



# CHESTER COUNTY COUNCIL MEETING

**R. Carlisle Roddey Chester County Government Building  
1476 J.A. Cochran Bypass Chester, SC 29706  
Tuesday, January 16, 2024 at 6:00 PM**

## AGENDA

1. **Call to Order**
2. **Pledge of Allegiance and Invocation**
3. **Approval of Minutes**
  - a. January 2<sup>nd</sup>, 2024 Council Minutes.
4. **Citizen Comments**
5. **Ordinances/Resolutions/Proclamations**
  - a. **2<sup>nd</sup> Reading of 2024-1** To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act.
6. **Administrator’s Report**
7. **Old Business**

a. **3<sup>rd</sup> 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. **3<sup>rd</sup> Reading of CCT23-04 GC** – Chester County Zoning Ordinance – Text Amendments General Commercial Regulations CONDITIONAL USE Chapter 4 § 4-117. Recommendation to add New Text: GC General Commercial District Regulations. Planning Commission voted 5-0 to approve.

<p><b>6. Meat Processing (Deer Meat Only), provided all following conditions are met:</b></p> <p>a. structure in which processing takes place must be 100 feet from property lines;</p> <p>b. during processing deer carcasses, must not be visible from public view;</p> <p>c. all remains must be discarded in accordance with applicable DHEC regulations.</p>	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
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c. **3<sup>rd</sup> Reading of CCTA23-05 Chapter 3§3-107 Accessory Structure Application- Text Amendment** Recommendation to add New Text: **New** text to be added is in **Red**. Planning Commission voted 6-0 to approve.

**§ 3-107 Accessory Structure Application.**

- a. No accessory structure or building shall be constructed prior to construction of the principle building on the lot. Buildings intended to serve as accessory structures constructed prior to the principal buildings shall be considered the principal building and shall meet all applicable district and building code regulations. (Exception: Property classified as Agriculture use in the Tax Assessor’s Office) **However, automobile garages and carports shall be allowed to be in front of the principal building by meeting the front yard setback for the applicable district.**
- b. Accessory structures shall be located in the rear or sides of the principal building and shall meet accessory yard setbacks and applicable district regulations.
- c. Manufactured or Mobile Homes cannot be used as accessory units.
- d. Accessory buildings shall occupy the same lot as the principal building unless identified as agriculture use.

**d. 3rd Reading of CCMA23-16** Malissa P. Church request Tax Map #104-00-00-026-000 located at 1843 Greenarch Drive Rock Hill, SC, 29730 to be rezoned from Rural Two District (R2) to Rural One District (R1). Planning Commission voted 5-0 to approve.

**e. 2nd 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 vote 6-0 to approve.

f. Update on Parks/Recreation & Tourism Department. Director Stoudenmire.

**8. Boards and Commissions**

- a. Resignation from the Planning Commission. Councilman Guy.
- b. Appointment to the Library Board. Councilman Guy

**9. Executive Session**

- a. Economic Development Matter Project 2373.
- b. Personnel matter regarding County Council.
- c. Receive legal advice regarding Great Falls Fire Department.

**10. Council Actions Following Executive Session**

- a. Action taken regarding Project 2373.
- b. Action taken regarding personnel matter of County Council.
- c. Action taken regarding legal advice of the Great Falls Fire Department.

**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.