



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, April 7, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) March 17, 2025 Council Meeting Minutes
- b) March 20, 2025 Special Called Meeting/Council Workshop Minutes
- c) March 28, 2025 Council Workshop Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) 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.
- b) 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) 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.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 3rd 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.

- b) Resolution 2025-9 amending Resolution 2024-7 to amend the list of Capital Projects being funded as part of a program of general obligation borrowing; and other related matters.
- c) Resolution 2025-10 providing for changes or additions to the county employee/personnel handbook relating to the grievance policy and procedures, social media policy, and the addition of an Artificial Intelligence (AI) Policy; and providing for other related matters.
- d) Proclamation in Honor of National Dispatcher Week
- e) Proclamation In Support of Fair and Equitable Housing

7. ADMINISTRATOR’S REPORT

8. CONSENT AGENDA

- a) 2nd 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) 3rd 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) 3rd 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.

9. OLD BUSINESS

10. NEW BUSINESS

- a) 1st Reading of CCMA25-13 Daniel Duncan request Tax Map #079-01-10-005-000 located at 610 Saluda Road, Chester, SC 29706 from General Commercial District (GC) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.
- b) 1st 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 from Rural Two District (R2) to Rural One District (R1). The Planning Commission voted 5-0 to deny.

- c) 1st 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.

11. BOARDS AND COMMISSIONS

- a) Catawba Regional Workforce Investment Board Resignation
- b) Catawba Regional Workforce Investment Board Appointment
- c) Hazel Pittman Center Board of Directors Appointment
Bobby Raines, District 3
- d) Parks and Recreation Advisory Board Resignation
Erin Mosley, At-Large
- e) Parks and Recreation Advisory Board Appointment
Erin Mosley, At-Large

12. EXECUTIVE SESSION

- a) Discussion and receipt of legal advice arising from potential representation and litigation related to healthcare issues within the County.
- b) Receipt of legal advice where the legal advice relates to the County Landfill
- c) Receipt of legal advice as it relates to a workers' compensation matter and an EEOC matter.
 - 1) Worker's Compensation Matter- 2116768
 - 2) EEOC Matter- 436-2022-01365
- d) Discussion of a personnel matter related to the County Administrator's Office

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding healthcare issues within the County
- b) Action taken regarding County Landfill
- c) Action taken regarding workers' compensation and EEOC matter
- d) Action taken regarding County Administrator's Office

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.