



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Tuesday, June 20, 2023 at 6:00 PM

Minutes

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

Absent: Councilman Killian. Councilwoman Mosley with prior notification.

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.

Councilman Agee motioned to accept the withdrawal for rezoning from D. R. Horton to remove properties associated with Magnolia Trace for tax map numbers 135-00-00-032-000, 136-00-00-042-000, 135-00-00-019-000 and 135-00-00-020-000, second by Councilman Guy. Vote 5-0 to approve.

Councilman Guy motioned to remove 10.c from the agenda, second by Councilman Vaughn. Vote 5-0 to approve. Councilman Agee motioned to remove 11.c from the agenda, second by Councilman Guy. Vote 5-0 to approve.

3. **Approval of Minutes**
 - a. **June 5th, 2023 Council Minutes.**
Vice Chairman Wilson motioned to approve, second by Councilman Guy. Unanimous vote.

4. **Citizen's Comments**

Marc Howie, 112 Hallet Street, Fort Mill, SC stated he was the Vice President of Community Development for York Electric Company and had been appointed to the I-77 Regional Economic Development Alliance and would be working closely with the County Economic Development team in Chester. He would be the contact person if Council had any problems regarding York Electric.

5. **Ordinances/Resolutions/Proclamations**
 - a. **2023-14 Resolution to Gift the Service Weapon to John "Trey" Hunter III.**
Councilman Agee motioned to approve, second by Vice Chairman Wilson. Unanimous vote.
 - b. **2023-15 Resolution to Gift the Service Weapon to Sandra Stinson.**
Councilman Guy motioned to approve, second by Councilman Vaughn. Unanimous vote.

c. 2nd Reading Of 2023-15 Amending Ordinance No. 2018-11, As Amended And Clarified By Ordinance No. 2022-13, To Provide For The Allocation Of Fee In Lieu Of Tax Revenues For Some Property Located In The County; And Providing For Other Related Matters.
Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Unanimous Vote.

6. Administrators Report

Administrator Hester gave updates on the following:

Fire Trucks: regarding the order of fire trucks, they would have to stay with what had been ordered since it would cost the County a hefty price to change each truck.

Rodman Sports complex: the opening for bids was June 22.

Burnt Meeting House Cemetery Ad-Hoc Committee:

Public Works along with some committee members spent two days cleaning and removing brush and will go back to spray herbicides on the vegetation. Attorney Winters was working on an agreement with Mr. McWatters regarding obtaining an easement. They put up signs stating “closed for maintenance” while they were still in the process of cleaning the site.

Commerce Drive: The fence along the road had been cleaned up by Public Works, they plan to spray the fence with herbicides every six months to control the weeds and grass.

Animal Control: They took in 122 dogs last month and 97 were adopted out. A lady from California seen one of the dogs on the animal control’s Facebook page and flew here to adopt the dog she had seen on the page.

Recycling: The new Recycling Coordinator Molly Knowlton had been busy teaching the importance of recycling by starting a program. She also reached out to DHEC who paid for a billboard to promote it. The billboard is located on JA Cochran bypass next to Freeman’s Gas Company.

7. Old Business

a. 2nd Reading of CCMA23-06 E & J Gallo Winery requests 0.24 acres of a portion of Tax Map #165-00-00-066-000 on or near Highway 21 (Catawba River Rd) to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). Planning Commission voted 6-0 to approve.

Councilman Vaughn motioned to approve, second by Councilman Agee. Unanimous vote.

b. 2nd Reading of CCMA23-08 Chiffon Crawley request Tax Map #069-05-25-002-000 at 527 West White Street, Chester, SC 29706 to be rezoned from Multi-family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 6-0 to approve.

Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. 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. Removed from agenda.~~

~~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. Removed from agenda.~~

~~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. Removed from agenda.~~

~~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. Removed from agenda.~~

g. Proposed amendments to the Gateway District Enabling Act. Administrator Hester.

Administrator Hester stated he had worked with the Gateway District Committee over the past months. The changes the Commission would like to make were as follows:

Membership/Terms of Members (I.a.) Non-residents may not exceed four (4) members at any time on committee. They would have to have a vested interest in the County in order to be considered, such as owning property here or someone who grew up in Chester and still has an interest in Chester County.

(I.d.) Each member shall serve for a term of two years. Members seeking to maintain their committee seat beyond the expiration may be reappointed with County Council approval by recommendation from the County Administrator or designee. **(I.e.)** Members who wish to remain on the Committee following the expiration of their term and non-reappointment may do so in an Emeritus status. While in the emeritus status, the member may not vote on issues but may engage in discussion with the Committee during its meetings. **(I.f.) line three.** By existing members of the committee or from the County Administrator, their designee, and ratified by the approval of Chester County Council

Duties and Responsibilities (II.a.) To advise the County Administrator or assigned through discussion with County Administrator on any matter affecting the implementation of the Gateway District Master Plan, and any amendments or changes that the committee may recommend to the County Administrator for adoption. **(II. c.)** Recommend County Administrator **(II.f.)** Establish and recommend County Administrator. **(II.g.)** Submit to the County Administrator.

Officers; Meetings; Records (IV.c.) Chester County Council shall receive copies of the minutes for information at the next regularly scheduled County Council meeting to follow the meeting of the Committee. Vice Chairman Wilson asked if the minutes could be added to there agenda packets. Clerk to Council stated yes. He then motioned to approve by title only with the changes, second by Councilman Agee. Unanimous vote.

h. Proposed amendments to the Litter Ordinance. Councilman Vaughn.

Councilman Vaughn stated he would like to add more changes to the litter ordinance which would include removing/adding under sections:

Section 46-93 2.b.1. ~~Remove-which shall be under the supervision of the court.~~

Section 46-93 4. d. ~~Remove- must~~ Add- shall. ~~Remove-which shall be under the supervision of the court.~~

Section 46-93 4.e. ~~Remove-which shall be under the supervision of the court.~~

Section 46-93 4. f. ~~Remove- which labor or public service shall be under the supervision of the court,~~

Section 46-93 4. I. ~~Remove (publication fees should be added to magistrates budget.)~~

Section 46-93 4. j. ~~Remove- must~~ Add -shall

Section 46-93 4. k. ~~Remove- must~~ Add- shall

Section 46-93 4.o. ~~Remove -All~~ Add- For ~~-Remove- shall be under the supervision of the court and~~

Section 46-93 5. Adding to section 5 at the bottom after c.2.

Nothing in this section shall be construed as granting any cause of action against the State, any political subdivision, or any employee thereof acting in their official capacity to an individual performing community service under this section who is completing litter pickup without direct oversight, including any claim under Workers Compensation. Routine follow up to ensure completion of litter pickup by a county, municipality, or state employee is not considered oversight.

Councilman Vaughn also asked County Attorney Winters to reach out to the Attorney General for an opinion whether magistrates must follow state statues. He then motioned to approve with the proposed amendments, second by Vice Chairman Wilson. Unanimous vote.

8. New Business

a. Council to approve Bid RFP2223-12 for Janitorial Services to TJ's High Quality Cleaning Services of Chester, SC in the amount of \$8454.45per month for 10 locations. Susan Cok and Robert Hall.

Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Unanimous vote.

9. Boards and Commissions

a. Reappointment to the Radio Users Advisory Committee-Council Council.

Councilman Vaughn motioned to reappoint Barkley Ramsey, second by Councilman Guy. Unanimous vote.

b. Reappointment to the Radio Users Advisory Committee-County Council.

Councilman Agee motioned to reappoint Bill Baxter, second by Vice Chairman Wilson. Unanimous vote.

c. Appointment to Catawba Regional Council of Governments- County Council.

Chairman Branham motioned to appoint Bill Bundy, second by Vice Chairman Wilson. Vote 4-0 to approve. Councilman Agee recused stating Mr. Bundy worked for him.

10. Executive Session

Councilman Guy motioned to go into executive session, second by Councilman Vaughn. Unanimous vote.

- a. To receive legal advice regarding Project 2106. Attorney Winters.
- b. To receive legal advice regarding Project 2336. Attorney Winters.
- c. To receive legal advice regarding Project 2341. Attorney Winters.
- d. To receive an update on a contractual matter regarding the Assessor's Office. Attorney Winters.
- e. To receive an update on a personnel matter regarding the HR Office. Attorney Winters.
- f. To receive a legal update regarding Economic Development. Attorney Winters.

11. Council Actions Following Executive Session

Vice Chairman Wilson motioned to go back to regular session, second by Councilman Vaughn. Unanimous vote.

- a. **Action taken regarding Project 2106.** Taken as information only.
- b. **Action taken regarding Project 2336.** Taken as information only.
- c. **Action taken regarding Project 2341.** Taken as information only.
- d. **Action taken regarding the Assessor's Office.** Taken as information only.
- e. **Action taken regarding the HR Office.** Taken as information only.
- f. **Action taken regarding Economic Development.** Taken as information only.

12. Council Comments

Councilman Agee thanked retired officers Sandy Stinson and Trey Hunter for their dedication. Councilman Vaughn stated Martha Weir Stevenson passed away who had been battling cancer his thoughts and prayers were with the family.

13. Adjourn

Councilman Guy motioned to adjourn, second by Vice Chairman Wilson. Unanimous vote.

TIME: 8:15 PM

Karen Lee, Clerk to County 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.