

# **CHESTER COUNTY COUNCIL MEETING**

## **R. Carlisle Roddey Chester County Government Complex**

1476 J.A. Cochran Bypass Chester, SC 29706

**Monday, July 19th, 2021, at 6:00 PM**

Interim Supervisor Dr. Wylie Frederick Presiding

### **Agenda**

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes** -July 6<sup>th</sup>, 2021 Council minutes.
- 4. Citizen Comments**
- 5. Public Hearing**
  - a. 3<sup>rd</sup> Reading of 2021-7** Ordinance to Repeal section 46-94 of the Chester County Code-transporting loose material.
- 6. Ordinances/Resolutions/Proclamations**
  - a. 3<sup>rd</sup> Reading of 2021-7** Ordinance to Repeal section 46-94 of the Chester County Code-transporting loose material.
  - b. Resolution 2021-14** To Provide A Certification Pursuant To The South Carolina Textile Communities Revitalization Act (S.C. Code Section 12-65-10 Et Seq.) For The Property Formerly Known As The Manetta Mill On Edgeland Road In Chester County, South Carolina.
- 7. Old Business**
  - a.** Update regarding white water construction in Great Falls- Councilman Vaughn-Christy Churchill (Duke Energy).
  - b. 3<sup>rd</sup> Reading of CCMA21-02:** Chester Land Holdings, LLC. Request Tax Map # 123-00-00-032-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development) *Planning Commission voted 3-4 to deny.*
  - c. 3<sup>rd</sup> Reading of CCMA21-04:** Chester Land Holdings, LLC. Request Tax Map # 123-00-00-078-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development) *Planning Commission voted 7-0 to deny.*
  - d. 3<sup>rd</sup> Reading of CCMA21-15:** JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-024-000 located off Hwy 9, Richburg, SC be rezoned from RS-1 (Single Family) to PD (Planned Development). *Planning Commission voted 4-2 to approve.*
  - e. 3<sup>rd</sup> Reading of CCMA21-16:** JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-027-000 located off Hwy 9, Richburg, SC be rezoned from R2 (Rural Two) to PD (Planned Development). *Planning Commission voted 4-2 to approve.*

**f. 3<sup>rd</sup> Reading of CCMA21-17:** - David Woods request Tax Map # 079-01-14-017-000 located at 730 Sugarplum Road, Chester be rezoned from RG-1 (Multi Family) to RG-2 (General Residential). *Planning Commission voted 7-0 to approve.*

**g. 3<sup>rd</sup> Reading of CCMA21-18:** - Eugene Raffaldt request Tax Map # 161-01-00-011-000 located at 5584 Brooklyn Road, Great Falls be rezoned from RG-1 (Multi Family) to RG-2 (General Residential). *Planning Commission voted 7-0 to approve.*

**h. 3<sup>rd</sup> Reading of CCMA21-19:** - Carolina Gypsum, LLC request Tax Map # 080-02-02-006-000 located at 531 Wilson Street, Chester be rezoned from GC (General Commercial) to ID-2 (Limited Industrial). *Planning Commission vote 7-0 to approve.*

**8. New Business**

- a. Award of Bid for the Hazmat building in the amount of \$1,173,000.00 to JM Cope. – Jarrett Davis.
- b. Discuss adding a 90-day moratorium on new planned development applications. County Council
- c. Discuss a workshop with municipalities, Planning Commission and County Council for possible text changes, new zoning categories required for planned development applications. County Council.
- d. Discussion by County Council whether to revisit the revised Comprehensive and Gateway Plan also propose a Hwy Nine Corridor Plan. County Council.

**9. Boards and Commissions**

- a. Resignation from the Rural Fire Commission-Interim Dr. Frederick.
- b. Appointment to the Fort Lawn Fire Protection Board- Councilman Jordan.

**10. Executive Session**

- a. To receive legal advice regarding Gallo. Attorney Winters.
- b. To receive legal advice regarding Project 2043. Attorney Winters.
- c. To receive legal advice regarding Project 2106. Attorney Winters.
- d. To receive legal advice regarding Project 2164. Attorney Winters.
- e. To discuss a contractual matter regarding infrastructure. Attorney Winters.

**11. Council Actions Following Executive Session**

- a. Action taken regarding legal advice of Gallo.
- b. Action taken regarding legal advice for Project P2043.
- c. Action taken regarding legal advice for Project P2106.
- d. Action taken regarding legal advice for Project P2164.
- e. Action taken regarding legal advice for infrastructure.

**12. Council Comments**

**13. 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.

↓ \*\*\*PUBLIC NOTICE\*\*\* ↓

Chester County Council has relaxed some of the COVID measures put into place for personal appearances at County Council meetings but continues to encourage social distancing while in County facilities.

**Citizens Comments:**

Please sign the sign-in sheet upon arrival, name, address and telephone number.  
Each citizen will be limited to three minutes.  
Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group.

**Public Hearings:**

Please sign the sign-in sheet upon arrival, name, address and telephone number and topic.  
Each speaker will be limited to a three-minute presentation.  
Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group.

**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.

Fishing Creek Dam  
1924

Landsford Canal  
1823



Aaron Burr Rock  
1806