



Chester County Council Meeting

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

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ADMINISTRATION OF OATH OF OFFICE

Roy Brunson, County Council District 2
sworn in by Wld. Bill Marion

4. APPROVAL OF MINUTES

- a) September 15, 2025 Council Meeting Minutes
- b) September 16, 2025 Special Called Meeting Minutes
- c) September 24, 2025 Special Called Meeting Minutes

5. CITIZEN'S COMMENTS

6. PUBLIC HEARING

- a) Ordinance 2025-20 Authorizing the conveyance of easement rights to Duke Energy Carolinas, LLC, for the purpose of utility infrastructure construction and maintenance at property located at or about the Chester County Courthouse, designated as TMS #201-11-01-007-000; and providing for other related matters.

7. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) Proclamation recognizing Fire Prevention Week in Chester County
- b) 2nd 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.

- c) Resolution 2025-26 Authorizing the transfer of certain personal property; and providing for other related matters.

8. ADMINISTRATOR’S REPORT

9. CONSENT AGENDA

- a) 2nd Reading of Ordinance 2025-21
Providing for an amendment to Ordinance No. 2025-08, which amended Ordinance No. 2021-18, which provided for the use of excess funding for “projects” and/or “capital projects” as provided for under Ordinance No. 2019-5; and providing for other related matters
- b) 3rd Reading of Ordinance 2025-20
Authorizing the conveyance of easement rights to Duke Energy Carolinas, LLC, for the purpose of utility infrastructure construction and maintenance at property located at or about the Chester County Courthouse, designated as TMS #201-11-01-007-000; and providing for other related matters.
- c) 3rd Reading of CCMA25-18 CDP Great Falls LLC requests a portion of Tax Map # 161-01-00-059-000 (1.3 acres) located off Ridgeway Road, Great Falls, SC 29055 from Multi-family Residential District (RG-1) to General Commercial District (GC). The Planning Commission voted 6-0 to approve.
- d) 3rd Reading of CCMA25-19 ICB America, LP, a Georgia Limited Partnership requests Tax Map # 080-04-05-026-000 (1.4 acres) located at 527 Great Falls Highway, Chester, SC 29706 from General Commercial District (GC) to Restricted Industrial District (ID-1). The Planning Commission voted 6-0 to approve.
- e) 3rd Reading of CCMA25-20 ICB America, LP, a Georgia Limited Partnership requests Tax Map # 080-04-05-027-000 (0.102 +/- acres) located next to 527 Great Falls Highway, Chester, SC 29706 from General Commercial District (GC) to Restricted Industrial District (ID-1). The Planning Commission voted 6-0 to approve.

10. OLD BUSINESS

11. NEW BUSINESS

- a) Recommendation to proceed with Parks and Recreation Strategic Plan
Justin Temple, Chairman of Parks and Recreation Advisory Board
- b) Consideration of Woodhaven Phase III Bond Approval
Jeremy Ward, Planning and Development Director

- c) 1st 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.
- d) 1st 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.
- e) 1st 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.
- f) 1st 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.
- g) 1st 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.
- h) 1st 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.
- i) 1st 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.

12. BOARDS AND COMMISSIONS

- a) Planning Commission Resignation
Vice Chair Erin Mosley, Council Member At-Large
- b) Board of Assessment Appeals Resignation
Chairman Pete Wilson, District 4
- c) Chester County Historical Cemeteries Advisory Board Resignation
Vice Chair Erin Mosley, Council Member At-Large

- d) Hazel Pittman Center Board of Directors Appointment
Chairman Pete Wilson, District 4
- e) Lewis Fire Protection District Board Resignation
Councilman Corey Guy, District 5
- f) Radio Users Advisory Board Appointment
Vice Chair Erin Mosley, Council Member At-Large

13. EXECUTIVE SESSION

14. ACTIONS FOLLOWING EXECUTIVE SESSION

15. COUNCIL COMMENTS

16. 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 twenty-four 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.