



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, March 4, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) February 20, 2024 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) Needs and Assessment Hearing for Community Development Block Grant
Grazier Rhea, Catawba Regional Council of Governments
- b) 3rd Reading of 2024-2
Amending Ordinance 2021-8 to adopt to the County's General Fund Balance Policy and provide for other related matters.
- c) 3rd 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) 3rd Reading of 2024-4
Amending Chapter 2: Administration, Article IV: Officers and Employees, Division 5 – County Attorney, of the Code of Ordinances of Chester County to provide for the position of County Attorney and other related matters.
- e) 3rd Reading of 2024-5
Providing for the allocation of funds held in the County's Capital Project Fund and providing for other related matters.

f) 3rd 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.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) 2nd Reading of 2024-7

Revoking existing employee/personnel handbooks and related employment policies and procedures and their related enabling ordinances and resolutions; adopting an employee/personnel handbook; confirming the County Administrator's authority to set administrative employment policies and procedures; making conforming changes to the County Code of Ordinances; and providing for other related matters.

b) 2nd Reading of 2024-8

Revoking existing procurement/contracting policies, handbooks, and manuals and related policies and procedures and their related enabling ordinances; adopting a procurement/contracting manual, including the use of purchasing cards; confirming the county administrator's authority to set administrative policies and procedures; making conforming changes to the County Code of Ordinances; and providing for other related matters.

c) 1st Reading of 2024-9

To amend the County's organizational chart to provide for reorganization of and positions in Animal Control and County Fire (formerly Rural Fire); and to provide for related matters.

d) 1st Reading of 2024-10

To amend Chapter 46 – streets, sidewalks, and other public property, Article IV – Use of public roads, Sections 46-93 of the Code of Ordinances of the County of Chester, South Carolina, to provide for revisions to litter enforcement; and to provide for other related matters.

e) Resolution (2024-1) to accept the Memorandum of Understanding for Great Falls Fire Department.

7. CONSENT AGENDA

- a) 3rd Reading of 2024-2
Amending Ordinance 2021-8 to adopt to the County's General Fund Balance Policy and provide for other related matters.

- b) 3rd 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.

- c) 3rd Reading of 2024-4
Amending Chapter 2: Administration, Article IV: Officers and Employees, Division 5 – County Attorney, of the Code of Ordinances of Chester County to provide for the position of County Attorney and other related matters.

- d) 3rd Reading of 2024-5
Providing for the allocation of funds held in the County's Capital Project Fund and providing for other related matters.

- e) 3rd 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) 2nd Reading of 2024-6
To amend Chapter 2: Administration, Article II: County Council, Section 2-26 – Clerk, of The Code of Ordinances of The County of Chester, South Carolina

8. CONSENT AGENDA

Approval of the Consent Agenda will uphold the Planning Commission's decision to deny the rezoning request.

- a) 3rd 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.

- b) 3rd 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.

- c) 3rd 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.

- d) 3rd 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.

9. ADMINISTRATOR'S REPORT

10. OLD BUSINESS

11. NEW BUSINESS

- a) Emergency Services Update
Kell Benson, Emergency Services Director

12. EXECUTIVE SESSION

13. ACTIONS FOLLOWING EXECUTIVE SESSION

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.

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.