



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, September 15, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) September 2, 2025 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) 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.
- b) 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.
- c) 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.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2025-21 – Providing for an amendment to Ordinance No. 2025-08, which amended 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 2025-16

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.

c) 3rd 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.

d) 3rd 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.

e) 3rd 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.

f) Resolution 2025-25 – Authorizing the transfer of certain personal property; and providing for other related matters.

7. ADMINISTRATOR’S REPORT

8. CONSENT AGENDA

a) 2nd Reading of Ordinance 2025-20

Authorizing the conveyance of easement rights to Duke Energy Carolinas, LLC, for the purpose of utility infrastructure construction and maintenance at property located at or about the Chester County Courthouse, designated as TMS #201-11-01-007-000; and providing for other related matters.

- b) 3rd 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

- c) 3rd 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. <u>With public water and sewer in an Urban Conservation Subdivision:</u> 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:</u> 60 feet. <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.

- d) 3rd 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

- e) 3rd 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. <u>With public water and sewer in an Urban Conservation Subdivision:</u> 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:</u> 60 feet. <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.

- f) 3rd 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

- g) 3rd 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.

- h) 3rd Reading of CCTA25-13 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-103 R-2 – Rural Two District Uses.
Add Text:

R-2 CONDITIONAL USES [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

- i) 3rd Reading of CCTA25-14 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-103 R-2 – Rural Two District Uses.
Add Text:

R-2 SPECIAL EXCEPTIONS [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 acres and classifies as a medium, major, or mega subdivision. - 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. - Any necessary conditions are imposed for safety, traffic, and impact on the district. - The use is compatible with the district.	814 111 112 113	Private households in the setting of a rural conservation subdivision, along with associated permitted uses	As required in subdivision code

- j) 3rd 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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- k) 2nd Reading of CCMA25-18 CDP Great Falls LLC requests a portion of Tax Map # 161-01-00-059-000 (1.3 acres) located off Ridgeway Road, Great Falls, SC 29055 from Multi-family Residential District (RG-1) to General Commercial District (GC). The Planning Commission voted 6-0 to approve.
- l) 2nd Reading of CCMA25-19 ICB America, LP, a Georgia Limited Partnership requests Tax Map # 080-04-05-026-000 (1.4 acres) located at 527 Great Falls Highway, Chester, SC 29706 from General Commercial District (GC) to Restricted Industrial District (ID-1). The Planning Commission voted 6-0 to approve.
- m) 2nd Reading of CCMA25-20 ICB America, LP, a Georgia Limited Partnership requests Tax Map # 080-04-05-027-000 (0.102 +/- acres) located next to 527 Great Falls Highway, Chester, SC 29706 from General Commercial District (GC) to Restricted Industrial District (ID-1). The Planning Commission voted 6-0 to approve.

9. OLD BUSINESS

- a) From Chester County Transportation Meeting:
 - 1. Reimbursement approval for Road and Sign Materials to the Chester County Roads Department in the amount of \$24,960.15
 - 2. Grant match funding approval in the amount of \$50,000 for TAP Grant
 - 3. Abandonment of Coldstream Circle repairs
 - 4. Recommendation of roads to be paved for 2026 using annual C-Funds

10. NEW BUSINESS

- a) Animal Control Department Update
Jessica Roof, Director
- b) Consideration of approval of multi-year contract with Flock Safety (Flock Group, Inc.)
- c) Discussion concerning County Council created Fire Districts
Vice Chair Erin Mosley, Council Member At-Large

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 P2565
- b) Legal advice/employment matters related to county council created fire districts

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2565
- b) Action taken regarding county council created fire districts

14. COUNCIL COMMENTS

15. ADJOURN

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.