



# **CHESTER COUNTY COUNCIL MEETING**

## **R. Carlisle Roddey Chester County Government Complex**

**1476 J.A. Cochran Bypass Chester, SC 29706**

**Monday, September 18<sup>th</sup>, 2023 at 6:00 PM**

### **MINUTES**

**Present:** Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilwoman Erin Mosley, Councilman John Agee, Councilman Corey Guy, Councilman William Killian, County Administrator Brian Hester, County Attorney Joanie Winters and Clerk to Council Karen Lee.

- 1. Call to Order-** Chairman Branham called the meeting to order.
- 2. Pledge of Allegiance and Invocation-** Pledge was recited in unison; Councilman Guy gave the invocation.
- 3. Approval of Minutes**
  - a. September 5<sup>th</sup>, 2023 Council minutes.**  
Councilman Killian motioned to approve, second by Councilwoman Mosley. Unanimous vote.
- 4. Citizen Comments**

Robin Dodson, 3631 Hernandez Road, Richburg addressed Council regarding the Gateway District Master plan not being followed. Mrs. Dodson stated erosion from Knightsbridge construction was causing problems on her property.
- 5. Ordinances/Resolutions/Proclamations**
  - a. 1<sup>st</sup> Reading of 2023-19 Approving The Execution And Delivery Of A Development Agreement Between The County And Gaston Springs LLC Regarding The Gaston Farms Road Project; And Other Related Matters.** Vice Chairman Wilson asked County Administrator Hester to provide an update. Administrator Hester stated tonight would be the first reading of the ordinance to accept the developmental agreement regarding Richburg Meadows. He had a signed developmental agreement in hand from Mr. Miller regarding Richburg Meadows PD, which was posted in the online packet. The development agreement will be approved by ordinance if it is approved and will require three readings as well as two public hearings for its approval. As the County Administrator he set dates for the three readings and the public hearings. The first reading of the ordinance to accept or approve the developmental agreement will be tonight. He stated October 2 will be the first public hearing, October 16 would be the second public hearing, and the third reading along with the third and final reading of the rezoning. And would be subsequent to the approval or denial of the developmental agreement. This would give the council and the community ample opportunity to review the agreement prior to the final rezoning vote. Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Vote 5-2 to approve. Councilman Vaughn and Agee opposed.
- 6. Administrator's Report**

Administrator Hester stated Bill Coleman's family thanked Chester County for the arrangement that was sent. Parks and Recreation/Tourism Director Britt Stoudenmire will provide updates regarding Rodman at the next meeting. Lewis Fire Station went out for bid. The next planning workshop with Mr. Charlie Compton will be held on October 5<sup>th</sup> from 3pm to 5pm.

He made an offer to hire a new Human Resource Generalist, she accepted the position and will start October 2<sup>nd</sup>. She has experience with the South Carolina PEBA Retirement system. The job fair at the Gateway had around 200 participants, all of the major industries along with the County government participated.

**7. Boards and Commissions**

**a. Appointment to the Construction Board of Appeals- Chairman Branham.**

Chairman Branham motioned to appoint Jon-Michael Helms, second by Councilman Killian. Unanimous vote.

**8. Executive Session**

Councilwoman Mosley motioned to go to executive session, second by Councilman Killian. Unanimous vote.

- a. Economic Development Matter- Project 2285.
- b. Economic Development Matter- Project 2356.
- c. Discuss personnel matters regarding Administration.

**9. Council Actions Following Executive Session**

Councilman Guy motioned to go back to regular session, second by Councilman Killian. Unanimous vote.

**a. Action taken regarding Economic Development Matter- Project 2285.**

Vice Chairman Wilson motioned to allow economic development to proceed with the project, second by Councilman Vaughn. Unanimous vote.

**b. Action taken regarding Economic Development Matter- Project 2356.**

Taken as information only.

**c. Action taken regarding personnel matters in Administration. Taken as information only.**

**10. Council Comments**

Councilman Vaughn stated a river wide clean up on the Catawba River will start on October 7<sup>th</sup> from 9am to 12pm. To participate go to Catawba River keepers' foundation webpage to sign up. Chester County Sheriff's department would be involved in cleaning up the banks below Fishing Creek Dam in Great Falls.

Chairman Branham thanked everyone who participated and helped put together the retirement party for Britt Lineberger.

Councilman Guy stated he was on vacation with his wife the last few meetings the reason he was not in attendance.

**11. Adjourn**

Councilman Guy motioned to adjourn, second by Councilwoman Mosley. Unanimous vote.

Time: 7:30 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.