



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Tuesday, January 21, 2025 | 6:00 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman Mike Vaughn, Councilman Corey Guy, Councilman Bobby Raines, Councilman John Agee, Councilman William Killian (6:17pm), County Administrator Brian Hester, County Attorney Nicole Workman, Clerk to Council Kristie Donaldson

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 6:00pm and declared a quorum of council present.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Councilman Guy.

3. APPROVAL OF MINUTES

- a) December 2, 2024 Council Meeting Minutes
Vice Chair Mosley motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.
- b) January 6, 2025 Council Meeting Minutes
Councilman Vaughn motioned to approve, second by Vice Chair Mosely, Vote 6-0 to approve.

4. CITIZEN'S COMMENTS

None.

5. PUBLIC HEARING

Chairman Wilson stated that no citizens signed up to speak for the public hearing.

- a) Ordinance 2024-17 Authorizing the grant of a right-of-way and easement of approximately 0.109 acres of real property with improvements, if any, located along South Carolina Highway 9, Chester, South Carolina, with County TMS #125-00-00-072-000; and providing for other related matters.
- b) Ordinance 2024-18 Authorizing the transfer of approximately 2.2 acres of real property with improvements, if any, located on Dawson Drive, Chester, South Carolina, associated with county TMS #069-00-00-019-000; and providing for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2025-1 (Title Only)
An ordinance authorizing the issuance and sale of not exceeding \$250,000 fire protection district improvement revenue bonds of Chester County, South Carolina, for the purpose of defraying the cost of improvements to the Richburg Fire Protection District; prescribing the form and details of the bond; providing for the payment of the principal of and interest on the bond from the revenues derived from the operation of the system; providing for the acceptance and administration of grants and donations;

creating and establishing certain funds and accounts; and making other covenants and agreements in connection with the foregoing; and other related matters.

Councilman Vaughn motioned to approve, second by Vice Chair Mosley. Vote 6-0 to approve.

b) 1st Reading of Ordinance 2025-2

An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and P2280; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto.

Vice Chair Mosley motioned to approve, second by Councilman Guy. Vote 6-0 to approve.

c) 1st Reading of Ordinance 2025-3 (Title Only)

An ordinance authorizing the execution and delivery of a fee in lieu of tax and special source revenue credit agreement by and between Chester County and Project P2285; providing for a fee in lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.

Vice Chair Mosley motioned to approve, second by Councilman Raines. Vote 6-0 to approve.

d) 1st Reading of Ordinance 2025-4 (Title Only)

An ordinance authorizing the execution and delivery of an infrastructure credit agreement by and between Chester County and Project P2443, including any related or affiliated entities and any sponsor affiliates, whereby Chester County will enter into an infrastructure credit arrangement with the company; and providing for other related matters.

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

e) 1st Reading of Ordinance 2025-5

An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and Project P2373; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto.

Vice Chair Mosley motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

f) Resolution 2025-1 Authorizing the disposition of certain personal property; and providing for other related matters.

Councilman Vaughn motioned to approve, second by Vice Chair Mosley. Vote 7-0 to approve.

g) Resolution 2025-2 Declaring the County's intent to reimburse itself for certain expenditures made prior to the County's consummation of a federally tax-exempt financing.

Councilman Vaughn motioned to approve, second by Vice Chair Mosley. Vote 6-0 to approve.

h) Resolution 2025-3 Providing preliminary approval for certain incentives to induce investors identified for the time being as Project P2280, acting for itself, one or more current or future affiliates, and other project sponsors (collectively, "company") to establish or expand certain facilities in Chester County, South Carolina ("county"), including (1) a negotiated fee in lieu of ad valorem tax arrangement; (2) inclusion of the project site in a multi-county industrial or business park; (3) special source credits to be

applied against fees in lieu of ad valorem taxes; and (4) other related matters.
Vice Chair Mosley motioned to approve, second by Councilman Guy. Vote 6-0 to approve.

7. ADMINISTRATOR'S REPORT

County Administrator Brian Hester first addressed the snowy weather outside and stated that the weather would continue to be monitored, and updates and announcements would be posted on the Facebook page and website. Administrator Hester announced Devon Bagley as the Public Works Director and Amelia Henderson as the new Gateway Manager.

8. CONSENT AGENDA

Councilman Agee motioned to approve items A and B under Consent Agenda, second by Vice Chair Mosley. Vote 7-0 to approve.

a) 3rd Reading of Ordinance 2024-17

Authorizing the grant of a right-of-way and easement of approximately 0.109 acres of real property with improvements, if any, located along South Carolina Highway 9, Chester, South Carolina, with County TMS #125-00-00-072-000; and providing for other related matters.

b) 2nd Reading of CCMA24-15 James Christopher Gaddy and Kathleen P. Gaddy request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 6-0 to approve.

9. OLD BUSINESS

a) 2nd Reading of CCMA24-13 John Agee request Tax Map #124-00-00-052-000 located next to 3302 Lancaster Hwy, Richburg, SC 29729 to be rezoned from Single Family Residential District (RS-1) to Rural Two District (R2). The Planning Commission voted 6-0 to approve. *Councilman Agee recused himself from voting. Councilman Guy motioned to approve, second by Councilman Raines. Vote 6-0 to approve.*

b) 2nd Reading of CCMA24-14 Joaquim and Joanne Goncalves request Tax Map #122-00-00-066-000 located at 2482 Clinton Road, Edgemoor, SC 29712 to be rezoned from Rural Two District (R-2) to Rural One District (R-1). The Planning Commission voted 6-0 to approve.

Councilman Vaughn motioned to approve, second by Vice Chair Mosley. Vote 5-2 to approve. Opposed by Councilman Killian and Councilman Agee.

10. NEW BUSINESS

a) Bid Acceptance for Animal Control Shelter

Vice Chair Mosley motioned to approve the low bid for the new Animal Control Shelter in the amount of \$4,162,695.04 for a total amount committed to \$4,651,000 with contingency. Second by Councilman Guy. Vote 7-0 to approve.

b) Lutz Grant Match Request

Jessica Roof, Animal Control Director

Vice Chair Mosley motioned to approve, second by Councilman Vaughn. Vote 7-0 to approve.

- c) 1st Reading of CCMA24-16 Antwon Caldwell request Tax Map #079-05-10-005-000 located at 590 Beltline Road, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Single Family Residential District (RS-1). The Planning Commission voted 5-0 to approve.

Councilman Guy motioned to approve, second by Vice Chair Mosley. Vote 7-0 to approve.

- d) Statement regarding Municipal Building and Fire Codes

Councilman John Agee

Councilman Agee stated that he, Administrator Brian Hester, and Attorney Nicole Workman had met recently to discuss municipal building and fire codes. Councilman Agee explained that in South Carolina, the International Building Codes and International Fire Codes are state law and must be adopted by any municipality. He expressed that this was very important for the safety of the firefighters, as they need to be able to enter buildings that are up to code without risking their lives. Councilman Agee thanked Mr. Hester and Mrs. Workman for being receptive to addressing this issue.

11. BOARDS AND COMMISSIONS

- a) Airport Commission Appointments

Vice Chair Mosley motioned to re-appoint George Whitesides II, John Davis, Les Shugart, and Rusty Darby to the Airport Commission, second by Councilman Agee. Vote 6-1 to approve. Opposed by Councilman Killian.

1. Council Appointment
2. Council Appointment
3. Council Appointment
4. Council Appointment

- b) Chester County Historical Cemeteries Advisory Committee Appointments

Councilman Vaughn motioned to appoint Natalie Paul, Neely Gaston, and Sandra Anglin to the committee, second by Councilman Agee. Vote 7-0 to approve.

1. Council Appointment
2. Council Appointment
3. Council Appointment

- c) Catawba Regional Council of Governments

1. Resignation of Citizen Member

Councilman Agee motioned to accept the resignation of Bill Bundy, second by Councilman Raines. Vote 7-0 to accept.

2. Appointment of Citizen Member

Councilman Agee motioned to appoint Joe Branham, second by Councilman Guy. Vote 7-0 to appoint.

3. Appointment of Council Member

Vice Chair Mosely nominated Councilman Vaughn. Councilman Guy nominated Councilman Agee. Vote was taken: Councilman Killian voted for Councilman Agee, Councilman Raines voted for Councilman Agee, Councilman Vaughn voted for himself, Councilman Guy voted for Councilman Agee, Chairman Wilson voted for Councilman Vaughn, Councilman Agee voted for himself, and Vice Chair Mosley voted for Councilman Vaughn. Vote 4-3 to appoint Councilman Agee.

- d) District 3 Appointments by Councilman Bobby Raines
 - 1. Accommodations Tax Board – Laura Medlin
 - 2. Chester County Library Board – Wylie McGarity
 - 3. Construction Board of Appeals – Jon Michael Helms
 - 4. Parks and Recreation Advisory Board – Thomas Jordan
 - 5. Planning Commission – Todd Love
 - 6. Rural Fire Commission – Gene Hudson
- e) District 4 Appointments by Chairman Pete Wilson
 - 1. Board of Assessment Appeals – Ruthanne Levister
 - 2. Chester County Library Board – Joan Guyton
 - 3. Hazel Pittman Center Board of Directors – Carol Grant
 - 4. Parks and Recreation Advisory Board – Laura Roberts
 - 5. Planning Commission – Trent Smith
 - 6. Zoning Board of Appeals – J. Scott Thomas
- f) District 6 Appointments by Councilman William Killian
 - 1. Accommodations Tax Board – Elizabeth Claytor
 - 2. Board of Assessment Appeals – *William King*
 - 3. Chester County Library Board – *Shannon Hyde*
 - 4. Construction Board of Appeals – *Major Williamson*
 - 5. Hazel Pittman Center Board of Directors – *Peter Skidmore*
 - 6. Parks and Recreation Advisory Board – *Hiawatha Clifton*
 - 7. Planning Commission – *Azzie Lee Hill*
 - 8. Rural Fire Commission – *Donald Trowell*
 - 9. Zoning Board of Appeals – *Teresa Skidmore*

Chairman Wilson announced the appointments under items D, E, and F and entertained a motion to approve the appointments for Districts 3, 4 and 6. Councilman Agee motioned to approve the appointments for the districts as read by the Chairman, second by Councilman Vaughn. Vote 7-0 to appoint the members.

12. EXECUTIVE SESSION

Councilman Guy motioned to enter executive session, second by Vice Chair Mosley. Vote 7-0 to enter.

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2480
- b) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2492
- c) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2493

- d) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2501

13. ACTIONS FOLLOWING EXECUTIVE SESSION

Chairman Wilson announced the return into regular session and stated that all items were taken as information only.

- a) Action taken regarding Project P2480
- b) Action taken regarding Project P2492
- c) Action taken regarding Project P2493
- d) Action taken regarding Project P2501

14. COUNCIL COMMENTS

Administrator Hester announced a delayed opening due to the inclement weather.

Councilman Vaughn stated that he enjoyed participating in the Martin Luther King parade.

Councilman Guy thanked everyone for their participation in the parade.

Councilman Agee stated that he takes Miss Delores Thomas to the parade, and she enjoys the parade. He also asked for prayers for an injured firefighter.

Vice Chair Mosley wished Chairman Wilson a Happy Early Birthday.

15. ADJOURN

Councilman Guy motioned to adjourn, second by Councilman Vaughn. Vote 7-0 to adjourn.

8:10PM

Kristie Donaldson

Clerk to County Council