



# Chester County Council Meeting

R. Carlisle Roddey Government Building  
1476 J A Cochran Bypass | Chester, SC 29706  
Monday, July 7, 2025 | 6:00 PM

## MINUTES

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

Absent: Councilman William Killian

### 1. CALL TO ORDER

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

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

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

### 3. Recognition of Midlands Deputy Coroner of the Year for South Carolina

*Terry Tinker, Coroner*

*Chester County Coroner Terry Tinker announced the Midlands Deputy Coroner of the Year award that was awarded to Jolene Clinton. He highlighted the contributions of Ms. Clinton, praising her service as a single mother, her involvement in local fire and EMS departments, and her dedication to the community. Coroner Tinker emphasized the importance of public service and recognized Clinton's commitment to helping citizens during difficult times. He spoke proudly of his staff and the work they do serving the people of Chester County.*

### 4. APPROVAL OF MINUTES

a) June 23, 2025 County Council Meeting Minutes

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

### 5. CITIZEN'S COMMENTS

### 6. PUBLIC HEARING

### 7. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) Proclamation honoring Terri Zion for 50 years of service to Chester County Probate Court  
*Judge Terri Boyd Zion was honored for 50 years of service to the Chester County Probate Court. She began her career in 1975, becoming a deputy probate judge in 1991 and was elected probate judge in 2018. Throughout her career, she issued over 1,400 marriage licenses and consistently demonstrated dedication to serving the county's citizens with compassion and integrity.*

b) Resolution 2025-16 Authorizing the disposition of certain real or personal property; and Providing for other related matters.

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

### 8. ADMINISTRATOR'S REPORT

*Administrator Hester announced Andrea Pelkey's promotion to Deputy Director of EMS, noting her extensive experience and the department's improved billing performance. Administrator Hester reported on successful code enforcement efforts, demolishing unsafe structures, and shared that Mr. Gaston was recovering from a*

medical procedure. Administrator Hester reminded the Council of an upcoming council workshop on conservation subdivisions on July 14<sup>th</sup> and the second Citizens Academy starting in August. Additionally, Administrator Hester addressed a morning maintenance issue at the Beltline Recycle Center, which was quickly resolved, demonstrating the county's responsiveness to operational challenges.

## **9. OLD BUSINESS**

- a) 3rd 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 Guy motioned to approve, seconded by Vice Chair Mosley. Vote 5-0 to approve.

## **10. NEW BUSINESS**

- a) Consideration of Stanton Subdivision Bond and Standby Irrevocable Letter of Credit - Phase 1  
*Planning and Development Director Jeremy Ward presented information about the Stanton subdivision bonds and standby irrevocable letter of credit for phase one. He explained that the bond was split between DR Horton and HC Stanton LLC, with each covering different infrastructure portions. Director Ward clarified that the letter of credit was a mechanism to protect the county in case of developer bankruptcy, ensuring infrastructure would be completed. He addressed a council member's concern about potential erosion issues and committed to following up with neighbors. Director Ward detailed how the bond/credit instrument would cover the estimated infrastructure costs plus an additional 50% as a contingency, protecting county taxpayers from potential financial risks.*  
Vice Chair Mosley motioned to approve, seconded by Councilman Guy. Vote 4-1 to approve.
- b) Public Works Department Update  
*Devon Bagley, Public Works Director*  
*Public Works Director Devon Bagley presented a comprehensive update on the Public Works Department. She highlighted the auto maintenance department's cost savings, estimated at \$30,000 in labor and \$35,000 in parts, with additional value in reducing vehicle downtime. Director Bagley discussed improvements in facilities maintenance, parks and recreation management, and road maintenance. She reported on the landfill's expansion application for a 40-year extension of the construction and demolition debris site. Director Bagley also addressed recycling and litter management, mentioning the successful addition of electronics recycling and plans to add a third part-time litter position.*

## **11. BOARDS AND COMMISSIONS**

## **12. EXECUTIVE SESSION**

Vice Chair Mosley motioned to enter into executive session, seconded by Councilman Raines. Vote 5-0 to enter into 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 – P2529
- 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 – P2548

- c) Personnel matter regarding Purchasing Director

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

*Vice Chair Mosley motioned to return to regular session, seconded by Councilman Guy. Vote 5-0 to return. Chairman Wilson stated that all items were taken as information only.*

- a) Action taken regarding Project P2529
- b) Action taken regarding Project P2548
- c) Action taken regarding personnel matter

### **14. COUNCIL COMMENTS**

*Chairman Wilson thanked first responders for their challenging work during a recent severe automobile crash in District Four.*

*Councilman Agee mentioned a family's loss of a child and acknowledged the ongoing work of first responders. Administrator Hester reminded everyone about a benefit event on July 12<sup>th</sup> for Jody Weir.*

### **15. ADJOURN**

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

**Time of adjournment: 7:53pm**

**Kristie Donaldson**  
**Clerk to Council**