



Chester County Council Special Called Meeting and Comprehensive Plan Workshop

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, March 10, 2025 | 3:00 PM

AGENDA

1. Call to Order

2. New Business

- a) 2nd Reading of CCTA25-01 Chester County Zoning Ordinance – Text Amendments
Chapter 2 § 2-101 District Purposes
Change Text: “A planned development district ~~may be predominately residential or predominantly commercial or industrial~~ must include a proportionate mix of residential and commercial or industrial uses and may be proposed for any area. A planned development district must contain more than one type or density of residential unit.”
- b) 2nd Reading of CCTA25-02 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-129 PD Planned Development District Regulations
Change Text: “Planned Development districts ~~may permit~~ shall consist of a mixture of different types of housing with compatible commercial uses, shopping centers, office parks, and other mixed-use development.”
- c) 2nd Reading of CCTA25-03 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-110 RS-1- Single Family Residential District Regulations
Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”
- d) 2nd Reading of CCTA25-04 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-112 – RG-1 Multi-Family Residential District Regulations
Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”
- e) 2nd Reading of CCTA25-05 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-114 – RG -2 - General Residential District Regulations
Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”

- f) 2nd Reading of CCTA25-06 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-116 – LC – Limited Commercial District Regulations
Add New Text: “Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”

3. Presentation and Discussion of Draft Subdivision Codes

Jeremy Ward, Planning and Development Director

4. Council Comments

5. Adjourn