



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 5.18.21 Case # CCMA21-116 Invoice # 3866

The applicant hereby requests that the property described to be rezoned from R-2 to PD

Please give your reason for this rezoning request:
 Provide for variety of residential housing in master planned community

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: 236117 & 236116

Property Address Information

Property address: Off Hwy 9 - Lancaster Hwy
 Tax Map Number: 124-00-00-027-000 Acres: 116

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

PLEASE PRINT:

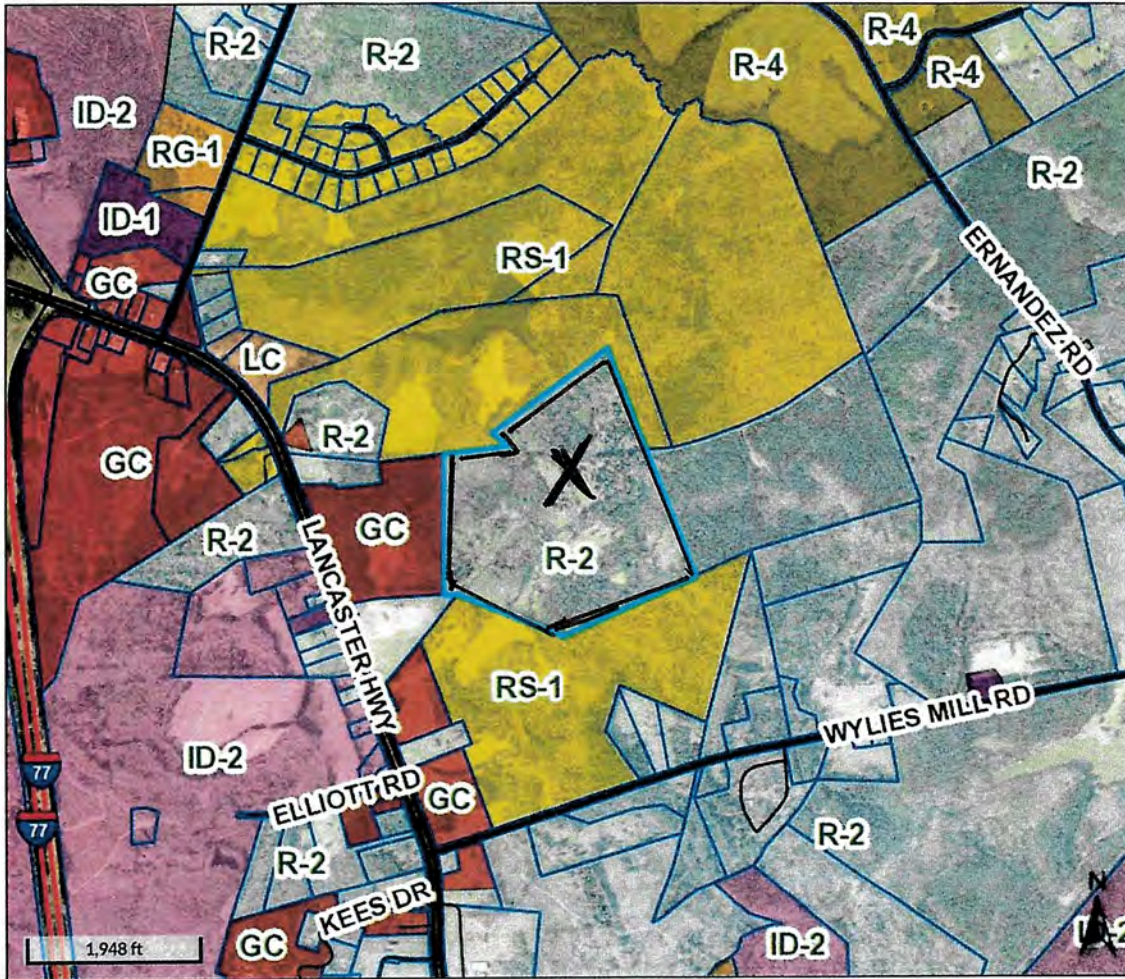
Applicant (s): JDSI, LLC, by Judson Stringfellow, Manager Member
 Address 2116 Crown Centre Dr, Suite 200, Charlotte NC 28227
 Telephone: _____ cell _____
 E-Mail Address: _____

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: _____
 Applicant signature: [Signature] Date: 03/29/2021

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



Overview



Legend

- Roads**
- Secondary Road
 - SC Highway
- Municipals**
- Municipals
- Parcels**
- Parcels
- Chester County Zoning**
- AG
 - EDD
 - GC
 - ID-1
 - ID-2
 - ID-3
 - LC
 - R-1
 - R-2
 - R-3
 - R-4
 - RG-1
 - RG-2
 - RIV
 - RS-1
- County Boundary**
- County Boundary

Parcel ID 124-00-00-027-000
 Sec/Twp/Rng n/a
 Property Address

Alternate ID n/a
 Class LA
 Acreage 117.709

Owner Address LONG JULIE
 % JDS I LLC
 3515 DOVEWOOD DRIVE
 CHARLOTTE NC 28226

District 04
 Brief Tax Description n/a
 (Note: Not to be used on legal documents)

Date created: 4/20/2021
 Last Data Uploaded: 4/20/2021 3:23:23 AM

Developed by  Schneider
 GEOSPATIAL

Karen Lee

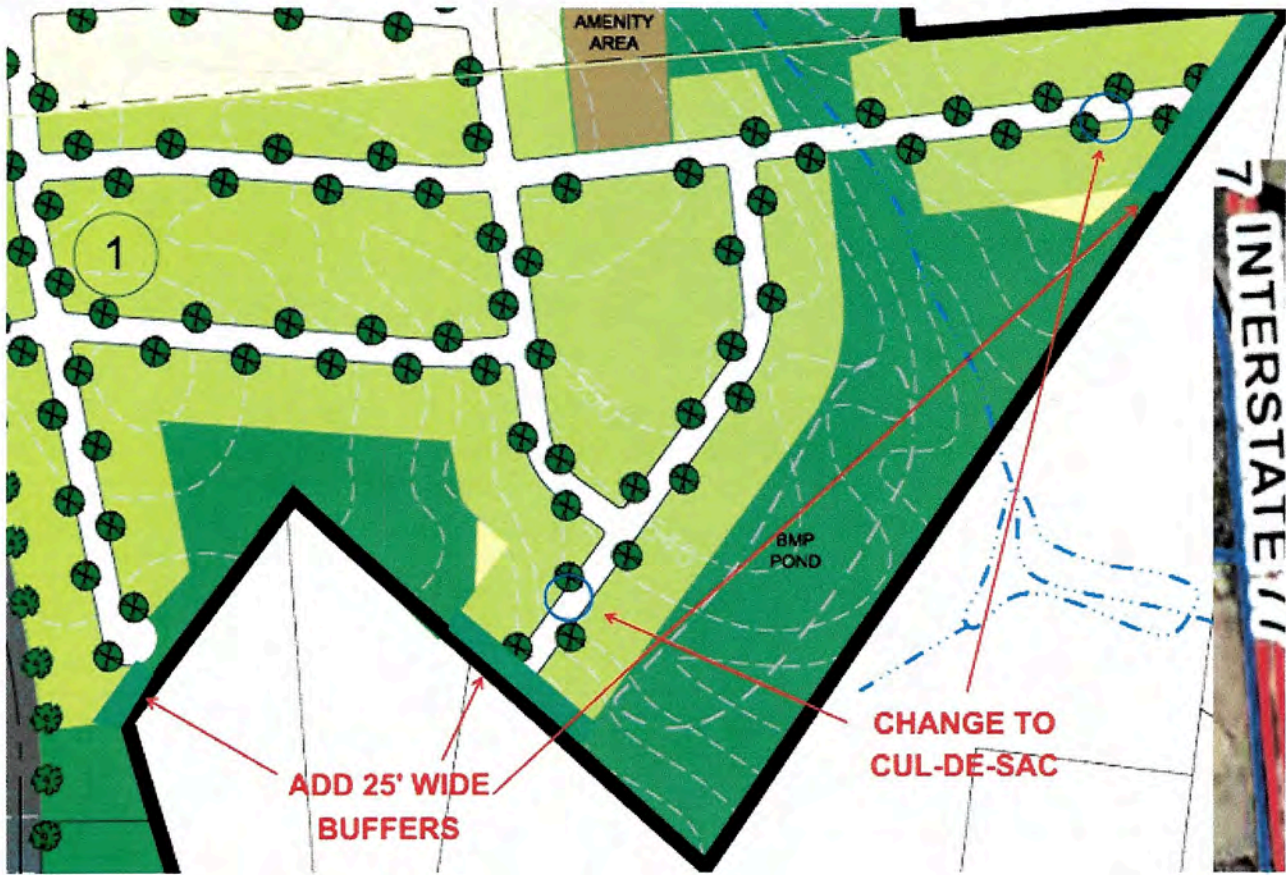
From: Mike Levister
Sent: Friday, May 21, 2021 3:21 PM
To: Karen Lee
Subject: FW: Cheswick
Attachments: Proposed revised # dwellings.pdf

From: [REDACTED]
Sent: Friday, May 21, 2021 10:58 AM
To: Mike Levister <mlevister@ChesterCounty.org>
Cc: [REDACTED]
Subject: Cheswick

Mike:

Thanks for your call yesterday. As discussed, if county council approves the PD based upon Planning Commission's density recommendation with only the medium density being reduced, that is OK with us. But as an alternate for their consideration, we hope to be able to propose a different density reduction and small increase in COS area which would result in fewer total dwellings as attached. Part of the reason for this is by replacing the stub streets in the low density area with cul-de-sacs and adding buffers there, we will lose lots in the low density area as well. So by adding a little more Open Space area and reducing density a little more overall, we hope council will consider our alternative to the Planning Commission recommendation.

As also discussed, we are going to revise the site plan to replace the stub streets with cul-de-sacs and add buffers roughly as below. Also will revise notes on the plan pages accordingly and get to you next week (civil engineer that did the work is on vacation this week)..



Thanks,
Judson

Judson Stringfellow
Mobile: 704-361-7777
judsonstringfellow@gmail.com

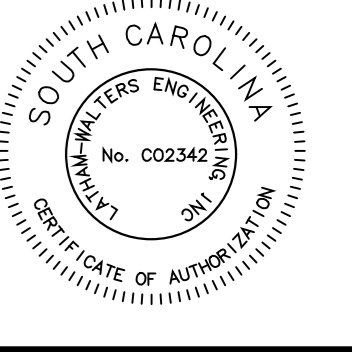
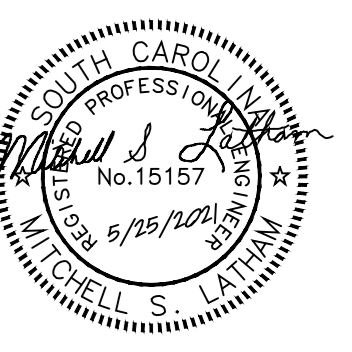
Planning Commission & Alternate Proposed Revised Cheswick Dwelling Densities

Planning Commission recommended reduction of 70 homes all in medium density single family home area. As a possible alternate, we propose reduction from each category and increase in Open Spcce Area for a lower overall total & lower density.

Area	Max # Dwellings		
	Original As Submitted	Planning Commission Revised	Alternate Proposed Revised
Medium Density SFR	520	450	496
Low Density SFR	180	180	170
Attached Homes	200	200	180
Apartments	240	240	204
Total	1,140	1,070	1,050
Reduction in Total		70	90
Overall Density	4.85	4.55	4.47
Increase open space sq ft			87,120
Density w/o R/W's & Open Space	6.07	5.70	5.53

REVISED PER PLANNING COMMISSION RECOMMENDATION

LWE
LATHAM-WALTERS
ENGINEERING, INC.
 N.C. CORP. LIC. C-1815
 16507-A NORTHROSS DRIVE
 HUNTERSVILLE, N.C. 28078
 PHONE: (704) 895-8484
 FAX: (704) 237-4362



JDSI, LLC

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 PHONE: (704)-361-7777
 judsonstringfellow@gmail.com

CHESWICK
 LANCASTER HWY & WYLIES MILL ROAD
 RICHBURG, SC 29729

PROPOSED LAND USE SITE PLAN

REVISIONS
 05/25/2021 REVISED

PROJECT NO.: 2020.35
 SCALE: N.T.S.
 DRAWN BY: JLW
 CHECKED BY: MSL
 DATE: 05/25/2021

SHEET NO:
C1.0

MODIFIED PER PLANNING COMMISSION RECOMMENDATION

LEGEND:

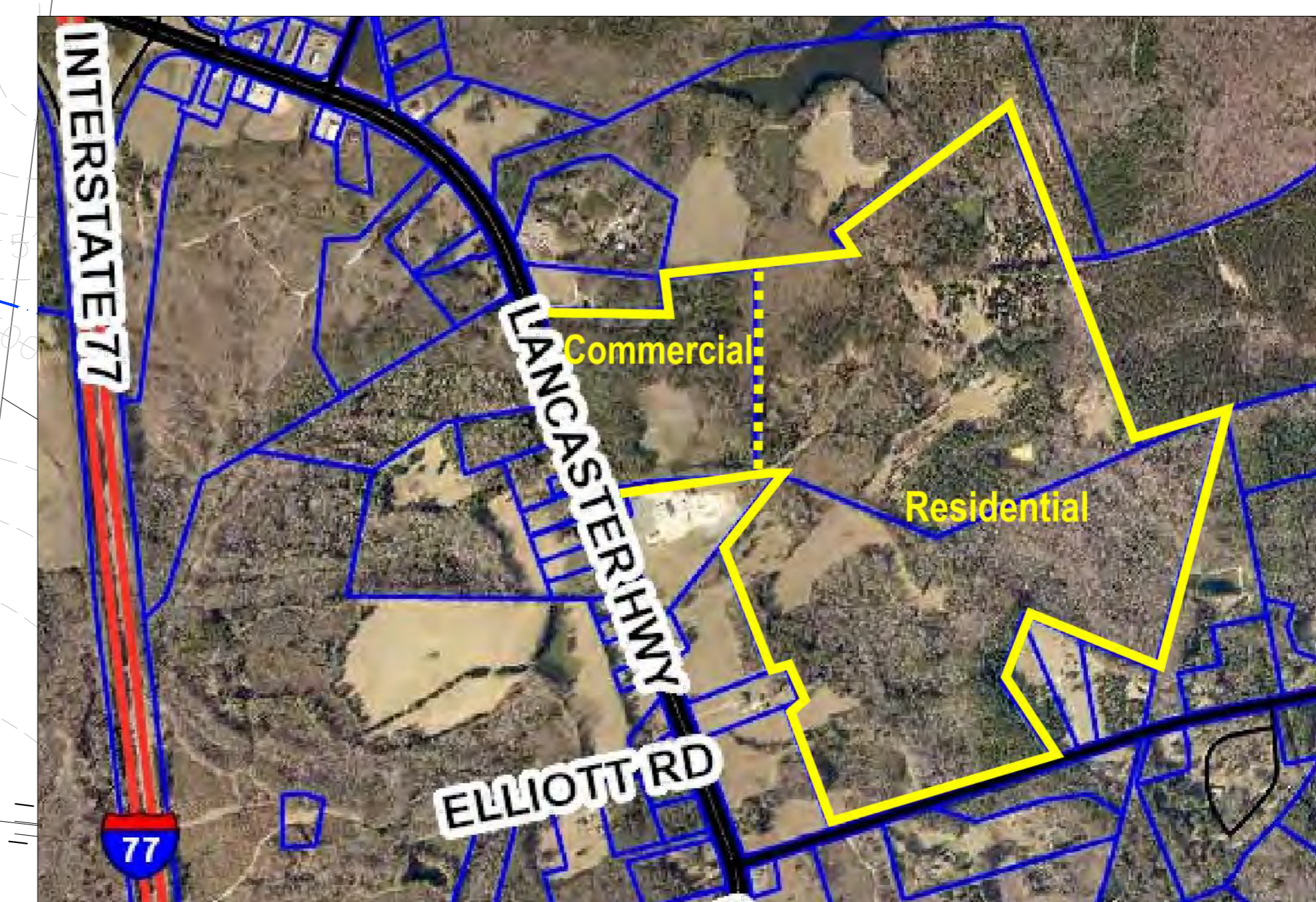
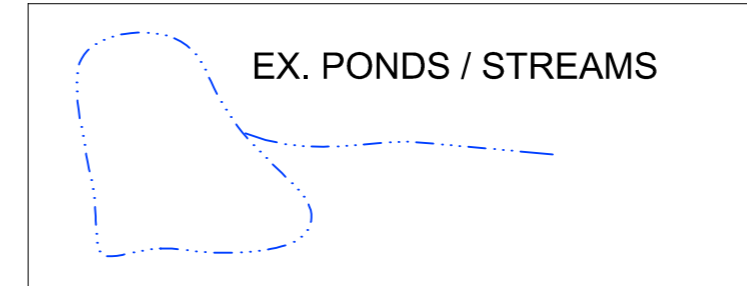
- SINGLE-FAMILY - LOW DENSITY
(±55 ACRES) MAX. 180 HOMES
MIN. 60' WIDE, 7200 S.F. LOTS
- SINGLE-FAMILY - MEDIUM DENSITY
(±123 ACRES) MAX. 450 HOMES
MIN. 50' WIDE, 6000 S.F. LOTS
- TOWNHOMES - MAX. 200 HOMES
(±26 ACRES)
- APARTMENTS - MAX. 240 UNITS
(±22 ACRES)
- COMMERCIAL - AS CURRENTLY ZONED
(±40 ACRES) - NOT BEING REZONED
- COMMON OPEN SPACE
(15%± OF RESIDENTIAL USE)

(APPROXIMATELY 12 ACRES IN PROPOSED R/W)

MAXIMUM 630 SINGLE FAMILY HOMES
 MAXIMUM DENSITY WITH APARTMENTS &
 TOWNHOMES IS 4.55 DWELLINGS PER ACRE

GROSS DENSITY: 1070 UNITS/TOTAL 235 AC.
 = 4.55 UNITS PER ACRE
 APPROXIMATE NET DENSITY (LESS R/W & COS):
 ROAD R/W: 12 AC.
 COS: 35.25 AC.
 NET ACREAGE: 187.75 AC.
 APPROX. NET DENSITY: 1070 UNITS/187.75 AC.
 = 5.70 UNITS/ACRE

- ① PARCEL ID: 124-00-00-024-000
 KIRKPATRICK AQUISITIONS, LLC
 119 ACRES
 D.B. 923 PG. 156
 EX. ZONING: RS-1
- ② PARCEL ID: 124-00-00-027-000
 JDSI, LLC
 116 ACRES
 D.B. 1329 PG. 300
 EX. ZONING: R-2
- ③ PARCEL ID: 124-00-00-029-000
 ST. KATHERINE PROPERTIES, LLC
 42 ACRES
 D.B. 926 PG. 109
 EX. ZONING: GC



PARCEL ③ IS ZONED
 GENERAL COMMERCIAL
 & NOT BEING REZONED

PROJECT AREA = ±235 ACRES
 NOTE: ROAD LOCATIONS MAY SHIFT SLIGHTLY
 BASED UPON FINAL ENGINEERING DESIGN.

HWY 9 - LANCASTER HWY
 PUBLIC R/W WIDTH VARIES

north

HWY 223 - WYLIES MILL ROAD
 66' PUBLIC R/W

POSSIBLE DEDICATION FOR
 FIRE/POLICE, ETC.

25' WIDE BUFFER

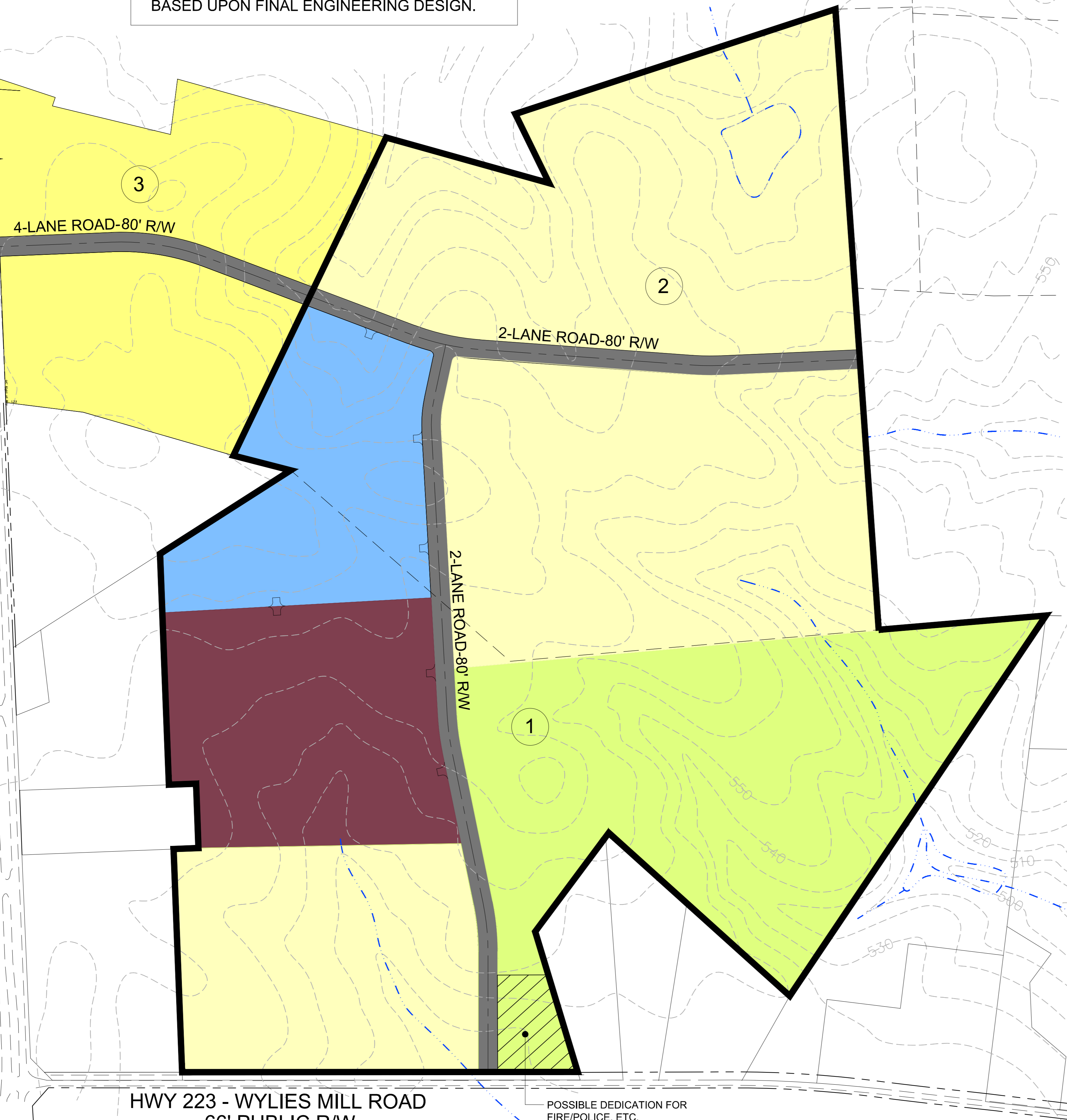
25' WIDE BUFFER

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GENERAL COMMERCIAL
& NOT BEING REZONED

HWY 9 - LANCASTER HWY
PUBLIC R/W WIDTH VARIES



HWY 223 - WYLIES MILL ROAD
66' PUBLIC R/W

POSSIBLE DEDICATION FOR
FIRE/POLICE, ETC.

GENERAL CRITERIA:

1. NO RESIDENCE LOTS FRONT ON MAIN THOROUGHFARE SPINE ROADS - SPINE ROAD DESIGNED FOR FUTURE EXTENSION & CONNECTION TO PRIOR CLUSTER PLAN PROJECT ON NORTH END (STUB THOROUGHFARE STREET FOR POTENTIAL FUTURE DEVELOPMENT). ENTRANCE SPINE ROAD TO BE FOUR LANE AS SHOWN ON PLAN (SUBJECT TO SCDOT APPROVAL), SECONDARY SPINE ROAD SECTIONS TO BE TWO LANE BUT WITH 80 FT RIGHTS-OF-WAY FOR POTENTIAL FUTURE WIDENING TO FOUR LANES. SPINE ROADS TO BE INSTALLED AS ADJACENT SECTIONS OF PROPERTY ARE DEVELOPED OVER TIME. MOST ROADS WILL BE SCDOT MAINTAINED, SOME MULTI-FAMILY AREA ROADS WILL BE HOA MAINTAINED.
2. A FIXED IMPACT FEE OF \$1,500 PER HOME/DWELLING WILL BE PAID TO CHESTER CO AT TIME OF BUILDING PERMIT.
3. COUNTY WATER AND SEWER SERVICE TO BE EXTENDED TO ALL RESIDENTIAL OCCUPANCY AND COMMERCIAL USE BUILDING LOTS.
4. RESIDENTIAL SECTIONS TO HAVE NO MORE THAN 200 HOMES PER ENTRANCE OFF SPINE ROADS.
5. APPROX 1.75 +/- ACRE DEDICATION TO COUNTY OR RICHBURG FIRE / POLICE DEPARTMENT ALONG WYLIES MILL RD OR A MAIN SPINE ROAD SECTION AT LOCATION AS MUTUALLY AGREED.
6. MINIMUM 14% PARKS / GREEN / OPEN SPACE AREAS OF RESIDENTIAL AREA, ALL RESIDENTIAL SECTIONS OPEN SPACES TO BE HOA MANAGED.
7. USE / DENSITY PER SECTION SHOWN ON MASTER PLAN MAP. SINGLE FAMILY TO BE DEVELOPED FIRST AND BE AT LEAST 50% DEVELOPED BEFORE MULTI-FAMILY DEVELOPMENT STARTS. MAXIMUM NUMBER OF 630 SINGLE FAMILY HOMES, 200 TOWNHOMES AND 240 APARTMENTS, OVERALL DENSITY OF 4.55 DWELLINGS PER ACRE. DEVELOPMENT TO START APPROXIMATELY 12-18 MONTHS, TOTAL TIME EXPECTED TO BE ABOUT 10 YEARS.
8. EXISTING TREES TO REMAIN WHERE REASONABLY POSSIBLE AND WHICH DO NOT INHIBIT BUILDING CONSTRUCTION AND MEETING COUNTY & STATE DEVELOPMENT REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, STORM DRAINAGE, EROSION CONTROL, ROAD & R/W, ETC REQUIREMENTS.

SPECIFIC AREA CRITERIA:

- SINGLE FAMILY:**
- MAXIMUM DENSITIES AS SHOWN ON MASTER PLAN MAP
 - NO MORE THAN 200 HOMES PER ACCESS ENTRANCE ROAD CONNECTION TO MAIN SPINE ROADS.
 - ALL SINGLE FAMILY HOMES TO HAVE MINIMUM 16' WIDE DRIVEWAY FOR OFF STREET PARKING OF 2 VEHICLES AND TWO CAR GARAGES.
 - DEVELOPED PER RG-2 ZONING STANDARDS EXCEPT AS STATED HEREIN
 - MEDIUM DENSITY AREA: MINIMUM LOT SIZE SHALL BE 50 FT WIDE, 6,000 SQ FT, MINIMUM FRONT SETBACK SHALL BE 25 FT, MINIMUM SIDE SETBACK SHALL BE 6 FT (12 FT ON CORNER LOT), MINIMUM REAR YARD SETBACK SHALL BE 20 FT
 - LOW DENSITY AREA: MINIMUM LOT SIZE SHALL BE 60 FT WIDE, 7,200 SQ FT, MINIMUM FRONT SETBACK SHALL BE 25 FT, MINIMUM SIDE SETBACK SHALL BE 8 FT (15 FT ON CORNER LOT), MINIMUM REAR YARD SETBACK SHALL BE 20 FT
 - RESIDENTIAL SUBDIVISION ROAD RIGHTS-OF-WAY SHALL BE 50 FT WIDE AND PAVING WIDTHS SHALL BE AS PER SCDOT 2017 ROADWAY DESIGN MANUAL - LOCAL ROADS AND STREETS SECTION 14.2.4.3
- TOWNHOMES:**
- 25 +/- ACRES, MAXIMUM 200 HOMES (8 HOMES PER ACRE MAXIMUM)
 - DEVELOPED PER RG-2 ZONING STANDARDS EXCEPT AS STATED HEREIN
 - MAY BE MIX OF PUBLIC & PRIVATE DEDICATED STREETS (IF PRIVATE WILL BE MAINTAINED BY HOA), ROAD RIGHTS-OF-WAY SHALL BE 50 FT WIDE AND PAVING WIDTHS SHALL BE AS PER SCDOT 2017 ROADWAY DESIGN MANUAL - LOCAL ROADS AND STREETS SECTION 14.2.4.3.
 - MINIMUM SIDE SETBACK SHALL BE 10 FEET, (15 FT ON CORNER LOTS), MINIMUM 20 FT BETWEEN SIDES OF ADJACENT BUILDINGS. MINIMUM REAR SETBACK SHALL BE 20 FEET (MINIMUM 40 FT BETWEEN REARS OF ADJACENT BUILDINGS).
 - TOWNHOMES TO BE SOLD INDIVIDUALLY WITH A MINIMUM OF 800 SQ FT OF LAND NOT LOCATED UNDER THE TOWNHOME UNIT (IE, FRONT / REAR / SIDE YARDS)
 - MINIMUM TOWNHOME WIDTH = 20 FT, ALL WITH ONE CAR GARAGE
- APARTMENTS/TOWNHOMES:**
- 20 +/- ACRES, MAXIMUM 240 UNITS (12 UNITS PER ACRE MAXIMUM / 8 UNITS PER ACRE IF DEVELOPED AS TOWNHOMES)
 - DEVELOPED PER RG-2 ZONING STANDARDS EXCEPT AS STATED HEREIN IF DEVELOPED AS APARTMENTS
 - IF DEVELOPED AS TOWNHOMES, THE ABOVE TOWNHOME STANDARDS WILL APPLY

PROPERTY OWNERS:

- ① PARCEL ID: 124-00-00-024-000
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D.B. 923 PG. 156
EX. ZONING: RS-1
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- ③ PARCEL ID: 124-00-00-029-000
ST. KATHERINE PROPERTIES, LLC
42 ACRES
D.B. 926 PG. 109
EX. ZONING: GC

EX. PONDS / STREAMS

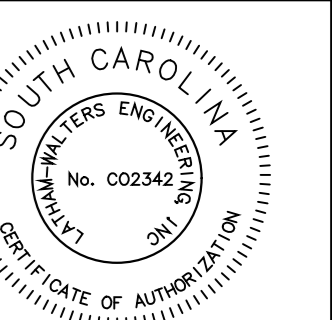
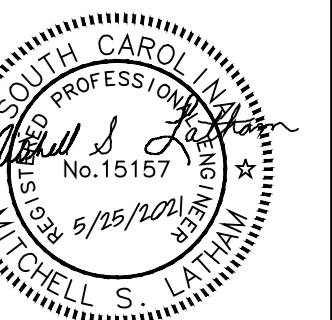
LEGEND:

- SINGLE-FAMILY - LOW DENSITY (±55 ACRES) MAX. 180 HOMES
- SINGLE-FAMILY - MEDIUM DENSITY (±123 ACRES) MAX. 450 HOMES
- TOWNHOMES - MAX. 200 HOMES (±26 ACRES)
- APARTMENTS - MAX. 240 UNITS (±22 ACRES)
- COMMERCIAL - AS CURRENTLY ZONED (±40 ACRES)

(APPROXIMATELY 12 ACRES IN PROPOSED R/W)
MAXIMUM 630 SINGLE FAMILY HOMES
MAXIMUM DENSITY WITH APARTMENTS &
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HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



JDSI, LLC

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CHARLOTTE, NC 28226
PHONE: (704)-361-7777
judsonstringfellow@gmail.com

CHESWICK
LANCASTER HWY & WYLIES MILL ROAD
RICHBURG, SC 29729

PROPOSED LAND USE SITE PLAN

REVISIONS

05/25/2021 REVISED

PROJECT NO.: 2020.35

SCALE: 1"=250'

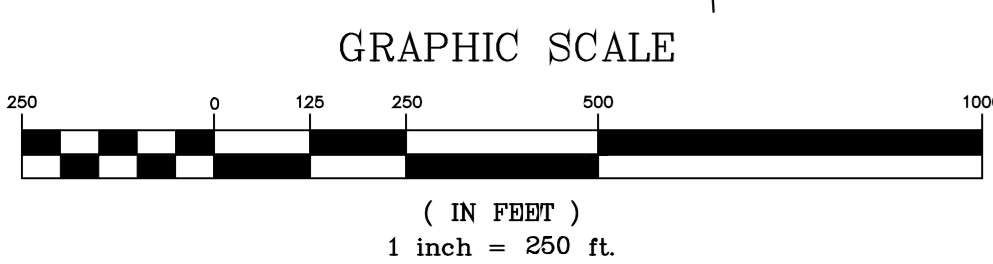
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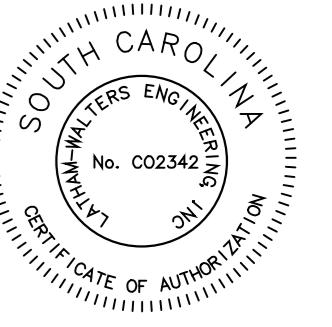
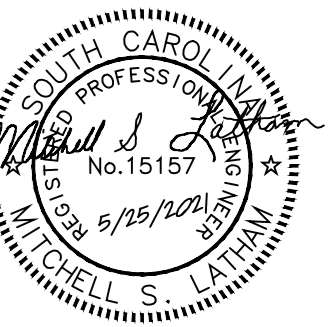
CHECKED BY: MSL

DATE: 05/25/2021

SHEET NO:

C1.1





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CHESWICK
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**CONCEPTUAL FUTURE MAIN
ROAD NETWORK**

REVISIONS

05/25/2021 REVISED

PROJECT NO.: 2020.35

SCALE: 1"=400'

DRAWN BY: JLW

CHECKED BY: MSL


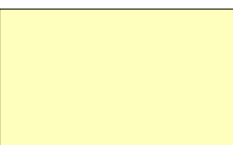

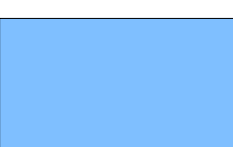

DATE: 05/25/2021



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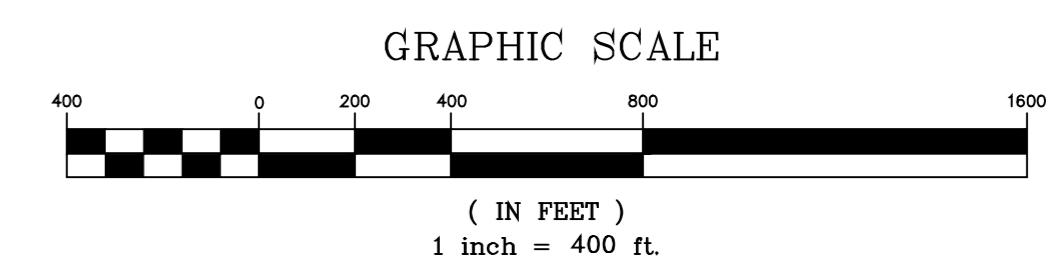
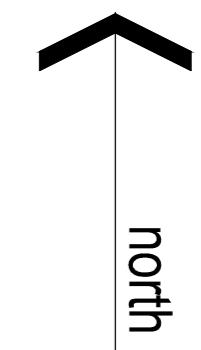
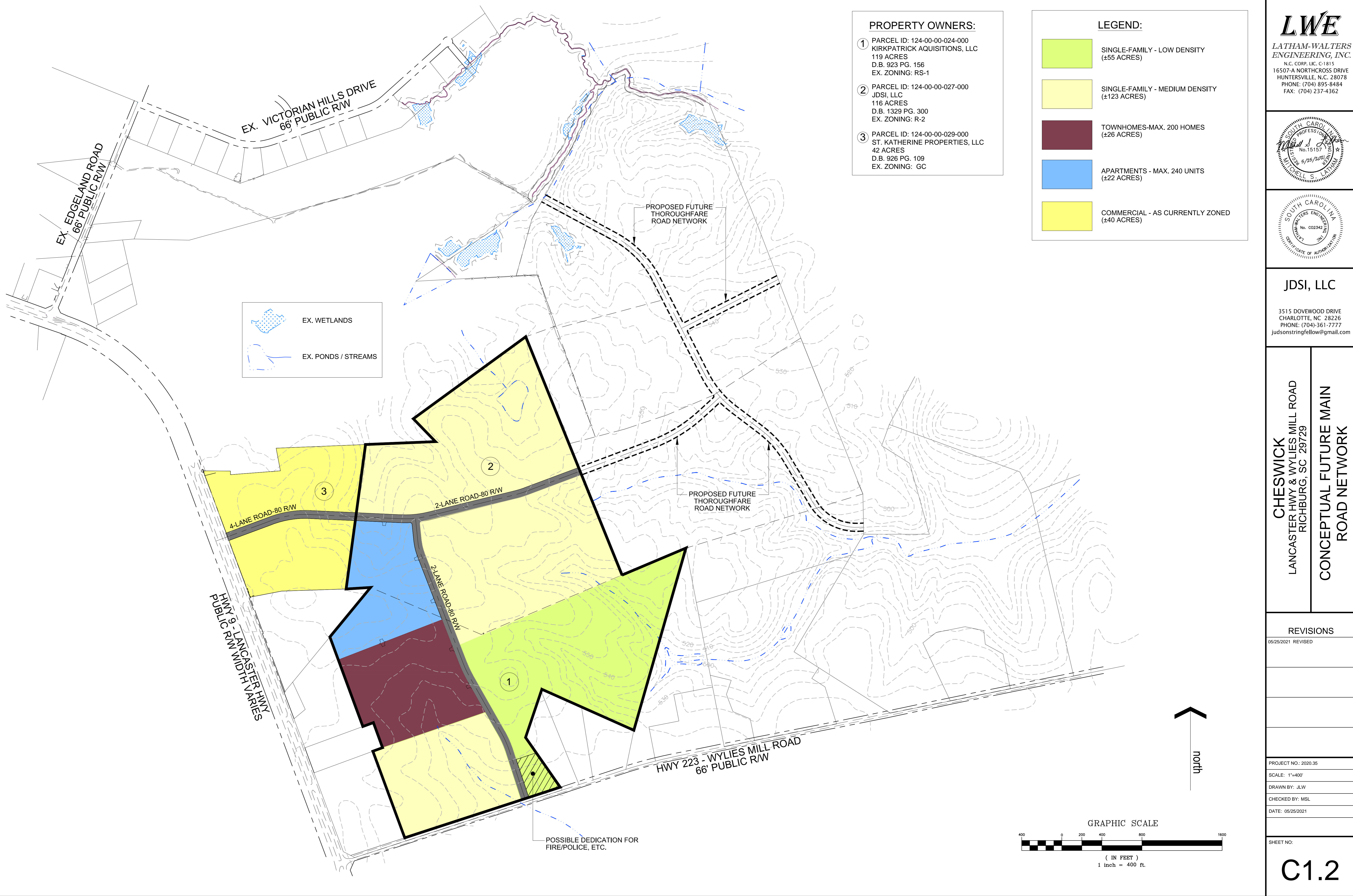
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42 ACRES
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EX. ZONING: GC

LEGEND:

-  SINGLE-FAMILY - LOW DENSITY
(±55 ACRES)
-  SINGLE-FAMILY - MEDIUM DENSITY
(±123 ACRES)
-  TOWNHOMES-MAX. 200 HOMES
(±26 ACRES)
-  APARTMENTS - MAX. 240 UNITS
(±22 ACRES)
-  COMMERCIAL - AS CURRENTLY ZONED
(±40 ACRES)

-  EX. WETLANDS
-  EX. PONDS / STREAMS

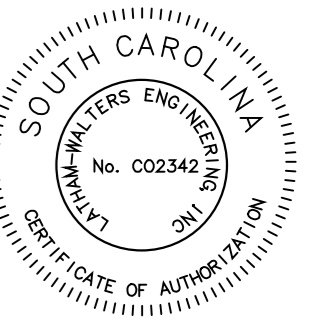
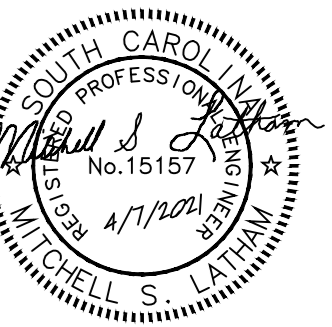




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LANCASTER HWY & WYLIES MILL ROAD
RICHBURG, SC 29729

PROPOSED REPRESENTATIVE
HOME EXTERIOR PICTURES

REVISIONS

PROJECT NO.: 2020.35

SCALE: AS SHOWN

DRAWN BY: JLW

CHECKED BY: MSL

DATE: 04/07/2021

SHEET NO:

C1.3

**Proposed “Cheswick” 235 acres PD Rezoning Included Terms
(Amended per Planning Commission Recommendation)**

General Criteria:

- 1) No residence lots front on main spine roads – spine road designed for possible future extension & connection to prior cluster plan project on north end (stub spine road for potential future development). Entrance spine road to be four lane as shown on plan (per SCDOT approval), secondary spine road sections to be two lane but with 80 ft rights-of-way for potential future four lane widening. Spine roads to be installed as adjacent sections of property are developed over time. Most roads will be SCDOT maintained, some multi-family area roads will be HOA maintained.
- 2) A fixed “impact fee” of \$1,500 per home/dwelling will be paid to Chester Co for schools / public service at time of building permits (in addition to water & sewer system impact fees).
- 3) County water and sewer service to be extended to all residential occupancy and commercial use building lots.
- 4) Residential sections to have no more than 200 homes per entrance off spine roads.
- 5) Approx 1.75 +/- acre dedication to county or Richburg along Wylies Mill Rd or a main spine road section at location as mutually agreed for police / EMT / fire or other public use
- 6) Minimum 14% parks / green / open space areas of residential area, all residential sections open spaces to be HOA managed.
- 7) Use / density per section shown on master site plan map. Single family to be developed first and be at least 50% developed before multi-family development starts. Maximum number of 630 single family homes, 200 townhouses and 240 apartments, overall density of 4.55 dwellings per acre. The maximum net area density after subtracting public road R/W's and Open Space Areas is approximately 5.7 dwellings per acre. Development to start approximately 12-18 months after rezoning, total time expected to be about 10 years.
- 8) Existing trees to remain where reasonably possible and which do not inhibit building construction and meeting county & state development requirements including, but not limited to, storm drainage, erosion control, road & R/W, etc requirements.

Specific Area Criteria:

Single family:

- a) Maximum densities as shown on master plan map
- b) No more than 200 homes per access entrance road connection to main spine roads.
- c) All single family homes to have minimum 16' wide driveway for off street parking of 2 vehicles and two car garages.
- d) Developed per RG-2 zoning standards except as stated herein
- e) Medium Density Area: minimum lot size shall be 50 ft wide, minimum 6,000 sq ft, minimum front setback shall be 25 ft, minimum side setback shall be 6 ft (12 ft on corner lot), minimum rear yard setback shall be 20 ft
- f) Low Density Area: minimum lot size shall be 60 ft wide, minimum 7,200 sq ft, minimum front setback shall be 25 ft, minimum side setback shall be 7 ft (13 ft on corner lot), minimum rear yard setback shall be 20 ft
- g) Residential subdivision road rights-of-way shall be 50 ft wide and paving widths shall be as per SCDOT 2017 Roadway Design Manual – Local Roads and Streets section 14.2.4.3

Townhouses:

- a) 25 +/- acres, maximum 200 homes (8 homes per acre maximum)
- b) Developed per RG-2 zoning standards except as stated herein
- c) May be mix of public & private dedicated streets (if private will be maintained by HOA), road rights-of-way shall be 50 ft wide and paving widths shall be as per SCDOT 2017 Roadway Design Manual – Local Roads and Streets section 14.2.4.3.
- d) Minimum side setback shall be 10 feet, (15 ft on corner lots), minimum 20 ft between sides of adjacent buildings. Minimum rear setback shall be 20 feet (minimum 40 ft between rears of adjacent buildings).
- e) Townhouses to be sold individually with a minimum of 800 sq ft of land not located under the townhome unit (ie, front / rear / side yards)
- f) Minimum townhome width = 20 ft, all with one car garage

Apartments/Townhouses:

- a) 20 +/- acres, maximum 240 units (12 units per acre maximum / 8 units per acre if developed as townhouses)
- b) Developed per RG-2 zoning standards except as stated herein if developed as apartments
- c) If developed as townhouses, the above townhouse standards will apply

CCMA21-16: JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-027-000 located off Hwy 9, Richburg, SC be rezoned from R2 (Rural Two) to PD (Planned Development)

Chairman Raines said we've already heard the input. We've heard the public comment. Does any member feel that we need to go through that continuous property all part of a PD? Commissioner Howell said we can't tie the two together, but can they have the same restrictions? Chairman Raines said yes.

Chairman Raines made the motion to approve conditionally on the fact that medium density housing does not exceed 450 units and let that work out to whatever that average was for that particular phase. Commissioner Howell seconded the motion. With no discussion, Vote was 4-2 to approve. (Commissioner Walley and Vice Chairman Smith opposed)

Chairman Raines asked staff if they had any discussion. Any training coming up? Ms. Hutchins said no. Vice Chairman Smith asked was there another PD next month. Ms. Hutchins said yes.

Before adjournment a lady from the audience approached the Chairman, not through the microphone, discussing speaking or not speaking at the meeting. (it's very hard to hear due to commotion) She said she wanted to say this was our time to speak, and here are all of these people to speak. We spend all our time preparing to speak, we come here and only a number of people are allowed to speak. So, you're not really hearing everyone and now...I don't see how you can say we are all going to speak on the same thing and you don't want to hear the same thing over and over again. Chairman Raines asked her if she gave input into what was being...? The speakers? The lady said she had given input to her family. Chairman Raines asked her if she got together with the other speakers because that's what I asked you to do, to sit down and appoint somebody. I didn't appoint speakers. The lady said right, you didn't. But what I'm hearing from you is that this is our chance, and then when we come for our chance...Chairman Raines said in the issue of time, I'm not going to stay here until 11:00 at night hearing twenty people say the exact same thing and that's what I asked you to appoint speakers. I'm sorry you don't feel like you've been represented. But I feel like I awarded you that opportunity. She said but you keep making comments that people need to be here to speak. I don't know if you just want a quantity of people in here that... we're all living here and this person or these people are for or against. I just struck me that it's kind of odd that you're saying for us to be here to speak, but then.... Chairman Raines said you were awarded that opportunity, and by a virtue.... The lady said I realize that, and I hear what you are saying, but I wanted to say that too. Thank you so much.

Commissioner Howell made the motion to adjourn; seconded by Commissioner Hill. Vote was 6-0 to approve.

Chester County Planning Commission
June 15, 2021

CCMA21-17: - David Woods request Tax Map # 079-01-14-017-000 located at 730 Sugarplum Road, Chester be rezoned from RG-1 (Multi Family) to RG-2 (General Residential)

David Woods of 544 Roundtree Circle stepped to the podium. Mr. Woods stated he purchased the property in 2018. Being a first-time landowner, he didn't understand the process. A mobile home was there when he bought the property and he had it removed. He's spent a lot of money cleaning the land and would like to have another mobile home there. Chairman Raines asked if any of the commissioners had any questions. There were none. Chairman Raines asked if any member of the public would like to speak in favor or opposition of the rezoning request. There were none.

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

Chairman Raines stated their opinion is only advisory. County Council will have to approve. They have to have three readings. Check with staff to see which meetings for the readings.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 6.15.21 Case # CCMA21-17 Invoice # 3851

The applicant hereby requests that the property described to be rezoned from RB-1 to RB-2

Please give your reason for this rezoning request:

Myself + Wife Spent our life savings to Rebuild this land for our kids to have something to call their own land. It has been over a total of \$73,000 to get this land right.

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 Number: _____

Property Address Information

Property address: 730 Sugarplum Rd

Tax Map Number: 079-01-14-017-000 Acres: 1.2

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

I had the mobile home and the 2 buildings torn down + removed

PLEASE PRINT:

Applicant (s): David Woods

Address: 544 Roundtree Cir Chester S.C. 29706

Telephone: _____ cell: [REDACTED]

Owner(s) if other than applicant(s): _____

Address: _____

Telephone: _____ cell: _____ work: _____

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

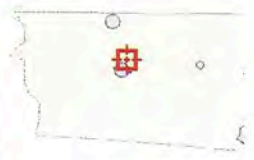
Owner's signature: David Woods Date: April 23 2021

Applicant signature: David Woods Date: April 23 2021

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



Overview



Legend

- Roads**
 - Secondary Road
 - SC Highway
- Municipals
- Parcels
- Chester County Zoning**
 - AG
 - EDD
 - GC
 - ID-1
 - ID-2
 - ID-3
 - LC
 - R-1
 - R-2
 - R-3
 - R-4
 - RG-1
 - RG-2
 - RIV
 - RS-1
- County Boundary

Parcel ID	079-01-14-017-000	Alternate ID	n/a	Owner Address	WOODS DAVID L, AJAID WOODS,
Sec/Twp/Rng	n/a	Class	RN		WOODS AALIYAH D
Property Address	730 SUGARPLUM RD	Acreage	1.101		PO BOX 712
					CHESTER SC 29706
District	02				
Brief Tax Description	ROAD 576				
	(Note: Not to be used on legal documents)				

Date created: 6/16/2021
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 GEOSPATIAL

Chester County Planning Commission
June 15, 2021

CCMA21-18: - Eugene Raffaldt request Tax Map # 161-01-00-011-000 located at 5584 Brooklyn Road, Great Falls be rezoned from RG-1 (Multi Family) to RG-2 (General Residential)

Eugene Raffaldt stepped to the podium. He stated he really doesn't have an address at this time. He sold their home and wished to put a mobile home on his property he already owned at 5584 Brooklyn Road. Chairman Raines asked if any structures were on the property. Mr. Raffaldt said he will have a building put up next week. Chairman Raines asked if well and septic are there. Mr. Raffaldt said yes, a structure use to be there. Chairman Raines asked if the commissioners had any other questions. There were none. Chairman Raines asked if any member of the public would like to speak in favor or in opposition of this rezoning request. There were none.

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



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: June 15, 2021 Case # CCMA21-18 Invoice # 3911

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

Please give your reason for this rezoning request:
To allow a manufactured home

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 Number: _____

Property Address Information

Property address: 5584 Brooklyn Road Great Falls, SC 29055

Tax Map Number: 161-01-00-011-000 Acres: 7

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

PLEASE PRINT:

Applicant (s): Eugene Raffaldt

Address 5584 Brooklyn Road Great Falls, SC 29055

Telephone: _____ cell [REDACTED] k _____

Owner(s) if other than applicant(s): _____

Address: _____

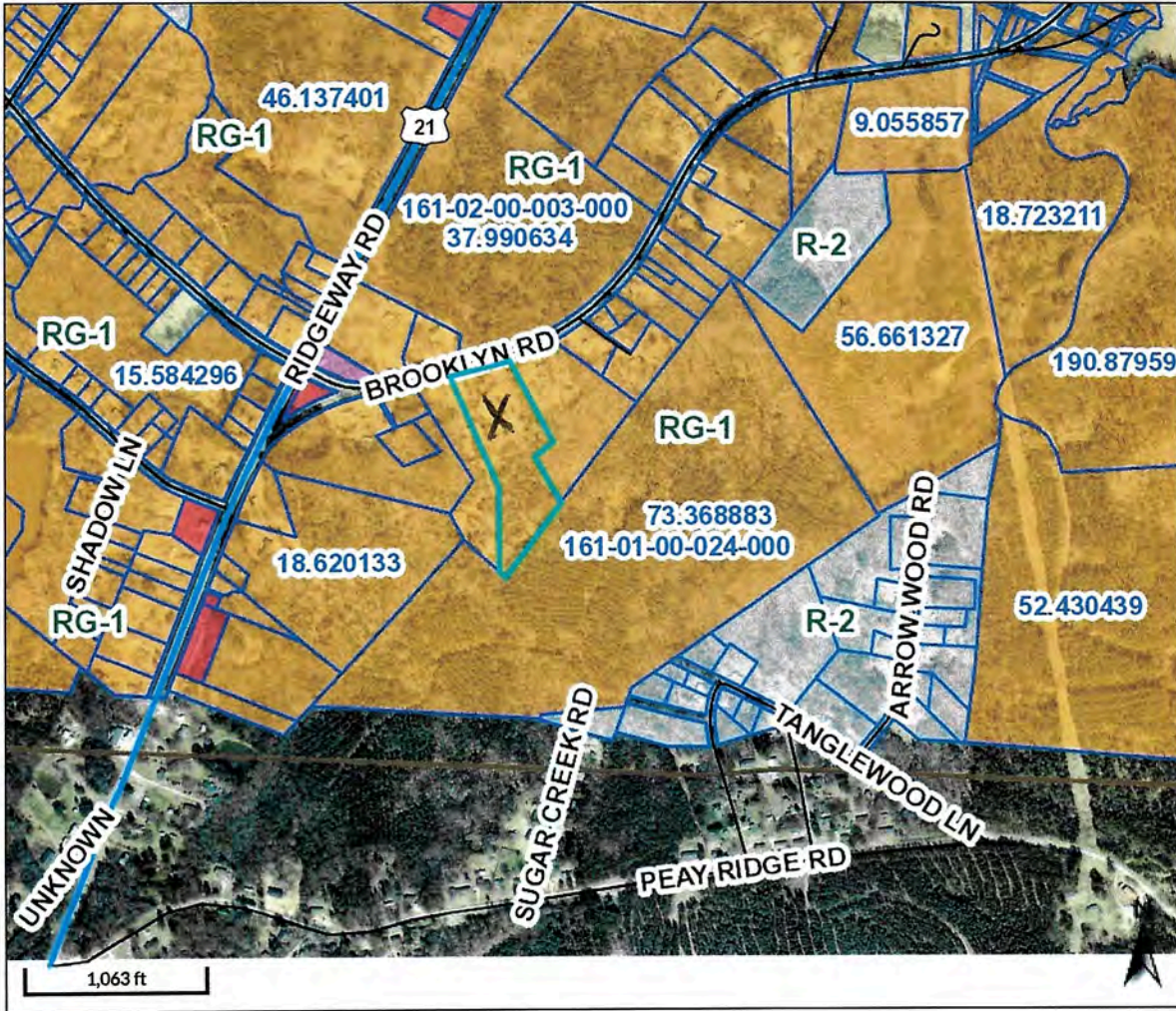
Telephone: _____ cell _____ work _____

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: Eugene Raffaldt Date: _____

Applicant signature: Eugene Raffaldt Date: _____

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



Overview



Legend

- Roads**
- Secondary Road
 - SC Highway
 - Municipals
 - Parcels
- Chester County Zoning**
- AG
 - EDD
 - GC
 - ID-1
 - ID-2
 - ID-3
 - LC
 - R-1
 - R-2
 - R-3
 - R-4
 - RG-1
 - RG-2
 - RIV
 - RS-1
 - County Boundary

Parcel ID	161-01-00-011-000	Alternate ID	n/a	Owner Address	RAFFALDT EUGENE
Sec/Twp/Rng	n/a	Class	LA		5584 BROOKLYN RD
Property Address	5584 BROOKLYN RD	Acreage	7.913		GREAT FALLS SC 29055
District	01				
Brief Tax Description	OLD WINNSBORO RD				
	(Note: Not to be used on legal documents)				

Date created: 6/16/2021
 Last Data Uploaded: 6/16/2021 3:19:09 AM

Developed by  Schneider
 GEOSPATIAL

Chester County Planning Commission
June 15, 2021

CCMA21-19: - Carolina Gypsum, LLC request Tax Map # 080-02-02-006-000 located at 531 Wilson Street, Chester be rezoned from GC (General Commercial) to ID-2 (Limited Industrial)

Trey Few, one of the founding partners of Carolina Gypsum based out of Charleston SC, stepped to the podium. He stated they seek ID-2 like their neighbor Synthomer. They've purchased the property from Mr. Oliphant with the intention of moving their plant from Columbia, SC to Chester. He said they are not new to Chester. Their partner, Carolina Eastern, has been in Chester for thirty something years. Their intent is to hire 10 to 12 local folks. Average pay will be between \$12 - \$15 plus overtime and benefits. Mr. Few stated they process Gypsum, which is a mineral. We make a soil amendment that you will find in Wal-Mart, Home Depot, Lowes and lawn and garden products like Scott's or Central Garden. It's also a fertilizer ingredient that farmers use for peanuts and tomatoes. It's a non-hazardous material. This is a very quiet process. We will use the local rail line to ship about 50 cars or so out of this factory. We've been doing this in Columbia since 2007.

Chairman Raines asked you're talking about shipping out a finished product, how would your raw materials come in? Mr. Few said they could come in in bulk trucks. Chairman Raines then asked what would the hours of operation be? Mr. Few said seasonal, it would be around the clock. In Columbia we're running two eights, 6 AM to 2 PM and 2 PM to 10 PM.

Chairman Raines asked the commissioners if they had any questions. There were none. Chairman Raines asked if any member of the public would like to speak in favor or in opposition of this rezoning request.

Robert Long, Chester County Economic Director, stepped to the podium. Mr. Long stated the property they own in Columbia is actually near the William Brice Stadium with apartments and Breweries and lots of other activities. They are one of the few manufacturers along that corridor now. Columbia's loss will be our gain. This is a sister company of an existing operation here. Mr. Long stated this is a great opportunity for us.

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

Chairman Raines asked if anyone had any new business. There was none. Commissioner Hill asked if there is a meeting next month. Ms. Hutchins, with staff, said we do.

Chairman Raines made a motion to adjourn; seconded by Commissioner Williams. Vote was 7-0 to adjourn.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: June 15, 2021 Case # CCMA21-19 Invoice # 3915

The applicant hereby requests that the property described to be rezoned from GC to ID-2

Please give your reason for this rezoning request:
We are trying to relocate our gypsum pelletizing business from Columbia, SC to Chester.

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: 327410

Property Address Information

Property address: 531 Wilson St., Chester, SC 29706
 Tax Map Number: # 080-02-02-006-000 Acres: 5.63

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

PLEASE PRINT:

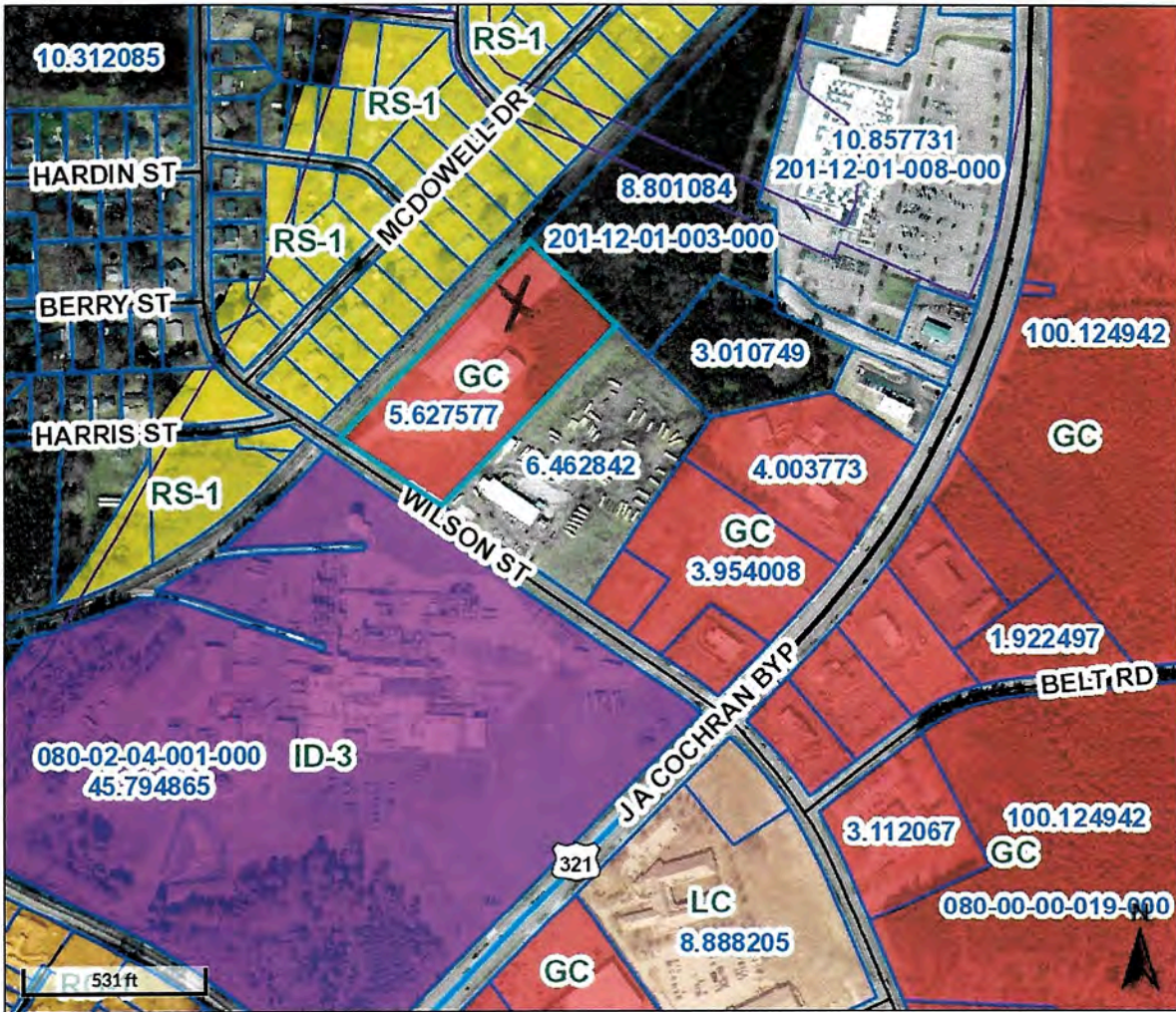
Applicant (s): Carolina Gypsum, LLC
 Address: 1020 Savannah Hwy., Charleston, SC 29407
 Telephone: _____ cell _____
 E-Mail Address: _____

Owner(s) if other than applicant(s): Oliphant and Company, Inc
 Address: PO Box 519, Chester, SC 29706
 Telephone: _____ cell _____
 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: 4-28-21
 Applicant signature: [Signature] Date: 5/13/21

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



Overview



Legend

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- Secondary Road
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 - Parcels
- Chester County Zoning**
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 - LC
 - R-1
 - R-2
 - R-3
 - R-4
 - RG-1
 - RG-2
 - RIV
 - RS-1
 - County Boundary

Parcel ID	080-02-02-006-000	Alternate ID	n/a	Owner Address	OLIPHANT + & CO INCORPORATED
Sec/Twp/Rng	n/a	Class	C		PO BOX 519
Property Address	531 WILSON ST	Acres	5.628		CHESTER SC 29706
District	02				
Brief Tax Description	531 WILSON STREET				
	(Note: Not to be used on legal documents)				

Date created: 6/16/2021
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One SC Fund: COVID-19 Response

2021 General Grant Overview – ROUND 2

The One SC Fund: COVID-19 Response is a statewide COVID response and recovery fund held at Central Carolina Community Foundation. The funds deployed will enhance the efforts already underway in several counties and regions across South Carolina and will be used to address gaps in the response efforts, including support for communities that lack resources or an organized philanthropic response.

Eligibility

Organizations must be a charitable 501c3 nonprofit, public entity or other charitable, education, or faith-based organization. A majority of One SC Fund grants will be given to organizations led by people who are Black, Indigenous, or people of color (BIPOC). Round 2 funding will only be available to organizations serving one or more of the following counties (additional counties will be eligible at a later date):

- Allendale
- Bamberg
- Barnwell
- Cherokee
- Chester
- Clarendon
- Colleton
- Darlington
- Dillon
- Fairfield
- Florence
- Georgetown
- Greenwood
- Hampton
- Lee
- Marion
- Marlboro
- Orangeburg
- Sumter
- Union
- Williamsburg

In addition, projects in the following counties will be eligible but must serve predominately BIPOC communities:

- Abbeville
- Beaufort
- Berkeley
- Kershaw
- Lancaster
- Saluda
- York

Funding Amount

The fund is open to individual organizations and coalitions. Coalitions are defined as a collaborative of at least two community service organizations. Organizations are encouraged to apply for the appropriate amount it will take to serve your community through the proposed project.

Individual organizations can request up to \$25,000; coalitions can request up to \$75,000.

Application

The application is only available online and must be completed electronically through this link:

<https://www.yourfoundation.org/one-sc-fund/>



CENTRAL CAROLINA
Community
Foundation

Project Timeline

- June 1-30: Application open
- August 11: Applicants notified (declinations will be emailed)
- September 1-February 28: Project implemented
- March 15: Final project report due

Contact Information

Heather Singleton

Project Manager, One SC Fund

onescfund@yourfoundation.org

803-978-7807