



# CHESTER COUNTY COUNCIL MEETING

## **R. Carlisle Roddey Chester County Government Complex**

**1476 J.A. Cochran Bypass Chester, SC 29706**

**Monday, November 20th, 2023 at 6:00 PM**

### **Agenda**

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
  - a. November 6<sup>th</sup>, 2023 Council Minutes.
- 4. Citizen Comments**
- 5. Ordinances/Resolutions/Proclamations**
  - a. **2<sup>nd</sup> Reading of 2023- 20** Authorizing An Amendment To The Infrastructure Credit Agreement, By And Between Chester County, South Carolina, And Morcon, Inc., Dated September 6, 2022, To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters.
- 6. Administrator's Report**
- 7. Old Business**
  - a. Update regarding the Chester County Tourism Video.- Director Britt Stoudenmire.
  - b. **3<sup>rd</sup> Reading of CCMA23-11** Tatyana Latil Kelly request Tax Map #069-04-02-051-000 located at 522 Gloria Drive, off Pinckney Road to be rezoned from Multi-Family Residential District (RG-1) to General Residential District (RG-2). The Planning Commission voted 6-0 to approve.
  - c. **3<sup>rd</sup> Reading of CCMA23-13** Jeff Sanders request Tax Map #115-00-00-102-000 located at 2707 Lancaster Hwy., Chester, SC 29706 to be rezoned from Restricted Industrial District (ID-1) to Limited Industrial District (ID-2). The Planning Commission voted 6-0 to approve.
  - d. **2<sup>nd</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.
  - e. **2<sup>nd</sup> Reading of CCMA23-15** Rodney L. Coldwell request Tax Map #069-01-00-035-000 located at 619 Pine Ridge Road, Chester, SC 29706 to be rezoned from Multi-Family Residential District (RG-1) to Limited Commercial District (LC). Planning Commission voted 4-2 to approve.

**f. 2<sup>nd</sup> Reading CCTA23-02** RS-1 – Chester County Zoning Ordinance – Text Amendment Single Family Residential District Uses Chapter 4 § 4-109 RS-1 Special Exception Recommendation to Remove Text: RS-1 SPECIAL EXCEPTION Item #2. Planning Commission voted 6-0 to approve.

<p><b>2. Clustered single-family development</b>, provided the Board of Zoning Appeals determines:</p> <ul style="list-style-type: none"> <li>a. detached single-family units on minimum of 2 acre development parcel;</li> <li>b. Minimum individual lot size of 14,520 square feet;</li> <li>c. lot requirements per house may be waived;</li> <li>d. zero interior lot line setback may be allowed;</li> <li>e. Subdivision Regulations are met;</li> <li>f. adequate provisions for access and traffic safety providing for safe and efficient access into, within, and out of the development for the vehicles, pedestrians and emergency vehicles;</li> <li>g. public water and sewer are available for the property;</li> <li>h. the use is compatible with the district.</li> </ul>	<p><b>NAICS CODE</b> N/A</p>	<p><b>NAICS DESCRIPTION</b> Private households</p>	<p><b>PARKING</b> 2 for each dwelling unit</p>
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**g. 2<sup>nd</sup> Reading of CCTA23-03** PD – Chester County Zoning Ordinance – Text Amendments Planned Development District Regulations Chapter 4 § 4-130 Recommendation to add New Text: PD Planned Development District Regulations. Planning Commission voted 6-0 to approve.

<p>Maximum number of units</p>	<p>The number of units shall not exceed the guaranteed allotment for service of water and wastewater. Should the water and wastewater guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.</p>
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**8. New Business**

- a. Approval of Bid Project 22209-0012 Lewis Fire Station to lowest bidder Faulkner Development and Engineering in the amount of \$874, 530.00 dollars. Project Manager Harold Hayes.
- b. Approval of the 2024 Council & CTC Meeting Dates.

**9. Executive Session**

- a. Personnel matter regarding the County Administrator.

**10. Council Actions Following Executive Session**

- a. Action taken regarding the County Administrator.

**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