



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, May 6, 2024 | 6:00 PM

MINUTES

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman William Killian, Councilman Mike Vaughn, Councilman Corey Guy, Councilman John Agee, Councilwoman Erin Mosley, County Administrator Brian Hester, Interim County Attorney Michael Kozlarek, Clerk to Council Kristie Donaldson

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6:03pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The Allegiance was recited and Councilman Guy delivered the invocation.

3. APPROVAL OF MINUTES

a) April 15, 2024 Council Meeting Minutes

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

b) April 30, 2024 Budget Workshop Minutes

Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Vote 6-0 to approve. Councilman Killian was not in attendance for this meeting.

4. CITIZEN'S COMMENTS

- Karen Hill, 1400 Broken Circle, addressed Council concerning the recent passing of her great nephew, Nicolas Revels, due to Fentanyl poisoning and their organization to help prevent Fentanyl deaths by bringing education and awareness to the public. She also invited Council to attend the event on May 7th at 6pm at Gene's Restaurant. (Organization: FKU Fentanyl/KillsU)
- Tara Noviello, 5678 Hightower Rd, did not address Council separately but spoke along side of Ms. Hill concerning her nephew's recent passing and the organization's mission.
- Alfonzo Wherry, 2344 Southfork Rd, addressed Council concerning a gun range near his home where citizens are possible igniting Tannerite and disturbing his home and neighborhood. Mr. Wherry asked Council for help concerning this matter. Councilman Guy informed Mr. Wherry that the ordinance states a complaint would need to be filed by two or more residents and then would result in tickets. County Administrator Hester followed up by suggesting involving the Sheriff's Office and surrounding neighbors.
- Roxann James, 3007 Steele Village, asked Council about the PARD Grant sign that is displayed at the Rodman Sports Complex and wanted information regarding the work being done.

5. PUBLIC HEARING

- ~~a) 3rd Reading of CCMA24-06 Michael R. Franklin requests Tax Map #079-04-02-002-000 at 651 Lancaster Hwy., Chester, SC 29706 to be rezoned from Single Family Residential~~

~~District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.~~

Chairman Branham deleted this item from the agenda due to Public Hearings for rezonings being held by the Planning Commission.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) Proclamation declaring May as Mental Health Awareness Month

Chairman Branham presented the Mental Health Awareness Month Proclamation declaring May as Mental Health Awareness Month in Chester County.

7. ADMINISTRATOR'S REPORT

Administrator Brian Hester first recognized TJ Martin for a job well done. Mr. Hester informed Council that Mr. Martin had a recent case of illegal dumping that he tracked to Lancaster County and worked with officials there to find the subjects and handle the situation. Mr. Hester thanked Mr. Martin for his dedication to his job and doing a good job to keep Chester clean. Mr. Hester also updated Council regarding Rodman Soccer and stated that the soil samples of both fields have been submitted to Clemson Extension to determine the correct manner in which grass will be grown for the field. He also stated they are getting quotes for equipment, concrete, and ADA access. Mr. Hester then updated on promotions being made with EMS and a new ambulance that is expected to arrive this week. Mr. Hester informed Council that per SC DHEC, we are now one of only 15 agencies in the state to be a Certified Pediatric Ready EMS Agency. Mr. Hester also stated that Planning and Zoning recently received the ISO Ratings for Chester County with a residential rate being a two and commercial rate being a three. Mr. Hester explained the importance and relevance of these ratings.

8. OLD BUSINESS

- a) 3rd Reading of CCMA24-06 Michael R. Franklin requests Tax Map #079-04-02-002-000 at 651 Lancaster Hwy., Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.

Councilman Agee motioned to uphold the Planning Commission, second by Councilman Guy. Vote 7-0 to uphold.

- b) Chester County Welcome Sign Discussion

Harold Hayes, Project Manager

Mr. Hayes reported to Council the results of the Welcome Sign voting poll: 471 voters and signs #8 and #11. The County Seal sign (#11) won the poll; however, Mr. Hayes presented Council with two new designs to add to the new poll due to citizen feedback. Mr. Hayes suggested to add two new signs—one with Chester County outline and another with the IN Chester County logo. No opposition from Council for Mr. Hayes to proceed with a new voting poll.

- c) Public Works Department Update

Robert Hall, Public Works Director

Mr. Robert Hall presented Council with a PowerPoint presentation about Public Works

Department. Mr. Hall overviewed his organizational chart and the current highlights the departments that he oversees.

- d) From Chester County Transportation Committee Meeting:
 - 1. Action taken regarding Road and Sign Reimbursements in the amount of \$52,486.07
Vice Chairman Wilson motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

9. NEW BUSINESS

- a) Land Water Conservation Fund Grant Compliance
Justin Hancock, SC PRT
Mr. Hancock addressed Council concerning LWCF Compliance and how Chester County can get back in compliance with this funding. Lewisville Park properties were included in this funding and due to the transfer of property in 2007, the funding was denied. Two options were presented to Council: Revert Lewisville Park properties from Lando or Pursue conversion for both properties.
- b) Discussion concerning Viewpoint with Dennis Quaid Television Broadcast
Robert Long, Economic Development Director
Mr. Long informed Council about the Viewpoint television broadcast, the benefits of allowing the filming, and the cost associated with moving forward with the production.
- c) Consideration of Retail Strategies Consulting Services Agreement
Robert Long, Economic Development Director
Mr. Long presented Council with information regarding the Retail Strategies agreement. Council discussed areas to be evaluated to be included in the agreement. Councilman Vaughn motioned to include the entire county and authorize County Administrator Hester to seek information on the impact on existing local business in the county, second by Councilman Guy, Vote 6-0. Councilman Agee abstained. Vice Chairman Wilson requested to seek information regarding the recruitment and if they will be local or chain businesses.
- d) 1st Reading of CCMA24-07 Christopher Michael Berry request Tax Map #153-00-00-050-000 (2.25 acres) at 2500 Landsford Road, Catawba, SC 29704 from Agricultural District (AG) to Rural Two District (R2). Planning Commission voted 5-0 to approve.
Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Vote 7-0 to approve.
- e) 1st Reading of CCMA24-08 Clairssia Simpson request Tax Map #079-03-08-043-000 located at 148 McClure Street, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.
Councilman Guy motioned to uphold the Planning Commission, second by Councilman Vaughn. Vote 7-0 to uphold.
- f) 1st Reading of CCMA24-09 Gloria Mangum and Christian Phillips request Tax Map #126-00-00-101-000 located at 800 Old Mill Road, Richburg, SC 29729 from Rural Two District (R2) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.

Councilman Agee motioned to uphold the Planning Commission, second by Councilman Guy. Vote 7-0 to uphold.

10. BOARDS AND COMMISSIONS

11. EXECUTIVE SESSION

Vice Chairman Wilson motioned to proceed into Executive Session, second by Councilwoman Mosley. Vote 7-0 to proceed.

- 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 P2373
- 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 P2424
- c) Real estate matter – legal advice regarding development agreements
- d) Legal advice concerning Economic Development solar projects
- e) Discussion of personnel matter regarding County Administration
- f) Discussion of personnel matter regarding County Attorney
- g) Discussion of personnel matter regarding Clerk to Council

12. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Vaughn motioned to return to regular session, second by Councilwoman Mosley. Vote 7-0 to return.

- a) Action taken regarding Project P2373
Chairman Branham stated this item was taken as information only.
- b) Action taken regarding Project P2424
Chairman Branham stated this item was taken as information only.
- c) Action taken regarding real estate matter
Chairman Branham stated this item was taken as information only.
- d) Action taken regarding solar projects
Chairman Branham stated this item was taken as information only.

- e) Action taken regarding County Administration personnel matter
Chairman Branham stated this item was taken as information only.
- f) Action taken regarding County Attorney personnel matter
Chairman Branham stated this item was taken as information only.
- g) Action taken regarding Clerk to Council personnel matter
Chairman Branham stated that Clerk to Council completed the 90-day training and Council is pleased with the job performance. Chairman Branham stated that the position is now permanent.

13. COUNCIL COMMENTS

Councilman Agee stated that he recently visited Anderson County Courthouse and witnessed their memorials for fallen officers and firefighters and would like someone to have a conversation with Mr. Massey about ideas for memorials in Chester County. Mr. Hester stated that he has asked Mr. Massey and DAV to work together and propose an idea and is waiting on a solid idea from both parties.

Councilman Vaughn reminded the public about the Fort Lawn Community Center's monthly food distribution.

Councilman Mosley wished everyone a Happy Mother's Day.

Chairman Branham confirmed everyone's invitation for the High Mast Lighting Dedication Ceremony being held at The Gateway Conference Center on May 13th and also congratulated Clerk to Council on her position.

14. ADJOURN

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

10:06pm
Kristie Donaldson
Clerk to Council