



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, November 18, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) November 4, 2024 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2024-17 (Title Only)
Authorizing the transfer of a right-of-way and easement of approximately 0.109 acres of real property with improvements, if any, located along South Carolina Highway 9, Chester, South Carolina, with County TMS #125-00-00-072-000; and providing for other related matters.
- b) 1st Reading of Ordinance 2024-18 (Title Only)
Authorizing the transfer of approximately 2.2 acres of real property with improvements, if any, located on Dawson Drive, Chester, South Carolina, associated with county TMS #069-00-00-019-000; and providing for other related matters.

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

- a) Comprehensive Plan Timeline Update
Jeremy Ward, Planning and Development Director

- b) 3rd 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.
- c) 3rd 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.
- d) 2nd Reading of CCTA24-01 ID-1 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-120 ID-1 Restricted Industrial District Regulations
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

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. Light maintenance, defined as manual or small equipment removal of underbrush, pruning and trimming of trees up to ½ the height of the tree, and tree removal up to four inches in diameter at breast height (DBH), is permitted within the 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. A nonconforming structure or use of land existing on the effective date of this ordinance is grandfathered and may continue in usage, but no additional land disturbing activities within the vegetative buffer may occur on said properties.

- e) 2nd Reading of CCTA24-02 ID-2 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-122 ID-2 Limited Industrial District Regulations
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

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. Light maintenance, defined as manual or small equipment removal of underbrush, pruning and trimming of trees up to ½ the height of the tree, and tree removal up to four inches in diameter at breast height (DBH), is permitted within the 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

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- f) 2nd Reading of CCTA24-03 ID-3 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-124 ID-3 General Industrial District Regulations Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

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. Light maintenance, defined as manual or small equipment removal of underbrush, pruning and trimming of trees up to ½ the height of the tree, and tree removal up to four inches in diameter at breast height (DBH), is permitted within the 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. A nonconforming structure or use of land existing on the effective date of this ordinance is grandfathered and may continue in usage, but no additional land disturbing activities within the vegetative buffer may occur on said properties.

9. NEW BUSINESS

- a) 2025 County Council and CCTC Meeting Calendar Approval

10. BOARDS AND COMMISSIONS

- a) Construction Board of Appeals Appointment
Erin Mosley, Council Member At-Large

11. EXECUTIVE SESSION

- a) Receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Project 2024-MPV
- b) Discussion of negotiations incident to proposed contractual arrangements pertaining to PD Project 2024-A

- c) Personnel matter regarding the County Administrator

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project 2024-MPV
- b) Action taken regarding PD Project 2024-A
- c) Action taken regarding the County Administrator

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.	Public Hearings: Each speaker 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.	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.