



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, March 17, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) March 3, 2025 Council Meeting Minutes
- b) March 10, 2025 Special Called Meeting/Council Workshop Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading Ordinance 2025-10 To amend Chapter 2 – Article VI- Boards, Commissions and Districts, Division 1. Generally- Boards and Commissions appointed by Council; residency; vacancy; quorum; compensation– Section 2-266, and personnel handbook- Section 2-267, of the Code of Ordinances of the County of Chester, South Carolina, to provide for revisions to the operation of Boards and Commissions; provide for the change of ordinance numbering for section 2-267; and to provide for other related matters.
- b) 2nd Reading of Ordinance 2025-9
Providing for the imposition of fees for services provided by the county inside municipal limits; acknowledging the municipality's consent to provide such services; invoking the pending ordinance doctrine; and other related matters.
- c) Resolution 2025-8 Creating the 2025-2026 Capital Projects Sales and Use Tax Commission ("commission"); and providing for other related matters.

7. ADMINISTRATOR'S REPORT

8. CONSENT AGENDA

a) 2nd Reading of Ordinance 2025-8

Providing for an amendment to 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.

b) 3rd Reading of Ordinance 2025-3

An ordinance authorizing the execution and delivery of a fee in lieu of tax and special source revenue credit agreement by and between Chester County and Project P2285; 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.

c) 2nd Reading of CCMA25-01 Mary Sims request Tax Map #081-00-00-013-000 located at 1525 Columbia Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Residential District (RG-2). The Planning Commission voted 6-0 to approve.

d) 3rd 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.”

e) 3rd 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.”

f) 3rd 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.”

g) 3rd 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.”

- h) 3rd 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.”

- i) 3rd 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.”

9. OLD BUSINESS

10. NEW BUSINESS

- a) Chester County War Memorial Building 75th Anniversary Modifications Update
Major General Hamp McManus, US Army (Retired)
- b) From CCTC:
 - 1. Approval of 2025 Road Selection Change using One-Time C-Funds for District 2

11. BOARDS AND COMMISSIONS

- a) Carolina Community Actions Board of Directors Information
Kristie Donaldson, Clerk to Council
- b) Carolina Community Actions Board of Directors Appointment
- c) Richburg Fire Protection District Appointment (Town of Richburg)
Councilman John Agee, District 1
- d) Richburg Fire Protection District Appointment (District 1)
Councilman John Agee, District 1
- e) Zoning Board of Appeals Appointment
Councilman Bobby Raines, District 3
- f) I-77 Alliance Board of Directors Appointment (Council Member)

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 P2515
- b) Discussion of negotiations incident to proposed contractual arrangements pertaining to the County's Tourism Department

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2515
- b) Action taken regarding the County's Tourism Department

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.