

DATE: 4/8/25 FILE NO: DATE640
TO: Cherokee County Council
SUBJECT: Minutes of Regular Meeting, 4/14/25

There was a Regular Meeting of County Council on Monday, 4/14/25, at 5 PM in Council Chambers. Chairman Spencer presided with Donnie Hardin leading in prayer. All council members were present along with Admin. Bishop, Asst. Admin. Kristy Bradley, Attorney Joe Mathis and Master Clerk Doris Pearson. The news media was informed by agenda and it was posted in accordance with the SCFOIA. Two news media were present along with 40+ visitors.

Councilman Tracy McDaniel made the motion to adopt the agenda of the Regular Meeting of 4/14/25 as received and posted in accordance with the SCFOIA. David Smith seconded, and council voted in favor.

Councilman Tracy McDaniel made the motion to approve the minutes of the Public Hearing & Regular Meeting of 3/17/25 as received. David Smith seconded, and council voted in favor.

Councilman David Smith made the motion to approve the claims in the amount of \$1,612,191.97. Donnie Hardin seconded, and council voted in favor.

Administrator Merv Bishop presented a proclamation proclaiming April 13-19, 2025, as National Public Safety Telecommunicators Week to Director Joshua Patterson and several of his employees and thanked them for their dedicated service.

Probate Court Judge Joshua Queen passed out copies to council of a Mental Health Resource Guide. He stated that in Oct. 2023, there was a Mental Health Summit in Columbia, SC, where elected officials, State Agencies, Law Enforcement Official, Judges, etc. attended. Family Court Judge Usha Bridges and I attended. Our nation is experiencing a problem with mental health behavior, and it is affecting all of us. Judge Bridges and I organized a committee here in Cherokee County that consists of the Solicitor, Alcohol & Drug Abuse Commission, DJJ, 911, Sheriff Office, Detention Center, School District, Medical Facilities, City Police, Clerk of Court, Magistrates, Non-Profit Agencies, State & Mental Agencies, Limestone College, Co. Administration, etc. We have met once, and we plan to meet at least twice a month. Our next meeting is scheduled for Sat., 5/17/15 at First Baptist Church with Local Mental Health & Cherokee Co. United Way.

Benchmark updating council on the zoning ordinance for Cherokee County. Vagn Hansen & Sean Scoopmire spoke. Vagn - a copy of their presentation is attached. Anticipated adoption would be during 2025. A draft copy of the zoning map is attached along with draft zoning districts. Sean -substantive regulations: districts, uses & development standards; procedures & definitions. Zoning Districts have two categories: 1) base districts that include rural residential, rural agricultural, general residential, general commercial & general industrial; 2) overlay districts – river corridor & scenic highway. Use Regulations: use table, principal use, accessory use & temporary use. Development standards – 1) buffers – perimeter, riparian, & scenic highway; 2) screening; 3) parking and 4) signs. Procedures: 1)

Administrative review – zoning, permit, site plan review & condition use permit; 2) board of Zoning Appeals review – appeal of administrative decision, variance & special exception; 3) Legislative decisions – rezoning, initial zoning & text amendments. Nonconformities: focuses on changes to: uses, lots, site improvements & buildings. Adoption Procedure: planning commission review & recommendations; public hearings; adoption of ordinance by county council, 3 readings & public hearing; and this act allows some variations in the order. Public Input Discussion: timing of public input meetings; meeting format (planned for drop-in), meeting advertising; information to present; & materials for county website. Next Steps: final updates of the zoning ordinance/zoning map; additional planning commission workshop(s); hold public input meetings; review input with planning commission; and begin adoption process. Chairman Spencer asked under performance zoning can we say what goes where in the county? Sean replied there are different standards for different issues. Tim replied they are taking farmland and turning into housing developments and we want that stop. Council will have the final say on the zoning ordinance. Councilman Donnie Hardin stated that the map is too small and we can't really make out anything. When can you come to council maybe at a workshop and go over this with us? Chairman Spencer replied and when we do have a workshop, I want the public invited. Administrator Bishop stated that if the council does have zoning in the county and if the city can annex an area in; then the county will have no say so with that property. Chairman Spencer stated we do not need to have 1st Reading of an Ordinance for Zoning until we have our workshop; and when you hold public meetings, make sure the public is well aware of the meetings. Get the message out there. **Council agreed to allow Administrator Bishop to get the workshop set up with council.**

Councilman Tracy McDaniel made the motion to adopt Resolution No. 2025-01 proclaiming April 2025, as Fair Housing Month. David Smith seconded and council voted in favor.

Councilman Tracy McDaniel made the motion to adopt the 3rd Reading of Ordinance No. 2025-03 authorizing the purchase of Real Property located at East Floyd Baker Blvd. David Smith seconded. Voting in favor: Donnie Hardin, Billy Blanton, Tracy McDaniel, Tim Spencer, and David Smith. Opposed Elliott Hughes & Teresa Bonner. Motion carried 5 to 2.

Councilman Donnie Hardin made the motion to adopt the 3rd Reading of Ordinance No. 2025-01 Authorizing the Lease of County Property to the Cherokee County School District. Tracy McDaniel seconded and council voted in favor.

Councilman Tracy McDaniel made the motion to adopt 2nd Reading of Ordinance No. 2025-04 authorizing & approving an Agreement for the Development of a Joint Industrial & Business Park (Aero Park) by & between Cherokee Co. & Spartanburg Co., SC, such Industrial & Business Park to be geographically located in Cherokee & Spartanburg Co. and established pursuant to Section 4-1-170 of the Code of Laws of SC 1976, as amended; and addressing other related matters. Donnie Hardin seconded and council voted in favor.

Councilman Donnie Hardin made the motion to adopt 2nd Reading of Ordinance No. 2025-05 authorizing the execution & delivery of an Infrastructure Credit Agreement between Cherokee County,

SC and Project Aero to provide for the issuance of Special Source Revenue Credits and addressing other related matters. Tracy McDaniel seconded and council voted in favor.

Councilman Donnie Hardin made the motion to adopt 1st Reading of Ordinance No. 2025-06 amending Cherokee County Code of Ordinance, Chapter 18, Article II – Purchasing Policy & Procedures. Tracy McDaniel seconded and council voted in favor.

Councilman David Smith made the motion to adopt 1st Reading of Ordinance No. 2025-07, Cherokee County Code of Ordinance, Chapter 12, Article III, Litter Control, adding specific language regarding Waste Tires. Donnie Hardin seconded and council voted in favor.

Administrator Merv Bishop had no report.

Asst. Admin. Kristy Bradley reported that she has been approached by several regarding recreation in Cherokee County at the Midway Complex. We have 175 acre of property there and we need to go out for bid to receive a scope of work for a useful master plan resulting in work for the future and utilize our Hospital Tax and PAR Grant. **[Councilman David Smith made the motion to allow Administration to go out for proposals on a Master Plan enhancing sports facilities & recreation for Cherokee County at the Midway Recreation Complex. Donnie Hardin seconded and council voted in favor.]**

Councilman David Smith made the motion to go into Executive Session at 6:05 PM pursuant to two matters: 1) Section 30-4-70(a)(2) for the receipt of legal advice where the legal advice relates to a preliminary matter covered by the attorney-client privilege; and 2) Section 30-4-70(a)(5) for discussion of matters relating to the proposed, location, expansion, or the provision of services encouraging location of industries or other businesses in Cherokee County served by Cherokee County specifically Project Dragonfly. Tracy McDaniel seconded and council voted in favor.

Councilman David Smith made the motion to come out of Executive Session at 8:01 PM. Donnie Hardin seconded and council voted in favor. Attorney Mathis reported that no vote or action was taken by council during Executive Session.

Chairman Spencer re-appointed Andrea McCraw to serve another term on the Cherokee Co. Development Board. Davis Smith seconded and council voted in favor.

Councilwoman Teresa Bonner re-appointed Hermenia Gardner to serve another term on the Cherokee Co. Development Board. Tracy McDaniel seconded and council voted in favor.

As there was no other business to come before council at this time, Chairman Spencer adjourned the meeting at 8:02 PM.

APPROVED: **4/21/25**
ITS CHAIR: **Tim Spencer**

Respectfully submitted,
Doris F. Pearson, Master Clerk to Council