



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Government Building
1476 J.A. Cochran Bypass, Chester, SC 29706
Tuesday, February 20, 2024 | 6:00 PM

MINUTES

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

1. CALL TO ORDER *Chairman Branham called the meeting to order.*

2. PLEDGE OF ALLEGIANCE AND INVOCATION

Allegiance was recited and the invocation was given by Councilman Guy.

3. APPROVAL OF MINUTES

- a) February 5, 2024 Council Minutes
Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Vote 7-0 to approve.

4. CITIZEN'S COMMENTS

*Steven Person, 744 Spirit Cir., addressed Council regarding being opposed to rezonings on Fernwood Dr.
John Massey, 171 E. Lacy St., addressed Council honoring fallen officers.*

5. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 2nd Reading of 2024-2
Amending Ordinance 2021-8 to adopt to the County's General Fund Balance Policy and provide for other related matters.
Vice Chairman Wilson motioned to approve, second by Chairman Vaughn. Vote was 7-0 to approve.
- b) 2nd Reading of 2024-3
Providing for the allocation of fees received from development agreements, project agreements, and other similar arrangements entered into by the County and one or more developers—and providing for other related matters.
Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote was 7-0 to approve.
- c) 2nd Reading of 2024-4
Amending Chapter 2: Administration, Article IV: Officers and Employees, Division 5 – County Attorney, of the Code of Ordinances of Chester County to provide for the position of County Attorney and other related matters.
Councilman Vaughn motioned to approve, second by Councilman Agee. Vote was 7-0 to approve.
- d) 2nd Reading of 2024-5
Providing for the allocation of funds held in the County's Capital Project Fund and providing for other related matters.
Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote was 7-0 to approve.
- e) 1st Reading of 2024-6
To amend Chapter 2: Administration, Article II: County Council, Section 2-26 – Clerk, of The Code of Ordinances off The County of Chester, South Carolina
Councilman Guy motioned to approve, second by Councilwoman Mosley. Vote was 7-0 to approve.

- f) 1st Reading of 2024-7 (Title Only)
Revoking existing employee/personnel handbooks and related employment policies and procedures and their related enabling ordinances and resolutions; adopting an employee/personnel handbook; confirming the County Administrator's authority to set administrative employment policies and procedures; making conforming changes to the County Code of Ordinances; and providing for other related matters.
Councilman Vaughn motioned to approve, second by Councilman Agee. Vote 7-0 to approve.
- g) 1st Reading of 2024-8 (Title Only)
Revoking existing procurement/contracting policies, handbooks, and manuals and related policies and procedures and their related enabling ordinances; adopting a procurement/contracting manual, including the use of purchasing cards; confirming the county administrator's authority to set administrative policies and procedures; making conforming changes to the County Code of Ordinances; and providing for other related matters.
Councilman Agee motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.

6. ADMINISTRATOR'S REPORT

Administrator Hester updated about the positive progress at Lewis Fire Department substation, remembering the sacrifices of first responders, and valuable information being obtained by attending the Legislative Conference in Columbia.

7. CONSENT AGENDA

- a) 2nd Reading of CCMA24-02
Trent Erving for EP Group LLC request Tax Map #079-04-04-008-000 located at 614 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- b) 2nd Reading of CCMA24-03
Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- c) 2nd Reading of CCMA24-04
Trent Erving for EP Group LLC request Tax Map #079-04-04-028-000 located at 622 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- d) 2nd Reading of CCMA24-05
Trent Erving for EP Group LLC request Tax Map #079-04-04-029-000 located at 624 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
Councilman Guy motioned to deny, second by Councilwoman Mosley. Vote was 7-0 to deny.

8. OLD BUSINESS

- a) 2nd Reading of CCMA24-01
Krystal and Mike O'Connor request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission voted 6-0 to approve, contingent the closing on

the property must be by April 1st, 2024, if property has not closed by April 1st, 2024 the zoning would revert back to RS1.

Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson. Vote was 7-0 to approve.

9. NEW BUSINESS

- a) Approval of acceptance of The Lutz Foundation Grant in the amount of \$20,000 to purchase two new drones and provide training and certifications for drone operators. Sheriff's Office is requesting a grant match of \$5,000.

Captain Peebles.

Councilman Agee motioned to approve, second by Councilwoman Mosley. Vote was 7-0 to approve.

- b) Update regarding full-time firefighters with Richburg Fire Department.
Tyson Melton.

10. EXECUTIVE SESSION

- a) Personnel Matter regarding County Administration.

Councilwoman Mosley motioned to go into Executive Session, second by Councilman Guy.

Vote was 7-0 to proceed into Executive Session.

11. COUNCIL ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding County Administration matter.

Vice Chairman Wilson motioned to go back into regular session, second by Councilman Guy.

Vote was 7-0 to proceed with regular session.

12. COUNCIL COMMENTS

13. ADJOURN

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

7:20pm

Kristie Donaldson

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.

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.