



Chester County Council Meeting

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

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) February 18, 2025 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) Ordinance 2025-6 An ordinance to dissolve the Chester County Rural Fire Board; to create the Chester County Fire Service Board; to provide for the governance; to create the purpose and implementation; to define the authority and scope; and other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2025-9 (Title Only)
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.
- b) 1st 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.
- c) Approval of bid for the Great Falls Visitor Center to J.M. Cope, Inc. of Rock Hill, SC in the amount of \$2,624,000
- d) 2nd Reading of Ordinance 2025-7
Approving the execution and delivery of a development agreement between the County and Vista Resources, LLC; and providing for other related matters.

- e) 3rd Reading of Ordinance 2025-6
An ordinance to dissolve the Chester County Rural Fire Board; to create the Chester County Fire Service Board; to provide for the governance; to create the purpose and implementation; to define the authority and scope; and other related matters.
- f) Resolution 2025-7 Authorizing the transfer of ownership of K-9 Deputy Reba to York County Sheriff's Office.

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

- a) 2nd 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.
- b) 2nd 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.
- c) 2nd 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.
- d) From CCTC:
 1. Approval of Roads to be Paved for 2025 using One-Time C-Funds

9. NEW BUSINESS

- a) Approval of a contract with Samsara, Inc. for connected fleet management
- b) 1st 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.
- c) 1st 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.”**

- d) 1st 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.”
- e) 1st 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.”**
- f) 1st 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.”**
- g) 1st 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.”**
- h) 1st 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.”**

10. BOARDS AND COMMISSIONS

- a) Radio Users Advisory Committee Re-appointment representing E-911
- b) Radio Users Advisory Committee Re-appointment representing the Fire Chief’s Association
- c) Richburg Fire Protection District Re-appointment
Councilman John Agee, District 1

- d) Board of Assessment Appeals Appointment
Councilman Bobby Raines, District 3
- e) Chester County Library Board Appointment
Councilman Mike Vaughn, District 2

11. EXECUTIVE SESSION

- a) Discussion of matters relating to the proposed location or expansion of industries:
 - 1. Project P2480
 - 2. Project P2492
 - 3. Project P2493
 - 4. Project P2501
- b) Receipt of legal advice regarding a capital project sales tax commission and referendum

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding:
 - 1. Project P2480
 - 2. Project P2492
 - 3. Project P2493
 - 4. Project P2501
- b) Action taken regarding capital project sales tax commission and referendum

13. COUNCIL COMMENTS

14. 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. 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.	Public Hearings: Each speaker will be limited to three minutes. 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.