



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, May 19, 2025 | 6:00 PM

MINUTES

Present: Councilman Pete Wilson, Vice Chair Erin Mosley, Councilman William Killian, Councilman Bobby Raines, Councilman John Agee, County Administrator Brian Hester, County Attorney Nicole Workman, Clerk to Council Kristie Donaldson

Absent: Councilman Mike Vaughn, Councilman Corey Guy

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Councilman Agee. Chairman Wilson held a moment of silence for the passing of Councilman Mike Vaughn.

3. SCAC Board of Directors Scholarship Presentation

Chairman Wilson presented the \$5,000 SCAC Board of Directors Scholarship for Chester County to Kinsley Price of Great Falls High School.

4. APPROVAL OF MINUTES

a) May 5, 2025 County Council Meeting Minutes

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

5. CITIZEN'S COMMENTS

Lindsay "Butch" Cameron, Jr. of 2429 W. Chester School Rd addressed Council in favor of a rezoning stating that the owner of the proposed liquor store is a hard-working guy and helps people in the community.

Richard Worthy of 1642 Laura Lane addressed Council in favor of the rezoning stating that the owner of the proposed liquor store is a hard working man and helps the community.

Barbara Cameron of 2429 W. Chester School Road addressed Council in favor of the rezoning for the liquor store. She stated that there is plenty of parking and that his current store across the street provides convenience for the community with gas, groceries, and a restaurant. She also stated that he is a pillar in the community and nice to each person that comes to the store.

Susan Cassels of 649 Newberry Shore Drive in Prosperity, SC, addressed Council opposing the rezoning for the proposed liquor store due to safety concerns and the houses that are in close proximity to the store.

6. PUBLIC HEARING

7. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) Proclamation in Honor of National EMS Week

A proclamation in honor of National EMS Week (May 18-24, 2025) was presented by Chairman Wilson. Emergency Services Director Kell Benson spoke to the hard work and high-quality care that Chester County EMS provides to the citizens of Chester County.

b) Proclamation in Honor of Memorial Day

Chairman Wilson presented a proclamation in honor of Memorial Day and our fallen heroes.

- c) 1st Reading of Ordinance 2025-12 Authorizing, pursuant to Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended, the execution and delivery of a fee-in-lieu of ad valorem taxes agreement by and between Chester County, South Carolina, and Chester PV1, LLC, acting for itself, one or more current or future affiliates and other project companies (collectively, “company”); providing for a fee-in-lieu of ad valorem taxes incentives; modifying a joint county industrial and business park of Chester and York counties so as to enlarge the park; the provision of special source revenue credits; and other related matters.
Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 5-0 to approve.
- d) Resolution 2025-11 Providing preliminary approval for certain incentives to induce a company identified as Chester PV1, LLC, 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) negotiated fee in lieu of ad valorem tax arrangements; (2) multi-county industrial or business park arrangements; and (3) other related matters.
Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 5-0 to approve.

8. ADMINISTRATOR’S REPORT

Administrator Hester announced that Councilman Mike Vaughn’s memorial service would be held on June 7th at 2pm at the Great Falls Presbyterian Church. He stated that the family will greet visitors after the service with a private burial to take place after. Mr. Hester stated that Mr. Vaughn will be greatly missed. Administrator Hester that county offices will be closed for Memorial Day on Monday, May 26th however the recycling centers and landfill will remain open.

9. CONSENT AGENDA

Councilman Raines motioned to approve, seconded by Councilman Killian. Vote 5-0 to approve.

- a) 2nd Reading of Ordinance 2025-11 Chester County Fiscal Year 2025-2026 Budget Ordinance to establish operating and capital budgets for the operation of the County Government of Chester County, South Carolina for the fiscal year commencing July 1, 2025; to provide for the levy of taxes for Chester County for the fiscal year commencing July 1, 2025; to provide for the expenditure of tax revenues and other county funds; to provide for other county purposes; to authorize the county to borrow money in anticipation of taxes and to provide for the repayment of sums borrowed by the County Governing Body; to provide for the payment of tort claims and worker's compensation claims against Chester County; to provide for certain fiscal and other matters relating to County Government.
- b) 2nd Reading of CCMA25-17 GFI Partners requests Tax Map #097-00-00-030-000 (83.02 acres) located off Cedarhurst Road, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). The Planning Commission voted 4-0 to approve.

10. OLD BUSINESS

Councilman Killian motioned to approve, seconded by Councilman Raines. Vote 5-0 to approve.

- a) 2nd Reading of CCMA25-16 Abhishek Devgan requests a portion (0.75 acres) of Tax Map #019-00-00-011-000 located 3283 Pinckney Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Commercial District (GC). The Planning Commission voted 3-1 to approve.

11. NEW BUSINESS

- a) Approval of tree removal at the Gateway Conference Center
Administrator Hester presented photos of the proposed trees to be removed in front of the Gateway Conference Center to improve visibility, beautify the area, and enhance appearance. Mr. Hester stated that the project would be funded by delegation funds and had already been approved by SC DOT. Vice Chair Mosley motioned to approve, seconded by Councilman Killian. Vote 5-0 to approve.
- b) Approval of 5-year contract with Toshiba Business Solutions
David Schuelke, IT Director
 Director Schuelke informed Council that the proposed contract with Toshiba would save the County \$60,000 annually and provide new equipment, service, and toner for all printers.
Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 5-0 to approve.

12. BOARDS AND COMMISSIONS

13. EXECUTIVE SESSION

Councilman Raines motioned to enter executive session, seconded by Councilman Killian. Vote 5-0 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 P2485
- 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 P2507
- c) Receipt of legal advice regarding a Capital Project Sales Tax Commission and Referendum

14. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Raines motioned to return to regular session, seconded by Councilman Killian. Vote 5-0 to return to regular session.

- a) Action taken regarding Project P2485
- b) Action taken regarding Project P2507
- c) Action taken regarding Capital Project Sales Tax Commission and Referendum

15. COUNCIL COMMENTS

Chairman Wilson thanked Vice Chair Mosley for providing the white ribbon in honor of Councilman Vaughn.

16. ADJOURN

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

Time of adjournment: 7:38pm

*Kristie Donaldson
 Clerk to Council*