



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, May 5, 2025 | 6:00 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman William Killian, Councilman Bobby Raines, Councilman Corey Guy, Councilman John Agee, Councilman Mike Vaughn (virtual), 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 6:14pm and stated that Councilman Vaughn was joining the meeting online and declared a quorum of council present to proceed.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Councilman Guy.

3. APPROVAL OF MINUTES

a) April 21, 2025 County Council Meeting Minutes

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

Councilman Killian did not vote due to his absence from this meeting.

4. CITIZEN'S COMMENTS

Mike Cassels of 99 Hummingbird Ridge, Greenville, SC, addressed Council about a proposed liquor store near his family's 25-acre property. He expressed concerns about traffic safety, proximity to local community buildings, and the potential negative impact on the neighborhood.

Abi Devgan of 3280 Pinckney Road addressed Council to explain his liquor store application, noting he had followed all required steps to obtain his retail and liquor licenses. He emphasized that he was operating within government guidelines and requested the county council make a fair decision about his business, highlighting the potential financial hardship he was experiencing due to the ongoing dispute.

Yvonne Hughes of 102 Jeter Heights addressed Council concerning a water runoff problem on her Wylie Street property and requested that the county repair her damaged property and fence.

Susan Cassels of 649 Newberry Shores Drive, Prosperity, SC, addressed Council opposing the proposed liquor store, citing dangerous traffic conditions with numerous logging trucks and speeding vehicles. She also expressed concern about potential risks to children and requested traffic safety improvements in the area.

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) Proclamation in Honor of National Detention Officer Week

Chairman Wilson presented the proclamation in honor of National Detention Officer Week.

Sheriff Max Dorsey highlighted the critical role of detention officers during National Detention Officer Week. He distinguished between detention and correctional officers, explaining that detention deputies handle individuals who are pre-trial and not yet adjudicated. He noted that the Chester County Detention Center processed over 1,300 inmates last year, with an average of 100-120 inmates at any given time. Sheriff Dorsey emphasized the deputies' professionalism, courage, and essential contribution to the criminal justice system, praising their 24/7 commitment to maintaining safety and providing care for inmates.

b) Proclamation in Honor of National Police Week

Chairman Wilson presented the proclamation for National Police Week.

Max Dorsey shared the story of Sheriff Elijah Nunn, a Revolutionary War soldier who became Chester County's sheriff and was fatally shot in 1809 while serving a civil writ. He highlighted Nunn's dedication to justice and service. Sheriff Dorsey emphasized the sacrifices of law enforcement officers, noting they serve their community not for recognition but out of a sense of calling. He discussed the importance of honoring these officers and their commitment to protecting and serving the public, ultimately advocating for Nunn's induction into the South Carolina Law Enforcement Officers Hall of Fame.

c) 1st 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.

Treasurer Tommy Darby and County Administrator Brian Hester presented the fiscal year 2025-2026 budget, emphasizing no tax increase for the third consecutive year. They highlighted key points including a 4% cost of living adjustment for employees, significant salary increases for public safety personnel, and strategic cost savings. The budget included funding for additional firefighters, EMS personnel, and improvements in county services. They detailed savings from consolidating positions, contracting services, and efficient budget management. The total budget was \$59,340,818, with \$36,767,609 allocated to the general fund. They stressed the importance of maintaining services while finding innovative ways to control costs and support county departments and employees.

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

7. ADMINISTRATOR'S REPORT

Administrator Hester provided an update on organizational charts, noting they were available for council review. He announced his upcoming absence from May 7-12 for his son's college graduation, with County Attorney Nicole Workman designated as acting administrator. Mr. Hester discussed hiring a Clemson University consultant to create a master plan for Dawson Drive ball fields. He also explained a revised approach to the subdivision ordinance update, which would involve council field trips to various subdivisions and hiring a consultant to assist with major topics. The goal was to slow down the process, allowing for better understanding and reflection on the proposed changes, with a workshop planned for early June to discuss topics in smaller, more manageable groups.

8. CONSENT AGENDA

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

a) 3rd Reading Ordinance 2025-10 To amend Chapter 2 – Article VI- Boards, Committees, Commissions and Districts, Division 1. Generally- Section 2-266- Boards and Commissions appointed by Council; residency; vacancy; quorum; compensation by providing for revisions of the membership and operation of boards and commissions; and Section 2-267- Personnel handbook, of the Code of Ordinances of Chester County, South Carolina to amend the ordinance numbering for Section 2-267; and to provide for other related matters.

b) 3rd Reading of CCMA25-13 Daniel Duncan request Tax Map #079-01-10-005-000 located at 610 Saluda Road, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.

- c) 3rd Reading of CCMA25-14 Kimberly Zarko requests a portion (1.5 acres) of Tax Map #040-00-00-078-000 located at 1937 Baton Rouge Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to Rural One District (R1). The Planning Commission voted 5-0 to deny.
- d) 3rd Reading of CCMA25-15 Andrew Cope request Tax Map # 079-01-08-004-000 located of Parkway Drive, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to Multi-family Residential District (RG-1). The Planning Commission voted 5-0 to approve.

9. OLD BUSINESS

- a) From Chester County Transportation Committee meeting:
 - 1. Action taken regarding approval of Reimbursement to the Roads Department for Road and Sign Materials in the amount of \$21,676.66
Councilman Guy motioned to approve, seconded by Councilman Killian. Vote 7-0 to approve.
 - 2. Approval of Bid RFB 24-078.04: Chester CTC 2025 One-Time Money Program - 2 State Roads to LCI-Lineberger Construction in the amount of \$498,159.69
Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 7-0 to approve.
 - 3. Approval of Bid RFB 24-078.01: Chester CTC 2025 One-Time Money Phase I to LCI-Lineberger Construction in the amount of \$1,697,338.78
Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 7-0 to approve.
 - 4. Approval of Bid RFB 2425-30: Chester CTC 2025 Resurfacing 9 Roads to King Asphalt in the amount of \$1,024,626.21
Councilman Guy motioned to approve, seconded by Councilman Killian. Vote 7-0 to approve.
 - 5. Action taken regarding petition of ownership of McAliley Street
Councilman Killian motioned to approve, seconded by Councilman Guy. Vote 7-0 to approve.

10. NEW BUSINESS

- a) Fort Lawn Community Center Update
Libby Sweatt-Lambert, Executive Director
Mrs. Libby Sweatt-Lambert provided an update on the Fort Lawn Community Center's efforts to address food instability in Chester County. She highlighted the collaborative work of various organizations and volunteers in food distribution, serving 2,141 households and touching 6,108 individuals last year. Lambert discussed the challenges of food insecurity, noting that 17.9% of county residents live in poverty and 29% are in the asset-limited, income-constrained employee category. She expressed concern about a canceled meat shipment from Harvest Hope Food Bank and emphasized the community's commitment to ensuring no senior or child goes hungry. Lambert shared a personal story about childhood food insecurity and praised Chester County's growing community support for those in need.
- b) 1st 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.
Councilman Killian motioned to approve, seconded by Councilman Raines. Vote 6-1 to approve.
Councilman Agee opposed.

- c) 1st 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. *Councilman Agee motioned to approve, seconded by Councilman Killian. Vote 7-0 to approve.*

11. BOARDS AND COMMISSIONS

12. EXECUTIVE SESSION

Councilman Guy motioned to enter executive session, seconded by Councilman Killian. 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 P2038
- 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 P2493
- 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 P2106
- d) Legal advice regarding Project 2024-MPV

13. ACTIONS FOLLOWING EXECUTIVE SESSION

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

Chairman Wilson stated that Projects P2038, P2493, and P2106 were taken as information only.

Chairman Wilson motioned to allow Mr. Hester to continue negotiations for Project 2024-MPV, seconded by Councilman Guy. Vote 7-0 to continue negotiations.

- a) Action taken regarding Project P2038
- b) Action taken regarding Project P2493
- c) Action taken regarding Project P2106
- d) Action taken regarding Project 2024-MPV

14. COUNCIL COMMENTS

15. ADJOURN

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

Time of adjournment: 9:49pm

Kristie Donaldson
Clerk to Council