



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, April 1, 2024 | 6:00 PM

MINUTES

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilman Corey Guy, Councilman John Agee, Councilwoman Erin Mosley, Councilman William Killian (6:23pm arrival), Attorney John Marshal Mosser, Clerk to Council Kristie Donaldson

Absent: County Administrator Brian Hester, due to illness.

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6:01pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The pledge was recited and Councilman Guy gave the invocation.

3. APPROVAL OF MINUTES

Chairman Branham announced the absence of County Administrator Hester and noted that we need to strike Administrator's Report from the Agenda.

Councilwoman Mosley made the motion to strike Administrator's Report from the agenda, second by Councilman Vaughn, 6-0 to approve.

- a) March 18, 2024 Council Meeting Minutes
Councilman Guy motioned to approve, second by second by Councilwoman Mosley.
Vote 7-0 to approve.
- b) March 23, 2024 Council Retreat Minutes
Councilman Vaughn motioned to approve, second by Councilwoman Mosley, Vote 6-0 to approve.

4. CITIZEN'S COMMENTS

John Massey, 171 E. Lacy Street, addressed council advocating for Chester County to create a first responder and veteran's website and virtual memorial.

5. PUBLIC HEARING

Chairman Branham declared the Public Hearing open, no one requested to speak on the matter, and the Public Hearing was closed.

- a) 3rd Reading of 2024-10
To amend Chapter 46 – Streets, Sidewalks, and Other Public Property, Article IV – Use of Public Roads, Sections 46-93 of the Code of Ordinances of the County of Chester, South Carolina, to provide for revisions to litter enforcement; and to provide for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) 3rd Reading of 2024-10

To amend Chapter 46 – Streets, Sidewalks, and Other Public Property, Article IV – Use of Public Roads, Sections 46-93 of the Code of Ordinances of the County of Chester, South Carolina, to provide for revisions to litter enforcement; and to provide for other related matters.

Councilman Vaughn made the motion to approve, second by Councilman Agee. Vote 6-0 to approve. Councilman Vaughn stated that this measure was taken to get more serious about stopping litter in Chester County and cleaning up our beautiful county.

~~7. ADMINISTRATOR'S REPORT~~

8. OLD BUSINESS

9. NEW BUSINESS

a) 1st Reading of CCMA24-06 Michael R. Franklin requests Tax Map #079-04-02-002-000 at 651 Lancaster Hwy., Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.

Councilman Agee made a motion to uphold the Planning Commission's vote to approve the rezoning, second by Councilwoman Mosley. Vote 6-0 to approve.

Councilman Guy questioned why the application stated "future development." Mr. Levister, Planning and Zoning Director was called forward to answer the question. Mr. Levister stated the applicant had no future plans at the moment, this rezoning is in case the property owner gets an offer in the future for a commercial buyer, the land will be zoned properly for that probability.

b) Proclamation in Support of Fair and Equitable Housing

Chairman Branham gave the Proclamation in Support of Fair and Equitable Housing and Proclaimed the Month of April as Fair Housing Month.

c) Proclamation for Major Charlton H. Blanks, USMC (Ret.)

Chairman Branham presented the Proclamation for Major Charlton Blanks and thanked him for his service. Major Blanks was unable to attend due to health reasons. Chairman Branham announced there will be a formal proclamation made to Major Blanks next Monday at the Veteran's Meeting at 5pm.

d) Emergency Management Update

Ed Darby, EMA Director

Mr. Darby updated council about the Emergency Management division's roles and responsibilities for Chester County. He offered all council members to come by the EMA Office for a tour. Mr. Darby informed Council that next week their department will be doing a nuclear exercise at Chester High School that will be graded by FEMA, AHEC, and National Regulatory Commission to make sure they can uphold their obligations in case of emergency with the Catawba Nuclear Plant. He also spoke with Council regarding how much of his department is funded by grants, the recent technology upgrades they have done, and the Mobile Command and UTV. Councilman Vaughn expressed his concern to Mr. Darby about difficulties locating people on the river and the need for a system for citizen's that are in distress. Mr. Darby acknowledged the need and informed him that the process for that was being worked on. Chairman Branham let Mr. Darby know he is highly recognized in the State for Emergency Management and thanked him for his service with Chester County.

e) Policy regarding Council Member attendance at Meetings

Chairman Branham announced that there would be discussion involving a policy around Council Members' attendance at meetings with other entities. Attorney John Marshall Mosser addressed council virtually and stated the laws of quorum and FOIA regarding more than three members attending an event and discussing business. Vice Chairman Wilson gave his thoughts regarding meetings and stated that he preferred if we had a major meeting it would be ideal to hold it as a workshop or special called meeting. He also stated that one or two members should attend meetings and gather information to be sent to the Clerk to share with council members. Councilwoman Mosley expressed concern about not wanting council members being excluded from meetings. Councilman Guy questioned attending the Chamber of Commerce banquet in which most council members were present versus a scheduled meeting. Vice Chairman Wilson explained that the banquet was not meant to discuss business or making decisions of Chester County. The attendance at the recent CWR meeting was discussed. Chairman Branham and Councilman Vaughn discussed the importance of which council members attend meetings can make a difference. Councilman Agee expressed the need for the appropriate council member to attend for information pertaining to their district. Councilman Guy expressed the need for the At-Large council member to be included because they represent the entire county. Chairman Branham stated that we should get with Mr. Hester and come up with a solution to this issue.

10. BOARDS AND COMMISSIONS

a) Appointment to the Accommodations Tax Board (District 5)

Councilman Guy

Councilman Guy motioned to appoint Roxann James to the Accommodations Tax Advisory Board, second by Councilman Agee. Vote 7-0 to appoint.

- b) Appointment to the Hazel Pittman Board (District 4)
Vice Chairman Wilson
Vice Chairman Wilson motioned to appoint Ms. Carol Grant to the Hazel Pittman Board, second by Councilwoman Mosley. Vote 7-0 to appoint.

11. EXECUTIVE SESSION

Councilwoman Mosley made the motion to enter into Executive Session, second by Councilman Guy. Vote 7-0 to enter.

- a) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property – Tax Map # 201-11-06-015-000
- b) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property – Tax Map # 079-03-07-019-000
- c) Receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims – Landfill

12. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilwoman Mosley made the motion to come out of Executive Session, second by Councilman Vaughn. Vote 7-0 to return to regular session.

- a) Action taken regarding negotiations incident to proposed contractual arrangements and proposed sale or purchase of property – Tax Map # 201-11-06-015-000
- b) Action taken regarding negotiations incident to proposed contractual arrangements and proposed sale or purchase of property – Tax Map # 079-03-07-019-000
- c) Action taken regarding legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims – Landfill

Vice Chairman Wilson motioned by Consent Agenda to approve Mr. Hester to continue negotiations for Item A regarding Tax Map # 201-11-06-015-000, Item B regarding Tax Map # 079-03-07-019-000, and Item C regarding the Landfill. Second by Councilwoman Mosley. Vote 7-0 to approve.

13. COUNCIL COMMENTS

Chairman Branham stated to be in prayer for Mr. Hester to overcome his illness. Councilwoman Mosley reminded everyone about the North Chester Fire Department's Open House this Saturday from 11am-1pm.

14. ADJOURN

Councilman Guy made the motion to adjourn, second by Councilwoman Mosley. Vote 7-0 to adjourn.

7:25pm

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.

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.

Public Hearings:

Each speaker will be limited to three minutes.

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.