



**CHESTERFIELD COUNTY COUNCIL
PLANNING AND ZONING COMMITTEE MEETING
COUNCIL CHAMBERS**

June 30, 2025 8:30 A.M.

PRESENT: Todd Smallwood, Committee Chair; and Committee Members Dr. Lawrence Brand and Brandon Price.

OTHERS PRESENT: Council Chair Mary Anderson; Council Members Ethan Foard, Hattie Burns, and Bishop Johnnie McLendon; Timothy L. Eubanks, Administrator; Michelle Stanley, Finance Director/Assistant Administrator; Derrick Outen, Codes Enforcement Director; Coleman R. Bryant, County Attorney; Susie Boswell, Clerk to Council; Becky Wetzel; Ronnie Jenkins – Horizon Homes; Stephanie Chun; and Teresa Spencer.

PRESS: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 178 Mill Street, Chesterfield, SC, and the County Website (www.chesterfieldcountysc.com). In addition, it was made available to the newspapers and concerned citizens (*upon request*).

CALL TO ORDER

Committee Chair Smallwood called the meeting to order.

ADOPTION OF AGENDA

Committee Member Price made a motion to adopt the June 30, 2025 meeting agenda. Committee Member Brand seconded the motion. Voting in favor of the motion was unanimous. Motion passed.

APPROVAL OF MINUTES

a. May 9, 2024 – Committee Meeting

Committee Member Brand made a motion to approve the May 9, 2024 meeting minutes. Committee Member Price seconded the motion. Voting in favor of the motion was unanimous. Motion passed.

NEW BUSINESS

a. Lot Size Restrictions – Derrick Outen, Codes Director

There was a discussion regarding lot size restrictions and enforcement of these restrictions.

b. Temporary Moratorium on Issuance of Permits for Establishment of Mobile Home Parks, RV Parks and Subdivisions – Derrick Outen, Codes Director

There was a discussion regarding revisions to the Mobile Home Park Ordinance, RV Park Ordinance, and Subdivision Ordinance.

c. Zoning Ordinance and Land Development Ordinance Discussion – Derrick Outen, Codes Director

There was a discussion regarding revisions that needed to be made to the Zoning Ordinance and Land Development Ordinance. These revisions would include changes to the Mobile Home Park Ordinance, RV Park Ordinance, and Subdivision Ordinance.

Mr. Outen advised that he had received an estimate from Pee Dee Regional Council of Governments (Pee Dee COG) for such revisions at an amount not to exceed \$40,000.00. Pee Dee COG assists many counties in the development of these types of ordinances.

Committee Member Brand made a motion to recommend to full Council that they authorize the Administrator to enter into an agreement with Pee Dee COG for the implementation/revisions of said Ordinances. Committee Member Price seconded the motion. Voting in favor of the motion was unanimous. Motion passed.

d. Chesterfield County Joint Planning Commission – Derrick Outen, Codes Director

There was a discussion regarding members of the Chesterfield County Joint Planning Commission that were not attending the meetings.

ADJOURN

Committee Member Brand made a motion to adjourn. Committee Member Price seconded the motion. Voting in favor of the motion was unanimous. Motion passed.

APPROVED:



Todd Smallwood, Committee Chair
Planning and Zoning Committee
Dated: October 10, 2025

ATTEST:



Betty M. Boswell
Clerk to Council