



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

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman William Killian, Councilman Mike Vaughn, Councilman Corey Guy, 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 6:00pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited, and Councilman Guy gave the invocation.

3. APPROVAL OF MINUTES

a) October 21, 2024, Council Meeting Minutes

*Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Vote 6-0 to approve.
Councilman Vaughn was absent from this meeting; therefore, he abstained from the vote.*

4. CITIZEN'S COMMENTS

Shirley Tisdale, 1083 Pineland Avenue of Chester, addressed Council concerning an issue her sons experienced at the Landfill.

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.

No speakers signed up or addressed Council for the Public Hearing.

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.

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

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

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

7. ADMINISTRATOR'S REPORT

County Administrator Brian Hester updated Council on FEMA numbers stating that since the three days of FEMA being on-site to take in person applications, our numbers of damage claims increased. Mr. Hester reported that 1,622 Chester County residents registered for claims through the individual assistance program and 1,098 were approved for a total of \$612,582 assistance funds awarded. He also announced an after-action review for county emergency services in response to Hurricane Helene that will be held on Thursday, November 7th at 6pm at the EMS Building. Administrator Hester also wanted to remind everyone about the Community Input Sessions for the Comprehensive Plan and announce that the input received so far has been productive. Mr. Hester then announced that Chester County received a Consolidated Rail Infrastructure and Safety Improvement Grant in the amount of \$27.4 million dollars from the Federal Railroad Administration. Administrator Hester also announced that tomorrow was Election Day and government offices would be closed tomorrow along with Monday, November 11th for Veteran's Day. Mr. Hester stated that he will be doing the update on CPST projects due to Mr. Harold Hayes ensuring that all of our voting precincts are taken care of and ADA accessible.

8. OLD BUSINESS

- a) Updates on Capital Project Sales Tax (CPST) Funded Projects
Harold Hayes, Project Manager
Administrator Hester updated Council on the status of the projects funded by Capital Project Sales Tax. Mr. Hester stated 100% of the 53 total projects have been started and 80% of those projects are completed.
- 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.
Councilwoman Mosley motioned to approve, second by Councilman Killian. Vote 7-0 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.
Councilwoman Mosley motioned to approve, second by Councilman Agee. Vote 7-0 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
Planning and Development Director Jeremy Ward reported to Council on with research and history of the text amendments. Mr. Ward explained there are four text amendments to create a 100-foot buffer of undisturbed vegetation between development of certain types of perennial waterways which include any body of water that flows. Director Ward explained that the first three text amendments will apply to manufacturing districts (ID 1,2, and 3) and the fourth which is planned developments, larger mixed use, or family subdivisions. Mr. Ryan Carter with the Catawba River Keepers addressed Council and explained that the 100-foot buffer is a “sweet spot” that preserves quality of life for the waters by filtering out pollutants, sediment, and provides a happy balance. Vice Chairman Wilson asked that the language be clarified before the second reading to state that anything prior to the buffer to be grandfathered in to its current zoning.

- 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. *Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 7-0 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. *Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Vote 7-0 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. *Councilman Vaughn motioned to approve with addition of language to allow maintenance that does not disturb the earth on properties along with perennial waterways, second by Councilman Agee. Vote 7-0 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

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- 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.
Councilman Wilson motioned to postpone the reading of CCTA24-04 to be taken up during the zoning ordinance update regarding planned developments which is scheduled for Spring of 2025, second by Councilman Agee. Vote 7-0 to postpone.

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
Chairman Branham motioned to appoint Ms. Carolyn Salters to the John Keziah Park Advisory Board, second by Councilman Guy. Vote 7-0 to approve.

11. EXECUTIVE SESSION

Councilman Mosley motioned to enter executive session, second by Councilman Vaughn. Vote 7-0 to enter 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

Councilman Vaughn motioned to return to regular session, second by Councilwoman Mosley. Vote 7-0 to return to regular session.

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

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

13. COUNCIL COMMENTS

Councilman Agee announced that on December 14th there will be a unveiling of a portrait to Ms. Moselle Robinson who was a school teacher and a resident of Richburg that did a tremendous amount of free labor at the Lewisville Library and invited everyone to attend to honor her.

Councilman Vaughn announced the district 2 vacancy in the Library Board and invited anyone with interest to contact him.

Councilman Guy thanked Chester County employees and staff for the birthday card.

Councilwoman Mosley reminded everyone that tomorrow is election day and encouraged everyone to exercise their right to vote.

14. ADJOURN

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

7:40pm

Kristie Donaldson
Clerk to County Council