



Chester County Council Meeting

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

MINUTES

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman William Killian, Councilman Corey Guy, Councilman Mike Vaughn, Councilman John Agee, Councilwoman Erin Mosley, County Administrator Brian Hester, County Attorney Nicole Workman

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Councilman Guy.

3. APPROVAL OF MINUTES

- a) November 4, 2024 Council Meeting Minutes

Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.

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.

Councilman Agee motioned to approve, second by Councilman Killian. Vote 7-0 to approve.

- b) 1st Reading of Ordinance 2024-18 (Title Only) M 2nd V

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.

Councilman Vaughn motioned to approve, second by Councilman Killian. Vote 7-0 to approve.

7. ADMINISTRATOR'S REPORT

County Administrator Brian Hester announced that enrollment was still open for Citizens Academy. Mr. Hester gave an update on Rodman Sports Complex stating that the lower soccer fields have been manicured and are being prepared for next season as well as a way to make them ADA accessible. Mr. Hester also stated that the baseball complex is on schedule to be completed by May 14th. Administrator

Hester announced that the financial audit for the county was expected to be completed this week and that Fern Creek Group was selected to handle the design build process for the Wilksburg Fire Station. Mr. Hester announced that three new tankers were expected to be delivered in early December and they would be stationed in Lando Fire District, North Chester Fire District, and Rossville Fire District. Administrator Hester updated on the status of the Federal Building stating that asbestos, lead, and soil samples would be on site this week to begin collecting samples in order to move forward with grant funding for the project. Mr. Hester also welcomed his assistant, Kalli Oliver, back from maternity leave and thanked Cara Dudley for assistance in her absence. Administrator Hester announced that Chester County offices would be closed on November 27, 28, and 29 in observance of the Thanksgiving holiday. He also stated that the recycling centers will follow normal schedule and be open on Wednesday, Friday, and Saturday and the landfill will close only on Thursday for Thanksgiving Day. Administrator Hester updated that 1,914 residents have applied for FEMA individual assistance that \$959,520 has been awarded to Chester County residents.

8. OLD BUSINESS

a) Comprehensive Plan Timeline Update

Jeremy Ward, Planning and Development Director

Planning and Development Director Jeremy Ward provided an update on the Comprehensive Plan process. He reported that the first phase of public input has been completed, with six workshops held around the county that were attended by approximately 120 people. Additionally, an online survey received around 510 responses. Mr. Ward stated that over the next 2-3 weeks, he will be compiling the public input into a report that will be provided to the county council by the second week of December. The Planning Commission will then hold a workshop in early January to review the public input and develop the vision and goals for the Comprehensive Plan. After that, the county council will have a workshop to also review the input and provide feedback. Director Ward explained that the goal is to have a first draft of the final Comprehensive Plan ready by early summer, and he is working closely with Administrator Hester to ensure the new council members and planning commissioners are involved in the process from the start.

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.

Vice Chair Wilson acknowledged that a lot of time and work has gone into the Chester Catawba Regional Airport overlay district. He thanked the COG (Council of Governments) for their work on it, as well as the county's zoning officials, Mr. Levister and Mr. Ward, for their efforts. Vice Chairman Wilson stated that from a long-range planning and safety standpoint, he believes the overlay district is a good thing, as it promotes safety around the airport and helps keep the airport eligible for grants. However, Mr. Wilson wanted to go on record stating that if the overlay district creates any unnecessary or unreasonable problems for landowners, he would hope the county council would be able to go back and change those unforeseen issues. Vice Chairman Wilson emphasized that the council's intention is not to place any unneeded restrictions that would be burdensome to landowners. Vice Chairman Wilson requested that the planning department provide a review of how the overlay district is working, and how it has affected landowners in the area, perhaps about a year from now. This would allow the council to assess if any changes need to be made to the regulations.

Councilman Guy motioned to approve, second by Councilwoman Mosley. Vote 7-0 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. *Councilman Agee motioned to approve, second by Councilwoman Mosley. Vote 7-0 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.

Councilman Vaughn motioned to approve, second by Councilwoman Mosely. Vote 7-0 to approve.

- 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 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.

Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

- 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.

Councilwoman Mosley motioned to approve, second by Councilman Vaughn. Vote 7-0 to approve.

9. NEW BUSINESS

- a) 2025 County Council and CCTC Meeting Calendar Approval

Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.

10. BOARDS AND COMMISSIONS

- a) Construction Board of Appeals Appointment

Erin Mosley, Council Member At-Large

Councilwoman Mosley motioned to appoint Jason Whitesell to the Construction Board of Appeals, second by Councilman Vaughn. Vote 7-0 to appoint.

11. EXECUTIVE SESSION

Councilman Vaughn motioned to enter executive session, second by Councilwoman Mosley.

Vote 7-0 to enter.

- 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

Councilman Vaughn motioned to return to regular session, second by Councilwoman Mosley. Vote 7-0 to return. Chairman Branham stated that all items were taken as information only.

- 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

Councilman Vaughn announced that the next food distribution would be held on December 7th.

14. ADJOURN

Councilwoman Mosley motioned to adjourn, second by Councilman Guy. Vote 7-0 to adjourn.

***Time: 7:37pm
Kristie Donaldson
Clerk to Council***