



# **CHESTER COUNTY COUNCIL MEETING**

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

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

**Monday, December 4th, 2023 at 6:00 PM**

### **Agenda**

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
  - a. November 20<sup>th</sup>, 2023 minutes.
- 4. Citizen Comments**
- 5. Ordinances/Resolutions/Proclamations**
  - a. **2nd 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. **2023-29 Resolution** To declare a Revocable Resolution to pause any further Residential Subdivision or Planned Development in Certain Limited Areas of Chester County.
- 6. Administrator's Report**
- 7. Old Business**
  - a. Update regarding the Burnt Meeting House Cemetery. - Rev. Neely Gaston.
  - b. **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.
  - c. **3rd 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.

**d. 3<sup>rd</sup> Reading of 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. <b>Clustered single-family development</b> , provided the Board of Zoning Appeals determines:	NAICS CODE	NAICS DESCRIPTION	PARKING
a. detached single-family units on minimum of 2 acre development parcel; b. Minimum individual lot size of 14,520 square feet; c. lot requirements per house may be waived; d. zero interior lot line setback may be allowed; e. Subdivision Regulations are met; 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; g. public water and sewer are available for the property; h. the use is compatible with the district.	N/A	Private households	2 for each dwelling unit

**e. 3<sup>rd</sup> Reading of CCTA23-03** PD – Chester County Zoning Ordinance – Text Amendment 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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**8. New Business**

**a. 1<sup>st</sup> 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.

**b. Council** to approve a matching grant for the first phase for lighting projects in the amount of \$6884 dollars for the Chester Catawba Regional Airport. Airport Director Keith Roach.

**c. 1<sup>st</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.

6. <b>Meat Processing (Deer Meat Only), provided all following conditions are met:</b>	NAICS CODE	NAICS DESCRIPTION	PARKING
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

**d. 1<sup>st</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 5-0 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.
- e. Approval of Enterprise IT Security backup and disaster recovery solution for a three-year contract in the amount of \$ 80,433.34 dollars. IT Director David Schuelke.

**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.