



Chester County Council Meeting

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

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) April 15, 2024 Council Meeting Minutes
- b) April 30, 2024 Budget Workshop Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) 3rd Reading of CCMA24-06 Michael R. Franklin requests Tax Map #079-04-02-002-000 at 651 Lancaster Hwy., Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) Proclamation declaring May as Mental Health Awareness Month

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

- a) 3rd Reading of CCMA24-06 Michael R. Franklin requests Tax Map #079-04-02-002-000 at 651 Lancaster Hwy., Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.

- b) Chester County Welcome Sign Discussion
Harold Hayes, Project Manager
- c) Public Works Department Update
Robert Hall, Public Works Director
- d) From Chester County Transportation Committee Meeting:
 - 1. Action taken regarding Road and Sign Reimbursements in the amount of \$52,486.07

9. NEW BUSINESS

- a) Land Water Conservation Fund Grant Compliance
Justin Hancock, SC PRT
- b) Discussion concerning Viewpoint with Dennis Quaid Television Broadcast
Robert Long, Economic Development Director
- c) Consideration of Retail Strategies Consulting Services Agreement
Robert Long, Economic Development Director
- d) 1st Reading of CCMA24-07 Christopher Michael Berry request Tax Map #153-00-00-050-000 (2.25 acres) at 2500 Landsford Road, Catawba, SC 29704 from Agricultural District (AG) to Rural Two District (R2). Planning Commission voted 5-0 to approve.
- e) 1st Reading of CCMA24-08 Clairssia Simpson request Tax Map #079-03-08-043-000 located at 148 McClure Street, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.
- f) 1st Reading of CCMA24-09 Gloria Mangum and Christian Phillips request Tax Map #126-00-00-101-000 located at 800 Old Mill Road, Richburg, SC 29729 from Rural Two District (R2) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.

10. BOARDS AND COMMISSIONS

11. EXECUTIVE SESSION

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2373

- b) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2424
- c) Real estate matter – legal advice regarding development agreements
- d) Legal advice concerning Economic Development solar projects
- e) Discussion of personnel matter regarding County Administration
- f) Discussion of personnel matter regarding County Attorney
- g) Discussion of personnel matter regarding Clerk to Council

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2373
- b) Action taken regarding Project P2424
- c) Action taken regarding real estate matter
- d) Action taken regarding solar projects
- e) Action taken regarding County Administration personnel matter
- f) Action taken regarding County Attorney personnel matter
- g) Action taken regarding Clerk to Council personnel 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.