

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, April 4th, 2022 at 6:00 PM

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

1. **Call to Order-** Interim Chairman Dr. Frederick called the meeting to order.
2. **Pledge of Allegiance and Invocation**
Pledge was recited in unison; Councilwoman Guy gave the invocation.
3. **Approval of Minutes**
 - a. **Council minutes from March 21st, 2022.**
Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
Councilman Killian was not present for the March 21st meeting and did not vote.
 - b. **Special Called Council minutes March 29th, 2022.**
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 -** Interim Chairman Dr. Frederick opened the public hearing. No one signed up to speak.
 - a. **3rd Reading of 2022-3** Ordinance Authorizing, Pursuant To Title 12, Chapter 44, And Title 4, Chapter 1 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of A Fee-In-Lieu Of Ad Valorem Taxes And Special Source Credit Agreement By And Between Chester County, South Carolina, And Last Step Recycling, LLC, Acting For Itself, One Or More Current Or Future Affiliates And Other Project Companies (Collectively, "Company"); Providing For A Fee-In-Lieu Of Ad Valorem Taxes Incentives; Modifying A Joint County Industrial And Business Park Of Chester And York Counties So As To Enlarge The Park; The Provision Of Special Source Revenue Credits; And Other Related Matters.
 - b. **3rd Reading of 2022-4** An Ordinance to Increase Adoption Fees for Chester County Animal Control.
 - c. **3rd Reading of 2022-5** An Ordinance to end the moratorium and to amend certain sections of the Chester County Land Development Regulations.

Interim Chairman Dr. Frederick closed the public hearing

6. Ordinances/Resolutions/Proclamations

- a. **3rd Reading of 2022-3 Ordinance Authorizing, Pursuant To Title 12, Chapter 44, And Title 4, Chapter 1 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of A Fee-In-Lieu Of Ad Valorem Taxes And Special Source Credit Agreement By And Between Chester County, South Carolina, And Last Step Recycling, LLC, Acting For Itself, One Or More Current Or Future Affiliates And Other Project Companies (Collectively, "Company"); Providing For A Fee-In-Lieu Of Ad Valorem Taxes Incentives; Modifying A Joint County Industrial And Business Park Of Chester And York Counties So As To Enlarge The Park; The Provision Of Special Source Revenue Credits; And Other Related Matters.** Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
- b. **3rd Reading of 2022-4 An Ordinance to Increase Adoption Fees for Chester County Animal Control.** Councilman Wilson motioned to approve with the change to \$50 for dogs and \$35 for cats, second by Councilman Jordan. Councilman Vaughn stated he had done research since the last vote stating the county taxpayers were losing \$115 dollars for each dog and \$ 105 dollars for each cat that gets adopted. With the increase Councilman Wilson was proposing it would take the loss down to \$60 for dogs and \$95 for cats, doing this gradually would help tremendously since the cost had not been raised for a long time. Vote 5-0 to approve.
- c. **3rd Reading of 2022-5 An Ordinance to end the moratorium and to amend certain sections of the Chester County Land Development Regulations.** Councilwoman Guy motioned to approve, second by Councilman Wilson. Councilman Wilson stated during the workshop last week he did not realize any subdivision that built would not have to come before the planning commission or council. His intention was they would still have to come before both, and he did not like the fact if a developer that did not have the best reputation or if the project did not make sense, they would not have the opportunity to vote it down. He would like to eliminate the last sentence in section one of the ordinance that read: *"These subdivisions shall also be allowed in all Zoning Districts which allow the location of detached residential units without having to comply with the minimum lot sizes of those Districts."*

Councilman Jordan stated the County currently did not have impact fees, it was important for the County to enter into a developer agreement for each development that comes to the County, this would be beneficial to the county until impact fees was established.

Councilman Wilson stated he would like to also have fee schedule attached to the document as well. There were certain areas in the County where fees would be higher than others.

Attorney Winters stated it could be added with the amendment that a contingency be approved by by Council as well. Councilman Wilson withdrew his second, Councilwoman Guy withdrew her motion. Councilwoman Guy motioned to remove the last sentence in section 1, adding subdivisions would continue to follow the same process currently in place and adhere to the fee schedule approved by County Council, second by Councilman Wilson. Vote 5-0 to approve.

7. Old Business

- a. **2nd Reading of CCMA22-01 Alexander Ricks PLLC – Collin Brown for Applicant: MacKenzie Investment Group LLC request Tax Map #: 115-00-00-017-000 on Lancaster Highway, Chester SC to be rezoned from General Commercial (GC) to Limited Industrial (ID-2). Planning Commission voted 6-0 to approve.** Councilman Jordan motioned to approve with a reverter clause, second by Councilwoman Guy. Vote 5-0 to approve.

8. New Business

- a. **Council to authorize South Chester Fire Department the approval to accept a \$5000 grant from the SC Forestry Commission to equip a 2000-gallon tanker with a match of \$5000 dollars. -Rural Fire Coordinator Meghan Brewer. Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.**

9. Boards and Commissions-None

10. Executive Session

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

- a. To receive legal advice regarding the County Administrator search. Attorney Winters.

11. Council Actions Following Executive Session

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

Attorney Winters stated while they were in executive session the interim chairman recused himself.

- a. **Action taken regarding legal advice of the County Administrator search.**
Attorney Winters stated there was no action taken.

12. Council Comments-None

13. Adjourn-Councilwoman Guy motioned to adjourn, second by Councilman Vaughn. Vote 5-0 to adjourn.

Time: 7:15 PM

Karen Lee, Clerk to County 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.