



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, February 3, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) January 21, 2025 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2025-6 (Title Only)
An ordinance to dissolve the Chester County Rural Fire Board; to create the Chester County Fire Advisory Board; to provide for the governance; to create the purpose and implementation; to define the authority and scope; and other related matters.
- b) Resolution 2025-4 To amend the County's organizational chart to provide for reorganization of and establishing a position in Public Works; and to provide for related matters.
- c) Proclamation honoring Ms. Madeline "Kay" Feaster Miles

7. ADMINISTRATOR'S REPORT

8. CONSENT AGENDA

- a) 3rd Reading of Ordinance 2024-18 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.

- b) 3rd Reading of CCMA24-15 James Christopher Gaddy and Kathleen P. Gaddy request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 6-0 to approve.
- c) 2nd Reading of CCMA24-16 Antwon Caldwell request Tax Map #079-05-10-005-000 located at 590 Beltline Road, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Single Family Residential District (RS-1). The Planning Commission voted 5-0 to approve.
- d) 2nd Reading of Ordinance 2025-1
An ordinance authorizing the issuance and sale of not exceeding \$250,000 fire protection district improvement revenue bonds of Chester County, South Carolina, for the purpose of defraying the cost of improvements to the Richburg Fire Protection District; prescribing the form and details of the bond; providing for the payment of the principal of and interest on the bond from the revenues derived from the operation of the system; providing for the acceptance and administration of grants and donations; creating and establishing certain funds and accounts; and making other covenants and agreements in connection with the foregoing; and other related matters.
- e) 2nd Reading of Ordinance 2025-2
An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and P2280; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto.
- f) 2nd Reading of Ordinance 2025-4
An ordinance authorizing the execution and delivery of an infrastructure credit agreement by and between Chester County and Project P2443, including any related or affiliated entities and any sponsor affiliates, whereby Chester County will enter into an infrastructure credit arrangement with the company; and providing for other related matters.
- g) 2nd Reading of Ordinance 2025-5
An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and Project P2373; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto.

9. OLD BUSINESS

- a) 3rd Reading of CCMA24-13 John Agee request Tax Map #124-00-00-052-000 located next to 3302 Lancaster Hwy, Richburg, SC 29729 to be rezoned from Single Family Residential District (RS-1) to Rural Two District (R2). The Planning Commission voted 6-0 to approve.
- b) 3rd Reading of CCMA24-14 Joaquim and Joanne Goncalves request Tax Map #122-00-00-066-000 located at 2482 Clinton Road, Edgemoor, SC 29712 to be rezoned from Rural Two District (R-2) to Rural One District (R-1). The Planning Commission voted 6-0 to approve.

10. NEW BUSINESS

- a) Fiscal Year 2024 Audit Report
Tommy Darby, Treasurer
- b) 1st Reading of CCMA24-17 Vista Resources, LLC request Tax Map #079-01-17-018-000 (+/- 1.47 acres) located at 2228 J A Cochran Bypass, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Planned Development (PD). The Planning Commission voted 4-1 to approve.
- c) 1st Reading of CCMA24-18 Vista Resources, LLC request Tax Map #079-01-17-013-000 (+/- 32.24 acres) located behind 2228 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Multi-Family Residential District / Rural Two District (RG-1 & R2) to Planned Development (PD). The Planning Commission voted 4-1 to approve.
- d) 1st Reading of CCMA24-19 Vista Resources, LLC request Tax Map #078-01-01-034-000 (+/- 11.38 acres) located behind 2228 J A Cochran Bypass, Chester, SC 29706 to be rezoned from General Residential District / Multi-Family Residential District (RG-2 & RG-1) to Planned Development (PD). The Planning Commission voted 4-1 to approve.
- e) Statements regarding local municipality annexation
Councilman Corey Guy, District 5

11. BOARDS AND COMMISSIONS

- a) Richburg Fire Protection District
Bobby Raines, District 3

12. 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 P2480

- b) 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 P2501

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2480
- b) Action taken regarding Project P2501

14. COUNCIL COMMENTS

15. 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.