

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Tuesday, February 22nd, 2022 at 6:00 PM

Present: Vice Chairman Branham, Councilman Jordan, Councilwoman Guy, Councilman Killian, Councilman Vaughn, County Attorney Winters and Clerk to Council Lee. **Absent:** Interim Chairman Frederick and Councilman Wilson with prior notification.

1. **Call to Order**-Vice Chairman Branham called the meeting to order.
2. **Pledge of Allegiance and Invocation**- Pledge was recited in unison; Councilwoman Guy gave the invocation.

Vice Chairman Branham called for a motion to remove 8.b due to no information. Councilman Vaughn motioned to remove 8.b., second by Councilman Killian. Vote 5-0 to approve.

3. **Approval of Minutes**
 - a. **February 7th, 2022 Council Minutes.**
Councilwoman Guy motioned to approve, second by Councilman Killian. Vote 5-0 to approve.

4. **Citizen Comments**-No one signed up to speak.

5. **Public Hearing**- No one signed up to speak.

- a. Needs and Assessment Hearing.

6. **Ordinances/Resolutions/Proclamations**

- a. **Proclamation to Honor and Commend Sergeant John “Trey” Hunter III of the Sheriff’s Office.**

Chester County Council and Chester County Sheriff’s Office recognized Sergeant John “Trey Hunter” III who was the recipient of the South Carolina Sheriff’s Association Medal of Valor for his heroic and extraordinary measures while responding to a high-speed chase that involved a suspect who fired shots at law enforcement deputies including him. Through the performance of his courageous acts, and the risk of imminent danger to his own life, he distinguished himself going above and beyond the call of duty, and directly saved the lives of the public and other law enforcement officers.

- b. **Needs and Assessment Hearing. Grazier Rhea, Catawba Regional.**

Grazier Rhea stated the applications for community infrastructure was due the middle of April, applications for community enrichment, neighborhood revitalization program, special projects and public services were due in the middle of September. The list of prioritized needs for 2021 had some to come off such as #3- Continue efforts to prepare for, respond to, and prevent Coronavirus. On #10 the verbiage would change from “extend water and sewer along the I-77 corridor, including the SC Highway 97 interchange from Richburg” to “extend water and sewer along the I-77 corridor, including the SC Highway 97 interchange at exit 55”.

7. **Old Business**

a. **Council to authorize the approval to accept a \$5000 grant from the SC Forestry Commission to purchase Air compressor Cascade Fill Station and additional SCBA units with a match of \$9336.76.- Richburg Fire Chief T Melton.** John Agee stated this should read FEMA grant and not SC Forestry Commission. Clerk to Council Lee stated the documents provided to her were SC Forestry Commission. Councilman Jordan motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

b. **Discussion regarding the Redistricting of Chester County Council Seats Utilizing Popular Data from the 2020 Federal Census in Accordance with the South Carolina Code of Law. - Attorney Winters.**

Attorney Winters stated this was done every ten years by census data. Sometimes voting district lines are moved that don't meet the standard deviation which was on the original 2010 map.

State laws allow 10%, she said right now there was three maps before them which were all below 5% that was recommended by the State. Map number one was the original map that started with 3.85% deviation, then map number two that Senator Fanning done at the request of the school board and not requested by the County. Map number two moved people out of district four which brought the deviation down to 3.60%. Map number three was the map Councilwoman Guy requested to move people out of district six back to her district which made the deviation 4.68% which was still below the State's recommendation. On Thursday you will be asked to vote on the third and final reading of the ordinance to adopt one of the three maps.

Councilman Jordan stated he could see the difference in map two and three, but it was still hard to see without the street names.

Attorney Winters stated she was told other counties have street names because they have on a GIS coordinator on staff, and Chester doesn't, but at budget time she thought Council would be asked to consider adding this position.

c. **Update on meeting with Charlie Compton regarding Planning & Zoning. Attorney Winters.**

Attorney Winters stated Council gave authorization to hire Mr. Compton who was a former Lexington County Planning Director. Herself and Planning Director Mike Levister met with him and had a very productive meeting. They discussed ways to establish a plan that would get to the finish line and possibly writing new ordinances and redefining what a planned development was. They also discussed starting the classification process, they were underway with trying to get those things up to date and revitalized so that new growth the county was currently experiencing would be prepared for it than what they are now. Last year Mr. Compton addressed Council about performance zoning and classifying roads.

Councilman Jordan asked what the timeline would be.

Attorney Winters stated they were hoping for April or May timeframe. Mr. Compton was a hard charger.

d. **Discussion regarding the 90-day moratorium placed on planned development applications.**

Attorney Winters stated the Planning department currently had six applications for planned developments, Mr. Levister had explained to all the applicants that for now there was a moratorium. They were willing to wait but sure they will not wait forever. Mr. Levister has also explained to them that they were currently working with Mr. Compton to have everything the way it should be. She asked Council to consider two things, which were the two caveats in the law. One would be the pending ordinance doctrine, if there is an ordinance pending it has full force in effect for a developer that may come in. Council has the ability if it was there if they put forward anything on the table they are protected with their drawings if they are accepted. If the moratorium was dismissed today and their plans are accepted, they are protected going forward if the zoning code changes. This was something she stated they had to keep in mind that if they do a pending ordinance the developers vested rights are protected which was

why they put the moratorium on in the first place, so they weren't engaged with vested rights. Councilman Jordan stated he thought forty-five days for now, if it needed to be extended, they could come back and revisit it. It was important to have something in place with plan development to give guidance to the developers but also protect the County.

Councilwoman Guy stated the County needed growth, but it would be wise to extend it and not discontinue it. Councilwoman Guy motioned to extend the time to 45 days, second by Councilman Jordan. Vote 5-0 to approve.

8. New Business

a. Council to consider approving UniFirst Uniforms Services a multi-year contract in the amount of \$ 7800.00 for uniforms. - Building Maintenance Director Joe Roberts.

Mr. Roberts stated the money saved if Council approved the request tonight was \$5000 dollars. Attorney Winters stated some of the language would need to be removed from the contract such as wording "arbitration and Massachusetts". She had taken those words out and asked if this was the final contract. Council could still approve with the amendments. Councilman Vaughn motioned to approve contingent upon arbitration and Massachusetts be removed from the contract, second by Councilman Jordan. Vote 5-0 to approve.

b. Removed- Approval of bond for Knightsbridge development. County Attorney Winters.

9. Boards and Commissions-None.

10. Executive Session

Councilman Jordan motioned to go to executive session, second by Councilwoman Guy. Vote 5-0 to approve.

- a. Receive legal advice regarding project 2184. Attorney Winters.
- b. Receive legal advice regarding project 2199. Attorney Winters.
- c. Receive legal advice regarding the Landfill. Attorney Winters.
- d. Receive legal advice regarding social media policy. Attorney Winters.

11. Council Actions Following Executive Session

Councilwoman Guy motioned to go back to regular session, second by Councilman Vaughn. Vote 5-0 to approve.

- a. **Action taken regarding legal advice for Project 2184.**
No action was taken, permission to proceed with negotiations.
- b. **Action taken regarding legal advice regarding Project 2199.**
No action was taken, permission to proceed with negotiations.
- c. **Action taken regarding legal advice on the landfill.**
Still in negotiations.
- d. **Action taken regarding legal advice on social media policy.**
Taken as information only.

12. Council Comments

Vice Chairman Branham thanked everyone for the prayers while he was in the hospital.

13. Adjourn

Councilman Killian motioned to adjourn, second by Councilwoman Guy. Vote 5-0 to adjourn.

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.