



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, September 15, 2025 | 6:00 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman William Killian, Councilman Bobby Raines, Councilman Corey Guy, Councilman John Agee, County Administrator Brian Hester, Attorney Michael Kozlarek, Clerk to Council Kristie Donaldson

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 6:04pm and declared a quorum of council present.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited. Chairman Wilson asked that a moment of silence be held to honor the life of Mr. Kenny Young, a beloved bailiff at the Chester County Courthouse, that passed away on Sunday, September 14. Councilman Corey guy delivered the invocation.

3. APPROVAL OF MINUTES

a) September 2, 2025 Council Meeting Minutes

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 5-0 to approve.

Councilman Killian refrained from voting due to his absence.

4. CITIZEN'S COMMENTS

John Massey of 171 East Lacy Street addressed the council to advocate for the creation of a Citizen Review Board (CRB) in Chester County. He explained that CRBs, which are used in other cities, are designed to ensure fairness and transparency in law enforcement and government agencies by allowing community members to review citizen complaints and make recommendations. Mr. Massey emphasized that such a board would build trust between agencies and the community, and that ethical agencies should have nothing to fear from this oversight. He urged the council to implement a CRB soon and mentioned an upcoming meeting with a council member to discuss the matter further.

Roxann James of 3007 Steele Village Road spoke to the council about concerns from the Lewis Fire Tax District. She referenced a recent town hall meeting and expressed gratitude to council members for their service. Mrs. James questioned the need for changes to the fire district and asked whether residents like herself would have the opportunity to vote or provide input on the matter. She emphasized the importance of community involvement in decisions affecting the fire district.

Mike Lanham of 1497 Lancaster Highway, representing IKO Glass Fiber and IKO Matt, thanked the council for their support as the company expands its operations in Chester. He highlighted the importance of the local plant to their overall business and discussed recent and upcoming plant startups. Mr. Lanham acknowledged some equipment noise issues and described ongoing efforts to resolve them. In response to a question from Councilman Agee, he explained that about 25% of their raw materials will be delivered by rail (approximately 5-7 rail cars per day), with the remainder arriving by truck.

5. PUBLIC HEARING

Chairman Wilson opened the public hearing, no one signed up to speak or wished to speak and the public hearing was closed.

- a) Ordinance 2025-17 Authorizing the execution and delivery of a first amendment to fee-in-lieu of tax and incentive agreement, by and among Chester County, South Carolina (“county”), IKO Glass Fiber Inc. (“IKO Glass”), and IKO Mat Tech Inc. (“IKO Tech”), previously identified as Project Phoenix22, acting for themselves, one or more affiliates and/or other project sponsors (collectively, “company”), pursuant to which the company and the county agree to certain amended incentives and amended performance measures; and providing for other related matters.
- b) Ordinance 2025-18 To repeal the county’s land development regulations, enacted December 11, 2002, as subsequently amended, and replace the same by enacting Chapter 2: Subdivision and Land Development Regulations, of the County’s Unified Development Ordinance; and to provide for other related matters.
- c) Ordinance 2025-19 Amending Ordinance No. 2018-11, as amended and clarified by Ordinance No. 2022-13, as further amended by Ordinance No. 2023-15, to provide for the allocation of fee in lieu of tax revenues for some property located in the county; and providing for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2025-21 – Providing for an amendment to Ordinance No. 2025-08, which amended Ordinance No. 2021-18, which provided for the use of excess funding for “projects” and/or “capital projects” as provided for under Ordinance No. 2019-5; and providing for other related matters.
Administrator Hester explained that Ordinance 2025-21 amends a previous ordinance to allow the use of excess Capital Project Sales Tax (CPST) funds for additional courthouse improvements, specifically to address ADA compliance issues and install a generator. He outlined a funding shortfall of \$320,979 for the ADA project and up to \$25,000 for generator installation, totaling up to \$345,979. Administrator Hester described the planned upgrades, including ADA ramps and grade improvements, and clarified that the balance was approximately 2 million before these funds would be allocated. He emphasized the necessity of these improvements for compliance and accessibility at the courthouse and family court. Chairman Wilson motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.
- b) 3rd Reading of Ordinance 2025-16
Authorizing the execution and delivery of a fee in lieu of tax and special source revenue credit agreement by and between Chester County and Chester Asphalt Terminal LLC; providing for a fee in lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.
Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 5-1 to approve. Councilman Agee opposed due to the “multi-county industrial park.”

c) 3rd Reading of Ordinance 2025-17

Authorizing the execution and delivery of a first amendment to fee-in-lieu of tax and incentive agreement, by and among Chester County, South Carolina (“county”), IKO Glass Fiber Inc. (“IKO Glass”), and IKO Mat Tech Inc. (“IKO Tech”), previously identified as Project Phoenix22, acting for themselves, one or more affiliates and/or other project sponsors (collectively, “company”), pursuant to which the company and the county agree to certain amended incentives and amended performance measures; and providing for other related matters.

Vice Chair Mosley motioned to approve, seconded by Councilman Guy. Vote 5-1 to approve.

Councilman Agee opposed.

d) 3rd Reading of Ordinance 2025-18

To repeal the county’s land development regulations, enacted December 11, 2002, as subsequently amended, and replace the same by enacting Chapter 2: Subdivision and Land Development Regulations, of the County’s Unified Development Ordinance; and to provide for other related matters.

Planning and Development Director Jeremy Ward thanked the Council and Planning Commission for their significant effort in developing the new land development regulations, emphasizing that the process was thorough and tailored specifically for Chester County rather than outsourced. He noted the recent addition of crawl spaces to the ordinance and expressed hope that the new regulations would be a valuable tool for the planning commission in managing future growth and making informed decisions. Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.

e) 3rd Reading of Ordinance 2025-19

Amending Ordinance No. 2018-11, as amended and clarified by Ordinance No. 2022-13, as further amended by Ordinance No. 2023-15, to provide for the allocation of fee in lieu of tax revenues for some property located in the county; and providing for other related matters.

Councilman Guy shared that he had received feedback from citizens and firemen regarding ordinance 2025-19 but had not heard any convincing reasons against its approval. He emphasized that his decisions are made for the benefit of Chester County citizens and expressed full support for the ordinance.

Councilman Guy encouraged fire districts to submit requests if they need resources, assuring them that their needs would be considered.

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 5-1 to approve.

Councilman Agee opposed.

f) Resolution 2025-25 – Authorizing the transfer of certain personal property; and providing for other related matters.

Councilman Raines motioned to approve, seconded by Councilman Killian. Vote 6-0 to approve.

7. ADMINISTRATOR’S REPORT

Administrator Hester began by issuing a public thanks to IKO representatives for their cooperation and responsiveness to community concerns. He provided an update on the West Chester Fire Station addition, noting some delays due to design changes but reporting that construction is progressing, with completion expected by March or April. Administrator Hester also shared results from a vehicle study at the Beltline convenience site, revealing an average of 800 cars per day and prompting consideration of additional staffing to manage the workload. He concluded by commending the team’s efforts to keep county projects moving forward despite various challenges.

8. CONSENT AGENDA

Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.

a) 2nd Reading of Ordinance 2025-20

Authorizing the conveyance of easement rights to Duke Energy Carolinas, LLC, for the purpose of utility infrastructure construction and maintenance at property located at or about the Chester County Courthouse, designated as TMS #201-11-01-007-000; and providing for other related matters.

b) 3rd Reading of CCTA25-07 – Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-111 RG-1 – Multi-Family Residential Uses

Add Text:

RG-1 <u>PERMITTED USES</u>	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Urban Conservation Subdivision	814 111 112	Private households (except mobile or manufactured homes) in the setting of an urban conservation subdivision, along with associated permitted uses	As required in subdivision code

c) 3rd Reading of CCTA25-08 – Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-112 RG-1 – Multi-Family Residential District Regulations

Add Text:

The following regulations apply to all uses in RG-1 districts:

Minimum residential lot area:	<u>Single family</u> : With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre as directed by DHEC. With individual water and sewer: 1 acre as directed by DHEC. <u>With public water and sewer in an Urban Conservation Subdivision: 6,500 square feet.</u> <u>Multi-family</u> : 12,000 square feet for first dwelling unit; 3,000 square feet for second dwelling unit; thereafter 2,500 square feet for each additional dwelling unit.
Minimum lot width at building line:	<u>With public water and sewer</u> : 70 feet. <u>With public water and sewer in an Urban Conservation Subdivision: 60 feet.</u> Other: 130 feet.
Minimum side yard:	<u>Principal structure</u> - 15 feet from interior side lot line 10 feet from interior side lot line in an Urban Conservation Subdivision. <u>Accessory structure</u> - 6 feet from interior side lot line.

- d) 3rd Reading of CCTA25-09 – Chester County Zoning Ordinance – Text Amendment
Chapter 4 § 4-113 RG-2 - General Residential District Uses.

Add Text:

RG-2 <u>PERMITTED USES</u>	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Urban Conservation Subdivision	814 111 112	Private households (except mobile or manufactured homes) in the setting of an urban conservation subdivision, along with associated permitted uses	As required in subdivision code

- e) 3rd Reading of CCTA25-10 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-114 RG-2 - General Residential District Uses.

Add Text:

Minimum residential lot area:	<u>Single family:</u> With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre as directed by DHEC. With individual water and sewer: 1 acre as directed by DHEC. <u>With public water and sewer in an Urban Conservation Subdivision:</u> 6,500 square feet. <u>Multi-family:</u> 12,000 square feet for first dwelling unit; 3,000 square feet for second dwelling unit; thereafter 2,500 square feet for each additional dwelling unit. <u>Manufactured home parks:</u> eight (8) acres.
Minimum lot width at building line:	<u>With public water and sewer:</u> 70 feet. <u>With public water and sewer in an Urban Conservation Subdivision:</u> 60 feet. <u>Other:</u> 130 feet.
Minimum side yard:	<u>Principal structure</u> - 15 feet from interior side lot line 10 feet from interior side lot line in an Urban Conservation Subdivision. <u>Accessory structure</u> - 6 feet from interior side lot line.

- f) 3rd Reading of CCTA25-11 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-115 LC – Limited Commercial District Uses.

Add Text:

LC - PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
2. Urban Conservation Subdivision	814 111 112	Private households (except mobile or manufactured homes) in the setting of an urban conservation subdivision, along with associated permitted uses	As required in subdivision code

- g) 3rd Reading of CCTA25-12 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-116 LC – Limited Commercial District Uses.

Add Text:

The following regulations apply to all uses in LC districts:

Minimum residential lot area:	<u>Single family:</u> With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre or as directed by DHEC. With individual water and sewer: 1 acre or as directed by DHEC. <u>With public water and sewer in an Urban Conservation Subdivision:</u> 6,500 square feet. <u>Multi-family:</u> 1 acre.
Minimum lot width at building line:	<u>With public water and sewer:</u> 70 feet. <u>With public water and sewer in an Urban Conservation Subdivision:</u> 60 feet. <u>Other:</u> 130 feet.

- h) 3rd Reading of CCTA25-13 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-103 R-2 – Rural Two District Uses.

Add Text:

R-2 CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Rural Conservation Subdivision, provided all following conditions are met: - The total site plan has at least twenty (20) gross acres and classifies as a medium, major, or mega subdivision. - The site plan is less than one hundred (100) homes. - The entrance to the subdivision is half (0.5) a mile or less, in a direct line, from a state or federal highway.	814 111 112 113	Private households in the setting of a rural conservation subdivision, along with associated permitted uses	As required in subdivision code

- i) 3rd Reading of CCTA25-14 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-103 R-2 – Rural Two District Uses.
Add Text:

R-2 SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Rural Conservation Subdivision, provided all following conditions are met: - The total site plan has at least twenty (20) gross acres and classifies as a medium, major, or mega subdivision. - The site plan consists of less than one hundred (100) homes or is within one (1) mile of a state or federal highway, unless an exceptional plan is presented for agricultural or environmental conservation. - Any necessary conditions are imposed for safety, traffic, and impact on the district. - The use is compatible with the district.	814 111 112 113	Private households in the setting of a rural conservation subdivision, along with associated permitted uses	As required in subdivision code

- j) 3rd Reading of CCTA25-15 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-104 R-2 – Rural Two District Regulations.
Add Text:

The following regulations apply to all uses in R-2 districts.

Minimum lot area:	Residential: 2 acres Rural Conservation Subdivision: 1 acre. Other uses: None, or as specified in conditions
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- k) 2nd Reading of CCMA25-18 CDP Great Falls LLC requests a portion of Tax Map # 161-01-00-059-000 (1.3 acres) located off Ridgeway Road, Great Falls, SC 29055 from Multi-family Residential District (RG-1) to General Commercial District (GC). The Planning Commission voted 6-0 to approve.
- l) 2nd Reading of CCMA25-19 ICB America, LP, a Georgia Limited Partnership requests Tax Map # 080-04-05-026-000 (1.4 acres) located at 527 Great Falls Highway, Chester, SC 29706 from General Commercial District (GC) to Restricted Industrial District (ID-1). The Planning Commission voted 6-0 to approve.
- m) 2nd Reading of CCMA25-20 ICB America, LP, a Georgia Limited Partnership requests Tax Map # 080-04-05-027-000 (0.102 +/- acres) located next to 527 Great Falls Highway, Chester, SC 29706 from General Commercial District (GC) to Restricted Industrial District (ID-1). The Planning Commission voted 6-0 to approve.

9. OLD BUSINESS

a) From Chester County Transportation Meeting:

1. Reimbursement approval for Road and Sign Materials to the Chester County Roads Department in the amount of \$24,960.15
Councilman Guy motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.
2. Grant match funding approval in the amount of \$50,000 for TAP Grant
Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 6-0 to approve.
3. Abandonment of Coldstream Circle repairs
Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 6-0 to approve.
4. Recommendation of roads to be paved for 2026 using annual C-Funds
Vice Chair Mosley motioned to approve Option 2, seconded by Councilman Raines. Vote 6-0 to approve.

10. NEW BUSINESS

a) Animal Control Department Update

Jessica Roof, Director

Animal Control Director Jessica Roof reported significant progress over the past year. She updated council on improved animal management software, a live website feed for impounded animals, and facility enhancements such as shade tarps and new windows. Director Roof stated that the department expanded community engagement, volunteer participation, and partnerships with local organizations. She updated on achievements that included over 1,000 animals altered through spay/neuter initiatives, staff completing critical certifications, and participation in the Treat app for game-based fundraising. Director Roof also shared that the new animal shelter is on schedule, with features like expanded medical space and enhanced adoption areas, and preparations are underway to ensure a smooth transition to the new facility.

b) Consideration of approval of multi-year contract with Flock Safety (Flock Group, Inc.)

Administrator Hester explained that the county will use earmarked funds to enter a five-year contract with Flock Safety for security cameras at Exit 65, addressing safety, security, and lighting needs in the area. He detailed that the contract totals \$83,000 for five years and is funded by money set aside by the county's delegation. Administrator Hester noted that after five years, the county can decide whether to renew the contract or pursue newer technology, as advancements are expected. The cameras' placement and features were determined in collaboration with the Sheriff's Office and the Gateway Steering Committee.

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 6-0 to approve.

c) Discussion concerning County Council created Fire Districts

Vice Chair Erin Mosley, Council Member At-Large

Vice Chair Mosley addressed concerns about recent changes affecting county council-created fire districts. She clarified that the new ordinance is not meant to take resources away from any district or citizen, but to ensure that all fire districts meet consistent standards and that taxpayer dollars are used effectively. Vice Chair Mosley emphasized the council's commitment to improving safety and services for all residents, highlighted their positive track record, and encouraged open discussion to address any concerns.

Councilman Guy explained that despite receiving calls and feedback, he has not heard any concrete reasons why the new ordinance would harm fire districts. He emphasized that the ordinance is focused on accountability and transparency in the use of tax dollars for public safety. Councilman Guy stated that the council's role is to monitor and ensure responsible spending for the benefit of citizens, and he believes the majority of residents support this approach.

11. BOARDS AND COMMISSIONS

12. EXECUTIVE SESSION

Councilman Guy motioned to enter executive session, seconded by Vice Chair Mosley.

Vote 6-0 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 P2565
- b) Legal advice/employment matters related to county council created fire districts

13. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Raines motion to return to regular session, seconded by Councilman Killian. Vote 6-0 to return to regular session.

- a) Action taken regarding Project P2565
 - Chairman Wilson stated this item was taken as information only.*
 - b) Action taken regarding county council created fire districts
 - 1. *Councilman Corey Guy motioned for a training requirement that all county-created fire district boards to clearly define their scope of work, authority, and responsibilities under Chester County ordinances and policies.*
 - 2. *Council Guy stated he would also like to request an ordinance review by the Chester County Administrator and Chester County Attorney to conduct a thorough review of all ordinances related to county-created fire district boards, including their scope and authority. Recommendation of council upon completion of review: the County Administrator and County Attorney should provide County Council with a recommendation to council to ensure the scope and authority of the fire districts and board do not conflict with County Council or any county policies and request that the board have training after these recommendations.*
 - 3. *Also motion that the firemen in these county fire districts adhere to at a minimum to all Chester County policies.*
 - 4. *I ask that all county fire districts comply with any requests for documents, records, or information submitted by Chester County Emergency Services, Chester County legal counsel, or Chester County Administrator. Fire districts must provide these requested documents within ten (10) days unless the County Administrator notifies them in writing of a schedule change or a time change.*
 - 5. *All districts shall submit non-contract services, whether it's cutting grass or painting or anything of that nature, with the dollar amount and each contract shall be identified with that service.*
- Seconded by Councilman Killian. Vote 6-0 to approve.*

Councilman Guy motioned that all the things mentioned apply to every board that we administer, example: library board, airport board, all county boards—that every board adhere to this motion. (Ordinance). Seconded by Councilman Killian. Vote 6-0 to approve.

14. COUNCIL COMMENTS

Councilman Agee mentioned the successful fundraiser for Melissa Westbrook, a dispatcher for Chester County, that has had serious health issues. He asked that the county keep remembering her.

Chairman Wilson made a personal statement on the events of last week stating he was deeply shaken and disturbed by the assassination of Charlie Kirk. He stated that his prayers are with all the people he leaves behind, especially his wife and two young children. Chairman Wilson stated this should never happen in America and that violence or murder is never an acceptable response to someone else's ideas or words. Chairman Wilson went further to say that for those who found satisfaction in his death, tried to excuse his murder due to disagreeing with his beliefs, or felt the need to tell others they felt no sorrow for his murder, he urges them to examine their own heart. Chairman Wilson stated he prays for our country and Chester County and that Americans respond to disagreement with dialogue, courage, and respect—not hatred or violence.

15. ADJOURN

Vice Chair Mosley motioned to adjourn, seconded by Councilman Guy. Vote 6-0 to adjourn.

Time of adjournment: 8:55pm

Kristie Donaldson
Clerk to County Council