



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, June 5, 2023 at 6:00 PM

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. May 15, 2023 Council minutes.
 - b. May 16, 2023 Budget Workshop minutes.
 - c. May 30, 2023 Budget Workshop minutes.
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. **3rd Reading Of 2023-11** An Ordinance to Amend Chester County Council Rules Of Procedures Article III, Section 2-21 Thru 2-27.
 - b. **3rd Reading of 2023-12** An Ordinance to Amend Ordinance 2021-12.
- 6. Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading Of 2023-11** An Ordinance To Amend Chester County Council Rules Of Procedures Article III, Section 2-21 Thru 2-27.
 - b. **3rd Reading of 2023-12** An Ordinance to Amend Ordinance 2021-12.
 - c. **2nd Reading of 2023-13** An Ordinance Authorizing (1) The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between The County And [Project 2247] In Connection With The Establishment Of Certain Facilities Located In The County; (2) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To [Project 2247] And The Property; And (3) Other Related Matters.
 - d. **2nd Reading of 2023-14** Chester County Fiscal Year 2023/2024 Budget to Establish Operating And Capital Budgets For The Operation Of The County Government Of Chester County, South Carolina For The Fiscal Year Commencing July 1, 2023; To Provide For The Levy Of Taxes For Chester County For The Fiscal Year Commencing July 1, 2023; To Provide For The Expenditure Of Tax Revenues And Other County Funds; To Provide For Other County Purposes; To Authorize The County To Borrow Money In Anticipation Of Taxes And To Provide For The Repayment Of Sums Borrowed By The County Governing Body; To Provide For The Payment Of Tort Claims And Worker's Compensation Claims Against Chester County; To Provide For Certain Fiscal And Other Matters Relating To County Government.

e. **1st Reading Of 2023-15** Amending Ordinance No. 2018-11, As Amended And Clarified By Ordinance No. 2022-13, To Provide For The Allocation Of Fee In Lieu Of Tax Revenues For Some Property Located In The County; And Providing For Other Related Matters.

f. **Resolution 2023-12** Identifying The Capital Projects As Part Of A Program Of General Obligation Borrowing; And Other Related Matters.

7. Administrator's Report

8. Old Business

a. **2nd Reading of CCMA22-17** Fielding Homes LLC C/O Isaacs Group request 160.33 acres of Tax Map # 114-00-00-015-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.*

b. **2nd Reading of CCMA22-18** Fielding Homes LLC C/O Isaacs Group request 19.27 acres of Tax Map # 114-00-00-059-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.*

c. **2nd Reading of CCMA22-21** D.R. Horton Inc request Tax Map # 135-00-00-032-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

d. **3rd Reading of CCMA23-04** Robert L. Reid III request Tax Map #123-00-00-088-000 at 3458 Ernandez Rd, Richburg, SC 29729 to be rezoned from Limited Commercial District (LC) to General Commercial District (GC). *Planning Commission voted 7-0 to approve.*

e. **3rd Reading of CCMA23-05** Allison and Gerald Timmons request Tax Map #166-01-04-016-000 at 975 Jackson Rd, Fort Lawn, SC 29714 to be rezoned from Rural One District (R1) to Rural Two District (R2). *Planning Commission voted 7-0 to approve.*

9. New Business

a. **Council to approve bid of RFP2223-10** for HVAC Unit Installation to Cudd Heating & Air, Inc., Chester, SC in the amount of \$33,250.00 dollars for the Gateway Conference Center. Source of funding from Gateway budget (\$16,250) and Chester Development Foundation (\$17,000). - Susan Cok.

b. **Council to approve bid RFP 2223-11** for Richburg Fire Substation to Salem Builders, Rock Hill, SC in the amount of \$38,340.00 dollars to enclose three sides of the building and add two regular doors plus one roll up door. No electrical work to be performed. Source of funding from the one cent sales tax monies.- Susan Cok.

c. Council to approve Emergency Management to use remaining allocated grant match funds in the amount of \$12,800 dollars to outfit a 4 x 4 Gator given to them through a Duke Foundation awarded grant. - Ed Darby.

d. **1st Reading of CCMA23-06** E & J Gallo Winery requests 0.24 acres of a portion of Tax Map #165-00-00-066-000 on or near Highway 21 (Catawba River Rd) to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). *Planning Commission voted 6-0 to approve.*

e. **1st Reading of CCMA23-08** Chiffon Crawley request Tax Map #069-05-25-002-000 at 527 West White Street, Chester, SC 29706 to be rezoned from Multi-family Residential District (RG-1) to General Residential District (RG-2). *Planning Commission voted 6-0 to approve.*

f. From CCTC:

1. Approval to SCDOT in the amount of \$500.00 dollars to erect dedication signs that reads “Torrey Craig Highway” in the Town of Great Falls, SC.

10. Boards and Commissions

- a. Reappointment to the Gateway Steering Committee- County Council.
- b. Appointment to the Burnt Meeting House Cemetery Board- County Council.
- c. Reappointment to Catawba Regional Council of Governments. County Council.
- d. Resignation from the Catawba Regional Council of Governments. County Council.

11. Executive Session

- a. To receive legal advice regarding Project 2213. Attorney Winters.

12. Council Actions Following Executive Session

- a. Action taken regarding Project 2213.

13. Council Comments

14. Adjourn

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.