



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, November 6th, 2023 at 6:00 PM

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. October 16, 2023 Council minutes.
- 4. Citizen Comments**
- 5. Ordinances/Resolutions/Proclamations**
 - a. A Proclamation Recognizing Family Court Awareness Month.
 - b. **2023-25** A Resolution to Amend the Assessor's Organization Chart to add the Position Deputy Assessor Director.
 - c. **2023-26** A Resolution to Amend the Magistrate's Organization Chart for Magistrates Court.
 - d. **2023-27** A Resolution to Amend the Public Work's Organization Chart to Amend the Title of The Position Currently Known as Nuisance Abatement Officer.
 - e. **2023-28** A Resolution to Establish the Capital Reserve Fund and To Approve Certain Expenditures as Available.
 - f. **1st Reading in Title Only of 2023-20** Authorizing An Amendment To The Infrastructure Credit Agreement, By And Between Chester County, South Carolina, And Morcon, Inc., Dated September 6, 2022, To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters.
- 6. Administrator's Report**
- 7. Old Business**
 - a. **2nd Reading of CCMA23-11** Tatyana Latil Kelly request Tax Map #069-04-02-051-000 located at 522 Gloria Drive, off Pinckney Road to be rezoned from Multi-Family Residential District (RG-1) to General Residential District (RG-2). The Planning Commission voted 6-0 to approve.
 - b. **2nd Reading of CCMA23-12** Griffin Land Holdings, LLC C/O John H. Ross request Tax Map #106-00-00-121-000 located at Highway 9 and Highway 909 to be rezoned from Rural Two District (R-2) to Limited Industrial District (ID-2). The Planning Commission voted 6-0 to approve with a five-year reverter clause and no entry off Rodman Road.
 - c. **2nd Reading of CCMA23-13** Jeff Sanders request Tax Map #115-00-00-102-000 located at 2707 Lancaster Hwy., Chester, SC 29706 to be rezoned from Restricted Industrial District (ID-1) to Limited Industrial District (ID-2). The Planning Commission voted 6-0 to approve.

d. Request to add a streetlight on the corner of Meadowbrook Road and Nelson Road. Councilman Killian.

8. New Business

a. 1st Reading of CCMA23-14 Robert Reid and Craig Shaftner request Tax Map #124-00-00-008-000 located at 3353 Edgeland Road, Richburg, SC 29729 to be rezoned from Rural Two District (R2) to General Commercial District (GC). Planning Commission voted 6-0 to deny.

b. 1st Reading of CCMA23-15 Rodney L. Coldwell request Tax Map #069-01-00-035-000 located at 619 Pine Ridge Road, Chester, SC 29706 to be rezoned from Multi-Family Residential District (RG-1) to Limited Commercial District (LC). Planning Commission voted 4-2 to approve.

c. 1st Reading of CCTA23-02 RS-1 – Chester County Zoning Ordinance – Text Amendment Single Family Residential District Uses Chapter 4 § 4-109 RS-1 Special Exception Recommendation to Remove Text: RS-1 SPECIAL EXCEPTION Item #2. Planning Commission voted 6-0 to approve.

2. Clustered single-family development, provided the Board of Zoning Appeals determines:	NAICS CODE	NAICS DESCRIPTION	PARKING
a. detached single-family units on minimum of 2 acre development parcel; b. Minimum individual lot size of 14,520 square feet; c. lot requirements per house may be waived; d. zero interior lot line setback may be allowed; e. Subdivision Regulations are met; f. adequate provisions for access and traffic safety providing for safe and efficient access into, within, and out of the development for the vehicles, pedestrians and emergency vehicles; g. public water and sewer are available for the property; h. the use is compatible with the district.	N/A	Private households	2 for each dwelling unit

d. 1st Reading of CCTA23-03 PD – Chester County Zoning Ordinance – Text Amendment Planned Development District Regulations Chapter 4 § 4-130 Recommendation to add New Text: PD Planned Development District Regulations. Planning Commission voted 6-0 to approve.

Maximum number of units	The number of units shall not exceed the guaranteed allotment for service of water and wastewater. Should the water and wastewater guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.
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- e. Request to accept Grants awarded to the Sheriff Department-Sheriff Dorsey
 1. Justice Assistance Grant # 5G004520 Spectrometer for Narcotics Division \$27,000-10% match.
 2. Justice Assistance Grant # 5G001023 Court Security Radios \$19,440-10% match.
 3. Federal Fiscal Year 2024 Highway Safety Grant (Overtime for Checkpoints for DUI \$23,000- 0% match.
 4. Highway Safety Grant- In car camera maintenance and storage \$10,000 – 0% match.
 5. Hwy Safety Grant-Body Worn Camera maintenance and storage \$67067.49 -0% match.

9. Executive Session

- a. Receive legal advice regarding Economic Development.
- b. Economic Development Matter-Project 2106.
- c. Receive legal advice regarding real estate matters.
- d. Personnel matter regarding the Administrator’s Office.

e. Receive legal advice regarding Economic Development Matters.

10. Council Actions Following Executive Session

- a. Action taken regarding Economic Development.
- b. Action taken regarding Project 2106.
- c. Action taken regarding real estate matters.
- d. Action taken regarding the Administrator’s Office.
- e. Action taken regarding Economic Development matters.

11. Council Comments

12. 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.