



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, August 18, 2025 | 6:00 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman John Agee, Councilman Bobby Raines, Councilman Corey Guy (6:02pm arrival), Councilman William Killian (6:08pm arrival), County Administrator Brian Hester, Attorney Michael Kozlarek, Clerk to Council Kristie Donaldson

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 6:00pm and declared a quorum of council present.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation delivered by Councilman Agee.

3. APPROVAL OF MINUTES

a) July 21, 2025 County Council Meeting Minutes

Councilman Raines motioned to approve, seconded by Councilman Guy. Vote 5-0 to approve.

b) August 11, 2025 Council Workshop Minutes

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

4. CITIZEN'S COMMENTS

None.

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) Proclamation in Honor of National Emergency Management Month

b) Resolution 2025-19 Providing preliminary approval for certain incentives to induce a company identified as Project 2493, acting for itself, one or more current or future affiliates (collectively, "company") to establish or expand certain facilities in Chester County, South Carolina ("county"), including (1) a fee in lieu of ad valorem tax arrangement; (2) a multi-county industrial or business park arrangement; (3) a special source revenue credit; (4) adoption of a letter of intent regarding the transfer of certain real property owned by the county; and (5) other related matters.

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

Councilman Agee opposed.

c) 1st 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.

Administrator Brian Hester explained Ordinance 2025-19, emphasizing that the amendment would keep the total fire share at 5% but would centralize these funds into a dedicated countywide fund, to be allocated by council during the annual budget process. He explained that this change was intended to increase transparency, allow for strategic allocation based on need, and ensure council oversight of how

funds are distributed to fire services.

Councilman Agee motioned to have first reading, seconded by Councilman Guy. Vote 5-1 to approve. Councilman Agee opposed.

d) 1st 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.

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

e) 1st 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.

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

7. ADMINISTRATOR'S REPORT

Administrator Hester announced that county offices would be closed on Monday, September 1 for Labor Day, with the next council meeting scheduled for Tuesday, September 2, and noted that recycling centers and the landfill would remain open on the holiday. Administrator Hester informed the council that reassessment notices had recently been sent out and encouraged both council members and citizens to contact the assessor's office or schedule an appointment if they had questions, also referencing an informational video interview with the assessor, Mr. Anderson. He highlighted a leadership program for executive-level managers in South Carolina local government, designed to help participants drive organizational change and improve their communities. Finally, Mr. Hester recognized the hard work of staff, especially Jeremy Ward, for his significant contributions to the subdivision code update and his overall value to the county since joining a year ago.

8. CONSENT AGENDA

Councilman Guy motioned to approve the consent agenda items a, b, and c. Councilman Agee stated concern with item c. Chairman Wilson removed the items from consent agenda to be voted on separately.

a) 3rd Reading of Ordinance 2025-13

Approving the execution and delivery of a project agreement between the County and Project Eureka Mills; and providing for other related matters.

Attorney Kozlarek noted the tax map number update in council's packets that includes four map numbers, instead of three.

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

b) 2nd Reading of Ordinance 2025-14

The addition of definitions to Chapter 22 – Article I- In General, Section 22-1; amending language of Article II- Nuisance Abatement, Section 22-19 to provide for additional conditions that result in a Public Nuisance; and to provide for other related matters.

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

c) 2nd 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.
Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 5-1 to approve.
Councilman Agee opposed.

9. OLD BUSINESS

10. NEW BUSINESS

a) Consideration of usage of excess CPST funds for Great Falls Visitor Center

Administrator Hester explained to the council that the Great Falls Visitor Center project had encountered several unforeseen issues, such as significant asbestos and lead paint abatement, a full replacement of the first floor due to rot and fire damage, and the removal of an underground fuel tank. These unexpected challenges had substantially reduced the project's contingency balance, leaving only about \$50,000 remaining. Administrator Hester reported that, after consulting with the contractor and other stakeholders, the projected worst-case scenario indicated a need for up to an additional \$252,000 to address potential further repairs, including more work on the second floor, interior wall reframing, a complete roof replacement, and additional masonry and window repairs. He reminded the council that they had already approved the use of extra CPST funds for the project but recommended that they formally approve the use of up to \$252,000 more from the excess CPST funds to ensure the project could be completed without delay. Administrator Hester emphasized that this was a worst-case estimate and that the current balance of excess CPST funds was sufficient to cover the request. He also noted that if the council chose not to approve the additional funds, the only alternative would be to scale back the project, possibly leaving the second floor or elevator unfinished.

Vice Chair Mosley motioned to approve the usage of \$252,000 of CPST funding for the Great Falls Visitor Center, seconded by Councilman Raines. Vote 6-0 to approve.

b) County Project Updates

Harold Hayes, Project Manager

Project Manager Hayes presented an update to the council on the status of CPST projects. He reported that, as of August 18, 2025, 90% of the CPST projects had either started or been completed, with only about three projects still in progress. Project Manager Hayes described specific projects, such as the Robin Sports Complex, where significant progress had been made on the fields and concession stand, despite some issues like an oversized kitchen hood that required adjustment. He also discussed the Chester County Animal Control shelter, noting that construction was underway after overcoming site challenges, including the removal of debris and a flatbed truck bed from the ground. Additionally, Mr. Hayes mentioned a project to upgrade ADA parking and access behind the courthouse, which involved coordination with the state to convert the road to one-way traffic and improve drainage. He acknowledged that while the work had not been easy, the team's collaborative effort had contributed to the successful advancement of these projects.

c) Veterans and Visitor History Center Update

Vice Chair Erin Mosley

Vice Chair Mosley gave the council an update on the Veterans and Visitor History Center project. She reported that a collaborative meeting had taken place with representatives from HW Exhibits, the Gateway Center, the 250 Committee, the Great Falls Hometown Association, the local chamber, the historical society, and county administration to discuss the design and content of the center's exhibits. Vice Chair Mosley explained that the front part of the Gateway Center, about 1,000 square feet, was planned to focus on heritage tourism, highlighting Chester County's history and honoring veterans from various wars. She emphasized the importance of public input and the goal of making the center a source of community pride, with exhibits that would include life-size figures in uniform and displays about local

battlefields. Vice Chair Mosley also mentioned that the project was timed to coincide with the upcoming 250th anniversary celebration, and she expressed hope that the center would inspire future historians and attract visitors to Chester County. She noted that the exhibit company had estimated a six- to nine-month timeline for completion and anticipated strong support from state and local organizations.

- d) 1st 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

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

- e) 1st 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. With public water and sewer in an Urban Conservation Subdivision: 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.
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> <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.

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

- f) 1st 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
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Councilman Raines motioned to approve, seconded by Councilman Killian. Vote 6-0 to approve.

- g) 1st 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. With public water and sewer in an Urban Conservation Subdivision: 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: 60 feet.</u> <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.

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

- h) 1st 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

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

- i) 1st 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.

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

- j) 1st Reading of CCTA25-13 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-103 R-2 – Rural Two District Uses.

Add Text:

<u>R-2 CONDITIONAL USES</u> [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

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

- k) 1st Reading of CCTA25-14 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-103 R-2 – Rural Two District Uses.

Add Text:

<u>R-2 SPECIAL EXCEPTIONS</u> [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	814 111 112	Private households in the setting of a rural conservation subdivision, along	As required in subdivision code

acres and classifies as a medium, major, or mega subdivision. b. 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. c. Any necessary conditions are imposed for safety, traffic, and impact on the district. d. The use is compatible with the district.	113	with associated permitted uses	
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Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.

- l) 1st 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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Councilman Raines motioned to approve, seconded by Councilman Killian. Vote 6-0 to approve.

11. BOARDS AND COMMISSIONS

- a) Olde English District Appointment
Vice Chair Mosley motioned to appoint Keianna Benson, Tourism Director for Chester County Chamber of Commerce, seconded by Chairman Wilson. Vote 6-0 to appoint.
- b) Accommodations Tax Board Resignation
Councilman Agee motioned to accept the resignation of Maria Hedgpath, seconded by Councilman Raines. Vote 6-0 to accept.
- c) Fort Lawn Fire Protection District Appointment
Councilman Agee motioned to appoint Maria Hedgpath, seconded by Councilman Raines. Vote 6-0 to appoint.
- d) Accommodations Tax Board Appointment
Chairman Wilson, District 4
Chairman Wilson motioned to appoint Tanner Stilwell, seconded by Vice Chair Mosley. Vote 6-0 to appoint.

12. EXECUTIVE SESSION

13. ACTIONS FOLLOWING EXECUTIVE SESSION

14. COUNCIL COMMENTS

Councilman Agee asked that everyone keep Melissa Westbrook in their prayers due to illness.

15. ADJOURN

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

Time of adjournment: 7:45pm

Kristie Donaldson

Clerk to Council