

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, August 15th, 2022 at 6:00 PM

Present: Interim Chairman Dr. Frederick, Vice Chairman Branham, Councilman Jordan, Councilwoman Guy, Councilman Vaughn, Councilman Wilson, County Attorney Winters, and Clerk to Council Lee. **Absent:** Councilman Killian.

1. **Call to Order**-Interim Chairman Dr. Frederick called the meeting to order. He asked for a motion to remove agenda item h.2. from the agenda. Councilwoman Guy motioned to remove h.2. from the agenda, second by Vice Chairman Branham. Vote 5-0 to approve.
2. **Pledge of Allegiance and Invocation** – Pledge was recited in unison; Councilwoman Guy gave the invocation.
3. **Approval of Minutes**
 - a. **July 18th, 2022 Council Minutes.**
Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.
 - b. **August 9th, 2022 Special Called Council Minutes.**
Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
4. **Citizen Comments**

John Agee, 3302 Lancaster Hwy, Richburg, SC addressed Council regarding his concerns with the jail, fire stations and Rodman ballfield.

Jay Williams, 1652 Woods Road, Chester, SC addressed Council regarding his concerns of the cost for the two fire stations to be built.
5. **Ordinances/Resolutions/Proclamations**
 - a. **2nd Reading 2022-15 Authorizing the Execution And Delivery Of An Infrastructure Credit Agreement Between Chester County, South Carolina, And Project Paper To Provide For The Provision Of Special Source Revenue Credits; And Other Related Matters.** Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 5-0 to approve.
 - b. **2nd Reading 2022-16 An Ordinance to create a deadline for the registration of bidders for individuals wanting to bid at the Chester County Delinquent Tax Sale.** Councilman Wilson motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
6. **Old Business**
 - a. **Update on the County landfill expansion- Michael Wade.**
Michael Wade, Recycling/Litter Coordinator, stated the County had a smooth transition from Waste Management to Republic Services. Regarding the landfill they were looking at two different expansions, one lateral expansion located at the virgin area between the current C & D landfill that was currently being used and the old class three landfill. They were still exploring the boundaries to see how much room they have but felt like it was enough to help until the new expansion was ready to go. The other expansion was on the side of the

fence along the right side of the property as you enter the landfill. They were currently in the process of seeking variances from the County Zoning Board of Appeals for the buffer distance of 1000 feet to 200 feet. With the new expansion the engineer estimated around 30 years of life would be added to the landfill. He planned to bring another update in October to give the results of the variance decision.

b. 3rd Reading of CCMA22-05: Birdseye Renewable Energy request Tax Map # 144-00-00-022-000 on Mt. Vernon Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Vice Chairman Branham. Vote 5-0 to approve.

c. 3rd Reading of CCMA22-06: Birdseye Renewable Energy request Tax Map # 155-00-00-025-000 on George Argus Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Councilwoman Guy. Vote 5-0 to approve.

d. 3rd Reading of CCMA22-07: Birdseye Renewable Energy request Tax Map # 144-00-00-021-000 on Mt. Vernon Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Councilman Vaughn. Vote 5-0 to approve.

e. 3rd Reading of CCMA22-08: Birdseye Renewable Energy request Tax Map # 155-00-00-039-000 on Thrailkill Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Councilman Wilson. Vote 5-0 to approve.

f. 3rd Reading of CCMA22-09: Birdseye Renewable Energy request Tax Map # 144-00-00-019-000 on Thrailkill Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Vice Chairman Branham. Vote 5-0 to approve.

g. 3rd Reading of CCMA22-10: Birdseye Renewable Energy request Tax Map # 144-00-00-018-000 on Mt. Vernon Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Vice Chairman Branham. Vote 5-0 to approve.

h. FROM CCTC:

1. **Approval of change order request for 2022 roads approved by Council for paving.**

Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

2. **Removed** Approval of expenditure for lighting project.

3. **Approval of 2023 Road Improvement Recommendations.**

Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

4. **Approval of Bid RFB 20-46.16 Carlisle White Road Bridge Repair to E&D Contractor Services in the amount of \$102,436.00. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.**

7. **New Business**

a. **2022-2023 ATAX Recommendations- ATAX Chairperson Cheryl Addison.**

Councilwoman Guy thanked Ms. Addison and the committee for all the work they do for Chester County.

Councilwoman Guy motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

b. **Project Updates with Alliance Engineering. Robert Hall.**

Dave Navarro, Senior Project Manager for Alliance Consulting Engineers presented the conceptual site plan for Rodman Sports Complex. He stated the plan was quadruplex setup with a concession stand located for all four fields.

Councilman Jordan stated this plan must go before Parks and Recreation Commission first so they could make their recommendations then it would be referred back to Council.

Lewis Fire Department- Mr. Navarro stated they have the conceptual site plan and moving forward in the design portion.

North Chester Fire Department- Mr. Navarro stated SD Clifton had agreed to the contract with the stipulation a zoning variance would be granted to reduce the setbacks.

Animal Shelter - Mr. Navarro stated they have the conceptual site plan but were waiting on feedback from staff, once the site plan is finalized, they would present their proposal for engineering and design services, allowing the county to make a decision moving forward on what would be the best opinion.

c. 1st Reading of CCMA22-12: George Wilmore request Tax Map # 160-03-01-008-000 on Louise Drive to be rezoned Multi-Family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 7-0 to approve. Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 5-0 to approve.

d. 1st Reading of CCMA22-13: James Alex Shelton and Austin Taylor Rhodes request Tap Map # 080-01-02-001-000 on Transportation Drive to be rezoned Multi-Family Residential District (RG-1) to Limited Industrial District (ID-2). Planning Commission voted 7-0 to approve with a reverter clause if the trucking company stopped being a trucking business the property would revert back to RG1 Multi Family Residential zoning. Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

e. **Council to consider approving the Sheriff's Office to enter into a contract with the SC Department of Mental Health to allow a clinical therapist to work in the Detention Center. Sheriff Dorsey.**

Sheriff Dorsey asked Council for permission to hire a clinician for the Detention Center, he would use \$30,000 dollars from his existing budget to pay a portion of the salary. The clinician would commit 25 to 30 hours a week at the Detention Center. He stated this same program is used in Lancaster County along with other jails in South Carolina and has been a great success. Councilman Vaughn motioned to approve, second by Councilwoman Guy. Attorney Winters stated the contract had to have changes, but she could have them done by tomorrow. Councilwoman Guy withdrew her second, Councilman Vaughn withdrew his motion. Councilman Vaughn motioned to approve with the condition the contract legalities be resolved, second by Councilwoman Guy. Vote 5-0 to approve.

8. Executive Session

Vice Chairman Branham motioned to go executive session, second by Councilwoman Guy. Vote 5-0 to approve.

a. To receive legal advice regarding the hiring of the County Administrator. Attorney Winters.

9. Council Actions Following Executive Session

Councilman Vaughn motioned to go back to regular session, second by Councilman Jordan. Vote 6-0 to approve.

a. **Action taken regarding the hiring of the County Administrator.** Taken as information

10. Council Comments- None.

11. Adjourn

Councilwoman Guy motioned to adjourn, second by Councilman Jordan. Vote 5-0 to approve.

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.