



Chester County Council Meeting

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

MINUTES

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Corey Guy, Councilman John Agee, Councilwoman Erin Mosley, Councilman William Killian (6:04pm), County Administrator Brian Hester, County Attorney Nicole Workman

Absent: Councilman Mike Vaughn

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6:00pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The pledge of allegiance was recited, and invocation given by Councilman Guy.

3. APPROVAL OF MINUTES

- a) October 7, 2024 Council Meeting Minutes

Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote 6-0 to approve.

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

No one signed up or wished to speak for the 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.

Councilman Agee motioned to approve, second by Councilwoman Mosley. Vote 5-0 to approve.

- 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.

Councilman Agee motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.

7. ADMINISTRATOR'S REPORT

County Administrator Brian Hester announced the prestigious 2024 J Mitchell Graham Award that was won by our Emergency Management division for their GIS program. He explained that this award was presented by the SC Association of Counties and awarded to counties that excel in problem solving, public service, and successful implementation of projects that address critical community needs. Administrator Hester also announced that Chester County has been recognized by FEMA to receive individual assistance

and they will be at the county building on October 24-16 for citizens to apply. Mr. Hester stated that so far 1,049 residents have applied for assistance and 352 residents have awarded a total of \$380,000. Administrator Hester congratulated Bonita Mobley for being promoted to Human Resources Director, updated on the West Chester RFQ timeline, and updated on the Animal Shelter construction. Mr. Hester announced the employee pumpkin decorating contest and the Trunk or Treat event being held this Saturday. Administrator Hester also announced that the county government offices will be closed on November 5th for general elections and November 11th for Veterans Day.

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
Chairman Branham presented a \$5,000 donation check to Samaritan's Purse.
- b) County Fire and EMS Update
Kell Benson, Emergency Services Director
Director Kell Benson updated Council and thanked them for their support. He stated it has been a busy year and so far, EMS has responded to 5,700 calls this year and expects to respond to over 7,000 calls by the end of the year. He stated that EMS 5 went into service in West Chester officially on July 1st. Mr. Benson also updated on an ambulance, supervisor's vehicle, and stated that EMS is only one position short of being fully staffed. Director Benson announced that EMS completed their pediatric readiness program with MUSC this year and they are one of fifteen agencies in the state to have that designation. He also stated that EMS has hired a full-time training officer and this year 47 county employees have been certified in CPR and first-aid training along with 150 fire and EMS recertifications, as well as industries and churches that reach out for training. Director Benson informed Council that since adding Great Falls Fire Department this year, there have been a total of 205 calls for service and initiatives taken to provide the community with smoke detectors. Mr. Benson updated on receiving three new engines from Pierce and the three new tankers expected to be completed next month. Mr. Benson stated that North Chester Fire Department substation on Center Road opened in April of 2024, and he thanked Council for their support and noted that it helped give better insurance rating and response times to that part of the county.
- 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.
Councilman Guy motioned to table items C, D, E, and F until the planning department gathers the information necessary and shares it so that a proper decision can be made, second by Councilman Killian. Vote 6-0 to table.

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. *Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote 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. *Councilman Guy motioned to approve, second by Councilwoman Mosley. Vote 6-0 to approve.*

10. BOARDS AND COMMISSIONS

- a) Richburg Fire Protection District Commission Resignation
John Agee, District 1
Councilman Agee motioned to accept the resignation of Mr. Bill Gladden from the Richburg Fire Protection District Commission, second by Councilman Killian. Vote 6-0 to accept.
- b) Richburg Fire Protection District Commission Appointment
John Agee, District 1
Councilman Agee motioned to appoint Ms. Denise Rice to the Richburg Fire Protection District Commission, second by Councilwoman Mosley. Vote 6-0 to appoint.
- c) Hazel Pittman Center Board of Directors Resignation
John Agee, District 1
Councilman Agee motioned to accept the resignation of Mr. Michael Harrington from the Hazel Pittman Center Board of Directors, second by Councilman Killian. Vote 6-0 to accept.
- d) Chester County Library Board Resignation
Mike Vaughn, District 2
Vice Chairman Wilson motioned to accept the resignation of Mr. Frank Moore from the Chester County Library Board, second by Councilwoman Mosley. Vote 6-0 to accept.

11. EXECUTIVE SESSION

Councilwoman Mosley motioned to enter into executive session, second by Councilman Killian. Vote 6-0 to enter.

- 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

Vice Chairman Wilson motioned to return to regular session, second by Councilman Killian. Vote 6-0 to return.

Chairman Branham stated that all items were taken as information only.

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

13. COUNCIL COMMENTS

Councilwoman Mosley announced the upcoming Truck or Treat at the county building and invited citizens to the Fall Festival in Richburg as well.

Councilman Agee announced his granddaughter's 5th birthday today and his 58th wedding anniversary tomorrow.

14. ADJOURN

Councilwoman Mosley motioned to adjourn, second by Councilman Guy. Vote 6-0 to adjourn.

8:58pm
Kristie Donaldson
Clerk to County Council