



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J A Cochran Bypass, Chester, SC 29706

Tuesday, September 6th, 2022 at 6:00 PM

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. August 25th, 2022 Special Called Minutes.
 - b. August 15th, 2022 Council Minutes.
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. **3rd Reading 2022-15** Authorizing The Execution And Delivery Of An Infrastructure Credit Agreement Between Chester County, South Carolina, And Project Paper To Provide For The Provision Of Special Source Revenue Credits; And Other Related Matters.
 - b. **3rd Reading 2022-16** An Ordinance to create a deadline for the registration of bidders for individuals wanting to bid at the Chester County Delinquent Tax Sale.
- 6. Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading 2022-15** Authorizing The Execution And Delivery Of An Infrastructure Credit Agreement Between Chester County, South Carolina, And Project Paper To Provide For The Provision Of Special Source Revenue Credits; And Other Related Matters.
 - b. **3rd Reading 2022-16** An Ordinance to create a deadline for the registration of bidders for individuals wanting to bid at the Chester County Delinquent Tax Sale.
 - c. **Resolution 2022-9** A Resolution To Authorize The County Of Chester, By Chester County Council, To Sell Certain Equipment And Vehicles Of The County Identified Herein Upon Such Terms And Conditions As Described.
- 7. Old Business**
 - a. **From CCTC:**
 1. Approval of Sign Reimbursement for \$6903.36 for sign materials to the Recycling department.
 2. Approval of Road Reimbursement for \$ 49,670.03 for road materials to the Road department.
 3. Approval **to** the SCDOT in the amount of \$500.00 for dedication markers Major General Gary T. McCoy Road Memorial Highway Dedication Sign.

- b. **2nd Reading of CCMA22-12:** George Wilmore request Tax Map # 160-03-01-008-000 on Louise Drive to be rezoned Multi-Family Residential District (RG-1) to General Residential District (RG-2). *Planning Commission voted 7-0 to approve.*
- c. **2nd Reading of CCMA22-13:** James Alex Shelton and Austin Taylor Rhodes request Tap Map # 080-01-02-001- 000 on Transportation Drive to be rezoned Multi-Family Residential District (RG-1) to Limited Industrial District (ID-2). *Planning Commission voted 7-0 to approve with a reverter clause if the trucking company stopped being a trucking business the property would revert back to RG1 Multi Family Residential zoning.*

8. New Business

- a. Council to authorize the approval of \$10,000 grant from Halfway There Rescue for spay & neuter with a 50% match. - Kelli Simoneau.
- b. Approval of Bid RFP 2223-01 Generator & Installation- Fort Lawn Fire Department awarded to Carolina Electrical Resources in the amount of \$48,832.00. - Susan Cok.
- c. Approval of Bid RFP 2223-02 Generator & Installation – Chester-Catawba Regional Airport awarded to Carolina Electrical Resources in the amount of \$68,322.00 – Susan Cok.
- d. Setting the 2022 Tax Millage- Donnie Wade and Tommy Darby.
- e. **1st Reading of CCMA22-14** Jason & Leslie Willis request Tax Map # 047-00-00-035-000 on Walnut Grove Lane to be rezoned from Rural Three District (R3) to Rural Two District (R2). *Planning Commission voted 6-0 to approve.*
- f. **1st Reading of CCMA22-15** Arthur Lee Gaston II, VGHT LLC, and Saja Realty LLC request 0.12 acres of Tax Map # 070-00-00-013-000 on Thomas E Davis Lane to be rezoned from Rural Two District (R2) to Multi-Family Residential District (RG1). *Planning Commission voted 6-0 to approve.*
- g. **1st Reading of CCMA22-16** Randall and Jennifer Simoes request Tax Map # 132-00-00-211-000 on Starnes Road to be rezoned from Rural Two District (R2) to Limited Industrial District (ID-2). *Planning Commission voted 5-1 to deny.*
- h. **1st 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.*
- i. **1st 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.*
- j. **1st Reading of CCMA22-19** D.R. Horton Inc request Tax Map # 135-00-00-019-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*
- k. **1st Reading of CCMA22-20** D.R. Horton Inc request Tax Map # 135-00-00-020-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

- l. **1st 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.*
- m. **1st Reading of CCMA22-22** D.R. Horton Inc request 9.45 acres of Tax Map # 136-00-00-042-000 on Lancaster Hwy to be rezoned from Restricted Industrial District (ID-1) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*
- n. **1st Reading of CCMA22-23** John H. Ross for Applicant: Griffin Land Holdings, LLC request Tax Map # 106-00-00-121-000 on Hwy 9 and Hwy 909 be rezoned from (Rural Two) R2 to Planned Development (PD). *Planning Commission voted 6-0 to deny.*

9. Executive Session

- a. To receive legal advice regarding Project 2228. Attorney Winters.
- b. To receive legal advice regarding Project 2281. Attorney Winters.
- c. To receive legal advice regarding the Planning Commission. Interim Chairman Dr. Frederick.
- d. To receive legal advice regarding the Sheriff’s Office. Attorney Winters.

10. Council Actions Following Executive Session

- a. Action taken regarding Project 2228.
- b. Action taken regarding Project 2281.
- c. Action taken regarding Planning Commission.
- d. Action taken regarding the Sheriff’s Office.

11. Council Comments

12. 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 a 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