



# Chester County Transportation Committee Meeting

R. Carlisle Roddey Government Building  
1476 J A Cochran Bypass | Chester, SC 29706  
Monday, May 6, 2024 | 5:45 PM

## **AGENDA**

### **1. CALL TO ORDER**

### **2. APPROVAL OF MINUTES**

- a) February 5, 2024 CTC Meeting Minutes

### **3. NEW BUSINESS**

- a) Approval of Road and Sign Reimbursements in the amount of \$52,486.07  
Robert Hall, Public Works Director
- b) 2022/23 Road Paving Projects Update  
Brian Faulkenberry, Infrastructure Consulting & Engineering LLC (ICE)

### **4. ADJOURN**



# Chester County, South Carolina

Roads Department  
Post Office Drawer 580  
Chester, SC 29706

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April 22, 2024

To: Chester County Transportation Committee

From: Chester County Road Department

Re: Reimbursement for Road Materials for Chester County Roads

Dear CCTC Members,

Please reimburse the following account (100-401-5225) for County road maintenance materials purchased between December 8, 2023 and March 20, 2024 as listed below:

Heidelberg Materials (Gravel and Rip Rap) - **\$42,035.17**

4S Sign & Supply Inc and Coldprovia - **\$10,450.90**

The total amount for this period is **\$52,486.07**

Regards,

A handwritten signature in black ink that reads "Randy Hall".

Randy Hall  
Roads Department Supervisor

**ROADS DEPARTMENT MATERIAL REIMBURSEMENT REPORT  
DECEMBER 08, 2023 TO MARCH 20, 2024**

<b>GRAND TOTAL</b>				<b>1,746.330</b>	<b>38,921.41</b>	<b>2,724.54</b>	<b>389.21</b>	<b>41,645.96</b>	<b>\$42,035.17</b>
<b>District</b>	<b>Ticket No.</b>	<b>Road</b>	<b>Date</b>	<b>Tons</b>	<b>Sub-Total</b>	<b>7 % Tax</b>		<b>Invoice Amount</b>	<b>Grand Total</b>
3	627123618	Clark & Reece Dr	12/8/2023	15.890	\$349.58	\$24.47	\$3.50	\$374.05	
3	627123650	Clark & Reece Dr	12/8/2023	15.940	\$350.68	\$24.55	\$3.51	\$375.23	
3	627123669	Clark & Reece Dr	12/8/2023	15.260	\$335.72	\$23.50	\$3.36	\$359.22	
4	627124191	Goings Rd	12/14/2023	17.020	\$374.44	\$26.21	\$3.74	\$400.65	
4	627124192	Goings Rd	12/14/2023	15.920	\$350.24	\$24.52	\$3.50	\$374.76	
4	627124221	Goings Rd	12/14/2023	16.560	\$364.32	\$25.50	\$3.64	\$389.82	
4	627124222	Goings Rd	12/14/2023	15.970	\$351.34	\$24.59	\$3.51	\$375.93	
4	627124262	Goings Rd	12/14/2023	16.370	\$360.14	\$25.21	\$3.60	\$385.35	
4	627124263	Goings Rd	12/14/2023	15.920	\$350.24	\$24.52	\$3.50	\$374.76	
6	627124649	Linda Ln	12/20/2023	5.460	\$120.12	\$8.41	\$1.20	\$128.53	
1	627125583	Raxter Rd	1/5/2024	16.780	\$369.16	\$25.84	\$3.69	\$395.00	
1	627125585	Raxter Rd	1/5/2024	15.880	\$349.36	\$24.46	\$3.49	\$373.83	
1	627125631	Raxter Rd	1/5/2024	14.870	\$327.14	\$22.90	\$3.27	\$350.04	
1	627125636	Raxter Rd	1/5/2024	15.850	\$348.70	\$24.41	\$3.49	\$373.11	
1	627125668	Raxter Rd	1/5/2024	15.780	\$347.16	\$24.30	\$3.47	\$371.46	
1	627125672	Raxter Rd	1/5/2024	15.830	\$348.26	\$24.38	\$3.48	\$372.64	
5	627125868	Little Mac Rd	1/10/2024	15.800	\$347.60	\$24.33	\$3.48	\$371.93	
5	627125875	Little Mac Rd	1/10/2024	15.830	\$348.26	\$24.38	\$3.48	\$372.64	
5	627125878	Little Mac Rd	1/10/2024	15.540	\$341.88	\$23.93	\$3.42	\$365.81	
5	627125885	Little Mac Rd	1/10/2024	15.800	\$347.60	\$24.33	\$3.48	\$371.93	
5	627125975	Woods Rd	1/11/2024	15.350	\$337.70	\$23.64	\$3.38	\$361.34	
5	627126000	Woods Rd	1/11/2024	14.540	\$319.88	\$22.39	\$3.20	\$342.27	
5	627126482	Woods Rd	1/18/2024	16.520	\$363.44	\$25.44	\$3.63	\$388.88	
5	627126483	Woods Rd	1/18/2024	15.940	\$350.68	\$24.55	\$3.51	\$375.23	
5	627126504	Woods Rd	1/18/2024	15.120	\$332.64	\$23.28	\$3.33	\$355.92	
5	627126505	Woods Rd	1/18/2024	14.070	\$309.54	\$21.67	\$3.10	\$331.21	
5	627126521	Woods Rd	1/18/2024	16.190	\$356.18	\$24.93	\$3.56	\$381.11	
5	627126546	Thompson Dr	1/18/2024	16.000	\$352.00	\$24.64	\$3.52	\$376.64	
4	627126592	Goings Rd	1/19/2024	15.940	\$350.68	\$24.55	\$3.51	\$375.23	
4	627126613	Goings Rd	1/19/2024	14.500	\$319.00	\$22.33	\$3.19	\$341.33	
4	627126630	Goings Rd	1/19/2024	15.680	\$344.96	\$24.15	\$3.45	\$369.11	
4	627126647	Goings Rd	1/19/2024	17.040	\$374.88	\$26.24	\$3.75	\$401.12	
4	627126660	Goings Rd	1/19/2024	14.610	\$321.42	\$22.50	\$3.21	\$343.92	
4	627126667	Goings Rd	1/19/2024	15.890	\$349.58	\$24.47	\$3.50	\$374.05	
4	627126686	Goings Rd	1/19/2024	13.830	\$304.26	\$21.30	\$3.04	\$325.56	
4	627126687	Goings Rd	1/19/2024	15.490	\$340.78	\$23.85	\$3.41	\$364.63	
2	1285000048	Dority Farm Rd	1/22/2024	15.090	\$331.98	\$23.24	\$3.32	\$355.22	
2	1285000049	Dority Farm Rd	1/22/2024	15.260	\$335.72	\$23.50	\$3.36	\$359.22	
2	1285000076	Dority Farm Rd	1/22/2024	16.080	\$353.76	\$24.76	\$3.54	\$378.52	

**ROADS DEPARTMENT MATERIAL REIMBURSEMENT REPORT  
DECEMBER 08, 2023 TO MARCH 20, 2024**

<b>GRAND TOTAL</b>				<b>1,746.330</b>	<b>38,921.41</b>	<b>2,724.54</b>	<b>389.21</b>	<b>41,645.96</b>	<b>\$42,035.17</b>
<b>District</b>	<b>Ticket No.</b>	<b>Road</b>	<b>Date</b>	<b>Tons</b>	<b>Sub-Total</b>	<b>7 % Tax</b>		<b>Invoice Amount</b>	<b>Grand Total</b>
2	1285000078	Dority Farm Rd	1/22/2024	14.690	\$323.18	\$22.62	\$3.23	\$345.80	
5	1285000096	Thompson Dr	1/22/2024	16.490	\$362.78	\$25.39	\$3.63	\$388.17	
5	1285000113	Thompson Dr	1/22/2024	16.180	\$355.96	\$24.92	\$3.56	\$380.88	
5	1285000503	Little Mac Dr	1/26/2024	15.030	\$330.66	\$23.15	\$3.31	\$353.81	
5	1285000541	Little Mac Dr	1/29/2024	14.540	\$319.88	\$22.39	\$3.20	\$342.27	
5	1285000581	Little Mac Dr	1/29/2024	15.160	\$333.52	\$23.35	\$3.34	\$356.87	
5	1285000584	Little Mac Dr	1/29/2024	15.450	\$339.90	\$23.79	\$3.40	\$363.69	
2	1285000611	Browns Ferry Rd	1/30/2024	15.460	\$340.12	\$23.81	\$3.40	\$363.93	
2	1285000612	Browns Ferry Rd	1/30/2024	15.360	\$337.92	\$23.65	\$3.38	\$361.57	
2	1285000652	Berrywood Ln	1/30/2024	15.250	\$335.50	\$23.49	\$3.36	\$358.99	
2	1285000653	Berrywood Ln	1/30/2024	15.230	\$335.06	\$23.45	\$3.35	\$358.51	
5	1285000779	Collins Rd	1/31/2024	15.290	\$336.38	\$23.55	\$3.36	\$359.94	
5	1285000792	Collins Rd	1/31/2024	15.140	\$333.08	\$23.32	\$3.33	\$356.40	
5	1285000802	Collins Rd	1/31/2024	14.940	\$328.68	\$23.01	\$3.29	\$351.69	
5	1285000810	Collins Rd	1/31/2024	15.330	\$337.26	\$23.61	\$3.37	\$360.87	
1	1285000846	Ramsey Rd	2/1/2024	15.240	\$335.28	\$23.47	\$3.35	\$358.75	
1	1285000847	Ramsey Rd	2/1/2024	15.260	\$335.72	\$23.50	\$3.36	\$359.22	
1	1285000880	Ramsey Rd	2/1/2024	15.030	\$330.66	\$23.15	\$3.31	\$353.81	
1	1285000886	Ramsey Rd	2/1/2024	14.710	\$323.62	\$22.65	\$3.24	\$346.27	
1	1285000913	Ramsey Rd	2/1/2024	15.560	\$342.32	\$23.96	\$3.42	\$366.28	
1	1285001103	Mustang Dr	2/5/2024	15.500	\$341.00	\$23.87	\$3.41	\$364.88	
1	1285001104	Mustang Dr	2/5/2024	15.460	\$340.12	\$23.81	\$3.40	\$363.93	
1	1285001138	Mustang Dr	2/5/2024	15.290	\$336.38	\$23.55	\$3.36	\$359.93	
1	1285001158	Mustang Dr	2/5/2024	14.740	\$324.28	\$22.70	\$3.24	\$346.98	
1	1285001216	Mustang Dr	2/6/2024	14.750	\$324.50	\$22.72	\$3.25	\$347.22	
1	1285001247	Mustang Dr	2/6/2024	15.560	\$342.32	\$23.96	\$3.42	\$366.28	
1	1285001277	Mays Dr	2/6/2024	15.400	\$338.80	\$23.72	\$3.39	\$362.52	
1	1285001314	Mays Dr	2/6/2024	15.430	\$339.46	\$23.76	\$3.39	\$363.22	
1	1285001349	Mays Dr	2/6/2024	15.500	\$341.00	\$23.87	\$3.41	\$364.87	
4	1285001470	Carlisle White Rd	2/7/2024	14.810	\$325.82	\$22.81	\$3.26	\$348.64	
4	1285001501	Carlisle White Rd	2/7/2024	15.520	\$341.44	\$23.90	\$3.41	\$365.34	
4	1285001521	Carlisle White Rd	2/7/2024	15.770	\$346.94	\$24.29	\$3.47	\$371.23	
5	1285002406	Rhinehart Rd	2/15/2024	15.770	\$346.94	\$24.29	\$3.47	\$371.23	
1	1285002589	Johnny's Cir	2/16/2024	15.600	\$343.20	\$24.02	\$3.43	\$367.22	
1	1285002631	Johnny's Cir	2/16/2024	15.800	\$347.60	\$24.33	\$3.48	\$371.93	
1	1285002668	Johnny's Cir	2/16/2024	15.750	\$346.50	\$24.26	\$3.47	\$370.76	
1	1285003010	Johnny's Cir	2/20/2024	15.920	\$350.24	\$24.52	\$3.50	\$374.77	
1	1285003050	Johnny's Cir	2/20/2024	15.310	\$336.82	\$23.58	\$3.37	\$360.40	
1	1285003243	William Stevenson Rd	2/21/2024	15.330	\$337.26	\$23.61	\$3.37	\$360.87	

**ROADS DEPARTMENT MATERIAL REIMBURSEMENT REPORT  
DECEMBER 08, 2023 TO MARCH 20, 2024**

<b>GRAND TOTAL</b>				<b>1,746.330</b>	<b>38,921.41</b>	<b>2,724.54</b>	<b>389.21</b>	<b>41,645.96</b>	<b>\$42,035.17</b>
<b>District</b>	<b>Ticket No.</b>	<b>Road</b>	<b>Date</b>	<b>Tons</b>	<b>Sub-Total</b>	<b>7 % Tax</b>		<b>Invoice Amount</b>	<b>Grand Total</b>
5	1285003391	Shoreview Dr	2/22/2023	15.480	\$619.20	\$43.34	\$6.19	\$662.54	
1	1285003587	Secret Dr	2/26/2024	14.190	\$312.18	\$21.85	\$3.12	\$334.03	
1	1285003588	Secret Dr	2/26/2024	15.670	\$344.74	\$24.13	\$3.45	\$368.87	
1	1285003624	Secret Dr	2/26/2024	16.000	\$352.00	\$24.64	\$3.52	\$376.64	
1	1285003629	Secret Dr	2/26/2024	16.330	\$359.26	\$25.15	\$3.59	\$384.41	
1	1285003652	Secret Dr	2/26/2024	16.000	\$352.00	\$24.64	\$3.52	\$376.64	
1	1285003657	Secret Dr	2/26/2024	16.480	\$362.56	\$25.38	\$3.63	\$387.94	
3	1285003895	Owens Rd	2/28/2024	14.110	\$310.42	\$21.73	\$3.10	\$332.16	
3	1285003923	Owens Rd	2/28/2024	15.900	\$349.80	\$24.49	\$3.50	\$374.29	
3	1285003955	Owens Rd	2/28/2024	14.510	\$319.22	\$22.35	\$3.19	\$341.57	
3	1285003976	Owens Rd	2/28/2024	16.000	\$352.00	\$24.64	\$3.52	\$376.64	
3	1285004157	Owens Rd	2/29/2024	15.900	\$349.80	\$24.49	\$3.50	\$374.29	
3	1285004185	Owens Rd	2/29/2024	15.930	\$350.46	\$24.53	\$3.50	\$374.99	
2	1285004614	Albert Rd	3/5/2024	15.380	\$338.36	\$23.69	\$3.38	\$362.05	
2	1285004616	Albert Rd	3/5/2024	15.280	\$336.16	\$23.53	\$3.36	\$359.69	
2	1285004661	Albert Rd	3/5/2024	15.630	\$343.86	\$24.07	\$3.44	\$367.93	
2	1285004664	Albert Rd	3/5/2024	15.910	\$350.02	\$24.50	\$3.50	\$374.52	
2	1285004702	Albert Rd	3/5/2024	14.960	\$329.12	\$23.04	\$3.29	\$352.16	
2	1285004703	Albert Rd	3/5/2024	15.280	\$336.16	\$23.53	\$3.36	\$359.69	
2	1285004734	Albert Rd	3/5/2024	15.330	\$337.26	\$23.61	\$3.37	\$360.88	
2	1285004735	Albert Rd	3/5/2024	15.440	\$339.68	\$23.78	\$3.40	\$363.46	
3	1285005076	Rebecca Dr	3/8/2024	15.820	\$348.04	\$24.36	\$3.48	\$372.40	
3	1285005080	Rebecca Dr	3/8/2024	15.750	\$346.50	\$24.26	\$3.47	\$370.76	
3	1285005112	Rebecca Dr	3/8/2024	15.450	\$339.90	\$23.79	\$3.40	\$363.69	
3	1285005115	Rebecca Dr	3/8/2024	16.200	\$356.40	\$24.95	\$3.56	\$381.35	
3	1285005147	Rebecca Dr	3/8/2024	15.070	\$331.54	\$23.21	\$3.32	\$354.75	
3	1285005151	Rebecca Dr	3/8/2024	15.440	\$339.68	\$23.78	\$3.40	\$363.46	
3	1285005179	Rebecca Dr	3/8/2024	15.810	\$347.82	\$24.35	\$3.48	\$372.17	
3	1285005181	Rebecca Dr	3/8/2024	15.090	\$331.98	\$23.24	\$3.32	\$355.22	
3	1285006124	Taylor Dr	3/15/2024	16.020	\$464.58	\$32.52	\$4.65	\$497.10	
3	1285006161	Taylor Dr	3/15/2024	15.910	\$461.39	\$32.30	\$4.61	\$493.69	
3	1285006610	Taylor Dr	3/20/2024	15.720	\$345.84	\$24.21	\$3.46	\$370.06	
3	1285006615	Taylor Dr	3/20/2024	15.940	\$350.68	\$24.55	\$3.51	\$375.23	
3	1285006633	Taylor Dr	3/20/2024	16.400	\$360.80	\$25.26	\$3.61	\$386.06	
3	1285006634	Taylor Dr	3/20/2024	16.040	\$352.88	\$24.70	\$3.53	\$377.58	

**ROADS DEPARTMENT MATERIAL REIMBURSEMENT REPORT**  
**JANUARY 5, 2024 - FEBRUARY 29, 2024**

Vendor	Date	Quantity	Description	Rate	Sub-Total	8 %Tax	Freight	Grand Total	
4S Sign & Supply, Inc	1/5/2024	40	18"x6x.080 SHEETED STREET SIGN BLANK, FLAT, GREEN HIP, 1/S	\$ 7.25	\$ 290.00	\$ 23.20	\$ -	\$ 313.20	
4S Sign & Supply, Inc	1/5/2024	40	30"x6"x.080 SHEETED STREE SIGN BLANK, FLAT, GREEN HIP, 1/S	\$ 10.50	\$ 420.00	\$ 33.60	\$ -	\$ 453.60	
4S Sign & Supply, Inc	1/5/2024	2	ROLL APPLICATION TAPE, CLEAR, TRANSFER RITE	\$ 43.00	\$ 86.00	\$ 6.88	\$ -	\$ 92.88	
4S Sign & Supply, Inc	1/5/2024	50	4"x6"x.080 "DEAD END"	\$ 3.50	\$ 175.00	\$ 14.00	\$ -	\$ 189.00	
4S Sign & Supply, Inc	1/5/2024	20	18"x6"x.080 SHEETED STREET SIGN BLANK, FLAT, BLUE HIP, 1/S	\$ 7.25	\$ 145.00	\$ 11.60	\$ -	\$ 156.60	
4S Sign & Supply, Inc	1/5/2024	50	24"x6"x.080 SHEETED STREET SIGN BLAN, FLAT, BLUE HIP, 1/S	\$ 8.90	\$ 445.00	\$ 35.60	\$ -	\$ 480.60	
4S Sign & Supply, Inc	1/5/2024	20	30"x6"x.080 SHEETED STREE SIGN BLANK, FLAT, BLUE HIP 1/S	\$ 10.50	\$ 210.00	\$ 16.80	\$ -	\$ 226.80	
4S Sign & Supply, Inc	1/5/2024	20	36"x6"x.080 SHEETED STREE SIGN BLANK, FLAT, BLUE HIP 1/S	\$ 12.50	\$ 250.00	\$ 20.00	\$ -	\$ 270.00	
4S Sign & Supply, Inc	1/5/2024	40	18"x6"x.080 SHEETED STREET SIGN BLANK, FLAT, GREEN HIP, 2/S	\$ 10.40	\$ 416.00	\$ 33.28	\$ -	\$ 449.28	
4S Sign & Supply, Inc	1/5/2024	50	30"x6"x.080 SHEETED STREE SIGN BLANK, FLAT, GREEN HIP, 2/S	\$ 14.40	\$ 720.00	\$ 57.60	\$ -	\$ 777.60	
4S Sign & Supply, Inc	1/5/2024	1	30"x50 YD ROLL WHITE SEG REFLECTIVE SHEETING	\$ 606.00	\$ 606.00	\$ 48.48	\$ -	\$ 654.48	
4S Sign & Supply, Inc	1/5/2024	30	24"x6"x.080 SHEETED STREET SIGN BLANK, FLAT, WHITE HIP, 1/S	\$ 8.90	\$ 267.00	\$ 21.36	\$ -	\$ 288.36	
4S Sign & Supply, Inc	2/19/2024	50	24"x6"x.080 SHEETED STREET SIGN BLANK, FLAT GREEN HIP, 2/S	\$ 12.30	\$ 615.00	\$ 49.20	\$ -	\$ 664.20	
4S Sign & Supply, Inc	2/19/2024	30	36"x6"x.080 SHEETED STREE SIGN BLANK, FLAT, GREEN HIP, 2/S	\$ 18.20	\$ 546.00	\$ 43.68	\$ -	\$ 589.68	
4S Sign & Supply, Inc	2/19/2024	100	SIGN-TO-SIGN CROSS FOR FLAT BLADES, 5 1/2' SLOT	\$ 6.60	\$ 660.00	\$ 52.80	\$ -	\$ 712.80	
4S Sign & Supply, Inc	2/19/2024	50	2' ROUND POST CAP, FLAT, 5 1/2' S;PT	\$ 6.60	\$ 330.00	\$ 26.40	\$ -	\$ 356.40	
4S Sign & Supply, Inc	2/19/2024	2	BAG OF 100 JUMBO DRIVE RIVETS	\$ 80.00	\$ 160.00	\$ 12.80	\$ -	\$ 172.80	
4S Sign & Supply, Inc	2/19/2024	50	CORNER BOLTY FOR SQUARE TUBE ANCHOR	\$ 1.50	\$ 75.00	\$ 6.00	\$ -	\$ 81.00	
4S Sign & Supply, Inc	2/19/2024	1	ROLL APPLICATION TAPE, CLEAR, TRANSFER RITE	\$ 44.00	\$ 44.00	\$ 3.52	\$ -	\$ 47.52	
4S Sign & Supply, Inc	2/19/2024	1	30"x50 YD ROLL WHITE SEG REFLECTIVE SHEETING	\$ 606.00	\$ 606.00	\$ 48.48	\$ -	\$ 654.48	
4S Sign & Supply, Inc	2/19/2024	2	6"x50 YD ROLL WHITE SEG REFLECTIVE SHEETING	\$ 121.70	\$ 243.40	\$ 19.47	\$ -	\$ 262.87	
4S Sign & Supply, Inc	2/19/2024	1	6"x50 YD ROLL BLUE ELG REFLECTIVE SHEETING	\$ 105.00	\$ 105.00	\$ 8.40	\$ -	\$ 113.40	
Coldprovia Asphalts	2/29/2024	22.18	Cold Mix - Seaco HP	\$ 102.00	\$ 2,262.36	\$ 181.01	\$ -	\$ 2,443.37	
<b>TOTAL REIMBURSEMENT AMOUNT</b>						<b>\$ 9,676.76</b>	<b>\$ 774.14</b>	<b>\$ -</b>	<b>\$ 10,450.90</b>

## Monthly Sign List Report - January 2024

Road Name / Location	Road Sign	Cap	Pole	U-Shaped Pole	Stop Sign	Misc Sign	Comments	Grand Total
	69	33	11		3	0		116
Linda Ln	1		1		1			
Health way Dr	1	1						
Henry St	1	1						
West End St	1							
Reedy St	1	1						
West End St	2	2	1					
Dewey St	1							
Epworth St	1							
Dewey St	2	2						
Pinkney St	1							
Wndy Hill Ln	1		1		1			
Universal Dr		1						
Elm Rd		1	1					
Edgeland Rd	1		1					
Lancaster Hwy	1							
Worthy Ferry Rd	1	1						
Woods Ferry Rd	1							
Collins Rd			1					
Sweeney St	1							
McPherson St	2	2						
Sweeny St	2							
Rose St	2	1						
Durpre St	1							
Lee St	2							
Jones St	2	2						
Sirrene St	1	1						

## Monthly Sign List Report - January 2024

Road Name / Location	Road Sign	Cap	Pole	U-Shaped Pole	Stop Sign	Misc Sign	Comments	Grand Total
	69	33	11		3	0		116
Pinkney St	2	2						
Pryor St	4	2						
West White St	1	1						
Backgate St	1							
Sweeny St	1	1						
Brice St	1							
Unique St	1							
Elliott St	1		1					
White St	1							
Main St	1		1					
Church Sr	1							
Abernathy St	1							
Hinton Rd	1		1					
Rocky Creek Rd	1							
Edgeland Rd	9	5						
West Brook Rd	1							
Starnes Rd	3	3						
Depot Rd	1							
Dye Rd	2	2						
Jordan Rd	1							
Rachel Dr	1		1		1			
Loomis St	1		1					
McClure St	1							
Catawba River Rd	1	1						



# Monthly Signs List Report- February 2024

Road name/ Location	Road sign	Cap	Pole	U-shaped Pole	Stop sign	Misc Sign	Comments	Grand Total
	68	34	17		7	0		
Theodor Rd.	1	1						
Harmony Ch. Rd.	1		1					
Bethlehem Rd.	1		1					
Wagers Rd.	1							
Lancaster Hwy.	1	1						
Hightower Rd.	1							
Richburg Rd.	1		1					
Municipal St.	1							
Main St.	1	1						
Lancaster Hwy.	2	2						
Catawba River Rd.	2	2						
Willowbrook Dr.	1							
Maple St.	2	1	1					
Hisdale Dr.	1							
Privette Dr.	1							
Sherley Rd.	2	1						
Hopkins Rd.	1							
Pendegrass Blvd.	1							
Standback Rd.	1	1						
T-Mack Dr.	1	1						
Dubose Dr.	1	1						
Main St.					1			
Jeter St.	1		1					
MLK Memorial Dr.	2	1						
Hope St	1	1						
Stadium Dr.	1	1						
Ann St.	1		1		1			

# Monthly Signs List Report- February 2024

Road name/ Location	Road sign	Cap	Pole	U-shaped Pole	Stop sign	Misc Sign	Comments	Grand Total
	68	34	17		7	0		126
Bunny Rd.	1							
Edgeland Rd.	2	2						
Simpson Rd.	2	2						
Westbrook Rd.	1	1						
Harmony Ch. Rd.	5	5						
Davis Rd	1	1						
Killian Rd.	1							
Catawba River Rd.	1							
Bucks Grave Rd.	1		1					
Alexander Rd.	1							
Sunshine Ln.	1		1		1			
Pallmall Rd.	1		1		1			
Gregg Ave.	1		1					
Brawley St.	1							
Cloud Rd.			1					
Raxter Rd			1					
McClinton Ln.	2		2		2			
Minter Rd.	1		1		1			
Torbit St.	1		1					
Henry Woods Rd	1							
Lowry's Hwy.	1		1					
Armenia Rd.	1							
Lando Rd.	7	5						
Chambers St.	1	1						
Eternal St.	1	1						
Edgeland Rd.	1	1						

# Monthly Sign List Report - March 2024

Road Name / Location	Road Sign	Cap	Pole	U-Shaped Pole	Stop Sign	Misc Sign	Comments	Grand Total
	73	41	11		4	0		129
Gaston Farm Rd	1	1						
Ashford Rd	1		1					
Benjamin St	1							
Dearborn St	11	11						
Republic St	1							
Edwards Rd	1							
Catawba River Rd	3	3						
Horne Rd	1							
Harmony Ch. Rd	2	2						
Jordan Rd	1							
Tuckaway Dr	1	1						
Orrs Station Rd	1		1					
Beltline Rd	1							
Welch Dr	2		2		2			
McAliley St			1					
Fairfield Rd	1		1					
West End Rd	1							
Rose St	2	2						
Pinckney St	2							
W. Elliott St	3	1						
Brice St	4	3						
McPherson St	2	2						
Leslie St	1	1						
Gage St	1							
Mill St	1	1						
Dawson Dr	1							

# Monthly Sign List Report - March 2024

Road Name / Location	Road Sign	Cap	Pole	U-Shaped Pole	Stop Sign	Misc Sign	Comments	Grand Total
	73	41	11		4	0		129
Mobley St	1							
Saluda St	1	1						
Old York Rd	1	1						
Darby Rd	1	1						
Raxter Rd	1		1		1			
Kennington St	1		1		1			
Hopewell Ch Rd	1	1						
Rambo Rd	1	1						
Miles Rd	1	1	1					
Arther Rd	1		1					
Dority Farm Rd	1		1					
Old Richburg Rd	1	1						
Lancaster Hwy	1							
Lancaster St	6	4						
Loomis St	1							
Cotton St	1							
Elliot St	2	1						
Culp St	2							
Grant Rd	1	1						



# Chester County Council Meeting

R. Carlisle Roddey Government Building  
1476 J A Cochran Bypass | Chester, SC 29706  
Monday, May 6, 2024 | 6:00 PM

## AGENDA

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

### 3. APPROVAL OF MINUTES

- a) April 15, 2024 Council Meeting Minutes
- b) April 30, 2024 Budget Workshop Minutes

### 4. CITIZEN'S COMMENTS

### 5. PUBLIC HEARING

- a) 3<sup>rd</sup> Reading of CCMA24-06 Michael R. Franklin requests Tax Map #079-04-02-002-000 at 651 Lancaster Hwy., Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.

### 6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) Proclamation declaring May as Mental Health Awareness Month

### 7. ADMINISTRATOR'S REPORT

### 8. OLD BUSINESS

- a) 3<sup>rd</sup> Reading of CCMA24-06 Michael R. Franklin requests Tax Map #079-04-02-002-000 at 651 Lancaster Hwy., Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.

- b) Chester County Welcome Sign Discussion  
Harold Hayes, Project Manager
- c) Public Works Department Update  
Robert Hall, Public Works Director
- d) From Chester County Transportation Committee Meeting:
  - 1. Action taken regarding Road and Sign Reimbursements in the amount of \$52,486.07

## **9. NEW BUSINESS**

- a) Land Water Conservation Fund Grant Compliance  
Justin Hancock, SC PRT
- b) Discussion concerning Viewpoint with Dennis Quaid Television Broadcast  
Robert Long, Economic Development Director
- c) Consideration of Retail Strategies Consulting Services Agreement  
Robert Long, Economic Development Director
- d) 1<sup>st</sup> Reading of CCMA24-07 Christopher Michael Berry request Tax Map #153-00-00-050-000 (2.25 acres) at 2500 Landsford Road, Catawba, SC 29704 from Agricultural District (AG) to Rural Two District (R2). Planning Commission voted 5-0 to approve.
- e) 1<sup>st</sup> Reading of CCMA24-08 Clairssia Simpson request Tax Map #079-03-08-043-000 located at 148 McClure Street, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.
- f) 1<sup>st</sup> Reading of CCMA24-09 Gloria Mangum and Christian Phillips request Tax Map #126-00-00-101-000 located at 800 Old Mill Road, Richburg, SC 29729 from Rural Two District (R2) to General Residential District (RG-2). Planning Commission voted 5-0 to approve.

## **10. BOARDS AND COMMISSIONS**

### **11. EXECUTIVE SESSION**

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2373

- b) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2424
- c) Real estate matter – legal advice regarding development agreements
- d) Legal advice concerning Economic Development solar projects
- e) Discussion of personnel matter regarding County Administration
- f) Discussion of personnel matter regarding County Attorney
- g) Discussion of personnel matter regarding Clerk to Council

## **12. ACTIONS FOLLOWING EXECUTIVE SESSION**

- a) Action taken regarding Project P2373
- b) Action taken regarding Project P2424
- c) Action taken regarding real estate matter
- d) Action taken regarding solar projects
- e) Action taken regarding County Administration personnel matter
- f) Action taken regarding County Attorney personnel matter
- g) Action taken regarding Clerk to Council personnel matter

## **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.



# Chester County Council Meeting

R. Carlisle Roddey Government Building  
1476 J A Cochran Bypass | Chester, SC 29706  
Monday, April 15, 2024 | 6:00 PM

## MINUTES

**Present:** Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman William Killian, Councilman Mike Vaughn, Councilman Corey Guy, Councilman John Agee, County Administrator Brian Hester, Attorney John Marshall Mosser, Clerk to Council Kristie Donaldson

**Absent:** Councilwoman Erin Mosley, due to illness.

### 1. CALL TO ORDER

*Chairman Joe Branham called the meeting to order at 6:01pm.*

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

*The Pledge of Allegiance was recited, and Councilman Guy gave the invocation.*

### 3. APPROVAL OF MINUTES

#### a) April 1, 2024 Council Meeting Minutes

*Councilman Vaughn motioned to approve, second by Vice Chairman Wilson, Vote 6-0 to approve.*

### 4. CITIZEN'S COMMENTS

*Mac Flores (4501 Garrow Street, Houston, TX) with Ecoplexus addressed Council regarding moving forward with a solar development in Chester County. He stated their company is hosting a community engagement meeting to address concerns and that he has a meeting with County Administrator Hester on May 8<sup>th</sup>.*

### 5. PUBLIC HEARING

### 6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

### 7. ADMINISTRATOR'S REPORT

*County Administrator Mr. Hester updated Council that EMS 5 went into service at the North Chester Fire Department on April 3<sup>rd</sup>. He also thanked everyone for their attendance at the Grand Opening of North Chester Fire Department. Mr. Hester stated that EMS 5 would be in service for three days a week for now but if Council approved the new budget, the ambulance would be in service seven days a week and 12 hours per day at the North Chester Fire Department until the West Chester Fire Station renovations are completed the following fiscal year where the ambulance would be more centrally located and operate 24 hours a day, 7 days a week. Mr.*



Hester updated Council with news that the interviews for the open General Counsel position will be taking place for the week of April 29<sup>th</sup>. He also updated on the open positions with Great Falls Fire Department that will be funded in the upcoming fiscal year—he stated there are six applicants for Captain and ten for the Firefighter position. Mr. Hester informed Council of EMS Supervisor and Senior Paramedic interviews happening this week. Mr. Hester updated about the Planner position stating the position’s salary would not be taken out of our budget and would be funded by the Economic Development Fee-In-Lieu stream and that they have already had a candidate reach out to them about the position. He updated about the final reviews for the Rodman Ball Field that are with DHEC and under final review, then the project will go out for bid in mid-May or June. Mr. Hester updated Council on the progress of the Animal Control facility. He stated that the floorplans and building footprints are about 85% decided on and cost estimates will be done to ensure the project is still within budget. Lastly, Mr. Hester updated that a team-building retreat and leadership training has been scheduled for government managers and supervisors.

## **8. OLD BUSINESS**

- a) 2<sup>nd</sup> Reading of CCMA24-06 Michael R. Franklin requests Tax Map #079-04-02-002-000 at 651 Lancaster Hwy., Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.  
*Councilman Agee motioned to uphold the Planning Commission’s decision to approve the rezoning, second by Vice Chairman Wilson, 6-0 to approve.*
- b) Chester County Prioritized Community Needs  
*Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.*
- c) Policy regarding Council Member attendance at Meetings  
*County Administrator Hester recommended that no additional policy be put in place regarding Council Members attending meetings with other entities. Mr. Hester stated that there are already FOIA and ethics rules in place and that in the future if there are important topics we can incorporate them into the agenda or have a Special Called Meeting. Mr. Hester recommended that council members just continue to be considerate and conscientious. This was taken as information only, no action was taken.*

## **9. NEW BUSINESS**

- a) Fiscal Year 2023 Financial Statement Audit Report  
Tommy Darby, Treasurer  
Marc Wood, Auditor, Sheheen Hancock & Godwin, LLP  
*Mr. Marc Wood presented the County’s 2023 Fiscal Year audit report. Mr. Wood informed Council that the County received an unmodified report, which is the highest opinion given on a set of financial statements. He explained the outline of the audit report and pointed out to Council that the report stated that all federal money that was received was spent in accordance of the client’s requirements. Mr. Wood stated that the general*

*fund shows total assets as \$33.8 million, total liabilities and deferred inflows are \$14.5 million and the fund balance as of 6/30/23 was \$19.8 million. He also informed Council that the total revenues were \$30.6 million, operating expenditures were \$25.7 million, and the positive change in fund balance was about \$4.6 million. For proprietary funds, Mr. Wood informed Council that the Gateway had a positive change of \$113,000 and the Landfill had a negative change of about \$163,000. Mr. Wood stated that the revenues exceeded budget by a little over \$2 million and expenditures were under budget by \$2.6 million, transfers and other financing sources were under budget by \$23,000. Mr. Wood stated that this was a very good report and the county has a healthy fund balance. Mr. Wood thanked Treasurer Tommy Darby and all of his staff for their help.*

**b) Lutz Foundation Grant Match for Community Alters**

Jessica Roof, Animal Control Director

*Ms. Roof with Animal Control informed Council that a Lutz Grant was received for \$11,000 and a grant match is being requested for \$5,000 to fulfill the needs of the community alters to the end of the fiscal year. Councilman Vaughn motioned to approve the grant match funding of \$5,000, second by Vice Chairman Wilson. Vote 6-0 to approve.*

**c) Assessor's Office Update**

Rick Anderson, Assessor

*Mr. Rick Anderson informed Council of the duties of the Assessor's Office; appraise all the property in Chester County with the exception of property that is assessed by the Department of Revenue as manufacturing property, process legal residents applications, agricultural use applications, and update GIS mapping system that is used by EMA and 911. Mr. Anderson informed Council about a flyover completed in February that would update the imagery available for their use of assessment and for EMA and 911 to use as well. He let Council know that their department is working on the 2024 assessment changes for property changes in value over \$1,000 and that property owners are sent a notice so that they are aware of the change. Mr. Anderson stated that their department is on track to complete the countywide reassessment in 2025 which, in the past, has been delayed one or two years over the last four reassessment cycles. Mr. Anderson said there are over 25,000 parcels of land in Chester County and everyone in the county is affected by what their office does—this is taken very seriously and their department works hard to be equitable in their assessment of properties.*

**d) Chester County Welcome Sign Proposal**

Harold Hayes, Project Manager

*Mr. Harold Hayes informed Council that there are currently eleven "Welcome to Chester County" signs posted at the entrances of the county. Some of the current signs are battered and faded and Mr. Hayes took on the project of redesigning the signs to upgrade them throughout the county. Mr. Hayes presented Council with eleven options and Council narrowed the options to four. Councilman Guy made the motion to allow Mr. Hester to proceed with polling citizens on the website for sign numbers 2, 6, 8, and 11 and then reporting back to council for final vote. Second by Councilman Vaughn. Vote 6-0 to approve citizen polling.*

## **10. BOARDS AND COMMISSIONS**

### **11. EXECUTIVE SESSION**

*Councilman Guy motioned to enter into executive session, second by Councilman Vaughn. 6-0 to enter into executive session.*

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2410
- b) Discussion of personnel matter regarding Economic Development

### **12. ACTIONS FOLLOWING EXECUTIVE SESSION**

*Councilman Vaughn motioned to come out of executive session and enter back into regular session. Second by Councilman Guy. Vote 6-0. All items for executive session were taken as information only.*

- a) Action taken relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2410
- b) Action taken regarding Economic Development personnel matter

### **13. COUNCIL COMMENTS**

*Vice Chairman Wilson thanked everyone for attending the North Chester Substation Grand Opening and thanked Council for always supporting this project. Mr. Wilson commented that the building is beautiful and well-built and an asset for many years to come. In the future, Mr. Wilson stated that he is excited for the future projects and keeping them on schedule, and the positive financial situation of our county. Councilman Guy apologized for not being able to attend the Grand Opening of the fire station but commended the county for completing the project and complimented the building. Chairman Branham complimented the Grand Opening ceremonies and stated that he was keeping Mrs. Mosley in his prayers in regards to her absence due to migraine headaches. Councilman Vaughn commended about the dedicated volunteer fire fighters that Chester County is blessed to have. Councilman Agee commented on the fire fighters and what they have seen and go through and said that Mr. John Massey's idea of a memorial for the police officers, fire fighters that have died in the line of duty should be supported.*

### **14. ADJOURN**

*Councilman Vaughn motioned to adjourn, second by Councilman Guy. Vote 6-0 to adjourn.*

**8:17PM**

**Kristie Donaldson  
Clerk to Council**



# Chester County Council Budget Workshop

R. Carlisle Roddey Government Building  
1476 J A Cochran Bypass | Chester, SC 29706  
Tuesday, April 30, 2024 | 3:00 PM

## MINUTES

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilwoman Erin Mosley, Councilman Mike Vaughn, Councilman John Agee, Councilman Corey Guy (3:50 arrival), County Administrator Brian Hester, Treasurer Tommy Darby, Clerk to Council Kristie Donaldson

Absent: Councilman William Killian

### 1. CALL TO ORDER

*Chairman Branham called the meeting to order at 3:00pm.*

### 2. BUDGET OVERVIEW

Brian Hester, County Administrator

*County Administrator Hester began the meeting by stating that Treasurer Darby and himself would be going over the current year budget status and the Fiscal Year 2025 general fund and revenues. Mr. Hester stated that this proposed budget would not increase the tax millage for the upcoming fiscal year. Mr. Darby explained the following information regarding our current year budget status (expenditures/revenues):*

	<u>FY24 Budget</u>	<u>FY24 Projected</u>	<u>Variance</u>
GF Expenditures	\$31,505,411*	\$30,933,618	\$571,793
GF Revenues	\$31,505,411*	\$32,199,455	\$694,044
		<i>Favorable Variance of Exp. &amp; Revenue</i>	\$1,265,837
		<i>Fund Balance (FB), Beginning of FY24</i>	<u>\$15,476,476</u>
		<b>Projected FB, End of Year FY24</b>	<b>\$16,742,313</b>

*\* Excludes Capital Reserve*

- *Current YTD Revenue is \$27,447,886*
- *Projected Interest Income: \$1.4MM, Building Permit: \$1.25MM, Property Tax Revenues and Local Option Sales Tax together are projecting 400k higher than budgeted.*
- *Anticipated revenues from the budget were \$30,706,952. Projected currently at \$32,199,455 due to increased interest earnings, building permit revenue, and strong tax collections.*

Treasurer Darby explained the following regarding the Current Year Budget Status for Capital Reserve:

	<u>FY24 Budget</u>	<u>FY24 Projected</u>	<u>Variance</u>
CRF Expenditures	\$2,118,086	\$936,206	\$1,181,879
CRF Revenues	<u>\$2,118,086</u>	<u>\$3,807,918</u>	<u>\$1,689,832</u>
		Favorable Variance of Exp. & Revenue	\$2,871,711
		Capital Reserve Fund Beginning of FY24	\$ <u>0</u>
		<b>Projected CRF, End of Year FY24</b>	<b>\$2,871,711</b>

Administrator Hester spoke about the Fiscal Year 2025 other revenues for General Fund that include expected increases as follows: FILOT \$266k increase, Interest Income: \$435k increase, Permit Revenue: \$335k increase, Great Falls Fire \$175k. Mr. Hester then addressed the FY25 General Fund Expenditures: FY24 Salary Increases -\$1.5MM, FY25 4% Cost of Living Adjustment (Mid-Year) \$388k, FY25 New Positions/Reclassification \$1.04MM. Mr. Hester went over some of the new positions and increases that would potentially be added with the new budget including a Planner (paid from Economic Development fund), Part Time Tourism Associate, increase of \$15k for Treasurer salary, Heavy Equipment Operator, Network Administrator, and \$10,656 plus benefits increase for the Sheriff. Mr. Hester explained about the move of two 911 employees over to the Sheriff's Office for restructuring, adding Fire Fighters, EMTs and Paramedics to cover West Chester Fire Station, and an Administrative Assistant for Rural Fire. Mr. Hester discussed Solid Waste Disposal Fee adjustments, Solid Waste Collection fees, Gateway salary and benefits costs, and Local A-Tax projected expenditures. Administrator Hester then discussed the total Capital Requests in the amount of \$4,826,890. Council was asked by Mr. Hester to provide any questions regarding the upcoming budget to Mr. Darby or himself throughout the week and so that they could be answered before or at the next Budget Workshop.

### 3. ADJOURN

Councilwoman Mosley made the motion to adjourn, second by Councilman Vaughn. Unanimous vote to adjourn.

5:10 PM

Kristie Donaldson  
Clerk to Council



**Chester County, South Carolina**  
 Department of Planning, Building & Zoning  
 1476 J.A. Cochran Bypass  
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 3-19-24 Case # CCMA24-06 Invoice # 7726

The applicant hereby requests that the property described to be rezoned from RS1 to GC LC <sup>MRF</sup> 2/13/2024

Please give your reason for this rezoning request:  
THIS REQUEST IS FOR POSSIBLE FUTURE DEVELOPEMENT IN THIS AREA.

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: \_\_\_\_\_

Property Address Information

Property address: 651 LANCASTER HIGHWAY/CHESTER SC 29706  
 Tax Map Number: 79-04-02-002 Acres: 1.35

Any structures on the property: yes  no . If you checked yes, draw locations of structures on plat or blank paper.

**PLEASE PRINT:**

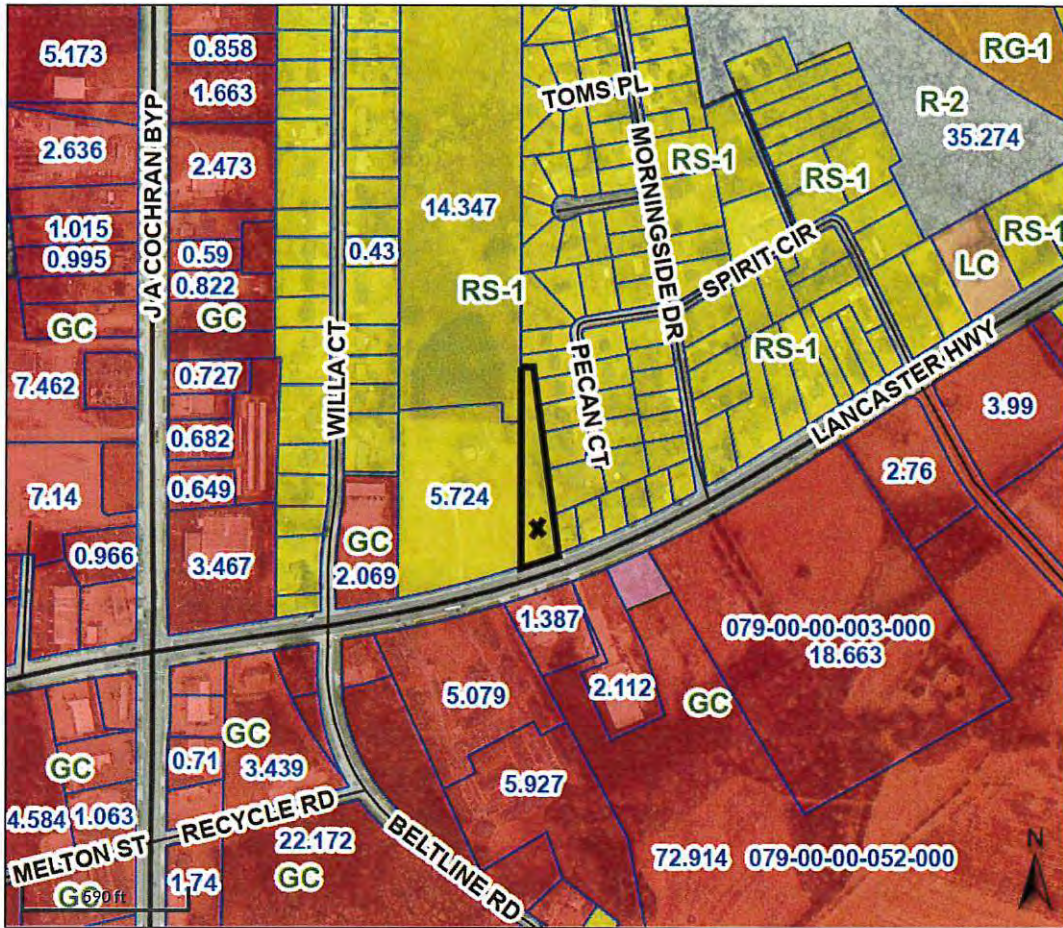
Applicant (s): MICHAEL R. FRANKLIN  
 Address 651 LANCASTER HIGHWAY/CHESTER S.C. 29706  
 Telephone: [REDACTED] cell [REDACTED] work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

Owner(s) if other than applicant(s): same as applicant  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Mich R. Fold Date: 2/5/2024  
 Applicant signature: Mich R. Fold Date: 2/5/2024

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Overview



Parcel ID	079-04-02-002-000	Alternate ID	n/a	Owner Address	FRANKLIN MICHAEL R
Sec/Twp/Rng	n/a	Class	R		651 LANCASTER HIGHWAY
Property Address	651 LANCASTER HWY	Acreage	1.27		CHESTER SC 29706
District	02				
Brief Tax Description	LANCASTER R				
	(Note: Not to be used on legal documents)				

Date created: 2/6/2024  
 Last Data Uploaded: 2/6/2024 2:12:13 AM

**RESIDENTIAL APPRAISAL CARD**

SOUTH CAROLINA

CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS

COUNTY \_\_\_\_\_

<b>TAX MAP</b>  79-4-2-2 Michael R Franklin 651 Lancaster Rd Chester SC 29706	<b>DISTRICT</b>	2		<b>DATE OF APPRAISAL</b>				<b>APPRAISER</b>	
	<b>TRANSFERRED FROM</b>	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE	
	Viola P. Franklin (5 int.)	507	856	1.5ac	428	255	2-9-90	\$6,000.00	
	John G. Franklin - Deed of Dist. <small>rec'd 11-14-96</small>	706	348	1.5ac			11-12-96		
John Reid Franklin	752	200	1.35c	2	99	2-19-99	\$20,000.00		

<b>PROPERTY DATA</b>	<b>COST DATA</b>	<b>MOBILE HOME</b>	<b>INCOME APPROACH</b>
St., Rt. & No. Lancaster Rd.	Yr. Built	Land	Monthly Rental
City	Economic Life	Imp.	
Use	Condition	L. H.	G. M. M.
Subdivision	Quality	Total	
Legal Description	Annual Rent	Stamps	Indicated Value
	Bldg. Permit	Old Map Ref.	
	Mort.	File No.	

<b>STANDARD CLASSIFICATION</b>		<b>PROPERTY DATA</b>			<b>LAND CLASSIFICATION</b>			
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS
Progressive	Paved Road	Buildings	Electricity	Level	Open Land			
Static	Earth Road	Pavement	Water	High				
Regressive	Railroad	Fence	Gas	Low				
Old	Water	Landscaping	Sewer	Rolling				
New	Airport	Well	All Utilities	Swampy				

<b>LAND</b>				LOT SIZE	FRONT	DEPTH	REAR	OTHER
Number of Acres	2ac	Number of Lots		Remarks & Description				
Per Acre Value		Number of Front Ft.						
Value for Acres		Per Lot Value						
Returned Area	2ac	Per Front Ft. Value						
Legal Area	1 1/2 A	Value for Lots						
Planimetered Area	1 1/2 A	Value for Fr. Ft.						
Total Land Value								

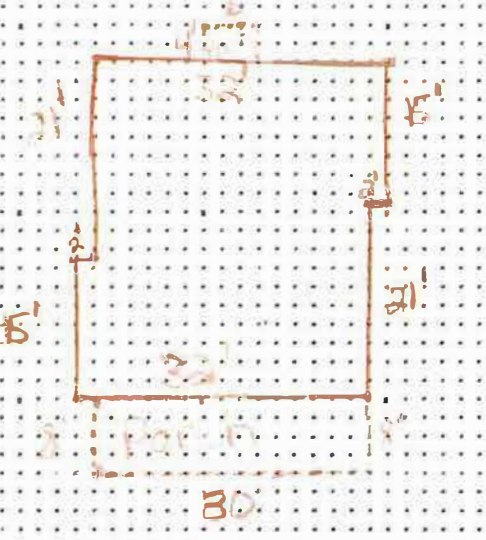
<b>ESTIMATED MARKET VALUE</b>			
	Land Acres or Lots	Improvement	Total
Number	1 lot		
Cost Approach	7000 R 15,000	22,600	37,600
Market Approach			
Income Approach	R 15,000	27,600	42,600
Correlated Value			
Assessed %			
Reviewed by	Date		

Zoning **R2**

b15



DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family	1913	Class III			1140	37.37	42,624	5192	47,816	55%	21,517
Split Level	Fam. Rented											
Colonial	Fam. Duplex											
Cape Code	Condominiums	2000	Class III			1140	44.45	50,673	5728	56,401	60	22,500
Conventional												
Modern												



FOUNDATION - 1			FLOORS - 4			PLUMBING - 6					
Masonry Walls	Concrete		B	1	2	3	B	1	2	3	
	Earth						Bathroom No.				
	Hardwood						St. Sh. Bath				
BASEMENT AREA - 9							Two Fixt. Bath				
None	Full						St. Shower				
Part	Sq. Ft.						Water Closets				
Finished							Lavatories				
Rec.							Kitch Sinks				
Apt.	Sq. Ft.						No Plumbing				
Garage											
EXTERIOR WALLS - 2			WOOD JOIST			TILING - 5					
Siding or Sheathing	Rubber Tile		B <td>1 <td>2 <td>3 <td>C <td>1 <td>2 <td>3 </td></td></td></td></td></td></td>	1 <td>2 <td>3 <td>C <td>1 <td>2 <td>3 </td></td></td></td></td></td>	2 <td>3 <td>C <td>1 <td>2 <td>3 </td></td></td></td></td>	3 <td>C <td>1 <td>2 <td>3 </td></td></td></td>	C <td>1 <td>2 <td>3 </td></td></td>	1 <td>2 <td>3 </td></td>	2 <td>3 </td>	3	
Single Siding	INT. FIN. - 5						Bath Fl. & Wcst.				
Wood Shingles	Hardwood						Bath Fl. & Walls				
Asbestos Shingles	Dry Wall						Bath Fl. Only				
Stucco on Frame	Knotty Pine						T. Rm. Fl Only				
Stucco on Tile or C.B.	Unfinished						Tub Only				
Face Brk. Veneer	L & P on Studs						St. Shower				
Face Brk. on Tile or C.B.	Plast. on						Kit Floor				
Com. Brk. Veneer	Painted Brk.						Kit. Wcst.				
Com. Brk. on Tile or C.B.	Panel										
Compo. Shingles	Acoustic Cell										
Solid Com. Brk.	Suspend. Cell										
Face Br. on Com. Br.											
Cement or Conc. Blk.											
Reinforced Concrete											
Aluminum Siding											
Cut Stone Facing											
Terra Cotta Facing	No Rooms										
Stone or T.C. Trim	No Bedrooms										
Party Walls											
Plate Glass Front											
ROOF TYPE - 3			ENVIRONMENTAL			MISCELLANEOUS					
Hip	Gable		Warm Air			Modern Kitchen					
Mansard	Flat		Steam			B.I. Range					
Gambrel			Hot Water or Vapor			B.I. Oven					
			Forced Air			B.I. Refrig.					
ROOFING - 3			Unit Heaters			B.I. Dishwasher					
Asphalt Shingles			Air Cond.			B.I. Garb. Disp.					
Slate			No Heating			Exhaust Fan					
Asbestos Shingles			Heat Pump			B.I. Clothes Wash.					
Metal Deck			Electric			B.I. Dryer					
Roll Roofing						Modern Bath					
Tar & Gravel						B.I. Vanity					
Composition						B.I. Tub Encl.					
						B.I. Vacuum sys.					
INSULATION - 3			FUEL			Unit			CONV.		
Roof or Ceiling			Oil								
Wall			Gas								
Storm Sash & Doors			Stoker								
			Elec.								
CONDITION			ELECTRICAL - 7			OUT BUILDINGS					
Int. Finish	G F P		Armored Cable BX			Wall Fdn.					
Layout			Pipe Conduit			Single Siding					
Structure			Romex			Double Siding					
LOCATION						Shingle Walls					
						Stucco On.					
						Cement Blk.					
						Brick					
						Concrete Ftr					
						Earth Fir					
						Fin. Int.					

TOTAL <sup>2000</sup> 22,600

Additions or Deductions

Item No.	Area or Quant.	Unit Cost
1913	24x	
Stoop	8.19 =	196
Porch	240x =	3376
FD		1400
FI		2133
2000		
Stoop	24x10.225 =	245
Porch	240x14.15 =	2583
Place		1900
		3728

Total Additions

REMARKS

SALE NO.			
Adt.	2	3	4
Sale	2005 Same		
Tim	✓		
Lo			
Ph			
Ch			
Si			
Ac			
Sales Price			

MEASURED BY \_\_\_\_\_ DATE \_\_\_\_\_

Current Year (2024) Changes



Search Options

Alerts

Owner Information

Post Initials	<input type="text" value="CW"/>	Reason for Change	<input type="text" value=""/>	Activity Date	<input type="text" value="06/04/2021"/>
Name 2	<input type="text" value=""/>			Land Value	<input type="text" value="15,000"/>
Address 1	<input type="text" value="651 LANCASTER HIGHWAY"/>			Building Value	<input type="text" value="34,800"/>
Address 2	<input type="text" value="CHESTER SC"/>			Total Market Value	<input type="text" value="49,800"/>
Zip Code	<input type="text" value="29706"/>			Total Tax Value	<input type="text" value="49,800"/>

Codes

District	<input type="text" value="02"/>	Fire Code	<input type="text" value="CS"/>	<input type="text" value="CITY SUB"/>
Town	<input type="text" value=""/>	Neighborhood	<input type="text" value="RS1"/>	<input type="text" value="SINGLE FAMILY RES"/>
Subdivision	<input type="text" value=""/>	Use Class	<input type="text" value=""/>	
Description	<input type="text" value="LANCASTER R"/>			
Legal	<input type="text" value=""/>			

Additional Information

Appraisal Appeal	<input type="text" value=""/>	Owner Occupied	<input type="text" value=""/>	TIF	<input type="checkbox"/>	Base	<input type="text" value=""/>
Agricultural Use	<input type="text" value=""/>	Reappraisal Notice	<input type="text" value=""/>	MCIP	<input type="checkbox"/>	Industrial Park ID	<input type="text" value=""/>
Rollback	<input type="text" value=""/>			Exempt	<input type="checkbox"/>		

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number  Real  History Year   
 Name 1  Other Map Number

Alerts

Owner Information

Post Initials  Reason for Change  Activity Date   
 Name 2   
 Address 1  Land Value   
 Address 2  Building Value   
 Zip Code  Total Market Value   
 Total Tax Value

Codes

District  Fire Code  CITY SUB  
 Town  Neighborhood  SINGLE FAMILY RES  
 Subdivision  Use Class   
 Description   
 Legal

Location

Street Number  Street Name  Suffix  Direction

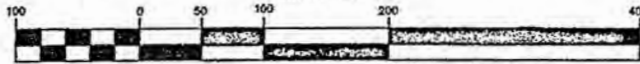
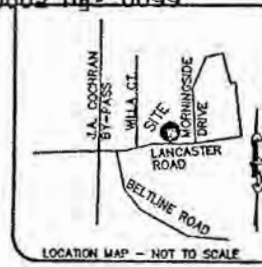
Additional Information

Appraisal Appeal  Owner Occupied   
 Agricultural Use  Reappraisal Notice  TIF   
 Rollback  Exempt  Base   
 Industrial Park ID

Scroll by: MAP#

REFERENCE TAX MAP #79-04-02-002  
DEED BOOK 706, PAGE 348  
PLAT BOOK 428, PAGE 255

**PLAT OF SURVEY FOR  
MICHAEL R. FRANKLIN  
BEING THE PROPERTY OF  
JOHN REID FRANKLIN**  
LOCATED ON LANCASTER ROAD  
CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA  
FEBRUARY 13, 1999



1 inch = 100 ft. ( IN FEET )  
**GRAPHIC SCALE**

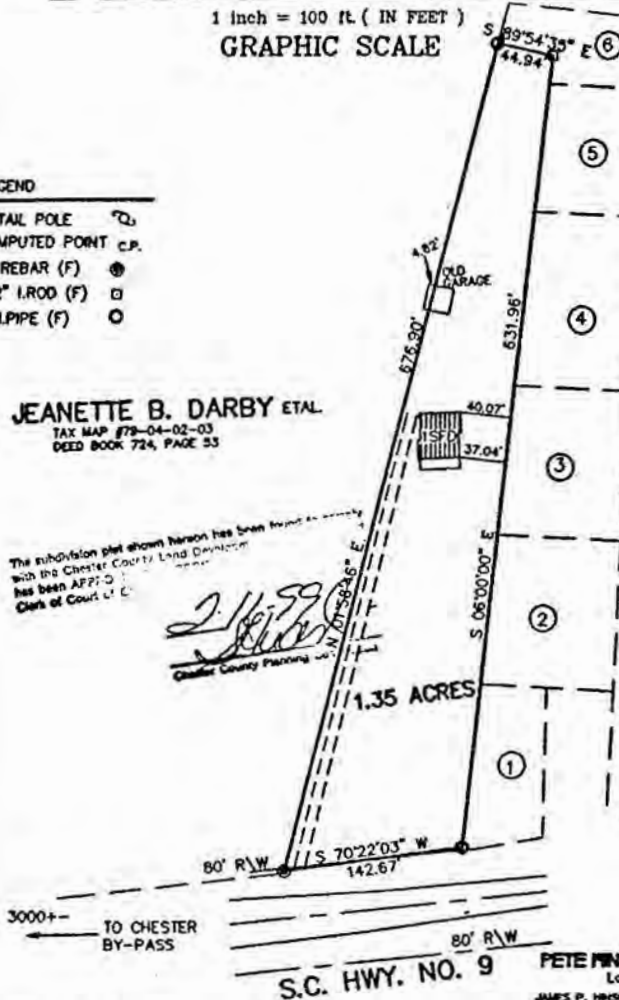
**LEGEND**

- RETAL POLE
- COMPUTED POINT
- #5 REBAR (F)
- 1/2" I. ROD (F)
- 1" PIPE (F)

**JEANETTE B. DARBY ETAL**  
TAX MAP #79-04-02-03  
DEED BOOK 724, PAGE 53

The subdivision plat shown herein has been found to conform with the Chester County Land Division Ordinance and has been APPROVED by the Clerk of Court of C.

*2/16/99*  
Chester County Planning Commission



- 1 DONALD E. LAW JR.  
079-04-02-032  
D.B. 677, PAGE 174  
CAB. "C" SLIDE 48 PG. 2A
- 2 MARY B. ROSE  
079-04-02-060  
D.B. 661, PAGE 181  
CAB. "C" SLIDE 29 PG. 2B
- 3 ALAN L. RAKES  
079-04-02-053  
D.B. 720, PAGE 57  
CAB. "B" SLIDE 5 PG. 2A
- 4 FRED J. MINTER  
079-04-02-048  
D.B. 563, PAGE 99
- 5 MARK A. McNEIL  
079-04-02-049  
D.B. 681, PAGE 282  
CAB. "C" SLIDE 54 PG. 3A
- 6 THOMAS M. PETTUS JR.  
079-04-02-050  
D.B. 687, PAGE 197  
CAB. "C" SLIDE 62 PG. 3A

3000+  
TO CHESTER  
BY-PASS

S.C. HWY. NO. 9

Map Prepared By:  
**PETE HINSON LAND SURVEYING AND MAPPING**  
Land Surveying and Mapping Services

JAMES P. HINSON, P.L.S.  
P.O. BOX 983  
CHESTER S.C. 29706  
Mobile: (803)518-8815  
Phone: (803)561-5887

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF JAMES P. HINSON AND WAS COMPLETED ON THE DATE SHOWN ABOVE. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 40, CHAPTER 21, AND IS OF CLASS-A STANDARD. THE AREA (IF SHOWN) WAS DETERMINED USING THE D.M.D. METHOD. BEARINGS WERE RECKONED AS SHOWN. ENCROACHMENTS ARE AS SHOWN, UNLESS NOTED. STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

NO NEW LOT LINES ESTABLISHED.

NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.  
SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN

FILED, RECORDED, INDEXED  
02/19/1999 04:01:45PM  
Rec Fees 5.00 St Fees 0.00  
Co Fees 0.00 Pages 1  
Clerk of Court  
Sue K. Carpenter

*James P. Hinson*  
JAMES P. HINSON P.L.S. 18265



SOUTH CAROLINA

)

PROCLAMATION OF

)

CHESTER COUNTY, SOUTH CAROLINA

CHESTER COUNTY

)

**Proclamation:** May is Mental Health Awareness Month in Chester County, South Carolina.

**WHEREAS**, mental health is an essential part of overall well-being, impacting individuals, families, and communities across Chester County, South Carolina;

**WHEREAS**, one in five American adults and one in six American youth experience a mental health condition each year, and everyone faces challenges in life that can impact their mental health;

**WHEREAS**, despite its prevalence, mental health remains shrouded in stigma, preventing many from seeking help;

**WHEREAS**, early intervention and access to quality care are crucial for managing mental health conditions and improving quality of life;

**WHEREAS**, May is recognized nationally as Mental Health Awareness Month, providing an opportunity to raise awareness, combat stigma, and promote mental health resources;

**NOW, THEREFORE**, I, Joe Branham, Chairman of Chester County Council, do hereby proclaim May 2024 as Mental Health Awareness Month in Chester County, South Carolina.

I encourage all residents of Chester County, South Carolina, to:

- Educate themselves and others about mental health conditions, treatment options, and available resources.
- Challenge stigma by speaking respectfully and inclusively about mental health.
- Seek help if they are struggling with their mental health and encourage others to do the same.
- Support organizations that provide mental health services and advocacy.
- Create safe and supportive environments for open conversations about mental health.
- Together, we can create a community where everyone feels empowered to prioritize their mental well-being and seek help when needed.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of Chester County, South Carolina, to be affixed this 6th day of May 2024.

\_\_\_\_\_  
Joe Branham

Chairman, Chester County Council

Attest:

\_\_\_\_\_  
Kristie Donaldson  
Clerk to County Council

# NATIONAL

## **Public Television Documentary**

Viewpoint short-form documentary (3-5 minutes) will be distributed to Public Television stations in all 50 states, airing for one year, for unlimited broadcast (estimated reach for one year is 60 million households). The short-form documentary is hosted by Dennis Quaid.

## **5-6 Minute Corporate Profile**

Viewpoint will provide the production of one (1) broadcast quality, 5-6 minute educational documentary profile in HD with expansive and detailed information documenting the issues and educational message that concern your target audience.

## **Internet Media**

Viewpoint will digitize the 5-6 minute documentary into a digital file for streaming on your company or organization's website, and will be delivered in a format for streaming on social media. Viewpoint will design and generate an email campaign to your narrowcasted audience sending up to 1,000,000 video emails from the Viewpoint email database.

## **Commercial Television Airings**

Viewpoint will provide the production of one (1) highend one-minute educational commercial segment used for network distribution, broadcast once prime time in over 84 million homes via MSNBC, CNBC, or an equivalent network; and airing 400 times in the top 100 Designated Market Areas during peak and prime time on networks such as CNBC, CNN Headline News, The Learning Channel, Discovery Life, Discovery Channel, or equivalent networks.

## **Project Cycle: 90 – 120 Days**

- Day 1: Contract signed, and organization is scheduled for participation in project
- Day 2 – 14: Project Fee is due on receipt of invoice; Questionnaire and Collaterals Sent (Due by Day 14)
- Day 15 – 45: Project assigned to field producer, producer reviews literature, acclimates and storyline
- Day 46 – 75: Scripts written and approved. Shoot location determined and shoot day set.
- Day 76 – 90+: Shoot day occurs; studio editing of 3 components according to approved script, segments are approved, and media schedule is set for airing.



# VIEWPOINT

WITH DENNIS QUAID



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# VIEWPOINT

— WITH DENNIS QUAID —

## CONTENT PROVIDER BENEFITS

### PARTNERING WITH VIEWPOINT

**VIEWPOINT** is uniquely positioned in the educational media market. The segments created are not just for a "general" audience; rather, these segments are customized to feature important aspects of your specific industry. Our partnerships allow VIEWPOINT to feature the biggest names, organizations, and breaking storylines to create the most intuitive and entertaining content available for the viewer.

### PUBLIC TELEVISION SEGMENT

**VIEWPOINT** will develop and deliver a 3-5 minute educational segment comprehensively covering your field, hosted by Dennis Quaid. This cutting edge, network ready segment will feature topics specifically pertaining to your industry, and what role your organization plays in it. Every segment highlights new technologies, trends, and advancements being made while abiding by the strict educational statutes expected by Public Television.

### PROJECT DELIVERABLES

As a thank you for participating as a Content Provider for the VIEWPOINT, a high end Commercial and Custom Documentary will be created and distributed to a wide array of national and international media outlets with millions of viewers. This content is high-quality, informative, and content-specific. These files will be provided as HD digital files at the completion of the project.



# VIEWPOINT

— WITH DENNIS QUAID —

## NETWORK EXPOSURE

### COMMERCIAL DISTRIBUTION

**VIEWPOINT** utilizes strategic partnerships with various networks such as CNBC, MSNBC, The Learning Channel, CNN, Fox Business, The Discovery Channel, and many more to place commercial segments that are constructed to communicate the key issues impacting your target markets. These national spots reach over 84 million households nationwide, and only air in peak and prime-time slots.

Additionally, these spots are independently distributed on a regional basis in the top one hundred DMAs across the country, reaching an additional 30 million households.

## DOCUMENTARY

### CUSTOM CORPORATE DOCUMENTARY

The **VIEWPOINT** team understands that to have the proper content, it is critical to secure exemplary stories from our participant's. We also understand and realize the need for organizations such as yours to have a valuable set of deliverables at the conclusion of the project.

In addition to the other segments created, **VIEWPOINT** will utilize the resources provided, such as the additional footage obtained on the one-day location shoot, to produce a 5-6 minute corporate identity segment solely featuring your organization, and for your exclusive use. Using the driving industry story from our Content Providers as the backbone, this customized segment will feature the content in groundbreaking ways. The final segment can serve as a conduit to audiences online and elsewhere.

# VIEWPOINT

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WITH DENNIS QUAID

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## INTERNET EXPOSURE

### INTERNET DISTRIBUTION & NARROWCASTING

**VIEWPOINT** has a unique laser targeted approach to internet branding for the series and our participant's educational content. Our Narrowcasting campaign involves the demographic targeting of audiences most inclined to take interest in your story and/or product. Content Providers and Partners of the **VIEWPOINT** have the ability to Narrowcast information and link directly to the video and/or applicable online content through a customized email campaign. Those receiving the email are demographically selected opt-in viewers who have an explicit interest in the topic and content presented.

## PTV FACTS

### PUBLIC TELEVISION FACTS

Public Television base is Affluent, Educated Adults as a Target Audience.  
Public Television Viewers in areas of: (% more likely than US Average)

### WEALTH

- 84% more likely to own \$150,000+ in stocks
- 42% more likely to have used money management or financial counsel
- 21% more likely to own investment real estate
- 67% more likely to have spent \$6,000+ in foreign travel in the last year

### EMPLOYMENT

- 14% more likely to have the job title of Vice President
- 13% more likely to have the job title of President

### EDUCATION

- 25% more likely to have completed post-graduate education
- 25% more likely to have taken adult education courses in the last year
- 54% more likely to attend museums
- 44% more likely to be a book club member

# VIEWPOINT

— WITH DENNIS QUAID —

## PRODUCTION CYCLE

### PRE-PRODUCTION SCHEDULE

- Sign and Return Production Authorization - Upon Receipt
- Pre-Production Fee Due - Upon Receipt of Invoice, net 14 days
- Fill out and Return Project Research Questionnaire - Within 2 weeks of Receipt
- Send Collateral Materials (Logos, documents, website, etc.) - Within 2 weeks of Receipt

### PRODUCTION SCHEDULE (90 DAY PROJECT SCHEDULE)

**Day 1** - Field Producer Assigned to your Project at beginning of the Month

**Day 2-3** - Field Producer reviews Project Research Questionnaire and Collateral Materials and Speaks with the Participant

**Day 7-8** - Shoot Date and Location are confirmed by Participant

**Day 30-45** - Script is Written and Story Board is developed

**Day 35-50** - Participant Informs Field Producer of Script Approval or Technical Revisions within a Week of Receipt

**Day 55-65** - Shoot Takes Place on Date and Location Selected by Participant

**Day 65-80** - Segments are Edited based on Approved Script and Shot List

**Day 85-90** - Segments are Approved by Participant within 10 days of Receipt

**Day 90** - Segments are Delivered to the Participant in HD format on a Flash Drive

**Day 90+** - Participant is Notified of Public Television Distribution and Scheduled for Commercial Airings and Internet Distribution

## AGREEMENT TO PROVIDE CONSULTING SERVICES

This Agreement to provide Consulting Services (this “Agreement”) sets forth the mutual understanding of (the “Client”) the Chester County, South Carolina and Retail Strategies, LLC, an Alabama limited liability company (the “Consultant”) on this \_\_\_\_\_ day of \_\_\_\_\_ 2024 (the “Execution Date”), for the provision of professional consulting services as more fully set forth below.

### R E C I T A L S:

The Consultant possesses a high degree of professional skill and experience and is a unique provider of professional consulting services in retail recruitment.

The Client desires to hire the Consultant to provide professional consulting services because of its professional skill and experience.

**NOW, THEREFORE**, in consideration of the foregoing and the mutual covenants and agreements set forth in this Agreement, the Client and the Consultant, intending to be legally bound, do hereby agree as follows:

**1. CONSULTING SERVICES.** The Consultant agrees to provide the following professional services to the Client as detailed in Exhibit A (a copy of which is attached hereto and incorporated herein by reference) (the “Services”):

**2. TERM.** The Consultant’s engagement and provision of Services will commence upon the Execution Date as set forth above. The Consultant’s engagement and this Agreement will terminate on the third anniversary of the Execution Date (the “Term”), unless the Client Representative either (i) terminates the Agreement as provided in Section 6 below, or (ii) provides written notice to Consultant no later than one week prior to the anniversary of the Execution Date of the Client’s desire to extend the Term for an additional year and on such terms and conditions as the Client Representative and the Consultant may agree upon in writing.

**3. CONSULTING FEE.**

**A. Consulting Fee.** In consideration for providing the Services, the Client agrees to pay the Consultant a consulting fee (the “Consulting Fee”) in installments of immediately available funds as follows:

Contract Period	Payment Date	Payment Amount
Year One	Upon execution of this agreement	\$45,000
Year Two	On or before the 1st anniversary of the Execution Date	\$45,000
Year Three	On or before the 2 <sup>nd</sup> anniversary of the Execution Date	\$45,000

- B. **Payment Default.** If the Client fails to pay any portion of the Consulting Fee on the requisite payment date, the Consultant will immediately cease all Services identified in Exhibit A.

4. **CLIENT INFORMATION AND ACCESS.**

- A. To the extent permitted by law, the Client will provide the Consultant with access to relevant personnel, facilities, records, reports, and other information (including any information specified in the Consultant’s proposal to the Client) accessible by the Client that the Consultant may reasonably request from time-to-time during the Term. The Client acknowledges and agrees that the Consultant’s scheduled delivery of the Services is dependent upon the timely access to such personnel, facilities, records, reports and other requested information.
- B. To facilitate such access and Consultant’s delivery of the Services, the Client designates the County Economic Development Director (the “Client Representative”), currently Robert Long. The Client Representative will serve as the primary liaison between the Consultant and the Client. The Client Representative will have responsibility for regular communications between the Client and the Consultant, including providing updates in a timely manner through Basecamp. The Client Representative’s communications to the Consultant will include information regarding retail growth and development, such as actual and prospective business openings and closings, changes in economic drivers (e.g., significant increases or decreases in workforce of major employers, school enrollments, housing or healthcare services) and changes in the ownership of targeted real estate (e.g., transfers of real estate or changes in the finances of ownership). The Client Representative will also be responsible for disseminating updates relative to consultants’ activities related to scope of work to members of local stakeholder groups of the Client (e.g. City Council, Economic Development Boards, and Chamber of Commerce etc.).
- C. The Client hereby authorizes the Client Representative (i) to act on behalf of the Client in the day-to-day administration and operation of this Agreement and the arrangements it contemplates and (ii) to execute and deliver on behalf of the Client, such notices, approvals, consents, instruments, amendments or other documents as may be necessary or desirable to facilitate or assist the Consultant with the provision of the Services.

5. **INTELLECTUAL PROPERTY.** As part of the Services, the Consultant will prepare periodic and final reports including demographic and other research reports that will become the property of the Client upon delivery from the Consultant. Any other reports, memoranda, electronic mail, facsimile transmissions, or other written documents prepared or used by the Consultants in connection with the Services will remain the property of the Consultant. With the Consultant’s prior permission, the Client may use other information provided by the Consultant, such as specifics related to retailers, developers, site information or other “confidential information” for internal purposes while taking reasonable steps to so limit the use of such materials and maintain its confidentiality.

6. **TERMINATION.**

- A. **By the Client At-Will.** The Client may terminate this Agreement at any time for any or no reason upon delivery of 30 days' prior written notice to the Consultant. Any portion of the Consulting Fee paid prior to such termination of this Agreement is earned when paid and nonrefundable.
- B. **By the Client Upon the Consultant's Default.** The Client may notify the Consultant within 90 days of the day that the Client knows or should have known that the Consultant breached this Agreement. The Consultant will have 30 days following receipt of such notice to cure any alleged breach. If the Consultant fails to cure any alleged breach within that 30-day period, then the Client may terminate this Agreement. Within 30 days of such termination of this Agreement, the Consultant will refund a pro rata portion of the installment of the Consulting Fee previously paid for the contract period during which such termination occurs based upon the number of days remaining in such contract period.
- C. **By the Consultant At-Will.** The Consultant may terminate this Agreement at any time for any or no reason upon delivery of 30 days' prior written notice to the Client. Within 30 days of such termination of this Agreement, the Consultant will refund a pro rata portion of the installment of the Consulting Fee previously paid for the period during which such termination occurs based upon the number of days remaining in such period.
- D. **By the Consultant Upon the Client's Default.** The Consultant may notify the Client within 90 days of the day that the Consultant knows or should have known that the Client breached this Agreement. The Client will have 30 days following receipt of such notice to cure any alleged breach. If the Client fails to cure any alleged breach within that 30-day period, then the Consultant may terminate this Agreement. Any portion of the Consulting Fee paid prior to such termination of this Agreement is earned when paid and nonrefundable.
- E. **Non-Appropriation of Funds.** Consultant acknowledges that Client is a governmental entity and the validity of this Agreement is based upon the availability of public funding under the authority of its statutory mandate. Notwithstanding the foregoing, in the event that public funds are not available and not appropriated for the performance of Client's obligations under this Agreement, then this Agreement shall automatically expire without penalty to Client 30 days after written notice to the Consultant of the non-appropriation of public funds.
7. **NOTICES.** Any notice or communication in connection with this Agreement will be in writing and either delivered personally, sent by certified or registered mail, postage prepaid, delivered by a recognized overnight courier service, or transmitted via facsimile or other electronic transmission, addressed as follows:

Client: Chester County, South Carolina  
3200 Commerce Drive, Suite B  
Richburg, South Carolina 29729  
Email: rlong@choosechester.com  
Attention: Robert Long, Director of Economic Development

Consultant: Retail Strategies, LLC  
2200 Magnolia Ave. South, Suite 100  
Birmingham, AL 35205  
Email: sleara@retailstrategies.com  
Fax: (205) 313-3677  
Attention: Stephen P. Leara, Esq – EVP | General Counsel

or to such other address as may be furnished in writing by either party in the preceding manner. Notice shall be deemed to have been properly given for all purposes: (i) if sent by a nationally recognized overnight carrier for next business day delivery, on the first business day following deposit of such notice with such carrier, (ii) if personally delivered, on the actual date of delivery, (iii) if sent by certified U.S. Mail, return receipt requested postage prepaid, on the third business day following the date of mailing, or (iv) if sent by facsimile or email of a PDF document (with confirmation of transmission), then on the actual date of delivery if sent prior to 5 p.m. Central Time, and on the next business day if sent after such time.

**8. INDEPENDENT CONTRACTOR.** The Consultant, in its capacity as a professional consultant to the Client, is and will be at all times an independent contractor. The Consultant does not have the express, implied or apparent authority either (A) to act as the Client’s agent or legal representative or (B) to legally bind the Client, its officers, agents or employees.

**9. STANDARD TERMS.**

- A. **Affiliated Services:** Client acknowledges that affiliates of consultant act in the capacity of a real estate brokerage service business and may earn fees for services including brokerage, development, leasing and management fees in the performance of such affiliates services which may encompass a portion of the Project. In no event will the Client be responsible for any such fees, to the extent they are earned pursuant to this paragraph.
- B. **Applicable Laws:** The Consultant will abide by all laws, rules and regulations applicable to the provision of the Services.
- C. **Insurance:** The Consultant will carry all employee insurance necessary to comply with applicable state and federal laws.
- D. **Third Party Beneficiaries:** This Agreement is for the sole benefit of the parties to this Agreement and their permitted successors and assigns. Nothing in this Agreement, whether express or implied, is intended to or will confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

- E. **Publicity**: The Client agrees that the Consultant may, from time-to-time, use the Client's name, logo and other identifying information on the Consultant's website and in marketing and sales materials.
- F. **Entire Agreement**: This Agreement, together with any exhibits or amendments hereto, constitutes the entire agreement of the parties, as a complete and final integration thereof with respect to its subject matter. Any prior written or oral understandings and agreements between the parties are merged into this Agreement, which alone fully and completely expresses their understanding. No representation, warranty, or covenant made by any party which is not contained in this Agreement or expressly referred to herein has been relied on by any party in entering into this Agreement.
- G. **Further Assurances**: Each party hereby agrees to perform any further acts and to execute and deliver any documents which may be reasonably necessary to carry out the provisions of this Agreement.
- H. **Force Majeure**: Neither party to this Agreement will hold the other party responsible for damages or delay in performance caused by acts of God, strikes, lockouts or other circumstances beyond the reasonable control of the other or the other party's employees, agents or contractors.
- I. **Limitation on Liability; Sole Remedy**: Each party's liability to the other party arising out of or related to this Agreement or the Services will not exceed the amount of the Consulting Fee. The Client's sole remedy in the event of any alleged breach of this Agreement by the Consultant will be the notice, cure, and refund provisions of Section 6(B) of this Agreement.
- J. **Amendment in Writing**: This Agreement may not be amended, modified, altered, changed, terminated, or waived in any respect whatsoever, except by a further agreement in writing, properly executed by a duly authorized officer of the Consultant and the Client Representative, acting for and on behalf of the Client.
- K. **Binding Effect**: This Agreement will bind the parties and their respective successors and assigns. If any provision in this Agreement will be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired thereby.
- L. **Captions**: The captions of this Agreement are for convenience and reference only, are not a part of this Agreement and in no way define, describe, extend, or limit the scope or intent of this Agreement.
- M. **Construction**: This Agreement will be construed in its entirety according to its plain meaning and will not be construed against the party who provided or drafted it.
- N. **Prohibition on Assignment**: No party to this Agreement may assign its interests or obligations hereunder without the written consent of the other party obtained in advance of any such assignment. No such assignment will in any manner whatsoever relieve any party from its obligations and duties hereunder and such assigning party will in all respects remain liable hereunder irrespective of such assignment.



- O. **Waiver**: Non-enforcement of any provision of this Agreement by either party will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remaining terms and conditions of this Agreement.
- P. **Survival**: Section 5 and Section 9(H) will survive termination of this Agreement.
- Q. **Counterparts; Electronic Transmission**: This Agreement may be executed in counterparts, each of which will be deemed to be an original, and such counterparts will, together, constitute and be one and the same instrument. A signed copy of this Agreement delivered by telecopy, electronic transmission or other similar means will be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Client and the Consultant have caused this Agreement to be executed by their duly authorized officers to be effective as of the Executed Date.

**CLIENT:**  
CHESTER COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_

Name:  
Title:  
Date:

**CONSULTANT:**  
RETAIL STRATEGIES, LLC

By: \_\_\_\_\_

Name:  
Title:  
Date:

**EXHIBIT A**  
**RETAIL RECRUITMENT**

**I. SCOPE OF SERVICES**

*This section outlines what Retail Strategies (the “Consultant”) will provide to Chester County, South Carolina (the “Client”).*

**A. RESEARCH**

1. Identify market retail trade area using political boundaries, drive times and radii and custom boundary geographies
2. Perform market and retail GAP analysis for trade area (i.e. leakage and surplus)
3. Conduct retail peer market analysis
4. Tapestry lifestyles - psychographic profile of trade area/market segmentation
5. Customized retail market guide including aerial map with existing national retailer brands and traffic counts
6. Identification of at minimum 30 retail prospects to be targeted for recruitment
7. Updates provided on retail industry trends
8. Custom on-demand demographic research – historical, current, and projected demographics – to include market trade areas by radius/drive time, and custom trade area

**B. REAL ESTATE ANALYSIS**

1. Identify/Evaluate/Catalog priority commercial properties for development, re-development and higher and best use opportunities
2. Identification of priority business categories for recruitment and/or local expansion
3. Active outreach to local brokers and landowners

**C. RETAIL RECRUITMENT**

1. Retail recruitment plan delivered to client summarizing all customized analytics, target zones for real estate and retail categories for recruitment focus.
2. Pro-active retail recruitment for targeted zones
3. Will contact a minimum of 30 retailers, restaurants, brokers and/or developers
4. Updates on activity will be provided to Client’s designated primary point of contact via Basecamp, telephone, or email on a monthly and/or as needed basis
5. One market visit per calendar year included in agreement, any travel outside of the agreement shall be approved and paid for by the contracting entity
6. Conference representation- updates provided according to the yearly conference schedule

**D. DEFINED RECRUITMENT ZONES**

1. Gateway District boundaries identified in 2017 Gateway Master Plan (attached)
2. Additional zones may be added in Years 2 and 3 for additional \$5,000 per zone.
3. Additional zones shall be agreed upon in writing by Consultant and Client on or prior to each anniversary of the Execution Date of this agreement.

**II. CLIENT AGREEMENT**

*This section outlines what Chester County, South Carolina (“the “Client”) will provide for Retail Strategies (the “Consultant”).*

**A. POINT OF CONTACT**

1. One individual shall be specifically designated by Client and identified to Consultant as the primary point of contact (“POC”)
2. POC will be responsible for regular communications between Client and Consultant
3. POC will be responsible for communicating all of Consultant’s updates and activities to Client as necessary
4. POC will be the primary facilitator of communication as it relates to concerns from board members, city council and/or other decision-making community leaders
5. POC will be competent to aid Consultant in navigation of local political landscape
6. POC will have access to Basecamp and will post messages and on –going local updates in a timely manner

**B. INFORMATION AND MATERIAL REQUESTED BY CONSULTANT**

1. Consultant will provide POC with no less than 3 business days’ notice before materials and other information are needed
2. Client/ POC understands that Consultant’s ability to stay on schedule will depend on receiving requested information by the requested deadline
3. Client/ POC will provide consultant with ongoing updates related to retail growth and development, including but not limited to: (i) businesses that open, close, or rumors associated, as such; (ii) changes in economic drivers (i.e. significant increase or decrease in employees for major employment, school enrollments, housing or medical); (iii) new ownership of real estate or changes in the owner’s personal situation that may affect willingness to sell property
4. Client/ POC will inform Consultant of plans to attend ICSC conferences proving ample time to assist in planning

**C. INFORMATION AND MATERIAL REQUESTED BY CLIENT**

1. POC will provide Consultant with no less than 3 business days’ notice before a full update is needed
2. Client/ POC understand the confidentiality of communication containing retailer specific information and will notify Consultant before sharing such information publicly

Chester County Planning Commission Minutes

April 16, 2024

1. **Call to Order** – Chairman Raines called meeting to order.

**Quorum Established:** Chairman Robert Raines, Vice Chairman Azzie Hill, Commissioners Shawn Hough, Marvin Grant, and Douglas Josey present. Israel Bunting Sr. present but unable to vote due to training required, with Commissioner Nancy Walley absent with previous notification.

**Staff:** Mike Levister, Jaime Chappell, and Kristen Davis

2. **Approval of Agenda** – Commissioner Grant motioned to approve, second by Vice Chairman Hill. Vote 5-0 to approve.

3. **Approval of Minutes from March 19, 2024, Meeting** – Commissioner Grant motioned to approve, second by Commissioner Josey. Vote 4-0 to approve.

4. **Approval of Minutes from February 27, 2024, Meeting** – Chairman Raines motioned to approve, second by Commissioner Hough. Vote 4-0 to approve.

5. **New Business**

- a. **CCMA24-07 Christopher Michael Berry request Tax Map #153-00-00-050-000 (2.25 acres) located at 2500 Landsford Road, Catawba, SC 29704 from Agricultural District (AG) to Rural Two District (R2).**

Christopher Berry stated my name is Christopher Berry. I'm just wanting to rezone this property to sell it to my daughter. She's getting married. They want to build a house. We had 90 acres; this was kind of our plan. You know, I got two daughters. One of them is eleven and so she's a little way from marriage, hopefully. But my other one is ready. They want to move out there and live with us and that's what this is all about.

Chairman Raines stated there's no structures there.

Mr. Berry stated it was just forest and we had some pine that was planted originally, we harvest that and there's some more pine we haven't harvest yet. So, but the pine trees are on the back part of the property, and this is right up near the road so it's just woods right now.

Chairman Raines stated does anyone have any questions for the applicant.

Vice Chairman Hill asked did you state your address.

Mr. Berry stated oh, I'm sorry no 2500 Landsford Road, Catawba 29704.

Chairman Raines stated the same as our packet.

Mr. Berry stated correct.

Chairman Raines stated thank you Miss Hill. Any other questions for the applicant.

Chairman Raines motioned to approve, second by Vice Chairman Hill. Vote 5-0 to approve.

Chairman Raines stated Sir the way this works is county council still has to have three readings of it. They will actually approve it or disapprove it. So, you can follow up with the staff. See what their meetings are if you're interested in tracking that. Okay. You're welcome to hang around or you can leave, it doesn't matter.

**b. CCLDV24-02 John T. McKeown requests a Street Access Easement for Tax Map #072-00-00-071-000 located near 2153 Rejim Drive, Chester, SC 29706.**

John McKeown stated my name is John McKeown. I live at 2153 Rejim Drive, Chester. The purpose is my daughter's wanted to move in the neighborhood and we had the land, and we want to let her move on it.

Chairman Raines stated so this gives her legal access to her portion of the property.

Mr. McKeown stated yes sir.

Chairman Raines stated and it's across your property already.

Mr. McKeown stated yes sir.

Chairman Raines stated anyone have any questions.

Chairman Raines motioned to approve, second by Commission Grant. Vote 5-0 to approve.

Chairman Raines stated and unlike what I said a while ago that easements are staff's responsibility just check with them and they can let you know the next steps and this. Okay, it's an administrative thing.

**c. CCMA24-08 Clairssia Simpson request Tax Map #079-03-08-043-000 located at 148 McClure Street, Chester, SC 29706 from Multi-family Residential District (RG-1) to General Residential District (RG-2).**

Chairman Raines stated Ms. Simpson are you present. So, it looks like they want to tear down the house. It's already existing on the property. Very much in need of repair the existing house is but can't help see how this would be faster approval for the folks living there and everyone associated with it.

Commissioner Grant motioned to approve, second by Vice Chairman Hill. Vote 5-0 to approve.

**d. CCMA24-09 Gloria Mangum and Christian Phillips request Tax Map #126-00-00-101-000 located at 800 Old Mill Road, Richburg, SC 29729 from Rural Two District (R2) to General Residential District (RG-2).**

Gloria Mangum stated yes sir, my name is Gloria Mangum. It's 800 Old Mill Road Richburg, South Carolina 29729. We're just wanting to put a house back there and live my family live in and have two kids and my husband, Christian couldn't come today, he had to work but I'm just wanting to put home back there and live in it. So, it's my mother's property. She's wanting to divide it in the middle and then when she passes, the other half will go to my sister and so that's essentially what we're doing just going ahead and moving on to it early.

Chairman Raines stated so going ahead and making this for convenience of someone needing the residence now.

Ms. Mangum stated absolutely.

Chairman Raines stated something you would do in the long run. You well and septic there?

Ms. Mangum stated there is not, not for the back half. There is for Mother's home.

Chairman Raines stated no water and sewer or anything. I didn't think there was one, but I wasn't sure.

Commissioner Grant motioned to approve, second by Commissioner Josey. Vote 5-0 to approve.

Chairman Raines stated and as I said earlier, county council will have to address that, three readings before it's approved. Okay, um, you folks had hanging around or y'all can leave. I'm sure you got more important things to do today.

## **6. Comments/Discussion**

Chairman Raines stated is there anything for us from the commission staff.

Planning Director Mike Levister stated we do have a meeting.

Chairman Raines stated a busy meeting.

Staff Jaime Chappell stated not really, we have one applicant, potentially on the agenda, but the deadline is Friday.

Chairman Raines stated Okay, good enough. And as I said earlier, Mr. Buntings has one more class, you said yes. And he will be a full-fledged voting member look forward to having him where he can participate fully. Anybody else have anything?

Vice Chairman Hill stated just for my understanding, Mike, McClure Street and Loomis, where is the line. Where is the county and I know all around.

Planning Director Mike Levister stated when you come off a Cemetery Street Miss Hill, and you make that sharp curve it's like the first two or three houses on the right in there before you get to the next road on the left. That's about right there were the City and county line. She probably like the last house in the county.

Mr. Bunting stated right next to the Holy Place.

Planning Director Mike Levister stated correct, right after that in turns into the City and McClure Street.

Vice Chairman Hill stated okay I always wondered because some people will say they were in the county and others would say they are neighbors.

Planning Director Mike Levister stated we identify that by tax map numbers. Anything with 201 would identify it to be in the City of Chester. You have different ones like 201, 202, 203, and 204 that's in a different municipality instead of the County it would be the Town of Richburg, Town of Great Falls, Town of Fort Lawn, and the City of Chester.

Chairman Raines stated anything that starts with those numbers.

Planning Director Mike Levister stated anything in 200 Something like 203, 201, 202, 203 is going to be in a different, not that you all won't vote on it because we only do the county and then their municipalities would vote on anything in Fort Lawn and Richburg. Fort Lawn, Richburg, and Great Falls have their own council, actually Town Council and then they have their own planning and ZBA.

Commissioner Hough stated what about Blackstock?

Planning Director Mike Levister stated that's us. Y'all do Blackstock. The only thing you don't vote on is like I said, Town of Richburg, Town of Great Falls, Town of Fort Lawn, and the City of Chester.

Chairman Raines stated they have their own commissions. Okay. Any other questions or comments? Concerns. Everybody's up to date on their training enough I'll have to come later but you'll have another class in the fall.

Vice Chairman Hill asked if we know the date yet.

Planning Director Mike Levister stated no ma'am, that's too far out. Let me know when you are available.

Vice Chairman Hill stated either the first or second week.

Planning Director Mike Levister stated I think we had that discussion last time you wanted, because you already had something on your calendar. So yeah, tell me when not to have it.



Vice Chairman Hill stated my school homecoming is it's like the 24<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup>, and 27<sup>th</sup> of October. And I have a sorority meeting the second Saturday, but I can miss that.

Planning Director Mike Levister stated yes ma'am.

Vice Chairman Hill stated appreciate you tweaking that.

Commissioner Bunting stated if I have to go outside Chester for training that's fine.

Planning Director Mike Levister stated that's something we can get with the Cog and to see if they have anything that's available to get your second part okay. If not, maybe we can do something with the new attorney. The interim attorney can do something to get you on board and some of the other members of other boards in Great Falls and Fort Lawn that needs training to be able to go to vote also.

Chairman Raines stated you're talking about initial training.

Planning Director Mike Levister stated possibly, but we have to get with the new interim attorney.

**7. Adjourn** Chairman Raines motioned to adjourn, seconded by Commissioner Grant. Vote 5-0 to adjourn. Time 6:48 PM.

**Notice of Meeting:** Public Notices providing time, date, and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, and published in the **March 27, 2024**, The Herald. All properties were also posted.



**Chester County, South Carolina**  
 Department of Planning, Building & Zoning  
 1476 J.A. Cochran Bypass  
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 4-16-24 Case # CCMA24-07 Invoice # 7806

The applicant hereby requests that the property described to be rezoned from A6 to R2

Please give your reason for this rezoning request:  
I am selling 2.25 acres to my daughter and her husband and it will no longer need to be agricultural.

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: \_\_\_\_\_

Property Address Information

Property address: 2500 LANDSFORD Rd.  
 Tax Map Number: 153-00-00-050-000 Acres: 2.25

Any structures on the property: yes \_\_\_\_\_ no . If you checked yes, draw locations of structures on plat or blank paper.

PLEASE PRINT:

Applicant(s): Christopher Michael Berry  
 Address: 2500 LANDSFORD Rd. Catawba, SC 29704  
 Telephone: \_\_\_\_\_ cell ← SAME work ← SAME  
 E-Mail Address: \_\_\_\_\_

Owner(s) if other than applicant(s): Melissa Powell Berry Christopher Michael Berry  
 Address: 2500 LANDSFORD Rd.  
 Telephone: \_\_\_\_\_ cell ← work ←  
 E-Mail Address: \_\_\_\_\_

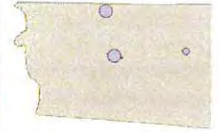
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: C. Michael Berry Date: 2/21/2024  
 Applicant signature: C. Michael Berry Date: 2/21/2024

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Overview



Parcel ID	153-00-00-050-000	Alternate ID	n/a	Owner Address	BERRY C MICHAEL
Sec/Twp/Rng	n/a	Class	LA		BERRY MELISSA P
Property Address	2500 LANDSFORD RD	Acreage	71.69		2500 LANDSFORD RD
					CATAWBA SC 29704
District	05				
Brief Tax Description	71.69 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/11/2024  
 Last Data Uploaded: 3/11/2024 2:12:40 AM

Developed by  Schneider  
 GEOSPATIAL

FARM APPRAISAL CARD

CARD 1 OF 1 CARDS

TAX MAP 153-00-00-050-000		TRANSFERRED FROM	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE	
BERRY C MICHAEL BERRY MELISSA P 2500 LANDSFORD RD CATAWBA SC 29704		H. Three, LLC	1107	234	Cab E	S-7 P-9	8/28/14	\$297,000	
<b>PROPERTY LOCATION</b>									
Physical Address	2500 Landsford Rd								
District	5								
Zoning	AG								
<b>LAND</b>									
Legal Area	71.69 ac								

Number of Acres	71.69 ac	<b>PROPERTY DESCRIPTION</b>
Per Acre Value	3,300	

ESTIMATED MARKET VALUE			
Year	Land Value	Improvement Value	Total

**REMARKS**  
 Was part of 153-00-00-049-000  
 78.02 ac was split to 153-00-00-050-000 per Plat Cab E S-44 Pg. 9B 2/22/18  
 Sold 6.33 ac to 153-00-00-051-000 1/19/23 - See Plat Cab E S-114 Pg. 3A

CLASSIFICATION					Permit #			Date	Contract Price			
Farm Bldgs	Construction	Size	Rate	Yr. Built	Cond	Dep	Obs	Market Value				
LAND VALUATION								SKETCH	Year Built			
Class	Acres	Market Value		Use Value								
		Price per Acre	Total	Price per Acre	Total							
1T	6	3,300	19,800	199	1,194							
3T	29	3,300	95,700	119	3,451							
4T	36.69	3,300	121,077	81	2,972							
Total	71.69		236,600		7,600							
LAND VALUATION BY YEAR												
Year	2018 - 78ac	2024 - 71.69ac										
Market Value	257,400	236,600										
Use Value	7,250	7,600										
Comments												

FARM APPRAISAL CARD

SOUTH CAROLINA  
COUNTY Chester

CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS

153-00-00-050-000  
BERRY C MICHAEL  
BERRY MELISSA P  
345 FOXLAIR COURT  
ROCK HILL SC 29730

DISTRICT	DATE OF APPRAISAL				APPRAISER			
TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE	
H Jewel LLC	1107	234	9.02	E	5-4	8-28-14	\$297,000	

PROPERTY LOCATION	GENERAL DATA	COST DATA	INCOME APPROACH		Remarks:
St., Rt. & No.	Yr. Built	Land	Econ. Rent	Cap. Rate	
City	Economic Life	Imp.	Expenses	Income +	
Use	Condition	L. H.	Net Inc.	Cap. Rate	
Subdivision	Quality	Total	Land Inc.	Imp. Value	
Legal Description	Annual Rent	Stamps	Imp. Inc.	Land Value	
2500 Land from rd	Blg. Permit	Old Map Ref.	Recap	Total Value	
		File No.	Int. Rate		

STANDARD CLASSIFICATION		PROPERTY DATA		LAND VALUATION					
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	CLASS	ACRES	MARKET VALUE		USE VALUE	
Progressive	Paved Road	Buildings	Electricity	4T	53.47	Price per Acre	Total	Price per Acre	Total
Static	Earth Road	Pavement	Water			81	4293	3807	
Regressive	Railroad	Fence	Gas	3T	25	119	2975	2975	
Old	Water	Landscaping	Sewer			7250	61782		
New	Airport	Well	All Utilities	TOTAL	78	7250	6,800		

ESTIMATED MARKET VALUE				LAND VALUATION BY YEAR				
	Land Acres or Lots	Improvement	Total					
Number				2018	2024	19	19	19
Cost Approach				257,400	237,600			
Market Approach				7250	6,800			
Income Approach								
Correlated Value								
Assessed %								
Reviewed by								

was part of 153-0-0-49 This was split into Cubes 44 page 913 on 2-22-18

sml 6.33ac to 153-0-0-51 on 1-14-23 for 2024

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family											
Split Level	Fam. Rented											
Colonial	Fam. Duplex											
Cape Code	Condominiums											
Conventional												
Modern												

SALE NO.					FOUNDATION - 1				FLOORS - 4				PLUMBING - 6				TOTAL		
Adt.	1.	2.	3.	4.	Masonry Walls	Concrete	Bathroom No.	B	1	2	3	B	1	2	3	Item	Area or Quant.	Unit Cost	
Sales Price					Basement Area - 5	Hardwood	Two Fixt. Bath												
Time					None	Full	St. Shower												
Location					Part	Sq. Ft.	Water Closets												
Physical Characteristics					Finished		Lavatories												
Size					Rec.		Kitch Sinks												
Adjusted Sales Price					Apt.	Sq. Ft.	No Plumbing												
					Garage														
					EXTERIOR WALLS - 2				TILING - 5				REMARKS						
					Siding or Sheathing		Modern Kitchen												
					Single Siding		B.I. Range												
					Wood Shingles		B.I. Oven												
					Asbestos Shingles		B.I. Refrig.												
					Stucco on Frame		B.I. Dishwasher												
					Stucco on Tile or C.B.		B.I. Garb. Disp.												
					Face Brk. Veneer		Exhaust Fan												
					Face Brk. on Tile or C.B.		B.I. Clothes Wash.												
					Com. Brk. Veneer		B.I. Dryer												
					Com. Brk. on Tile or C.B.		Modern Bath												
					Compo. Shingles		B.I. Vanity												
					Solid Com. Brk.		B.I. Tub Encl.												
					Face Br. on Com. Br.		B.I. Vacuum sys.												
					Cement or Conc. Blk.		Metal Frame Sash												
					Reinforced Concrete		Wood Frame Sash												
					Aluminum Siding		Gutters												
					Cut Stone Facing														
					Terra Cotta Facing														
					Stone or T.C. Trim														
					Party Walls														
					Plate Glass Front														
					ROOF TYPE - 3				ENVIRONMENTAL										
					Hip	Gable	Warm Air												
					Mansard	Flat	Steam												
					Gambrel		Hot Water or Vapor												
					ROOFING - 3				FUEL										
					Asphalt Shingles		Forced Air												
					Slate		Unit Heaters												
					Asbestos Shingles		Air Cond.												
					Metal Deck		No Heating												
					Roll Roofing		Heat Pump												
					Tar & Gravel		Electric												
					Composition														
					INSULATION - 3				ELECTRICAL - 7										
					Roof or Ceiling		Armored Cable BX												
					Wall		Pipe Conduit												
					Storm Sash & Doors		Romax												
					CONDITION				FIREPLACES - TYPE										
					Int. Finish	G	F	P											
					Layout														
					Structure														
					LOCATION														

MEASURED BY \_\_\_\_\_ DATE \_\_\_\_\_

Current Year (2024) Changes



Search Options

Map Number: 153-00-00-050-000 Real 00049090 History Year:   
 Name 1: BERRY C MICHAEL Other Map Number:  Find

Alerts

Has Additional Comments

Owner Information

Post Initials:  CW Reason for Change:  Activity Date: 03/17/2023  
 Name 2: BERRY MELISSA P Land Value: 236,600  
 Address 1: 2500 LANDSFORD RD Building Value:   
 Address 2: CATAWBA SC Total Market Value: 236,600  
 Zip Code: 29704 Total Tax Value: 7,600

Codes

District: 05 Fire Code: FT FORT LAWN  
 Town:  Neighborhood:   
 Subdivision:  Use Class:   
 Description: 71.69 AC  
 Legal:   
 Location: Street Number: 2500 Street Name: LANDSFORD RD Suffix:  Direction:

Additional Information

Appraisal Appeal:  Owner Occupied:  TIF:  Base:   
 Agricultural Use:  Reappraisal Notice: Y  MCIP:  Industrial Park ID:   
 Rollback:  Exempt:

Scroll by: MAP#





### Next Year (2025) Changes



#### Search Options

Map Number  Real  History Year

Name 1  Other Map Number



#### Alerts

Has Additional Comments

#### Owner Information

Post Initials  Reason for Change  Activity Date

Name 2  Land Value

Address 1  Building Value

Address 2  Total Market Value

Zip Code  Total Tax Value

#### Codes

District  Fire Code  FORT LAWN

Town

Subdivision

Neighborhood

Use Class

Description

Legal

Location Street Number  Street Name  Suffix  Direction

#### Additional Information

Appraisal Appeal  Owner Occupied  TIF  Base

Agricultural Use  Reappraisal Notice  MCIP  Industrial Park ID

Rollback  Exempt

Scroll by: MAP#



**Building & Zoning Department**  
1476 J A Cochran Bypass  
Chester, SC 29706  
Phone: (803) 581-0942  
Fax: (855) 930-0979

**Issued to:**

---

Michael and Melissa Berry  
  
2500 Landsford Road  
Catawba, SC 29704

**Receipt No. 7806**

---

**Date** 02/22/2024  
**Cashier** ichappell

**Payment Items**

---

Map Amendment Rezone property

\$150.00

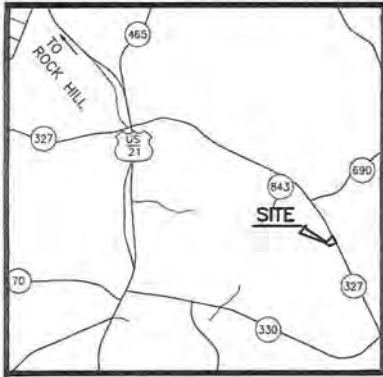
            
\$150.00

**Form of Payment**

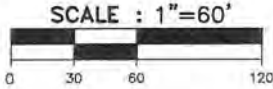
---

Credit Card \$150.00  
**\$150.00**

*Thank you for your payment.*

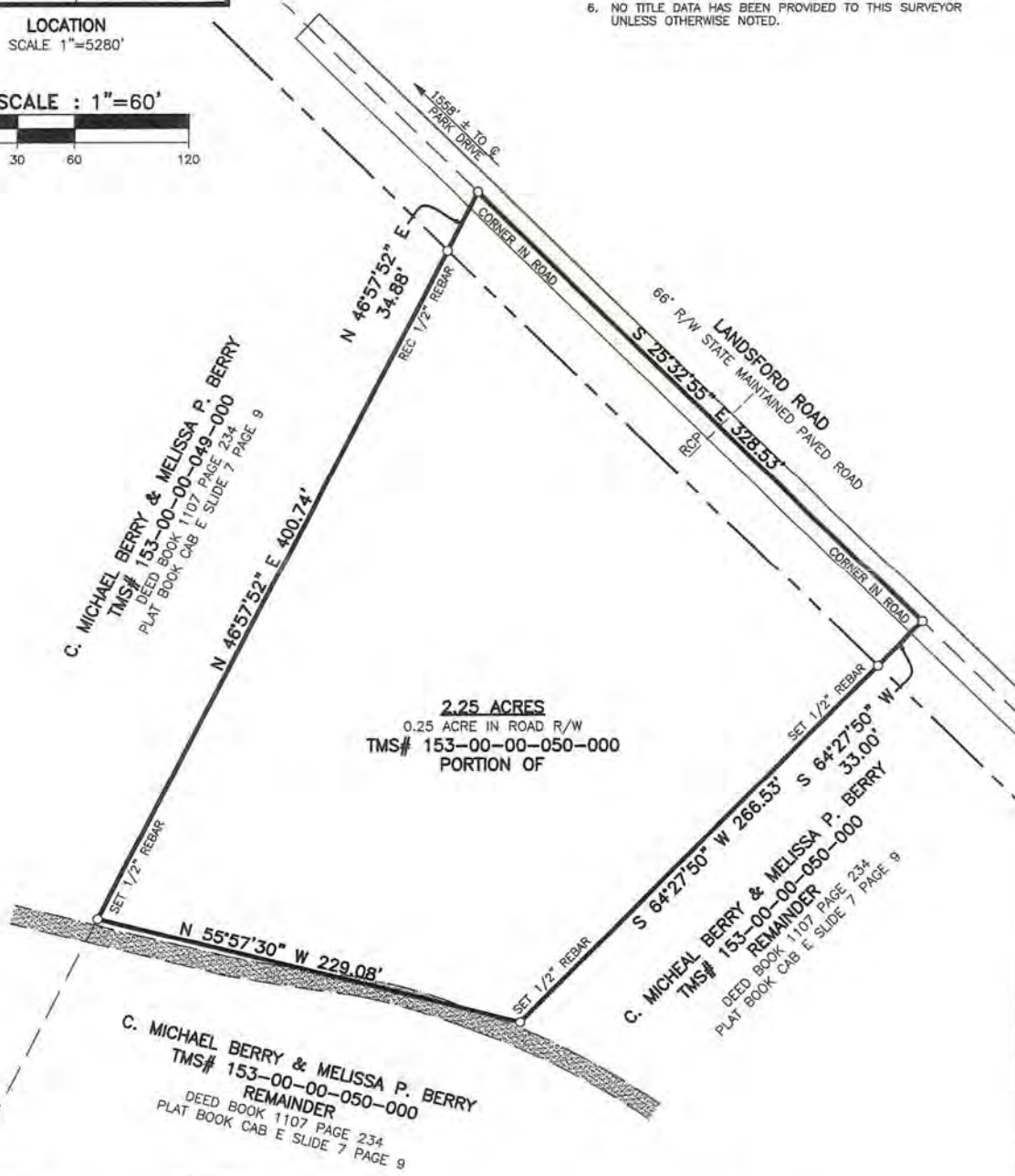


LOCATION  
SCALE 1"=5280'



NOTES:

1. PROPERTY REFERENCES:  
DEED BOOK 1107 PAGE 234  
PLAT BOOK CAB E PAGE SLIDE 7 PAGE 9
2. ACCORDING TO THE FEDERAL INSURANCE RATE MAP, THIS PROPERTY LIES IN ZONES "X", COMMUNITY PANEL NUMBER 45023C120 D, DATED: 05/16/2017.
3. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS THAT COULD BE FOUND IN A COMPLETE TITLE SEARCH.
4. THIS SURVEY REPRESENTS A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE SIGNING SURVEYOR, UNLESS OTHERWISE NOTED.
5. ALL EASEMENTS OF WHICH THE SURVEYOR HAS KNOWLEDGE OF, OR HAS BEEN FURNISHED, HAVE BEEN NOTED ON THIS MAP.
6. NO TITLE DATA HAS BEEN PROVIDED TO THIS SURVEYOR UNLESS OTHERWISE NOTED.



**2.25 ACRES**  
0.25 ACRE IN ROAD R/W  
TMS# 153-00-00-050-000  
PORTION OF

C. MICHAEL BERRY & MELISSA P. BERRY  
TMS# 153-00-00-049-000  
DEED BOOK 1107 PAGE 234  
PLAT BOOK CAB E SLIDE 7 PAGE 9

C. MICHAEL BERRY & MELISSA P. BERRY  
TMS# 153-00-00-080-000  
DEED BOOK 1107 PAGE 234  
PLAT BOOK CAB E SLIDE 7 PAGE 9

C. MICHAEL BERRY & MELISSA P. BERRY  
TMS# 153-00-00-050-000  
REMAINDER  
DEED BOOK 1107 PAGE 234  
PLAT BOOK CAB E SLIDE 7 PAGE 9



SHADE TREE SURVEYING LLC  
ADDRESS 3415 WINDMILL ROAD  
LEESVILLE, SC 29070  
(803)582-9195

CLOSING SURVEY FOR  
**KAMBRIE BERRY**  
LOCATED AT/NEAR 2500 LANDSFORD ROAD  
CHESTER COUNTY, SOUTH CAROLINA  
OCTOBER 7, 2023

*James D. Fulmer, Jr.*  
JAMES D. FULMER; S.C.P.L.S. # 38661

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE VRS GNSS SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.



**Chester County, South Carolina**  
 Department of Planning, Building & Zoning  
 1476 J.A. Cochran Bypass  
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 4-16-24 Case # CCMA24-08 Invoice # 7923

The applicant hereby requests that the property described to be rezoned from RG1 to R2G RG2 CS

Please give your reason for this rezoning request:  
to demolish the current home and place a manufactured home on the land. The current home is very old and needs a lot of repairs also I need a room for my daughter who is currently 2 months old

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: \_\_\_\_\_

Property Address Information

Property address: 148 M<sup>E</sup>CLURE ST CHESTER SC 29706  
 Tax Map Number: 079-03-03-043-000 Acres: 0.374

Any structures on the property: yes  no . If you checked yes, draw locations of structures on plat or blank paper.

PLEASE PRINT:

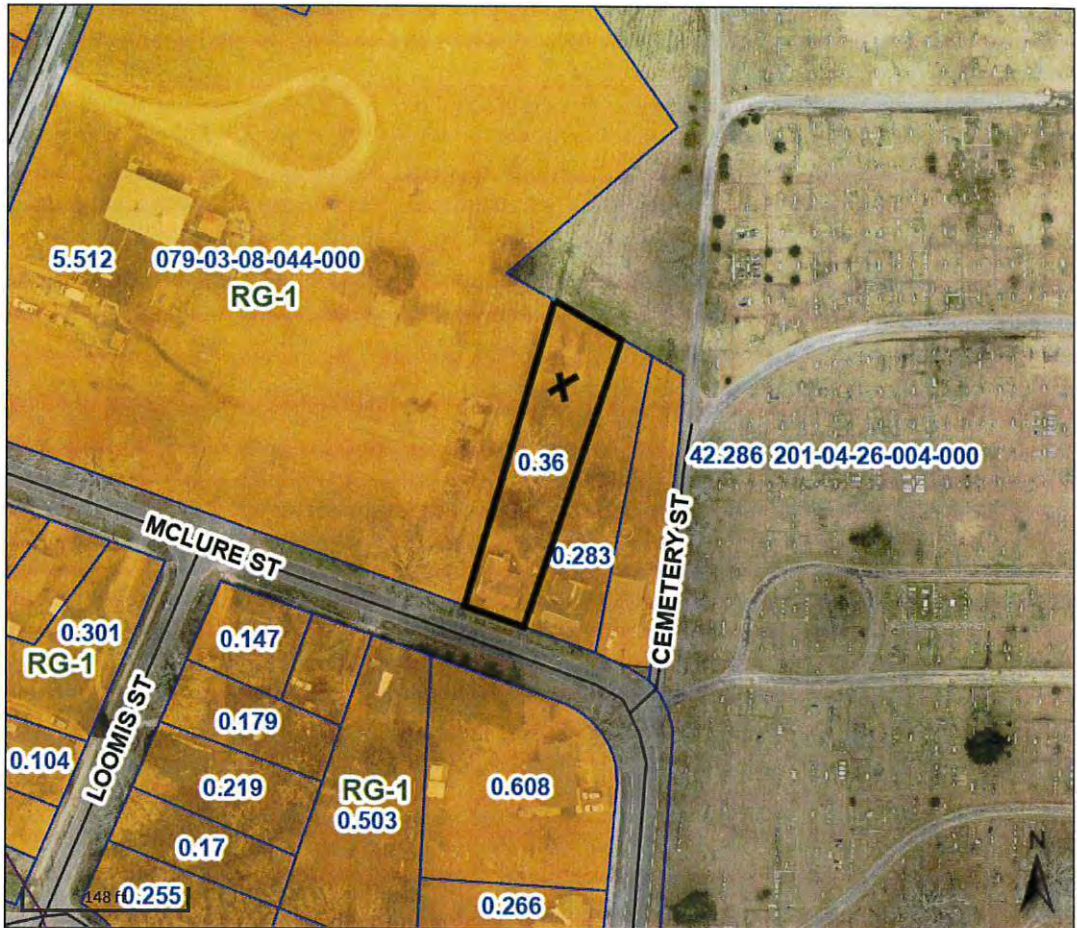
Applicant (s): CLAIRSSIA SIMPSON  
 Address: 148 M<sup>E</sup>CLURE ST CHESTER SC 29706  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

Owner(s) if other than applicant(s): SAME AS ABOVE  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Clairssia Simpson Date: 3-14-24  
 Applicant signature: Clairssia Simpson Date: 3-14-24

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Overview



Parcel ID	079-03-08-043-000	Alternate ID	n/a	Owner Address	SIMPSON CLAIRSSIA L
Sec/Twp/Rng	n/a	Class	R		148 MCLURE ST
Property Address	148 MCLURE ST	Acres	0.36		CHESTER SC 29706
District	02				
Brief Tax Description	148 MCLURE				

(Note: Not to be used on legal documents)

Date created: 3/15/2024  
 Last Data Uploaded: 3/15/2024 2:30:38 AM

Developed by  **Schneider**  
 GEOSPATIAL



Current Year (2024) Changes



Search Options

Map Number: 079-03-08-043-000 Real 00485493 History Year:  Find

Name 1: SIMPSON CLAIRSSIA L Other Map Number:  Find

Alerts:

Owner Information

Post Initials:  CW Reason for Change:  Activity Date: 06/04/2021

Name 2:  Land Value: 6,500

Address 1: 148 MCCLURE ST Building Value: 14,200

Address 2: CHESTER SC Total Market Value: 20,700

Zip Code: 29706 Total Tax Value: 20,700

Codes

District: 02 Fire Code: CI CITY

Town:  Neighborhood: RG1 MULTI FAMILY RES

Subdivision:  Use Class:

Description: 148 MCLURE

Legal:

Location

Street Number: 148 Street Name: MCCLURE STREET Suffix:  Direction:

Additional Information

Appraisal Appeal:  Owner Occupied:  TIF:  Base:

Agricultural Use:  Reappraisal Notice:  MCIP:  Industrial Park ID:

Rollback:  Exempt:

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number  Real  History Year  Alerts

Name 1  Other Map Number

Owner Information

Post Initials  Reason for Change  Activity Date

Name 2

Address 1  Land Value

Address 2  Building Value

Zip Code  Total Market Value

Total Tax Value

Codes

District  Fire Code  CITY

Town

Neighborhood  MULTI FAMILY RES

Subdivision

Use Class

Description

Legal

Location Street Number  Street Name  Suffix  Direction

Additional Information

Appraisal Appeal  Owner Occupied

TIF  Base

Agricultural Use  Reappraisal Notice

MCIP  Industrial Park ID

Rollback  Exempt

Scroll by: MAP#

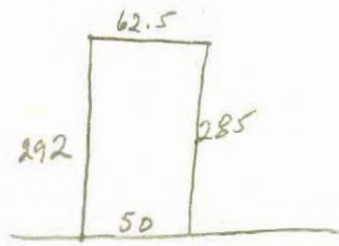
79-3-B-43		DISTRICT 1	2	DATE OF APPRAISAL				APPRAISER			
079-03-08-043-000 SIMPSON CLAIRSSIA L		Transferred From	Date Recorded	Date of Sale	Deed Book	Deed Page	Plat Book	Plat Page	Acres or Lots	Sales Price	
148 MCCLURE ST CHESTER SC 29706		A. T. Allen		12/31/71	455	186	A	22	1/2	5600	
		William Junior McMahon		9-24-84	526	544			1 lot	\$1.25A	
		Perthree Simpson = D.O.D	10-20-99	10-15-99	766	90			1 lot	\$12179	
		Virgie McMahon et al - Quit Claim	10-16-07	10-4-07	953	51			1 lot	\$1.00	
		Bertrude Simpson	12-21-09	12-18-09	1003	65			1 lot	\$1.00	

PROPERTY LOCATION	GENERAL DATA	COST DATA	INCOME APPROACH	
St., Rt. & No. 148 McClure	Yr. Built	Land	Econ. Rent	Cap. Rate
City	Economic Life	Imp.	Expenses	Income
Subdivision	Condition	L. H.	Net Inc.	Cap. Rate
OCCUPANT and USE	Quality	Total	Land Inc.	Imp. Value
	Annual Rent	Stamps	Imp. Inc.	Land Value
	Bldg. Permit	Old Map Ref.	Recap	Total Value
	Mort.	File No.	Int. Rate	

PROPERTY DATA				LAND CLASSIFICATION			
Neighborhood	Transportation	Land Imp.	Utilities	Topography	Land Class	No. of Acres	Value Per Acre
Progressive	Paved Road	Buildings	Electricity	Level	Open Land		
Static	Earth Road	Pavement	Water	High			
Regressive	Railroad	Fence	Gas	Low			
Old	Water	Landscaping	Sewer	Rolling			
New	Airport	Well	All Utilities	Swampy			

LAND			LOT SIZE		Remarks & Description Rt. William Junior McMahon 1 lot 1.16A Virgie Mc Mahan - aka - Virgiee Mc Mahan Lot 2
Number of Acres 1.22	Number of Lots	Front	Depth	Timberland	
Per Acre Value	Number of Front Ft.	Depth	Rear		
Value for Acres	Per Lot Value				
Returned Area 1.22	Per Front Ft. Value				
Legal Area 1.22	Value for Lots	Total			
Planimetered Area	Value for Fr. Ft.				
Total Land Value					

197	ESTIMATED MARKET VALUE		
	Land Acres or Lots	Improvement	Total
Number	1 Lot	1	
Cost Approach 2000RN	6,500	9,200	15,700
Market Approach			
Income Approach 205R	4,500	11,200	17,700
Correlated Value	4,500	11,200	17,700
Appeal Value			
Assessed %			





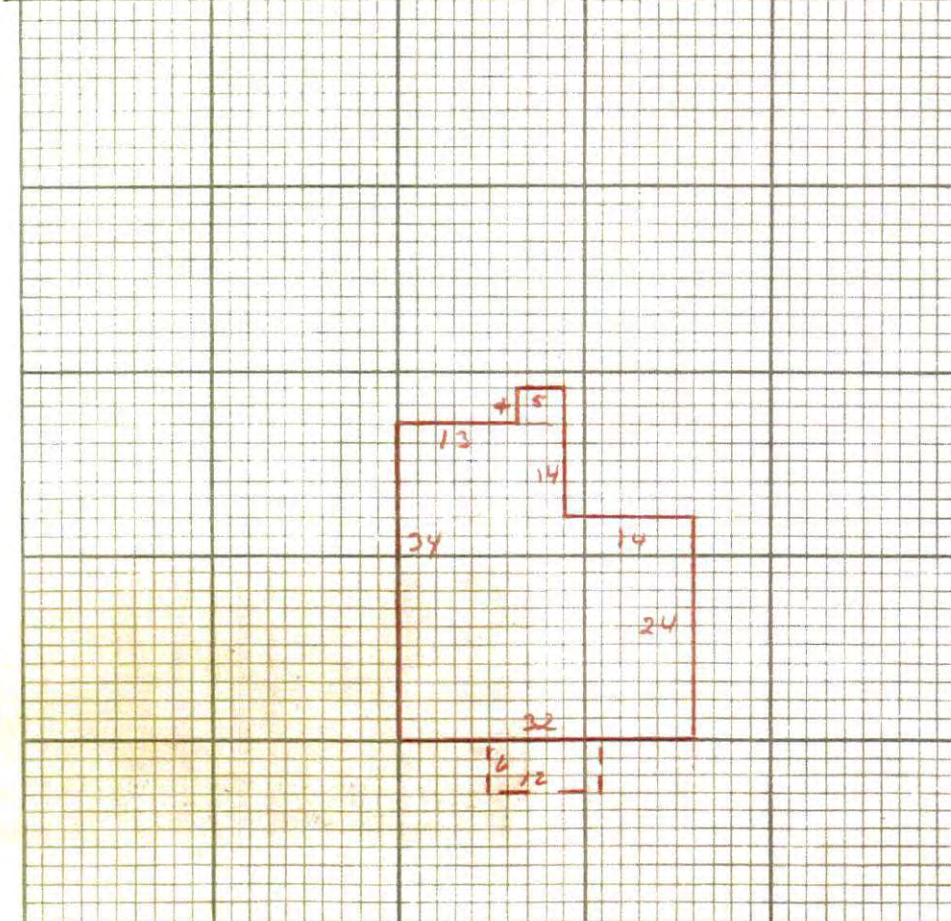
CLASSIFICATION OR MODEL

Ref. Page

Manual

Foundation	Framing	Roof Type	Exterior Walls	Roof Structure	Interior		Kitchen	Env'l	General
Concrete	Wood	Gable	Brick Veneer	Comp.	No. Rooms	Dry Wall	Cabinets	Central Heat	Carport
Conc. Block	Steel	Hip	Block	Built-up	No. Baths	Plaster	Stove	Air Cond.	Garage
Brick	Rein. Concrete	Flat	Frame	Metal	Tile Bath	Painted	Dishwasher	Space Heat.	Gutters
Post	Trusses		Metal	Tile	Fireplace	Paneled	Disposer	Elec. Heat	Breezeway
	Concrete	Height		Wood Decking	H. W. Floor	Unfinished	Hood & Fan	Heat Pump	Elevator
Basement		No. Stories	Insulated	Slate	Carpet	Insulated	Tile Floor	Fan (Exhaust)	Water Tank
Finished	Stanchions	Split Level			Conc. Floor	Type Wiring Bx <input type="checkbox"/> Romex <input type="checkbox"/> Conduit <input type="checkbox"/>	Linoleum	Spk. System	Septic Sys.
B. Ht.				Insulated	Tile Floor				

IMPROVEMENTS	AREA	UNIT COST	1st COST.	ADDITIONS	REP. COST	DEP.	VALUE	Ground Area	PLUMBING		
2000 CLASS I	968	35.25	34122	2542	36664	75	9166	Perimeter	Good	Avg.	Poor
1993 Class I	968	28.28	27,395	1954	29,331	75	7332	Perimeter Ratio	LIGHTING		
								Location --- Time Adj.	Good	Avg.	Poor
								Height Adj.	Fluorescent		
								Composite Adj.	Incandescent		



Total Value		Base Cost	Stories Mult.
Rounded Value	2000 9,200	Sales Comparison Approach (Income Residential)	
		G R M	X Ec. Rent = Value

COMPUTATIONS & REMARKS			
1993		2000	
Porch 72x11.90 = 856		P-72x14.48 = 1042	
FP 1100		FP- 1500	
1956		2542	

2005 same

Date Measured & Mapped By PC

Sketch 1 sq. = \_\_\_\_\_ Ft.



155 Wylie Street • P.O. Box 550 • Chester, South Carolina • 29706  
(803) 385-5123 • www.chestermetrosc.com

*Solving the water needs of tomorrow, today.*

**WATER AVAILABILITY REQUEST FORM (For Informational Purposes)**

Date: 3/15/2024

A. **Owner/Developer:** Clasirssia Simpson Phone# \_\_\_\_\_

Address: \_\_\_\_\_ E-mail \_\_\_\_\_

**Owner Engineer:** \_\_\_\_\_ Phone# \_\_\_\_\_

Address: \_\_\_\_\_ E-mail \_\_\_\_\_

B. Development/Project Name: \_\_\_\_\_

Development/Project Location: \_\_\_\_\_

Parcel Number: 079-03-08-043-000

**C. Type of Development**

Residential       Multi-Family       Commercial       Industrial       Institutional

Type of Business: \_\_\_\_\_ Number of Units: \_\_\_\_\_

Building Area (SQ FT): \_\_\_\_\_ Anticipated Water Capacity Required (GPM) 15

**District Use Only**

Water service currently exists at the indicated property. The existing water service size is 3/4".

Approved By: Jackie Hinson Eng. Associate Date: 3/15/2024

District Engineer

**[EXTERNAL] Fw: 148 McClure St**

Clairssia Simpson &lt;krickettsimpson@yahoo.com&gt;

Thu 3/21/2024 2:21 PM

To: Jaime Chappell &lt;jchappell@ChesterCountySC.gov&gt;

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

**From:** "Todd Mathews" <tmathews@cwr.services>**To:** "Devon Beaty" <dbeaty@cwr.services>, "Michael Hunter" <mhunter@cwr.services>, "Tony Young" <tyoung@cwr.services>, "Maintenance" <maint@cwr.services>**Cc:** "krickettsimpson@yahoo.com" <krickettsimpson@yahoo.com>**Sent:** Thu, Mar 21, 2024 at 1:27 PM**Subject:** Re: 148 McClure St**Sewer is available and on site**

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

---

**From:** Devon Beaty <dbeaty@cwr.services>**Sent:** Wednesday, March 20, 2024 4:35:43 PM**To:** Michael Hunter <mhunter@cwr.services>; Tony Young <tyoung@cwr.services>; Maintenance <maint@cwr.services>**Cc:** krickettsimpson@yahoo.com <krickettsimpson@yahoo.com>**Subject:** 148 McClure St

Needs to verify service at above address. Needs letter stating sewer availability for county rezoning.

**Devon Beaty Bagley****(803)377-3541****3261 Lancaster Hwy****Richburg, SC 29729****Pretreatment Coordinator**

*"A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise." Aldo Leopold*



**Building & Zoning Department**  
1476 J A Cochran Bypass  
Chester, SC 29706  
Phone: (803) 581-0942  
Fax: (855) 930-0979

**Issued to:**

CLARISSA SIMPSON  
  
148 MCCLURE STREET  
CHESTER, SC 29706

**Receipt No. 7923**

**Date** 03/14/2024  
**Cashier** shudson

**Payment Items**

Map Amendment rezoning application

\$150.00

\$150.00

**Form of Payment**

Credit Card \$150.00  
**\$150.00**

*Thank you for your payment.*

MAGNETIC NORTH

PLAT OF SURVEY FOR  
CLAIRSSIA L. SIMPSON  
148 McCLURE STREET  
CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA  
APRIL 12, 2012

TAX MAP#079-03-08-043  
D.B. 1003 PG. 65; P.B. "A" PG. 22  
LOT#2

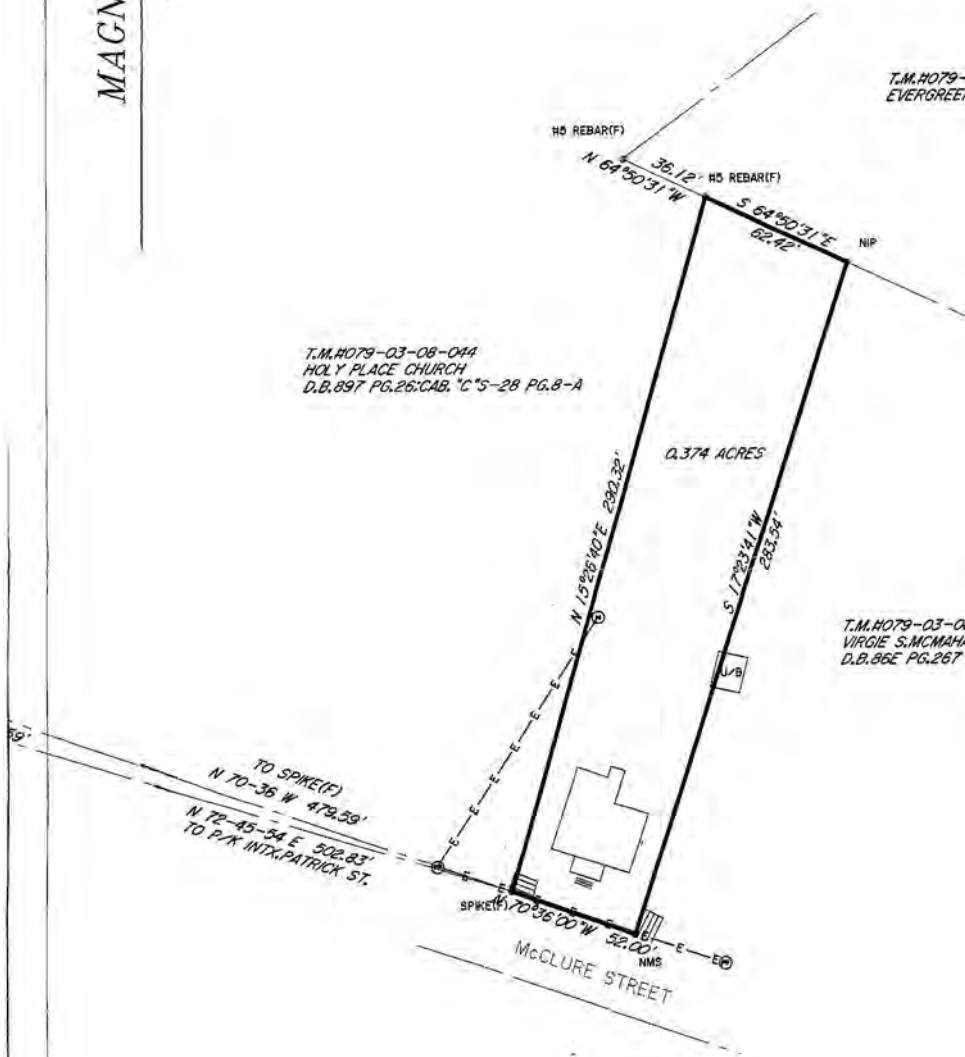
Filed in CHESTER COUNTY  
Sue X. Carpenter, CLERK OF COURT  
03/11/2024 At 04:47:43 PM  
2024 - 129125 PLAT  
CBE Vol: 144 Page: 3A  
Total 25.00 STax 0.00 CTax 0.00



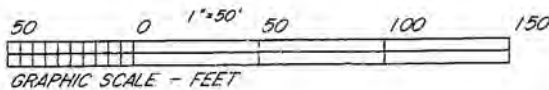
T.M.#079-03-08-044  
HOLY PLACE CHURCH  
D.B. 897 PG. 26; CAB. "C" S-28 PG. 8-A

T.M.#079-03-08-040  
EVERGREEN CEMETERY

T.M.#079-03-08-042  
VIRGIE S. MCMAHAN  
D.B. 866 PG. 267



NO NEW LOTS OR LINES ESTABLISHED



NOTE:  
EIP = EXISTING IRON PIN  
NIP = NEW IRON PIN  
PK = PK NAIL  
RR = RAILROAD SPIKE  
P.P. = PINCHED PIPE

HIPP LAND SURVEYING, INC.  
3574 VICTORIAN HILLS DRIVE  
RICHBURG, S.C. 29729  
PHONE (803) 789-3716

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPP AND WAS COMPLETED ON THE DATE SHOWN ABOVE. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA - TITLE 40, CHAPTER 21, AND IS OF CLASS - A STANDARD. THE AREA (IF SHOWN) WAS DETERMINED USING THE D.W.D. METHOD. BEARINGS WERE RECORDED AS SHOWN. ENCROACHMENTS ARE AS SHOWN. UNLESS NOTED STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

*William V. Hipp*  
WILLIAM V. HIPP, P.L.S. 17567



**Chester County, South Carolina**  
 Department of Planning, Building & Zoning  
 1476 J.A. Cochran Bypass  
 Chester, SC 29706

Zoning Map Amendment (Rezoning) Application

Fee: Residential \$150.00, Non-Residential \$300.00, Planned Development \$1000.00

Meeting Date: 4-16-24 Case # CCMA24-09 Invoice # 7926

The applicant hereby requests that the property described to be rezoned from RZ to RC-2

Please give your reason for this rezoning request:  
would like to subdivide property to allow another home (manufactured home). to meet zoning requirements, rezoning would allow us to do so.

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: \_\_\_\_\_

Property Address Information

Property address: 900 Old Mill Rd, Richburg SC, 29729  
 Tax Map Number: 126-00-00-101-000 Acres: 2.63

Any structures on the property: yes  no  . If you checked yes, draw locations of structures on plat or blank paper.

PLEASE PRINT:

Applicant (s): Gloria Mangum, Christian Phillips  
 Address 900 Old Mill Rd, Richburg SC, 29729  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

Owner(s) if other than applicant(s): Ronald and Dorothy Mangum  
 Address: 900 Old Mill Rd, Richburg SC, 29729  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Ronald C. Mangum Date: 03/14/24  
Dorothy J. Mangum  
 Applicant signature: Gloria Mangum Date: 03/14/24

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.

[EXTERNAL] RE: Permission

Dorothy Mangum <mangumd@ritedose.com>

Mon 3/18/2024 8:46 AM

To: Jaime Chappell <jchappell@ChesterCountySC.gov>

I Dorothy Mangum and Ronald Mangum give permission to Gloria J Mangum and Christian Phillips to submit the paperwork for rezoning Lot 26 at 800 Old Mill Road Richburg SC.

**Dorothy Mangum**

*Quality Assurance II*

803.935.4082 Direct

[mangumd@ritedose.com](mailto:mangumd@ritedose.com)

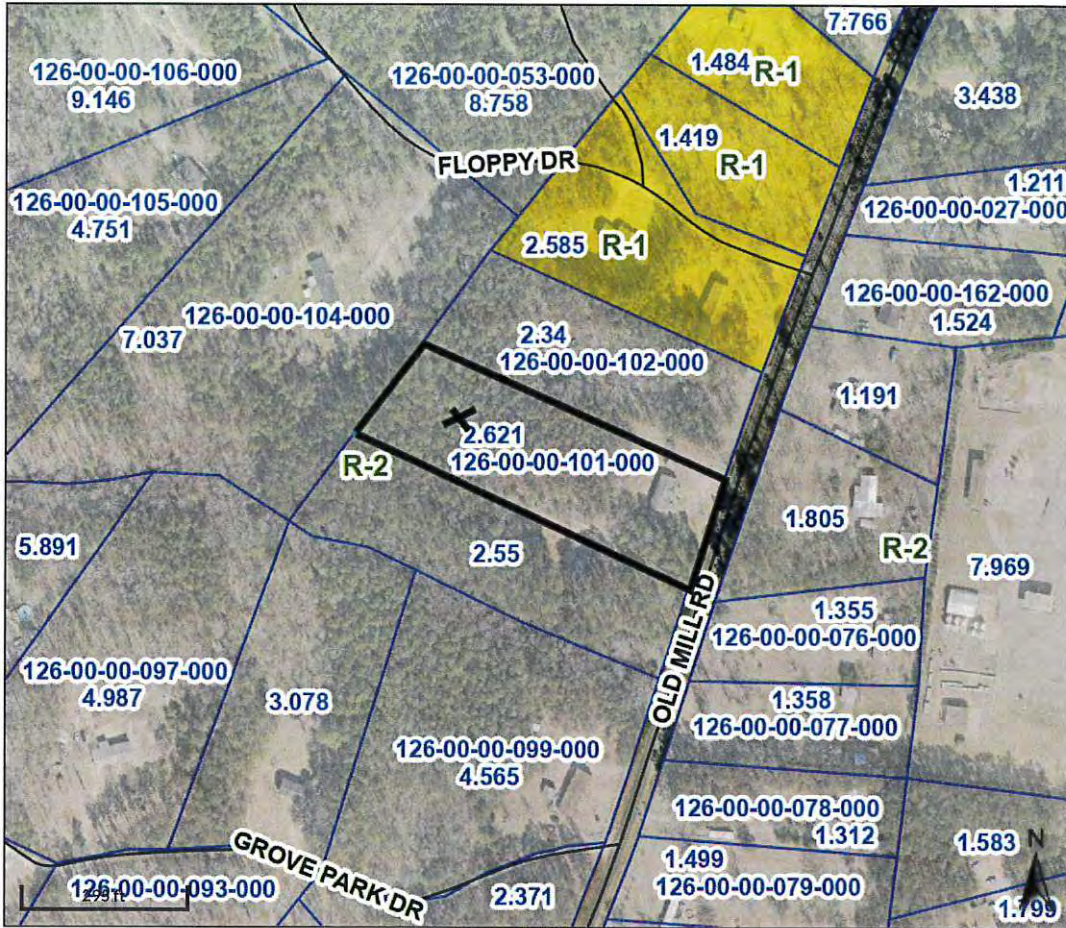
The Ritedose Corporation

1 Technology Circle

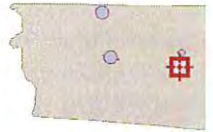
Columbia, SC 29203

[www.ritedose.com](http://www.ritedose.com)





Overview



Parcel ID	126-00-00-101-000	Alternate ID	n/a	Owner Address	MANGUM RONALD C
Sec/Twp/Rng	n/a	Class	R		MANGUM DOROTHY J
Property Address	800 OLD MILL RD	Acreage	2.621		800 OLD MILL ROAD
					RICHBURG SOUTH CAROLINA 29729
District	04				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 3/15/2024  
 Last Data Uploaded: 3/15/2024 2:30:38 AM

Developed by  **Schneider**  
 GEOSPATIAL



RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS

COUNTY Charleston

TAX MAP <u>126-0-0-101</u>	DISTRICT <u>1</u>	DATE OF APPRAISAL				APPRAISER			
126-0-0-101 Ronald C. Mangum Dorothy J. Mangum 800 Old Mill Rd. Richburg SC 29729	TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE	
	<u>C Foster Smith 691A1</u>	<u>650</u>	<u>121</u>	<u>12.78</u>	<u>CAC</u>	<u>5/10/20</u>	<u>12-5-91</u>	<u>7140,261<sup>00</sup></u>	
	<u>Commonwealth Resources</u>	<u>692</u>	<u>310</u>	<u>2.63<sup>00</sup></u>	<u>C</u>	<u>23/26</u>	<u>2-20-96</u>	<u>11,500</u>	

PROPERTY LOCATION		GENERAL DATA		COST DATA		MOBILE HOME		INCOME APPROACH	
St., Rt. & No.	Yr. Built	Land		Make		Model		Monthly Rental	
City <u>Richburg Farms</u>	Economic Life	Imp.		Yr. Built		Condition		G. M. M.	
Use	Condition	L. H.		Size		Indicated Value			
Subdivision <u>lot 26</u>	Quality	Total		Old Map Ref.		File No.			
Legal Description <u>RF</u>	Annual Rent	Stamps							
	Bldg. Permit	Old Map Ref.							
	Mort.	File No.							

STANDARD CLASSIFICATION		PROPERTY DATA			LAND CLASSIFICATION				
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.		UTILITIES	TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS
Progressive	Paved Road	Buildings	Electricity	Level	Open Land				
Static	Earth Road	Pavement	Water	High					
Regressive	Railroad	Fence	Gas	Low					
Old	Water	Landscaping	Sewer	Rolling					
New	Airport	Well	All Utilities	Swampy					

LAND				LOT SIZE	FRONT	DEPTH	REAR	OTHER
Number of Acres <u>lot</u>	Number of Lots			Remarks & Description				
Per Acre Value	Number of Front Ft.							
Value for Acres	Per Lot Value							
Returned Area	Per Front Ft. Value							
Legal Area <u>2.632 AC</u>	Value for Lots							
Planimetered Area	Value for Fr. Ft.							
Total Land Value								

ESTIMATED MARKET VALUE			
	Land Acres or Lots	Improvement	Total
Number	<u>lot</u>	<u>1</u>	
Cost Approach <u>R</u>	<u>18,000</u>	<u>67,100</u>	<u>85,100</u>
Market Approach			
Income Approach <u>P</u>			
Correlated Value	<u>19,300</u>	<u>38,000</u>	<u>57,300</u>
Assessed <u>08%</u>	<u>19,300</u>	<u>50,600</u>	<u>69,900</u>
Reviewed by <u>Jim 126-0-0-74</u>	Date		

Zoning R2

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family	08	II	1990		1848	42.91	79,298	5082	84,380	40	50,600
Split Level	Fam. Rented											
Colonial	Fam. Duplex	2000	Class II			1848	35.49	65,586	5082	70,668	5	67,135
Cape Code	Condominiums	2014	Class II			1848	42.91	79,298	5082	84,380	55	37,971
Conventional												
Modern												

2014 33,200

grass

FOUNDATION - 1	FLOORS - 4	B	1	2	3	PLUMBING - 6	B	1	2	3
Masonry Walls	Concrete					Bathroom No.				
	Earth					St. Sh. Bath				
BASEMENT AREA - 0	Hardwood					Two Fixt. Bath				
None	Single Fl.					St. Shower				
Part	Asphalt Tile					Water Closets				
Finished	Terrazzo					Lavatories				
Rec.	W. W. Carp.					Kitch Sinks				
Apl.	Reinf. Conc.					No Plumbing				
Garage	Wood Joist									
EXTERIOR WALLS - 2	Rubber Tile									
Siding or Sheathing	INT. FIN. - 5	B	1	2	3	TILING - 8	C	1	2	3
Single Siding	Hardwood					Bath Fl. & Walls				
Wood Shingles	Dry Wall					Bath Fl. & Walls				
Asbestos Shingles	Knotty Pine					Bath Fl. Only				
Stucco on Frame	Unfinished					T. Am. Fl Only				
Stucco on Tile or C.B.	L & P on Studs					Tub Only				
Face Brk. Veneer	Plast. on					St. Shower				
Face Brk. on Tile or C.B.	Painted Brk.					Kit Floor				
Com. Brk. Veneer	Panel					Kit. Wact.				
Com. Brk. on Tile or C.B.	Acoustic Cell									
Compo. Shingles	Suspend. Cell					MISCELLANEOUS				
Solid Com. Brk.						Modern Kitchen				
Face Br. on Com. Br.						B.I. Range				
Cement or Conc. Blk.						B.I. Oven				
Reinforced Concrete						B.I. Refrig.				
Aluminum Siding	No. Bathrooms					B.I. Dishwasher				
Cut Stone Facing	No. Bedrooms					B.I. Garb. Disp.				
Terra Cotta Facing						Exhaust Fan				
Stone or T.C. Trim						B.I. Clothe Wash.				
Partly Walls						B.I. Dryer				
Plate Glass Front						Modern Bath				
						B.I. Vanity				
						B.I. Tub Encl.				
						B.I. Vacuum sys.				
						Metal Frame Sash				
						Wood Frame Sash				
						Gutters				
ROOF TYPE - 3	Warm Air					OUT BUILDINGS				
Hip	Steam					Wall Fdn.				
Mansard	Hot Water or Vapor					Single Siding				
Gambrel	Forced Air					Double Siding				
	Unit Heaters					Shingle Walls				
ROOFING - 3	Air Cond.					Stucco On				
Asphalt Shingles	No Heating					Cement Blk.				
Slate	Heat Pump					Brick				
Asbestos Shingles	Electric					Concrete Flr.				
Metal Deck						h. Flr.				
Roll Roofing						Int.				
Tar & Gravel										
Composition										

TOTAL 50600

Additions or Deductions

Item No.	Area or Quant.	Unit Cost
15482125	5082	
181027	5082	

Total Additions

REMARKS

Masterpiece  
MP 1808-3481  
1996  
Permit # 1801  
Value # 44,745

2005 same 40%

2622 x 500 = 131100

17,960

18,000

Rollback 2004K  
67-45-250  
3500  
78750

ROLLBACK					
Years:	2	19	Assessment		
			Mills		
No. of Acres:	3		Tax		
19	92	Assessment	110	19	Assessment
		Mills	-2745		Mills
		Tax	3020		Tax
19	93	Assessment	120	19	Assessment
		Mills	260		Mills
		Tax	44.20		Tax

Current Year (2024) Changes



Search Options

Map Number: 126-00-00-101-000 Real 00042094 History Year:  Alerts:

Name 1: MANGUM RONALD C Other Map Number:  Find

Owner Information

Post Initials:  CW Reason for Change:  Activity Date: 06/04/2021

Name 2: MANGUM DOROTHY J Land Value: 19,300

Address 1: 800 OLD MILL ROAD Building Value: 47,800

Address 2: RICHBURG SOUTH CAROLINA Total Market Value: 67,100

Zip Code: 29729 Total Tax Value: 67,100

Codes

District: 04 Fire Code: RI RICHBURG

Town:  Neighborhood: R2 RURAL 2

Subdivision: RF RICHBURG FARMS Use Class:

Description:

Legal:

Location

Street Number: 800 Street Name: OLD MILL ROAD Suffix:  Direction:

Additional Information

Appraisal Appeal:  Owner Occupied:  TIF:  Base:

Agricultural Use:  Reappraisal Notice:  MCIP:  Industrial Park ID:


Rollback:  Exempt:



Next Year (2025) Changes



Search Options

Map Number  Real  History Year   Alerts

Name 1  Other Map Number

Owner Information

Post Initials  Reason for Change  Activity Date

Name 2  Land Value

Address 1  Building Value

Address 2  Total Market Value

Zip Code  Total Tax Value

Codes

District  Fire Code  RICHBURG

Town  Neighborhood  RURAL 2

Subdivision  RICHBURG FARMS Use Class

Description

Legal

Location

Street Number  Street Name  Suffix  Direction

Additional Information

Appraisal Appeal  Owner Occupied  TIF  Base

Agricultural Use  Reappraisal Notice  MCIP  Industrial Park ID

Rollback  Exempt

Scroll by: MAP#



**Building & Zoning Department**  
1476 J A Cochran Bypass  
Chester, SC 29706  
Phone: (803) 581-0942  
Fax: (855) 930-0979

**Issued to:**

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Gloria Mangum  
  
800 Old Mill Road  
Richburg, SC 29729

**Receipt No. 7926**

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**Date** 03/14/2024  
**Cashier** ichappell

**Payment Items**

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Map Amendment Rezoning Application

\$150.00

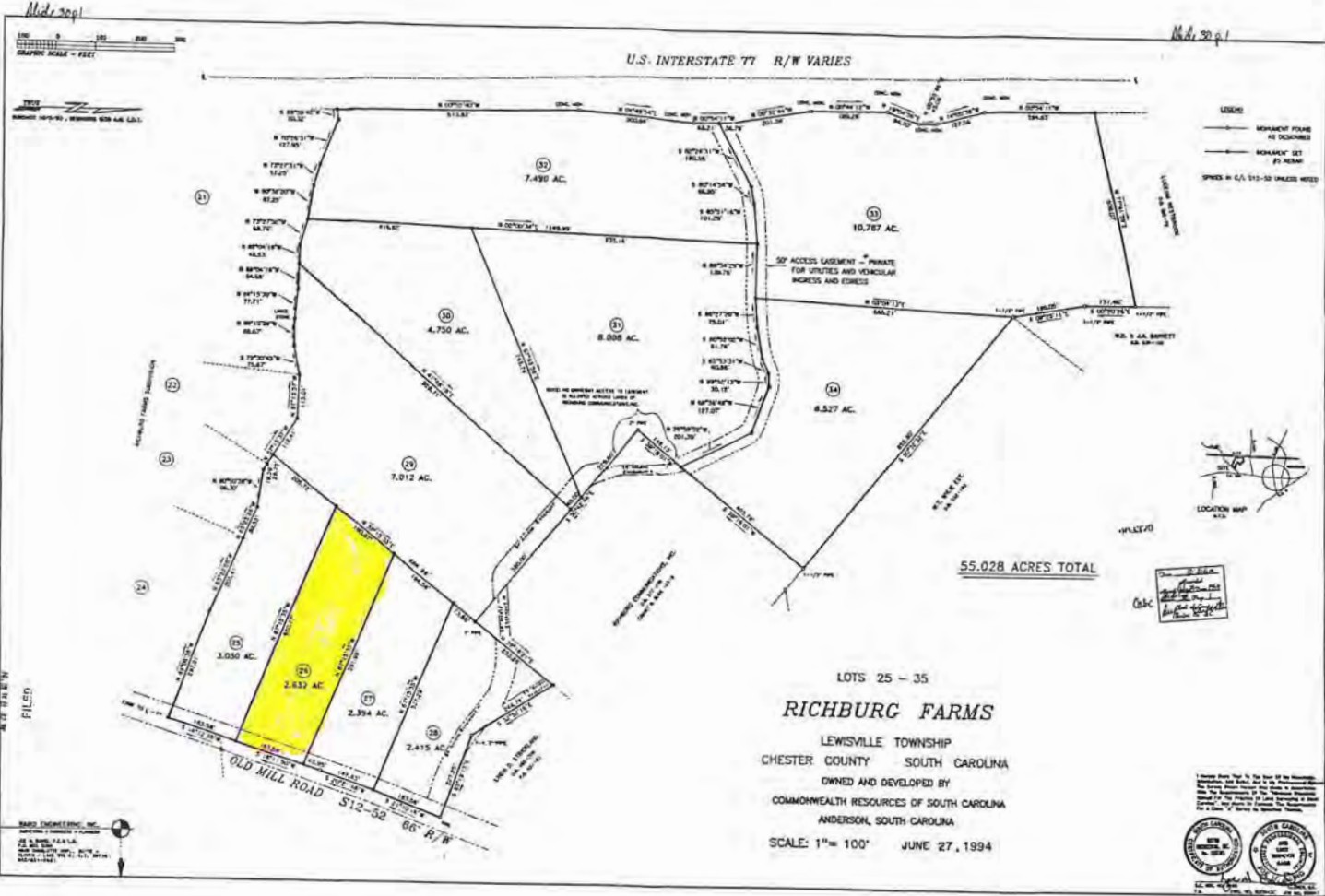
\$150.00

**Form of Payment**

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Credit Card \$150.00  
**\$150.00**

*Thank you for your payment.*



RI

CHESTE

COMMO

