

CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, May 3rd, 2021 at 6:00 PM

Interim Supervisor Dr. Wylie Frederick Presiding

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. April 19th, 2021 Council Minutes.
 - b. April 22nd, 2021 Special Called Minutes.
 - c. April 26th, 2021 Special Called Minutes.
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. **3rd Reading of 2021-5** An Ordinance to Adopt Various International and Standard Codes Relating To Inspection Activities of The County of Chester, South Carolina And Enforcement of Building Provisions As Provided in Said Codes.
- 6. Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading of 2021-5** An Ordinance to Adopt Various International and Standard Codes Relating To Inspection Activities of The County of Chester, South Carolina And Enforcement of Building Provisions As Provided in Said Codes.
- 7. Old Business**
 - a. Update on the 2014 Capital Project Sales Tax funds. Susan Cok.
 - b. **3rd Reading of CCMA21-01:** Pamela F. Guinn request Tax Map # 122-00-00-197-000 located on Clinton Road, Edgemoor SC, be rezoned from ID-1 (Restricted Industrial) to R1 (Rural One). *Planning Commission voted 7-0 to approve.*
 - c. **3rd Reading of CCMA21-05:** Patricia A Howze, Paulette Howze and Rachel D. Howze request Tax Map # ~~004~~00-199-000 located on Highway 223, Chester, be rezoned from R2 (Rural Two) to RS-1 (Single Family) *Planning Commission voted 7-0 to approve.*
 - d. **3rd Reading of CCMA21-06:** J.M. Mullis, Inc request Tax Map # 165-00-00-079-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial) *Planning Commission voted 7-0 to approve.*
 - e. **3rd Reading of CCMA21-07:** J.M. Mullis, Inc request Tax Map # 165-00-00-055-000 located on Highway 21(Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial) *Planning Commission voted 7-0 to approve.*

f. 3rd Reading of CCMA21-08: J.M. Mullis, Inc request Tax Map # 165-00-00-091-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)
Planning Commission voted 7-0 to approve.

g. 3rd Reading of CCMA21-09: J.M. Mullis, Inc request Tax Map # 165-00-00-080-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)
Planning Commission voted 7-0 to approve.

h. 3rd Reading of CCMA21-10: J.M. Mullis, Inc request Tax Map# 165-00-00-066-000 located on Highway 21(Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)
Planning Commission voted 7-0 to approve.

i. 3rd Reading of CCMA21-11: J.M. Mullis, Inc request Tax Map # 165-00-00-065-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)
Planning Commission voted 7-0 to approve.

j. Approval of the Needs and Assessment 2021 Priority List-County Council.

k. From CTC meeting.

1. Action taken for reimbursement from C-funds to the Road Department in the amount of \$38,170.38.
2. Action taken for reimbursement from C-funds to the Recycling Department in the amount of \$1458.38.
3. Action taken for 2022 Road repaving list.
4. Action taken for Pedestrian Crossing Agreement at Railroad at Pizza Hut.
5. Action taken for truck traffic on Sugar Plum Road.
6. Action taken for road repairs on Wylie Road.
7. Action taken for 2022 SCDOT/ CTC partnership.
8. Action taken for Douglas and Washington Street sidewalks.

8. New Business

a. 1st Reading of CCMA21-12: Michael D. Cannon of MC Real Estate, LLC request Tax Map # 125-00-00-010-000 located on Colonels Point Parkway be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial).
Planning Commission vote 6-0 to approve with a reverter clause if the business closes.

b. 1st Reading of CCMA21-13: Michael R. Mills, agent for JAH Properties LLC request Tax Map # 087-00-00-001-000 (portion of) located along Darby Road, Chester SC be rezoned from R2 (Rural Two) to RS-1 (Single Family) *Planning Commission voted 6-0 to approve.*

9. Boards and Commissions -None

10. Executive Session

- a. Discussion regarding Project Magma. Attorney Winters.
- b. To Discuss a contractual matter regarding Project 2024. Attorney Winters.
- c. To receive legal advice regarding Southeastern Petroleum. Attorney Winters.
- d. Receive legal advice for a property contract. Attorney Winters.

11. Council Actions Following Executive Session

- a. Action taken regarding discussion for Project Magma.
- b. Action taken regarding discussion of Project 2024.
- c. Action taken regarding legal advice for Southeastern Petroleum.
- d. Action taken regarding legal advice for a property contract.

12. Council Comments

13. Adjourn

Pursuant to the Freedom of Information Act, the Chester News & Reporter, The Herald in Rock Hill, SC, WSOC-TV, Channel 9 Eyewitness News, the Mfg. Housing Institute of SC, WRHI Radio Station, C&N2 News, WCNC News and Capitol Consultants were notified, and a notice was posted on the bulletin board at the Chester County Government Building 24 hours prior to the meeting.

↓ ***PUBLIC NOTICE*** ↓

Chester County Council has relaxed some of the COVID measures put into place for personal appearances at County Council meetings and will now allow up to seventeen (17) citizens into the Council meeting room provided that masks are kept on throughout the meeting and individuals in attendance maintain social distancing at all times. As COVID conditions improve, Council does hope to allow for more personal attendance at County Council meetings.

Any citizen who wishes to make a public comment at the County Council meetings can do so in the following ways:

1. You may submit your comments in writing to County Council by emailing Karen Lee, klee@chestercounty.org.
2. You may submit your comments by mail: Chester County Clerk to Council, Karen Lee, PO Box 580, Chester, SC 29706.
3. As stated above, attendance by other than Council members and staff is limited to seventeen (17) individuals. Anyone who wishes to appear in person to speak during Citizens Comments can either register with the Chester County Clerk to Council by phone 803-377-7852 or by email at klee@chestercounty.org no later than 10:00 am on the day of the Council meeting. Chester County cannot guarantee entry into the Council meeting to address County Council if the maximum attendance has been reached unless the individual pre-registered with the Clerk to Council. The Clerk will confirm the appointment back to the requestor. Standards for Citizen's Comments remain the same with regard to time allocated for speaking, etc. All rules of social distancing as recommended by the CDC and the etiquette procedures of the County Council must be followed. Chester County Council remains committed and receptive to the comments of the citizens of Chester County and while the Council does not like these restrictions, they are being done in the interest of everyone's health.

Guidelines for Addressing Council

Citizens Comments:

- Each citizen will be limited to three minutes.

Public Hearings:

- Each speaker will be limited to three-minutes.

When introduced:

- Approach the podium, state your name and address.
- Speak loudly and clearly making sure that the microphone is not obstructed.
- Do not address the audience – direct all comments to Council.
- Do not approach the Council table unless directed.

Anyone addressing Council will be called out of order if you:

- Use profanity.
- Stray from the subject.
- Make comments personally attacking an individual member of Council.

