

# **CHESTER COUNTY COUNCIL MEETING MINUTES**

## **R. Carlisle Roddey Government Complex**

1476 J A Cochran Bypass, Chester, SC

**Monday, December 7<sup>th</sup>, 2020 at 6:00 PM**

**Present:** Interim Chairman Dr. Wylie Frederick, Vice Chairman Joe Branham, Councilman Brad Jordan, Councilman Mike Vaughn, Councilwoman Mary Guy, Councilman Alex Oliphant, Councilman Pete Wilson, Clerk to Council Karen Lee and County Attorney Joanie Winters. Rules of Procedure Section 2-59- and 60 were suspended.

1. **Call to Order-** Interim Chairman Dr. Frederick called the meeting to order. He asked for a Motion to postpone item 6.d., Councilwoman Guy motioned to postpone to the January 19<sup>th</sup>, 2021 meeting, second by Vice Chairman Branham. Vote 6-0 to approve. He asked to remove 9.a., from the agenda. Councilman Vaughn motioned to remove, second by Vice Chairman Branham. Vote 6-0 to approve.
2. **Pledge of Allegiance and Invocation**  
Pledge was recited in unison; Councilwoman Guy gave the invocation.
3. **Approval of Minutes**
  - a. **November 16<sup>th</sup>, 2020 Council minutes.**  
Councilman Wilson motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.
4. **Citizen Comments**

Roxanne James, 3007 Steele Village Road, Rock Hill said she would like to thank Councilman Oliphant for all of his hard work he had done for Chester County. She also asked Council to bring in revenue in order to have great recreational parks here in Chester for the youth and families.

Laurie Lewis, 1502 Great Falls Hwy, Chester voiced her concerns of the YMCA closing and asked Council to try and find funding to help keep some of the programs going especially the aquatic program.
5. **Ordinances/Resolutions/Proclamations**
  - a. **Proclamation to honor the service of Tommy Martin.**  
Dr. Frederick read the proclamation aloud and he and Council thanked Mr. Martin for his fifty years of service to the community of Chester as a former council member and school board member and his current tenure as one of the four captains for the West Chester Fire Department.
  - b. **Proclamation to honor the service of Councilman Alex Oliphant.**  
Vice Chairman Branham read the proclamation aloud and he and Council thanked Councilman Oliphant for the seventeen plus years he had served as Councilman for district six. He served his residents without prejudice and helped guide the County through many difficult decisions and shown devotion to provide a better quality of life for the citizens of Chester County. Councilman Oliphant thanked district six and his fellow Councilmembers along with County Attorney Winters and Clerk to Council Karen Lee.
6. **Old Business**
  - a. **Update regarding the impact fee study- Councilman Jordan and Cole McKinney.**  
Cole McKinney gave a brief summary, he stated since the passing of Robby Moody the study had been given to COG's new senior planner Steve Allen. The notes left by Mr. Moody had indicated the CIP would need to be separated from the Comprehensive plan so it could be adopted as soon as possible. He also indicated prioritization by staff for the five, ten- and twenty-year timelines, review the funding sources for projects that fall within the five-year prioritization window and include the ten-year projects in the CIP to be presented to Council for

adoption. He indicated maybe postponing development of the impact fee until a better stream of development potential was identified.

**b. 1<sup>st</sup> Reading of CCMA20-10:** Beaver Creek LLC (Richard M. Gee) request Tax Map # 079-00-00-021-000, 193 acres located off Dawson Drive Chester, SC 29706, be rezoned from R-2 (Rural Two) to PD (Planned Development) *Planning Commission voted 6-1 to approve.*

Councilwoman Guy motioned to approve, second by Councilman Wilson. Council asked to be provided with more information before the next meeting. Vote 5-1 to approve. Councilman Jordan opposed.

**c. 1<sup>st</sup> Reading of CCMA20-11:** Richard Colt Gregory request Tax Map # 104-00-00-119-000 located at 3036 Fishing Creek Church Rd., (Chester County) Rock Hill SC 29730, be rezoned from R2 (Rural Two) to LC (Limited Commercial) *Planning Commission voted 7-0 to approve with a reverter clause: If repairs or maintenance are not being performed the use would be reverted back to R2 Rural Two zoning.* Councilman Wilson motioned to uphold, second by Councilman Vaughn  
Vote 6-0 to approve.

**d. *Postponed***-Update on Heart & Soul and their support of the Fort Lawn Economic Development Strategic Plan and to recommend the formation of the Chester County Collaborative for the purpose to align economic and community development strategies across the county. -Mick Harrington.

**e. Update on derelict houses, vehicles and litter-Councilman Oliphant.**

Dr. Frederick stated forms had been added to the website as well as the capability to allow for pictures. David Schuelke the IT Director added different complaint forms, they would be looking to change the nuisance and abatement job description. Councilman Oliphant asked to have a link sent to the Clerk of Council office also so when the complaints come in, she can send them to Councilmembers so they can follow up.

**f. Update on Palmetto Pride-Councilman Oliphant.**

Dr. Frederick stated he had given this to the Public Works Department under the Litter Department he had spoken with Tenna Cook who will be over it and assist. County Attorney stated the County would need to do an engagement process with Palmetto Pride to enter and notify them to establish an MOU to trigger the engagement and then present it to Council. Dr. Frederick stated this would be added to one of the January meetings.

## 7. New Business

**a. Approval of the 2021 County Council and CCTC meeting dates.**

Attorney Winters stated for the record the CDC guidelines for Council meetings would still be followed, the emergency procedures in place now for meetings and what has been done tonight would be carried over into 2021. She knows how important it is to Council to move the meetings around but under these circumstances they should proceed with caution. Vice Chairman Branham motioned to approve with the caveat to revisit the meeting locations, second by Councilman Vaughn. Vote 6-0 to approve.

**b. Discuss the closure of YMCA. Interim Chairman Dr. Wylie Frederick.**

Dr. Frederick stated the YMCA serves all areas of the County and all age groups and a bright spot in Chester County. The CEO of Upper Palmetto YMCA Kirk Elch had told him the building was unsafe. The roof and other repairs could cost around or over one million dollars. Dr. Frederick asked for an extension, but Mr. Elch had said he could not give him one since the building was not safe. Dr. Frederick also said the building was owned by the school district and in the City limits. He has also spoken to City Administrator Stephanie Jackson who wanted to put together an Ad-hoc committee to see what type of funding or possibilities the City and County could do. He said he knew the pool was used a lot. Councilman Oliphant stated if nothing is done and maintenance is not done on the pool it would take a lot of money to bring it back up again. There are three or four different foundations Council can reach out to along with industries that promised to help the community, send them a request and explain the situation to see if they would help. He also asked if Dr. Frederick would send a letter requesting all the documentation for repair that has been done.

**8. Boards and Commissions**

**a. Appointment to the Ad-hoc committee for Burnt House Meeting Cemetery.**

Councilman Wilson motioned to appoint Harvey Neely Gaston, second by Councilman Oliphant. Vote 6-0 to approve.

**9. Executive Session**

Councilwoman Guy motioned to go to Executive Session, second by Councilman Jordan. Vote 6-0 to approve.

**a. (Removed from agenda) Receive legal advice regarding project 2034. Attorney Winters.**

**b. Receive legal advice regarding project 2038.-Attorney Winters.**

**c. Receive legal advice regarding project 2062. Attorney Winters.**

**d. Receive legal advice regarding IBHS-Attorney Winters.**

**e. Receive legal update on existing County litigation. -Attorney Winters.**

**10. Council Actions Following Executive Session**

Councilwoman Guy motioned to go back to Regular Session, second by Councilman Jordan. Vote 6-0 to approve.

**a. (Removed from agenda)-Action taken regarding legal advice for project 2034.**

**b. Action taken regarding legal advice for project 2038. Taken as information.**

**c. Action taken regarding legal advice for project 2062. Taken as information.**

**d. Action taken regarding legal advice for IBHS. Taken as information.**

**e. Action taken regarding legal update on existing County litigation. Taken as information.**

**11. Council Comments**

Council spoke of the passing of former Councilman Archie Lucas who had thirty years of service he gave to Chester County and was Great Falls hero. He always looked out for Great Falls and was a good friend to members. Dr. Frederick said he had never met him but only heard wonderful things about him.

**12. Adjourn**

Councilman Oliphant motioned to adjourn, second by Councilman Vaughn. Vote 6-0 to adjourn.

Time: 9:10 pm.

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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.