



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, November 3, 2025| 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) October 20, 2025, Council Meeting Minutes
- b) October 24, 2025, Special Meeting Called Minutes
- c) October 30, 2025, CPST Workshop Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) Ordinance 2025-22 Approving, confirming, and ratifying the removal of each member of the Richburg Fire Protection District Board; devolving administrative authority of the district on the County Council; (c) authorizing the County Administrator directly to administer the district as a part of the county; (d) amending portions of the Chester County Code of Ordinances to conform to such changes and to provide for other changes, for example, Division 16, Sections 2-732 through and including 2-736; and (e) providing for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 3rd Reading of Ordinance 2025-22 Approving, confirming, and ratifying the removal of each member of the Richburg Fire Protection District Board; devolving administrative authority of the district on the County Council; (c) authorizing the County Administrator directly to administer the district as a part of the county; (d) amending portions of the Chester County Code of Ordinances to conform to such changes and to provide for other changes, for example, Division 16, Sections 2-732 through and including 2-736; and (e) providing for other related matters.
- b) Resolution 2025-28 Providing for certain certifications, according to South Carolina Code Annotated Section 12-65-10, et seq., regarding an abandoned textile mill site located on Saluda Road with county tax map numbers 079-01-08-001-000, 079-01-08-004-000, and 079-01-08-005-000.

- c) 1st Reading of Ordinance 2025-23 An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County and Project 2485; The designation of certain real property in Chester County as part of a multi-county industrial park arrangement; providing for the provision of credits against fee in lieu of tax payments; providing for the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and providing for other related matters.
- d) 1st Reading of Ordinance 2025-24 An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County and project p2521; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto.
- e) Resolution 2025-29 Providing preliminary approval for certain incentives to induce investors identified for the time being as project p2521, acting for itself, one or more current or future affiliates, and other project sponsors (collectively, “company”) to establish or expand certain facilities in Chester County, South Carolina (“County”), including (1) a negotiated fee in lieu of ad valorem tax arrangement; (2) inclusion of the project site in a multi-county industrial or business park; (3) special source credits to be applied against fees in lieu of ad valorem taxes; and (4) other related matters.

7. ADMINISTRATOR’S REPORT

8. CONSENT AGENDA

- a) 3rd Reading of CCMA25-21 Abhishek Devgan requests Tax Map #019-00-00-011-000 (2.99+/- acres) located at 3280 Pinckney Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Commercial District (GC). The Planning Commission voted 7-0 to approve.
- b) 3rd Reading of CCMA25-22 Chester County requests Tax Map #169-00-00-001-000 (310+/- acres) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.
- c) 3rd Reading of CCMA25-23 Chester County requests Tax Map #169-00-00-003-000 (0.88 +/- acres) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.
- d) 3rd Reading of CCMA25-24 Chester County requests Tax Map #169-00-00-004-000 (3.71 +/- acres) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.

- e) 3rd Reading of CCMA25-25 Chester County requests Tax Map #170-00-00-001-000 (458.94 +/- acres) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.
- f) 3rd Reading of CCMA25-26 Chester County requests Tax Map #170-00-00-002-000 (unknown acreage) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.
- g) 3rd Reading of CCMA25-27 Chester County requests Tax Map #170-00-00-004-000 (28.59 +/- acres) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.

9. OLD BUSINESS

- a) Emergency Management Department update
Director Darby
- b) Hazel Pittman SCORF update
Executive Director Gibson

10. NEW BUSINESS

- a) Consideration of the Chester Catawba Regional Airport Runway Grant Match
Administrator Hester/ Director Roach/Consultant Elder
- b) Consideration of the Chester Catawba Regional Airport Runway Replacement Lighting Project upgrade Grant Match
Administrator Hester
- c) Matching grant funds for Rossville Fire Department
Director Benson

11. BOARDS AND COMMISSIONS

- a) Accommodation Tax Advisory Committee Appointment
Councilman Brunson, District 2
- b) Chester County Library Board Appointment
Councilman Brunson, District 2
- c) Construction Board of Appeals Appointment
Councilman Brunson, District 2
- d) Planning Commission Appointment
Councilman Brunson, District 2
- e) Zoning Board of Appeals Appointment
Councilman Brunson, District 2

12. EXECUTIVE SESSION

13. ACTIONS FOLLOWING EXECUTIVE SESSION

14. COUNCIL COMMENTS

15. ADJOURN

Guidelines for Addressing Council	
Citizens Comments: Each citizen 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.	Public Hearings: Each speaker will be limited to three minutes. 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.

