



## **CHESTER COUNTY TRANSPORTATION COMMITTEE**

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

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

**Monday, February 5<sup>th</sup>, 2024 at 5:30 PM**

### **CTC AGENDA**

- 1. Call to Order**
- 2. Approval of Minutes**
  - a. October 2<sup>nd</sup>, 2023 CTC minutes.
- 3. New Business**
  - a. Approval of Road and Sign Reimbursement for \$ 30,366.41 dollars for road/sign materials to the Road Department. – Director Robert Hall.
  - b. Award of bid 22-54.07 Chester CTC 2024 Resurfacing of 12 Roads to LCI- Lineberger Construction, Inc in the amount of \$ 1,532,460.78 dollars.
  - c. Discussion of road priorities for 2024.- Director Robert Hall.
- 4. Adjourn**



## SPECIAL CALLED CHESTER COUNTY TRANSPORTATION COMMITTEE

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, October 2<sup>nd</sup> 2023 at 5:50 PM

### CTC Minutes

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

1. **Call to Order-** Chairman Branham called the meeting to order.

2. **Approval of Minutes**

a. **September 5<sup>th</sup>, 2023 CTC minutes.**

Vice Chairman Wilson motioned to approve, second by Councilman Killian. Vote 7-0 to approve.

3. **Old Business**

a. **Recommendation for One-Time Money paving program for 2024. - Director Robert Hall.**

Mr. Hall recommended paving Friendship Drive and Angel Road with the one-time money.

Councilman Guy asked if Mr. Hall could see when SCDOT planned to pave and widen Great Falls

Road, he stated the road was dangerous. Mr. Hall stated they had a good relationship with the local state offices here and would reach out to them to determine when they planned to start. Councilman Guy motioned to approve

Angel Road and Friendship Drive, second by Councilwoman Mosley. Vote 7-0 to approve.

4. **Adjourn**

Vice Chairman Wilson motioned to adjourn, second by Councilwoman Mosley. Vote 7-0 to adjourn.

*Karen Lee, Clerk to County Council*



# Chester County, South Carolina

Roads Department  
Post Office Drawer 580  
Chester, SC 29706

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January 4, 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 August 29, 2023 and December 6, 2023 as listed below:

Heidelberg Materials (Gravel and Rip Rap) - **\$20,917.71**

4S Sign & Supply Inc - **\$9,448.70**

The total amount for this period is **\$30,366.41**

Regards,

*Randy Hall*

Randy Hall  
Roads Department Supervisor

**ROADS DEPARTMENT MATERIAL REIMBURSEMENT REPORT  
AUGUST 29, 2023 TO DECEMBER 06, 2023**

GRAND TOTAL				845.020	19,368.490	1,355.794	193.685	20,724.300	\$20,917.71
District	Ticket No.	Road	Date	Tons	Sub-Total	7 % Tax	1% Sales Tax Paid to SC	Invoice Amount	Grand Total
3	627111652	Brantley Dr	8/29/2023	15.040	\$330.88	\$23.16	\$3.31	\$354.04	
3	627111669	Brantley Dr	8/29/2023	14.960	\$329.12	\$23.04	\$3.29	\$352.16	
3	627112016	Brantley Dr	9/5/2023	16.220	\$356.84	\$24.98	\$3.57	\$381.82	
5	627112115	Honey Ln	9/6/2023	15.270	\$335.94	\$23.52	\$3.36	\$359.46	
5	627112130	Honey Ln	9/6/2023	16.110	\$354.42	\$24.81	\$3.54	\$379.24	
5	627112144	Honey Ln	9/6/2023	15.750	\$346.50	\$24.26	\$3.47	\$370.76	
1	627113114	Grove Park Dr	9/14/2023	13.520	\$297.44	\$20.82	\$2.97	\$318.26	
1	627113147	Grove Park Dr	9/14/2023	15.600	\$343.20	\$24.02	\$3.43	\$367.22	
1	627114180	Grove Park Dr	9/21/2023	16.030	\$352.66	\$24.69	\$3.53	\$377.35	
1	627114253	Eugenia Rd	9/21/2023	15.560	\$342.32	\$23.96	\$3.42	\$366.28	
2	627114699	Steele Rd	9/26/2023	15.800	\$458.20	\$32.07	\$4.58	\$490.27	
2	627114766	Steele Rd	9/26/2023	15.930	\$461.97	\$32.34	\$4.62	\$494.31	
2	627114810	Steele Rd	9/26/2023	15.980	\$463.42	\$32.44	\$4.63	\$495.86	
2	627114874	Steele Rd	9/26/2023	16.010	\$464.29	\$32.50	\$4.64	\$496.79	
2	627114947	Steele Rd	9/27/2023	15.610	\$452.69	\$31.69	\$4.53	\$484.38	
2	627114985	Steele Rd	9/27/2023	16.010	\$464.29	\$32.50	\$4.64	\$496.79	
2	627115033	Steele Rd	9/27/2023	15.810	\$458.49	\$32.09	\$4.58	\$490.58	
2	627115088	Steele Rd	9/27/2023	14.120	\$310.64	\$21.74	\$3.11	\$332.38	
2	627115169	Steele Rd	9/28/2023	15.480	\$340.56	\$23.84	\$3.41	\$364.41	
2	627115217	Steele Rd	9/28/2023	16.010	\$352.22	\$24.66	\$3.52	\$376.88	
2	627115259	Steele Rd	9/28/2023	16.010	\$352.22	\$24.66	\$3.52	\$376.88	
2	627115989	Steele Rd	10/4/2023	15.980	\$351.56	\$24.61	\$3.52	\$376.18	
2	627116074	Steele Rd	10/4/2023	15.530	\$341.66	\$23.92	\$3.42	\$365.58	
2	627116143	Steele Rd	10/4/2023	15.960	\$351.12	\$24.58	\$3.51	\$375.70	
2	627116216	Steele Rd	10/4/2023	15.980	\$351.56	\$24.61	\$3.52	\$376.17	
2	627116559	Steele Rd	10/6/2023	15.960	\$351.12	\$24.58	\$3.51	\$375.70	
2	627116610	Steele Rd	10/6/2023	13.780	\$303.16	\$21.22	\$3.03	\$324.38	
2	627118663	Steele Rd	10/19/2023	16.070	\$353.54	\$24.75	\$3.54	\$378.29	
2	627118779	Steele Rd	10/19/2023	15.340	\$337.48	\$23.62	\$3.37	\$361.10	
2	627119544	Rambling Creek Rd	10/26/2023	16.440	\$361.68	\$25.32	\$3.62	\$387.00	
2	627120637	Powerline Dr	11/6/2023	15.960	\$351.12	\$24.58	\$3.51	\$375.70	
2	627120662	Powerline Dr	11/6/2023	15.950	\$350.90	\$24.56	\$3.51	\$375.46	
2	627120688	Powerline Dr	11/6/2023	15.190	\$334.18	\$23.39	\$3.34	\$357.57	
2	627120736	Powerline Dr	11/6/2023	14.870	\$327.14	\$22.90	\$3.27	\$350.04	
2	627120790	Powerline Dr	11/7/2023	15.290	\$336.38	\$23.55	\$3.36	\$359.93	
2	627120866	Powerline Dr	11/7/2023	14.800	\$325.60	\$22.79	\$3.26	\$348.39	
2	627121589	Off Golf Course Rd	11/14/2023	16.360	\$359.92	\$25.19	\$3.60	\$385.11	
2	627121591	Off Golf Course Rd	11/14/2023	15.940	\$350.68	\$24.55	\$3.51	\$375.23	
2	627121629	Off Golf Course Rd	11/14/2023	16.540	\$363.88	\$25.47	\$3.64	\$389.35	
2	627121631	Off Golf Course Rd	11/14/2023	15.980	\$351.56	\$24.61	\$3.52	\$376.17	
2	627121669	Off Golf Course Rd	11/14/2023	15.980	\$351.56	\$24.61	\$3.52	\$376.17	
2	627121784	Off Golf Course Rd	11/15/2023	15.450	\$339.90	\$23.79	\$3.40	\$363.69	
1	627122621	Robinhood Rd	11/29/2023	16.000	\$352.00	\$24.64	\$3.52	\$376.64	
5	627122670	Armory Rd - Office Stock	11/29/2023	15.980	\$351.56	\$24.61	\$3.52	\$376.17	
5	627123015	Stokes Rd	12/4/2023	15.920	\$350.24	\$24.52	\$3.50	\$374.76	
5	627123044	Stokes Rd	12/4/2023	15.700	\$345.40	\$24.18	\$3.45	\$369.59	
6	627123070	Farrington Dr	12/4/2023	15.940	\$350.68	\$24.55	\$3.51	\$375.23	
6	627123085	Farrington Dr	12/4/2023	15.940	\$350.68	\$24.55	\$3.51	\$375.23	
6	627123110	Farrington Dr	12/4/2023	14.910	\$328.02	\$22.96	\$3.28	\$350.98	



**ROADS DEPARTMENT MATERIAL REIMBURSEMENT REPORT  
OCTOBER 14, 2023 - NOVEMBER 15, 2023**

Vendor	Date	Quantity	Description	Rate	Sub-Total	8 %Tax	Freight	Grand Total
4S Sign & Supply, Inc	10/14/2023	30	18X6X.080 GREEN HIP SHEETED BLANKS (2/S)	\$ 10.10	\$ 303.00	\$ 24.24	\$ -	\$ 327.24
4S Sign & Supply, Inc	10/14/2023	40	24X6X.080 GREEN HIP SHEETED BLANKS (2/S)	\$ 12.30	\$ 492.00	\$ 39.36	\$ -	\$ 531.36
4S Sign & Supply, Inc	10/14/2023	15	36X6X.080 GREEN HIP SHEETED BLANKS (2/S)	\$ 18.20	\$ 273.00	\$ 21.84	\$ -	\$ 294.84
4S Sign & Supply, Inc	10/14/2023	2	6" ROLLS CLEAR TRANSFER TAPE	\$ 44.00	\$ 88.00	\$ 7.04	\$ -	\$ 95.04
4S Sign & Supply, Inc	10/14/2023	50	SIGN TO SIGN CROSS FLAT 5.5"	\$ 6.25	\$ 312.50	\$ 25.00	\$ -	\$ 337.50
4S Sign & Supply, Inc	10/14/2023	100	CORNER BOLTS FOR SQUARE POSTS	\$ 1.50	\$ 150.00	\$ 12.00	\$ -	\$ 162.00
4S Sign & Supply, Inc	10/14/2023	5	BAGS OF 100 JUMBO DRIVE RIVETS	\$ 80.00	\$ 400.00	\$ 32.00	\$ -	\$ 432.00
4S Sign & Supply, Inc	10/4/2023	3	6/X50 YD ROLL OF WHITE SEG REFLECTIVE	\$ 121.70	\$ 365.10	\$ 29.21	\$ -	\$ 394.31
4S Sign & Supply, Inc	10/4/2023	1	30"X50 YD ROLL OF WHITE SEG REFLECTIVE	\$ 606.00	\$ 606.00	\$ 48.48	\$ -	\$ 654.48
4S Sign & Supply, Inc	10/4/2023	6	10FTX2" SQUARE TUBE SIGN POST	\$ 58.45	\$ 350.70	\$ 28.06	\$ -	\$ 378.76
4S Sign & Supply, Inc	10/4/2023	25	30X30X.080 HIP STANDARD SIGNS R1-1 STOP	\$ 45.65	\$ 1,141.25	\$ 91.30	\$ -	\$ 1,232.55
4S Sign & Supply, Inc	10/19/2023	15	18X18X.080 BLUE EG SHEETED BLANKS (1S) (SQUARE)	\$ 15.55	\$ 233.25	\$ 18.66	\$ -	\$ 251.91
4S Sign & Supply, Inc	10/19/2023	15	24X24X.080 BLUE EG SHEETED BLANKS (1S) (SQUARE)	\$ 26.15	\$ 392.25	\$ 31.38	\$ -	\$ 423.63
4S Sign & Supply, Inc	10/19/2023	15	30X30X.080 BLUE EG SHEETED BLANKS (1S) (SQUARE)	\$ 45.45	\$ 681.75	\$ 54.54	\$ -	\$ 736.29
4S Sign & Supply, Inc	11/15/2023	50	24X6X.080 GREEN HIP SHEETED BLANKS (1 SIDE)	\$ 9.40	\$ 470.00	\$ 37.60	\$ -	\$ 507.60
4S Sign & Supply, Inc	11/15/2023	50	8X1.75" SQUARE TUBE POST	\$ 39.10	\$ 1,955.00	\$ 156.40	\$ -	\$ 2,111.40
4S Sign & Supply, Inc	11/15/2023	10	10X2" SQUARE TUBE POST	\$ 53.50	\$ 535.00	\$ 42.80	\$ -	\$ 577.80
<b>TOTAL REIMBURSEMENT AMOUNT</b>						<b>\$ 8,748.80</b>	<b>\$ 699.90</b>	<b>\$ 9,448.70</b>



## Certified Bid Tabulation

### CTC 2024 RESURFACING PROJECT - 12 Roads

RFB: 22-54.07

Thursday, January 11, 2024, 2:00 PM



ITEM	DESCRIPTION	QUANTITY	UNIT	COMPANY NAME		COMPANY NAME		COMPANY NAME	
				KING ASPHALT, INC.		LYNCHES RIVER CONTRACTING, INC.		LCI-LINEBERGER CONSTRUCTION, INC.	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	MOBILIZATION	12	EA	\$15,450.00	\$185,400.00	\$8,000.00	\$96,000.00	\$5,025.00	\$60,300.00
2	BONDS AND INSURANCE	1	LS	\$7,200.00	\$7,200.00	\$34,650.00	\$34,650.00	\$19,850.00	\$19,850.00
3	TRAFFIC CONTROL	12	EA	\$7,900.00	\$94,800.00	\$3,500.00	\$42,000.00	\$5,000.00	\$60,000.00
4	CEM. MOD. REC. BASE (8" UNIFORM) METHOD A	27728	SY	\$6.00	\$166,368.00	\$9.00	\$249,552.00	\$5.46	\$151,394.88
5	CEM. MOD. REC. BASE (8" UNIFORM) METHOD B	2229	SY	\$13.00	\$28,977.00	\$15.00	\$33,435.00	\$9.01	\$20,083.29
6	PORT. CEM. FOR CEM. MOD. REC. BASE (60 LBS/SY)	884	TON	\$260.00	\$229,840.00	\$300.00	\$265,200.00	\$245.00	\$216,580.00
7	MAINTENANCE STONE	245	TON	\$69.00	\$16,905.00	\$80.00	\$19,600.00	\$60.00	\$14,700.00
8	H/M ASPH. SURF. CR. TYPE E (Liquid Included) 100 #/SY	26651	SY	\$6.00	\$159,906.00	\$8.00	\$213,208.00	\$6.92	\$184,424.92
9	H/M ASPH. SURF. CR. TYPE C (Liquid Included) 175 #/SY	29800	SY	\$9.50	\$283,100.00	\$15.00	\$447,000.00	\$14.47	\$431,206.00
10	H/M ASPH. SURF. CR. TYPE C (Liquid Included) 220 #/SY	13434	SY	\$13.10	\$175,985.40	\$20.50	\$275,397.00	\$14.17	\$190,359.78
11	PERMANENT CONSTRUCTION SIGNS (GROUND MOUNTED)	672	SF	\$6.10	\$4,099.20	\$6.00	\$4,032.00	\$7.30	\$4,905.60
12	PERMANENT CONSTR. SIGNS (GRD MTD) Loose Stone/25 MPH	153	SF	\$6.10	\$933.30	\$6.00	\$918.00	\$7.30	\$1,116.90
13	PERM.YEL.PAV.MARK BI-DIR 4"X4"	171	EA	\$7.50	\$1,282.50	\$7.50	\$1,282.50	\$8.97	\$1,533.87
14	PERMANENT GRASSING FOR NON-PERMITTED RESURF. PROJ	4.89	ACRE	\$5,000.00	\$24,450.00	\$3,450.00	\$16,870.50	\$3,867.37	\$18,911.44
15	FULL DEPTH PAVT. PATCH 6" UNIF.	605	SY	\$85.00	\$51,425.00	\$101.50	\$61,407.50	\$76.62	\$46,355.10
16	24" WH. SLD. LINE - STOP/DIA - F.D. PNT	144	LF	\$1.00	\$144.00	\$1.00	\$144.00	\$1.20	\$172.80
17	24" WH. SLD. LINE - STOP/DIA - THERMO 125 MIL.	144	LF	\$12.50	\$1,800.00	\$12.50	\$1,800.00	\$14.95	\$2,152.80
18	4" WHITE SLD LINES (PAV'T EDGE LINES) FDP	18680	LF	\$0.15	\$2,802.00	\$0.15	\$2,802.00	\$0.18	\$3,362.40
19	4" WHITE SLD LINES (PAV'T EDGE LINES) THERMO - 90 MIL.	9340	LF	\$0.50	\$4,670.00	\$0.50	\$4,670.00	\$0.60	\$5,604.00
20	4" YELLOW SLD LINES (NO PASSING ZONE) FDP	18680	LF	\$0.15	\$2,802.00	\$0.15	\$2,802.00	\$0.18	\$3,362.40
21	4" YELLOW SLD LINES (NO PASSING ZONE) THERMO - 90 MIL.	9340	LF	\$0.50	\$4,670.00	\$0.50	\$4,670.00	\$0.60	\$5,604.00
22	15" RCP	80	LF	\$200.00	\$16,000.00	\$120.00	\$9,600.00	\$185.50	\$14,840.00
23	18" SMOOTH WALL PIPE	120	LF	\$200.00	\$24,000.00	\$131.00	\$15,720.00	\$100.00	\$12,000.00
24	18" RCP	70	LF	\$200.00	\$14,000.00	\$140.00	\$9,800.00	\$192.00	\$13,440.00
25	24" RCP	40	LF	\$245.00	\$9,800.00	\$160.00	\$6,400.00	\$200.00	\$8,000.00
26	FLOWABLE FILL	39	CY	\$300.00	\$11,700.00	\$400.00	\$15,600.00	\$385.00	\$15,015.00
27	STATION GRADING	28	STA	\$2,100.00	\$58,800.00	\$2,750.00	\$77,000.00	\$250.00	\$7,000.00
28	RIP RAP	10	TON	\$112.50	\$1,125.00	\$80.00	\$800.00	\$200.00	\$2,000.00
29	MILL EXIST. PAV'T. - 2" UNIF.	455	SY	\$9.20	\$4,186.00	\$35.00	\$15,925.00	\$14.80	\$6,734.00
30	MILL EXIST. PAV'T. - VARIABLE	267	SY	\$14.50	\$3,871.50	\$60.00	\$16,020.00	\$14.80	\$3,951.60
31	CATCH BASIN TYPE-17 (CONVERT CATCH BASIN TYPE 6)	1	EA	\$5,000.00	\$5,000.00	\$7,400.00	\$7,400.00	\$7,500.00	\$7,500.00
				<b>TOTAL</b>	<b>\$1,596,041.90</b>	<b>TOTAL</b>	<b>\$1,951,705.50</b>	<b>TOTAL</b>	<b>\$1,532,460.78</b>
				<b>Ranking</b>	<b>2</b>	<b>Ranking</b>	<b>3</b>	<b>Ranking</b>	<b>1</b>

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, LCI-LINEBERGER CONSTRUCTION, INC., is the lowest responsive bidder.

*Brian Faulkenberry*

Signature

**Brian Faulkenberry**  
Project Manager

1/12/2024

Date



# **CHESTER COUNTY COUNCIL MEETING**

**R. Carlisle Roddey Chester County Government Building  
1476 J.A. Cochran Bypass Chester, SC 29706  
Monday, February 5<sup>th</sup>, 2024 at 6:00 PM**

## **AGENDA**

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
  - a. January 16<sup>th</sup>, 2024 Council Minutes.
- 4. Citizen Comments**
- 5. Public Hearing**
  - a. **3<sup>rd</sup> Reading of 2024-1** To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act. (to be named the Chester County Historical Cemetery Advisory Committee.)
- 6. Ordinances/Resolutions/Proclamations**
  - a. **3<sup>rd</sup> Reading of 2024-1** To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act. (to be named the Chester County Historical Cemetery Advisory Committee.)
  - b. **1<sup>st</sup> Reading of 2024-2** Amending Ordinance 2021-8 To Adopt To The County's General Fund Balance Policy; And To Provide For Other Related Matters.
  - c. **1<sup>st</sup> Reading of 2024-3** Providing For The Allocation Of Fees Received From Development Agreements, Project Agreements, And Other Similar Arrangements Entered Into By The County And One Or More Developers; And Providing For Other Related Matters.
  - d. **1<sup>st</sup> Reading of 2024-4** To Amend Chapter 2: Administration, Article Iv: Officers And Employees, Division 5 – County Attorney, Of The Code Of Ordinances Of The County Of Chester, South Carolina, To Provide For The Position Of County Attorney; And Other Related Matters.
  - e. **1<sup>st</sup> Reading of 2024-5** Providing For The Allocation Of Funds Held In The County's Capital Project Fund; And Providing For Other Related Matters.
- 7. Administrator's Report**



## 8. Old Business

- a. **3<sup>rd</sup> Reading of CCMA23-17** Kabelo Ramatapa request Tax Map #079-01-10-011-000 off Saluda Road, located behind 2051 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission voted 6-0 to approve.
- b. Update regarding Capital Project Sales Tax. Project Manager Harold Hayes.

## 9. New Business

### From CTC: Consent Agenda for 9.a and b.

- a. Approval of Reimbursement for \$ 30,366.41 for road/sign materials to the Road Department.
- b. Approval of bid 22-54.07 Chester CTC 2024 Resurfacing of 12 Roads to LCI- Lineberger Construction, Inc in the amount of \$ 1,532,460.78 dollars.
- c. Consideration of Bond for Woodhaven Planned Development District. (Village Drive). Attorney Kozlarek.
- d. Approval to use fund balance to purchase a grass truck in the amount of \$ 27,300 dollars for the Lewis Tax District. Jay Williams
- e. **1<sup>st</sup> Reading of CCMA24-01** Krystal and Mike O'Connor request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission voted 6-0 to approve, contingent the closing on the property must be by April 1<sup>st</sup>, 2024, if property has not closed by April 1<sup>st</sup>, 2024 the zoning would revert back to RS1.
- f. **1<sup>st</sup> Reading of CCMA24-02** Trent Erving for EP Group LLC request Tax Map #079-04-04-008-000 located at 614 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- g. **1<sup>st</sup> Reading of CCMA24-03** Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- h. **1<sup>st</sup> Reading of CCMA24-04** Trent Erving for EP Group LLC request Tax Map #079-04-04-028-000 located at 622 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- i. **1<sup>st</sup> Reading of CCMA24-05** Trent Erving for EP Group LLC request Tax Map #079-04-04-029-000 located at 624 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.

## 10. Boards and Commissions

- a. Resignation from the Zoning Board of Appeals- Councilman Killian.
- b. Appointment to the Zoning Board of Appeals. - Councilman Killian.
- c. Appointment to the Planning Commission. - Councilman Guy.
- d. Appointment to the Tax Assessment Board. - Councilman Guy.
- e. Appointment to the Radio Advisory Committee Board. – County Council.
- f. Appointment to the Lando Fire Protection District. - County Council.

**11. Executive Session**

- a. Economic Development matter project 2373.
- b. To receive legal advice regarding CWR.
- c. To receive legal advice regarding solar panels.
- d. To receive legal advice regarding Great Falls Fire Department.
- e. To discuss a personnel matter-Clerk to Council

**12. Council Actions Following Executive Session**

- a. Action taken regarding project 2373.
- b. Action taken regarding CWR.
- c. Action taken regarding solar panels.
- d. Action taken regarding the Great Falls Fire Department.
- e. Action taken regarding Clerk to Council 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 Chester County Government Building  
1476 J.A. Cochran Bypass Chester, SC 29706  
Tuesday, January 16, 2024 at 6:00 PM**

## **MINUTES**

**Present:** Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilman Corey Guy, Councilwoman Erin Mosley, Councilman John Agee, Councilman William Killian, County Administrator Brian Hester, Clerk to Council Karen Lee and Interim Legal Counsel Michael Kozlarek.

- 1. Call to Order-** Chairman Branham called the meeting to order.
- 2. Pledge of Allegiance and Invocation-** Allegiance was recited: Councilman Guy gave the invocation.
- 3. Approval of Minutes**
  - a. January 2<sup>nd</sup>, 2024 Council Minutes.** Councilman Killian motioned to approve, second by Councilwoman Mosley. Unanimous vote.
- 4. Citizen Comments**

Jason Alt, 3391 Edgeland Road, addressed Council regarding being opposed to the rezoning of CCMA23-14.
- 5. Ordinances/Resolutions/Proclamations**
  - a. 2<sup>nd</sup> Reading of 2024-1 To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act.** Councilwoman Mosley motioned to approve changing the name to Chester County Historical Cemetery Advisory Commission, second by Councilman Guy. Unanimous vote.
- 6. Administrator's Report**

Administrator Hester provided the following report:

  1. CTC meeting was rescheduled to the February 5<sup>th</sup> meeting.
  2. Recognized IT Director David Schuelke for saving money on contracts.
  3. Announced two openings on the Catawba Mental Health Board.
  4. Carolina Gypsum Plant- working closely with them. Owner has stated they are moving all the material to the back of the building.
  5. Airport Overlay Public Meeting would be held January 30<sup>th</sup> from 4pm to 7pm at the Lowrys Community Center.
- 7. Old Business**
  - a. 3<sup>rd</sup> Reading of CCMA23-14** Robert Reid and Craig Shaftner request Tax Map #124-00-008-000 located at 3353 Edgeland Road, Richburg, SC 29729 to be rezoned from Rural Two District (R2) to General Commercial District (GC). Planning Commission voted 6-0 to deny. Councilman Killian motioned to approve, second by Vice Chairman Wilson. Vote 6-1 to approve. Councilman Agee opposed.

**b. 3<sup>rd</sup> Reading of CCT23-04 GC – Chester County Zoning Ordinance – Text Amendments General Commercial Regulations CONDITIONAL USE Chapter 4 § 4-117. Recommendation to add New Text: GC General Commercial District Regulations. Planning Commission voted 5-0 to approve.**

<p><b>6. Meat Processing (Deer Meat Only), provided all following conditions are met:</b></p> <ul style="list-style-type: none"> <li>a. structure in which processing takes place must be 100 feet from property lines;</li> <li>b. during processing deer carcasses, must not be visible from public view;</li> <li>c. all remains must be discarded in accordance with applicable DHEC regulations.</li> </ul>	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
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Councilman Agee motioned to approve, second by Councilman Killian. Unanimous vote.

**c. 3<sup>rd</sup> Reading of CCTA23-05 Chapter 3§3-107 Accessory Structure Application- Text Amendment Recommendation to add New Text: New text to be added is in Red. Planning Commission voted 6-0 to approve.**

**§ 3-107 Accessory Structure Application.**

- a. No accessory structure or building shall be constructed prior to construction of the principle building on the lot. Buildings intended to serve as accessory structures constructed prior to the principal buildings shall be considered the principal building and shall meet all applicable district and building code regulations. (Exception: Property classified as Agriculture use in the Tax Assessor’s Office) **However, automobile garages and carports shall be allowed to be in front of the principal building by meeting the front yard setback for the applicable district.**
- b. Accessory structures shall be located in the rear or sides of the principal building and shall meet accessory yard setbacks and applicable district regulations.
- c. Manufactured or Mobile Homes cannot be used as accessory units.
- d. Accessory buildings shall occupy the same lot as the principal building unless identified as agriculture use.

Councilman Guy motioned to approve, second by Councilwoman Mosley. Unanimous vote.

**d. 3<sup>rd</sup> Reading of CCMA23-16 Malissa P. Church request Tax Map #104-00-00-026-000 located at 1843 Greenarch Drive Rock Hill, SC, 29730 to be rezoned from Rural Two District (R2) to Rural One District (R1). Planning Commission voted 5-0 to approve.**

Councilman Agee motioned to approve, second by Councilman Killian. Unanimous vote.

**e. 2<sup>nd</sup> Reading of CCMA23-17 Kabelo Ramatapa request Tax Map #079-01-10-011-000 off Saluda Road, located behind 2051 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission vote 6-0 to approve. Councilman Vaughn motioned to approve, second by Councilman Killian. Unanimous vote.**

**f. Update on Parks/Recreation & Tourism Department. Director Stoudenmire.**  
Director Stoudenmire gave an update on the Gateway.

**8. Boards and Commissions**

**a. Resignation from the Planning Commission. Councilman Guy.**

Councilman Guy motioned to accept Carolyn Williams resignation, second by Councilman Killian. Unanimous vote.

**b. Appointment to the Library Board. Councilman Guy.**

Councilman Guy motioned to appoint Destiney Foster Hinton, second by Councilman Killian. Unanimous vote.

**9. Executive Session-**Councilman Killian motioned to go to executive session, second by Councilman Guy. Unanimous vote.

**a.** Economic Development Matter Project 2373.

**b.** Personnel matter regarding County Council.

**c.** Receive legal advice regarding Great Falls Fire Department.

**10. Council Actions Following Executive Session-** Councilman Vaughn motioned to go back to Regular session, second by Councilman Killian. Unanimous vote.

**a. Action taken regarding Project 2373.**

Council allowed Economic Development to pursue negotiations with Project 2373.

**b. Action taken regarding personnel matter of County Council. Information only.**

**c. Action taken regarding legal advice of the Great Falls Fire Department. Information only.**

**11. Council Comments**

Councilman Agee asked to have the road in front of BP in Richburg on the CTC meeting February 5<sup>th</sup>. 2. Would like an update on the CPST projects. 3. Would like an update on solar farms.

**12. Adjourn-**Vice Chairman Wilson motioned to adjourn, second by Councilwoman Mosley. Unanimous vote.

**Time: 9:15 PM**

*Karen Lee, Clerk to Council*

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.



# **CHESTER COUNTY COUNCIL**

## **SPECIAL CALL MEETING**

**R. Carlisle Roddey Chester County Government Building**

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

**Friday, February 2<sup>nd</sup>, 2024 at 9:00 AM**

**Executive Board Room**

### **MINUTES**

**Present:** Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilman Corey Guy Councilwoman Erin Mosley, Councilman John Agee, County Administrator Brian Hester, Clerk to Council Karen Lee. **Absent:** Councilman William Killian.

1. **Call to Order-** Chairman Branham called the meeting to order at 9:00 am.
2. **Executive Session**  
Vice Chairman Wilson motioned to go into executive session, second by Councilwoman Mosley. Vote 6-0 to approve.
  - a. **To discuss a personnel matter-Clerk to Council**
3. **Council Actions Following Executive Session**  
Vice Chairman Wilson motioned to go back to regular session, second by Councilwoman Mosley. Vote 6-0 to approve.
  - a. **Action taken regarding the Clerk to Council personnel matter.**  
Taken as information only.
4. **Adjourn-Councilman Guy motioned to adjourn, second by Councilwoman Mosley.**  
Vote 6-0 to adjourn.

*Karen Lee, Clerk to Council*

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.



STATE OF SOUTH CAROLINA        )  
  )  
COUNTY OF CHESTER                )

**Ordinance No. 2024-1**

**TO AMEND THE ORDINANCE THAT CREATED THE BURNT MEETING HOUSE CEMETARY  
ADVISORY COMMITTEE AND TO ADOPT ITS ENABLING ACT**

WHEREAS Section 4-9-30-(6) of the Code of Laws of South Carolina empowers the County Council “to establish such agencies, departments, boards, commissions and positions in the County as may be necessary and proper to provide services of local concern for public purposes, to prescribe the functions thereof and to regulate, modify, merge or abolish such agencies, departments, boards, commissions and positions...” and

WHEREAS, the Council is further empowered by the provisions of Chapter 9, Sub-section (6) of Title 4 of the Code of Laws of South Carolina, 1976, as amended, to regulate established boards and commissions; and

WHEREAS, on October 16, 2020, Chester County Council did establish by ordinance 2020-34, the Burnt Meeting House Cemetery Advisory Committee; and

WHEREAS, due to expanded vision and responsibility of said Advisory Committee, the County Council does amend Ordinance 2020-34 to hereby rename the Burnt Meeting House Cemetery Advisory Committee, to be known going forward as the Chester County Historical Cemeteries Advisory Committee through adoption of an enabling act; and

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL FOR CHESTER  
COUNTY, SOUTH CAROLINA, DULY ASSEMBLED THAT THE FOLLOWING AMENDED  
ORDINANCE IS HEREBY ADOPTED:**

Chester County Council does hereby amend Ordinance 2020-34 to rename the Burnt Meeting House Cemetery Advisory Committee to be known going forward as the Chester County Historical Cemeteries Advisory Committee and does adopt the enabling act (Exhibit A) for the Chester County Historical Cemeteries Advisory Committee, and it shall be incorporated into this Ordinance by reference.

This ordinance shall take effect upon adoption by the Chester County Council on the date of the final reading approval.

SECTION 2: This ordinance shall take effect upon adoption.

1<sup>st</sup> Reading:

2<sup>nd</sup> Reading:

3<sup>rd</sup> Reading:

Public Hearing:

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Joseph R. Branham, Chair  
Chester County Council

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Karen Lee  
Clerk to Council



## EXHIBIT A

### Chester County Historical Cemeteries Advisory Committee

#### **Established; Composition; Appointment**

There is established a board to be called the Chester County Historical Cemeteries Advisory Committee, previously known as the Burnt Meeting House Cemetery Advisory Committee. The board shall be comprised of five (5) individuals appointed by the Chester County Council.

#### **Membership and Terms**

(a) *Membership.* The Chester County Historical Cemeteries Advisory Committee shall consist of five (5) members. Such board members should be composed of individuals with knowledge and experience in the care and maintenance of property, and in particular cemeteries.

(b) *Terms.* The terms of office the board members shall be staggered so not more than one-third of the board is appointed or replaced in any 12-month period. The terms of office shall be for four years or until filled by the County Council. Vacancies shall be filled for any unexpired term in the manner in which original appointments are required to be made. Continued unexcused absence of any member from requires meetings of the board shall, at the discretion of the County Council, render any such member subject to immediate removal from office.

(c) Quorum and voting. A simple majority of the board shall constitute a quorum. In varying any provision of this Code, the affirmative votes of the majority present shall be required.

(d) Officers and duties. The board at its first meeting in January of each year shall elect a chair and vice-chair. The election, terms and duties of the chair and vice-chair and duties of the secretary shall be as follows:

(1) Chair. A chair shall be elected by the voting members of the board. The term shall be for one year and his succession in office shall be limited to three years after which time the chair cannot be reelected until after a one-year period. The chair shall preside at all meetings of the board and decide all point of order and procedure, subject of this article, unless directed otherwise by a majority of the board in session at the time. The chair shall appoint any committees found necessary to investigate any matter.

(2) Vice-chair. A vice-chair shall be elected by the board among its members in the same manner and for the same term as the chair. The vice-chair shall serve as acting chairman in the absence of the chair, and at such times he shall have the same power and duties as the chairman. The vice-chair shall succeed that chairman if the chair vacates his office before the chair's term is completed, the vice-chairman to serve the unexpired term of the vacated office. A new vice- chair shall be elected at the next regular meeting.

(3) Secretary. The building official shall act as secretary of the board and shall make a detailed record of all of its proceedings, which shall set forth the reasons for its decision, the vote of each member, the absence of a member and any failure of a member to vote.

## **Powers**

(a) The Chester County Historical Cemeteries Advisory Committee shall have the power, as further defined in subsection (b) of this section, to hear requests or complaints from the community on the condition of the Cemetery.

(b) The Chester County Historical Cemeteries Advisory Committee shall have the duty to bring recommendations before Chester County Council for the beautification and continued maintenance of County cemeteries, and any possible improvements to the property.

(c) The Chester County Historical Cemeteries Advisory Committee shall be charged with the responsibility of meeting on a regular basis with County personnel regarding the maintenance of County cemeteries and to provide suggestions/recommendations for the improvement of such maintenance.

## **Procedures**

(a) Rules and regulations. The Chester County Historical Cemeteries Advisory Committee shall establish rules and regulations for its own procedure not

inconsistent with state and federal laws. The Committee shall meet at the call of the chairman.

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-2

AMENDING ORDINANCE 2021-8, TO ADOPT TO THE COUNTY'S GENERAL FUND BALANCE POLICY; AND TO PROVIDE FOR OTHER RELATED MATTERS.

WHEREAS, the County, by and through its County Council, is authorized and empowered to provide for the County's internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, on or about [] [], 2021, the County, by and through its County Council, enacted Ordinance No. 2021-[], which adopted the County's General Fund Fund Balance Policy ("Old Policy");

WHEREAS, the County Council and the County Administrator, in consultation with the County Treasurer, have reviewed the Initial Policy and its application over the intervening fiscal years, particularly in light of the general purposes for which a fund balance policy might be adopted, including for example, to ensure sufficient reserves are maintained for anticipated and unanticipated expenditures and revenue shortfalls, to provide flexibility throughout one or more fiscal years so as to permit a county to make adjustments in funding of programs approved in connection with the county's annual budget, to consider the historical performance of a county's financial metrics, and to maintain a strong fiscal position regardless of short-term economic trends;

WHEREAS, having completed this review, the County Council now intends to rescind the Old Policy and adopt a revised General Fund Fund Balance Policy, a copy of which is attached to this Ordinance as Exhibit A, and incorporated in this Ordinance by reference ("Policy");

NOW, THEREFORE, BE IT ORDAINED by the County Council as follows:

**Section 1. Rescission of Old Policy.** The County rescinds the Old Policy.

**Section 2. Adoption of General Fund Fund Balance Policy.** The County adopts the Policy.

**Section 3. Authorization for County Officials to Execute Documents.** The County Council authorizes the County Administrator, the County Treasurer, and Clerk to County Council to execute and consent to documents and instruments as may be necessary to effect this Ordinance's intent.

**Section 4. Reservation to County.** This Ordinance is not a contract with any entity. The County reserves the right to amend this Ordinance at any time, from time to time, as often as the County, in its sole discretion, deems appropriate, and without intending to permanently amend or repeal this Ordinance or the Policy, provide for the use of amounts allocated according to the Policy by such means as are described in the Policy and if not so described, by subsequent resolution or ordinance as generally applicable under State law.

**Section 5. Budget Ordinance Amendment.** Notwithstanding the enactment of the County's annual budget ordinance, it is the County Council's intent that this Ordinance and the Policy remain in full force and effect unless and until the County Council enacts a subsequent ordinance specifically revising or repealing this Ordinance and/or the Policy.

**Section 6. General Repealer.** Each ordinance, resolution, order, policy, or similar directive, or any part of the same, in conflict with this Ordinance is, to the extent of that conflict, repealed.

**Section 7. Effective Date.** This Ordinance is effective immediately on third reading by the County Council.

**CHESTER COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Joe Branham  
Chairman, County Council

[SEAL]

Attest:

\_\_\_\_\_  
Kalli Oliver  
Interim Clerk to County Council

First Reading: February 5, 2024  
Second Reading: February 20, 2024  
Public Hearing: March 4, 2024  
Third Reading: March 4, 2024

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**EXHIBIT A**  
**GENERAL FUND FUND BALANCE POLICY**

**Section 1. Purpose.** This General Fund Fund Balance Policy (“Policy”) is intended to provide guidelines for the preparation and execution of the annual General Fund budget to ensure that sufficient reserves are maintained for unanticipated expenditures and revenue shortfalls. This Policy is intended to preserve flexibility throughout the fiscal year to provide for adjustments in funding for programs approved in connection with the annual budget. This Policy has been established following an historical review of the County’s financial metrics, recognizing that the thresholds stated in this Policy are for “minimum balances,” rather than (except as otherwise explicitly stated) “maximum balances.” A principal objective of establishing and maintaining this Policy is for the County to maintain a strong fiscal position regardless of short-term economic trends. This Policy is not intended to address fund balances in any County fund other than the County’s General Fund.

**Section 2. Categories.** The Fund Balance consists of five categories: Nonspendable, Restricted, Committed, Assigned, and Unassigned.

- **Nonspendable Fund Balance** consists of funds that cannot be spent due to their form (e.g., inventories and prepaids) or funds that legally or contractually must be maintained intact.
- **Restricted Fund Balance** consists of funds that are mandated for a specific purpose by external parties, constitutional provisions or enabling legislation.
- **Committed Fund Balance** consists of funds that are set aside for a specific purpose by the County’s highest level of decision making authority (governing body). Formal action must be taken prior to the end of the fiscal year. The same formal action must be taken to remove or change the limitations placed on the funds.
- **Assigned Fund Balance** consists of funds that are set aside with the intent to be used for a specific purpose by the County’s highest level of decision making authority or a body or official that has been given the authority to assign funds. Assigned funds cannot cause a deficit in unassigned fund balance.
- **Unassigned Fund Balance** consists of excess funds that have not been classified in the previous four categories. All funds in this category are considered spendable resources. This category also provides the resources necessary to meet unexpected expenditures and revenue shortfalls.

**Section 3. Authority to Commit Funds.** The County Administrator in consultation with the County Treasurer (or the County Treasurer’s designee) shall recommend the commitment of funds for specific purposes. Funds being committed as part of the Committed Fund Balance requires the enactment of an ordinance, including explicit intent to commit such funds in the County’s annual budget ordinance. Any attempt to release funds from a committed status requires the enactment of an ordinance, including explicit intent to release such funds in any amendment to the County’s annual budget ordinance. Any funds assigned as part of the Committed Fund Balance shall be reported to County Council at its next regular meeting.

**Section 4. Authority to Assign Funds.** The County Administrator in consultation with the County Treasurer (or the County Treasurer’s designee) shall recommend the assignment of funds for specific purposes. Funds being assigned as part of the Assigned Fund Balance requires a majority vote of County Council. The same action is required to change the assignment. Any funds assigned as part of the Assigned Fund Balance shall be reported to County Council at its next regular meeting. If an annual budget ordinance includes the use of Fund Balance as a source of balancing the budget, then the County Treasurer (or the County Treasurer’s designee) shall record the amount of the Fund Balance so use as an “Assigned Fund Balance.”

**Section 5. Financial Stabilization Fund.** The County Council has the authority to establish a Financial Stabilization Fund, which will be part of the, if any, Committed Fund Balance. The County may establish a Financial Stabilization Fund for the purpose of providing funds for an urgent event that affects the health, welfare, or safety of the County’s residents or visitors (e.g., hurricane, flood, pandemic, etc.). The minimum level for the Financial Stabilization Fund is 5% of projected General Fund expenditures for the then-current fiscal year. Only County Council, through whatever action may be properly taken under the circumstances, may determine whether sufficient urgency exists to expend funds held in the Financial Stabilization Fund. If

Financial Stabilization Fund fund balance drops below 5%, then the County Administrator in consultation with the County Treasurer shall develop a plan to present to the County Council to replenish the Financial Stabilization Fund fund balance to the established minimum level during the subsequent two fiscal years.

**Section 6. Nonspendable and Restricted Funds.**

- A. Nonspendable Funds are those funds that cannot be spent because they are either:
  - i. Not in spendable form (*e.g.*, inventories and prepaids); or
  - ii. Legally or contractually required to be maintained intact.
- B. Restricted Funds are those funds that have constraints placed on their use either:
  - i. Externally by creditors, grantors, contributors, or laws or regulation, or other governments; or
  - ii. By law through constitutional provisions or enabling legislation.

The County Treasurer (or the County Treasurer's designee) shall report all Nonspendable Funds and all Restricted Funds in the County's financial records.

**Section 7. Order of Use of Spendable Funds.** When Restricted Funds and Unrestricted Funds are available for expenditure, the County Treasurer shall first spend Restricted Funds, unless the expenditure would violate any legal restrictions on the use of the Restricted Funds.

When Committed Funds, Assigned Funds, and Unassigned Funds are available for expenditure, then the Treasurer shall first spend Committed Funds, then Assigned Funds, and finally Unassigned Funds unless other, more specific restrictions exist with respect to the particular purpose for which the expenditure would be made.

**Section 8. Unassigned Fund Balance.** Unassigned Fund Balance is the residual amount of Fund Balance in the County's General Fund. The Unassigned Fund Balance represents resources available for spending. The County shall maintain an appropriate level of Unassigned Fund Balance to cover expected and, to the extent possible, unexpected expenditures and revenue shortfalls.

The County Council may access Unassigned Fund Balance with enactment of an ordinance, including an amendment to the County budget. The County Treasurer (or the County Treasurer's designee) shall quarterly report Unassigned Fund Balance shortfall projections, if any, to the County Council.

The minimum level for the Unassigned Fund Balance is 25% of projected General Fund expenditures for the then-current fiscal year. If Unassigned Fund Balance drops below 25%, then the County Administrator in consultation with the County Treasurer shall develop a plan to present to the County Council to replenish the Financial Stabilization Fund fund balance to the established minimum level during the subsequent fiscal year.

The maximum level for the Unassigned Fund Balance is 50% of projected General Fund expenditures for the then-current fiscal year. If, based on the most-recent fiscal year's audited financial statements, the Unassigned Fund Balance exceeds 50%, then, without further action of the County Council, the County Treasurer shall transfer such overage to the County's "Capital Project Fund" for use in funding, and/or providing financing for, the costs arising out of or relating to capital projects throughout the County.

The enactment of any ordinance that would result in the Unassigned Fund Balance dropping below the minimum level requires the affirmative vote of 2/3 vote of the County Council, then present and voting.

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-3

**PROVIDING FOR THE ALLOCATION OF FEES RECEIVED FROM DEVELOPMENT AGREEMENTS, PROJECT AGREEMENTS, AND OTHER SIMILAR ARRANGEMENTS ENTERED INTO BY THE COUNTY AND ONE OR MORE DEVELOPERS; AND PROVIDING FOR OTHER RELATED MATTERS.**

**WHEREAS**, the County, by and through its County Council, is authorized and empowered to provide for the County's internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, the County, has enjoyed, and expects to continue to enjoy, economic development through various capital investments and job creation opportunities in the County (each, a "Project");

WHEREAS, many of the investments are confirmed through the use of development agreements, project agreements, or other similar arrangements, which require some type of develop fee, impact fee, or other similar fee (but excluding permitting fees, design review, and other similar or related fees) (collectively, by whatever name called, but excluding special source or infrastructure credit arrangements and fee in lieu of taxes arrangements, "Development Agreements," each, a "Development Agreement") between the County and each Project developer; and

WHEREAS, the County has considered various options for allocating revenue arising out of or relating to each Project and the related Development Agreements and finds it is in the County's best interest uniformly to apply revenue generated from each Project and the related Development Agreements to ensure continued economic development growth and success;

NOW, THEREFORE, BE IT ORDAINED by the County Council as follows:

**Section 1. Allocation of Development Agreement Revenue.** The County allocates 100% of each payment actually received by the County as a result of a Development Agreement to a special fund, to be held by the County Treasurer, called the "Development Fee Fund." The County shall use the amounts held in the Development Fee Fund to fund, and/or provide financing for, the costs arising out of or relating to the development of public facilities and services in the same general geographic area in which the Project giving rise to the payment is located, except that expenditures for law enforcement and emergency services are presumed to be necessary on a County-wide basis, and, provided, however, the County is not required to use amounts held in the Development Fee Fund for the same purposes for which the funds were collected under a Development Agreement. The County Administrator, in the County Administrator's discretion, is entitled annually (by fiscal year) to use up to an aggregate of 5% of the balance of the funds held the Development Fee Fund. The County Council may provide for the use of other amounts held in the Development Fee Fund by subsequent resolution or ordinance.

**Section 2. Authorization for County Officials to Execute Documents.** The Council authorizes the County Administrator, the County Treasurer, and Clerk to County Council to execute and consent to documents and instruments as may be necessary to effect this Ordinance's intent.

**Section 3. Reservation to County.** This Ordinance is not a contract with any entity. The County reserves the right to amend this Ordinance at any time, from time to time, as often as the County, in its sole discretion,



deems appropriate, and without intending to permanently amend or repeal this Ordinance, provide for the use of amounts held in the Development Fee Fund by subsequent resolution or ordinance.

**Section 4. Budget Ordinance Amendment.** Notwithstanding the enactment of the County's annual budget ordinance, it is the County Council's intent that this Ordinance remain in full force and effect unless and until the County Council enacts a subsequent ordinance specifically revising or repealing this Ordinance.

**Section 5. General Repealer.** Each ordinance, resolution, order, policy, or similar directive, or any part of the same, in conflict with this Ordinance is, to the extent of that conflict, repealed.

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**CHESTER COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Joe Branham  
Chairman, County Council

[SEAL]

Attest:

\_\_\_\_\_  
Kalli Oliver  
Interim Clerk to County Council

First Reading: February 5, 2024  
Second Reading: February 20, 2024  
Public Hearing: March 4, 2024  
Third Reading: March 4, 2024

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**ARTICLE 10: SURVEY IN LIEU OF COMPLETION OF IMPROVEMENTS**

**10-1 Bond Permitted**

**A.** In lieu of completion of the physical development and installation of the required improvements previous to the approval of a Final Plat, County Council may accept a bond, in an amount and with surety and conditions satisfactory to it, approved as to form by the County Attorney, providing for and securing to the County the actual construction and installation of such improvements and utilities within a period of time specified in the bond.

**B.** The bond shall be signed by the developer as principal with corporate surety (insurance company), irrevocable letter of credit from a local bank, a bank letter that loan funds will be reserved by the bank to meet requirements of the bond, or evidence of cash held in escrow by a bank payable on demand of the County.

**10-2 Bond Amount**

**A.** The bond amount shall equal one and one half (1 ½) times the cost of construction of all improvements covered by the bond. The cost estimates shall be developed and attested to by a registered engineer and approved by the County Supervisor.

**B.** The total cost of water, sewer, storm drainage, roads and sidewalks shall be included where applicable.

**10-3 Procedures for Bond Approval**

Procedures for bond approval shall be as follows:

**A.** An application containing the required information and approvals of cost estimates shall be submitted to the Administrative Official.

**B.** The Administrative Official shall submit the application and supporting materials with a recommendation to the County Attorney for review and comment.

**C.** The County Attorney shall submit the materials to the County Council with a recommendation for approval or disapproval.

**D.** If the County Council approves the Bond, then the Final Plat shall be given "BONDED PLAT APPROVAL" which authorizes the plat to be recorded by the Clerk of Court.

**E.** Upon completion of all requirements of these Land Development Regulations the subdivider shall submit the as-built drawings as provided in Section 4-4.

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**ARTICLE 10: SURVEY IN LIEU OF COMPLETION OF IMPROVEMENTS**

**F.** After the subdivider fulfills his obligations as required by Subdivision Regulations and Bond, the Planning Commission shall certify that fact to the County Supervisor and County Council shall release the Bond.

DESCRIPTION	UNIT PRICE	QUANTITY	SUBTOTAL
<b>Standard Subdivision Infrastructure</b>			
1.0 5' Concrete Sidewalk - Interior S/D (COS)	\$ 33.00 LF	5898 LF	\$ 194,634.00
2.0 ADA Concrete Ramps w/Warning Mats	\$ 950.00 EA	9 EA	\$ 8,550.00
3.0 24" Valley Curb and Gutter	\$ 21.85 LF	7453 LF	\$ 162,848.05
4.0 8" ABC Stone Base Course	\$ 28.23 SY	9843 SY	\$ 277,867.89
5.0 2" S9.5C Asphalt Intermediate Paving	\$ 11.10 SY	9843 SY	\$ 109,257.30
6.0 1" HMA Final Surface Course	\$ 6.10 SY	9843 SY	\$ 60,042.30
Total - Standard Subdivision Infrastructure			\$ 813,199.54
<b>Sanitary Sewer</b>			
1.0 8" PVC San. Sewer Pipe	\$ 60.00 LF	3515 LF	\$ 210,900.00
2.0 8" DIP San. Sewer Pipe	\$ 75.00 LF	248 LF	\$ 18,600.00
3.0 San. Sewer Manholes	\$ 5,200.00 EA	18 EA	\$ 93,600.00
4.0 Extra VF over 6'	\$ 450.00 VF	65 VF	\$ 29,250.00
5.0 SSMH Ring and Covers	\$ 500.00 EA	18 EA	\$ 9,000.00
6.0 4" SS PVC Laterals	\$ 1,200.00 EA	100 EA	\$ 120,000.00
7.0 SS Lateral Cleanouts	\$ 500.00 EA	100 EA	\$ 50,000.00
8.0 4 x 4 Post	\$ 65.00 EA	100 EA	\$ 6,500.00
Total - Sanitary Sewer			\$ 537,850.00
<b>Storm Drainage</b>			
1.0 15" RCP Storm Pipe	\$ 63.00 LF	3878 LF	\$ 244,314.00
2.0 18" RCP Storm Pipe	\$ 68.00 LF	1079 LF	\$ 73,372.00
3.0 24" RCP Storm Pipe	\$ 84.00 LF	476 LF	\$ 39,984.00
4.0 30" RCP Storm Pipe	\$ 125.00 LF	206 LF	\$ 25,750.00
5.0 36" RCP Storm Pipe	\$ 155.00 LF	491 LF	\$ 76,105.00
6.0 42" RCP Storm Pipe	\$ 205.00 LF	79 LF	\$ 16,195.00
7.0 42" Concrete Head Wall	\$ 6,600.00 EA	1 EA	\$ 6,600.00
8.0 Storm Precast Catch Basins	\$ 3,800.00 EA	45 EA	\$ 171,000.00
9.0 Storm Precast Drop Inlets	\$ 3,800.00 EA	13 EA	\$ 49,400.00
10.0 Frame & Grate	\$ 600.00 EA	14 EA	\$ 8,400.00
11.0 Frame, Grate & Hood	\$ 700.00 EA	44 EA	\$ 30,800.00
12.0 18" RCP FES	\$ 3,600.00 EA	1 EA	\$ 3,600.00
13.0 30" RCP FES	\$ 4,200.00 EA	1 EA	\$ 4,200.00
14.0 RipRap Class B Apron for FES	\$ 75.00 ton	150 ton	\$ 11,250.00
15.0 Inlet Protection	\$ 165.00 EA	58 EA	\$ 9,570.00
16.0 Phase 2 Inlet Protection	\$ 250.00 EA	58 EA	\$ 14,500.00
Total - Storm Drainage			\$ 785,040.00
<b>Site Waterline</b>			
1.0 8" PVC Water Main	\$ 64.00 LF	2385 LF	\$ 152,640.00
2.0 8" DIP Water Main	\$ 80.00 LF	180 LF	\$ 14,400.00
3.0 6" PVC Water Main	\$ 43.00 LF	1219 LF	\$ 52,417.00
4.0 6" DIP Water Main	\$ 56.00 LF	140 LF	\$ 7,840.00
5.0 2" PE Water Main	\$ 24.00 LF	242 LF	\$ 5,808.00

DESCRIPTION	UNIT PRICE	QUANTITY	SUBTOTAL
6.0 3/4" Water Services	\$ 1,700.00 EA	100 EA	\$ 170,000.00
7.0 Fire Hydrant Assembly	\$ 8,800.00 EA	8 EA	\$ 70,400.00
8.0 Hydrant Adjust	\$ 850.00 EA	8 EA	\$ 6,800.00
9.0 8" Gate Valve	\$ 4,500.00 EA	9 EA	\$ 40,500.00
10.0 6" Gate Valve	\$ 3,500.00 EA	2 EA	\$ 7,000.00
11.0 2" Gate Valve	\$ 2,400.00 EA	1 EA	\$ 2,400.00
12.0 Tie to Existing Water with TSV	\$ 13,000.00 EA	2 EA	\$ 26,000.00
13.0 Tie in with Sleeve	\$ 3,200.00 EA	4 EA	\$ 12,800.00
14.0 Water Bore	\$ 750.00 LF	120 LF	\$ 90,000.00
15.0 8" MJ Tee	\$ 1,200.00 EA	5 EA	\$ 6,000.00
16.0 8" x 2" MJ Plug (w/Brass Nipple)	\$ 850.00 EA	1 EA	\$ 850.00
17.0 Thrust Blocking	\$ 450.00 EA	5 EA	\$ 2,250.00
18.0 Valve Ext.	\$ 450.00 EA	11 EA	\$ 4,950.00
19.0 2" RJ Blow-Off	\$ 3,600.00 EA	1 EA	\$ 3,600.00
20.0 1 1/2" PVC Sleeve	\$ 8.00 LF	2400 LF	\$ 19,200.00
21.0 Tracer Wire	\$ 1.20 LF	4080 LF	\$ 4,896.00
22.0 Temporary Jumper/RP Backflow	\$ 4,500.00 EA	2 EA	\$ 9,000.00
23.0 Phasing Blow-Off	\$ 2,400.00 EA	4 EA	\$ 9,600.00
24.0 Stake & Orange Safety fence Protection	\$ 20.00 EA	100 EA	\$ 2,000.00

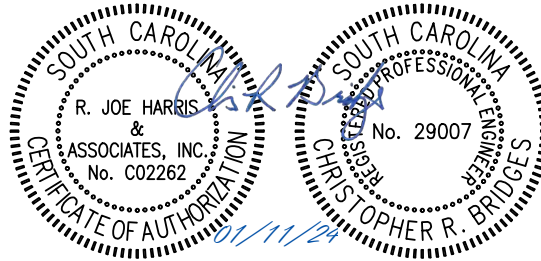
Total - Site Waterline \$ 721,351.00

**Total of Estimated Incomplete Improvement Costs** \$ **2,857,440.54**  
**Chester County Multiplier (150%)** **1.5**

**TOTAL OF REQUIRED PERFORMANCE BOND/SURETY** \$ **4,286,160.81**

This bond estimate has been produced based upon anticipation of the certain required infrastructure that has or will be completed at time of final plat approval and recording and to the best of my knowledge, information and belief. Unit pricing taken from experience and historical knowledge and actual pricing will differ depending on market conditions at time of pricing/bid/proposal.

**R. JOE HARRIS & ASSOCIATES, INC.**



Chris R. Bridges, P.E.  
 Senior Project Manager

**CHESTER COUNTY, SOUTH CAROLINA**

**ORDINANCE NO. 2024-4**

**TO AMEND CHAPTER 2: ADMINISTRATION, ARTICLE IV: OFFICERS AND EMPLOYEES, DIVISION 5 – COUNTY ATTORNEY, OF THE CODE OF ORDINANCES OF THE COUNTY OF CHESTER, SOUTH CAROLINA, TO PROVIDE FOR THE POSITION OF COUNTY ATTORNEY; AND OTHER RELATED MATTERS.**

**WHEREAS**, the County, by and through its County Council, is authorized and empowered to provide for the County’s internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended;

**WHEREAS**, the County previously enacted Chapter 2: Administration, Article IV: Officers and Employees, Division 5 – County Attorney, of the Code of Ordinances of the County of Chester, South Carolina (“County Code”), which provides for the County to have a county attorney; and

**WHEREAS**, as a result of a change in the form of the County’s government from Council-Supervisor to Council-Administrator, by this Ordinance, the County Council intends to update Chapter 2, Article IV, Division 5, of the County Code.

**NOW, THEREFORE**, the Council ordains that Chapter 2, Article IV, Division 5, Sections 2-210 through and including 2-213 of the County Code be stricken in their entirety and replaced with everything between the “\*” below, and the same be enacted and codified in the County Code as provided in this Ordinance and, more generally, as provided in the procedural portions in the County Code:

\*\*\*\*\*

**DIVISION 5. – COUNTY ATTORNEY**

**Sec. 2-210. Position Established.**

The position of County Attorney be and hereby is established. The County Attorney shall be a member in good standing of the South Carolina Bar with at least ten years’ experience as a licensed and practicing attorney and at least seven years’ experience in local government practice, shall be hired by and serve at the pleasure of the County Administrator. The County Administrator shall not hire a person to be the County Attorney if that person has a potential conflict of interest by means of their personal or business relationships with either the County Administrator or any member of council, as the personal and business relationships are described in Chapter 13 of Title 8 of the South Carolina Code of Laws 1976, as amended. Further, the County Attorney shall not entertain any conflict of interest to the extent prohibited by the South Carolina Rules of Professional Conduct for attorneys but is permitted to seek waivers of such conflicts from the County Administrator as, and to the extent permitted by the South Carolina Rules of Professional Conduct. The County Administrator may require the County Attorney to be a full-time employee of the County and may further require that the County Attorney not provide full-time services to any other City or County in the State of South Carolina.

**Sec. 2-211. Duties.**

The County Administrator shall provide for, and is entitled to amend, at any time, and from time to time, the County Attorney’s duties, however, the County Council anticipates the County Attorney’s duties may generally include the following:

- a. Represent the County in the courts and administrative agencies in the State;

- b. Assist in preparing and reviewing County documents, including, for example, ordinances, resolutions, and contracts;
- c. Attend Council meetings as and if requested by the County Administrator;
- d. Serve as an advisor to the parliamentarian at Council meetings, as and if requested by the presiding officer of the meeting; and
- e. Provide legal advice and opinions to County Administrator.

The County Council may select a member of County Council, the County Administrator, the County Attorney, the Clerk to County Council, or another individual to serve as parliamentarian at Council meetings. In the County Administrator’s sole discretion, each of the County Attorney’s duties may be performed by other competent legal counsel.

**Sec. 2-212. Additional County Representation.**

The County Administrator may engage other competent legal counsel to represent the County as, if, and when the County Administrator determines it is appropriate to do so. Each additional legal counsel engaged by the County Administrator shall report to the County Administrator.

**Sec. 2-213. Compensation.**

The County Administrator shall set the compensation for each attorney, including the County Attorney, providing representation to the County, with the annual appropriations provided by Council for legal services.

\*\*\*\*\*

**Repealer.** Each ordinance, resolution, regulation, order, or other directive of the County, and each part of the same, in conflict with this Ordinance, is, to the extent of that conflict, repealed, and replaced by this Ordinance.

**Codification.** The County shall codify the contents of this Ordinance in Chapter 2, Article IV, Division 5 of the County Code as Section 2-210 through and including Section 2-213, or as otherwise appropriately numbered, online as soon as practicable and in print as part of the County’s next, regular, re-codification.

**Reservation of Code Sections.** Section 2-214 through and including Section 2-234 of the County Code remain reserved for future use.

**Rights Reserved to County.** This Ordinance does not vest any rests in any person or entity, and the County reserves the right to repeal or amend this Ordinance and other portions of the County Code, at any time, from time to time, as often as the County, in its sole discretion, deems appropriate.

**Severability.** If any part of this Ordinances is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

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**CHESTER COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Joe Branham  
Chairman, County Council

[SEAL]

Attest:

\_\_\_\_\_  
Kalli Oliver  
Interim Clerk to County Council

First Reading: February 5, 2024  
Second Reading: February 20, 2024  
Public Hearing: March 4, 2024  
Third Reading: March 4, 2024

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-5

**PROVIDING FOR THE ALLOCATION OF FUNDS HELD IN THE COUNTY'S CAPITAL PROJECT FUND; AND PROVIDING FOR OTHER RELATED MATTERS.**

WHEREAS, the County, by and through its County Council, is authorized and empowered to provide for the County's internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, the County, has enjoyed, and expects to continue to enjoy, fiscal success in the County through revenue growth based on development, coupled with careful control of expenditures;

WHEREAS, on or about March 4, 2024, the County, by and through its County Council, enacted Ordinance No. 2024-2, which adopted the County's General Fund Fund Balance Policy ("Policy");

WHEREAS, the Policy created a "Capital Project Fund" for the purposes of providing funding, and/or financing for, the costs arising out of or relating to the County's capital projects needs and the need for related services throughout the County (collectively, "Projects");

WHEREAS, the County Council and the County Administrator, in consultation with the County Treasurer, have reviewed the Policy, the creation of the Capital Project Fund, and the potential expenditures for Projects;

WHEREAS, the County intends by the Ordinance to provide the mechanism by which the County may use amounts held in the Capital Project Fund;

NOW, THEREFORE, BE IT ORDAINED by the County Council as follows:

**Section 1. Allocation of Development Agreement Revenue.** The County confirms creation of the "Capital Project Fund," as described in the Policy. The County shall use the amounts held in the Capital Project Fund to fund, and/or provide financing for, the costs arising out of or relating to the County's capital projects needs and the need for related services throughout the County. The County Administrator, in the County Administrator's discretion, is entitled annually (by fiscal year) to use up to an aggregate of 5% of the balance of the funds held the Capital Project Fund. The County Council may provide for the use of other amounts held in the Capital Project Fund by subsequent resolution or ordinance.

**Section 2. Authorization for County Officials to Execute Documents.** The Council authorizes the County Administrator, the County Treasurer, and Clerk to County Council to execute and consent to documents and instruments as may be necessary to effect this Ordinance's intent.

**Section 3. Reservation to County.** This Ordinance is not a contract with any entity. The County reserves the right to amend this Ordinance at any time, from time to time, as often as the County, in its sole discretion, deems appropriate, and without intending to permanently amend or repeal this Ordinance, provide for the use of amounts held in the Capital Project Fund by subsequent resolution or ordinance.

**Section 4. Budget Ordinance Amendment.** Notwithstanding the enactment of the County's annual budget ordinance, it is the County Council's intent that this Ordinance remain in full force and effect unless and until the County Council enacts a subsequent ordinance specifically revising or repealing this Ordinance.

**Section 5. General Repealer.** Each ordinance, resolution, order, policy, or similar directive, or any part of the same, in conflict with this Ordinance is, to the extent of that conflict, repealed.

[SIGNATURE PAGE FOLLOWS]  
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**CHESTER COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Joe Branham  
Chairman, County Council

[SEAL]

Attest:

\_\_\_\_\_  
Kalli Oliver  
Interim Clerk to County Council

First Reading: February 5, 2024  
Second Reading: February 20, 2024  
Public Hearing: March 4, 2024  
Third Reading: March 4, 2024

Chester County Planning Commission Minutes

December 19, 2023

**CCMA23-17 Kabelo Ramatapa request Tax Map #079-01-10-011-000 off Saluda Road, located behind 2051 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC).**

Vice Chairman Hill stated you have approached the podium and asked him to state his name and address for the record.

Kabelo Ramatapa stated my address is 5029 Milton Bend Road, Charlotte, North Carolina. I do intend on becoming a permanent resident here because I do have real estate here and I do own houses here in Chester.

Vice Chairman Hill stated you want this to become from single family residential to general commercial?

Mr. Ramatapa said yes.

Vice Chairman Hill stated Is there anyone in the audience who wishes to speak in favor of the request?

Brittany Grant stated she lives at 2098 Marshall Buyers Road, Chester, SC 29706.

Vice Chairman Hill stated you may continue, and you are speaking in favor.

Ms. Grant stated I'm speaking in favor. I'm the property owner. I'm in a contract with Mr. Kabelo to purchase the property. There's two parcels of property. The front parcel is 2051 J. A. Cochran Bypass, and that property is GC. There's multiple properties surrounding it, that's also GC. And there's a second parcel behind 2051, the 79-01-10-011 is 1.584 acres and we would wish to have that rezoned. Mr. Kabelo has plans for that property. I'll let him speak to that.

Mr. Ramatapa stated okay, so on the property, ah sorry, my hearing is quite a little bit and if I have an accent, please forgive me. The property sits on a very strategical like, resident. It's on the main road coming to Chester. When I first came to Chester, looking for real estate, that property really got my attention and the way it's located. I looked at the property and I got in touch with the realtor, and they told me that behind it, it's a residential zoning. So, I thought that if we can rezone it into GC, which is general commercial, I want to the long-term vision for it for now. We want to use it for a parking to have a place there. Probably have a firm, a place that accommodates family where people can come and enjoy, watch sports in the main building. But what we plan on doing with the land is to develop a strip mall with much smaller spaces. Because what ends up happening is that most strip malls have a larger square footage. So, an average person who wants to do business cannot afford the rent. So, I want to develop a much smaller space for a normal person who wants to start a business so that they can afford to pay rent in my strip mall that we are about to build, to empower small businesses. Because if you look at all the strip malls, they are about 1500 square feet, or 2000 square feet, so people are forced to pay

huge amounts of rent. So, we want to comprise a space, have little spaces that are strip mall that an average person can afford. That will also help stimulate the economy of Chester.

Vice Chairman Hill asked if there were any questions from the commission members. There was none.

Vice Chairman Hill stated If no further comments from you, and you may be seated, we'll do the vote. Fellow commissioner members you heard the very thorough explanation of his intent to how he's going to use the property.

Commissioner Hough motioned to approve, second by Commissioner Josey. Vote 6-0 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: 12-19-23 Case # CCMA23-17 Invoice # 7436

The applicant hereby requests that the property described to be rezoned from RS-1  Commercial (G.C)

Please give your reason for this rezoning request:

The current location visible, one main entries to Chester and its next other commercial business.

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: 722511 / 722410

#### Property Address Information

Property address: Saluda Road - property located behind 2051 J.A Cochran Bypass  
Tax Map Number: 099-01-10-011 Acres: 1.584

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

#### PLEASE PRINT:

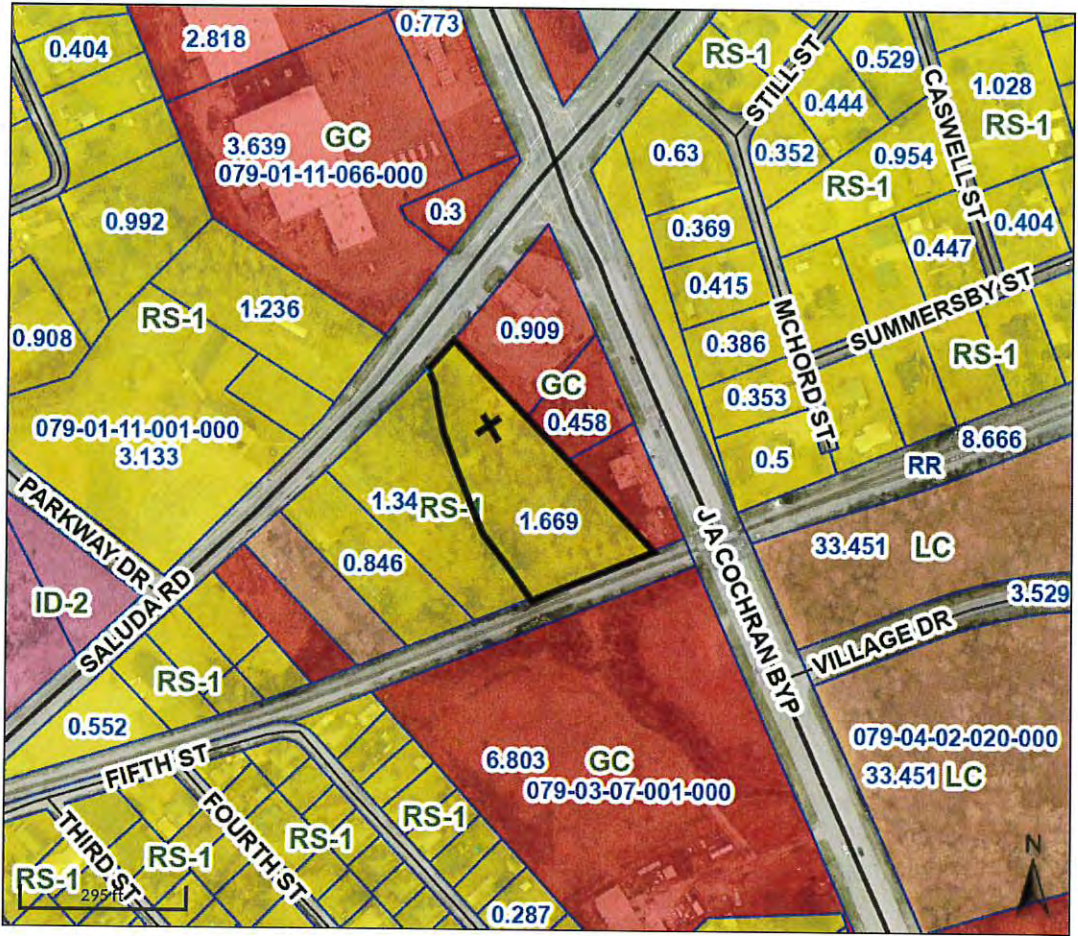
Applicant(s): Kabelo Ramatapa  
Address 533 Ball Park Drive, Chester, SC 29706  
Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

Owner(s) if other than applicant(s): Ronald J Clark, Sr. Estate by Brittany C Grant PR  
Address: 2096 Marshall Bypass Road, Chester, SC 29706  
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: Brittany C Grant, PR Date: 11/17/2023  
Applicant signature: \_\_\_\_\_ Date: 11/17/2023

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



Overview



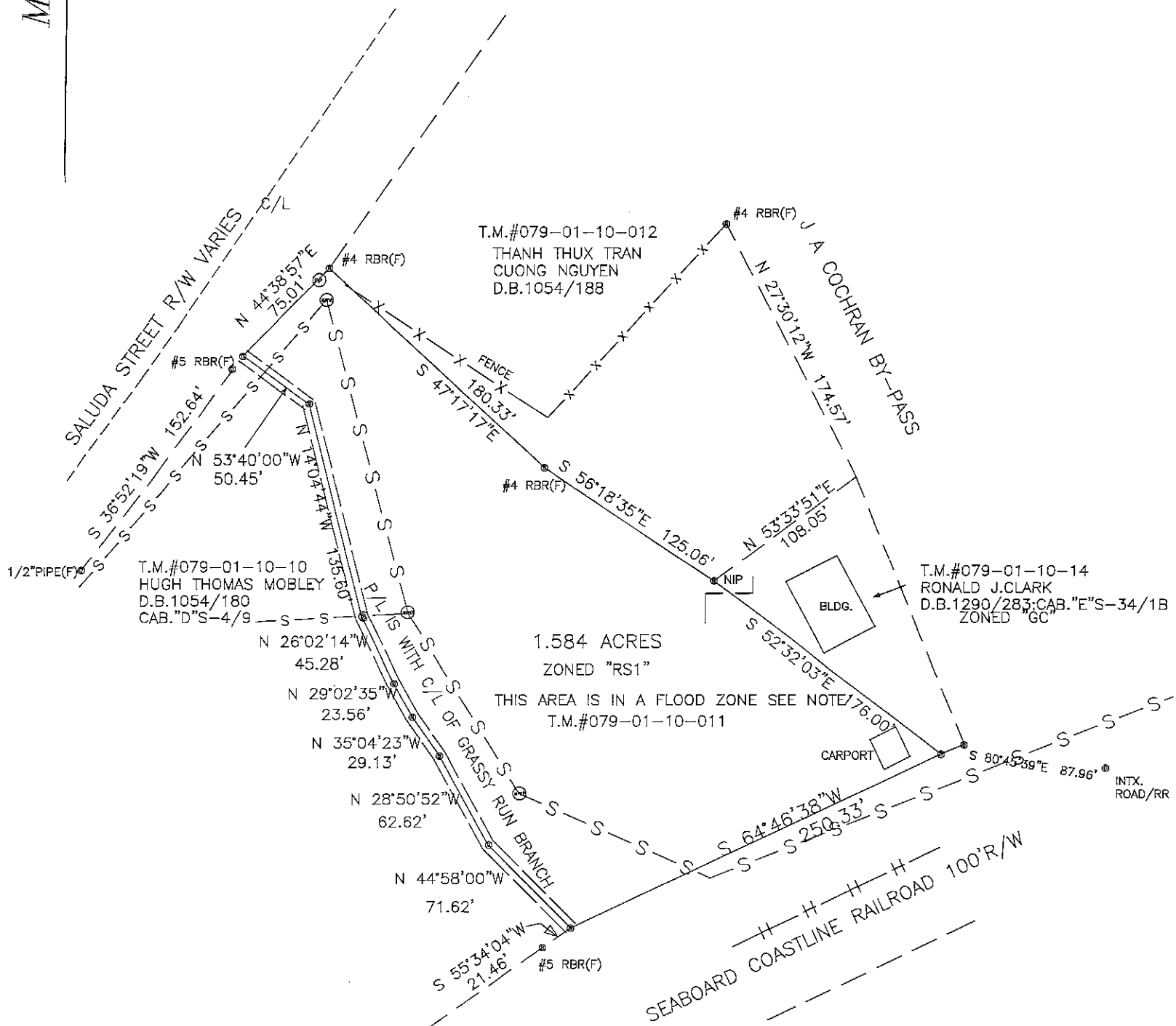
Parcel ID	079-01-10-011-000	Alternate ID	n/a	Owner Address	CLARK RONALD J
Sec/Twp/Rng	n/a	Class	RN		1134 ROSS RD
Property Address		Acreage	1.669		BLACKSTOCK SC 29014
District	02				
Brief Tax Description	SALUDA RD (Note: Not to be used on legal documents)				

Date created: 11/20/2023  
 Last Data Uploaded: 11/20/2023 2:10:09 AM



PLAT OF SURVEY FOR  
 RONALD J. CLARK  
 CHESTER TOWNSHIP, CHESTER COUNTY  
 SOUTH CAROLINA  
 MAY 11, 20220  
 REFERENCES; TAX MAP #079-01-10-011  
 D.B. 1227 PG. 76  
 REVISED; NOVEMBER 9, 2023

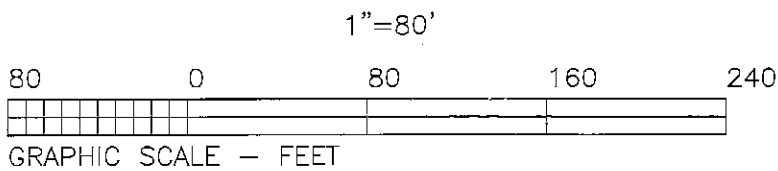
MAGNETIC NORTH



\*\* ACCORDING TO FEMA MAP#450023C0202C DATED 9/16/11 THIS LOT IS IN A FLOOD ZONE

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. HIPPI 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.

WILLIAM V. HIPPI, P.L.S. 17567



### Next Year (2024) Changes



#### Search Options

Map Number  Real  History Year   
 Name 1  [Other Map Number](#)

#### Alerts

**Has Additional Comments**

#### Owner Information

Post Initials	<input type="text" value="CB"/>	Reason for Change	<input type="text"/>	Activity Date	<input type="text" value="08/23/2021"/>
Name 2	<input type="text"/>			Land Value	<input type="text" value="14,000"/>
Address 1	<input type="text" value="1134 ROSS RD"/>			Building Value	<input type="text"/>
Address 2	<input type="text" value="BLACKSTOCK SC"/>			Total Market Value	<input type="text" value="14,000"/>
Zip Code	<input type="text" value="29014"/>			Total Tax Value	<input type="text" value="14,000"/>

#### Codes

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

#### Location

Street Number  Street Name  Suffix  Direction

#### Additional Information

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

Scroll by: MAP#

**RESIDENTIAL APPRAISAL CARD**

SOUTH CAROLINA

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

COUNTY \_\_\_\_\_

79-1-10-11

79-1-10-11

079-01-10-011-000  
CLARK RONALD J

1134 ROSS RD  
BLACKSTOCK SC 29014

DISTRICT /	DATE OF APPRAISAL				APPRAISER		
TRANSFERRED FROM	Deed Book	Deed Page	Acres of Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
John Frazer	File 234	357	1/2 Int	450	337	4-19-34	Will
See wills listed below to terminate							
Harold W. Sax - Trust	486	48	1 lot			4-5-77	\$1.00
John F. Simpson et al (int)	526	717	1 lot			8-16-84	\$1150.00
Harold W. Sax	85ES	002				1-2-85	PC

**GENERAL DATA**

St., Rt. & No.	Saluda St	Yr. Built		Jane G. Sax - (1/2 int)	528	271	1 lot	1-9-85	\$1150.00
City		Economic Life		Odelle Kennedy - Tax Sale	988	39	1 lot	4-9-09	\$4619.52
Use		Condition		Chester Co Investment Co	1227	76	1 lot	12-27-17	\$5750
Subdivision		Quality	Total	Chester Co Investments LLC	1335	23	1 lot	3-4-21	\$14,400
Legal Description		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	1 lot	Number of Lots				
Per Acre Value		Number of Front Ft.				
Value for Acres		Per Lot Value				
Returned Area		Per Front Ft. Value				
Legal Area	1 lot	Value for Lots				
Planimetered Area		Value for Fr. Ft.				
Total Land Value						

ESTIMATED MARKET VALUE			
	Land Acres or Lots	Improvement	Total
Number	1 lot		
Cost Approach	5,500		5,500
Market Approach			
Income Approach			
Correlated Value	4,000		4,000
Assessed %			
Reviewed by		Date	

Remarks & Description

Joseph Frazer	10-22-41	File 255	45
Sadie F Simpson	3-4-54	287	18
M & Watchel	4-28-54	288	8
Jarvis W Frazer	11-24-67	318	22
Samuel M Frazer	6-17-66	341	20
Annie F Cushman	10-5-64	332	5
Norris Simpson	1-14-72	375	9



Zoning **RS-1**





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

**Issued to:**

---

Kabelo Ramatapa  
533 Ball Park Drive  
Chester, SC 29706

**Receipt No. 7436**

---

**Date** 11/20/2023  
**Cashier** ichappell

**Payment Items**

---

Map Amendment Rezone property

\$300.00

---

**\$300.00**

**Form of Payment**

---

Cash \$300.00  
**\$300.00**

*Thank you for your payment.*

---

**ARTICLE 10: SURVEY IN LIEU OF COMPLETION OF IMPROVEMENTS**

**10-1 Bond Permitted**

**A.** In lieu of completion of the physical development and installation of the required improvements previous to the approval of a Final Plat, County Council may accept a bond, in an amount and with surety and conditions satisfactory to it, approved as to form by the County Attorney, providing for and securing to the County the actual construction and installation of such improvements and utilities within a period of time specified in the bond.

**B.** The bond shall be signed by the developer as principal with corporate surety (insurance company), irrevocable letter of credit from a local bank, a bank letter that loan funds will be reserved by the bank to meet requirements of the bond, or evidence of cash held in escrow by a bank payable on demand of the County.

**10-2 Bond Amount**

**A.** The bond amount shall equal one and one half (1 ½) times the cost of construction of all improvements covered by the bond. The cost estimates shall be developed and attested to by a registered engineer and approved by the County Supervisor.

**B.** The total cost of water, sewer, storm drainage, roads and sidewalks shall be included where applicable.

**10-3 Procedures for Bond Approval**

Procedures for bond approval shall be as follows:

**A.** An application containing the required information and approvals of cost estimates shall be submitted to the Administrative Official.

**B.** The Administrative Official shall submit the application and supporting materials with a recommendation to the County Attorney for review and comment.

**C.** The County Attorney shall submit the materials to the County Council with a recommendation for approval or disapproval.

**D.** If the County Council approves the Bond, then the Final Plat shall be given "BONDED PLAT APPROVAL" which authorizes the plat to be recorded by the Clerk of Court.

**E.** Upon completion of all requirements of these Land Development Regulations the subdivider shall submit the as-built drawings as provided in Section 4-4.

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**ARTICLE 10: SURVEY IN LIEU OF COMPLETION OF IMPROVEMENTS**

**F.** After the subdivider fulfills his obligations as required by Subdivision Regulations and Bond, the Planning Commission shall certify that fact to the County Supervisor and County Council shall release the Bond.

DESCRIPTION	UNIT PRICE	QUANTITY	SUBTOTAL
<b>Standard Subdivision Infrastructure</b>			
1.0 5' Concrete Sidewalk - Interior S/D (COS)	\$ 33.00 LF	5898 LF	\$ 194,634.00
2.0 ADA Concrete Ramps w/Warning Mats	\$ 950.00 EA	9 EA	\$ 8,550.00
3.0 24" Valley Curb and Gutter	\$ 21.85 LF	7453 LF	\$ 162,848.05
4.0 8" ABC Stone Base Course	\$ 28.23 SY	9843 SY	\$ 277,867.89
5.0 2" S9.5C Asphalt Intermediate Paving	\$ 11.10 SY	9843 SY	\$ 109,257.30
6.0 1" HMA Final Surface Course	\$ 6.10 SY	9843 SY	\$ 60,042.30
Total - Standard Subdivision Infrastructure			\$ 813,199.54
<b>Sanitary Sewer</b>			
1.0 8" PVC San. Sewer Pipe	\$ 60.00 LF	3515 LF	\$ 210,900.00
2.0 8" DIP San. Sewer Pipe	\$ 75.00 LF	248 LF	\$ 18,600.00
3.0 San. Sewer Manholes	\$ 5,200.00 EA	18 EA	\$ 93,600.00
4.0 Extra VF over 6'	\$ 450.00 VF	65 VF	\$ 29,250.00
5.0 SSMH Ring and Covers	\$ 500.00 EA	18 EA	\$ 9,000.00
6.0 4" SS PVC Laterals	\$ 1,200.00 EA	100 EA	\$ 120,000.00
7.0 SS Lateral Cleanouts	\$ 500.00 EA	100 EA	\$ 50,000.00
8.0 4 x 4 Post	\$ 65.00 EA	100 EA	\$ 6,500.00
Total - Sanitary Sewer			\$ 537,850.00
<b>Storm Drainage</b>			
1.0 15" RCP Storm Pipe	\$ 63.00 LF	3878 LF	\$ 244,314.00
2.0 18" RCP Storm Pipe	\$ 68.00 LF	1079 LF	\$ 73,372.00
3.0 24" RCP Storm Pipe	\$ 84.00 LF	476 LF	\$ 39,984.00
4.0 30" RCP Storm Pipe	\$ 125.00 LF	206 LF	\$ 25,750.00
5.0 36" RCP Storm Pipe	\$ 155.00 LF	491 LF	\$ 76,105.00
6.0 42" RCP Storm Pipe	\$ 205.00 LF	79 LF	\$ 16,195.00
7.0 42" Concrete Head Wall	\$ 6,600.00 EA	1 EA	\$ 6,600.00
8.0 Storm Precast Catch Basins	\$ 3,800.00 EA	45 EA	\$ 171,000.00
9.0 Storm Precast Drop Inlets	\$ 3,800.00 EA	13 EA	\$ 49,400.00
10.0 Frame & Grate	\$ 600.00 EA	14 EA	\$ 8,400.00
11.0 Frame, Grate & Hood	\$ 700.00 EA	44 EA	\$ 30,800.00
12.0 18" RCP FES	\$ 3,600.00 EA	1 EA	\$ 3,600.00
13.0 30" RCP FES	\$ 4,200.00 EA	1 EA	\$ 4,200.00
14.0 RipRap Class B Apron for FES	\$ 75.00 ton	150 ton	\$ 11,250.00
15.0 Inlet Protection	\$ 165.00 EA	58 EA	\$ 9,570.00
16.0 Phase 2 Inlet Protection	\$ 250.00 EA	58 EA	\$ 14,500.00
Total - Storm Drainage			\$ 785,040.00
<b>Site Waterline</b>			
1.0 8" PVC Water Main	\$ 64.00 LF	2385 LF	\$ 152,640.00
2.0 8" DIP Water Main	\$ 80.00 LF	180 LF	\$ 14,400.00
3.0 6" PVC Water Main	\$ 43.00 LF	1219 LF	\$ 52,417.00
4.0 6" DIP Water Main	\$ 56.00 LF	140 LF	\$ 7,840.00
5.0 2" PE Water Main	\$ 24.00 LF	242 LF	\$ 5,808.00



DESCRIPTION	UNIT PRICE	QUANTITY	SUBTOTAL
6.0 3/4" Water Services	\$ 1,700.00 EA	100 EA	\$ 170,000.00
7.0 Fire Hydrant Assembly	\$ 8,800.00 EA	8 EA	\$ 70,400.00
8.0 Hydrant Adjust	\$ 850.00 EA	8 EA	\$ 6,800.00
9.0 8" Gate Valve	\$ 4,500.00 EA	9 EA	\$ 40,500.00
10.0 6" Gate Valve	\$ 3,500.00 EA	2 EA	\$ 7,000.00
11.0 2" Gate Valve	\$ 2,400.00 EA	1 EA	\$ 2,400.00
12.0 Tie to Existing Water with TSV	\$ 13,000.00 EA	2 EA	\$ 26,000.00
13.0 Tie in with Sleeve	\$ 3,200.00 EA	4 EA	\$ 12,800.00
14.0 Water Bore	\$ 750.00 LF	120 LF	\$ 90,000.00
15.0 8" MJ Tee	\$ 1,200.00 EA	5 EA	\$ 6,000.00
16.0 8" x 2" MJ Plug (w/Brass Nipple)	\$ 850.00 EA	1 EA	\$ 850.00
17.0 Thrust Blocking	\$ 450.00 EA	5 EA	\$ 2,250.00
18.0 Valve Ext.	\$ 450.00 EA	11 EA	\$ 4,950.00
19.0 2" RJ Blow-Off	\$ 3,600.00 EA	1 EA	\$ 3,600.00
20.0 1 1/2" PVC Sleeve	\$ 8.00 LF	2400 LF	\$ 19,200.00
21.0 Tracer Wire	\$ 1.20 LF	4080 LF	\$ 4,896.00
22.0 Temporary Jumper/RP Backflow	\$ 4,500.00 EA	2 EA	\$ 9,000.00
23.0 Phasing Blow-Off	\$ 2,400.00 EA	4 EA	\$ 9,600.00
24.0 Stake & Orange Safty fence Protection	\$ 20.00 EA	100 EA	\$ 2,000.00

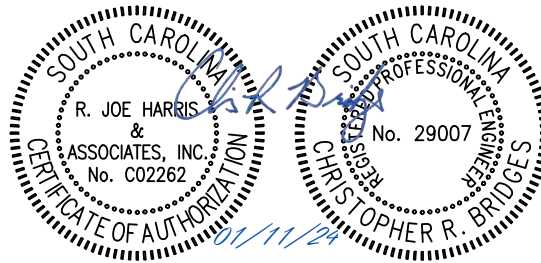
Total - Site Waterline \$ 721,351.00

**Total of Estimated Incomplete Improvement Costs** \$ **2,857,440.54**  
**Chester County Multiplier (150%)** **1.5**

**TOTAL OF REQUIRED PERFORMANCE BOND/SURETY** \$ **4,286,160.81**

This bond estimate has been produced based upon anticipation of the certain required infrastructure that has or will be completed at time of final plat approval and recording and to the best of my knowledge, information and belief. Unit pricing taken from experience and historical knowledge and actual pricing will differ depending on market conditions at time of pricing/bid/proposal.

**R. JOE HARRIS & ASSOCIATES, INC.**



Chris R. Bridges, P.E.  
 Senior Project Manager

GRASS, DRV RESPONSE VEHICLE  
LEWIS FIRE DEPT.



LOVE CHEVROLET COMPANY

100 PARKRIDGE DR

Columbia, South Carolina 29212

DON LOCKHART 803-513-5905

[dlockhart@loveauto.co](mailto:dlockhart@loveauto.co)

STATE CONTRACT REF#4400031134

**\$67888.00**

2024 CHEVROLET SILVERADO 3500 CREW CAB 4X4

CHASSIS IN WORK TRUCK SERIES WITH ADDS

INCLUDES S.C. IMF FEE AND DMV TEMP TAGS

INCLUDES:

EXTERIOR RED

INTERIOR EBONY VINYL

6.6L V8 GAS ENGINE

10 SPEED AUTOMATIC TRANSMISSION-ALLISON

FRONT BENCH SEAT WITH FOLD DOWN ARMREST

VINYL FLOOR COVERING

KEYLESS REMOTE ENTRY-TWO

PUSH BUTTON START

POWER WINDOWS, LOCKS

VERTICAL TRAILERING MIRRORS

CRUISE CONTROL

7" COLOR SCREEN AM/FM STEREO

BLUETOOTH CAPABLE

ELECTRIC REAR WINDOW DEFOGGER

3:73 REAR AXLE RATIO

DUAL REAR WHEELS

FRONT BUMPER BLACK

LOCKING DIFFERENTIAL

17" STEEL WHEELS

LT235/80 R17 E ALL TERRAIN TIRES

DEEP TINTED GLASS

7" COLOR SCREEN AM/FM STEREO

BLUETOOTH CAPABLE

WIDE TRACK AXLE

AUX BATTERY WITH 700CCA

220 AMP ALTERNATOR UPGRADE

TRANSFER CASE ACTIVE TWO SPEED-ELECTRONIC

SKID PLATES

CHROME WHEEL TRIM RINGS AND CENTER CAPS

AUTOMATIC EMERGENCY BRAKING

FORWARD COLLISION ALERT SENSOR

FRONT PEDESTRIAN BRAKING SENSOR

FOLLOWING DISTANCE INDICATOR

LEE TRANSPORT UPFIT ATTACHED AND INCLUDED

ORDER ONLY

Approved By 8-11-23  
Jay William  
Assistant Chief  
Lewis Fire Dept.  
Chester, S.C. 29706  
1998 Saluda Road  
803/230-1302

**LEE TRANSPORT EQUIPMENT INC.**

Custom Quotation For:

LOVE CHEVROLET  
C/O LEWIS FIRE DEPARTMENT

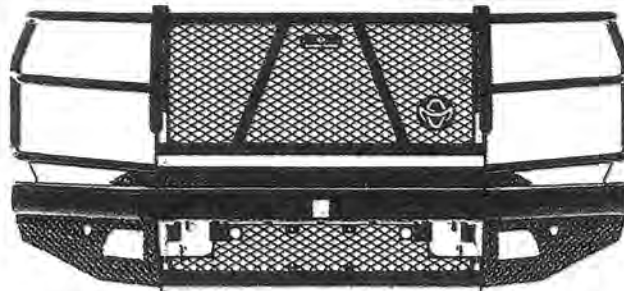
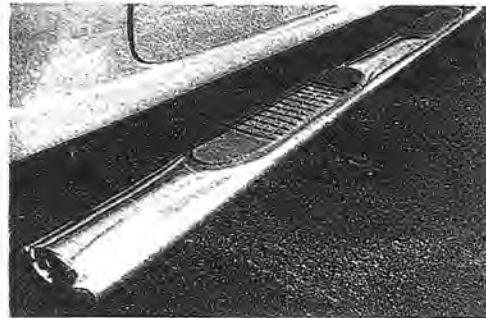
P.O. BOX 26, 1300 BLUFF R.D.  
COLUMBIA, SOUTH CAROLINA 29202  
PHONE# 803-799-7860 FAX 803-765-0535  
\*TRUCK BODIES AND TRUCK EQUIPMENT\*

Personal Contact: DON LOCKHART/JAY WILLIAMS

Quote # JG-08102023-E  
Date: 8/10/2023  
Phone #  
Fax #

PRICING:

DUAL REAR WHEELS 60" CA	\$	-
FURNISH AND INSTALL KNAPHEIDE MODEL 6108D54 UTILITY BODY	\$	11,085.00
STEP BUMPER, LED LIGHTS, STANDARD FEATURES	\$	-
2.5" RECEIVER HITCH (20,000# RATED) WITH 7 WAY PLUG	\$	455.00
BODY PAINTED SINGLE STAGE WHITE	\$	-
BUMPER IS LINER COATED (BLACK)	\$	-
72"L x 18"W x 10"D KNAPHEIDE SHOVEL BOX (IN PRIME) INSTALLED PASS. SIDE	\$	680.00
RANCH HAND LEGEND BLACK STEEL FRONT BUMPER W/ GRILLE GUARD AND 2" REC. TUBE	\$	2,685.00
TRAILFX 4" OVAL TUBE CAB STEPS -- POLISHED STAINLESS STEEL WITH BLACK STEP PADS	\$	425.00
UPGRADE BODY TO 7 SERIES (MODEL 7108D54) W/ LONG HORIZONTAL COMPART. ON PASS. SIDE	\$	500.00
DEDUCT FOR **FRONT OF BODY ONLY** PAINTED SINGLE STAGE RED	\$	(950.00)
***(REMAINDER OF BODY AND BUMPER LEFT IN PRIME)	\$	-



Insurance: Customers chassis covered with primary coverage insurance while in the care and the custody of L.T.E. Product Liability insurance carried.

Chassis: 60" CA DRW

Paint:

Other Data:

QUOTED PRICES GOOD FOR 30 DAYS.

Price:	\$	14,880.00
Special Discount:	\$	-
Net Price:		
Local Option Tax:	\$	-
State Sales Tax:	\$	-
Total Price:	\$	14,880.00

Tax Exempt No

Terms:

Delivery Date:

Lee Transport Equipment, Inc.

Accepted By

*Jay Williams*

Date:

8-11-23 By:

JILL GLOVER

Chester County Planning Commission Minutes

January 23, 2024

**CCMA24-02 Trent Erving for EP Group LLC request Tax Map #079-04-04-008-000 located at 614 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2).**

Chairman Raines stated so, Mr. Irving, you present, not here. Okay so if you read our package, looks like they're planning on clearing the lots and placing manufactured housing there is that correct, Mr. Levister?

Planning Director Mike Levister stated correct.

Chairman Raines stated okay, and those would be approved or whatever standard those houses have to be approved to. And the reason for the zoning change because you can't have that in RS-1 district.

Planning Director Mike Levister stated RS-1 doesn't allow manufactured housing, RG-2 does. That's why he's requesting the rezoning request to be able to install manufactured housing on the four parcels that he owns on Fernwood Drive.

Commissioner Hough stated Mike, I have a question for you. There's a lot size minimum meet the RG-2 standards.

Planning Director Mike Levister stated water and sewer availability on those sites. Yes sir.

Chairman Raines stated it would be different if it was septic tank.

Planning Director Mike Levister stated if it was private water and sewer, it wouldn't meet the requirements.

Chairman Raines stated okay, thank you Mike. Okay, so we'll have one individual sign up to make comments is Debra Person, 744 spirits circled Miss Person. If you will just state your name and address for the record and tell us your concern.

Debra Person stated I'm Debra Person, P-E-R-S-O-N, 744 Spirits Circle Drive. My property is on Spirit Circle and on Fernwood. My biggest concern is everybody that lives on Fernwood is in houses, brick and mortar houses. I don't understand the reasoning for sale, transferring it back into mobile homes. Okay, that's one question. The other question I have is, is this going to be rental properties? That's a big concern. When you think manufactured home, you think rental and we are a very quiet neighborhood. We're all family. Where everybody knows everybody. Is he going to be selling lots to individuals or is this going to be for mobile homes for better words. Those are my questions. Okay.

Chairman Raines stated so your first question was, why not brick and mortar home? You're talking about every house on the street is a brick veneer house.

Ms. Person stated yes, sir. Well, or a siding. We're all wood or cement bricks.

Gentleman from the audience stated their all the houses on foundations.

Chairman Raines stated So all I can say is his zoning that he's asking for in house now would allow vinyl sided houses. I mean, if they were stick built, that's what RS one would basically you would have to build on site. So granted they would have a foundation but it wouldn't necessarily be brick veneer. And I mean they are building standards for all of this you know, do what he's got to do. He just not gonna come out and put up something to his satisfaction. You know, I mean, there are standards through the building department that he has to meet and the per the per the zoning, classification and per building codes and things.

Ms. Person stated Mr. Raines I understand that but manufacturer homes would not fit in with the community that we had their own from what that's basically what I'm saying.

Commissioner Hough stated I'm familiar with that area is that subdivision right behind the laundromat across from Sam's home center.

Chairman Raines stated it's one street down? Well, it's not it's not behind. It's not that dead end street.

Commissioner Hough stated it's over one. But it is all single-family homes in there. I don't know. I don't know there are any manufacturer homes in there. Is there Mike.

Planning Director Mike Levister stated manufactured housing is on Spirit Circle. There's three of four on Spirit Circle that you drive onto to get to Fernwood, but not none on Fernwood. They are on Spirit Circle, which is to circle park at Fernwood, off middle of it.

Chairman Raines stated you know, Mike we don't have any control over what someone does what property wants is developed do we? Rental and the applicants not here.

Planning Director Mike Levister stated the application has on there if you read what he put on there, please give me a reason for rezoning requests and brand-new manufactured homes will be built for resale. So, he's looking to resale the property and the unit once it's installed.

Chairman Raines stated okay, so you know, based on application it sounds like he's going to sell houses. Yeah. Not have rental property. So, maybe just mentioned for discussion sake, we'll vote separately. Each of these four properties are contiguous to one another. So basically, the same conditions exist for each of the four. Just keep that in mind as you're, as we're moving forward.

Commissioner Hough stated I would have a little bit of concern with putting manufactured housing in that single family housing and that could affect the values of the property. I would think single family houses versus manufactured house pretty big difference.

Chairman Raines stated you're in the building businesses, is manufactured housing require a brick underpinning.

Commissioner Hough stated masonry underpinning, not brick. I could do a hardiplank siding or anything. Typically, on a double wide you would do a brick underpinning and if you do a brick and print it has a foundation but to me it is different than a stick the home for sure.

The gentleman from the audience had something to say but did not sign up to speak.

Chairman Raines stated okay, step to the podium. State your name and address please.

Juan Rivera stated I live directly across the street from these four properties. That was once one property. My address is 619 Fernwood Drive and right across the street. We've been looking at Woods for 10 years. And then all of a sudden, they came and cleared this property. There was still a house there. They tore it down. So many different things is going to happen to this property. So, all four houses we could sit on our front porch and there they are, right in our face, four trailers. Nobody wants to say that. A house is built on its foundation. A trailer, the foundation is put around it. So, I mean, nobody wants to wake up and come on their porch and say four trailers. Just think about the cars, we live, it's a dead-end road. At least four cars per house, that's 16 cars. I just don't see that happening. I mean, that's up to you guys. But I just don't see how that can be changed like that. And I just wanted to voice my concerns about that.

Chairman Raines stated if somebody has a motion, we will discuss it.

Vice Chairman Hill asked if Mrs.'s what's her name?

Chairman Raines stated Debra Person.

Vice Chairman Hill stated did he want to speak.

Chairman Raines stated she did.

Vice Chairman Hill stated no, her husband.

Commissioner Walley asked Mr. Person if there was something you wanted to add to.

Mr. Person stated from the audience that when they cleared that property, they left a lot of garbage.

Chairman Raines stated if you could state your name and address and make your remarks brief, because we got to speak people speaking it didn't sign up and, you know.

Mr. Person stated I was signed up, but my wife wanted to speak instead.



Chairman Raines stated go ahead and stated your name and address.

Steven Person stated my name is Steven Person. I'm her husband, and we live at 744 Spirit Circle. We're both retired military. We moved here to live behind our daughter. Who lives on Morningside. Now the property goes down at a 35-degree angle from the road. There are no drains, there's one ditch on our side of the road. That's it and all the houses around that side set down 8 feet below the road. When we get rain, I paid to have a French drain put in all the way around my yard because when it rains, we had water. I have a back drive where I put in so we can unload groceries to our house in our freezer. The rain comes across my driveway this deep. I put the French drain in, and it drains into Fernwood on one side and Spirits Circle on the other side of my house. That property goes down at 35 degrees and angle to a small bunch of trees that are left and there's a creek down there. Now Miss Roberts, Linda Roberts who lives at 628 She is not here because she's very handicapped. Her yard goes down at 45 degrees and her back fence is in the creek because the water has come up from the rain recently. We're concerned that they're either gonna build that land up a lot, which will push the water to other parts of the properties or else they're gonna put down some sort of foundation, which will be this high, the front and this high in the back because there's they're gonna take. I'm retired military, and I would say that would take probably 160 tons of dirt to bring that up to be level even close to the road and our nearest two neighbors are sitting below the road by six to 12 feet which means the water would run to their yards. And that was the reason I put the French drain into the one ditch that's going down Fernwood towards the big drain which every time somebody comes by one of those big lawn tractors and they knock it off the bricks and it collapses. So, my concern was the fact that the ground if you if you see it out there, you'd realize that oh, my god from the top of the road to the back of the yard. It's at least 60 feet down. Thank you.

Chairman Raines stated does anyone have a motion.

Commissioner Grant stated I'll motion we disapprove Mr. Chairman.

Chairman Raines stated okay, motion to disapprove and second from Mr. Hough. Okay explain your reason. Let's have a little discussion.

Commissioner Hough stated I'm concerned not reason I would second as I'm concerned about the fact that mobile homes over time, they wear a little faster and houses you know, I mean, they don't last as long. Therefore, to appreciate something I'm concerned about his biggest property by being attacked. That's why it's making it hard on you. I'm sorry. Did you want me to repeat? What I said was I'm concerned with the fact that mobile homes tend to wear faster than stick built home you know, they're made of quite the same material, so they were out a little faster the doors were out the interior parts carpets, cabinets, they were out faster. Therefore, they depreciate when they do wear so I would be concerned about the depreciation of the manufactured home affecting the pricing of the set of single-family home stick-built homes that are there. That's why I second it.

Commissioner Grant stated my concern you all, I don't see why I couldn't build a house as cheap as putting in a manufactured home. They put it in a small home all over the county and York County right now so and they sell like hotcakes. Let him come back with a stick-built home.

Commissioner Hough stated can I add one thing? And I would like to say to you guys, I mean, there's you can't stop the development as a man owns the property. He cleared the property. The property is zoned what it's zoned for it's not, I understand you have woods there at one time, but development comes. I mean, people's children grow up, they need a place to live. I mean, it's just yeah, I agree. But if it's approved through zoning, then we don't have a say in how they develop it. Something's going to come here. Nobody's gonna buy property, clear, and spend that money and not do something.

Chairman Raines stated under his current zoning, he could build four houses there that are stick built. Wouldn't be is already zoned out couldn't do anything about it. Yeah. And that's one of the concerns I had, you know, if they do change gears, there's nothing we can do about the drainage. And I understand that.

Mr. Rivera stated from the audience that there's going to be a lot of maintenance that's going to have to go along that road. It's already sinking down on Miss Linda.

Chairman Raines stated it's not a great road anyway.

Commissioner Hough stated yeah, but our concern is more for the fact that is conducive to what's there with you guys. So that's really what we're here for. We can't do that by the drainage is more of an Army Corps of Engineers type thing, anything to do with us. We're more concerned with zoning and being conducive to what's there.

Commissioner Grant motioned to deny, second by Commissioner Hough. Vote 6-0 to deny.



**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: 1-23-24 Case # CCMA24-02 Invoice # 7521

The applicant hereby requests that the property described to be rezoned from RS-1 to ~~R62~~ R62 (TC)

Please give your reason for this rezoning request:  
Brand new manufactured home will be built for resale.

*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: 614 Fernwood Dr  
 Tax Map Number: 079-04-04-008-000 Acres: 0.6253

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

PLEASE PRINT:

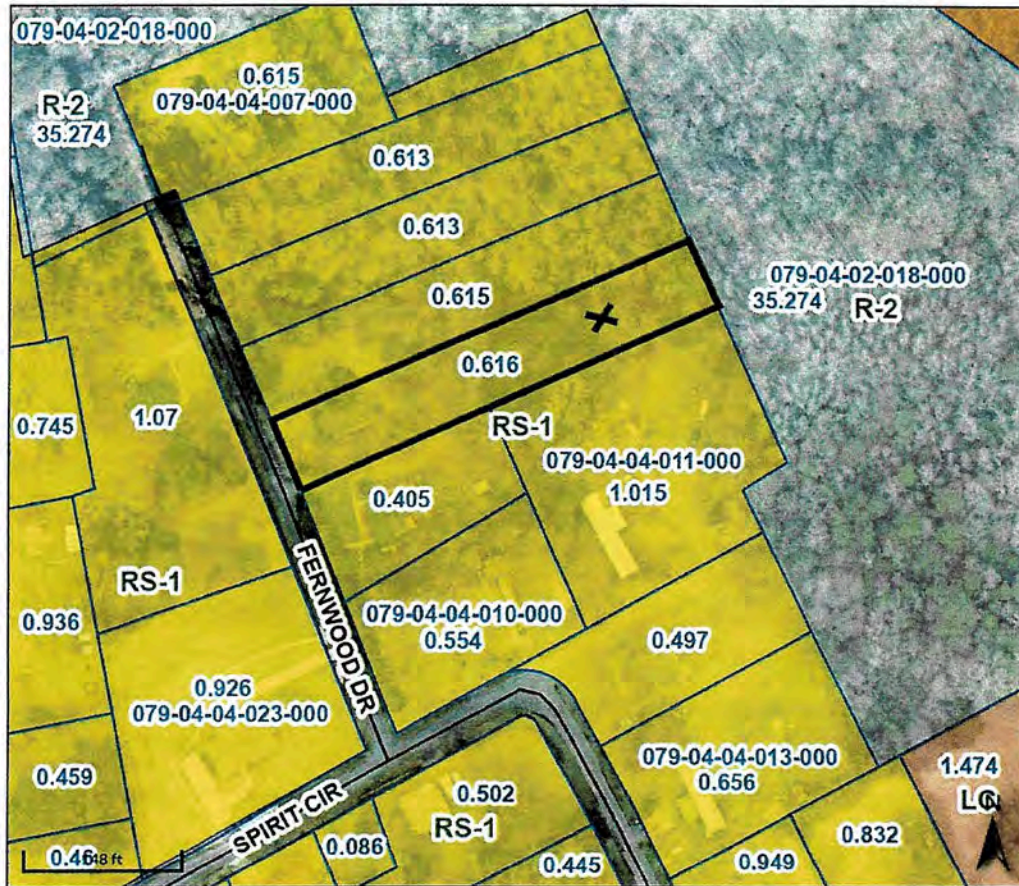
Applicant (s): Trent Erving for EP Group LLC  
 Address 1188 Pinecrest Dr Rock Hill SC 29732  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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: Date: 02/15/2023  
 Applicant signature: Date: 12/15/2023

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



Overview



Parcel ID	079-04-04-008-000	Alternate ID	n/a	Owner Address	EP GROUP LLC
Sec/Twp/Rng	n/a	Class	RN		1188 PINECREST DR
Property Address	614 FERNWOOD DR	Acres	n/a		ROCK HILL SC 29732
District	02				
Brief Tax Description	MORNINGSIDE DRIVE				
	(Note: Not to be used on legal documents)				

Date created: 12/15/2023  
 Last Data Uploaded: 12/15/2023 2:10:52 AM

Developed by  Schneider  
 GEOSPATIAL

Next Year (2024) Changes



Search Options

Map Number  Real  History Year

Name 1  Other Map Number

Alerts

Has Additional Comments  
Current Year Record Exists

Owner Information

Post Initials  Reason for Change

Name 2

Address 1

Address 2

Zip Code

Activity Date

Land Value

Building Value

Total Market Value

Total Tax Value

Codes

District  Fire Code  CITY SUB

Town

Subdivision

Neighborhood  SINGLE FAMILY RES

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



*Solving the water needs of tomorrow, today.*

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

Date: 03/01/2022

A. Name: EP Group LLC - Trent Erving

Phone# (803) 984-1954

Address: \_\_\_\_\_

E-mail trenterving@gmail.com

B. Project Name: Residential

Project Location: 614 Fernwood Dr, Chester, SC 29706

Parcel Number: 079-04-04-008-000

**C. Type of Development**

Residential       Multi-Family       Commercial       Industrial       Institutional

Number of Units: 1

Anticipated Water Capacity Required (GPM) 15

**District Use Only**

- Existing water service is at the requested location. Existing water service size is: \_\_\_\_\_
- New service is required at the requested location.
- Capital Recovery Fee is required.
- Tap Fee is required.

Approved By: *Andrew Little*  
District Engineer

Date: 03/04/2022



VIA Electronic Mail

November 14, 2023

Chester County  
Building and Zoning  
PO Box 580  
Chester, SC 29706

Re: Chester Sewer District  
Wastewater Availability Letter  
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity sites located at 614 Fernwood Drive Chester, South Carolina 29706. The tax map number for the property is:

- 079-04-04-008-000

**Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:**


- Payment of all applicable CWR tap and capacity fees.

Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at 614 Fernwood Drive, Chester, South Carolina 29706.

If you require additional information, please call me at (803) 377-3541.

Sincerely,

**Chester County Wastewater Recovery**

  
Phillip A. Thompson-King  
Executive Director

Cc: J. Michael Hunter, Maintenance Superintendent, CWR  
Tony Young, Wastewater Operations Director, CWR  
Joel Manning, Finance Analyst and Manager, CWR  
Trent Erving  
File





Chester County Planning Commission Minutes

January 23, 2024

**CCMA24-03 Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2).**

Commissioner Grant motioned to deny, second by Commissioner Hough. Vote 6-0 to deny.



**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: 1-23-24 Case # CCMA24-03 Invoice # 7521

The applicant hereby requests that the property described to be rezoned from PS-1 to R2 P22 P23

Please give your reason for this rezoning request:  
Grand new manufactured home to be built for resale

*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: 626 Fernwood Dr  
 Tax Map Number: 079-04-04-027-000 Acres: .6253

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

PLEASE PRINT:

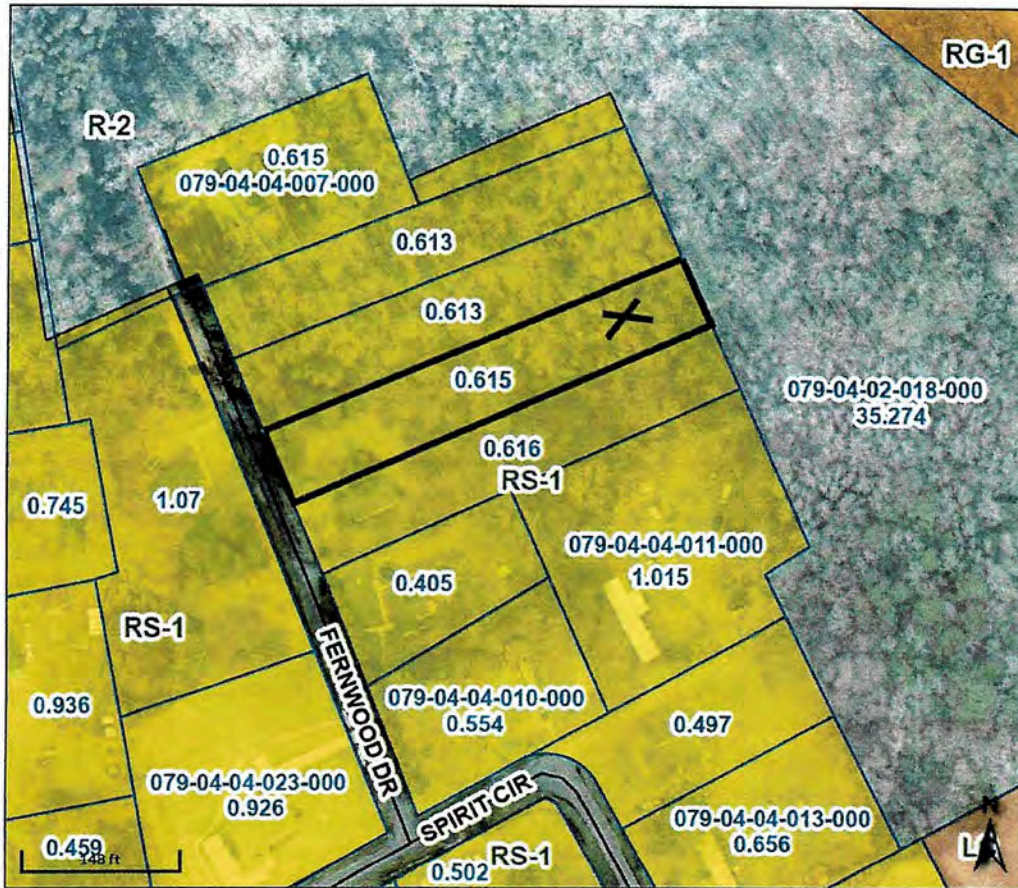
Applicant (s): Trent Erving For EP Group LLC  
 Address: 1188 Proccress Dr Rock Hill SC 29732  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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: [Signature] Date: 1/15/2023  
 Applicant signature: [Signature] Date: 1/15/2023

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



Overview



Parcel ID	079-04-04-027-000	Alternate ID	n/a	Owner Address	E P GROUP LLC
Sec/Twp/Rng	n/a	Class	RN		1188 PINECREST DR
Property Address	620 FERNWOOD DR	Acreage	n/a		ROCK HILL SC 29732
District	02				
Brief Tax Description	TRACT 2				
	(Note: Not to be used on legal documents)				

Date created: 12/15/2023  
 Last Data Uploaded: 12/15/2023 2:10:52 AM

Developed by  Schneider  
 GEOSPATIAL

### Next Year (2024) Changes



#### Search Options

Map Number  Real  History Year   
Name 1  Other Map Number

#### Alerts

**Has Additional Comments  
Current Year Record Exists**

#### Owner Information

Post Initials	<input type="text" value="CW"/>	Reason for Change	<input type="text" value=""/>	Activity Date	<input type="text" value="11/09/2023"/>
Name 2	<input type="text" value=""/>			Land Value	<input type="text" value="22,000"/>
Address 1	<input type="text" value="1188 PINECREST DR"/>			Building Value	<input type="text" value=""/>
Address 2	<input type="text" value="ROCK HILL SC"/>			Total Market Value	<input type="text" value="22,000"/>
Zip Code	<input type="text" value="29732"/>			Total Tax Value	<input type="text" value="22,000"/>

#### 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=""/>	<input type="text" value=""/>
Description	<input type="text" value="TRACT # 2 = 0.6273 AC"/>			
Legal	<input type="text" value=""/>			
Location	Street Number <input type="text" value="620"/>	Street Name <input type="text" value="FERNWOOD DR"/>	Suffix <input type="text" value=""/>	Direction <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#



*Solving the water needs of tomorrow, today.*

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

Date: 03/01/2022

A. Name: EP Group LLC - Trant Erving

Phone# (803) 984-1954

Address: \_\_\_\_\_

E-mail tranterving@gmail.com

B. Project Name: Residential

Project Location: 614 Fernwood Dr. Chester, SC 29706

Parcel Number: 079-04-04-008-000

**C. Type of Development**

Residential

Multi-Family

Commercial

Industrial

Institutional

Number of Units: 1

Anticipated Water Capacity Required (GPM) 15

**District Use Only**

- Existing water service is at the requested location. Existing water service size is: \_\_\_\_\_
- New service is required at the requested location.
- Capital Recovery Fee is required.
- Tap Fee is required.

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

District Engineer

Date: 03/04/2022



VIA Electronic Mail

November 14, 2023

Chester County  
Building and Zoning  
PO Box 580  
Chester, SC 29706

**Re:** Chester Sewer District  
Wastewater Availability Letter  
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity sites located at 614 Fernwood Drive Chester, South Carolina 29706. The tax map number for the property is:

- 079-04-04-008-000

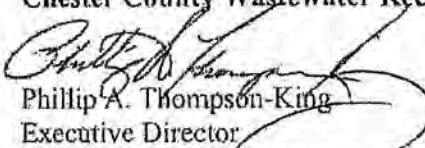
**Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:**

- Payment of all applicable CWR tap and capacity fees.

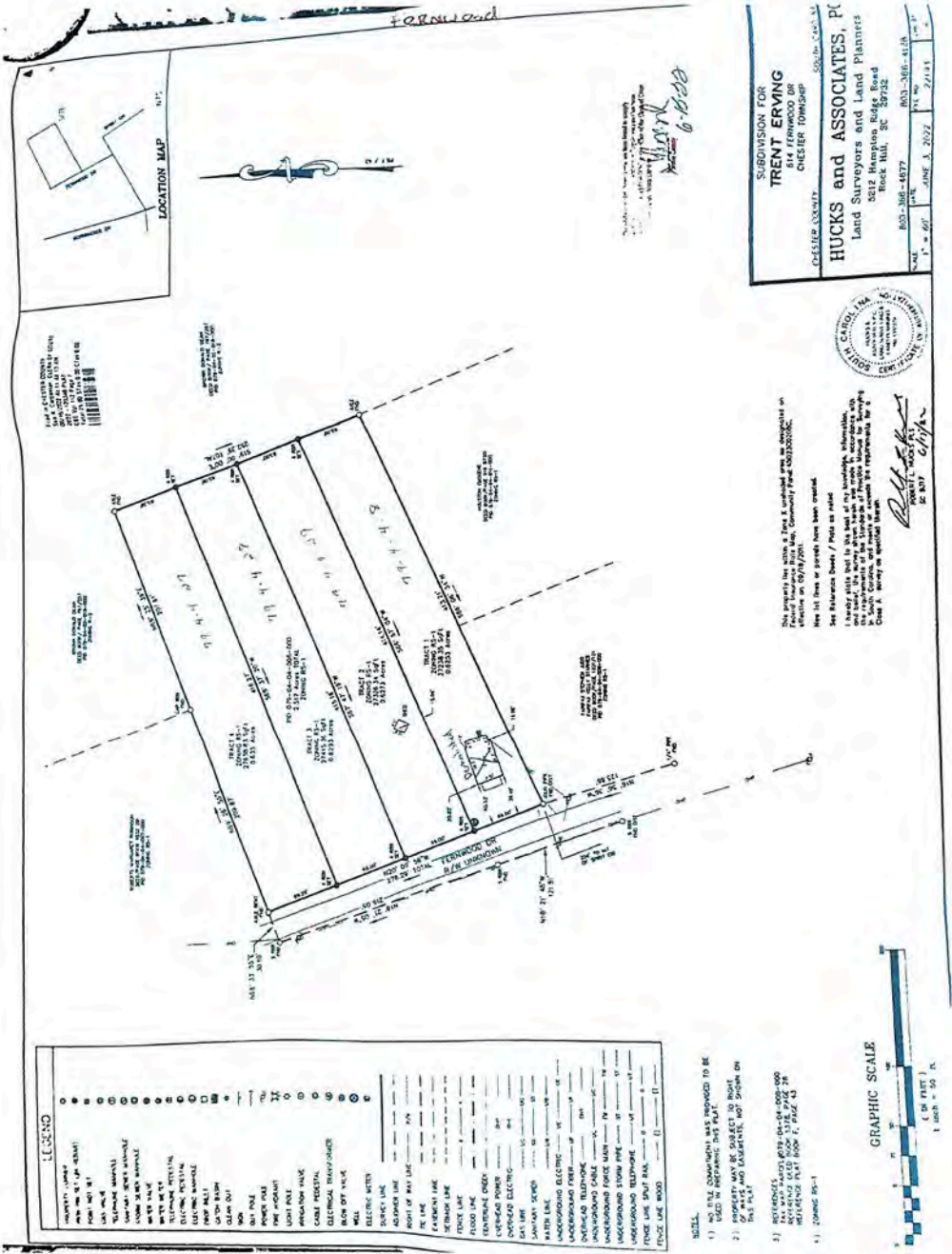
Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at 614 Fernwood Drive, Chester, South Carolina 29706.

If you require additional information, please call me at (803) 377-3541.

Sincerely,  
Chester County Wastewater Recovery

  
Phillip A. Thompson-King  
Executive Director

Cc: J. Michael Hunter, Maintenance Superintendent, CWR  
Tony Young, Wastewater Operations Director, CWR  
Joel Manning, Finance Analyst and Manager, CWR  
Trent Erving  
File



### LEGEND

①	ADJACENT PROPERTY
②	ADJACENT TRACT
③	ADJACENT BLOCK
④	ADJACENT ALLOTMENT
⑤	ADJACENT TO BOUNDARY
⑥	ADJACENT TO BOUNDARY
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**NOTES:**

- 1) REFERENCED TO SURVEY MAP 84-04-008-009
- 2) REFERENCED TO SURVEY MAP 84-04-008-010
- 3) REFERENCED TO SURVEY MAP 84-04-008-011
- 4) REFERENCED TO SURVEY MAP 84-04-008-012



**SUBDIVISION FOR**  
**TRENT ERVING**  
614 FERNWOOD DR  
CHESTER TOWNSHIP  
NEW JERSEY

**HUCKS and ASSOCIATES, P.C.**  
Land Surveyors and Land Planners  
3512 Memphis Road  
Beck Hall, SC 29735  
803-568-4877  
803-568-4141

DATE: JUNE 3, 2022  
JOB NO: 22141



This plan is subject to the rules of the Board of Professional Engineers and Land Surveyors, effective on 09/01/2021.

See Reference Books / PDS as noted.

Survey prices vary with the type, complexity, schedule, quantity, accuracy, and other factors. The price of this work is based on the above information and is subject to change without notice. A separate fee schedule is available upon request.

Survey by:

*Trent Erving*  
T. ERVING  
P.E. 35123

Chester County Planning Commission Minutes

January 23, 2024

**CCMA24-04 Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2).**

Commissioner Grant motioned to deny, second by Commissioner Hough. Vote 6-0 to deny.





**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: 1-23-24 Case # CCMA24-04 Invoice # 7521

The applicant hereby requests that the property described to be rezoned from RS-1 to R2 R62

Please give your reason for this rezoning request:  
Brand new manufactured home to be built for resale

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: 622 Fernwood Dr  
 Tax Map Number: 079-04-04-028-000 Acres: 1.625

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

PLEASE PRINT:

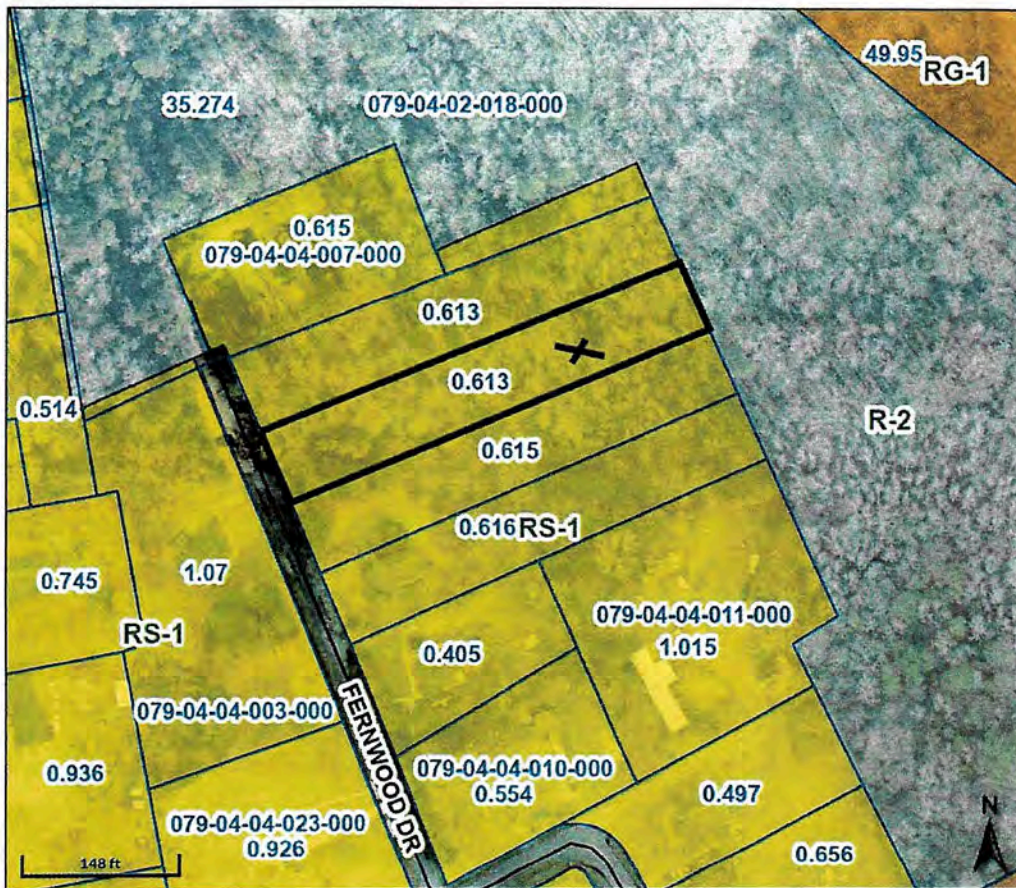
Applicant (s): Trent Forney for EP Group LLC  
 Address: 1188 Pinecrest Dr Rock Hill, SC 29722  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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

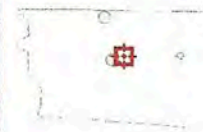
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Date: 12/5/2023  
 Applicant signature: Date: 12/5/2023

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



Overview



Parcel ID	079-04-04-028-000	Alternate ID	n/a	Owner Address	E P GROUP LLC
Sec/Twp/Rng	n/a	Class	RN		1188 PINECREST DR
Property Address	622 FERNWOOD DR	Acreage	n/a		ROCK HILL SC 29732
District	02				
Brief Tax Description	TRACT 3				
	(Note: Not to be used on legal documents)				

Date created: 12/15/2023  
 Last Data Uploaded: 12/15/2023 2:10:52 AM

Developed by  Schneider  
 GEOSPATIAL

Owner and Location
X

### Next Year (2024) Changes

**Search Options**

Map Number  Real  History Year

Name 1  Other Map Number

Find

**Alerts**

Has Additional Comments  
Current Year Record Exists

**Owner Information**

Post Initials	<input type="text" value="CW"/>	Reason for Change	<input type="text"/>	Activity Date	<input type="text" value="11/09/2023"/>
Name 2	<input type="text"/>			Land Value	<input type="text" value="22,000"/>
Address 1	<input type="text" value="1188 PINECREST DR"/>			Building Value	<input type="text"/>
Address 2	<input type="text" value="ROCK HILL SC"/>			Total Market Value	<input type="text" value="22,000"/>
Zip Code	<input type="text" value="29732"/>			Total Tax Value	<input type="text" value="22,000"/>

**Codes**

District	<input type="text" value="02"/>	Fire Code	<input type="text" value="CS"/>	CITY SUB
Town	<input type="text"/>	Neighborhood	<input type="text" value="RS1"/>	SINGLE FAMILY RES
Subdivision	<input type="text"/>	Use Class	<input type="text"/>	
Description	<input type="text" value="TRACT # 3 = 0.5293 AC"/>			
Legal	<input type="text"/>			

**Location**

Street Number	<input type="text" value="622"/>	Street Name	<input type="text" value="FERNWOOD DR"/>	Suffix	<input type="text"/>	Direction	<input type="text"/>
---------------	----------------------------------	-------------	--	--------	----------------------	-----------	----------------------

**Additional Information**

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

Scroll by: MAP#



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: 03/01/2022

A. Name: EP Group LLC - Trent Erving

Phone# (803) 984-1954

Address: \_\_\_\_\_

E-mail trenterving@gmail.com

B. Project Name: Residential

Project Location: 814 Fernwood Dr, Chester, SC 29706

Parcel Number: 079-04-04-008-000

**C. Type of Development**

Residential

Multi-Family

Commercial

Industrial

Institutional

Number of Units: 1

Anticipated Water Capacity Required (GPM) 15

**District Use Only**

- Existing water service is at the requested location. Existing water service size is: \_\_\_\_\_
- New service is required at the requested location.
- Capital Recovery Fee is required.
- Tap Fee is required.

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

District Engineer

Date: 03/04/2022



VIA Electronic Mail

November 14, 2023

Chester County  
Building and Zoning  
PO Box 580  
Chester, SC 29706

Re: Chester Sewer District  
Wastewater Availability Letter  
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity sites located at 614 Fernwood Drive Chester, South Carolina 29706. The tax map number for the property is:

- 079-04-04-008-000

**Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:**

- Payment of all applicable CWR tap and capacity fees.

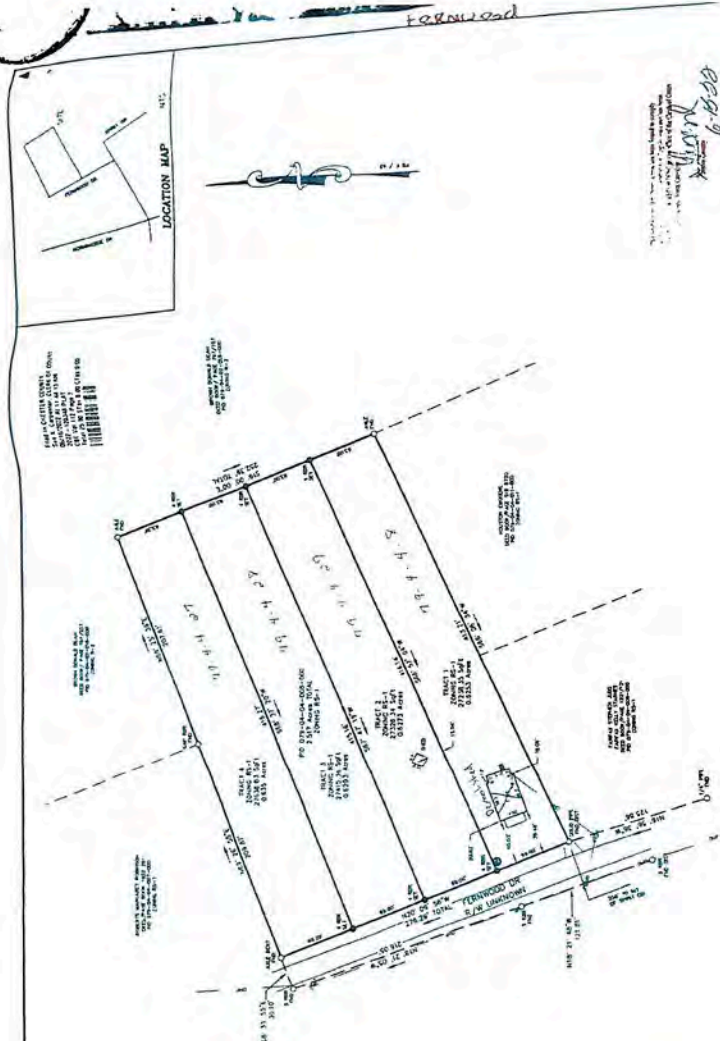
Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at 614 Fernwood Drive, Chester, South Carolina 29706.

If you require additional information, please call me at (803) 377-3541.

Sincerely,  
Chester County Wastewater Recovery

  
Phillip A. Thompson-King  
Executive Director

Cc: J. Michael Hunter, Maintenance Superintendent, CWR  
Tony Young, Wastewater Operations Director, CWR  
Joel Manning, Finance Analyst and Manager, CWR  
Trent Erving  
File



**LEGEND**

1'-6" CONC. DRIVE	---
4'-0" CONC. DRIVE	---
6'-0" CONC. DRIVE	---
8'-0" CONC. DRIVE	---
10'-0" CONC. DRIVE	---
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243'-0" CONC. DRIVE	---
246'-0" CONC. DRIVE	---
249'-0" CONC. DRIVE	---
252'-0" CONC. DRIVE	---
255'-0" CONC. DRIVE	---
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273'-0" CONC. DRIVE	---
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360'-0" CONC. DRIVE	---

- NOTES:**
- 1) ALL UTILITIES SHOWN ARE APPROXIMATE TO BE OBTAINED FROM THE APPROPRIATE AGENCY.
  - 2) ALL UTILITIES AND EASEMENTS NOT SHOWN ON THIS PLAN ARE TO BE OBTAINED FROM THE APPROPRIATE AGENCY.
  - 3) ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE OBTAINED FROM THE APPROPRIATE AGENCY.
  - 4) ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE OBTAINED FROM THE APPROPRIATE AGENCY.
  - 5) ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE OBTAINED FROM THE APPROPRIATE AGENCY.



**SUBDIVISION FOR TRENWOOD DR**  
 614 TRENWOOD DR  
 CHESTER TOWNSHIP  
 803-365-4477  
 803-365-4118

**HUCKS and ASSOCIATES, PC**  
 Land Surveyors and Land Planners  
 4212 Hesperian Ridge Road  
 Beck Hall, SC 29732



*Robert L. Hucks*  
 6-16-88



See reference books / files as noted.  
 All utilities shown are approximate to be obtained from the appropriate agency.  
 All easements shown are approximate to be obtained from the appropriate agency.  
 All boundaries shown are approximate to be obtained from the appropriate agency.  
 All dimensions shown are approximate to be obtained from the appropriate agency.  
 All bearings shown are approximate to be obtained from the appropriate agency.  
 All areas shown are approximate to be obtained from the appropriate agency.

Chester County Planning Commission Minutes

January 23, 2024

**CCMA24-05 Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2).**

Commissioner Grant motioned to deny, second by Commissioner Hough. Vote 6-0 to deny.



**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: 1-23-24 Case # CCMA24-05 Invoice # 7521

The applicant hereby requests that the property described to be rezoned from RS-1 to RZ R02 (R)

Please give your reason for this rezoning request:  
Brand new manufactured home to be built for resale

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: 624 Fernwood Dr  
 Tax Map Number: 079-04-04-029-000 Acres: 0.625

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

**PLEASE PRINT:**

Applicant(s): Trent Erving For EP Group LLC  
 Address 1188 Pinecrest Dr Oak Hill, SC 29732  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

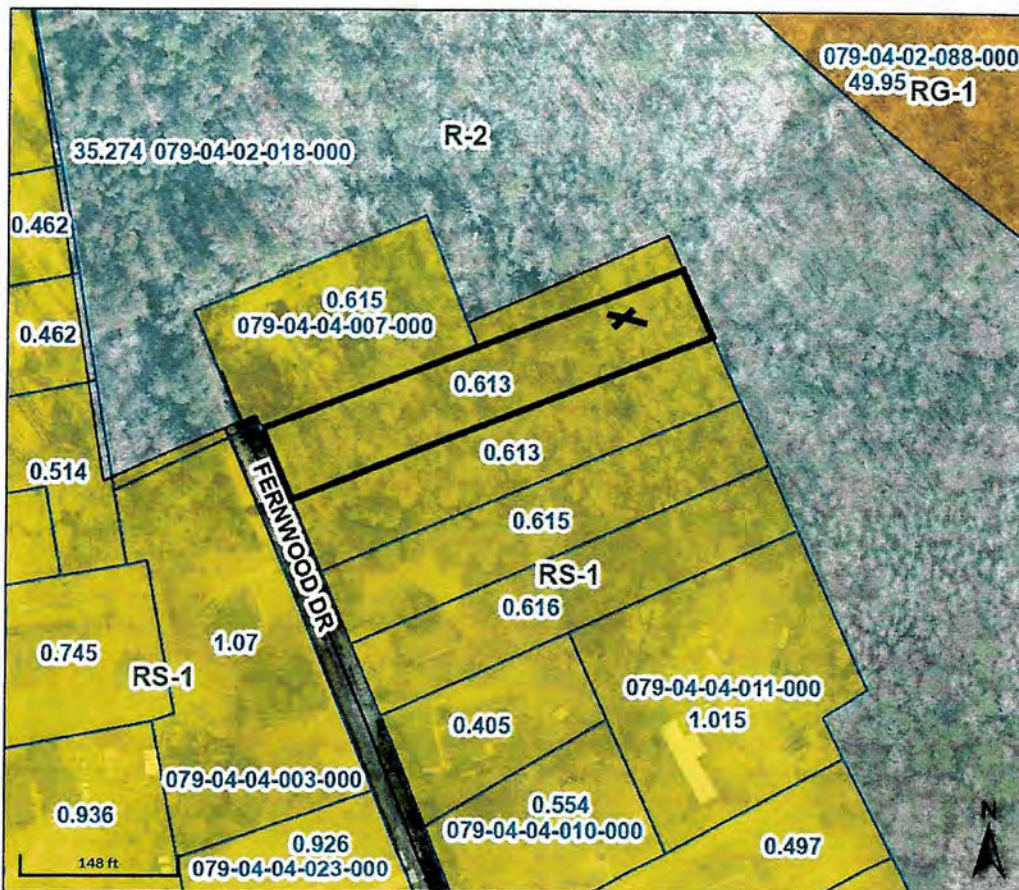
Owner(s) if other than applicant(s): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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

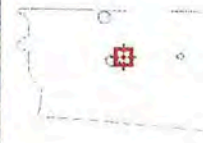
Owner's signature: [Signature] Date: 12/15/2023  
 Applicant signature: [Signature] Date: 12/15/2023

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





Overview



Parcel ID	079-04-04-029-000	Alternate ID	n/a	Owner Address	EP GROUP LLC
Sec/Twp/Rng	n/a	Class	RN		1188 PINECREST DR
Property Address	624 FERNWOOD DR	Acres	n/a		ROCK HILL SC 29732
District	02				
Brief Tax Description	TRACT 4				

(Note: Not to be used on legal documents)

Date created: 12/15/2023  
 Last Data Uploaded: 12/15/2023 2:10:52 AM

Developed by  **Schneider**  
 GEOSPATIAL



Next Year (2024) Changes



Search Options

Map Number  Real  History Year

Name 1  Other Map Number

Alerts

Has Additional Comments  
Current Year Record Exists

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  TIF

Agricultural Use  Reappraisal Notice  MCIP  Base

Rollback  Exempt  Industrial Park ID

Scroll by: MAP#



*Solving the water needs of tomorrow, today.*

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

Date: 03/01/2022

A. Name: EP Group LLC - Trent Erving

Phone# (803) 984-1954

Address: \_\_\_\_\_

E-mail trenterving@gmail.com

B. Project Name: Residential

Project Location: 814 Fernwood Dr, Chester, SC 29706

Parcel Number: 079-04-04-008-000

**C. Type of Development**

Residential

Multi-Family

Commercial

Industrial

Institutional

Number of Units: 1

Anticipated Water Capacity Required (GPM) 15

**District Use Only**

- Existing water service is at the requested location. Existing water service size is: \_\_\_\_\_
- New service is required at the requested location.
- Capital Recovery Fee is required.
- Tap Fee is required.

Approved By: Andrew Little  
District Engineer

Date: 03/04/2022



VIA Electronic Mail

November 14, 2023

Chester County  
Building and Zoning  
PO Box 580  
Chester, SC 29706

**Re:** Chester Sewer District  
Wastewater Availability Letter  
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity sites located at 614 Fernwood Drive Chester, South Carolina 29706. The tax map number for the property is:

- 079-04-04-008-000


**Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:**

- Payment of all applicable CWR tap and capacity fees.

Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at 614 Fernwood Drive, Chester, South Carolina 29706.

If you require additional information, please call me at (803) 377-3541.

Sincerely,  
Chester County Wastewater Recovery

  
Phillip A. Thompson-King  
Executive Director

**Cc:** J. Michael Hunter, Maintenance Superintendent, CWR  
Tony Young, Wastewater Operations Director, CWR  
Joel Manning, Finance Analyst and Manager, CWR  
Trent Erving  
File



*Mrs. Ella Mae Gore Spann  
100 Torbit Street/Apt. 7G  
Chester, South Carolina 29706*

*January 17, 2024*

*To: Chester County Zoning Appeal Board*

*I Ella Mae Gore Spann a Chester County Board Commissioner am submitting this Letter of Resignation to resign from the board.*

*I have enjoyed working with the Chester County Zoning Appeal Board for many years, and I appreciated the opportunity to serve as a Board Member. I sincerely hope that my contribution to the Board helped with all the matters, that we worked on.*

*Sincerely,*

*Ella Mae Gore Spann*

## Application for Chester County, South Carolina Boards and Commissions

Chester County Council selects citizens for service on Council Appointed Boards and Commissions from individuals who have either volunteered, been recommended for appointment, or shown interest in being appointed. The Clerk to Council uses this form to update the roster of volunteers and give Council basic information about each volunteer. *A member of a county board or commission appointed to serve from a council district must be a resident of that district (except the At Large District) during the entire time of service. A member who moves residence from the district from which appointed, or from the county, automatically vacates the position.* **Please Return to: Clerk to Council, P.O. Box 580, Chester SC 29706 or you may call at (803)-377-7852 or email to [klee@chestercountysc.gov](mailto:klee@chestercountysc.gov)**

Date: 1-18-24

Board or Commission Appointment being sought:  zoning Board of Appeals

Name: Peter G Skidmore Occupation: \_\_\_\_\_

Street Address: 766 Grant Lake Cir, Chester SC

Mailing Address: (if different from above) \_\_\_\_\_

Telephone (Home): \_\_\_\_\_ Cell: \_\_\_\_\_

E-Mail: \_\_\_\_\_ you live in Chester County  yes /  no.

Date of Birth: 11/13/66 Sex: m

If recommended by a Council Member, indicate their name: William Killian "Budda"

In which Council District do you reside? Please indicate (1-7) 6

Are you presently serving on a County Board or Commission? no If "yes" when does your term expire?  
 / /

CONFLICT OF INTEREST STATEMENT: I, Peter G Skidmore, as a voting member of any Chester County board, commission, or council, agree to disqualify myself from voting on any issue(s) which may arise and in which a conflict of interest exists.

Signature: Peter G. Skidmore

Board members shall serve at the will of the appointing Council member and terms shall also run concurrent with that of the appointer. Please check the appropriate box below.

- |   |   |
|---|---|
| <input type="checkbox"/> Accommodation Tax Board                | <input type="checkbox"/> Lewis Fire Protection District     |
| <input type="checkbox"/> Ad-Hock Burnt House Cemetery           | <input type="checkbox"/> Olde English District              |
| <input type="checkbox"/> Airport Commission                     | <input type="checkbox"/> Parks and Recreation Board         |
| <input type="checkbox"/> Assessment of Appeals Board            | <input type="checkbox"/> Planning Commission                |
| <input type="checkbox"/> Catawba Mental Health                  | <input type="checkbox"/> Radio Users Advisory Committee     |
| <input type="checkbox"/> Catawba Regional Council of Government | <input type="checkbox"/> Richburg Fire District Commission  |
| <input type="checkbox"/> Catawba Regional Workforce             | <input type="checkbox"/> Rural Fire Commission              |
| <input type="checkbox"/> Chester County Library                 | <input type="checkbox"/> Solid Waste Advisory Board         |
| <input type="checkbox"/> Chester Metropolitan District          | <input checked="" type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Construction Board of Appeals          |   |
| <input type="checkbox"/> Fort Lawn Fire Protection District     |   |
| <input type="checkbox"/> Gateway Steering Committee             |   |
| <input type="checkbox"/> Hazel Pittman Center                   |   |
| <input type="checkbox"/> John Keziah Park                       |   |
| <input type="checkbox"/> Lando Rural Fire                       |   |

## Application for Chester County, South Carolina Boards and Commissions

Chester County Council selects citizens for service on Council Appointed Boards and Commissions from individuals who have either volunteered, been recommended for appointment, or shown interest in being appointed. The Clerk to Council uses this form to update the roster of volunteers and give Council basic information about each volunteer. *A member of a county board or commission appointed to serve from a council district must be a resident of that district (except the At Large District) during the entire time of service. A member who moves residence from the district from which appointed, or from the county, automatically vacates the position.* Please Return to: Clerk to Council, P.O. Box 580, Chester SC 29706 or you may call at (803)-377-7852 or email to [klee@chestercountysc.gov](mailto:klee@chestercountysc.gov)

Date: 1/30/2024

Board or Commission Appointment being sought: Planning & Zoning

Name: Israel A. Bunting Sr. Occupation: IT/SCHHS & Pastor

Street Address: 537 Roundtree Circle, Chester, SC 29706

Mailing Address: (if different from above) \_\_\_\_\_

Telephone (Home): \_\_\_\_\_ Cell: [REDACTED]

E-Mail [REDACTED] Do you live in Chester County yes / no.


Date of Birth: 02 / 12 / 24 Sex: Male

If recommended by a Council Member, indicate their name: Corey Guy

In which Council District do you reside? Please indicate (1-7) 5

Are you presently serving on a County Board or Commission? no If "yes" when does your term expire?  
    /    /    

CONFLICT OF INTEREST STATEMENT: I, Israel A. Bunting Sr., as a voting member of any Chester County board, commission, or council, agree to disqualify myself from voting on any issue(s) which may arise and in which a conflict of interest exists.

Signature: 

Board members shall serve at the will of the appointing Council member and terms shall also run concurrent with that of the appointer. Please check the appropriate box below.

- Accommodation Tax Board
- Ad-Hock Burnt House Cemetery
- Airport Commission
- Assessment of Appeals Board
- Catawba Mental Health
- Catawba Regional Council of Government
- Catawba Regional Workforce
- Chester County Library
- Chester Metropolitan District
- Construction Board of Appeals
- Fort Lawn Fire Protection District
- Gateway Steering Committee
- Hazel Pittman Center
- John Keziah Park
- Lando Rural Fire

- Lewis Fire Protection District
- Olde English District
- Parks and Recreation Board
- Planning Commission
- Radio Users Advisory Committee
- Richburg Fire District Commission
- Rural Fire Commission
- Solid Waste Advisory Board
- Zoning Board of Appeals



**Application for Chester County, South Carolina Boards and Commissions**

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Date: Jan 26, 2024

Board or Commission Appointment being sought: Real Estate Assessment Board

Name: William M Clark Occupation: retired doctor

Street Address: 1461 Ashington Rd Chester, SC 29706

Mailing Address: (if different from above) \_\_\_\_\_

Telephone (Home): \_\_\_\_\_ Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County  yes /  no.

Date of Birth: \_\_\_/\_\_\_/\_\_\_ Sex: M

If recommended by a Council Member, indicate their name: Mr. C Guy

In which Council District do you reside? Please indicate (1-7) 5

Are you presently serving on a County Board or Commission? no If "yes" when does your term expire?  
\_\_\_/\_\_\_/\_\_\_

**CONFLICT OF INTEREST STATEMENT: I, William M Clark, as a voting member of any Chester County board, commission, or council, agree to disqualify myself from voting on any issue(s) which may arise and in which a conflict of interest exists.**

Signature: William M Clark

**Board members shall serve at the will of the appointing Council member and terms shall also run concurrent with that of the appointer. Please check the appropriate box below.**

- |   |  |
|---|--|
| <input type="checkbox"/> Accommodation Tax Board                | <input type="checkbox"/> Lewis Fire Protection District    |
| <input type="checkbox"/> Ad-Hock Burnt House Cemetery           | <input type="checkbox"/> Olde English District             |
| <input type="checkbox"/> Airport Commission                     | <input type="checkbox"/> Parks and Recreation Board        |
| <input checked="" type="checkbox"/> Assessment of Appeals Board | <input type="checkbox"/> Planning Commission               |
| <input type="checkbox"/> Catawba Mental Health                  | <input type="checkbox"/> Radio Users Advisory Committee    |
| <input type="checkbox"/> Catawba Regional Council of Government | <input type="checkbox"/> Richburg Fire District Commission |
| <input type="checkbox"/> Catawba Regional Workforce             | <input type="checkbox"/> Rural Fire Commission             |
| <input type="checkbox"/> Chester County Library                 | <input type="checkbox"/> Solid Waste Advisory Board        |
| <input type="checkbox"/> Chester Metropolitan District          | <input type="checkbox"/> Zoning Board of Appeals           |
| <input type="checkbox"/> Construction Board of Appeals          |  |
| <input type="checkbox"/> Fort Lawn Fire Protection District     |  |
| <input type="checkbox"/> Gateway Steering Committee             |  |
| <input type="checkbox"/> Hazel Pittman Center                   |  |
| <input type="checkbox"/> John Keziah Park                       |  |
| <input type="checkbox"/> Lando Rural Fire                       |  |

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Date: 01/17/2024

Board or Commission Appointment being sought: Radio Users Advisory Committee

Name: John Faulkner Occupation: Deputy Director EMS

Street Address: 828 Foxglove Ln. York Sc 29745

Mailing Address: (if different from above) \_\_\_\_\_

Telephone (Home): \_\_\_\_\_

Cell: \_\_\_\_\_

E-Mail: \_\_\_\_\_ Do you live in Chester County yes /  X no.

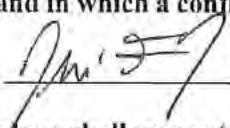
Date of Birth: 08 / 04 / 75 Sex: M

If recommended by a Council Member, indicate their name: \_\_\_\_\_

In which Council District do you reside? Please indicate (1-7) \_\_\_\_\_

Are you presently serving on a County Board or Commission? No If "yes" when does your term expire?  
\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

CONFLICT OF INTEREST STATEMENT: I, John Faulkner, as a voting member of any Chester County board, commission, or council, agree to disqualify myself from voting on any issue(s) which may arise and in which a conflict of interest exists.

Signature: 

Board members shall serve at the will of the appointing Council member and terms shall also run concurrent with that of the appointer. Please check the appropriate box below.

- |   |  |
|---|--|
| <input type="checkbox"/> Accommodation Tax Board                | <input type="checkbox"/> Lewis Fire Protection District            |
| <input type="checkbox"/> Ad-Hock Burnt House Cemetery           | <input type="checkbox"/> Olde English District                     |
| <input type="checkbox"/> Airport Commission                     | <input type="checkbox"/> Parks and Recreation Board                |
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| <input type="checkbox"/> Gateway Steering Committee             |  |
| <input type="checkbox"/> Hazel Pittman Center                   |  |
| <input type="checkbox"/> John Keziah Park                       |  |
| <input type="checkbox"/> Lando Rural Fire                       |  |

**Application for Chester County, South Carolina Boards and Commissions**

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Date: 02-01-24

Board or Commission Appointment being sought: Lando fire board

Name: Mary L. Hall Occupation: Self employed

Street Address: 1856 Johnnys cir. Edgemoor SC 29712

Mailing Address: (if different from above) \_\_\_\_\_

Telephone (Home): \_\_\_\_\_ Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County / yes / no.

Date of Birth:     /     /     Sex:    

If recommended by a Council Member, indicate their name: John Agee

In which Council District do you reside? Please indicate (1-7) John Agee

Are you presently serving on a County Board or Commission? No If "yes" when does your term expire?  
    /     /    

**CONFLICT OF INTEREST STATEMENT: I, Mary L. Hall, as a voting member of any Chester County board, commission, or council, agree to disqualify myself from voting on any issue(s) which may arise and in which a conflict of interest exists.**

Signature: Mary L. Hall

Board members shall serve at the will of the appointing Council member and terms shall also run concurrent with that of the appointer. Please check the appropriate box below.

- |   |  |
|---|--|
| <input type="checkbox"/> Accommodation Tax Board                | <input type="checkbox"/> Lewis Fire Protection District    |
| <input type="checkbox"/> Ad-Hock Burnt House Cemetery           | <input type="checkbox"/> Olde English District             |
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| <input type="checkbox"/> John Keziah Park                       |  |
| <input checked="" type="checkbox"/> Lando Rural Fire            |  |