



# 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**

### **MINUTES**

**Present:** Vice Chairman Pete Wilson, Councilwoman Erin Mosley, Councilman Mike Vaughn, Councilman Corey Guy, Councilman John Agee, County Attorney Joanie Winters and Clerk to Council Karen Lee.

**Absent:** Chairman Joe Branham with prior notification and Councilman William Killian.

1. **Call to Order-**Vice Chairman Wilson called the meeting to order. He asked for a motion to amend the agenda to strike item 5.a, the company had requested to delay the second reading to the next meeting in order to include their landlord in the agreement. Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Motion carried.
2. **Pledge of Allegiance and Invocation.** Pledge was recited in unison: Councilman Guy gave the invocation.
3. **Approval of Minutes**
  - a. **November 6<sup>th</sup>, 2023 Council Minutes.** Councilman Vaughn motioned to approve, second by Councilman Guy. Motion carried.
4. **Citizen Comments**

Jason Alt, 3391 Edgeland Rd, Richburg, SC addressed Council regarding being opposed to the rezoning of CCMA23-14.

Michael McClinton, 620 Pineridge Road, Chester, SC addressed Council regarding being opposed to the rezoning of CCMA23-15.

Edna McClinton, 620 Pineridge Road, Chester, SC addressed Council regarding being opposed to the rezoning of CCMA23-15.
5. **Ordinances/Resolutions/Proclamations**

*Removed from agenda, see item 1.*

~~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 Morecon, Inc., Dated September 6, 2022, To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters.**~~
6. **Administrator's Report**

Administrator Hester stated besides the report he had sent to Council last week he did not have anything further to add.
7. **Old Business**
  - a. **Update regarding the Chester County Tourism Video.- Director Britt Stoudenmire.**

Mr. Stoudenmire presented a rough cut of the tourism video and stated on February 1<sup>st</sup> at the Gateway the first annual tourism fair will take place from 2pm to 8pm. They plan to show the long version of the video. Tourism vendors with their exhibits along with food trucks and no cost to the guest or vendors will also be there.

b. **3rd 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. Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Motion carried.

c. **3rd 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. Councilman Agee motioned to approve, second by Councilwoman Mosley. Motion carried.

d. **2nd 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. Councilman Agee motioned to deny, second by Councilwoman Mosley. Vote 4-1 to deny. Vice Chairman Wilson opposed.

e. **2nd 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. Councilman Guy motioned to deny, second by Councilman Vaughn. Vote 4-1 to deny. Vice Chairman Wilson opposed.

f. **2nd 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.**

2. Clustered single-family development, provided the Board of Zoning Appeals determines:	NAICS CODE	NAICS DESCRIPTION	PARKING
<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>	N/A	Private households	2 for each dwelling unit

Councilman Vaughn motioned to approve, second by Councilman Agee. Motion carried.

g. **2nd 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.**

Maximum number of units	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.
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Councilman Agee motioned to approve, second by Councilwoman Mosley. Motion carried.

**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.**  
Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Motion carried.

**b. Approval of the 2024 Council & CTC Meeting Dates.**

Councilman Guy motioned to approve second by Councilwoman Mosley. Motion carried.

**9. Executive Session**

Councilman Guy motioned to go to executive session, second by Councilwoman Mosley. Motion carried.

**a. Personnel matter regarding the County Administrator.**

**10. Council Actions Following Executive Session**

Councilman Guy motioned to go back to regular session, second by Councilwoman Mosley. Motion carried.

**a. Action taken regarding the County Administrator.** Taken as information.

**11. Council Comments**

Councilman Agee let everyone know the Richburg Christmas parade would be held on December 9<sup>th</sup>, Lowrys Christmas parade on the 16<sup>th</sup>, and the Fort Lawn Christmas parade on December 9<sup>th</sup>.

Councilman Guy stated on November 28<sup>th</sup> district five will hold another town hall meeting at the Chester County War Memorial building at 6pm.

Councilman Vaughn recognized the Fort Lawn Community Center who fed the whole county by distributing food to county citizens.

**12. Adjourn**

Councilwoman Mosley motioned to adjourn, second by Councilman Guy. Motion carried to adjourn.

Time: 7:30 PM

*Karen Lee, Clerk to Council*