



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, November 4, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) October 21, 2024 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) 3rd 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.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 3rd 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.
- b) Resolution 2024-12 authorizing the disposition of certain personal property; and providing for other related matters.

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

- a) Updates on Capital Project Sales Tax (CPST) Funded Projects
Harold Hayes, Project Manager

- b) 2nd 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) 2nd 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.

9. NEW BUSINESS

- a) Report on Chester County Zoning Ordinance Text Amendments CCTA24-01 - 04
on Vegetative Buffers
Jeremy Ward, Planning and Development Director
- b) 1st 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. 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.

- c) 1st 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. 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 CCTA24-03 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. 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 CCTA24-04 PD – Chester County Zoning Ordinance – Text Amendments Chapter 4 § 4-130 PD Planned Development District Regulations Recommendation to Add New Text. The Planning Commission voted 6-0 to deny.

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.

10. BOARDS AND COMMISSIONS

- a) John Keziah Park Advisory Board Appointment
Chairman Joe Branham, District 3

11. EXECUTIVE SESSION

- a) 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

- b) Receipt of legal advice regarding agreement with Chester Wastewater Recovery covered by the attorney-client privilege
- c) Discussion of personnel matter regarding Parks, Recreation, and Tourism Department

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2476
- b) Action taken regarding Chester Wastewater Recovery
- c) Action taken regarding PRT personnel matter

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.