



CHESTER COUNTY COUNCIL MEETING

**R. Carlisle Roddey Chester County Government Building
1476 J.A. Cochran Bypass Chester, SC 29706
Monday, February 5th, 2024 at 6:00 PM**

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. January 16th, 2024 Council Minutes.
 - b. February 2nd, 2024 Special Called Minutes.
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. **3rd Reading of 2024-1** To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act. (to be named the Chester County Historical Cemetery Advisory Committee.)
- 6. Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading of 2024-1** To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act. (to be named the Chester County Historical Cemetery Advisory Committee.)
 - b. **1st Reading of 2024-2** Amending Ordinance 2021-8 To Adopt To The County's General Fund Balance Policy; And To Provide For Other Related Matters.
 - c. **1st Reading of 2024-3** Providing For The Allocation Of Fees Received From Development Agreements, Project Agreements, And Other Similar Arrangements Entered Into By The County And One Or More Developers; And Providing For Other Related Matters.
 - d. **1st Reading of 2024-4** To Amend Chapter 2: Administration, Article Iv: Officers And Employees, Division 5 – County Attorney, Of The Code Of Ordinances Of The County Of Chester, South Carolina, To Provide For The Position Of County Attorney; And Other Related Matters.
 - e. **1st Reading of 2024-5** Providing For The Allocation Of Funds Held In The County's Capital Project Fund; And Providing For Other Related Matters.
- 7. Administrator's Report**

8. Old Business

- a. **3rd Reading of CCMA23-17** Kabelo Ramatapa request Tax Map #079-01-10-011-000 off Saluda Road, located behind 2051 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission voted 6-0 to approve.
- b. Update regarding Capital Project Sales Tax. Project Manager Harold Hayes.

9. New Business

From CTC: Consent Agenda for 9.a and b.

- a. Approval of Reimbursement for \$ 30,366.41 for road/sign materials to the Road Department.
- b. Approval of bid 22-54.07 Chester CTC 2024 Resurfacing of 12 Roads to LCI- Lineberger Construction, Inc in the amount of \$ 1,532,460.78 dollars.
- c. Consideration of Bond for Woodhaven Planned Development District. (Village Drive). Attorney Kozlarek.
- d. Approval to use fund balance to purchase a grass truck in the amount of \$ 27,300 dollars for the Lewis Tax District. Jay Williams
- e. **1st Reading of CCMA24-01** Krystal and Mike O'Connor request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission voted 6-0 to approve, contingent the closing on the property must be by April 1st, 2024, if property has not closed by April 1st, 2024 the zoning would revert back to RS1.
- f. **1st Reading of CCMA24-02** Trent Erving for EP Group LLC request Tax Map #079-04-04-008-000 located at 614 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- g. **1st Reading of CCMA24-03** Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- h. **1st Reading of CCMA24-04** Trent Erving for EP Group LLC request Tax Map #079-04-04-028-000 located at 622 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- i. **1st Reading of CCMA24-05** Trent Erving for EP Group LLC request Tax Map #079-04-04-029-000 located at 624 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.

10. Boards and Commissions

- a. Resignation from the Zoning Board of Appeals- Councilman Killian.
- b. Appointment to the Zoning Board of Appeals. - Councilman Killian.
- c. Appointment to the Planning Commission. - Councilman Guy.
- d. Appointment to the Tax Assessment Board. - Councilman Guy.
- e. Appointment to the Radio Advisory Committee Board. – County Council.
- f. Appointment to the Lando Fire Protection District. - County Council.

11. Executive Session

- a. Economic Development matter project 2373.
- b. To receive legal advice regarding CWR.
- c. To receive legal advice regarding solar panels.
- d. To receive legal advice regarding Great Falls Fire Department.
- e. To discuss a personnel matter-Clerk to Council

12. Council Actions Following Executive Session

- a. Action taken regarding project 2373.
- b. Action taken regarding CWR.
- c. Action taken regarding solar panels.
- d. Action taken regarding the Great Falls Fire Department.
- e. Action taken regarding Clerk to Council matter.

13. Council Comments

14. 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.