



SPECIAL CALLED
CHESTER COUNTY TRANSPORTATION COMMITTEE MEETING
Thursday, January 20th, 2022 **at 2:00 PM**
R. Carlisle Roddey Chester County Government Complex
1476 J A Cochran Bypass, Council Chambers

AGENDA

1. **Call to Order**
2. **New Business**
 - a. Approval of bid for C-Fund to Lynches River Contracting in the amount of \$ 1,274,964.22 CTC 2022 Paving Program. -Susan Cok.
3. **Adjourn**



Certified Bid Tabulation

CHESTER CTC 2022 PAVING PROGRAM

RFB: 20-46.07

Tuesday, January 4, 2022, 2:00 PM



ITEM	DESCRIPTION	QUANTITY	UNIT	COMPANY NAME		COMPANY NAME		COMPANY NAME+I8:J30	
				Lynches River Contracting		Sloan Construction Co			
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE		
1	Mobilization	11	EA	\$6,000.00	\$66,000.00	\$14,650.00	\$161,150.00		
2	Traffic Control	11	EA	\$4,500.00	\$49,500.00	\$8,450.00	\$92,950.00		
3	Bonds and Insurance	1	LS	\$20,000.00	\$20,000.00	\$7,950.00	\$7,950.00		
4	Cement Modified Recycled Base (8" Uniform) Method A	29630	SY	\$6.25	\$185,187.50	\$5.00	\$148,150.00		
5	Portland Cement for Cement Mod. Recycled Base (60 LBS/SY)	883	TON	\$215.00	\$189,845.00	\$184.00	\$162,472.00		
6	Maintenance Stone	150	TON	\$85.50	\$12,825.00	\$81.50	\$12,225.00		
7	HMA Surface Course Type C (Liquid Included) 2" Uniform	52090	SY	\$11.00	\$572,990.00	\$10.75	\$559,967.50		
8	Permanent Vegetation	5.88	ACRE	\$1,742.00	\$10,242.96	\$2,300.00	\$13,524.00		
9	Permanent Construction Signs (Ground Mounted) Schedule E	840	SF	\$5.00	\$4,200.00	\$5.10	\$4,284.00		
10	Loose Stone/25MPH	51	SF	\$7.00	\$357.00	\$7.50	\$382.50		
11	Street Sign	18	EA	\$195.00	\$3,510.00	\$199.25	\$3,586.50		
12	24" White Solid Lines (Stop) FDP	126	LF	\$3.00	\$378.00	\$3.00	\$378.00		
13	24" White Solid Lines (Stop) Thermoplastic - 125 Mil	126	LF	\$7.50	\$945.00	\$7.75	\$976.50		
14	HMA Full Depth Patching	3250	SY	\$43.54	\$141,505.00	\$40.25	\$130,812.50		
15	Remove and Replace 4" Concrete Sidewalk	84	SY	\$150.00	\$12,600.00	\$157.50	\$13,230.00		
16	Remove Existing Sidewalk	21	SY	\$40.00	\$840.00	\$242.50	\$5,092.50		
17	Place Select Material and Grass	44	SY	\$66.79	\$2,938.76	\$96.50	\$4,246.00		
18	Sidewalk Closed Permanent Barricade	2	EA	\$550.00	\$1,100.00	\$562.00	\$1,124.00		
				TOTAL	\$1,274,964.22	TOTAL	\$1,322,501.00		
				Ranking	1	Ranking	2		

Continued on Page 2

Certified Bid Tabulation
CHESTER CTC 2022 PAVING PROGRAM

The signature below certifies that the bids tabulated herein are an accurate summary of the bids received and that any discrepancies have been identified and corrected. Based on the bid tabulations herein, **Lynches River Contracting**, is the lowest responsive bidder.

Signature  William L. Coleman, Jr.
Project Manager

1/4/2022
Date

- 1 Appaloosa Ridge
- 2 Barbers Creek Road
- 3 Cessna Drive
- 4 Golden Maple Lane
- 5 Hall Street
- 6 Katie Lane
- 7 Luscombe Drive
- 8 Old Pavilion Road
- 9 Oliphant Lake Road
- 10 Poverty Hollow Road
- 11 State Park Drive
- 12 Tate Road

SPECIAL CALLED
CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Thursday, January 20th, 2022 at 2:05 PM

Agenda

1. **Call to Order**
2. **Ordinances**
 - a. **2022-1** An Ordinance to Suspend the Rules of Procedure.
3. **Old Business**
 - a. **3rd Reading of CCMA21-31:** Raymond F. Reeves request Tax Map #: 079-03-02-007-000 (and to confirm tax map #: 079- 03-02-007-000 has been requested to be combined with 079-03-02- 008-000 is also included) located on First Street, Chester, SC be rezoned from RS-1 (Single Family) to RG-2 (General Residential). Planning Commission voted 7-0 to approve.
 - b. **3rd Reading CCMA21-32:** Mitch Benton request a 4.648 portion of Tax Map #: 080-01-02-001-000 located on JA Cochran By-Pass, Chester, SC be rezoned from RG-1 (Multi Family) to (General Commercial). Planning Commission voted 7-0 to approve.
 - c. **From CCTC Meeting:**
 1. Action taken regarding approval of a bid from C-Fund to Lynches River Contracting in the amount of \$1,274,964.22 dollars.
4. **New Business**
 - a. Council to consider allowing EMS to use additional ambulances through the fiscal year to assist with calls directly and indirectly associated with COVID. Britt Lineberger.
 - b. Council to consider the approval of a bid from Clifton Construction in the amount of \$853,364.00 for the North Chester Fire Station. Susan Cok.
5. **Adjourn**



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHESTER)

Ordinance No. 2022-1

**TO SUSPEND THE RULES OF PROCEDURE AND TO PROVIDE FOR ELECTRONIC MEETINGS
DURING THE CONTINUANCE OF THE CORONAVIRUS PANDEMIC**

WHEREAS, on March 13, 2020, the Governor of the State of South Carolina issued Executive Order No. 2020-08, declaring a State of Emergency based on a determination that the 2019 Novel Coronavirus (“COVID-19”) poses an actual or imminent public health emergency for the State of South Carolina;

WHEREAS, also on March 13, 2020, the President of the United States declared that the COVID-19 outbreak in the United States constitutes a national emergency, which began on March 1, 2020;

WHEREAS, the President’s Coronavirus Guidelines for America recommend avoidance of social gatherings in groups of more than ten people;

WHEREAS, Chester County Council (the “Governing Body”) declared a State of Emergency on March 16, 2020 to protect the citizens of the County;

WHEREAS, on March 23, 2020, the Governor issued Executive Order 2020-13, which authorizes law enforcement officers of the State, or any political subdivision thereof “to prohibit or disperse any congregation or gathering of people, unless authorized or in their homes, in groups of three (3) or more people, if any such law enforcement official determines, in their discretion, that any such congregation or gathering of people poses, or could pose, a threat to public health;”

WHEREAS, the President, the Governor, and public health authorities have all recommended observance of social distancing, including the maintenance of safe zones of at least six feet between individuals;

WHEREAS, Chester County is required to meet at a minimum of once per month in a public forum in order to discharge its official duties;

Ordinance 2022-1

WHEREAS, Chester County has determined that conducting meetings in the ordinary course and in the usual manner would create a public health hazard by involving a gathering of more than three people and in which minimum social distancing could not be reliably observed;

WHEREAS, the South Carolina Freedom of Information Act (“SC FOIA” or the “Act”) defines “meeting” as “the convening of a quorum of the constituent membership of a public body, whether corporal or by means of electronic equipment, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction or advisory power,” S.C. Code § 30-4-20(d) (emphasis added);

WHEREAS, the South Carolina Attorney General has opined that “in the absence of a statute requiring it to meet physically in a certain place, SC FOIA authorizes a public body to meet by means of a telephone conference call so long as the public body complies with the other provisions of the South Carolina Freedom of Information Act,” *Op. S.C. Att’y Gen.*, 2007 WL 1651329, at 2 (May 18, 2007); *see also Op. S.C. Att’y Gen.*, 2012 WL 3875118 (August 28, 2012);

WHEREAS, Chester County has Rules of Procedure expressly prohibiting voting via proxy, mail, email, telephonic, facsimile, electronic or absentee under Section 2-60(a). Section 2-60(e) also prohibits members of council to leave the council chamber. Chester County now wishes to suspend those rules in the interest of establishing protocols for conducting meetings during the continuance of the COVID-19 crisis by telephone or other electronic means;

WHEREAS, S.C. Code § 4-9-130 provides that “[t]o meet public emergencies affecting life, health, safety or the property of the people, Council may adopt emergency ordinances; but such ordinances shall not levy taxes, grant, renew or extend a franchise or impose or change a service rate. Every emergency ordinance shall be designated as such and shall contain a declaration that an emergency exists and describe the emergency. Every emergency ordinance shall be enacted by the affirmative vote of at least two-thirds of the members of Council present. An emergency ordinance is effective immediately upon its enactment without regard to any reading, public hearing, publication requirements, or public notice requirements. Emergency ordinances shall expire automatically as of the sixty-first day following the date of enactment;” and

WHEREAS, with the emergence and spread of COVID variants, it is hereby determined that a public emergency affecting life, health, and safety continues to exist, and therefore it is appropriate and necessary to conduct an emergency meeting in order to enact this Emergency Ordinance, and this Ordinance has been approved by at least two-thirds of the Councilmembers present at the meeting in which it was considered;

NOW, THEREFORE, be it ordained by the Chester County Council as follows:

Section 1. Remote Meetings During the COVID-19 Crisis. The provisions of this Section shall apply to Council and to any and all boards, commissions, committees, or other subsidiary, related, or

Ordinance 2022-1

delegated bodies of the County (collectively, “Boards and Commissions”). For a period beginning on the date of enactment of this Ordinance and continuing until the sixty-first day following such enactment (the “Emergency Term”), the Council and all of its Boards and Commissions shall be entitled to conduct all regular and special meetings by telephone or other electronic means, provided that:

- a) At the beginning of any electronic meeting, the Chair shall poll the members of the Governing Body to confirm attendance, and any member of the Governing Body attending by way of electronic media shall be considered present for the purposes of constituting a quorum;
- b) Members attending by electronic means shall be able to hear any and all comments made by the public, staff, and other council members;
- c) All public participants and attendees, staff, and other members shall be able to hear the comments, motions, and votes of the members attending such meeting by electronic means;
- d) All members of the Governing Body, officials, staff, and presenters should identify themselves and be recognized prior to speaking. Members of the Governing Body shall strictly comply with the rules of the Governing Body as they relate to procedural matters in order to preserve order and allow for the effectiveness of electronic meetings;
- e) Electronic executive sessions shall be permitted in accordance with the provisions of the Act and the Governing Body shall properly announce its reason for going into any executive session in conformance with Section 30-4-70 of the Act. Upon the entry of any electronic executive session, meeting minutes need not be kept and the electronic meeting utilized for such executive session may be held by (i) a separate telephonic, broadcast video, computer-based, or other electronic media, or any combination of these wherein the public shall not be permitted to participate, or (ii) on the initial telephonic, broadcast video, computer-based, or other electronic media, or any combination of these, with the implementation of necessary participation or listening restrictions, provided that in either instance all members of the Governing Body must have the capability to be heard at all times;
- f) Any vote of the Governing Body must be conducted by individual voice of the members of the Governing Body, who shall verbally indicate their vote on any matter by stating “yay” or “nay.” All individual votes shall be recorded by the Clerk;
- g) Other than establishing the electronic connections, there shall be no communications among the members attending electronically, unless such communication is part of the meeting and can be heard by all public participants or attendees, and

Ordinance 2022-1

- h) The comments, motions, and votes of the members attending electronically shall be recorded in the minutes of the meeting in the same manner as an in-person meeting as required by the Act.

Collectively, these conditions are referred to as the "Participation Requirements."

Section 2. Physical Presence Not Required to be Counted as Part of a Quorum. The provisions of this section shall apply to Council and to all of its Boards and Commissions. During the Emergency Term, and notwithstanding any other provision of applicable State or local law, a member attending a meeting of Council or any of its Boards and Commissions by telephone or electronic means in compliance with the Participation Requirements, whether physically present or not, shall be counted as present in determining the quorum for such meeting.

Section 3. Extension of Emergency Term. In accordance with the meeting protocols contained in Section 1 and 2 hereof, Council may extend the Emergency Term by resolution for one or more additional terms, each of no more than sixty days, provided that the aggregate term of the Emergency Term, including all such extensions, does not exceed nine months.

DONE AS AN EMERGENCY ORDINANCE AT A SPECIAL CALLED MEETING, and approved at a meeting duly assembled by no less than an affirmative vote of two-thirds of the members of the Governing Body present this 20th day of January.

THIS ORDINANCE IS ENACTED.

COUNTY COUNCIL OF CHESTER COUNTY

Dr. Wylie Frederick, Interim County Supervisor
County Council of Chester County

ATTEST:

Karen Lee
Clerk to County Council of Chester County

Chester County Planning Commission
November 16, 2021

CCMA21-31: Raymond F. Reeves request Tax Map #: 079-03-02-007-000 (and to confirm tax map #: 079- 03-02-007-000 has been requested to be combined with 079-03-02-008-000 is also included) located on First Street, Chester, SC be rezoned from RS-1 (Single Family) to RG-2 (General Residential)

Raymond F. Reeves of 535 First Street, Chester, South Carolina stepped to the podium. Mr. Reeves stated he is currently living in a home with a total of four adults and only three bedrooms. He wishes to purchase a doublewide with four bedrooms. Chairman Raines asked for the purpose of meeting setbacks, you've combined the lots, is that correct? Mr. Reeves said yes sir. Chairman Raines said you currently have water and sewer; you're just swapping this over to a new home. Again, Mr. Reeves said yes. Chairman Raines asked the commission if they had any other questions for the applicant. There were none.

Chairman Raines asked if any member of the public would like to speak in favor or in opposition of this rezoning request. There was none.

Chairman Raines made a motion to approve the rezoning request as presented; seconded by Commissioner Walley. Vote was 7-0 to approve.

Chairman Raines informed the applicant of this board being advisory only, and of the three reading from the County Council. Asked him to contact staff if he had any questions.



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: 11.16.21 Case # CCMA21-31 Invoice # 4494

The applicant hereby requests that the property described to be rezoned from RS1 to RG2

Please give your reason for this rezoning request:
We need more room for our family
(DOUBLEWIDE)

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: 535 1st Street
 Tax Map Number: 079-03-02-007-000 Acres: 11,761 sq. feet

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

PLEASE PRINT:

Applicant (s): Raymond F. Reeves
 Address 535 1st Street
 Telephone [REDACTED] cell [REDACTED] work _____
 E-Mail Address: _____

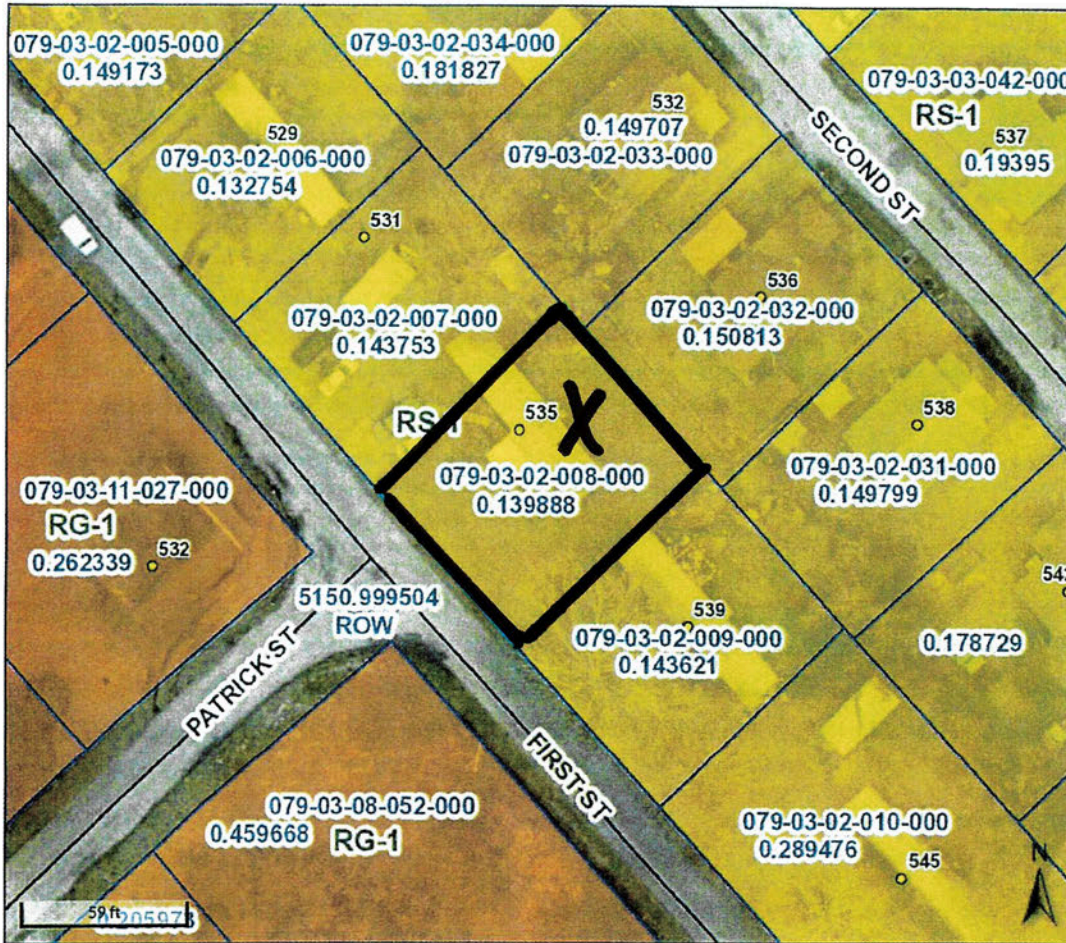
Owner(s) if other than applicant(s): _____
 Address: _____
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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: Raymond F. Reeves Date: 10-15-2021

Applicant signature: _____ Date: _____

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



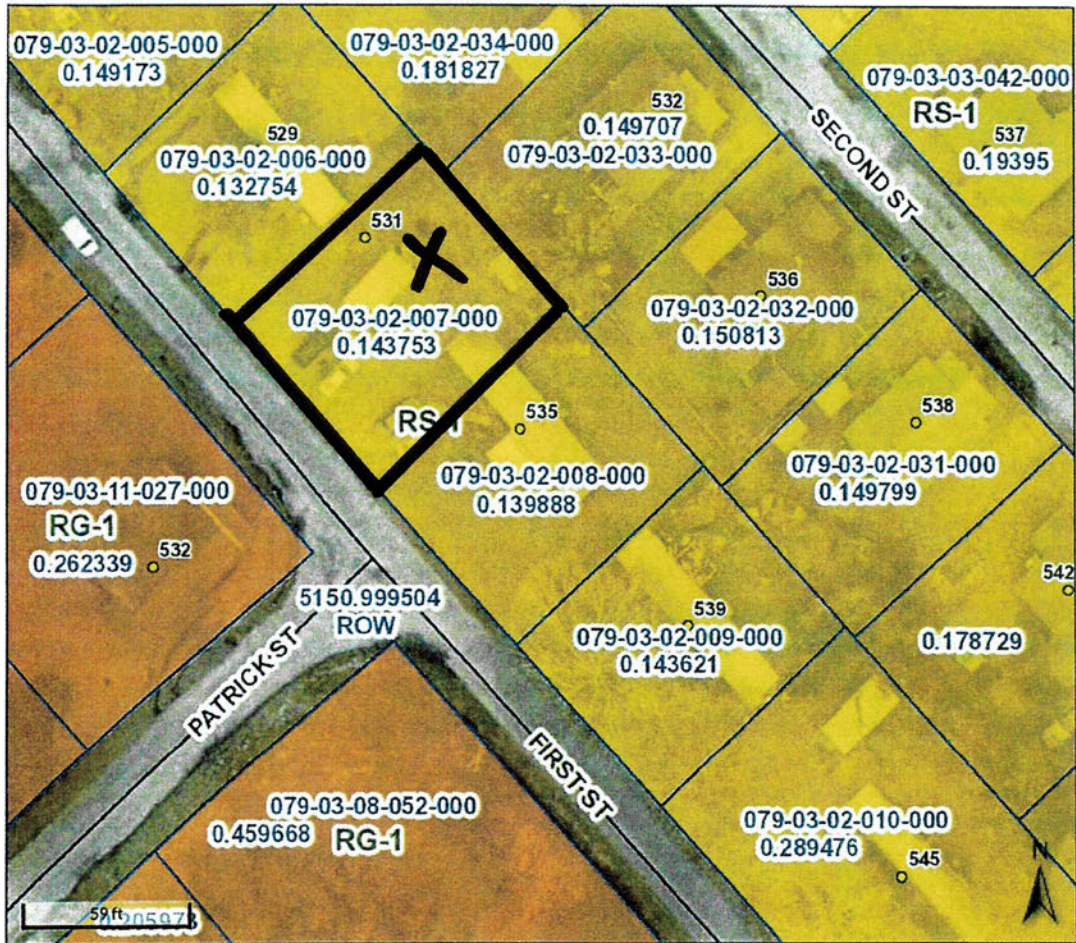
Overview



Legend

- Address Points
- Roads
 - Secondary Road
 - SC Highway
- Municipals
- Parcels
- Chester County Zoning
 - AG
 - BI Basic Industrial
 - C1 - Central Commercial District
 - C2 - General Commercial District
 - CC Core Commercial
 - EDD
 - GC
 - GR General Residential
 - HC Highway Commercial
 - I - Industrial
 - I1 - Industrial District
 - ID-1
 - ID-2
 - ID-3
 - LC
 - LI Limited Industrial
 - MF Multi-family Residential
 - NC Neighborhood Commercial
 - NCH Neighborhood Commercial - Historic
 - PD Planned Development
 - R-1

Mr. Reeves has combined his two parcels Tax Map # 079-03-02-008-000 and Tax Map # 079-03-02-007-000 into one Parcel. This image on beacon has not been updated to reflect that combination. I have included his paperwork dated 9-24-21 for the combination request.



Overview



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Mr. Reeves has combined his two parcels Tax Map # 079-03-02-008-000 and Tax Map # 079-03-02-007-000 into one Parcel. This image on beacon has not been updated to reflect that combination. I have included his paperwork dated 9-24-21 for the combination request.

79-3-2-8
 079-03-02-008-000
 REEVES RAYMOND FRANKLIN
 535 FIRST STREET
 CHESTER SC
 29706

DISTRICT	DATE OF APPRAISAL	APPRaiser								
1	2	Transferred From	Date Recorded	Date of Sale	Deed Book	Deed Page	Plat Book	Plat Page	Acres or Lots	Sales Price
		Ernie Cotton Mills Springs		12/1/61	269	77			91.17A	
		Edith K Reeves Int		7/2/66	434	8			Change of Name	
		Ray C Reeves Deed of Dist		5-11-77	491	873			2 lots	\$2480.00
		Edith K Reeves			795	17			2 lots	#1-2 + A
		Richard Wayne Reeves - Ctal - 2/3 Int		3-22-01	1794	184			2 lots	2000 ES 144
				10-31-01	1023-01	806	145		2 lots	0059200150
				3-16-04	860	108			2 lots	#1.000144

PROPERTY LOCATION		Yr. Built	Land	Econ. Rent	Cap. Rate	Remarks
St., Rt. & No.	First Street					
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	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		Remarks & Description
Number of Acres	1.61	Number of Lots		Front	Timberland	
Per Acre Value		Number of Front Ft.		Depth		
Value for Acres		Per Lot Value		Rear		
Returned Area	7.5	Per Front Ft. Value				
Legal Area	1.61	Value for Lots		Total		
Planimetered Area	1.61	Value for Fr. Ft.				
Total Land Value						Lot 2B Blk A
ESTIMATED MARKET VALUE						
Number	Land Acres or Lots	Improvement	Total			
Cost Approach	1.61		4500			
Market Approach						
Income Approach						
Correlated Value	95		3500			
Appeal Value						
Assessed %						
Reviewed by		Date	2-25-20	Property Classification	Zoning	



Chester County, South Carolina

OFFICE OF ASSESSOR
POST OFFICE DRAWER 580
CHESTER, SOUTH CAROLINA 29706

SEP 24 2021

PROPERTY COMBINATION REQUEST

I Raymond F. Reeve do hereby request my properties to be combined together and taxed as one property. By signing this request, I will not hold the Chester County Tax Assessor's Office responsible for any future division, sales or zoning of said property. I have checked with the Planning and Zoning Department concerning the future use of my property and it is my wish to combine these tracts. I understand that should I wish to divide the property in the future, it may not be approved.

Tax Map numbers to be combined:

79-3-2-8 & 79-3-2-7

Property Owner's Signature Raymond F. Reeve

Address 535 First Street

Telephone # 803-379-6337

Date of request 9-24-21

Planning and Zoning Authorization Sherrill 9-24-21

Chester County Planning Commission
November 16, 2021

CCMA21-32: Mitch Benton request a 4.648 portion of Tax Map #: 080-01-02-001-000 located on JA Cochran By-Pass, Chester, SC be rezoned from RG-1 (Multi Family) to GC (General Commercial)

Mitch Benton of 1241 Gold Hill Road, Fort Mill, South Carolina stepped to the podium. Mr. Benton stated his request to rezone the property was to be able to move his business for utility trailer sales. I'm currently in business now, internet. Do fairly well. Looking for a place to make a face. I think this would be a good location for a good opportunity for me. Chairman Raines asked you have a business already, in Chester? Mr. Benton said yes sir, it's in Richburg. It's internet sales. Benton Enterprises. Chairman Raines asked you don't have a store front? Mr. Benton said no sir. That's what were looking for so we can grow. Chairman Raines said a lot of places that sale trailers sell utility buildings and camper tops and stuff. Are you looking at any of that? Mr. Benton said not at this time. We're selling anything right now from equipment trailers to small, tow behind your minivan, standard trailers. Chairman Raines asked if water and sewer was on the property. Mr. Benton said it's not there now, but it is available. Chairman Raines asked the Commissioners if they had any questions for the applicant. There were none.

Chairman Raines asked if any member of the public would like to speak in favor or in opposition of this rezoning request.

Tim Helline of Caroline Farms & Estates 1830 Hands Mill Highway, Rock Hill, South Carolina stepped to the podium. Mr. Helline said he is representing the landowners and they are very happy with what Mr. Benton is wanting to do with this portion of the property. He also agrees it's a good retail fit for the property.

Commissioner Howell made a motion to approve the rezoning request as presented; seconded by Commissioner Hill. Vote 7-0 to approve.



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: 11.16.21 Case# CCMA21-32 Invoice# 4496

The applicant hereby requests that the property described to be rezoned from **RG-1** to **GC**

Please give your reason for this rezoning request:

I want to Rezone this property to set up my Utility Trailer business. This Property will be used as a Retail storefront to sell all types of pull behind utility trailers (Examples: Car trailers, Dump trailers, Equipment trailers, Gooseneck trailers etc) along with related parts and Warranty repairs

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: **441**

Property Address Information

Property address: **Lot 11 JA Cochran and Hilltop**

Drive Tax Map Number: **Portion of Tax parcel 080-01-02-001-000** Acres: **4.5 +/- Acres**

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

PLEASE PRINT:

Applicant Address (s): **1241 Gold Hill Rd Fort Mill SC 29708** Telephone: [redacted] cell: [redacted]

Mail Address: [redacted]

Owner(s) if other than applicant(s): **Jewel J Colvin Estate by Art Stephenson, Mike Kinard, Greg Mobley, Kerry Colvin**

Address: **Post OFFICE Box 93 Hickory Grove SC 29717**

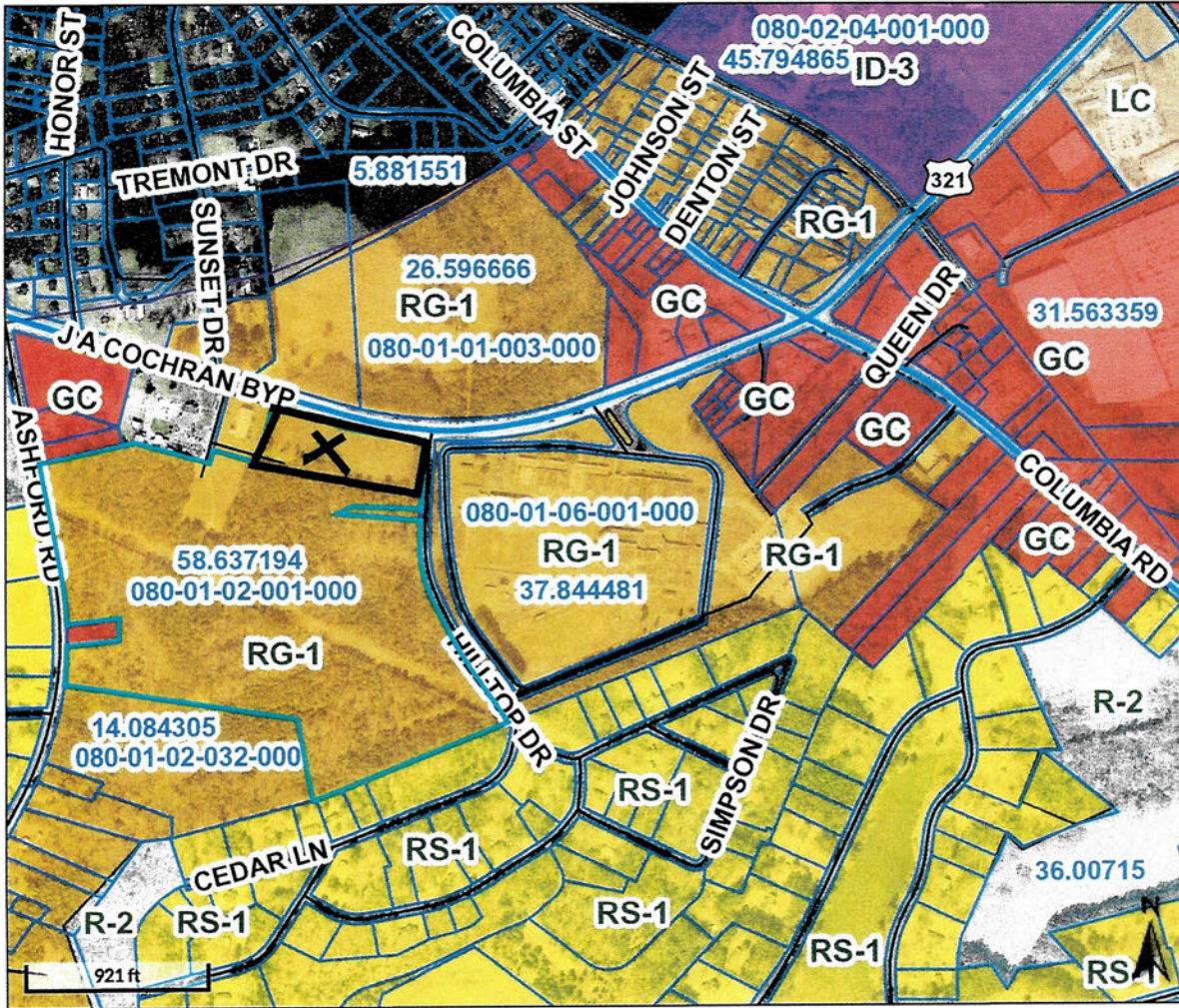
Telephone: [redacted] cell _____ work _____

E-Mail Address: [redacted]

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: [Signature] Date: 9/20/2021 | 1:22 PM PDT
Applicant signature: [Signature] Date: 9-20-2021

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



Overview



Legend

- Roads**
- Secondary Road
 - SC Highway
 - Municipals
 - Parcels
- Chester County Zoning**
- AG
 - BI Basic Industrial
 - C1 - Central Commercial District
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 - ID-3
 - LC
 - LI Limited Industria
 - MF Multi-family Residential
 - NC Neighborhood Commercial
 - NCH Neighborhood Commercial - Historic
 - PD Planned Development
 - R-1
 - R-2

Parcel ID 080-01-02-001-000
 Sec/Twp/Rng n/a
 Property Address

Alternate ID n/a
 Class LA
 Acreage 58.637

Owner Address COLVIN JEWEL J-ETAL
 C/O IRIS C KINARD
 1896 AIKEN CREEK ROAD
 BLACKSTOCK SC 29014

District 02
 Brief Tax Description ASHFORD RD
 (Note: Not to be used on legal documents)

Date created: 11/30/2021
 Last Data Uploaded: 11/30/2021 3:27:19 AM

Developed by Schneider GEOSPATIAL

**Mr. Benton is requesting to rezone
 4.648 acres located along J.A.
 Cochran Bypass.
 The Preliminary Drawing is attached.**



VICINITY MAP (NTS)

SOUTH CAROLINA STATE HIGHWAY DEPARTMENT
TM #201-08-04-013-000
ZONED: GC
(CITY OF CHESTER)

ATLAS EMPIRE, LLC
DB 834; PG 84
CAD. D. SLICE 43; PG 7
TM #080-01-02-030-000
ZONED: R-15

JEWEL J. COLVIN, etal
TM # 070-02-09-012
ZONED: RG-1

CHESTER COUNTY SCHOOLS
TM #060-01-06-001-000
ZONED: RG-1

LINE	DIRECTION	DISTANCE
L1	S 41°02'32" E	71.82'
L2	S 02°33'48" W	53.30'
L3	S 05°41'26" W	42.36'
L4	S 06°36'11" W	47.00'
L5	S 04°47'17" W	52.21'
L6	S 03°32'29" W	56.00'

- SYMBOLS LEGEND:**
- - - SURVEYED BOUNDARY LINE
 - - - ADJOINER/TIE LINE
 - - - OVERHEAD POWER LINES
 - ⊕ #5 IRON REBAR FOUND
 - ⊙ IRP - IRON PIPE FOUND
 - ⊙ IRS - 1/2" IRON REBAR SET
 - DB - DEED BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - R/W - RIGHT OF WAY
 - TM - TAX MAP
 - BOC - BACK OF CURB
 - - POWER POLE
 - RCP - REINFORCED CONCRETE PIPE
 - ⊗ - EXISTING FIRE HYDRANT
 - - CURB INLET

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1994.12'	372.87'	372.32'	S 79°03'37" E	10°42'48"

4.648 ACRES
BEING A PORTION OF
TM # 070-02-09-012
ZONED: RG-1

JEWEL J. COLVIN, etal
TM # 070-02-09-012
ZONED: RG-1

CURRENT SUBJECT PROPERTIES REFERENCES:
JEWEL J. COLVIN, etal
TM #080-01-02-001-000
ZONED: RG-1

MINIMUM BUILDING SETBACK REQUIREMENTS:
RG-1 ZONING
FRONT - 25'
SIDE - 10'
REAR - 20'

**PRELIMINARY DRAWING
NOT FOR RECORDING**

KEY NOTES:

- 1. THIS PROPERTY IS SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
- 2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED TO VERIFY OR REESTABLISH THE BOUNDARY OF THIS PROPERTY. NO TITLE SEARCH WAS PERFORMED BY THE STATED SURVEYOR.
- 3. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. BEFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, MINERALS, OR ANY OTHER ABOVE OR BELOW GROUND CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 4. UNDERGROUND UTILITY MAINS AND SERVICE LINES MAY EXIST ON THIS PROPERTY OR ADJACENT TO THIS PROPERTY, BUT ARE NOT SHOWN OR A PART OF THIS GROUND SURVEY. CALL 811 PRIOR TO ANY NEW OR NEW CONSTRUCTION TO DETERMINE EXACT LOCATION OF ANY UTILITY LINES.
- 5. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN PER FIRM MAP 23C0204C, EFFECTIVE DATE SEPTEMBER 16, 2020.

SURVEY PREPARED FOR
JEWEL J. COLVIN, etal
LOCATED ON J. A. COCHRAN BY PASS
IN THE CHESTER TOWNSHIP
CHESTER COUNTY, SOUTH CAROLINA
OCTOBER 10, 2021
ZONED: RG-1



GRAPHIC SCALE 1" = 100'

STANFORD SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYING
103 Schoalside Drive, Suite 125
Rock Hill, S.C. 29730
803.467.1024

I, William T. Stanford, Jr., a Professional Land Surveyor in the State of South Carolina, hereby state that to the best of my professional knowledge, information and belief, the 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 for a Class A Survey as specified therein, also there are no viable encroachments or projections other than shown.

Witness my original signature, license number and seal this 10th.. day of OCTOBER, 2021

William T. Stanford, Jr., SCPLS-17932

FARM APPRAISAL CARD

SOUTH CAROLINA

CARD OF CARDS

COUNTY

TAX MAP 80-1-2-1

80-1-2-1

JEWEL J COLVIN
 IRIS COLVIN KINARD
 HUGH COLVIN STEPHENSON
 RICHARD ARTHUR STEPHENSON
 MARY RADCLIFFE WELCH
 MARGARET F MOBLEY
 JOHN D MOBLEY JR
 SAMUEL GREGG MOBLEY
 VIRGINIA COLVIN MOBLEY
 LENORA MOBLEY CRAVEN

C/O IRIS C KINARD
 1896 AIKEN CREEK ROAD
 BLACKSTOCK SC 29014

DISTRICT 1-2 DATE OF APPRAISAL APPRAISER

TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
Mrs. M.A. White	194	1879				7-14	WILL
Judgement Roll # 6085							
Mrs. M.A. Colvin	403	18	76	-	-	5-27-76	6,111
Frances Colvin Stephenson	587	287	parcels			12-90	8985 348
Margaret H. Colvin - Deed of Dist	671	131	parcels			12-95	9385 260
Margaret H. Colvin D.O.D	844	308	10tr			8-12-03	9385 1260
Mrs. B. Melvin Jr.	844	326	10tr			8-14-03	9965 12200
Mary Colvin Radcliffe D.O.D	831	23	9tr			12-15-08	9845 2000
Joel Hallman Radcliffe D.O.D	981	28	9tr			12-15-08	9845 2000
Carlisle C. Mobley D.O.D	1619	39	9tr			8-26-10	10851 2000

GENERAL DATA

yr. Built
 Economic Life
 Condition
 Quality
 Annual Rent

Old Map Ref. Recap File No. Int. Rate Total Value

PROPERTY DATA

LAND VALUATION

Progressive	PAVED ROAD	Buildings	Electricity
Static	Earth Road	Pavement	Water
Regressive	Railroad	Fence	Gas
Old	Water	Landscaping	Sewer
New	Airport	Well	All Utilities

CLASS	ACRES	98 MARKET VALUE		USE VALUE	
		Price per Acre	Total	Price per Acre	Total
1982 3T	5	149	745	595	595
6T	3	63	189	204	204
3T	3	109	327	357	357
4T	6.5	74	481	513	513
TOTAL	26		5994	6340	6250

LAND		ESTIMATED MARKET VALUE	
Number of Acres	26	Number of Lots	
Per Acre Value	5,000	Number of Front Ft.	
Value for Acres	130,000	Per Lot Value	
Returned Area	75.81	Per Front Ft. Value	
Legal Area	75.21	Value for Lots	
Planimetered Area	75.11	Value for Fr. Ft.	
Total Land Value	130,000		

Number	Land Acres or Lots	Improvement	Total
15	76 Acres		

	LAND VALUATION BY YEAR				
	1992	1993	1994	2007	2008
Market Value	228,000	228,000	375,000	380,000	375,000
Use Value	6,400	6,400	6,350	6,400	6,250
Difference					

sold 4 acres 80-1-2-31 on 11-19-07 sold 1 ac to 80-1-2-30 B-B-03

Call number from 1/1-1/10 (first 10 days of year)

2019 203

2020 232

2021 263

2022 273

134% increase between 2022 and 2019

2020 total calls 7868

2021 total calls 8765

111% increase

COVID positive cases in Chester have increased 5,553% since before Christmas



Chester County, South Carolina

Office of Purchasing
1476 J.A. Cochran Bypass
Chester, SC 29706

Date: January 18, 2022
To: County Council
From: Susan M. Cok
Subject: Approval of Bid – North Chester Fire Station

Chester County Council Members,

The Purchasing Office and Public Works along with Brun DMC issued RFP 2122-30 North Chester Fire Station Building Construction. The bids were received on December 23, 2021. There were 4 bids received and our recommendation is to award the bid to the lowest bidder, Clifton Construction out of Columbia, SC in the amount of \$853,364.00.

Respectfully,

Susan M. Cok

Susan M. Cok,
Director of Contracts and Procurement

BID TABULATION

North Chester Fire Station Building, Chester Co.

Bid Date: 12/23/2021

Bid Time: 2:00pm
Email

NAME	OFFER AGREE. FORM	NON COLL. AFF.	CERT OF FAMILIAR	BID BOND FORM	BID SUM	CONTRACT TIME	ADD #1	ADD #2	ADD #3	ADD #4	ALLOW #1 WELL	ALLOW #2 SOIL	ALLOW #3 ROCK	ALLOW #4 LNDSCP	ALT #1 EPOXY	ALT #2 STEEL DR	SIGNED
Clifton Construction	NA	NA	NA	NA	\$853,364.00	150	X	X	X	X	\$16,350.00	\$25.00	\$35.00	\$5,000.00	\$18,000.00	(\$10,390.00)	X
Kingsmore Construction	NA	NA	NA	NA	\$923,450.00	210	X	X	X	X	\$12,672.00	\$50.00	\$200.00	\$5,000.00	\$9,170.64	(\$12,113.00)	X
Mavin Construction	NA	NA	NA	NA	\$940,678.00	110	X	X	X	X	\$18,750.00	\$22.00	T&M, \$2500+	\$5,000.00	\$4.25/SF	(\$13,203.00)	X
JM Cope Construction	NA	NA	NA	NA	\$984,000.00	210	X	X	X	X	\$4,500.00	\$30.00	\$180.00	\$5,000.00	\$20,477.00	(\$7,433.00)	X

CONFIRMED BID TABULATION SHEET

By: 