



CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, September 19th, 2022 at 6:00 PM

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

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.

Interim Chairman Dr. Frederick asked for a motion to amend the agenda under 6.e., where it read “the Planning Commission vote 6-0 to approve”, it should read “Planning Commission voted 5-1 to deny.” Councilman Jordan made that motion to amend, second by Councilman Vaughn. Vote 6-0 to approve.

3. **Approval of Minutes**

a. September 6th, 2022 Council Minutes.

Vice Chairman Branham motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.

b. September 8th, 2022 Special Called Minutes.

Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

4. **Citizen Comments**

Brenda McBrayer, 2633 Starnes Road, Edgemoor, SC addressed Council regarding being opposed to rezoning CCMA22-16.

Nicki Nash, 2635 Starnes Road, Edgemoor, SC addressed Council regarding being opposed to rezoning CCMA22-16.

Roxann James, 3007 Steele Village Road, Rock Hill, SC addressed Council regarding her concern of the changes to Rodman Ballfield.

Troy Karski, 8025 Arrowbridge Blvd, Charlotte, NC addressed Council regarding his support for rezoning CCMA22-19 thru CCMA22-22.

Joan Heid, 2440 Gill Jordan Rd, Chester addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Deborah Hayes, 4006 Hickory Drive, Edgemoor, SC addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Allen Dickard, 10601 Agnes Douglas Rd, Fort Mill addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Melvin B. Jackson, 1033 Hamilton Road, Chester, SC addressed Council regarding his concern of signs being put-up all-around Chester that stated "stop Rodman ghetto rezoning".

Robin McGuire Gill, 2535 Gill Jordan Road, Chester, SC addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Josette Walton, 2470 Fishing Creek Church Road, Rock Hill, SC addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Laurin D. Fowler, 2094 Millen Road, Chester, SC addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Fran Sudol Hutchins, 3236 Fishing Creek Church Road, Rock Hill addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA-18.

Benji Layman, 517 Sutton Road, Fort Mill, SC addressed Council regarding his support for rezoning CCMA22-17 and CCMA22-18.

Donnann Espitia, 1564 Millen Road, Chester, SC addressed Council regarding being opposed to rezoning CCMA22-17 and CCMA22-18.

Joe Ligon addressed Council regarding being opposed to all Planned Development rezonings on the agenda.

5. **Ordinances/Resolutions/Proclamations**

a. **2022-10 Resolution to create Chester County 250 Committee.**

Councilman Vaughn stated this will be a huge celebration in our country, and especially in South Carolina.

Chester County had a great involvement in the Revolutionary War. And we have a ton of history, and we want to form a commission to celebrate this. He asked Historian Bill Marion to speak on behalf of the resolution.

Mr. Marion stated, it is a chance to for us to get money from the state to promote Chester County. They are asking to think about African Americans, Native Americans, women, children, and others who maybe haven't been included in the future. We've talked it over with a diverse number of people in the community who want to be on this group. They were looking to have around ten to twelve people on the committee. He stated people had already reached out to him wanting to be on it. Mr. Tommy Darby says he would be the one to handle any funds that come in. It's my understanding we're not asking for money. We're trying to get money and it will help promote Chester. We're one of the few counties in the state right now that is not on board with this. we're asking to get on board so that we don't get left out. Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

b. **2022-11 Resolution to adopt the Modified Rodman Master Plan.**

Steve Whaley of Alliance Consulting Engineers stated they had been looking at the existing layout that was approved and came up with a different layout. One of the reasons why we changed the layout a little was the way it's set up right now. All the sidewalks that go in between each one of the fields you only have 10 feet between the sidewalk and the fence. There were no bleachers shown to be added into the to that area. If you go to a ball field, you know that when you set up you've got people that bring in tents, you bring in things that that will accumulate more space than 10 feet when you've got that kind of congestion in there. And then try to add a bleacher pad which is about 10 by 21 to get around the bleacher to get into and have ADA accessibility. You're blocking that area almost completely because you only have 20 feet and some of the areas that are going beyond the sidewalks that you could have people go down beyond the interior area. And so that's why we separated out the ball fields from five to four. Also, there's a couple of other things. There was a walking path that's been asked to be added to the walking trail to be added around the outside area of the ball fields so that there could be exercise being going on while the games are going on. So if you add another field in there and try to add some space, you're will push that out a lot further than what you have room for. And you're going to eliminate the walking trails also in that area. We also saw that you only have 115 parking spaces out there at the present. With the count that is set up in the code, you're supposed to

have a parking space that's permanently paved when you have more than one game going on. If you look at the full capacity, with the soccer and the baseball going on at the same time, you're going to have around if you had five fields, you're going to have around 1150 people out there which would be 288 parking spaces. We're going to also have to add parking into this count as well to meet the code. In that process, we went back in and added in an ADA playground area that was needed for the area and we've got parking setups for that as well. And a parking area sidewalk between the playground and the ball field which is a centrally located area to also access the soccer field for ADA constituents. So that is one of the reasons why we have shown one less ball field. We know that there's an existing field at the end of the development but for the recreational use as well.

When we met with the recreation board last time, we were looking at this as part of the concept and we are looking at adding some soccer fields as well for the concept but right now we're focused more on the ball fields because that's what has been put forth to us to look at. But we weren't going to be adding more soccer fields in the area adjacent to the two rows of parking that's there now. If you go below the second row of the soccer fields that you have out there the Topo is so steep, that you're not going to be able to get another row of soccer fields the way your original master plan shows because it falls off steeply through there. And to try to come up with another set of soccer fields in that area, you're going to have about a 20 foot drop off then you're going to have to level that out. Fill that in and it's just going to be something that I don't think would be feasible in that area could be used for other recreational uses. But we're looking at maybe moving the soccer fields up in line with what you already have out there. That would give you six soccer fields and that would pull the playing from the four- to five-year-old's out of the outfield of the existing 270 ball field at the end of the southern portion of the park, hope this helps you to understand why the layout was done this way.

Councilman Jordan stated he was at the Parks and Rec committee meeting. And it was my understanding that they addressed only the baseball field as phase one.

Mr. Whaley stated that was correct.

Councilman Jordan stated they did not adopt or recommend that we adopt the modifications to the soccer fields at this time. In fact, they specifically said that they wanted to see the Master Plan, proceed to the best that they could as originally drawn. I understand what you're saying about the soccer fields but the baseball field at this at this point the major difference is you're going from five fields down to four. That's to give additional room.

That was their only recommendation for amendment to the master plan. And my concern Mrs. Winters is that the resolution says that we're adopting a revised master plan. What I understood we were doing is just amending the master plan to go from the five fields down to four and that the remainder of the master plan, the recommendation was that it remained in place.

Attorney Winters stated t's not the new plan just changing the number of fields, that was what would be voted on tonight. She stated the wording could be changed.

Building Maintenance Director Joe Roberts stated they had met with EMS, Lewis Fire department, Fire Coordinator, every first responder they could think of, and they were all on board with the one entrance that was sufficient for what they needed to gain access and leave the property. As mentioned earlier, this won't change the master plan. This is only modifying the original baseball field layout from five to four due to spacing concerns. In the grand scheme, there will still be six soccer fields. A multipurpose field which could be a seventh-soccer field. And there will be three baseball fields later in the Grand Master Plan. So the only change we're making right now would be the five to four. And that's it.

Councilwoman Guy asked if they have more people playing soccer in that area than baseball.

Mr. Roberts stated yes. We have both fields that are currently being used now. They're using field two for little kids. There were two fields on baseball field two. There was a larger field on field four so there is a big crowd of soccer down there.

Councilman Wilson asked about the concession stand, restrooms and press box. Can you talk a little bit about where we're at on that as far as the plans and what that would include?

Mr. Roberts stated they have a basic plan of what the concession stand size will be two story the actual full-scale design won't be available until we do construction documents.

Councilman Jordan stated he thought the revised baseball field complex going from five to four if he remembered correctly, it allowed for a larger concession and restroom area.

Mr. Whaley stated there's going to have to be more bathrooms. It's certainly 30 by 30, as well as shown on the plan. And that's not going to be significant enough to have enough restrooms for that many people, as well as having the concession in there. The length doubled like 60 by 30. And then you've got a press box on top which was 20 by 30, and octagon shaped. It's not square.

Mr. Roberts stated the funding estimated costs right now for the current layout is \$4.1 million the County has available \$4.168 million. There was a chance that could come in lower but that's cost as of right now from Alliance. This would be the first phase. Once it's approved were going to move forward with construction documents. Let Rodman finish their baseball season next year and as soon as their league finishes, we can start the process of construction in a year.

Councilman Wilson asked about the restrooms on the soccer side. The restrooms that they would use until another phase is taken out and how are they going to have restroom facilities? Are they going to use the ones over the baseball side? Will they have the old facilities or new facilities.

Mr. Roberts stated we still had the old facilities intact. Depending how quickly the baseball moves along we have thought about maybe taking the old concession stand and making it all bathrooms add more to it that way you have, you know, double the size if not more for soccer to use until we can get their side done. Councilman Jordan motioned to accept the recommendation from Parks and Recreation Committee to change from five fields to four fields and amend the master plan, second by Councilwoman Guy. Vote 6-0 to approve.

6. Old Business

a. **3rd 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 6-0 to approve.**

b. **3rd 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 Councilman Killian. Vote 6-0 to approve.**

c. **2nd Reading of CCMA22-14 Jason & Leslie Willis request Tax Map # 047-00-00-035-000 on Walnut Grove Lane to be rezoned from Rural Three District (R3) to Rural Two District (R2). Planning Commission voted 6-0 to approve. Councilman Wilson motioned to approve, second by Councilman Killian. Vote 6-0 to approve.**

d. **2nd Reading of CCMA22-15** Arthur Lee Gaston II, VGHT LLC, and Saja Realty LLC request 0.12 acres of Tax Map # 070-00-00-013-000 on Thomas E Davis Lane to be rezoned from Rural Two District (R2) to Multi-Family Residential District (RG1). **Planning Commission voted 6-0 to approve.** Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.

e. **2nd Reading of CCMA22-16** Randall and Jennifer Simoes request Tax Map # 132-00-00-211-000 on Starnes Road to be rezoned from Rural Two District (R2) to Limited Industrial District (ID-2). **Planning Commission voted 5-1 to deny.** Councilman Jordan motioned to deny, second by Councilman Wilson. Vote 6-0 to deny.

f. **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.** Attorney Winters stated in order for Council to discuss, it has to be put back on the table for discussion. And the way to do that is a motion to reconsider the first reading that y'all denied. It's not approving the first reading. It's just putting it on the table to discuss. At the last meeting to bring it up for reconsideration and the clerk can confirm I think Mr. Vaughn was someone who voted against it in the minutes. And Mr. Vaughn or someone else who voted against it has to bring it up for discussion for reconsideration. After you vote on the reconsideration, then you can take a vote on it, but I'm hearing delay and so after you vote to reconsider, you can make a motion to delay first reading, because you're reconsidering first reading, not second.

We did it once before, Karen and I was trying to remember where you brought something back for reconsideration. It wasn't brought until the following meeting just like it tonight. If the motion dies, you can bring it back for reconsideration. And that's what you're doing.

Councilman Vaughn stated I think the reason I want to do that is so we can delay the first reading until we've had our workshop meetings, we talked about having and get the information that we said we wanted to get. We've not done that yet. And I want to get that information so we can make an informed decision on all these issues.

Councilman Jordan stated it's my understanding that we cannot just immediately delay the second reading. We have to go back and reconsider the first, just wanted everyone to know that. The reason is, if we're looking to delay, further readings, we have to go back and reconsider the first.

Attorney Winters stated that was correct, there's also a workshop being planned with Mr. Charlie Compton, the clerk is trying to accomplish that as quickly as she can. Councilman Vaughn motioned Council to reconsider the first reading of CCMA22-17, second by Councilman Jordan. Vote 5-1 to approve. Councilman Wilson opposed. Councilman Vaughn motioned to delay first reading of CCMA22-17 to the November 7th, 2022 Council meeting, second by Councilman Jordan. Vote 6-0 to approve.

g. **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.** Councilman Vaughn motioned for Council to reconsider the first reading of CCMA22-18, second by Councilman Jordan. Vote 5-1 to approve to reconsider the first reading Councilwoman Guy opposed. Councilman Vaughn motioned to delay first reading to the November 7th, 2022, Council meeting, second by Councilman Jordan. Vote 5-1 to approve. Councilwoman Guy opposed.

h. 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.* Councilman Vaughn motioned for Council to reconsider the first reading of CCMA22-18, second by Councilman Jordan. Vote 5-1 to approve to reconsider the first reading Councilwoman Guy opposed. Councilman Vaughn motioned to delay first reading to the November 7th, 2022, Council meeting, second by Councilman Jordan. Vote 5-1 to approve. Councilwoman Guy opposed.

i. 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.* Councilman Vaughn motioned for Council to reconsider the first reading of CCMA22-18, second by Councilman Jordan. Vote 5-1 to approve to reconsider the first reading Councilwoman Guy opposed. Councilman Vaughn motioned to delay first reading to the November 7th, 2022, Council meeting, second by Councilman Jordan. Vote 5-1 to approve. Councilwoman Guy opposed.

j. 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.* Councilman Vaughn motioned for Council to reconsider the first reading of CCMA22-18, second by Councilman Jordan. Vote 5-1 to approve to reconsider the first reading Councilwoman Guy opposed. Councilman Vaughn motioned to delay first reading to the November 7th, 2022, Council meeting, second by Councilman Jordan. Vote 5-1 to approve. Councilwoman Guy opposed.

k. 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.* Councilman Vaughn motioned for Council to reconsider the first reading of CCMA22-18, second by Councilman Jordan. Vote 5-1 to approve to reconsider the first reading Councilwoman Guy opposed. Councilman Vaughn motioned to delay first reading to the November 7th, 2022, Council meeting, second by Councilman Jordan. Vote 5-1 to approve. Councilwoman Guy opposed.

7. New Business

a. Approval of a multi-year contract for Carolina Metals Group – Michael Wade / Susan Cok.
Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

b. Approval of Bid # RFB 22-54.02 EMA Parking Lot to Armstrong Contractors in the amount of \$128,484.00. – Susan Cok.
Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

8. Executive Session

Vice Chairman Branham motioned to go to executive session, second by Councilwoman Guy. Vote 6-0 to approve. Interim Chairman recused.

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

9. Council Actions Following Executive Session

Vice Chairman Branham motioned to go back to regular session, second by Councilman Wilson. Vote 6-0 to approve.

a. Action taken regarding legal advice of the hiring of the County Administrator.

Councilman Vaughn motioned to continue interviews for candidates one, five and six, second by Councilman Killian. Vote 6-0 to approve.

10. Council Comments

Councilwoman Guy stated she wished whoever put the signs out concerning “ghetto housing” she wished there conscious would allow them to remove them from the highways. The rest of Council agreed.

11. Adjourn

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

Time: 8:35 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.

KI, CTC