



CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J A Cochran Bypass, Chester, SC 29706

Tuesday, September 6th, 2022 at 6:00 PM

Present: Interim Chairman Dr. Frederick, Vice Chairman Branham, Councilman Jordan, Councilwoman Guy, Councilman Vaughn, Councilman Wilson, Councilman Killian, 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 stated 1st Reading of CCMA22-23 John H. Ross for Applicant: Griffin Land Holdings, LLC request Tax Map # 106- 00-00-121-000 on Hwy 9 and Hwy 909 be rezoned from (Rural Two) R2 to Planned Development (PD). *Planning Commission voted 6-0 to deny.* The applicant withdrew their request, he called for a motion to remove agenda item 8.n. Councilwoman Guy motioned to remove agenda item 8.n. second by Vice Chairman Branham. Vote 6-0 to approve.

3. **Approval of Minutes**

a. August 25th, 2022 Special Called Minutes. Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 4-0 to approve. Councilwoman Guy and Councilman Killian was absent from the August 25th meeting and did not vote.

b. August 15th, 2022 Council Minutes. Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve. Councilman Killian was absent from the August 25th meeting and did not vote.

4. **Citizen Comments**

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

Brandon Pridemore, 1186 Stonecrest Blvd, Tega Cay, SC addressed Council regarding his support for rezoning CCMA22-19 thru to CCMA22-22.

Cheyenne Williams, 708 Valentine Trail, Chester, SC addressed Council regarding being opposed to rezoning CCMA22-17 and 18.

Dr. LaFarah Frazier, Clinton College addressed Council regarding her concerns with GITI Tire.

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

Bill Marion, PO Box 608, Chester, SC addressed Council regarding his support for rezoning CCMA22-14 and 15.

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

Jeff Lech, Blvd of Alles, Pittsburg addressed Council regarding her concerns with GITI Tire.

Curt Shumate, Columbia SC addressed Council regarding her concerns with GITI Tire.

Ron Thompson, 2615 Steele Village Rd, Rock Hill addressed Council regarding being opposed to rezoning CCMA22-17 and 18.

Thomas Funderburk, 2649 Starnes Rd, Edgemoor, SC addressed Council regarding being opposed to rezoning CCMA22-16.

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

Shawna Allen, 921 Spruce St, Charlotte, NC addressed Council regarding her concerns with GITI Tire.

Melissa Reyes, 6638 Bluegill Rd, Charlotte, NC addressed Council regarding her concerns with GITI Tire.

James Duke, 712 Patriot Parkway, Rock Hill, SC addressed Council regarding her concerns with GITI Tire.

Joe Ligon, 2655 Knox Station Road, Chester, SC addressed Council regarding being opposed to all Planned Development rezonings on the agenda.

Roxanne James, speaking on behalf of Pleasant Grove United Methodist Church 2868 Gaston Farm Road, Chester, SC addressed Council regarding being opposed to rezoning CCMA22-17 and 18.

5. Public Hearing

- a. **3rd 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.** No one signed up to speak.
- b. **3rd 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.** Angela Boyd and Sherry East signed up to speak but was not present.

6. Ordinances/Resolutions/Proclamations

- a. **3rd 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 Vice Chairman Branham. Vote 6-0 to approve.
- b. **3rd 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 6-0 to approve.

- c. Resolution 2022-9 A Resolution To Authorize The County Of Chester, By Chester County Council, To Sell Certain Equipment And Vehicles Of The County Identified Herein Upon Such Terms And Conditions As Described. Councilman Wilson motioned to approve and allow the funds to go the departments the vehicles and equipment came from, second by Councilman Vaughn. Vote 6-0 to approve.

7. Old Business

a. From CCTC:

1. **Approval of Sign Reimbursement for \$6903.36 for sign materials to the Recycling department.** Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.
 2. **Approval of Road Reimbursement for \$ 49,670.03 for road materials to the Road department.** Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.
 3. **Approval to the SCDOT in the amount of \$500.00 for dedication markers Major General Gary T. McCoy Road Memorial Highway Dedication Sign.** Councilwoman Guy motioned to approve, second by Councilman Killian. Vote 6-0 to approve.
- b. **2nd 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.
 - c. **2nd 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.** Councilman Jordan motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.

8. New Business

- a. **Council to authorize the approval of \$10,000 grant from Halfway There Rescue for spay & neuter with a 50% match. - Kelli Simoneau.** Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.
- b. **Approval of Bid RFP 2223-01 Generator & Installation- Fort Lawn Fire Department awarded to Carolina Electrical Resources in the amount of \$48,832.00. - Susan Cok.** Councilman Jordan motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.
- c. **Approval of Bid RFP 2223-02 Generator & Installation – Chester-Catawba Regional Airport awarded to Carolina Electrical Resources in the amount of \$68,322.00 – Susan Cok.** Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.
- d. **Setting the 2022 Tax Millage- Donnie Wade and Tommy Darby.** Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.
- e. **1st 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 Jordan. Vote 6-0 to approve.

- f. **1st 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.*** Councilman Jordan motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.
- g. **1st 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.
- h. **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.*** Councilman Wilson motioned to uphold the Planning Commission decision to approve, second by Vice Chairman Branham. After much discussion Vice Chairman Branham withdrew is second, Councilman Wilson withdrew his motion to approve. Councilman Wilson motioned to deny, second by Councilwoman Guy. Vote 6-0 to deny.
- i. **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.*** Councilman Wilson motioned to deny, second by Councilman Vaughn. Vote 5-1 to deny. Vice Chairman Branham opposed.
- j. **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.*** Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 4-3 to deny. Interim Chairman Dr. Frederick broke the tie.
- k. **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.*** Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 4-3 to deny. Interim Chairman Dr. Frederick broke the tie.
- l. **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.*** Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 4-3 to deny. Interim Chairman Dr. Frederick broke the tie.
- m. **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.*** Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 4-3 to deny. Interim Chairman Dr. Frederick broke the tie.
- n. **WITHDREW** **1st Reading of CCMA22-23** John H. Ross for Applicant: Griffin Land Holdings, LLC request Tax Map #106-00-00-121-000 on Hwy 9 and Hwy 909 be rezoned from (Rural Two) R2 to Planned Development (PD). ***Planning Commission voted 6-0 to deny.***

- 9. Executive Session-** Councilman Jordan motioned to go to executive session, second by Councilwoman Guy. Vote to approve.
- a. To receive legal advice regarding Project 2228. Attorney Winters.
 - b. To receive legal advice regarding Project 2281. Attorney Winters.
 - c. To receive legal advice regarding the Planning Commission. Interim Chairman Dr. Frederick.
 - d. To receive legal advice regarding the Sheriff's Office. Attorney Winters.
- 10. Council Actions Following Executive Session-** Councilwoman Guy motioned to back to regular session Second by Councilman Wilson. Vote was 6-0 to approve.
- a. Action taken regarding Project 2228. Information only.
 - b. Action taken regarding Project 2281. Information only.
 - c. Action taken regarding Planning Commission. Information only.
 - d. Action taken regarding the Sheriff's Office. Information only.
- 11. Council Comments-**None
- 12. Adjourn-** Councilwoman Guy motioned to adjourn, second by Councilman Jordan. Vote 6-0 to adjourn.

Time 9:15 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.