



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, March 17, 2025 | 6:00 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chairman Erin Mosley, Councilman Bobby Raines, Councilman John Agee, Councilman Mike Vaughn (virtual), Councilman Corey Guy (6:06pm arrival), Councilman William Killian (6:16pm arrival), 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 announced Councilwoman Mosley's birthday today and wished her a happy birthday.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Councilman Agee.

3. APPROVAL OF MINUTES

a) March 3, 2025 Council Meeting Minutes

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 5-0 to approve.

b) March 10, 2025 Special Called Meeting/Council Workshop Minutes

Councilman Agee motioned to approve, seconded by Vice Chair Mosley. Vote 4-0 to approve.

Councilman Vaughn stated that he would not vote due to being absent from the workshop.

4. CITIZEN'S COMMENTS

Marion Boulware, 2224 Taylor Drive of Chester, addressed Council seeking help with patrolling the 18 wheelers that travel Old Richburg Road and Taylor Drive and asked for help with repairs stating that both were a safety hazard.

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading Ordinance 2025-10 To amend Chapter 2 – Article VI- Boards, Commissions and Districts, Division 1. Generally- Boards and Commissions appointed by Council; residency; vacancy; quorum; compensation– Section 2-266, and personnel handbook- Section 2-267, of the Code of Ordinances of the County of Chester, South Carolina, to provide for revisions to the operation of Boards and Commissions; provide for the change of ordinance numbering for section 2-267; and to provide for other related matters.

County Attorney Nicole Workman explained that the Ordinance 2025-10 expands upon the provisions and requirements for the county's boards and commissions. Specifically, it allows for one representative from each district, when not otherwise stated by state law or ordinance. The ordinance also mandates that vacant positions be posted on the county website with an application process for all candidates. Additionally, the ordinance specifies requirements around

board and commission member attendance and absences, as well as the need for public hearings when necessary. It outlines the quorum and meeting minute requirements and establishes a 15-day agenda requirement under FOIA for these bodies. Finally, the ordinance requires the appointment of officers for each board and commission. Mrs. Workman stated that the objective of these changes is to provide more structure and guidance specifically for the county's boards and commissions.

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

b) 2nd Reading of Ordinance 2025-9

Providing for the imposition of fees for services provided by the county inside municipal limits; acknowledging the municipality's consent to provide such services; invoking the pending ordinance doctrine; and other related matters.

Administrator Hester explained that Ordinance 2025-9 grants Chester County the authority to charge municipalities a fee for providing services in newly annexed areas where the county is responsible for providing those services. He stated that Chester County Council will determine these fees at its sole discretion based on findings from an ongoing fiscal impact analysis for which the county has hired a consultant to assist. Hester urged the staff and county attorneys to review the draft ordinance and provide any input or recommendations.

Councilman Raines motioned to approve, seconded by Councilman Guy. Vote 7-0 to approve.

c) Resolution 2025-8 Creating the 2025-2026 Capital Projects Sales and Use Tax Commission ("commission"); and providing for other related matters.

Attorney Michael Kozlarek explained that the resolution before the County Council was the first step in forming a Capital Project Sales Tax Commission for 2025-2026. The commission, once established, would create a list of projects and a referendum question for the council to decide on by August 2026. Attorney Kozlarek stated that the resolution would set up the commission and determine the number of members each municipality could select and that state law required the commission to have six members, three from municipalities and three appointed by the county. He also stated that the selection process, based on the 2020 census, would involve the City of Chester and other municipalities and that once formed, the commission would aim to complete its work by March of the following year.

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

7. ADMINISTRATOR'S REPORT

Administrator Hester began by thanking the Camryn Olivia Foundation for cleaning up a two-mile stretch of Dawson Highway. He encouraged community organizations and businesses to help with future litter pickup efforts. Mr. Hester also discussed upcoming initiatives aimed at beautifying Chester County, including enforcement and cleanup projects for litter and dilapidated structures. He mentioned the county's plan to apply for a TAP grant to create a sidewalk along Village Drive and McCandless Road, improving safety for students walking or biking to school. He outlined the funding options for the project, including developmental fees and matching funds from the builder in the area. Administrator Hester provided an update on the ongoing budget process, with workshops planned for April and May. He also introduced Thomas Varnadore as the new Landfill Supervisor, noting his local roots and leadership experience. Lastly, Hester shared a thank-you letter from the Chester County Chamber of Commerce, expressing gratitude for the county's support in hosting their annual banquet, which was a major success.

8. CONSENT AGENDA

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

a) 2nd Reading of Ordinance 2025-8

Providing for an amendment to Ordinance No. 2021-18, which provided for the use of excess funding for "projects" and/or "capital projects" as provided for under Ordinance

No. 2019-5; and providing for other related matters.

b) 3rd Reading of Ordinance 2025-3

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.

c) 2nd Reading of CCMA25-01 Mary Sims request Tax Map #081-00-00-013-000 located at 1525 Columbia Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Residential District (RG-2). The Planning Commission voted 6-0 to approve.

d) 3rd Reading of CCTA25-01 Chester County Zoning Ordinance – Text Amendments
Chapter 2 § 2-101 District Purposes

Change Text: “A planned development district ~~may be predominately residential or predominantly commercial or industrial~~ must include a proportionate mix of residential and commercial or industrial uses and may be proposed for any area. A planned development district must contain more than one type or density of residential unit.”

e) 3rd Reading of CCTA25-02 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-129 PD Planned Development District Regulations

Change Text: “Planned Development districts ~~may permit~~ shall consist of a mixture of different types of housing with compatible commercial uses, shopping centers, office parks, and other mixed-use development.”

f) 3rd Reading of CCTA25-03 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-110 RS-1- Single Family Residential District Regulations

Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”

g) 3rd Reading of CCTA25-04 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-112 – RG-1 Multi-Family Residential District Regulations

Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”

h) 3rd Reading of CCTA25-05 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-114 – RG -2 - General Residential District Regulations

Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities.”

Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”

- i) 3rd Reading of CCTA25-06 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-116 – LC – Limited Commercial District Regulations
Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”

9. OLD BUSINESS

10. NEW BUSINESS

- a) Chester County War Memorial Building 75th Anniversary Modifications Update
Major General Hamp McManus, US Army (Retired)
General Hamp McManus addressed the council about a project updating the Chester County War Memorial Building to honor veterans from all wars, focusing on recognizing the contributions of all who served, not just casualties. He highlighted the involvement of the Disabled American Veterans and American Legion in planning, aiming to create a living, enduring tribute to veterans. The project includes ongoing communication, outreach to veterans' families, and engagement with young people. The War Memorial Building is the central focus, with plans to enhance its exterior with landscaping, turf, and statues of soldiers. Inside, improvements include relighting a marble wall to make the names of World War I and II casualties more visible, adding walls for Vietnam, Korea, and the Global War on Terror, and including statues and a glass storefront for a standalone memorial area. Additionally, a website will be created to digitize and preserve veterans' histories. McManus emphasized the importance of preserving the stories of Chester County's 19 prisoners of war from World War II.
Project Manager Harold Hayes elaborated on the plans for the War Memorial Building, explaining the creation of a special museum space within the building, which must also accommodate other events. He proposed adding walls to secure the area for the "War Memorial Walls of Honor." The entrance would feature images of kneeling soldiers and military seals, with walls inside displaying collages representing various wars. Hayes also discussed plans to repair and update the existing marble wall dedicated to World War I and II, aiming to create a respectful, functional space that honors veterans while preserving the building's role for other community activities.
- b) From CCTC:
 - 1. Approval of 2025 Road Selection Change using One-Time C-Funds for District 2
Councilman Vaughn motioned to approve, seconded by Vice Chair Mosley. Vote 7-0 to approve.

11. BOARDS AND COMMISSIONS

- a) Carolina Community Actions Board of Directors Information
Kristie Donaldson, Clerk to Council
Clerk to Council Kristie Donaldson provided an overview of the Carolina Community Action (CCA) Board of Directors and the opportunity for a Chester County Council member to serve on the board. Mrs. Donaldson explained that the purpose of CCA is to assist in improving the education, economic opportunities, living environment, and general welfare of people living in the five-county region it serves, which includes Chester, Fairfield, Lancaster, Union, and York counties. CCA offers various programs such as the Community Services Block Grant, Low Income Home Energy

Assistance, Head Start, and Weatherization Assistance. Currently, Chester County has four seats on the CCA board, held by representatives from the Sheriff's Office, Chester County Senior Services, the low-income sector, and a public official appointed by the county. Donaldson stated that the invitation is open for a current council member to serve on the CCA board or to designate Reverend Angela Twitty Perry to continue representing Chester County. She emphasized that this is an important opportunity for the county to maintain active involvement in CCA and ensure its needs are well represented.

- b) Carolina Community Actions Board of Directors Appointment
Vice Chair Mosley nominated Rev. Angela Perry, seconded by Councilman Raines. Vote 7-0 to appoint.
- c) Richburg Fire Protection District Appointment (Town of Richburg)
Councilman John Agee, District 1
Councilman Agee motioned to reappoint Charlie Barber, seconded by Vice Chair Mosley. Vote 7-0 to reappoint.
- d) Richburg Fire Protection District Appointment (District 1)
Councilman John Agee, District 1
Councilman Agee motioned to reappoint Denise Rice, seconded by Councilman Guy. Vote 7-0 to reappoint.
- e) Zoning Board of Appeals Appointment
Councilman Bobby Raines, District 3
Councilman Raines motioned to reappoint Melvin Jackson, seconded by Vice Chair Mosley. Vote 7-0 to reappoint.
- f) I-77 Alliance Board of Directors Appointment (Council Member)
Councilman Agee nominated Chairman Wilson. Vote 7-0 to appoint Chairman Wilson.

12. EXECUTIVE SESSION

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

- 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 P2515
- b) Discussion of negotiations incident to proposed contractual arrangements pertaining to the County's Tourism Department

13. ACTIONS FOLLOWING EXECUTIVE SESSION

Vice Chair Mosley motioned to return to regular session, seconded by Councilman Killian. 7-0 to return.

- a) Action taken regarding Project P2515
Chairman Wilson stated Project P2515 was taken as information only.
- b) Action taken regarding the County's Tourism Department
Vice Chair Mosley stated no information was taken and Chairman Wilson recused himself due to a family conflict.

14. COUNCIL COMMENTS

Councilman Agee stated it was a privilege to have the Major General and veterans attend. Chairman Wilson wished IT Director David Schuelke a Happy Birthday.

15. ADJOURN

Vice Chair Mosley motioned to adjourn, seconded by Councilman Raines. 7-0 to adjourn.

Time of adjournment: 8:20pm

Kristie Donaldson, Clerk to Council