



CHESTER COUNTY COUNCIL MEETING

**R. Carlisle Roddey Chester County Government Building
1476 J.A. Cochran Bypass Chester, SC 29706
Tuesday, January 2, 2024 at 6:00 PM**

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. December 4th, 2023 Council minutes.
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. **3rd Reading of 2023-20** An Ordinance Authorizing the Execution and Delivery Of An Amended And Restated Infrastructure Credit Agreement By And Among Chester County, South Carolina, Morcon, Inc, And JFR Acquisition, LLC To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters.
- 6. Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading of 2023-20** An Ordinance Authorizing the Execution and Delivery Of An Amended And Restated Infrastructure Credit Agreement By And Among Chester County, South Carolina, Morcon, Inc, And JFR Acquisition, LLC To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters.
 - b. **1st Reading of 2024-1** To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act.
- 7. Administrator's Report**
- 8. Old Business**
 - a. **3rd 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 a five-year reverter clause and no entry off Rodman Road.
 - b. **2nd 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.

c. Discussion regarding CCMA23-14 known as TM # 124-00-00-008-000 rezoning from R2 Rural Two to GC General Commercial. County Council.

d. **2nd 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>6. Meat Processing (Deer Meat Only), provided all following conditions are met:</p> <ul style="list-style-type: none"> a. structure in which processing takes place must be 100 feet from property lines; b. during processing deer carcasses, must not be visible from public view; c. all remains must be discarded in accordance with applicable DHEC regulations. 	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
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e. **2nd 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.

9. New Business

a. **1st 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.

10. Boards and Commissions

- a. Resignation from the Lando Fire Protection District. -County Council
- b. Appointment to the Radio Advisory Committee. - County Council
- c. Appointment to the Catawba Workforce Investment Board. - County Council

11. Executive Session

- a. Personnel matter regarding County Council.
- b. Personnel matter regarding the County Administrator's Office.
- c. Personnel matter regarding Emergency Services Department.

12. Council Actions Following Executive Session

- a. Action taken regarding a personnel matter of County Council.
- b. Action taken regarding a personnel matter in the County Administrator's Office.
- c. Action taken regarding a personnel matter in the Emergency Services Department.

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.