



CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, October 16th, 2023 at 6:00 PM

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilman Corey Guy, Councilwoman Erin Mosley, Councilman John Agee, County Administrator Brian Hester, County Attorney Joanie Winters and Clerk to Council Karen Lee. **Absent:** Councilman William Killian.

- 1. Call to Order** -Chairman Branham called the meeting to order.
- 2. Pledge of Allegiance and Invocation** -Pledge was recited in unison; Councilman Guy gave the invocation.
- 3. Approval of Minutes**
 - a. October 2nd, 2023 Council Minutes.**
Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Motion carried.
- 4. Citizen Comments**

Joan Hyde, 2440 Gill Jordan Rd, Chester addressed Council regarding being opposed to Gaston Spring and Griffin Land Holding rezoning requests.

Mac Flores, 4501 Garrow Rd, Houston Texas addressed Council stating he represented Ecoplexus that was looking to develop multiple projects in Chester County.

John Massey, 171 East Lacy St, Chester addressed Council regarding cemeteries in the County that needs restoration and perpetual maintenance.

Edward Hartis, 5472 Foxcroft Rd, addressed Council and asked Council to look at the zoning ordinance regarding installing car ports in the front yard.

Donnann Espitia, 1564 Millen Rd, Chester addressed Council regarding being opposed to Gaston Springs rezoning request.

Bill Clark, 1461 Ashington Dr, Chester, addressed Council regarding being opposed to Griffin Land Holdings rezoning request.

Fran Sudol Hutchins, 3236 Fishing Creek Church Rd, Chester addressed Council regarding being opposed to Gaston Springs rezoning request.

Robin Dodson, 3631 Hernandez Road, Richburg addressed Council regarding being opposed to Gaston Springs rezoning request.

Bridget Grant, 100 North Tryon St, Charlotte NC addressed Council regarding being in favor of Griffin Landholdings rezoning request.

Joanna Angle, 2762 Blaney Rd, Chester addressed Council regarding being opposed to Griffin Land Holdings rezoning request.

Benji Layman, 8720 Red Oak Blvd, Charlotte, NC addressed Council regarding being in favor of Gaston Springs rezoning request.

Cheri Kiley, 2532 Rodman Rd, Chester addressed Council regarding being opposed to Griffin Land Holdings rezoning request.

5. Public Hearing-Chairman Branham opened the public hearing.

a. 3rd Reading of 2023-19 Approving The Execution And Delivery Of A Development Agreement Between The County And Gaston Springs LLC Regarding The Gaston Farms Road Project; And Other Related Matters. Dorothy Neely, 4440 Friendship Drive, Edgemoor, SC spoke against approving the development agreement.

6. Ordinances/Resolutions/Proclamations

a. 3rd Reading of 2023-19 Approving The Execution And Delivery Of A Development Agreement Between The County And Gaston Springs LLC Regarding The Gaston Farms Road Project; And Other Related Matters. Councilman Agee motioned to deny, second by Councilman Vaughn. Councilman Guy stated he wanted to have the money placed into a restricted fund so it could be used in the area the development would be in.

Administrator Hester stated he and Attorney Winters had discussed drafting an ordinance for council to review and approve funds from development agreements would stay within the impacted areas and only used for growth. Vice Chairman Wilson, Councilman Guy and Councilwoman Mosley voted in favor. Vote 2-4. Motioned failed. Councilman Guy motioned to approve the development agreement for \$5000 dollars per home, the money would be put into some type of trust to be used for the area that is affected, second by Councilwoman Mosley.

Administrator Hester stated there would be legal limitations putting revenue into a trust.

Attorney Winters asked Councilman Guy if he was asking for a trust or if he was asking for the money to go into a restricted account.

Councilman Guy stated that was correct a restricted account. Councilwoman Mosley withdrew her second.

Councilman Guy restated his motion to approve and added any monies that are collected via the development agreement be put into a restricted account and used for the affected area, second by Councilwoman Mosley. Vote 4-2 to approve. Councilman Agee and Vaughn opposed.

7. Administrator's Report

Administrator Hester provided the following report:

1. Parks and Recreation Supervisor position has been filled; start date Oct. 23rd.
2. Project Manager position was also filled, Harold Hayes from Los Angeles, California but originally from Chester would be starting in two to three weeks.
3. Kell Benson was hired as the Emergency Services Director.
4. Animal Control Director position was filled by Lance Davis of York County.
5. An Animal Control officer was also hired.
6. SC Works plans to provide the County with two college students in the vet tech program to work part time with no cost to the County or taxpayers. They would work 240 hours each helping at the Animal Control office.

8. Old Business

a. 3rd Reading of CCMA23-09 Gaston Springs LLC/Benji Layman request a portion (20.04 acres) of Tax Map #114-00-00-059-000 located at Gaston Farm Road and adjacent to I-77 to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). The Planning Commission voted 5-2 to approve. Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Vote 4-2 to approve. Councilman Agee and Vaughn opposed.

b. 3rd Reading of CCMA23-10 Gaston Springs LLC/Benji Layman request a portion (150.76 acres) of Tax Map #114-00-00-015-000 located at Gaston Farm Road and adjacent to I-77 to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). The Planning Commission voted 5-2 to approve. Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote 4-2 to approve. Councilman Agee and Vaughn opposed.

9. New Business

a. Rural Fire Commission is requesting budgeted grant money for Fire Departments to apply for \$5000-dollar matching Forestry grants. Director Kell Benson. Mr. Benson stated the county allocates \$5000 to each County fire department, he wanted to streamline the request for all South Carolina Forestry and VFA Grants. Councilman Vaughn motioned to approve, second by Councilman Agee. Motion carried.

b. 1st Reading of CCMA23-11 Tatyana Latil Kelly request Tax Map #069-04-02-051-000 located at 522 Gloria Drive, off Pinckney Road to be rezoned from Multi-Family Residential District (RG-1) to General Residential District (RG-2). The Planning Commission voted 6-0 to approve. Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Motion carried.

c. 1st Reading of CCMA23-12 Griffin Land Holdings, LLC C/O John H. Ross request Tax Map #106-00-00-121-000 located at Highway 9 and Highway 909 to be rezoned from Rural Two District (R-2) to Limited Industrial District (ID-2). The Planning Commission voted 6-0 to approve with a five-year reverter clause and no entry off Rodman Road. Councilwoman Mosley motioned to approve with the five-year reverter clause and no entry off of Rodman Road, second by Vice Chairman Wilson. Vice Chairman Wilson stated he didn't like not knowing what type of business would go there and wanted to give citizens a better idea of how it would end up if its approved.

Bridgett Grant, Land Use consultant from Moore Van Allen stated when the water and sewer gets extended to the site, Rodman Park would have the ability to access the tap at the property line. They would meet all the requirements of the ordinance for parking and the layout of roads. They did a fit study to see what could fit on the site but having a specific tenant in mind gave them maximum flexibility, but they could go back and restrict some of the uses. Vote 3-3 tie vote. Motion failed.

Council asked Administrator Hester to reach out to Griffin Land Holdings to find out the intended use and any other information.

Administrator Hester asked Council to send him feedback on the information he obtains.

d. 1st Reading of CCMA23-13 Jeff Sanders request Tax Map #115-00-00-102-000 located at 2707 Lancaster Hwy., Chester, SC 29706 to be rezoned from Restricted Industrial District (ID-1) to Limited Industrial District (ID-2). The Planning Commission voted 6-0 to approve. Mr. Sanders stated the plant had been idled for twelve years but wanted to reopen to supply the area. Councilwoman Mosley motioned to approve, second by Councilman Guy. Motion carried.

10. Executive Session

Councilman Guy motioned to go to executive session, second by Vice Chairman Wilson. Motion carried.

a. Economic Development Matter-Project 2369.

11. Council Actions Following Executive Session

Councilman Vaughn motioned to go back to regular session, second by Councilman Guy. Motion carried.

a. Action taken regarding Project 2369. Vice Chairman Wilson motioned to allow Economic Development to proceed with negotiations, second by Councilwoman Mosley. Motion carried.

12. Council Comments

Chairman Branham thanked Administrator Hester for the good news and progress he had made in hiring and filling the open positions.

13. Adjourn

Councilwoman Mosley motioned to adjourn, second by Councilman Guy. Motion carried.

Time: 8:30 PM.

Karen Lee, Clerk to Council

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.