



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, October 21, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) October 7, 2024 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) 3rd Reading of Ordinance 2024-15
To adopt various international and standard codes relating to inspection activities and enforcement of building provisions.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 3rd Reading of Ordinance 2024-15
To adopt various international and standard codes relating to inspection activities and enforcement of building provisions.
- b) 2nd Reading of Ordinance 2024-16
An ordinance authorizing the Chester Fire District, South Carolina to issue general obligation bonds in the principal amount not exceeding \$935,000; and providing for other related matters.

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

9. NEW BUSINESS

- a) Donation to Samaritan's Purse in Support of Hurricane Helene Disaster Relief
Jeff Porter, Partnership Manager of Donor Ministries
- b) County Fire and EMS Update
Kell Benson, Emergency Services Director
- c) 1st Reading of CCTA24-01 ID-1 – Chester County Zoning Ordinance – Text Amendments
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

Chapter 4 § 4-120 ID-1 Restricted Industrial District Regulations

Add New Text: "Vegetative Buffer" as defined as "An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

- d) 1st Reading of CCTA24-02 ID-2 – Chester County Zoning Ordinance – Text Amendments
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

Chapter 4 § 4-122 ID-2 Limited Industrial District Regulations

Add New Text: "Vegetative Buffer" as defined as "An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

- e) 1st Reading of CCTA24-03 ID-3 – Chester County Zoning Ordinance – Text Amendments
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

Chapter 4 § 4-124 ID-3 General Industrial District Regulations

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

- f) 1st Reading of CCTA24-04 PD – Chester County Zoning Ordinance – Text Amendments
Recommendation to Add New Text. The Planning Commission voted 6-0 to deny.

Chapter 4 § 4-130 PD Planned Development District Regulations

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

- g) 1st Reading of CCTA24-05 AP – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-133 AP Airport Overlay District Regulations
Recommendation to Add New Text: Chapter 4 § 4-133 Chester-Catawba Regional Airport Overlay District Regulations. The Planning Commission voted 6-0 to approve.
- h) 1st Reading CCMA24-12 Chester County request Tax Map #078-00-00-233-000 located off Armory Road, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to General Commercial District (GC). The Planning Commission voted 6-0 to approve.

10. BOARDS AND COMMISSIONS

- a) Richburg Fire Protection District Commission Resignation
John Agee, District 1
- b) Richburg Fire Protection District Commission Appointment
John Agee, District 1

- c) Hazel Pittman Center Board of Directors Resignation
John Agee, District 1
- d) Chester County Library Board Resignation
Mike Vaughn, District 2

11. EXECUTIVE SESSION

- a) Receipt of legal advice regarding Planned Developments covered by the attorney-client privilege
- b) Receipt of legal advice pertaining to City of Rock Hill MOU covered by the attorney-client privilege and relating to potential expansion of industries or other businesses in the area served by the public body
- c) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2476

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Planned Developments
- b) Action taken regarding City of Rock Hill MOU
- c) Action taken regarding Project P2476

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. 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.