester County Council proclaimed the observation of National Police Week May 15th to May 20th, 2023. Chairman Branham read the proclamation aloud, all of Council and the audience gave a standing ovation to all and police officers who were present and publicly salutes the service of law enforcement officers in Chester County and in communities across the nation. And to the remembrance of officers in the United States who made the ultimate sacrifice.

b. 1st Reading of 2023-13 in Title Only An Ordinance Authorizing (1) The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between The County And [Project 2247] In Connection With The Establishment Of Certain Facilities Located In The County; (2) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To [Project 2247] And The Property; And (3) Other Related Matters. Councilman Vaughn motioned to approve, second by Councilman Killian. Unanimous vote.

c. 2nd Reading of 2023-11 An Ordinance to Amend Chester County Council Rules Of Procedures Article III, Section 2-21 Thru 2-27. Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Attorney Winters stated the form of government changed in January from supervisor form of government to administrator, therefore changing the Council's rules of procedure. Mr. Hester was hired by Council and will carry out the day-to-day duties. Unanimous vote.

d. 2nd Reading of 2023-12 An Ordinance to Amend Ordinance 2021-12.

Councilman Agee motioned to approve with discussion, second by Councilwoman Mosley. Councilman Guy stated for clarification the purpose of this ordinance was what Council had previously discussed regarding development fees. This would amend the ordinance in order to add in developmental fees and give Mr. Hester the authority to negotiate with the developers. Attorney Winters stated yes and as opposed to the supervisor. Unanimous vote.

e. 1st Reading in Title Only Ordinance 2023-14 Chester County Fiscal Year 2023/2024 Budget to Establish Operating And Capital Budgets For The Operation Of The County Government Of Chester County, South Carolina For The Fiscal Year Commencing July 1, 2023; To Provide For The Levy Of Taxes For Chester County For The Fiscal Year Commencing July 1, 2023; To Provide For The Expenditure Of Tax Revenues And Other County Funds; To Provide For Other County Purposes; To Authorize The County To Borrow Money In Anticipation Of Taxes And To Provide For The Repayment Of Sums Borrowed By The County Governing Body; To Provide For The Payment Of Tort Claims And Worker's Compensation Claims Against Chester County; To Provide For Certain Fiscal And Other Matters Relating To County Government. Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Councilman Agee opposed having a special called meeting for the third reading on June 26th. Vote 6-1 to approve. Councilman Agee opposed.

6. Administrator's Report

Administrator Hester gave updates on Ward and Discovery Road saying they were on the list to be fixed. On Meadowbrook they were waiting on engineering quotes. He attended Richburg City Council meeting and he and Councilman Guy attended the Pleasant Grove United Methodist meeting. He and Councilwoman Mosley met with John Massey regarding the Burnt Meeting House Cemetery. It was decided to have Public Works access all of county owned cemeteries to bring him up to speed of the needs of those cemeteries. He had been in contact with the developers and had given them his stance regarding the development fees but no written agreement was in place.

7. Old Business

a. 2nd 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. Vice Chairman Wilson motioned to approve with a reverter clause and the agreement of the development agreement in place, second by Councilman Killian.* Councilman Guy stated he did not want to move forward until a signed development fee agreement was in place. Councilman Killian withdrew his second, Vice Chairman Wilson withdrew his motion. *Vice Chairman Wilson motioned to table 2nd reading to June 5th until a development fee was determined and in writing, second by Councilman Killian. Unanimous vote.*

b. 2nd 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. Vice Chairman Wilson motioned to table 2nd reading to June 5th until a development fee was determined and in writing, second by Councilman Killian. Unanimous vote.*

c. 2nd 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. Vice Chairman Wilson motioned to table 2nd reading to June 5th until a development fee was determined and in writing, second by Councilman Killian. Unanimous vote.*

d. 2nd 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. Vice Chairman Wilson motioned to table 2nd reading to June 5th until a development fee was determined and in writing, second by Councilman Killian. Unanimous vote.*

e. 2nd 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. Vice Chairman Wilson motioned to table 2nd reading to June 5th until a development fee was determined and in writing, second by Councilman Killian. Unanimous vote.*

f. 2nd 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. Vice Chairman Wilson motioned to table 2nd reading to June 5th until a development fee was determined and in writing, second by Councilman Guy. Unanimous vote.*

g. 2nd 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. Councilman Vaughn motioned to approve, second by Vice Chairman Wilson. Unanimous vote.*

h. 2nd 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. Councilman Agee motioned to approve, second by Councilwoman Mosley. Unanimous vote.

8. New Business

a. Council to approve naming an existing maintained County Road -County Council.

Public Works Director Robert Hall stated the road was gravel had been maintained by the County for many years but had never been named. He had spoken with Mrs. Gibson that lived on the road and she was happy to hear it would be named. Council had three names to choose from: Gibson Drive, Gibson Road and Sparrow Lane. Councilman Vaughn motioned to name the road Gibson Road, second by Councilwoman Mosley. Unanimous vote.

b. Council to approve the revised 2023 Council meeting date schedule. County Council.

Clerk to Council Karen Lee stated the June 19th meeting date needed to be changed to June 20 since the 19th was a holiday for county employees. When the schedule was approved last year, the holiday was added after the approval of the meeting dates by Council. Councilwoman Mosley motioned to change the date from June 19th to June 20th, second by Councilman Killian. Unanimous vote.

c. Council to consider approving a grant from SC I-77 Alliance to improve accessibility by adding gravel at Chester R&D Park. Robert Long.

Mr. Long stated the road was county maintained and only goes in a couple 100 feet and stops at Chart Industries. The county has an opportunity to accept a grant from SC I-77 Alliance in the amount of \$120,000 dollars with no match to extend the road and add gravel. Councilman Vaughn motioned to approve, second by Councilman Agee. Unanimous vote.

9. Boards and Commissions

a. Appointment to the Hazel Pittman Center-Councilwoman Mosley.

Councilwoman Mosley motioned to appoint LeTanya Williams, second by Councilman Vaughn. Unanimous vote.

b. Appointment to the Parks and Recreation Board- Councilman Guy.

Councilman Guy motioned to appoint Toni Perrigan, second by Councilman Agee. Unanimous vote.

c. Appointment to the Parks and Recreation Board- Chairman Branham.

Chairman Branham motioned to appoint Thomas Jordan, second by Councilman Guy. Unanimous vote.

d. Appointment to the Burnt Meeting House Cemetery-County Council.

Councilman Vaughn motioned to appoint Natalie Paul, second by Vice Chairman Wilson. Unanimous vote.

10. Executive Session-Councilman Guy motioned to go to executive session, second by Councilman Killian. Unanimous vote.

a. To receive legal advice regarding the HR Department. Attorney Winters.

b. To receive legal advice regarding a contractual matter in the Assessor's Office. Attorney Winters.

11. Council Actions Following Executive Session- Councilman Guy motioned to go back to regular session, second by Councilman Killian. Unanimous vote.

a. Action taken regarding the contractual matter in the HR department.

Councilman Vaughn motioned to authorize Administrator Hester to work with FGP (Find Great People) to locate a HR Director, second by Councilwoman Mosley. Unanimous vote.

b. Action taken regarding the contractual matter in the Assessor's department.

Taken as information.

12. Council Comments-No comments

13. Adjourn- Councilwoman Mosley motioned to adjourn, second by Councilman Guy. Unanimous vote.

Karen Lee, Clerk to County Council

Time: 8:20 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.