



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, May 5, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) April 21, 2025 County Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) Proclamation in Honor of National Detention Officer Week
- b) Proclamation in Honor of National Police Week
- c) 1st Reading of Ordinance 2025-11 Chester County Fiscal Year 2025-2026 Budget Ordinance to establish operating and capital budgets for the operation of the County Government of Chester County, South Carolina for the fiscal year commencing July 1, 2025; to provide for the levy of taxes for Chester County for the fiscal year commencing July 1, 2025; to provide for the expenditure of tax revenues and other county funds; to provide for other county purposes; to authorize the county to borrow money in anticipation of taxes and to provide for the repayment of sums borrowed by the County Governing Body; to provide for the payment of tort claims and worker's compensation claims against Chester County; to provide for certain fiscal and other matters relating to County Government.

7. ADMINISTRATOR'S REPORT

8. CONSENT AGENDA

- a) 3rd Reading Ordinance 2025-10 To amend Chapter 2 – Article VI- Boards, Committees, Commissions and Districts, Division 1. Generally- Section 2-266- Boards and Commissions appointed by Council; residency; vacancy; quorum; compensation by providing for revisions of the membership and operation of boards and commissions; and Section 2-267- Personnel

handbook, of the Code of Ordinances of Chester County, South Carolina to amend the ordinance numbering for Section 2-267; and to provide for other related matters.

- b) 3rd Reading of CCMA25-13 Daniel Duncan request Tax Map #079-01-10-005-000 located at 610 Saluda Road, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.
- c) 3rd Reading of CCMA25-14 Kimberly Zarko requests a portion (1.5 acres) of Tax Map #040-00-00-078-000 located at 1937 Baton Rouge Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to Rural One District (R1). The Planning Commission voted 5-0 to deny.
- d) 3rd Reading of CCMA25-15 Andrew Cope request Tax Map # 079-01-08-004-000 located of Parkway Drive, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to Multi-family Residential District (RG-1). The Planning Commission voted 5-0 to approve.

9. OLD BUSINESS

- a) From Chester County Transportation Committee meeting:
 - 1. Action taken regarding approval of Reimbursement to the Roads Department for Road and Sign Materials in the amount of \$21,676.66
 - 2. Approval of Bid RFB 24-078.04: Chester CTC 2025 One-Time Money Program - 2 State Roads to LCI-Lineberger Construction in the amount of \$498,159.69
 - 3. Approval of Bid RFB 24-078.01: Chester CTC 2025 One-Time Money Phase I to LCI-Lineberger Construction in the amount of \$1,697,338.78
 - 4. Approval of Bid RFB 2425-30: Chester CTC 2025 Resurfacing 9 Roads to King Asphalt in the amount of \$1,024,626.21
 - 5. Action taken regarding petition of ownership of McAliley Street

10. NEW BUSINESS

- a) Fort Lawn Community Center Update
Libby Sweatt-Lambert, Executive Director
- b) 1st Reading of CCMA25-16 Abhishek Devgan requests a portion (0.75 acres) of Tax Map #019-00-00-011-000 located 3283 Pinckney Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Commercial District (GC). The Planning Commission voted 3-1 to approve.
- c) 1st Reading of CCMA25-17 GFI Partners requests Tax Map #097-00-00-030-000 (83.02 acres) located off Cedarhurst Road, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). The Planning Commission voted 4-0 to approve.

11. BOARDS AND COMMISSIONS

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 P2038
- 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 P2493
- c) 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 P2106
- d) Legal advice regarding Project 2024-MPV

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2038
- b) Action taken regarding Project P2493
- c) Action taken regarding Project P2106
- d) Action taken regarding Project 2024-MPV

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 twenty-four 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.