



# Chester County Council Meeting

R. Carlisle Roddey Government Building  
1476 J A Cochran Bypass | Chester, SC 29706  
Monday, February 3, 2025 | 6:00 PM

## MINUTES

*Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman William Killian, Councilman Bobby Raines (7:37pm departure), Councilman Mike Vaughn, Councilman Corey Guy, Councilman John Agee, 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 6:03pm.*

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

*The pledge of allegiance was recited and invocation given by Councilman Guy.*

### 3. APPROVAL OF MINUTES

*Chairman Wilson asked council to consider an amendment to the agenda. Chairman Wilson requested that item 10 A (Fiscal Year 2024 Audit Report) be removed due to Tommy Darby being unable to attend due to sickness. Vice Chair Mosley motioned to amend the agenda and remove item 10 A, seconded by Councilman Raines. Vote 7-0 to amend. Chairman Wilson also asked to move item 6 C, Proclamation honoring Ms. Madeline "Kay" Feaster Miles to item 3 B. Councilman Agee motioned to move item 6 C to before Citizens Comments, seconded by Councilman Vaughn. Vote 7-0 to move the agenda item.*

#### a) January 21, 2025 Council Meeting Minutes

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

#### b) Proclamation honoring Ms. Madeline "Kay" Feaster Miles

*Councilman Guy stated that Ms. Kay was a leader in the community and this proclamation was to honor her life of mentoring and being an example for the citizens of East Chester. Councilman Guy then presented the proclamation honoring the legacy of the late Ms. Madeline "Kay" Feaster Miles.*

### 4. CITIZEN'S COMMENTS

*1. Brenda McBrayer of 2633 Starnes Road, Edgemoor, came before the council to request financial support for the "Christmas in Chester" event. She explained that this was an annual event they had held for about 10 years but had taken a break during COVID. Mrs. McBrayer detailed the various free activities they provide for children 12 and under, including an ice-skating rink, snow hill, Cinderella makeovers, a tea party, and more. She stated the total budget for the event is around \$36,000. Mrs. McBrayer then asked the council to provide \$15,000 in funding, and stated she would raise the remaining \$21,000 from local businesses and the community. She emphasized that the children in Chester County deserve these types of over-the-top experiences. Councilman Killian voiced his support for the event and agreed the county should provide funding to help make it happen. Mrs. McBrayer stated she needed the funding as soon as possible to make the necessary deposits for the various activities and vendors.*

*2. Brady Sanford of Whitehall Hill Road in York introduced himself as representing Vista Resources, LLC, the developer for the rezoning petitions on the agenda. He provided an overview of the changes that had been made since the planning commission meeting. Mr. Sanford stated they had worked with staff to address concerns about the connection to the rear of the existing community. They had developed a mechanism to allow emergency management access with a locked gate, while preventing ordinary citizen access. Mr. Sanford also indicated he had some example home designs he could share with the council during the discussion of the rezoning items. He also had his civil engineer and traffic engineer present in case the*

council had any questions.

3. Max Nelson of 1224 Pickens in Columbia expressed hope that the county would approve the project proposal. He thanked the development team for diligently working with the county to address concerns raised by the Planning Commission. Mr. Nelson expressed his belief that the site was a prime location that would bring value to the county.

## **5. PUBLIC HEARING**

## **6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS**

### **a) 1<sup>st</sup> Reading of Ordinance 2025-6 (Title Only)**

An ordinance to dissolve the Chester County Rural Fire Board; to create the Chester County Fire Advisory Board; to provide for the governance; to create the purpose and implementation; to define the authority and scope; and other related matters.

Vice Chair Mosley motioned to approve, seconded for discussion by Councilman Agee. Vote 6-1 to approve. Opposed by Councilman Agee.

*Councilman Agee stated there needed to be a plan and that the fire chiefs needed to be made aware of the plan. Administrator Hester stated there was a plan that the plan had been discussed with the council and the fire chiefs. He explained that while some fire departments had special purpose tax districts and reported to their own boards, the county council had the ultimate legislative authority and was responsible for the finances and operations of the fire services in the county. Mr. Hester stated the goal of the proposed changes was to create better communication and oversight of the fire service finances that the council was responsible for. He said the proposed advisory board was meant to enhance transparency and decision-making around the allocation of over \$2 million in annual fire funds, while eliminating duplication of services.*

*Assistant Fire Director JP McNeil explained that since 1983, the Board of Rural Fire Control for Chester County had been serving the county for the purpose of fire protection and control. He stated that seven citizens were appointed to the board for four-year terms by the county council to study and survey fire protection and control problems in the county and formulate a comprehensive plan of fire control. Mr. McNeil noted that the fire service in Chester County and nationwide had dramatically changed over the last 42 years, with new NFPA code standards dictating best practices in the industry. He said the needs of the county from the Board of Rural Fire Control were no longer the best options, as communication among the 12 departments had to happen more frequently than just monthly meetings. Mr. McNeil explained that the fire service had evolved into a central asset to the county requiring daily management, as the rural fire budget included capital that exceeded \$2 million annually. He proposed establishing a new Chester County Fire Service Advisory Board composed of the fire chiefs or their designees from each of the 12 departments, chaired by himself as the director of fire. The goal was to create a more impactful and unified fire service by providing a direct voice from each department.*

*Councilman Guy conversed with Administrator Hester to clarify that the fire chiefs would retain decision making powers. Councilman Guy stated that his biggest concern was about accountability and ensuring the citizens knew what was happening with their funds. He felt the chiefs should be on the advisory board directly, rather than appointing representatives, because the chiefs held the responsibility for running the fire departments. Guy explained that if the secondary boards were giving the chiefs the responsibility to run the fire departments, and the citizens were trusting the chiefs, then the council should trust the chiefs to be on the advisory*

board directly. He did not think the chiefs should be able to appoint someone else to represent their department, as he believed the chief should have a voice for their own department. Guy emphasized that the chief held the title for a reason, and it should be the chief on the board, not a representative. He felt this would ensure the chiefs could never say they did not have a voice for their department. Councilman Agee expressed concern that the proposed advisory board structure may not properly account for the fire chiefs' authority and autonomy under state law. He suggested the council needed to be very careful in how they structured the new advisory board to ensure it did not infringe on the fire chiefs' statutory powers and responsibilities.

- b) Resolution 2025-4 To amend the County's organizational chart to provide for reorganization of and establishing a position in Public Works; and to provide for related matters.

Administrator Hester stated that last year, the council had given him the authority to make changes to the organizational chart without council approval, as long as there was no financial impact to the budget, except for the annual budget ordinance amendment. He emphasized that while the current change did not impact the budget, any request for a new position would require council approval if it wasn't filled and needed to be changed. He then explained that the recycling budget included plans to purchase a truck, compactors, and roll-off containers to reduce rental fees, as well as to hire a driver. However, due to delays in obtaining the truck and changes in negotiations, they found that contracting services might be a cheaper option. Additionally, a critical need for a landfill supervisor arose, as there was only one employee capable of operating equipment, and when they were unavailable, maintenance staff had to step in. Hester noted that the position for supervising the landfill was necessary to avoid operational issues and ensure proper management of equipment and deferred maintenance. He assured the council that this change would have no financial impact and could lead to savings in the long term by reallocating funds from the truck purchase to buy more compactors. Finally, he requested council approval for the position transfer to address the growing needs at the landfill and recycling centers.

- c) ~~Proclamation honoring Ms. Madeline "Kay" Feaster Miles~~

## **7. ADMINISTRATOR'S REPORT**

Administrator Hester provided an update on Roseburg Forest Products, stating that based on information provided as of January 29, 2025, the company had invested \$202 million and created 158 new jobs. As a result, Roseburg had exceeded both the investment requirement and the job requirement in their performance agreement. Administrator Hester then thanked Mr. Hayes and Mr. Levister, who had stepped up and taken on additional responsibilities in the Public Works department during the transition to the new Public Works Director, Ms. Bagley. Hester praised their willingness to work nights and weekends, go above and beyond, and ensure a smooth transition. Mr. Hester also reminded the council that the county would be closed on February 17th for Presidents Day, but the recycling centers and landfill would remain open. Lastly, Administrator Hester read a letter from the Fairfield County Sheriff's Office and Animal Control thanking Chester County Animal Control Director Jessie Roof for her prompt and professional assistance in a recent animal control incident.

## **8. CONSENT AGENDA**

Councilman Guy motioned to approve consent agenda items a through g, seconded by Vice Chair Mosely. Vote 7-0 to approve.

- a) 3<sup>rd</sup> Reading of 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.

- b) 3<sup>rd</sup> 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.
- c) 2<sup>nd</sup> 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.
- d) 2<sup>nd</sup> Reading of Ordinance 2025-1  
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.
- e) 2<sup>nd</sup> 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.
- f) 2<sup>nd</sup> Reading of Ordinance 2025-4  
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.
- g) 2<sup>nd</sup> 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.

## 9. OLD BUSINESS

- a) 3<sup>rd</sup> 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 Guy motioned to approve, seconded by Councilman Killian. Vote 6-0 to approve. Councilman Agee recused himself from voting on this matter.*
- b) 3<sup>rd</sup> 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 Councilman Raines. Vote 6-1 to approve. Councilman Agee opposed.*

## 10. NEW BUSINESS

- a) Fiscal Year 2024 Audit Report  
*Tommy Darby, Treasurer*
- b) 1<sup>st</sup> Reading of CCMA24-17 Vista Resources, LLC request Tax Map #079-01-17-018-000 (+/- 1.47 acres) located at 2228 J A Cochran Bypass, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Planned Development (PD). The Planning Commission voted 4-1 to approve.  
*Chairman Wilson asked Planning Director Jeremy Ward to give an overview. Director Ward provided an overview of the Vista Resources LLC rezoning request for the property on JA Cochran Bypass. He explained that the total site is 45 acres split across three parcels, with the proposal calling for 114 lots of approximately 6,500 square feet each. Director Ward stated that after the planning commission recommended approval, staff worked with the developer and county leaders to review the proposal further. He outlined several recommendations, including concerns about the park layout, the secondary access point, and stormwater management. Mr. Ward noted that the secondary access point through the existing neighborhood on Lodge Street raised concerns about increased traffic. He said a compromise was reached to have a gated, gravel emergency access road instead. Overall, Ward stated that the site aligns with the county's 2020 comprehensive plan for growth in that area. He said the development team was present to answer any additional questions from the council.*
- c) 1<sup>st</sup> Reading of CCMA24-18 Vista Resources, LLC request Tax Map #079-01-17-013-000 (+/- 32.24 acres) located behind 2228 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Multi-Family Residential District / Rural Two District (RG-1 & R2) to Planned Development (PD). The Planning Commission voted 4-1 to approve.  
*Vice Chair Mosley motioned to approve, seconded by Councilman Guy. Vote 7-0 to approve.*
- d) 1<sup>st</sup> Reading of CCMA24-19 Vista Resources, LLC request Tax Map #078-01-01-034-000 (+/- 11.38 acres) located behind 2228 J A Cochran Bypass, Chester, SC 29706 to be rezoned from General Residential District / Multi-Family Residential District (RG-2 & RG-1) to Planned Development (PD). The Planning Commission voted 4-1 to approve. *Councilman Guy motioned to approve, seconded by Vice Chair Mosley. Vote 7-0 to approve.*

- e) Statements regarding local municipality annexation

*Councilman Corey Guy, District 5*

*Councilman Guy expressed concerns about municipalities annexing land, which could burden county services like fire, EMS, and the Sheriff's Office. He noted that annexations may lead to increased tax burdens on county residents, especially since some municipalities may struggle to provide necessary services. Councilman Guy also pointed out that developers are choosing to build in municipalities due to looser regulations, further driving annexations. He urged the County Administrator, Mr. Hester, to engage with municipalities to align on growth plans and ensure the County's concerns are considered. Councilman Guy also recommended exploring service fees to offset the increased burden on the county.*

## **11. BOARDS AND COMMISSIONS**

- a) Richburg Fire Protection District

*Bobby Raines, District 3*

*Councilman Agee motioned to accept Mr. Raines recommendation of O'dell Steele to the Richburg Fire Protection District Board, seconded by Vice Chair Mosely. Vote 6-0 to accept.*

## **12. EXECUTIVE SESSION**

*Councilman Guy motioned to enter executive session, second by Councilman Vaughn. 6-0 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 P2501

## **13. ACTIONS FOLLOWING EXECUTIVE SESSION**

*Vice Chair Mosley motioned to return to open session, seconded by Councilman Guy. 6-0 to return.*

*Chairman Wilson stated that both items were taken as information only.*

- a) Action taken regarding Project P2480
- b) Action taken regarding Project P2501

## **14. COUNCIL COMMENTS**

*Vice Chair Mosley wished Mr. Hester a Happy Early Birthday (February 17<sup>th</sup>).*

*Councilman Guy stated he would be absent for the next meeting on February 18<sup>th</sup> due to travelling for work.*

## **15. ADJOURN**

*Vice Chair Mosley motioned to adjourn, seconded by Councilman Vaughn. 6-0 to adjourn.*

8:07pm

Kristie Donaldson

Clerk to County Council