

CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, July 19th, 2021, at 6:00 PM

Interim Supervisor Dr. Wylie Frederick Presiding

Agenda

1. **Call to Order**
2. **Pledge of Allegiance and Invocation**
3. **Approval of Minutes** -July 6th, 2021 Council minutes.
4. **Citizen Comments**
5. **Public Hearing**
 - a. **3rd Reading of 2021-7** Ordinance to Repeal section 46-94 of the Chester County Code-transporting loose material.
6. **Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading of 2021-7** Ordinance to Repeal section 46-94 of the Chester County Code-transporting loose material.
 - b. **Resolution 2021-14** To Provide A Certification Pursuant To The South Carolina Textile Communities Revitalization Act (S.C. Code Section 12-65-10 Et Seq.) For The Property Formerly Known As The Manetta Mill On Edgeland Road In Chester County, South Carolina.
7. **Old Business**
 - a. Update regarding white water construction in Great Falls- Councilman Vaughn-Christy Churchill (Duke Energy).
 - b. **3rd Reading of CCMA21-02:** Chester Land Holdings, LLC. Request Tax Map # 123-00-00-032-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development) *Planning Commission voted 3-4 to deny.*
 - c. **3rd Reading of CCMA21-04:** Chester Land Holdings, LLC. Request Tax Map # 123-00-00-078-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development) *Planning Commission voted 7-0 to deny.*
 - d. **3rd Reading of CCMA21-15:** JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-024-000 located off Hwy 9, Richburg, SC be rezoned from RS-1 (Single Family) to PD (Planned Development). *Planning Commission voted 4-2 to approve.*
 - e. **3rd Reading of 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). *Planning Commission voted 4-2 to approve.*

f. 3rd Reading of 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). *Planning Commission voted 7-0 to approve.*

g. 3rd Reading of 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). *Planning Commission voted 7-0 to approve.*

h. 3rd Reading of 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). *Planning Commission vote 7-0 to approve.*

8. New Business

- a. Award of Bid for the Hazmat building in the amount of \$1,173,000.00 to JM Cope. – Jarrett Davis.
- b. Discuss adding a 90-day moratorium on new planned development applications. County Council
- c. Discuss a workshop with municipalities, Planning Commission and County Council for possible text changes, new zoning categories required for planned development applications. County Council.
- d. Discussion by County Council whether to revisit the revised Comprehensive and Gateway Plan also propose a Hwy Nine Corridor Plan. County Council.

9. Boards and Commissions

- a. Resignation from the Rural Fire Commission-Interim Dr. Frederick.
- b. Appointment to the Fort Lawn Fire Protection Board- Councilman Jordan.

10. Executive Session

- a. To receive legal advice regarding Gallo. Attorney Winters.
- b. To receive legal advice regarding Project 2043. Attorney Winters.
- c. To receive legal advice regarding Project 2106. Attorney Winters.
- d. To receive legal advice regarding Project 2164. Attorney Winters.
- e. To discuss a contractual matter regarding infrastructure. Attorney Winters.

11. Council Actions Following Executive Session

- a. Action taken regarding legal advice of Gallo.
- b. Action taken regarding legal advice for Project P2043.
- c. Action taken regarding legal advice for Project P2106.
- d. Action taken regarding legal advice for Project P2164.
- e. Action taken regarding legal advice for infrastructure.

12. Council Comments

13. 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.

↓ ***PUBLIC NOTICE*** ↓

Chester County Council has relaxed some of the COVID measures put into place for personal appearances at County Council meetings but continues to encourage social distancing while in County facilities.

Citizens Comments:

Please sign the sign-in sheet upon arrival, name, address and telephone number.
Each citizen will be limited to three minutes.
Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group.

Public Hearings:

Please sign the sign-in sheet upon arrival, name, address and telephone number and topic.
Each speaker will be limited to a three-minute presentation.
Large groups (more than 5) speaking on the same position on an issue must appoint one representative to speak on behalf of the group.

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.

Fishing Creek Dam
1924

Landsford Canal
1823



Aaron Burr Rock
1806

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Tuesday, July 6th, 2021 at 6:00 PM

Present: Interim Chairman Dr. Wylie Frederick, Vice Chairman Joe Branham, Councilman Brad Jordan, Councilman Mike Vaughn, Councilwoman Mary Guy, Councilman Pete Wilson, Clerk to Council Karen Lee and County Attorney Joanie Winters. Councilman Killian was absent.

1. **Call to Order-**Interim Chairman Dr. Frederick called the meeting to order at 6:01 PM.
2. **Pledge of Allegiance and Invocation.** Pledge was recited in unison; Councilwoman Guy gave the invocation.
3. **Approval of Minutes-June 21st, 2021 Council Minutes.**
Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

4. **Citizen Comments**

Jeff Harris, 4354 Simpson Road, Edgemoor, SC asked Council to table the third reading for planned developments scheduled for July 19th. He asked Council to do more independent research to make a decision that was best for the community.

Barry Dodson, 3631 Hernandez Road, Richburg, SC stated planned developments were not good for the community also a bad deal for Chester County.

Joe Moss, 3559 Hernandez Road, Richburg, SC stated you only get one shot of getting it right the first time, he asked not to rush to a decision, but to take time to learn as much as they could and make the best possible decision for the people of Chester County that live here and the ones coming.

Chaplin Spencer, Jr., 226 East Main St, Rock Hill, SC stated he represented several residents who were not against growth but against bad growth. Planned developments were meant to benefit the community not the developer.

Judson Stringfellow, 2116 Crown Centre, Charlotte, NC stated he and his team had been working on plans for the PUD request since 2018, this was not an overnight idea.

Roxann James, 3007 Steele Village Rd, Rock Hill SC, stated she wanted more information on the 2014 CPST balance, walking trails and park grants. She wants to see the new construction plans for Rodman, would like to add walking trails.

5. **Public Hearing-** Interim Chairman Dr. Frederick opened the public hearing. No one signed up to speak.
 - a. **3rd Reading of 2021-8** Ordinance to Adopt a Fund Balance Policy.
Interim Chairman Dr. Frederick closed the public hearing.

6. **Ordinances/Resolutions/Proclamations**

a. **3rd Reading of 2021-8** Ordinance to Adopt a Fund Balance Policy.

Attorney Winters stated for the record the minimum assignment would be 25% not to exceed 50 % percent of the general fund. Treasurer Tommy Darby said currently as the budget stood now 25% of the budget would be

6.2 million with 50% being around 12.5 million to give a range for now. Currently it's at 10.1 million and expected to be about 10.5 million to close out the fiscal year. Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

b. 2nd Reading of 2021-9 Ordinance to Repeal section 46-94 of the Chester County Code-transporting loose material. Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

c. Resolution 2021-13 To Approve Chester County 2021-2022 Departmental Organizational Charts.

Human Resource Director Hyatte Kelsey stated there were several changes to the charts. In the Supervisor department the executive administrative assistant position was dissolved and replaced with assistant county supervisor. In Building Maintenance four new positions were added, two maintenance workers who will be cutting grass since a reduction in some of the grass contracts had been eliminated. Also, two custodians' positions were added he believed the plan was to reduce or eliminate some of those contracts as well. An Animal Control Director was added to the Animal Control department, the Treasurer's department restructured their chart and added a Grants Writer. In EMS the Operation Manager was unfrozen. The Road Dept also unfroze a truck driver position. The Assessor's office restructured their chart to make it flow with what everyone does. In Human Resources he stated he changed the name from Risk/Benefits Technician to Benefits Administrator/Risk Tech. Mr. Kelsey stated Litter Enforcement/Nuisance Abatement Officer change to Code Enforcement Officer. The IT Director had requested adding a GIS Technician (unfunded) as a placement position to his chart. He and 911 Director Doug McMurray were in the process of trying to find a way to fund the position since there is a great need to have someone handle the County's GIS system. The other was title change from Moral Wellness Director to Parks & Recreation Director.

Councilman Wilson asked if Mr. Kelsey's office would supply the County Attorney job descriptions for the Assistant County Supervisor and the Grant's Writer positions for her to review along with Council seeing them as well. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

7. **Old Business**

a. 3rd Reading of CCMA21-14: Judy Funderburk request Tax Map # 158-01-08-007-000 located at 1474 Catawba River Road, Fort Lawn, SC be rezoned from R1 (Rural One) to RG-2 (General Residential). *Planning Commission voted 6-0 to deny.* Councilman Vaughn motioned to approve the rezoning, second by Councilman Wilson. Vote 5-0 to approve.

b. 2nd Reading of 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). Planning Commission voted 7-0 to approve. Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

c. 2nd Reading of 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). Planning Commission voted 7-0 to approve. Councilman Vaughn motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.

d. 2nd Reading of 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). Planning Commission vote 7-0 to approve. Vice Chairman Branham motioned to approve with a reverter clause if the applicant closed the business, it would revert back to GC, second by Councilman Jordan. Vote 5-0 to approve.

e. From CCTC:

- 1. Action taken on repair on Wylie Road.** Taken as information.
- 2. Action taken for signage on Sugar Plum Road.** Taken as information.
- 3. Action taken regarding the update on the Pedestrian Crossing Agreement at Railroad at Pizza Hut.** Council asked Attorney Winters to talk to the railroad and get more information and follow up with Council.
- 4. Action taken regarding the update on Craigbrow and Quail Hollow sidewalks.**
Vice Chairman Branham motioned to give Bill Coleman authorization to apply for the TAP's program, second by Councilman Vaughn. Vote 5-0 to approve.
- 5. Action taken regarding the update on Baseball Alley.** Taken as information.
- 6. Action taken regarding update JA Cochran Bypass and Ashford Street Sidewalk installation.** Taken as information.
- 7. Action taken regarding Deerbranch Road.** Taken as information.
- 8. Action taken regarding the Recommendation of Award for Britt Lane.**
Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
- 9. Action taken regarding the approval to the SCDOT in the amount of \$500.00 for dedication markers Christopher King, Sr. Memorial Highway Dedication Sign.**
Councilwoman Guy motioned, second by Councilman Jordan. Vote 5-0 to approve.
- 10. Action taken to reimburse the Road Department for Road Maintenance from April 21, 2021 to June 18, 2021 in the amount of \$14,505.01 dollars.** Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.

8. New Business

- a. Council to consider a multi-year contract for Election Systems & Software Maintenance in the amount of \$73,725 dollars. Voter Registration Director Karen Roach.** Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.
- b. Council to consider a 5-year 911 contract for UPS maintenance paid annually in the amount of \$2540.16 dollars for the Sheriff's Office. E 911 Director Doug McMurray.** Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.
- c. Council to consider a new 3-year contract for extended service for a Truvista line upgrade and RB office line in the amount of \$3700 + taxes for the Sheriff's office and paid monthly. E911 Director Doug McMurray.** Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.
- d. Council to consider a 3-year contract service agreement renewal for Johnson Controls fire inspections in the amount of \$3,900.22 annually. E911 Director Doug McMurray.** Councilman Jordan motioned to approve provided a revised contract is issued removing the indemnity provisions, second by Vice Chairman Branham. Vote 5-0 to approve.
- e. Discuss the Sheriff's office request to apply for a CPD De-escalation Training Grant. - Sheriff Dorsey**
Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

f. Requirements under State Law for Development Agreements- County Council.

Attorney Winters stated under the South Carolina local government development agreement act in title six, the agreement guides the developments, it helps dictate things that Council has been concerned about such as design standards and infrastructure. The statute requires a policy and procedure to guide the process of a development agreement. It also has very strict requirements for development agreements. She stated it can't just be whatever we want, it has to follow South Carolina law, in order to do a development plan, we have to have an updated comprehensive plan, which is something that I know Council's been working towards development agreements. They are very specific and detailed to a project you don't have one size fits all. You do not have a template; they are designed for each development. The policies and procedures for development agreements must be adopted by ordinance.

9. Boards and Commissions

a. Resignation from the Board of Assessment of Appeals. Interim Chairman Dr. Frederick.

Councilwoman Guy motioned to accept Gene Loving's resignation, second by Councilman Jordan. Vote 5-0 to approve.

- 10. Executive Session-Vice Chairman Branham motioned to go to executive session, second by Councilman Vaughn. Vote 5-0 to approve. Vice Chairman Branham motioned to temporarily suspend executive session and go back to regular session, second by Councilman Wilson. Vote 5-0 to approve.**

Regular Session: Councilman Vaughn motioned to add "discussion of pending projects" to the agenda, second by Vice Chairman Branham. Vote 5-0 to approve.

Jarrett Davis from Brun DMC gave an update of current projects ongoing in the County. He stated the *North Chester Fire Station* site work had been awarded and was at 70 percent complete. The vertical portion of the project the design of the structure had been completed and had been submitted for public solicitation.

The *Hazmat Building* project that will be located on the southeast corner of this property, the design build solicitation is due for submittals to the County this Thursday morning at 10AM. The *Animal Control facility* had been looked at with several different options to build the facility on a new site in phases or renovating the existing facility. Mr. Davis said you would only be getting an extra 800 square feet to the existing building, if the new site is chosen it would be 21,000 square feet once everything is completed. The cost to renovate the existing shelter would be around 1.4 to 1.6 million, building a new one around 4.5 to 5 million dollars and done in phases.

The *Rodman Complex* design came in higher than the budget for 1.1 million, the design they were asked to do came in at 3.2 million which would complete the whole master plan. If they move forward with the plan for Rodman they would not keep the existing ballfields there now; they would be demolished and redone.

Councilman Jordan motioned to go back to executive session, second by Councilwoman Guy. Vote 5-0 to approve.

Executive Session:

- a. To receive legal advice regarding the 2018 Bond. Attorney Winters.
- b. To receive legal advice regarding Project 2043. Attorney Winters.
- c. To receive legal advice regarding Project 2106. Attorney Winters.
- d. To receive legal advice regarding the local sales option tax-Attorney Winters.
- e. To receive legal advice regarding County Infrastructure. - Attorney Winters.

11. Council Actions Following Executive Session

Councilwoman Guy motioned to go back to regular session, second by Vice Chairman Branham. Vote 5-0 to approve.

- a. **Action taken regarding legal advice for the 2018 Bond.** Taken as information.
- b. **Action taken regarding legal advice for Project 2043.** Taken as information.
- c. **Action taken regarding legal advice for Project 2106.** Taken as information.
- d. **Action taken regarding legal advice for the local sales option tax.** Taken as information.
- e. **Action taken regarding legal advice for County Infrastructure.** Taken as information.

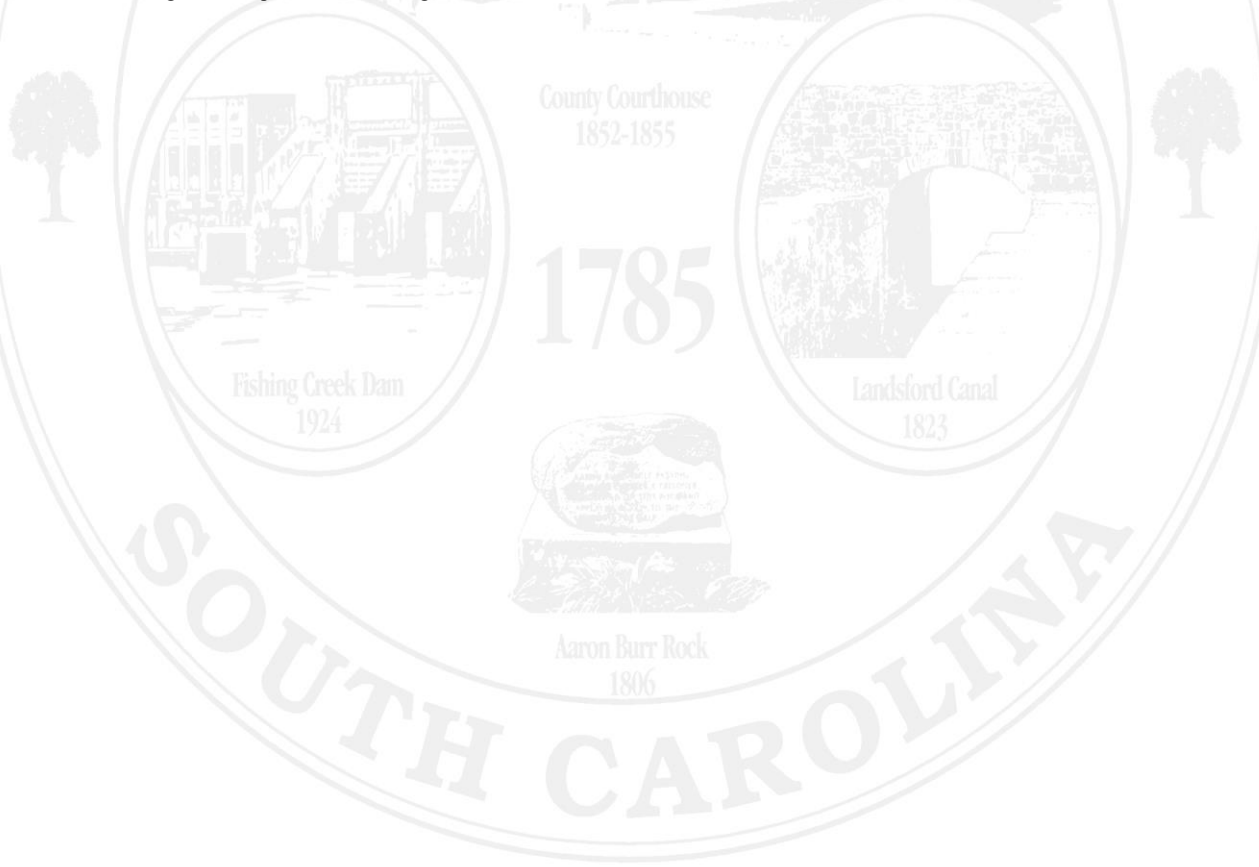
12. Council Comments-None

13. Adjourn

Councilwoman Guy motioned to adjourn, second by Councilman Jordan. Vote 5-0 to adjourn.

Time 10:15 PM

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. 2021-9

**AN ORDINANCE TO REPEAL CHESTER COUNTY CODE §46-94 ENTITLED
“TRANSPORTING LOOSE MATERIAL”**

WHEREAS, Chester County Council has determined it is necessary to repeal a section of the Chester County Code; and

WHEREAS, Chester County Council is empowered by the provisions of S.C. Code Ann. §§44-55-1010, *et seq.*, and S.C. Code Ann. §4-9-35, as amended (the “Enabling Acts”), to enact ordinances relating to the management of the County in accordance with existing laws, policies and regulations; and

WHEREAS, the County enacted Ordinance §46-94 as a standalone ordinance meant to ensure tarping of vehicles carry loose material; and

WHEREAS, the County subsequently enacted a revised Ordinance §46-93 which under subsection (2)(a) the issue of loose materials is addressed; and

WHEREAS, in the interest of eliminated duplication and possible confusion, it becomes necessary to repeal §46-94; and

WHEREAS, Chester County Council has determined that §46-94 of the Chester County Code has become conflicting and superfluous and should be repealed since it is now addressed in a more comprehensive ordinance.

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

Chester County Council does hereby determine that Chester County Code §46-94 has become conflicting and superfluous and is hereby repealed in its entirety.

Ordinance No. 2021-9

This Ordinance shall be effective upon adoption by the Chester County Council on the date of the final reading approval.

Enacted and approved this ____ day of _____, 2021.

CHESTER COUNTY, SOUTH CAROLINA

By: _____

Dr. Wylie Frederick
Interim Supervisor, Chester County

Attest:

By: _____
Karen Lee, Clerk to County Council
Chester County, South Carolina

First Reading: June 21st, 2021
Second Reading: July 6th, 2021
Public Hearing: 2021
Third Reading: _____, 2021

Chester County, South Carolina



A RESOLUTION

TO PROVIDE A CERTIFICATION PURSUANT TO THE SOUTH CAROLINA TEXTILE COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR THE PROPERTY FORMERLY KNOWN AS THE MANETTA MILL ON EDGELAND ROAD IN CHESTER COUNTY, SOUTH CAROLINA

WHEREAS, Lennar Carolinas, LLC, a Delaware limited liability company (“Developer”), desires to redevelop the abandoned textile mill site located in the County of Chester, State of South Carolina, formerly known as the Manetta Mills and formerly owned by Lando Land Company bearing Chester County Tax Number 123-00-00-003-000 (the “Property”); and

WHEREAS, as part of the redevelopment by Developer, the Property is anticipated to qualify for state income tax credits pursuant to the South Carolina Textiles Communities Revitalization Act (Chapter 65 of Title 12 of the South Carolina Code) (the “Textile Mill Statute”); and

WHEREAS, the Textile Mill Statute contains a detailed definition of the specific property that will qualify as a “textile mill site” located in a “distressed area” as designated by the applicable council of governments (as defined in the Textile Mill Statute); and

WHEREAS, Developer plans to file one or more Notices of Intent to Rehabilitate with the South Carolina Department of Revenue pursuant to the Textile Mill Statute; and

WHEREAS, Developer has requested a certification as a textile mill site pursuant to Section 12-65-60 of the Textile Mill Statute from the Chester County Council; and

WHEREAS, the Chester County Council has, after careful investigation and due deliberation, determined that the redevelopment of the Property will be beneficial to the County of Chester, and the County agrees to provide the certification as set forth herein in compliance with Section 12-65-60 of the Textile Mill Statute.

NOW TEREFORE, BE IT RESOLVED by the Chester County Council:

1. All recitals set forth above are incorporated by reference in this Resolution.
2. Developer purchased the Property from Fishing Creek Associates, LLC on August 21, 2019 and has submitted to the County a request for certification of the Property (“Request for Certification”) as an abandoned textile mill site pursuant to Section 12-65-60 of the Textile Mill Statute.

3. The County has reviewed the Developer's Request for Certification, conferred with the Developer and conducted a review of its records concerning the Property.

4. The Property was part of the land formerly owned by Manetta Mills, which operated a facility that was initially used for textile manufacturing operations and for ancillary uses to those operations (i.e. a "textile mill") as more particularly defined in Section 12-65-20(3) of the Textile Mill Statute.

5. At least eighty percent of the textile mill structures on the Property have been closed continuously to business or otherwise nonoperational as a textile mill prior to January 1, 2020 and therefore, the Property is "abandoned" as defined in Section 12-65-20(1) of the Textile Mill Statute.

6. The Property, consisting of approximately 366 acres, constitutes a textile mill site consistent with Section 12-65-20(4) of the Textile Mill Statute.

7. In accordance with Section 12-65-30(D) of the Textile Mill Statute, (i) the facility has not previously received tax credits under the Textile Mill Statute and (ii) neither Developer nor any affiliate of Developer owned the Property when it was operational and immediately prior to its abandonment.

8. That this Resolution is intended to comply with the certification requirements set forth in Section 12-65-60 of the Textile Mill Statute.

BE IT FURTHER RESOLVED THAT this Resolution shall take effect upon its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2021.

COUNTY COUNCIL OF CHESTER COUNTY

Wylie Frederick
Interim County Supervisor

ATTESTED:

Karen Lee
Clerk of County Council of Chester County

Property #1 of 3



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: 3.16.21 Case # CCMA21-03 Invoice # 3558

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

Please give your reason for this rezoning request:

We are submitting this request for PD zone to accommodate a mix of housing opportunities for Chester County

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: 814, 531110, 531311

Property Address Information

Property address: Property along Edgeland Road
Tax Map Number: 123-00-00-032-000 Acres: 334 +/- acres

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

PLEASE PRINT:

Applicant (s): Chester Holdings LLC CHESTER LAND HOLDINGS LLC

Address 2627 Brekonridge Centre Drive Monroe, NC 28110

Telephone: _____ cell _____ work _____

E-Mail Address: _____

Owner(s) if other than applicant(s): CLARY SARAH B. BESS BURNS BURNS-REID LCA VIRGINIA L.L.C.O

Address: 34 EASTBRANCH COURT COLUMBIA, SC 29223

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.

DocuSigned by:

Owner's signature: [Signature] Date: 1/4/2021 | 10:52 AM EST

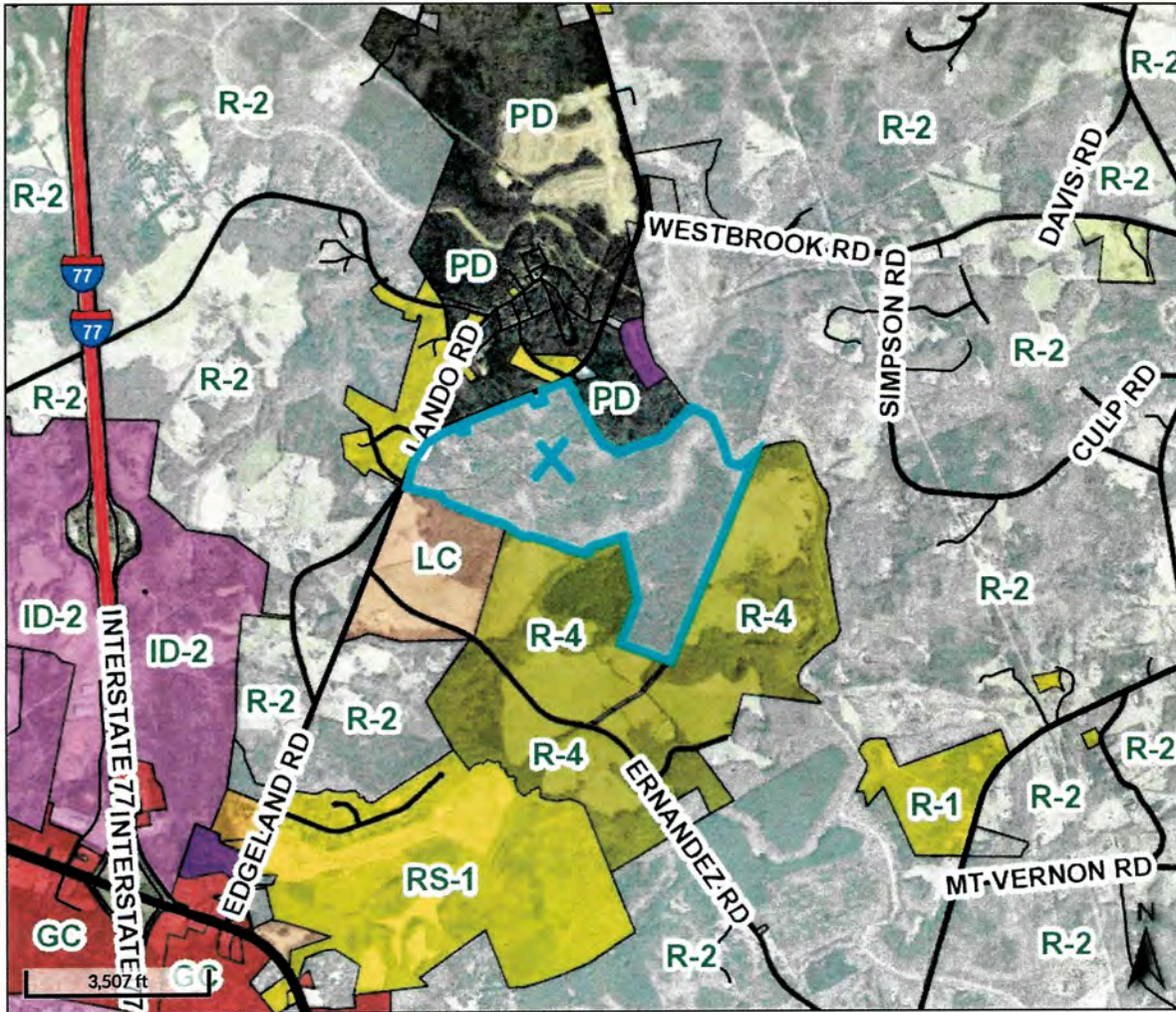
Applicant signature: [Signature] Date: 1/4/2021

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

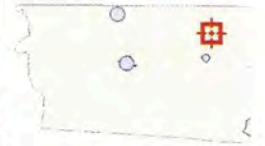
CCMA21-03; and CCMA21-04 are filed here.

Planning/Planning & Zoning/County of Chester/Forms/Rezoning Application

CCMA 21-03 Withdrew application see attached info 4-1-21



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 123-00-00-032-000
 Sec/Twp/Rng n/a
 Property Address

Alternate ID n/a
 Class LA
 Acreage 328.992

Owner Address CLARY SARAH B - ETAL
 % CHESTER LAND HOLDINGS LLC
 2627 BREKONRIDGE CENTRE DR
 MONROE NC 28110

District 03
 Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 7/16/2021
 Last Data Uploaded: 7/16/2021 4:14:00 AM

Developed by Schneider
 GEOSPATIAL

CCMA21-02: Chester Land Holdings, LLC. Request Tax Map # 123-00-00-032-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development)

Sara Shirley with America Engineering stepped to the podium and stated she is here to represent Chester Land Holdings. Ms. Shirley thanked the commissioners for letting her be here and said they are very excited about this project. I will give you just a little bit of context. I am sure you are very familiar with the site. We are very conveniently located between Chester, Rock Hill and Lancaster. Very easy drives from Hernandez Road and Edgeland Road. It is 336 acres for the one property and the balance 90 some to create 426 acres total.

This is our master plan. This master plan was submitted along with a conceptual rezoning plan. It also provides levels of commitment for the site. In regard to storm water, density controls, community controls, architectural controls, things like that. I wanted to give you a little bit of the vision of the plan first and foremost.

This is very well located along the intersection like I said. The southern half of the property is a Limited Commercial zone currently. The northern half of the property is a R2 zone. In the district Gateway Plan, there is actually two different zones that is recommended for the property. There is a little bit of the PD district that overrides our property and then some of it is what is called a rural residential. You will see that the existing zoning actually already allows, limited commercial, already allows townhomes and apartments. And the residential R2 district already allows for single family detached homes. So, one of the things we wanted to stress about the rezoning is that we are not actually asking for a change in use in any of these zones. But just for the flexibility in lot sizes. We understand that there is a great need for housing in Chester County. And a great need of housing for people all across all age groups, all across all income sectors. We are trying to meet all the needs of people that we can on the site by providing a mix of apartments, townhomes and single family detached lots. Even within the single family detached we will have different lot sizes, depending on the desires of the people. All of these will be for sale units except for the apartments which will be, of course, for rent at market rate.

So, our vision. Winchester offers a master plan residential community with high quality homes. We will have at least an HOA if not multiple HOA's. As part of the neighborhood, we have a tree lined boulevard that will go through the center of the site, through the center of the single family detached homes. Off of that boulevard we are going to have little neighborhood pockets. Little enclaves, so that you have got a smaller neighborhood within the whole. So, it does not feel like one large.... It is one large community, but it is several sub communities within the whole. Each one of these little enclave neighborhoods will have their own pocket parks. We have worked with the land in order to protect all the natural features that are on site. We are looking to provide buffering along the creek. And we are looking to make sure that we take care of all the stormwater control. So, anything that will drain off of our site we will treat and protect before it goes back into the earth.

Some of the multiple family, multiple housing options, the apartments, and townhomes, we are even going to offer one- and two-story homes to help that market cover empty nesters looking for master downs. People that are looking for smaller homes, and people looking for larger homes for

their big families. So, we have got all of our traditional design elements into this. The smaller enclaves, tree lined boulevards, pocket parks. We are going to have a club house and a pool to help serve the single family detached and the townhomes as part of that. And then the apartment community will have its own amenity package as well. There is an economy of scale that comes in, the more homes that you can have in a community means better amenities, more in the amenity package because it helps spread the HOA cost amongst more residents. It helps keep those HOA maintenance cost down. This is a long-time investment. We understand there... we are gearing for about two thousand homes over the span of ten to fifteen years. We are looking in providing an investment with the community. We are all Carolina born and raised and we are looking to make sure that we bring the best product that we can to Chester County. We are very excited about it because we know once we are here, we are going to be here for the long run. All of the infrastructure improvements that will be required as part of this plan, roadway improvements, water and sewer expansion, storm water improvements. All those would be responsibilities of the developer to finance, install and maintain.

One of the questions we had asked, we actually held a voluntary community meeting as part of this. You will hear some of the community members tonight. We wanted to do this as a way to reach out to the community before we came before the Planning Commission and the County Council to help hear, we want to listen and hear what the citizens have to say, and we want to make sure we are meeting the goals of the county. Four of the themes of the Gateway district that we feel we can support as part of this neighborhood are creating destination, connecting nature and advancing infrastructure. And most important, and probably the less obvious one is creating destination. Number one in the Gateway District Master Plan is the availability of additional housing and the quality of existing and future housing are important components of the continued growth and prosperity of the Gateway District. So, we feel we can meet that goal by providing variety of home choices for all of our age groups and incomes. High quality houses for all of those home choices, and meeting more market needs and housing demands through all those choices.

We are meeting the goal of connecting nature by providing all of our natural features, access to all of our nature features on site through pedestrian networks, walking trails, pocket parks, access down to the creek, sidewalk connections. We really want people to get out and about and really experience nature and have the opportunity to do so.

Lastly, advancing infrastructure. The existing infrastructure needs to be improved in order to continue the growth of the county. Our property is actually labeled as an undeveloped piece of property. And, as such is considered by the Gateway district an infield development. So, one of the goals is all of the infrastructure providers in the Gateway district support the growth and future development. The regulatory agencies are with them and working with them throughout the process to make sure all of the goals and regulations are met. We will be providing infield development for this undeveloped land. Providing access to water and sewer and the expansion of the existing system. And access to major roads, such as Edgeland Road and Interstate-77. And again, all of the infrastructure improvements that we are providing as part of this will be developer funded.

Lastly, I just want to reiterate, we are here to provide homes for families. Active adults. Young adults. We are here to help meet that housing need. Even driving down tonight I see all of the now

hiring signs for all of the industry. And industry is a major sector of the county. And I know that people are looking for homes to live here so that they do not have to commute in from outside. So, some of the amenities, I just want to go through really quick. Just some traditional amenities we want to offer as part of this, seating areas, playgrounds for the kids, walking trails, swimming pool, dog parks, dogs are important to our residents as well. Some of the homes that we offer, this is just a very small sampling to give you guys an idea of the quality of the homes we are looking at committing for here. We have single family detached products. We work with a range of national and retail home builders. So, it is not limited to just one builder. We will have a couple different builders as this whole packet. And some of our townhomes and apartment communities.

So, for that, I am just here to answer questions. I am happy to answer anything the commission has, or neighbors, and I will be available.

Chairman Raines asked the commissioners if anyone had any questions. Commissioner Grant asked in your homeowner's association, I am suspecting you are going to have some restrictions for each style neighborhood, is that correct? Ms. Shirley said yes sir. So, we will probably have a main HOA and if we need to have any sub HOA's as part of that, like if there is an age targeted or an age restricted community as part of that, they will have their own separate HOA. But yes, the HOA would be in place to make sure that all of the maintenance is taken care of, all of the open spaces are taken care of and fees are collected. Commissioner Grant said so eventually the company is going to take care of all the entry ways when you first start and then turn it over to the HOA. Is that correct? Ms. Shirley said correct. Usually what happens is the developer will have a fund that will help start up the process until there is enough homes to start putting the fees back into the HOA. So yes, that will be taken care of from day one. Commissioner Grant said my next question is water and sewer are already located on Edgeland Road? Ms. Shirley said yes sir. We have confirmed with both Chester Wastewater Authority and Chester Metropolitan. There is a 24-inch force main that runs along Edgeland for sewer availability and there is a water main, I forget the size right now, but there is at least a 12-inch water main that runs along Edgeland. Commissioner Grant said so sewer and water are available, Ms. Shirley said yes.

Commissioner Howell asks, the sewer plant that is there, do you have an idea how much more you are going to add to that sewer plant or are y'all planning to help pay for additions to that sewer plant? Ms. Shirley said yes, currently there is capacity that is available at ultimate build out, if we do get to the 2,000 homes that we are goaling, that we are trying to get to, that would require some upgrades to the treatment plant. But we are in conversations with the Chester Wastewater Authority who is working with AECOM to put together the master plan for the whole project. They are very supportive, and they understand that this is part of the process. Any upgrades that would be required as part of putting our neighborhood on the system we would pay for. Commissioner Howell then ask what about the Fire Departments, the burden that you are going to add to them, have you been in any discussions with those about what they would need to accommodate you? Ms. Shirley said with the tax base increase and the revenue stream that would come as part of the neighborhood we would be putting taxes back into the system obviously to help pay for the fire and police improvement. Commissioner Howell said you are building almost a small city for a volunteer fire department. Ms. Shirley said understood.

Vice Chairman Smith had a question about the density on your stand-alone houses. What are the range we are looking at per acre? I am not talking about the flood plans, the buildable acres. Ms. Shirley said I have not calculated that but most of our single-family homes reside on the 336 acres. Right now, our goal is about 1,500 homes. So that works out to be about 5 units per acre. You can correct me if you have a calculator. One of the commitments that we have as part of this plan is that we are going to cap the density at 6 units to the acre. And that includes the apartments and the townhomes. So, the apartments and the townhomes help drive up that density sort of artificially. So, the single family, as another commitment we have as part of this, at least 50% of the total homes will be single family detached homes. That is in the designing plan. Vice Chairman Smith says so the numbers you are giving me is for the entire parcels? Ms. Shirley said oh no I'm sorry, so for the entire parcel, 426 acres including the second parcel to the South of us, the density cap would be 6 units to the acre. Which at maximum if we could possibly build out, which we are not realistically being able to get to would be 2,400 homes. Vice Chairman Smith then asks is that a deal breaker as far as a limit on that? Ms. Shirley asks a limit on.....Vice Chairman Smith says if we lower it? Ms. Shirley said no, because we understand that real site conditions will dictate what we can actually build on site. Things like the grading cost for what it would take to put a house on a steep slope for instance. Most of the time, we like to avoid walls, so, if that means dropping a lot or moving a road to adjust for that. Realistically we would make sure it works. The numbers work basically.

Commissioner Williams ask how many square footages would each house have? Ms. Shirley said we have not determined that but on average it is anywhere from 1,500 to 2,000. And it might go up depending on the size homes that get put... we are putting a lot of our larger lots along the perimeter of the property. Those homes could be anywhere from 2,500 to 3,000 and up.

Commissioner Howell asks the distance between your homes in your paperwork states the sides would be three feet. Ms. Shirley said that would be at very bare minimum. At minimum we would have six feet. Usually, we do about ten feet between the homes. Commissioner Howell asks can that be put on your PD that it would be a minimum of ten? Commissioner Howell asks staff if that is something we could do? Ms. Shirley ask to change the commitment? Director Levister said that would be something we would do at the preliminary plat procedure. Right now, all we are doing is trying to get the rezoning, once we present the plat then y'all can make the recommendations of what you would like from what they present to the county. Commissioner Howell said from what I understand, most of this property where she is putting the townhomes and the apartments is already zoned for that, correct? Ms. Shirley said it is the LC. Director Levister said it is Limited Commercial. No, Ms. Shirley corrects him. The larger parcel is zoned R2. Limited Commercial is 96 acres. Commissioner Howell ask the 96 acres is where you will be putting the apartments and townhomes. Ms. Shirley said yes sir. Commissioner Howell said that is already zoned for that, correct? Ms. Shirley said correct. Commissioner Grant said I assume that will be the first one to built out, right? Ms. Shirley said no, we actually are planning on possibly looking at the single family detached. Just because we have a lot of nice road frontage, and we know that is where the majority of the need is now. Multi family and townhomes would come later on. Our goal right now is to start with the single family detached. Commissioner Grant asked if any executive style homes would be there, 3,000 or more feet? Do you have plans for that? I know you are not prepared to speak about a plan right now, but is that the plans? Ms. Shirley said we have plans to put the larger lots, like the executive style houses on the site, yes sir.

Commissioner Walley asks up to six houses per acre? Ms. Shirley said at the very maximum. What that means is that we cannot build over that. And most likely the actual number will come down.

Commissioner Howell asks the majority of the property where the single homes are going to be built, is zoned R2 now. Ms. Shirley said yes sir. Commissioner Howell asks staff what can they build now with water and sewer on R2, it has to be two acres? Director Levister said correct. Ms. Shirley said in the R2 zoning it actually specifies that an R2 zoning is only applied to areas where water and sewer is not available. So, because water and sewer is available at the site it actually helps justify smaller and flexible lot sizes.

Chairman Raines states it looks like your drawing shows two entrances and exits. Is that correct? Ms. Shirley said we have got more. Actually, we will have two for the smaller little parts and the third is the main thoroughfare along Edgeland. And then there will be an entrance, at least one entrance for the apartments and townhomes. I apologize, there are actually two on Hernandez Road. Chairman Raines asked if that was discussed with the Fire Department about emergency access, more than one exit? Ms. Shirley said as part of this we will have to do a TIA. And in that TIA we will have to deal with Chester County Fire and Police and SCDOT. SCDOT has preliminarily seen this plan. They actually told me I could eliminate an entrance if I wanted to, but I kept it on for now. Chairman Raines said they estimate the road can handle the traffic. Ms. Shirley said yes, absolutely yes. What we will do as part of this is, most likely what will happen as part of the traffic impact analysis is, we will need to install left and right turn lanes. And it will take a look at all the intersections around that we are affecting as part of the neighborhood, and if there are any off-site improvements we would be required to install or pay for this as well. Chairman Raines says that would be paid for by you, the developer? Ms. Shirley said yes.

Commissioner Howell said, my other question, and it will be my last, the trash situation there. You are right there at the recycle center, it is pretty much maxed out at this time. Do y'all plan to contribute to the county to get improvements there for this many homes? Ms. Shirley said we have not had any discussions about it. Normally what we do with our neighborhoods is provide a private trash pickup. We would definitely work that out as part of the development. Commissioner Howell said so the homeowner association will have a trash service? Ms. Shirley said usually, yes sir.

Vice Chairman Smith asked a question about the roads. On 901, I actually drove down there today, there are two developments that have already broke ground. Of course, everybody knows how it has been raining every day, there is silt just going down the road. Who is responsible for fixing that and cleaning it up? Ms. Shirley said that would be part of the erosion and sediment control plan. That is responsibility of the contractor on site to make sure that all the measures are in place like the fencing to make sure the silt does not fall on the road. And then if there is a violation, an inspector would come out from DHEC to take care of that. They usually have inspectors so if there is something that is not working properly, it would be the contractor's responsibility to clean up. Vice Chairman Smith said that is good. It is just a concern for me because I see it a lot. I am not saying that some one is not doing their job. I hate to see silt going down the road. That road. Farm road. Ms. Shirley said well usually those things are very heavily regulated. They would get fines if they were not. Hopefully, someone will come out and check on that, and get it fixed soon.

Chairman Raines asked if anyone had any further questions. There were none.

Chairman Raines asked if any member of the public wished to speak in favor of this request. There were none.

Chairman Raines said I have a list of ten or twelve people or so that are all opposed to it. I'm going to exercise the authority to not let everyone speak because we will be here all night typically hearing the same thing, so. I'm going to give you fifteen minutes and appointment five speakers and I am going to give you three minutes each to present your issues and everything. If you could get a spokesperson.

A member of the audience spoke up and said you just gave her twenty-five minutes to thirty and we can't all speak. You are not going to let us all speak. Chairman Raines said as far as I am concerned, that was input of what is going on. She was just presenting the case. This is public comment. I am allowing public comment. My bylaws allow me to restrict it in a case like this and that is what I intend to do. That is almost one speaker for every two that applied.

Off record – giving citizens time to gather speakers for fifteen minutes.

Chairman Raines asked for the first speaker to step to the podium and state your name and address for the record.

Jeff Harris of 4354 Simpson Road, Edgemoor stepped to the podium. My wife and I own Puddle Moon Farm. Our farm is directly across Fishing Creek from the proposed development. We understand Chester County is growing. That is a good thing provided the growth is fair, just and equitable for all stakeholders concerned. We want to ensure the community retains the beauty and quality of life that has made it attractive to so many of us. We strongly oppose the rezoning of the development for three good reasons. Number one, Chester County is already addressing the need for more affordable housing. We all know that. There are 225 apartments at LGI and Lando is going to do another 305. So, that is already being taken care of. Services for wastewater treatment, police, fire and emergency medical service, water and schools would be mitigated. These two developments alone will mean an additional 1,000 to 1,200 vehicles congesting our road. This project once built out would add 5,500 estimated more vehicles. According to Mr. Phillip Thompson King, the director of Chester's Wastewater Recovery on Fishing Creek, he had not heard of the 2,000 homes fourteen days ago. This was new. Mr. King told me that if this development is built out, it will use up all the capacity he has. He also told me they have expanded for the last twenty years three times and has no more capacity for expansion. He said he is landlocked. So, this would take up all the sewage capacity available on that line. The zoning ordinance code 4-131 requires a descriptive statement. That descriptive statement has thirteen requirements. Number eleven says the design standards, procedures and methods demonstrating that this development result in an integrated use district, functional and compatible with the area. We do not believe this project is compatible with our community. Maybe her vision. It is our nightmare. In light of these specific issues, the need for further discussion and study, we respectfully request this property not be rezoned at this time until each item is carefully considered in a mutually agreeable path forward can be determined. Thank you.

Robert Dodson of 3631 Hernandez Road stepped to the podium. My family's property is about 500 feet removed from one corner of the proposed development at the intersection of Hernandez and 901. I grew up in four homes all within two miles of this proposed development. The area in question, I grew up on Wyllie's Mill, on Highway 9. 901, and on Hernandez Road. I am a deacon at Union ARP Church. I am proud to say I have been a member of this community for thirty one of my thirty-three years. God willing, I would like to be a part of this community for the next fifty. I am standing in opposition to this rezoning request. I think others are going to cover some other points on negative impacts, traffic environment and what not. I would like to talk a bit about an agreement with the community. This commission unanimously recommended, and the Chester County Council approved in 2017 the Gateway District Master Plan. It is not gospel. I have got some problems with it. No one gets all that they want. But it is a compromise and agreement with the community for how this area should be developed, how it should grow. Both plots in question for this proposed development are largely designated as rural living. There is a small top corner, the top North corner of that is designated as mixed use. But almost all of this is shown as rural living. No reasonable person would count this as rural living. The tightest any rural living allows is one-acre minimum lot size. Even if this space were all mixed use, this proposal does not match the intent of mixed use in the Master Plan. It is just high density residential. Mixed use is supposed to have some commercial, retail spaces blended together into a plan. This is just packing people in as high density residential. And even then, if this were all designated as mixed use, and that was met, it does not as Jeff mentioned, match and blend in with surrounding rural areas. That is something that is also brought up in the Gateway Master Plan as one of the design standards and requirements for mixed use developments. Its that they are supposed to blend into the surrounding communities. A tree hedge around the edge of a property does not count as blending in with the farmland around us. Approval of this rezoning and development would be a breach of an agreement, and a breach of trust with the community as expressed in the Gateway Master Plan on several points. I please request the planning commission reject this proposal on the strongest possible terms to county council with recommendations to hold off on further development outside of the master plan unless there is an additional detailed investigation that happens over months with all sorts of community stake holders come up with this plan. Thank you.

Chase Catledge of 1047 Four Boys Alley stepped to the podium. I am a pastor of Trinity Baptist Church in Great Falls. I live off Hernandez Road where the development is planning on being. I am opposed to it. I want y'all to understand, I am not opposed to growth. I think a lot of us are not opposed to growth. For me as a pastor, growth is a good thing because I can reach people with the gospel and that is the goal. For two reasons that I am opposed to this is one, the schools. Right now, our schools are overcrowded. My son goes to the middle school in Lewisville, and they have some of the elementary school kids there. Fifth graders, because it is so overcrowded. Another reason is safety. I believe it is a big safety issue. I know as a parent to a middle schooler, when we go to pick up our kids, the line is so long we are out in the main road. The reason for that you know, it goes back again to overcrowding of the schools. What the school has done to adjust that, is they allowed the younger kids from the elementary schools to dismiss early. Because it is a huge safety issue there. Also, when you look at Hernandez Road, there is no way that it is able to hold the traffic that is coming. There is absolutely no way. There was a Fire Fighter that was going to speak that is not able to tonight. He was going to, I am sure, stress the importance in how this is going to affect them, volunteers. So that is a safety concern. I talk to a lot of old timers and they told me years ago before my time there was Lando Landfill that is near where the development is,

if not right on it. It is close, but it goes way back in there and y'all may be familiar with this. They dumped everything back there. Batteries, transformers, oil, cars. It was massive. Talking to several of the folks, the only thing that they know has been removed from there was a couple transformers. Everything else is still there. So, I am not sure how that would be a safe thing to build around. For those two reasons is the reasons I am opposed to this. The schools and safety. So, I just do not think it is a wise decision. I hope y'all would use some wisdom on this and make the right decisions. I would recommend moving it somewhere else at a later date when we are able to support this kind of growth. Thank y'all.

Joss Moss of 3559 Hernandez road stepped to the podium. My family, we own the property directly to the east side of the project. We have three houses on about 230 acres. My wife and I live in one, my brother and his family in one and my Mom in the third. It is a cattle and hay farm. So, I want to say my family and I are not in favor of this proposal. Little background, before moving to Richburg about eleven or twelve years ago we lived in Mecklenburg County in Steel Creek near Carowinds on the old family farm there. My family had been there for about 150 years. When we got married back in 1989, we fully expected to stay there, forever. Soon though, development started coming into the community. Ironically, it was development very similar to what we see proposed here tonight. Apartments, townhomes, houses on very small lots. Very dense subdivisions. From there it did not take long to see where the community was heading. What had once been a very pleasant suburban rural community, a whole lot like Richburg is now, was turning into an environment that we did not want to raise our children in. Our house was broken into a couple times. Cars vandalized. Traffic became overwhelming, so we eventually made a difficult decision to leave. In that relocation process, we looked at property all over. We looked at Chester county, Lancaster, Union, York. Even down at Fairfield county. Finally, we found what we were looking for in Richburg. Now it is true that Winchester would be a substantial financial investment in Chester county. But I think there are investments to have value other than financial. When we decided to make Richburg home, we were also making a big investment. As with a lot of other people you see here tonight have done the same thing. We have made investments of time, family, community, stewardship of the land, our mental quality lifestyle on and on. I believe that intangible investments like these add a lot of value to Chester county as well. These are the kind of investments that create the environment that make people want to be a part of it, not just pass through it. So, I hope you all do not overlook that type of value tonight. So, I understand like some other folks have said, I understand that growth is coming. And I will even agree that growth can be beneficial. But I urge you to consider the quality of the development. The decision you make here tonight could set the time for Richburg, Lando, Edgemoor for the next twenty, thirty years. Think about not just the immediate impact, but what this area will be like in the future. Make the decision tonight that you will be proud of when you drive down 901 twenty years from now will you be able to say that you are proud to have had an influence of what you see down there. To summarize, I believe the proposed is too dense. Too much. Too quick. If you want to see how this type of development plays out, I will be glad to take you on a tour of Steel Creek where we use to live. Or you can go up on 160 and drive down that about 4:30 one afternoon at Fort Mill. So, I am an engineer by profession, I did not have time to talk about other serious concerns I have about infrastructure, environmental impact, and the failure of the project to adhere to the Gateway Master Plan. I think other folks have spoke to that. But I do appreciate your time and attention. Thank you.

Barry Dodson of 3631 Hernandez Road stepped to the podium. We love Hernandez Road. It was always a dream of my wife to have a farm out there, where we go from rental homes. We are a diverse community. We have a family farm. I actually bought my piece of land from John Reid who has the limited commercial track up on 901. The deer population on our track is huge. It is being driven to us by Lennar and the development down toward Highway 9. Those sights have been around for two years, and not the first two by four has been erected. You have a lot of homes there that are planned but nothing has been done. Yes, we have COVID. We have had rain. People are building all over the county but not there. Is there demand? We have been hearing about it for twenty years. One of the Graham brothers bought that land on 901 South. Was going to be another Sun City. It is a waste land. Let's let Lennar build out. And let the development on 901 build out and see if the demand is actually there. There is not a demand for 2,500 homes on Hernandez Road. And besides that, Hernandez Road is dangerous. You come out on 901 from Hernandez there is a five second blind spot there. You cannot get out. They are not going to put a traffic signal there. There is not one at Highway 9 and 901. Try to exit on 223, it is a logging road. Blind curves both directions. And the logging trucks, Adeline Shephard, a member of our church got killed by a logging truck and she is Shepherd Will. The traffic is horrendous. It can not be fixed with this plan. So, what do you want to do? Let me send 2,000 cars by your house every morning at 7:00. They are going to be coming down Hernandez Road. And trying to get to Lewisville schools on 223. This is a nightmare, and it is going to end up killing a kid. So, what can I say? We love this area. We have invested thirty years of our life in our little family farm. We are so happy to have the Moss'. We are so happy to be around the Reids'. We are happy to go by and see David Love and his extended family. These are not rich people. We are not rich people. But we can not handle 2,500 homes on Hernandez Road. It is just now getting improved after twenty years of begging and that has not started yet either. Guys, I have been engineering the Carolinas, registered, for forty years. I know Bailey Patrick. I know Jim Mierfield. I have had dealings with them. This sounds great. But it is not the right place. It is not the right time. Please take your time. Please do not approve this. It is horrendous. Look at it. It is horrendous. Thank you.

Chairman Raines said that closes the public comment portion of the meeting. We have heard a lot of passion on the con side. I think we had a good presentation of what the overall plan is and the timeframe and everything. He asked if anyone had any comments or a motion.

Commissioner Grant had a question for staff. What was the last development that we approved that County Council turned down? Director Levister said the last PD that got turned down was the development behind Victorian Hills. But now it is a special exception for a cluster development.

Chairman Raines said the portions that is already Limited Commercial, they can build on it as it is, correct? Director Levister said Tax Map number 123-00-00-052-00 is already current zoning of Limited Commercial and it will allow residential living on that zoning. Chairman Raines asked including their plans? Director Levister said I would have to check and make sure everything that is in that plan meets that requirements. Chairman Raines said pending approval of the plat. Director Levister said correct. Chairman Raines said I just wanted to make that clear that part of it already meets the requirements.

Commissioner Howell said the way I understand it, the part that meets it is the apartments and the townhomes. Correct? Chairman Raines said yes. Commissioner Howell said so basically once you meet the obligations that the county set before you could build.

Vice Chairman Smith said one of the comments mentioned, Highway 160 in Fort Mill, Indian Land and I am trying to think long term development. When you look at somewhere like Indian Land, SC where you go further north to Indian Trail NC, there is a lot of developments and plan developments of this size and this density. Yeah, they bring short term revenue to the county, which we need. And we do need homes. But the long-term negative side effects that do not add physical value. And also, they do have physical value, but when it comes to things down the road the county is going to have to deal with. The state is going to have to deal with it. There is a price tag involved with that too.

Chairman Raines said I agree it is a lot bigger than you would maybe want to see. But you know, in my opinion, I do not think the government entities and Highway Department and all of those people are going to go and build enough sewer capacity to take care of something like that. They are not going to four lane the road in anticipation of that happening. Then there are always schools. They are always behind the curve. We can't even agree to replace a sixty-year-old school. Money has got to be spent at some point. Impact fees, I do not know what will happen with that discussion, you know as a method of paying for some of this. It could fill some of that gap. But overall, it is just a huge growing pain because you are taking an area and converting it into something that it has never been set up to be. Yes, it is going to look much like the areas you talked about, Indian Trail, Indian Land, if that happens but you know it is by and large, not in my yard, but the people most effective are the people most in that area. The rest of Chester County could get a good bit out of this, potentially. At some point you have to do some things like this if you are going to have places to eat and movie theaters and things of that nature. If people are not here, you do not get the rest of it. So, in my mind, the light of it is at what point does Chester County stop prohibiting stuff like this and start down that road of growing. And by and large the question here is how much is too big to start with. Otherwise, if you are going to grow any, you have got to start down this road. You got to take the first step.

Vice Chairman Smith said I agree with some of what you said but for example in Fort Mill off of 160, all that growth and development, the long term after effect. If you look at the school service. They are in the red big time. The county is paying for that. I mean, everyone is paying for it. Chairman Raines said we have the statistics from some of our training sessions that your money comes from industry and things of that nature, and houses. But you have got to have people. It is a double edge sword.

Commissioner Howell said the impact that this will cause on the road there, 901 right now is in bad shape and needs to be reworked. I drive it. To handle the magnitude of the vehicles that are going to come out of here going to the interstate or going north toward Rock Hill, the bridge is basically a white line to white line bridge up to Fishing Creek, you have a major traffic impact that this would cause even at half the density. Chairman Raines said keep in mind you are talking a longer term build out. Commissioner Howell said this is true and we already have two developments on 901 that have potential for being this big or bigger than this.

Commissioner Walley said if you go back and count the Lando purposed originally years ago for it, that would be three developments. Commissioner Howell said correct. Commissioner Walley then said and then if you count the apartments that are supposed to be on Edgeland Road in the old Ms. Jennings house, there are supposed to be apartments there. That would be four developments off of 901 already before this one. Commissioner Howell said and the houses behind the Gateway. Commissioner Walley said that is not counting Highway 9 development. Cherry Hills, or any of those others. Vice Chairman Smith said they are out there building all over the county, without the rezoning from R2. Houses are springing up. Commissioner Howell said there have been nine built above my house in the past year.

Commissioner Grant said I have one question for Winchester. Have y'all done any developments anywhere else close by? Ms. Shirley said I have a list actually. We have done developments all through Lancaster, York, Union County, so all surrounding. Some of our existing communities that we gave as examples actually for people to go see. We have got Prestwick in Fort Mill. Pikeview which is also in Fort Mill. Edgewater which is in Lancaster. Austen Lakes in York. Roddey Park in Rock Hill. And then over in Monroe we have got Creeks Landing, Greenbrier. Wyntree in Midland. Huntley Glen in Pineville. And Stonebridge in Mineral Springs.

Chairman Raines ask what is the minimum density you can economically stand? Ms. Shirley said it is really an economy of scale. The more homes, especially in terms of what offsite improvements get built and added on to. When you think about the smaller communities, they do not have as much as a financial impact on things like roadway improvements. But with a development of this size, we would actually be required to provide off site roadway improvements. So, improving Edgeland Road, improving Hernandez Road those would be our responsibility to take care of. Chairman Raines said your responsibility, not the state. Ms. Shirley said correct. Chairman Raines asked at what point? Ms. Shirley said the traffic impact analysis is a report that gets generated. SCDOT who owns the roads, they take a look at both of the roads and the intersection and they said you are going to impact it to this certain point so you will need to improve the roads. Providing left and right turn lanes, which will automatically come with an overlay or rebuild of the road. So, there are improvements that, when you have a larger development, they can absorb those cost, and they can actually put more revenue back into the community. Chairman Raines said so you would actually widen the road all the way to Number 9? Ms. Shirley said if SCDOT comes back and said this is what you need to do, we would be required to do it as part of the development. Chairman Raines ask even five years after the fact? Ms. Shirley said yes, most of the time those improvements have to be bonded. And they have to be done before a certain number of building permits are issued for the site.

Chairman Raines then asked what is the density comparatively speaking to the other properties you compare? Ms. Shirley said they are pretty comparable. Most single-family developments these days are about four units to the acre. I'll come prepared to the board to address what the single-family density is verses the apartments and townhomes. Chairman Raines said that makes a difference. Ms. Shirley said townhomes and multi family are always going to be higher than single family just for virtue of more units to the acre.

Chairman Raines asked if anyone had any further questions or comments. We need a motion to work from. Commissioner Grant make a motion to approve the rezoning request as presented; seconded by Commissioner Hill.

Chairman Raines asked staff when we come back and do a preliminary plat, we can limit that density? Director Levister said you can make the changes when it is presented to y'all. That's what they are presenting to the county for the planned development then the Planning Commission can ask to make the changes and then they will have to make the changes and represent it. Chairman Raines ask then at that point we could meet the minimum requirements of the zoning classification or choose to go denser. Director Levister said whatever the Planning Commission's recommendation is to the applicant.

Commissioner Howell said so if it was approved, and got back to us again, we could limit them to two houses per acre? Director Levister said that is y'all's decision as a board. The only thing we are doing tonight is approving the rezoning. And then they have to present the county with a sketch plan to make sure all the requirements are on there and then they will have to pay to come to the board again to the Planning Commission to present their preliminary plat of the development. At that time, y'all can make whatever changes you want to recommend.

Vice Chairman Smith had one last comment, I know she mentioned some other communities we could visit that were similar and if you look at all those areas, they all have one thing in common. A lot of people would say that they were not planned well. It is not just them. There are a bunch of big developments on top of each other that have got negative long-term effects. Commissioner Howell said I will say that I have been in these developments. I have worked in them in my job. I will be honest with you, sometimes my truck and trailer were longer than the lot was wide. And sometimes it was longer than it was deep. Chairman Raines said from a density standpoint it is tight. Commissioner Howell then said there was a comment here about highway 160. If you ever go to Lowes over there, it takes you four and five lights to get out at the most. That is in the middle of the day. It is terrible in the afternoon. Nonpeak traffic time. Commissioner Walley said and that is a four-lane highway.

Commissioner Howell said I understand that we need houses. I don't know if we need this many at this time, in my opinion. Chairman Raines said the apartment portion of it potentially really increases your density, in that required as far as having enough or a whole lot more people in a whole lot smaller area. Even if you busted it up and made the houses on a lot bigger parcel. Commissioner Howell said you are looking at, just figure on 2,400 times three for kids going to school. Commissioner Walley said and that is not counting the other developments. Chairman Raines said the other developments already in the area. Commissioner Walley said on the same highway. Edgeland Road. Mountain Gap Road whatever you want to call it. Commissioner Howell said I mean it is going to be a burden for the county and the taxpayers to keep the support of the facilities they have. The elementary school is overcrowded. The junior high is overcrowded. The high school is overcrowded. And they are not even considering rebuilding at this time. Commissioner Walley then said one thing we have not touched on is the landfill. Is our county going to be able to hold all this building at the landfill? All the trash that will be coming from all these four housing developments being done on one highway. That is a lot. Chairman Raines said obviously the answer to that is we need good planning at the county level to foresee that kind of stuff and plan things, have things in place so that it can become a better situation to match growth

as it goes along because you are never going to get ahead of the curve. You are not going to start ahead of the curve.

Commissioner Grant said I will say one thing. If it is approved, it is going to force the county to do something. Chairman Raines said yes. Commissioner Grant said they will have to do something. They talk about these impact fees and ain't done nothing yet that I know of.

Vice Chairman Smith said we have great examples of what not to do right beside us. I think there is a way we can all win in this situation. We can provide the houses, which the county really needs. We can provide the revenue for the county, the developer, the landowner. We do not have to be like Indian Land and Indian Trail. Chester can do something different and still win. Chairman Raines said to a certain extent. You are never going to go back to the days when houses were built here in the 60's and 70's and it was a fifty-neighborhood housing development on three acres of land. Everything is too pricy for that. The economy of scale is.... you are never going to get that. Other than very small, limited quantities. So, then you are reduced to buying an acre of property, or three acres here or there and building a house. Getting it rezoned. Having enough property to build a house in R2 restrictions. The question to me is can you start this big or do you need to come somewhere in the middle. Obviously, you have got to go somewhere to start down that road. This is pretty large for the first step. If we approve this, then when it comes back, we could say no. not six houses per acre. We could say two. If you thought that was more reasonable then you have a decision tonight to make to approve it and go down that road.

Commissioner Howell said there are some wetlands on the property here. Does that include that in the average, and you would still have dense housing is that correct? You have what, about 100 acres of wet land? Ms. Shirley said yes, how density is calculated is by the gross property acreage by the number of homes. So, yes. Chairman Raines said overall number of acres not usable acres, buildable acres. Ms. Shirley said yes because you start getting into very subjective definitions of what... that is called net density. And that is usually used to determine how much open space is then provided as part of that. So, usually what happens is the traditional way the density is calculated is with a gross acreage and then you provide open space commitments as part of that. Commissioner Howell said even though we would limit the number of houses per acre to say two, if you got one hundred acres it is unbuildable. How much does that put on the other two hundred acres that are buildable. That is the question that I cannot answer.

Vice Chairman Smith said are you asking about the density of the actual buildable minus the wetlands and places you can not build? Commissioner Howell said yes, we do not have that answer.

Commissioner Grant said call for the question Mr. Chairman. We are beating a dead horse to death here.

Chairman Raines said we have a motion on the table to approve the rezoning as it has been presented. We also have a second. No further discussion. Vote was 3-4 to approve. Motion fails. (Chairman Raines, Commissioner Grant and Commissioner Hill approved. Vice Chairman Smith, Commissioner Walley, Commissioner Williams and Commissioner Howell opposed)

To: Chester County Council
From: Chester Land Holdings LLC
Date: May 12, 2021

RE: Winchester neighborhood commitments and concessions

As part of the rezoning application, the development team commits to:

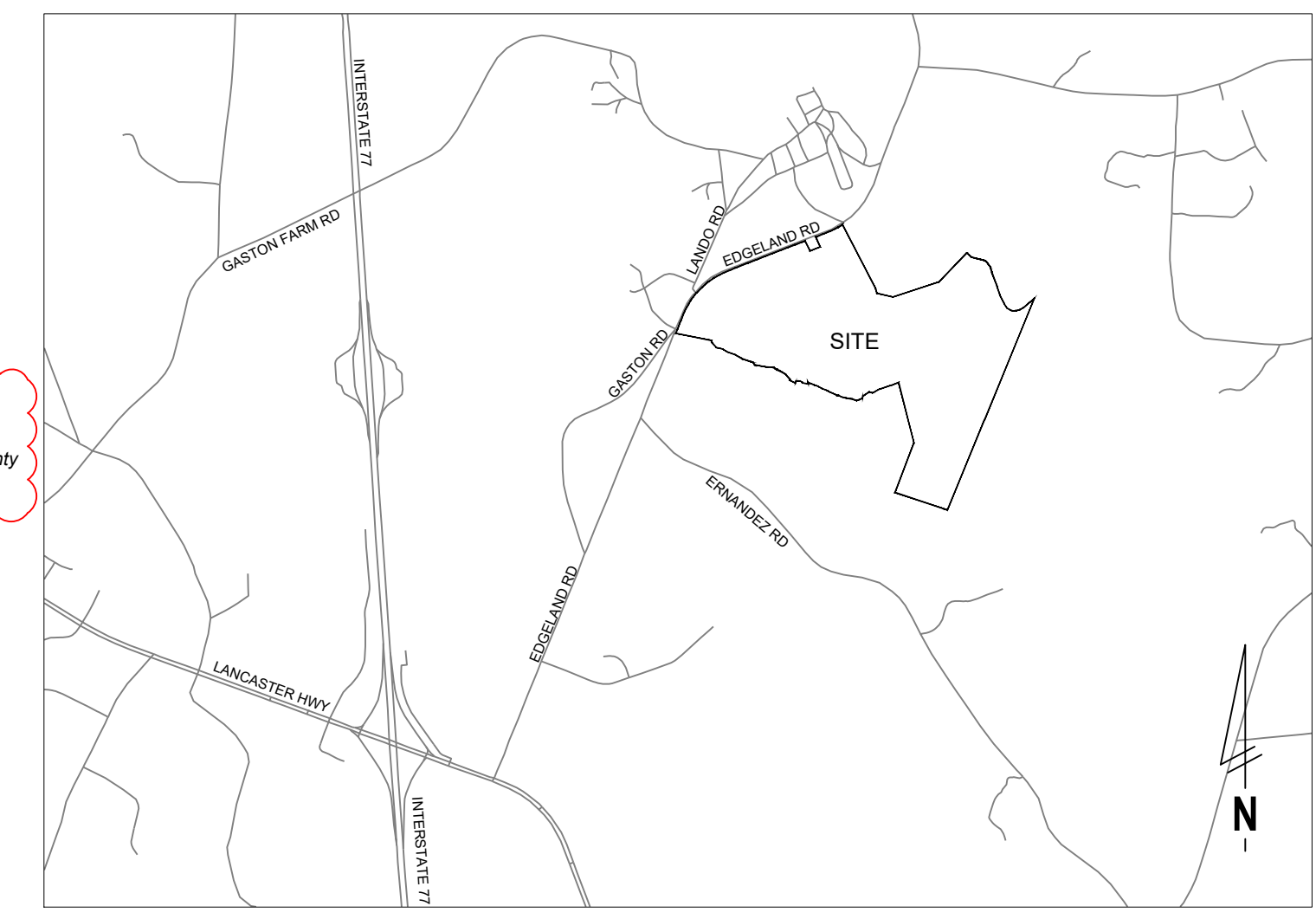
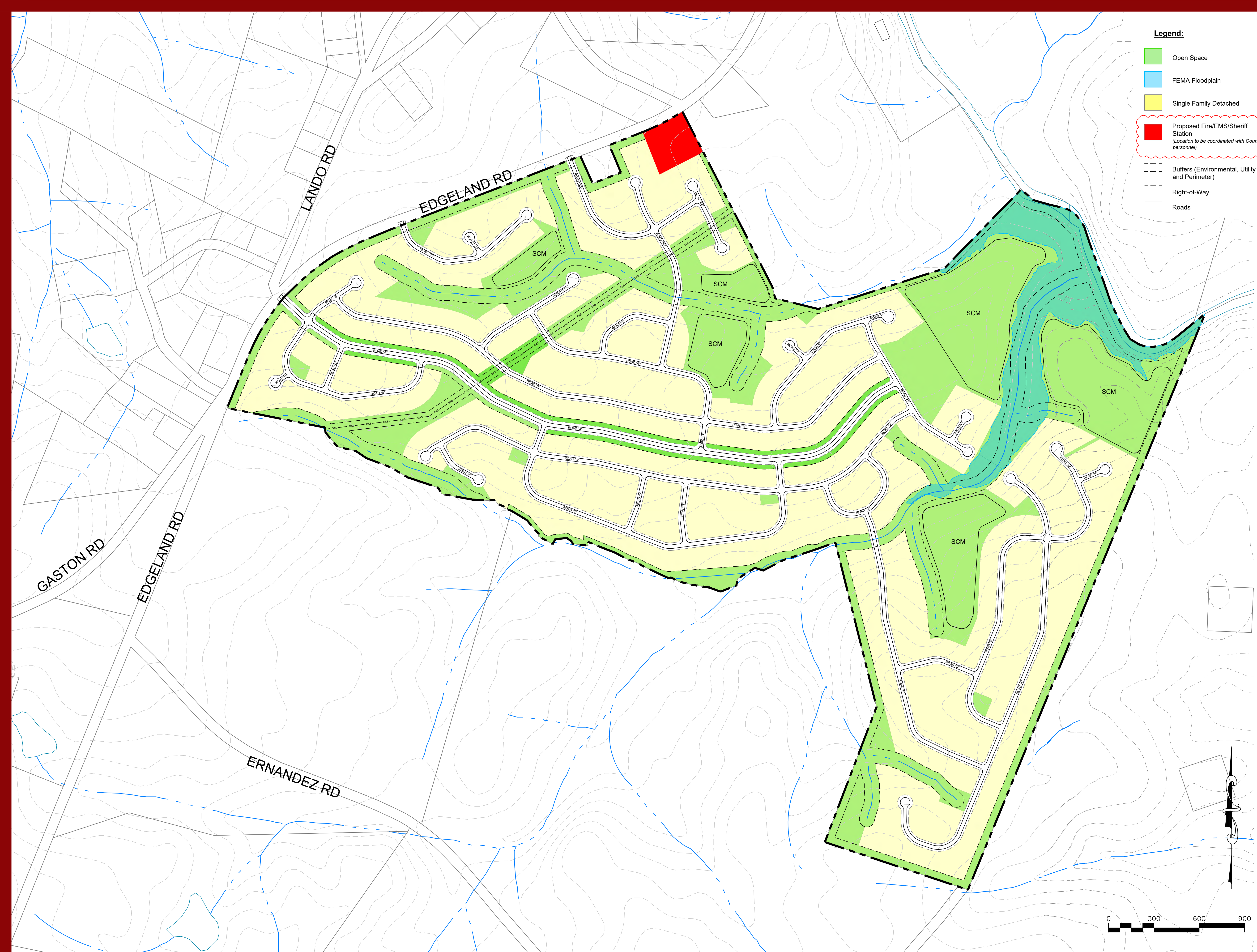
- Building a high-quality residential community to include 1,150 single-family detached dwellings and their associated accessory uses.
 - Minimum lot size: 2,700 SF
 - Minimum lot width: 30'
 - Minimum yards
 - Front: 20'
 - Side: 5'
 - Rear: 20'
 - Maximum structure height: 35 feet when permitted by fire regulations
 - Accessory structures shall be consistent with the principal building in material, texture, and color
- Providing access locations to the site subject to review and approval by SCDOT and/or Chester County.
- Providing internal public streets designed, constructed and maintained to SCDOT standards. Public streets will be owned by SCDOT.
- Providing a Traffic Impact Analysis prior to site plan approval. Requirements placed on the site by SCDOT and County review will be incorporated as necessary.
- Meeting parking requirements as per Chester County's Zoning Ordinance Chapter 5, Art. IV Parking
- Complying with applicable local and State standards for environmental impacts, avoidance and/or buffering. All local and state regulations regarding erosion and sediment control and stormwater management will be designed and incorporated into the site plan at time of site plan submittal.
- Depicting a conceptual landscaping plan showing proposed landscaping, perimeter buffering and/or existing tree cover. All local regulations regarding required landscaping will be followed.
- Providing amenities, amenity areas and open spaces as conceptually shown on the Conceptual Rezoning Plan that will be owned and maintained by an HOA. Amenities may include but are not limited to: Clubhouse and pool, pocket parks throughout the neighborhood, seating areas, landscaped areas, playgrounds, open multi-purpose lawn spaces, dog park, trails.
- Screening as shown conceptually on the rezoning plan to meet the standards as set forth in Chester County's Zoning Ordinance Chapter 5, Art. III Landscaping
- Providing signs to meet the standards set forth in Chester County's Zoning Ordinance Chapter 5, Art. V Signs
- Providing the architectural character associated with the building(s) to be located on the site as generally depicted in the Vision Book are included to reflect the architectural style and quality of the building(s) that will be constructed.

- Committing to acceptable facade materials may be: masonry materials such as brick, hard stucco, stone or tile materials. Cementitious (panel, siding, trim & battens), (e.i.f.s), and vinyl. New materials to the market proposed for exterior use are acceptable pending compliance with the architectural character.
- Phasing the development of the neighborhood.
- Dedicating 2± acres of land along Edgeland Road, location to be coordinated with County personnel for use by Fire, EMS and Sheriff departments.
- Committing to Street widths will be sufficient to allow fire apparatus to travel with on street parking.
- Providing hydrants will be provided within 500 feet of any structure and no more than 800 feet apart.
- Providing hydrants will be provided with Stortz connections.
- Providing minimum side setbacks are 5-feet, Developer will ensure 1500 GPM flow is provided for the water system serving the property. System will be improved as necessary to ensure the required flow. This requirement could be reduced if spacing between homes is greater.

In response to City Council requests, we have specifically:

- **Reduced Single family homes from 1,500 to 1,150**
- **Increased side yard setbacks**
- **Committed to Fire department request for 2+/- acres of land along Edgeland Road**
- **Committed to design/updgrade the water system servicing the neighborhood to meet the 1,500 gallons per minute water flow to site requirement**
- **Met other Fire department requests to provide hydrants and desired internal street widths.**
- **Worked with Chester County Wastewater Recovery to secure sewer capacity assurance in approved unit increments**

We are currently reaching out to Council to address any further requests, questions and concerns to meet Chester County's needs.



LOCATION MAP SCALE: 1" = 3,000'

- Legend:**
- Open Space
 - FEMA Floodplain
 - Single Family Detached
 - Proposed Fire/EMS/Sheriff Station
(Location to be coordinated with County personnel)
 - Buffers (Environmental, Utility and Perimeter)
 - Right-of-Way
 - Roads

- A. General Provisions**
- A.1. These development standards form a part of the Conceptual Rezoning Plan associated with the rezoning petition filed by Chester Land Holdings LLC to accommodate the development of a residential community on an approximately 328.9 +/- acre site located on the east side of Edgeland Road, north of its intersection with Ernandez Road, as shown on the Conceptual Rezoning Plan. The Conceptual Rezoning Plan is comprised of Tax Parcel Nos: 123-00-00-032-000 and 123-00-00-078-000.
 - A.2. The development of the site will be governed by the Conceptual Rezoning Plan, these development standards and the applicable provisions of the Chester County Zoning Ordinance and Chester County Land Development Regulations.
 - A.3. The development as depicted on the Conceptual Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Exact locations of internal roads, lots, building, stormwater measures, amenity locations, etc. will be determined at time of site plan submittal.
 - A.4. Topographic contours and streams shown were obtained from USGS Edgemoor and Catawba Quadrangle maps.
 - A.5. Base information was obtained from Chester County GIS.
 - A.6. Floodplain information was obtained from FEMA FIRM Map Nos: 45023C0113C and 45023C0094C.
- B. Permitted Uses and Lot Information**
- B.1. The site will be developed as a residential community to include single-family detached dwellings and their associated accessory uses.
- C. Lot Standards:**
- Single Family Detached: 1,150 *
 Minimum lot size: 2,700 SF
 Minimum lot width: 30'
 Minimum yards:
 Front: 20'
 Side: 5'
 Rear: 20'
- *Amount shown is approximate. Actual number of units to be determined at time of site plan submittal.*
- D. Transportation and Site Circulation**
- D.1. The placement and configuration of the vehicular accesses to the site will be as generally depicted on the Conceptual Rezoning Plan subject to modifications required for approval by SCDOT and/or Chester County.
 - D.2. The site will be served by internal public streets and may also be served by internal private drives and/or alleys. Adjustments to the locations of the internal public streets and the internal private drives and/or alleys that respond to actual site and environmental conditions will be allowed during the site plan process.
 - D.3. Public streets will be designed and constructed to SCDOT standards. Public streets will be owned and maintained by SCDOT.
 - D.4. A Traffic Impact Analysis is required by Chester County prior to site plan approval. Requirements placed on the site by SCDOT and County review will be incorporated as necessary into the site plan at time of site plan submittal.
 - D.5. Off-street parking and loading requirements will meet the standards set forth in Chester County's Zoning Ordinance Chapter 5, Art. IV Parking
- E. Environmental**
- E.1. The site will comply with applicable local and State standards for environmental impacts, avoidance and/or buffering.
 - E.2. All local and state regulations regarding erosion and sediment control and stormwater management will be observed and incorporated into the site plan at time of site plan submittal. Exact location and sizing of stormwater mitigation measures will be determined at time of site plan submittal.
- F. Landscape, Open Space and Signage**
- F.1. A conceptual landscaping plan showing proposed landscaping, perimeter buffering and/or existing tree cover is included with the rezoning package. All local regulations regarding required landscaping will be observed and incorporated at time of site plan submittal.
 - F.2. Amenities, amenity areas and open spaces as conceptually shown on the Conceptual Rezoning Plan would be owned and maintained by an HOA. Amenities may include but are not limited to: Clubhouse and pool, pocket parks throughout the neighborhood, seating areas, landscaped areas, playgrounds, open multi-purpose lawn spaces, dog park, trails.
 - F.3. Screening as shown conceptually on the rezoning plan will meet the standards as set forth in Chester County's Zoning Ordinance Chapter 5, Art. III Landscaping
 - F.4. Signs will meet the standards set forth in Chester County's Zoning Ordinance Chapter 5, Art. V Signs
- G. Architecture**
- G.1. Where practical, buildings shall be oriented towards the internal street system to reinforce the streetscape.
 - G.2. Maximum structure height: 35 feet when permitted by fire regulations [not applicable to church spires, belltowers, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]
 - G.3. Accessory structures shall be consistent with the principal building in material, texture, and color.
 - G.4. The architectural character associated with the building(s) to be located on the site as generally depicted in the Vision Book are included to reflect the architectural style and quality of the building(s) that will be constructed. Actual building(s) to be constructed and the nature and/or location of the building elements may vary from these illustrations as long as the general architectural concept and intent shown is maintained and heights of any buildings above heights specified are not increased.
 - G.5. Acceptable facade materials include but are not limited to the following: masonry materials such as brick, hard stucco, stone or tile materials. Cementitious (panel, siding, trim & battens), (e.i.f.s), and vinyl. New materials to the market proposed for exterior use are acceptable pending compliance with the architectural character.
- H. Phasing:**
- H.1. Phasing will be established at time of site plan submittal. It is anticipated this site will have more than one phase. Phases may overlap as reasonable.
- I. Fire:**
- I.1. Developer will dedicate 2+ acres of land along Edgeland Road, location to be coordinated with County personnel for use by Fire, EMS and Sheriff departments.
 - I.2. Street widths will be sufficient to allow fire apparatus to travel with on street parking.
 - I.3. Hydrants will be provided within 500 feet of any structure and no more than 800 feet apart.
 - I.4. Hydrants will be provided with Storz connections.
 - I.5. As minimum side setbacks are 5-feet. Developer will ensure 1500 GPM flow is provided for the water system serving the property. System will be improved as necessary to ensure the required flow. This requirement could be reduced if spacing between homes is greater.



Conceptual Rezoning Plan Winchester

Chester County, South Carolina

April 14, 2021

Sara Shirley
American Engineering
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226

[Sent via email]

Reference: Winchester – Chester County, SC

Subject: Transportation Engineering Services Agreement

Dear Ms. Shirley:

Ramey Kemp & Associates Inc. (RKA) is pleased to provide you with this Transportation Engineering Services Agreement for the above referenced project. We understand this development is located east of Edgeland Road, and north of J. S. Gaston Road in Chester County, South Carolina. It is our understanding the South Carolina Department of Transportation (SCDOT) and/or Chester County (County) will require a Traffic Impact Analysis (TIA) for the proposed project. The following is our proposed scope of services for the Project. The parties acknowledge that the scope of services may change following consultation or coordination with governmental agencies. The parties agree that should the scope of services change following any such consultation or coordination, RKA will provide the Client with a revised proposal or an addendum to this agreement setting forth any such changes and associated costs to be paid by the Client.

I.) SCOPE OF SERVICES:

A.) Traffic Engineering:

- a. Coordinate with Client to establish a thorough understanding of the project as well as to obtain all available information.
- b. Coordinate with SCDOT and/or the County to discuss the project, obtain information, and finalize scope. This proposal assumes a maximum of one (1) virtual meeting [conference call or video teleconference] may be needed for scoping purposes.
- c. This proposal assumes up to **eight (8)** intersections will be considered for analysis. The study intersections included in this proposal consist of:
 1. Lancaster Highway and I-85 Southbound Ramps
 2. Lancaster Highway and I-85 Northbound Ramps
 3. Lancaster Highway and Edgeland Road
 4. Lancaster Highway and Wylies Mill Road
 5. Lancaster Highway and Main Street
 6. Edgeland Road and Westbrook Road
 7. Edgeland Road and Lando Road / Access A
 8. Edgeland Road and Access B

- d. Turning movement counts at intersections 1 through 5 will be completed during the AM and PM peak hours (7:00-9:00 AM and 4:00-6:00 PM). A 14-hour turn movement count will be conducted at the intersection of Lancaster Highway and Edgeland Road (6:00 AM – 8:00 PM).
- e. Utilizing trip generation formulas in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition, calculate the amount of weekday daily, weekday AM peak hour, and weekday PM peak hour traffic to be generated by the proposed development upon full build out.
- f. Determine site trip distribution percentages based on surrounding population densities, existing traffic patterns, the previously approved Traffic Impact Analysis (TIA) for nearby sites, and engineering judgment. Assign site-generated traffic to study intersections utilizing trip distribution percentages.
- g. Project existing traffic volumes to the build-out year using a compounded growth rate typically approved by SCDOT and/or the County. Combine the background traffic with the site traffic to determine the future traffic conditions that can be expected upon build-out of the site. The background traffic will include any approved adjacent developments. This proposal assumes the traffic from any approved adjacent development will be provided by the reviewing agencies.
- h. Analyze study intersections during the weekday AM and PM peak hours for the following scenarios:
 - 1. 2021 Existing
 - 2. Future No-Build (Full Build Year) Traffic
 - 3. Future Full Build (Full Build Year) Traffic
- i. Conduct a signal warrant analysis for the intersection of Lancaster Highway and Edgeland Road. Signal Warrants 1, 2, and 3 from the Manual on Uniform Traffic Control Devices (MUTCD) will be analyzed.
- j. Prepare a Traffic Impact Analysis documenting the study findings with graphical aides and an appendix of supporting data. Provide a draft copy to the Client for review. Upon approval, submit necessary copies of the report to SCDOT (if required) and local reviewing agencies for their review and comments.
- k. Coordinate with the Client to ensure an understanding of the study and answer questions via virtual meeting [conference call or video teleconference].
- l. Coordinate with SCDOT (if required) and local reviewing agencies (via telephone or written correspondence) to ensure an understanding of the study and answer questions. It is difficult to estimate the extent of comments to be provided by SCDOT and/or the local review agency regarding the review. Should revised analyses or any other additional effort beyond written clarifications be required to address comments or provide additional information to the agencies, a supplemental proposal will be provided.
- m. Any meetings requested by the Client for RKA to attend will be billed on an hourly + expenses basis.

B.) Additional Services:

Additional (extra) services are defined as any work item not included in the above scope of services that are requested by the client or review agencies. Additional services will be billable at the RKA billing rates that are current at the time the extra work is identified. Any meetings not included in the scope of services will be considered extra. Extra work will be identified either in writing or by verbal communication, if requested by the client, but must be approved in writing by client before proceeding to perform such additional services.

Additional services RKA provides includes, but is not limited to, the following areas:

- Driveway permits and encroachment agreements
- Roadway design
 - Intersection Improvement Design
 - Highway and Interchange Design
 - Roundabout Design
 - Sidewalk Design
 - Cost estimations
- Traffic signal design and timing plans
- Signing and pavement marking plans
- Hydraulic Design

II.) SUMMARY OF FEES:

RKA will provide the above noted services based on the following fee(s).

Service(s)	Lump Sum or Hourly+Expenses	FEE
A.) Traffic Engineering	Lump Sum	\$15,000.00

- a.) Fee is valid for 30 days from the date of this agreement.
- b.) RKA’s hourly rates/expenses are subject to change and RKA reserves the right to make modifications.
- c.) A schedule of Hourly Rate and Reimbursable Expenses can be provided upon request.

III.) DEPOSIT:

Client will be required to pay to RKA up to fifty percent (50%) of the fee identified in the proposal before RKA commences any services or work pursuant to this Agreement. RKA will submit invoices to client as provided herein as the services are performed. RKA will hold the client’s deposit and credit the amount of the deposit against RKA’s final invoice(s) for RKA’s services.

IV.) GENERAL CONDITIONS:

RKA General Conditions (**Attachment 1**) are incorporated herein by reference (see attached). The undersigned client represents and acknowledges that they have been provided with a copy of the General Conditions and have read and fully understand the General Conditions.

V.) PROJECT/CLIENT INFORMATION SHEET:

RKA Project/Client Information Sheet (**Attachment 2**) is incorporated herein by reference (see attached). A completed Project/Client Information Sheet must be returned with signed agreement.

VI.) ACCEPTANCE:

The undersigned represents and warrants that (1) he or she is duly authorized and has legal capacity to execute/deliver this Agreement, (2) the execution/delivery of this Agreement and the performance of the Client's obligations hereunder have been duly authorized, (3) and the Agreement is a valid/legal agreement binding on the Client and enforceable in accordance with its terms.

Accepted this _____ day of _____ (month), _____ (year)

Client Name: _____
(Print)

By: _____ Title: _____
(Sign) (Print)

We very much appreciate you contacting us and look forward to assisting you with this project.

Sincerely,
Ramey Kemp & Associates, Inc.



J. Andrew Eagle, PE, PTOE
Senior Traffic Engineering Project Manager

- Attachments: 1- RKA General Conditions
2- RKA Project/Client Information Sheet
3- RKA Deposit Invoice

ATTACHMENT - 1
Ramey Kemp & Associates General Conditions
(As of January 1, 2016)

1.01 *Payment Procedures*

- A. *Invoices:* Invoices are due and payable upon receipt. If Client fails to make any payment due Engineer for Services, extra work, or expenses within 30 days after receipt of Engineer's invoice, then (1) the amounts due Engineer will be increased at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Engineer may, after giving three days written notice to Client, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, extra work, expenses, and other related charges. Client waives any and all claims against Engineer for any such suspension.
- B. *Payment:* As compensation for Engineer providing or furnishing Services and extra work, Client shall pay Engineer as set forth herein. If Client disputes an invoice, either as to amount or entitlement, then Client shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

2.01 *Termination*

- A. The obligation to continue performance under this Agreement may be terminated for cause:
1. By either party upon 14 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its Services shall constitute a substantial failure to perform and a basis for termination.
 2. By Engineer:
 - a. upon seven days written notice if Client demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - b. upon seven days written notice if the Engineer's Services are delayed for more than 30 days for reasons beyond Engineer's control.
- B. Engineer shall have no liability to Client on account of a termination for cause by Engineer.
- C. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 2.01.A.1 if the party receiving such notice begins, within three days of receipt of such notice, to correct its substantial failure to perform, proceeds diligently to cure such failure, and does cure such failure within no more than 14 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 14-day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 30 days after the date of receipt of the notice.
- D. The Agreement may be terminated for convenience by Client effective upon Engineer's receipt of written notice from Client.
- E. In the event of any termination under Paragraph 2.01.D, Engineer will be entitled to invoice Client and to receive full payment for all Services and extra work performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and extra work, Engineer's consultants' charges, if any, and any other reasonable costs incurred by Engineer as a result of such termination.

3.01 *General Considerations*

- A. Should completion of any portion of the Services by Engineer be delayed, suspended, or impaired, through no fault of Engineer, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.
- B. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Engineer or its consultants.
- C. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains all ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Client shall have a limited license to use the documents on the Project, extensions of the Project, and

for related uses of the Client, subject to receipt by Engineer of full payment due and owing for all Services and extra work relating to preparation of the documents and subject to the following limitations:

1. Client acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Client or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
 2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Client's sole risk;
 3. Client shall defend, indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and such limited license to Client shall not create any rights in third parties.
- D. To the fullest extent permitted by law, Client and Engineer waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project.
- E. **ENGINEER AND CLIENT AGREE THAT ENGINEER'S (INCLUDING ENGINEER'S OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, AND EMPLOYEES) TOTAL LIABILITY TO THE CLIENT AND TO ANYONE CLAIMING BY, THROUGH, OR UNDER THE CLIENT FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, COSTS, DAMAGES, AND EXPENSES ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE SERVICES PERFORMED HEREUNDER, WHETHER ARISING IN CONTRACT, TORT, EQUITY, STRICT LIABILITY, BY STATUTE, OR OTHERWISE, SHALL BE LIMITED TO \$25,000.00 OR ENGINEER'S TOTAL FEE FOR THE SERVICES PERFORMED HEREUNDER, WHICHEVER IS GREATER.**
- F. Any disputes relating to or arising out of this Agreement or Engineer's Services shall be subject to mandatory mediation, which shall be a condition precedent to any form of binding dispute resolution. The Parties shall select a mutually agreeable mediator for any such dispute and the Parties agree to split the mediator's costs evenly. The Parties may mutually agree to waive mediation. Any disputes not resolved by mediation shall be subject to Arbitration administered by the American Arbitration Association under its Construction Industry Arbitration Rules in effect as of the date of this Agreement.
- G. This Agreement shall be governed by the laws of the State of North Carolina. The Parties agree that any dispute or other legal action relating to this Agreement, shall be conducted only in Wake County, North Carolina, unless otherwise agreed to by the Parties or provided by law.
- H. A party's non-enforcement of any provision in the Agreement shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or the remainder of this Agreement.

Client Initials: _____

Client Information Sheet

Project Name:

Client Name:

Person Corporation LLC Partnership

Address:

Project Contact Name:

Title:

Email:

Phone Number(s):

Billing/Invoicing Information:

Billing/Invoicing Contact Name (if different):

Email:

Phone Number(s):

Billing/Invoicing Address:

Real Property Legal Owner Name:

(Who owns the land the project is being built on?)

Person Corporation LLC Partnership

Address:

Owner Contact Name:

Email:

Phone Number(s):

WINCHESTER



CHESTER COUNTY, SC



Conceptual Rezoning Plan

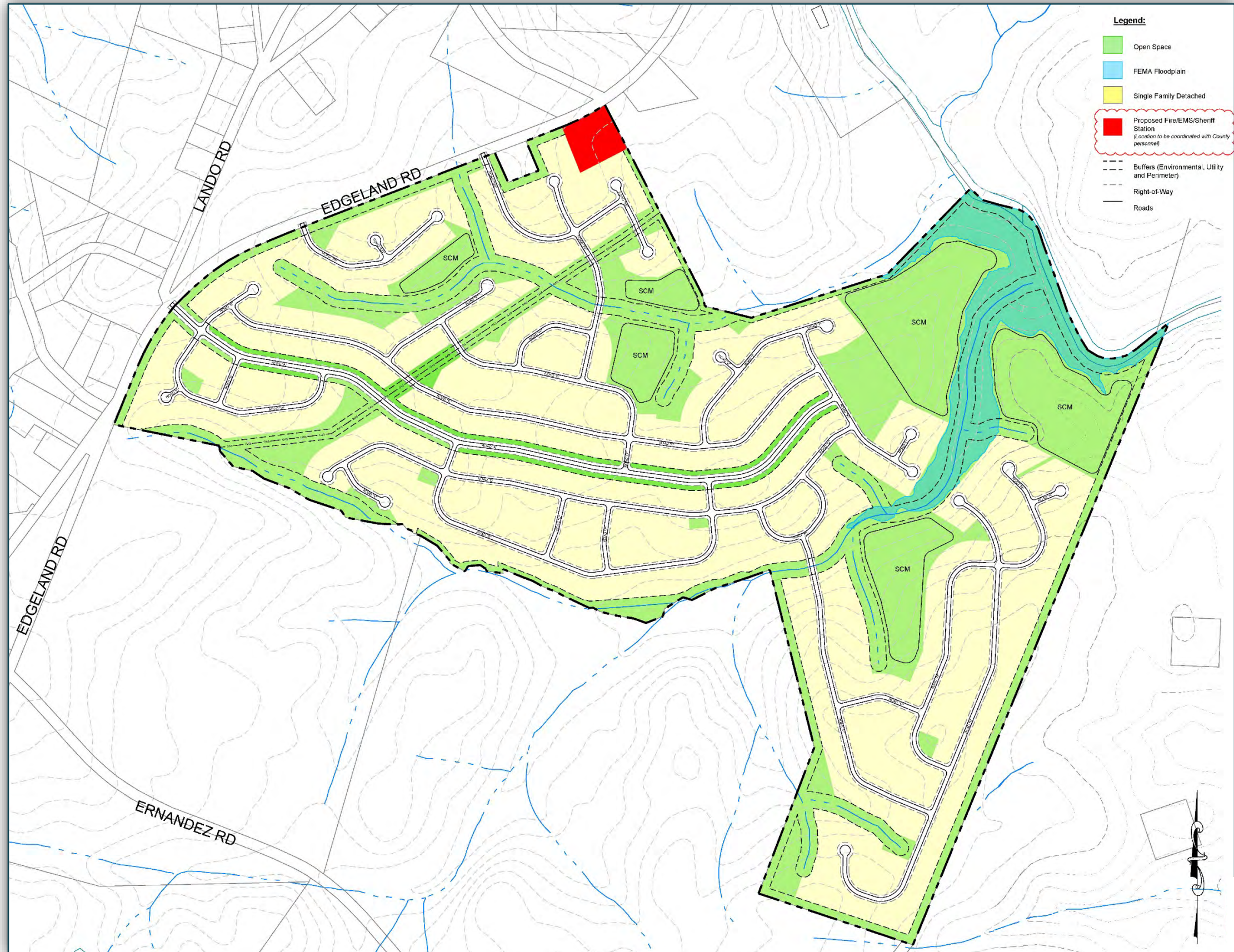


Proposed Homes: 1,150 +/-
Total Acreage: 329 +/- acres
Proposed Gross Density: 3.49 units/acre

“Density. The number of dwelling units per net acre of developed land, excluding land devoted to streets, alleys, parks, playgrounds, schools or other public uses.” (pg.10) *

Public uses to be removed from total acreage:
• Internal Streets: 44 acres

Net acreage: 285 +/- acres
Net Density: 4 units/acre



*definition from “Chester County Zoning Ordinance”

Development Timeline



Years 1 – 2 Plan Approvals

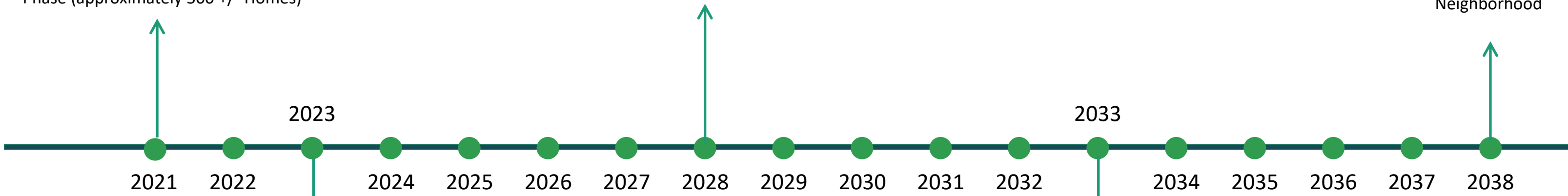
- Rezoning Approval for 1,300 +/- Homes
 - Preliminary Plat approval
- Construction drawing approval for First Phase (approximately 500 +/- Homes)

Years 8 – 12 Construction of Second Phase, Design of Third Phase

(Repeat steps from Years 3 – 7 for Second Phase)

Year 18

- Transfer of HOA from developer to Neighborhood



Years 3 – 7 Construction of First Phase, Design of Second Phase

- Installation of Site infrastructure
 - Site Grading
- Erosion and Sediment Control Protection Measures
 - Utilities installation
 - Internal Roads
 - Building Pads for Homes
- Site Inspections for Construction Approval
- Installation of Off-site Roadway Improvements as dictated by the Traffic Impact Analysis
 - Construction of 500 +/- homes
 - Application for Building Permits
 - Platting of approved home lots
 - As-built Construction Drawings
- Construction drawing approval for second phase (approximately 500 +/- Homes)

Years 13 – 17 Construction of Third Phase

(Repeat steps from Years 3 – 7 for Third Phase)

Gateway Master Plan – Current Housing Opportunities



- Current Housing opportunities in the Gateway District are limited to a few established neighborhoods and individual larger plots of land.

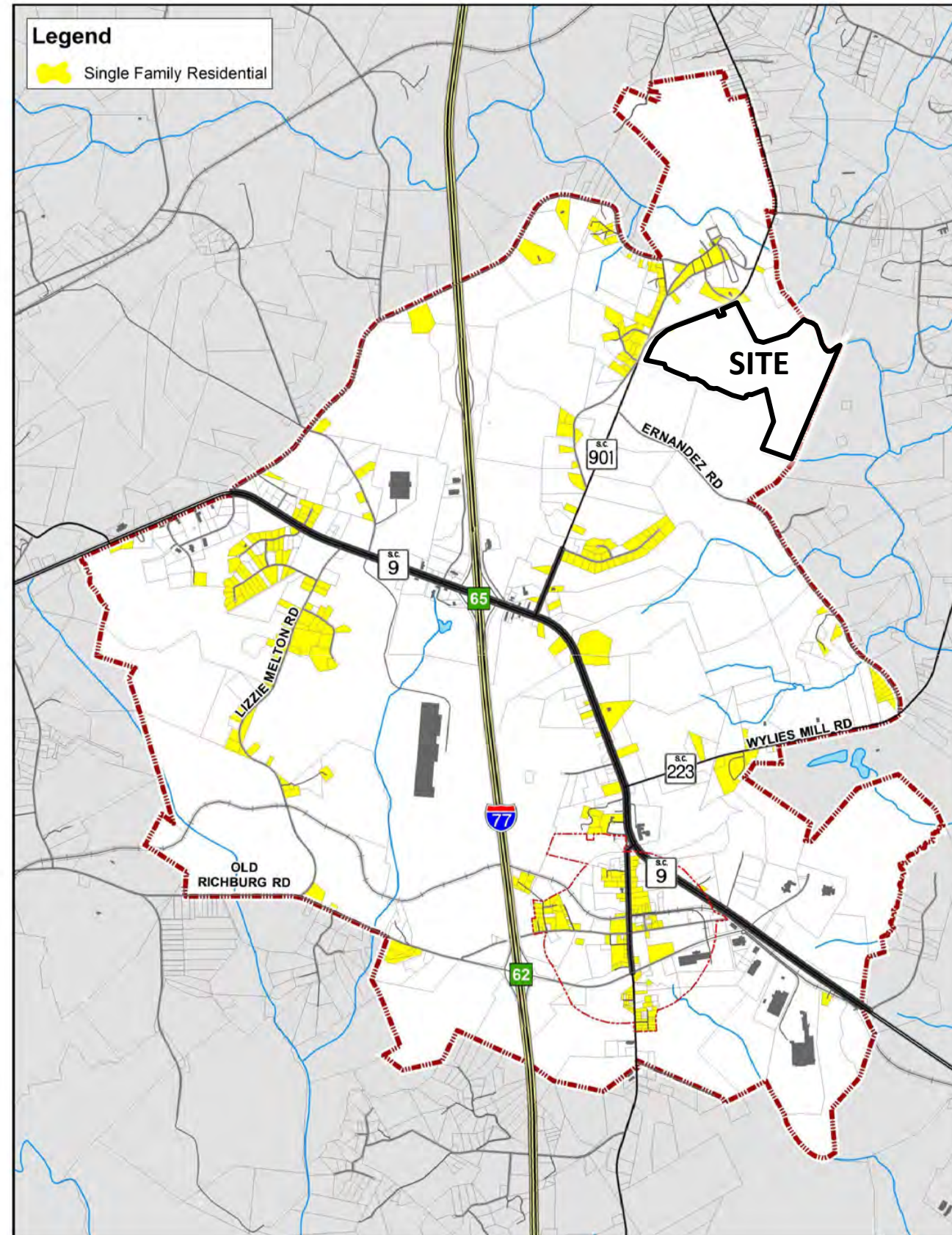
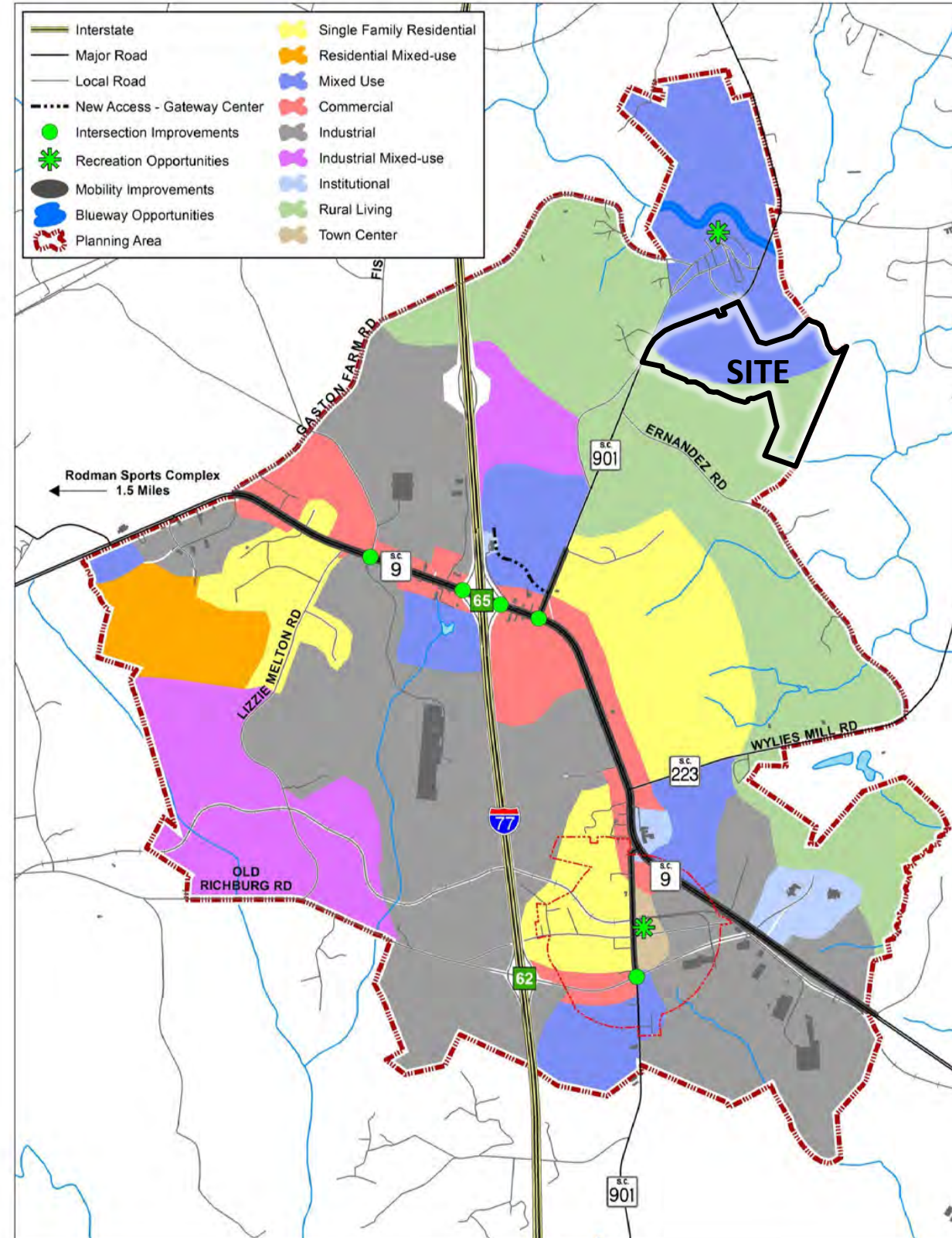


Figure 6 - Housing Map

Figure 34 - Gateway District Concept Plan Map



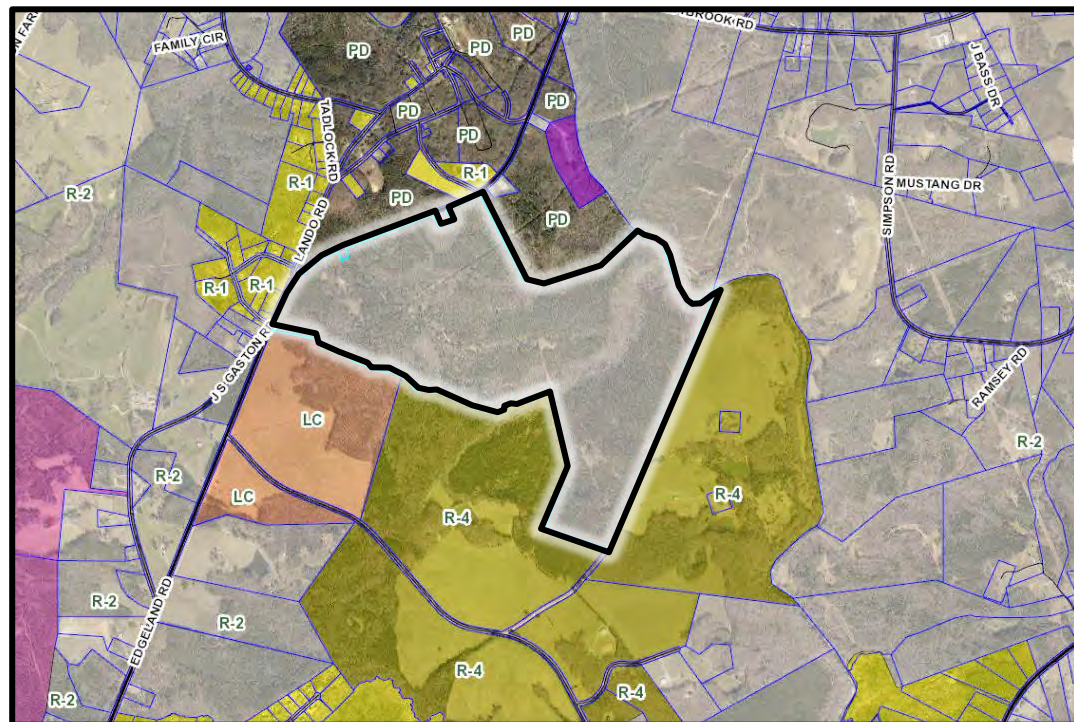
- Winchester lies within a recommended Mixed Use and Rural Living
- Goals of Gateway District: **“Protect Existing Industrial Developments”.** (pg. 45)
- Majority of parcels zoned industrial
- Lack of housing opportunities to support existing industry
- **“Promote additional housing opportunities”** (pg. 48)
- **“The availability of additional housing and the quality of existing and future housing are important components of the continued growth and prosperity of the Gateway District.”** (pg. 20)
- **“Creating destination is a collection of fostering opportunities for a mixture of uses while providing greater housing choices with types of housing that market the Gateway District to all age groups.”** (pg. 40)
- **“Provide a catalyst for Chester County’s future through proactive planning.”** (Pg. 2) The Gateway District has provided a plan and focus for new growth and development. Winchester will support the tenets and goals of the Gateway District.

*excerpts from “A Master Plan for the Gateway District” adopted September 18, 2017

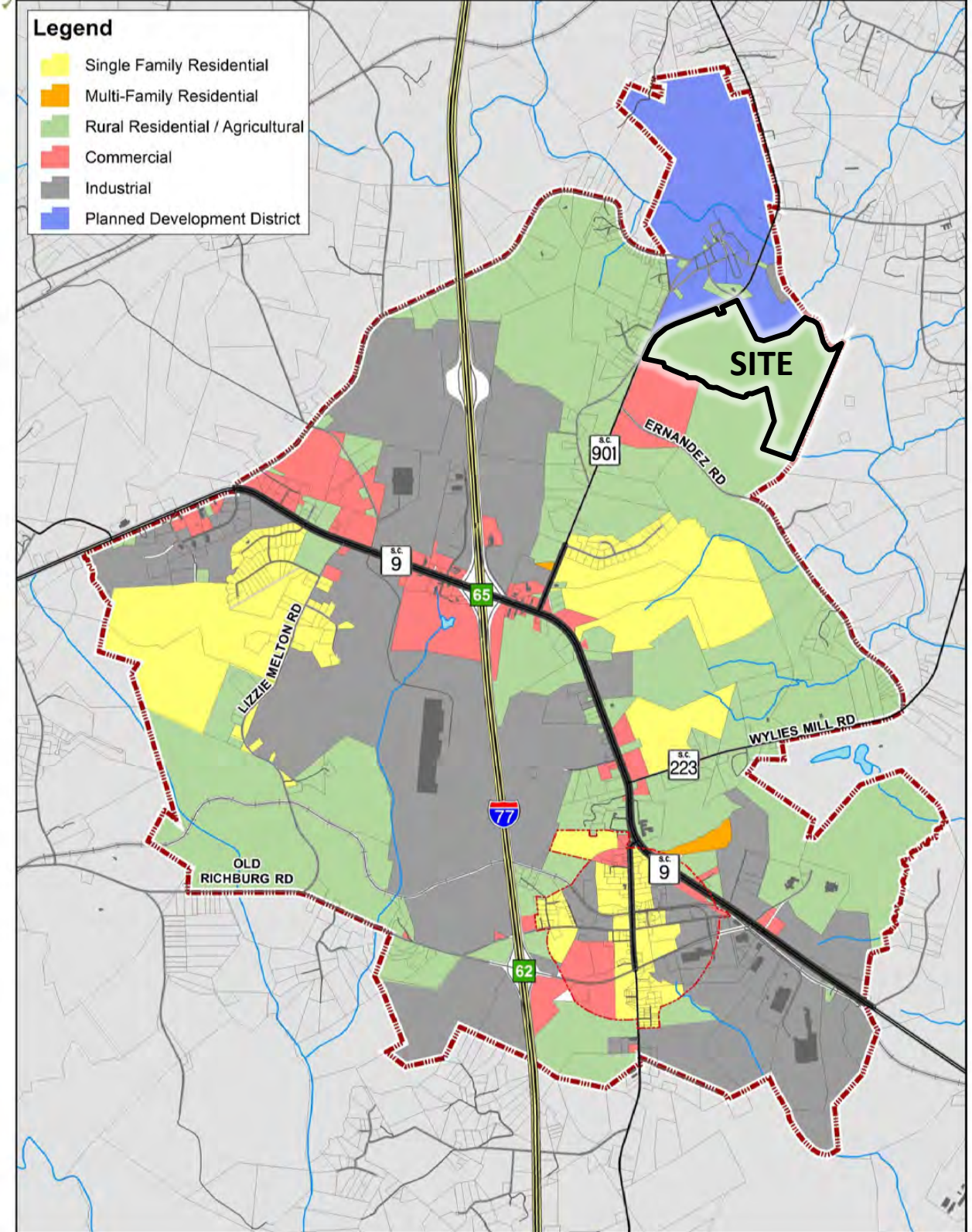
Gateway Master Plan – Existing Zoning



- Property is currently zoned R-2
- Adjacent zoning is Planned Development (PD) to the north, Limited Commercial (LC) to the south, R-1 to the west, limits of the Gateway Master Plan to the east
- Standard planning principles encourage high-density residential uses to transition between commercial properties to lower density uses; i.e., commercially zoned property would generally transition to high-density residential uses
- Existing commercial properties elsewhere in the Gateway district transition to industrial or single family residential
- Existing residential districts do not allow for flexibility in lot sizes; minimums are 10,000 sf (1/4 acre) which is larger than currently constructed suburban neighborhoods and current market demands
- Currently there is a monoculture of housing opportunities in the Gateway District. In order to meet the needs of existing and future citizens as well as market demands, a variety of housing options are needed to fill the void.



Gateway



Page 12

Figure 7 - Existing Zoning Map

Gateway Master Plan

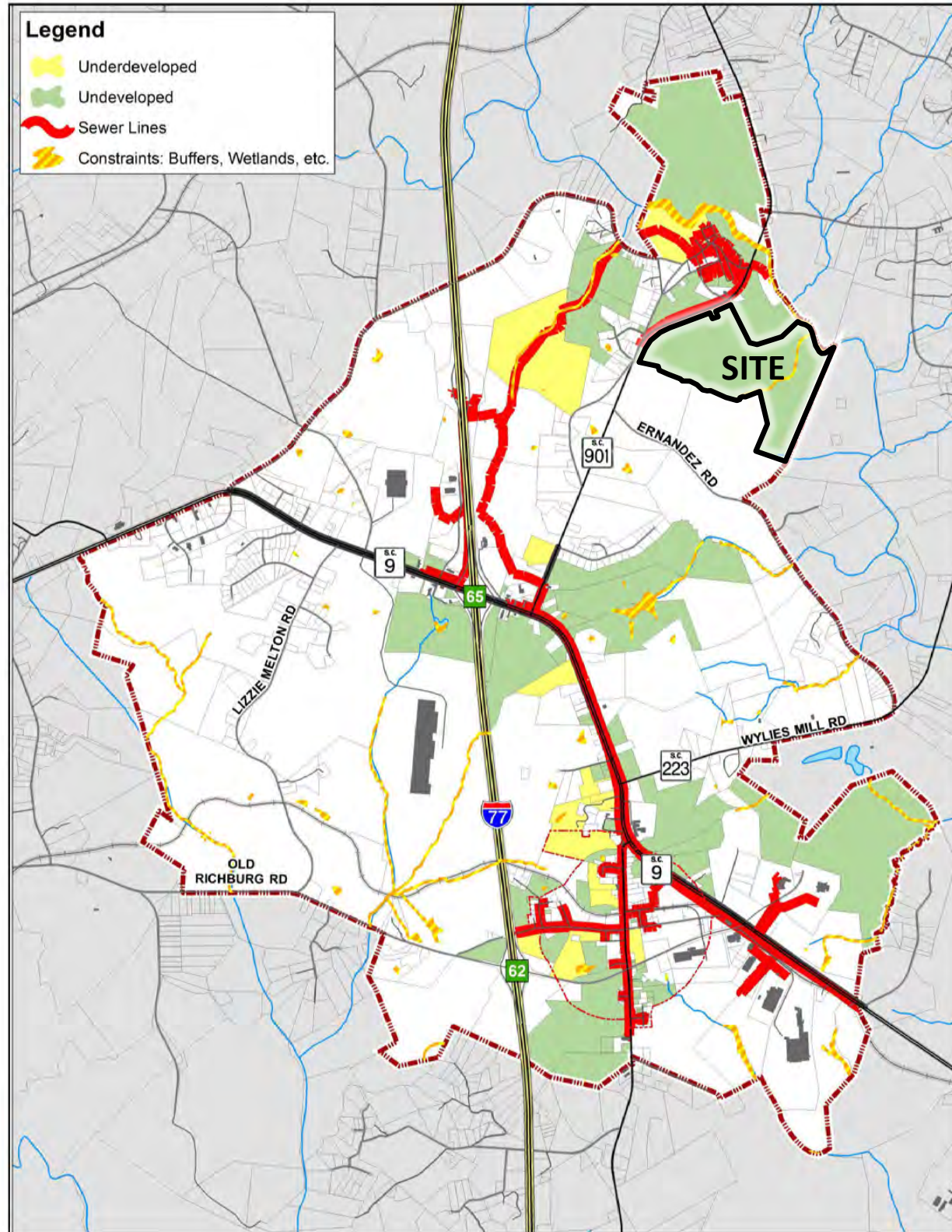
*excerpts from "A Master Plan for the Gateway District" adopted September 18, 2017

Gateway Master Plan – Redevelopment Parcels



- Gateway Master Plan identifies the property as a redevelopment (undeveloped) opportunity due to the proximity to existing sewer.
- The exhibit to the right ***“Redevelopment Areas Within 500’ of Sewer, reflects the most significant opportunity for development and redevelopment regarding proximity to infrastructure.”*** (pg. 22)

Gateway 



Gateway Master Plan

Figure 17 - Redevelopment Areas Within 500' of Sewer

*excerpts from “A Master Plan for the Gateway District” adopted September 18, 2017

“Vision Statement: The Gateway District is a thriving, key destination center that is diverse with progressive economic opportunities and well-planned communities for living, working, and playing.” (pg. 40)

The Gateway District Master Plan's four themes (pg. 40)

1. **Cultivating Industry,**
2. **Creating Destination,**
3. **Connecting Nature and**
4. **Advancing Infrastructure**

“Cultivating industry actions can include:

- *Secure more local economic opportunities to reverse the commuting pattern and provide jobs closer to home.” (pg. 46)*

Winchester will cultivate industry by:

- Promoting additional housing opportunities
- Providing homes closer to work for employees of major industry

“Vision Statement: The Gateway District is a thriving, key destination center that is diverse with progressive economic opportunities and well-planned communities for living, working, and playing.” (pg. 40)

The Gateway District Master Plan’s four themes (pg. 40)

1. **Cultivating Industry,**
2. **Creating Destination,**
3. **Connecting Nature and**
4. **Advancing Infrastructure**

“Creating destination is a collection of fostering opportunities for a mixture of uses while providing greater housing choices with types of housing that market the Gateway District to all age groups.” (pg. 40)

“The availability of additional housing and the quality of existing and future housing are important components of the continued growth and prosperity of the Gateway District” (pg. 20)

Winchester will create destination by:

- Promoting additional housing opportunities
- Providing a variety of home choices for all age-groups and incomes
- Supplying high-quality housing for all home choices
- Meeting more market needs and housing demands
- Supporting existing industry by providing an increased population in Gateway District

“Vision Statement: The Gateway District is a thriving, key destination center that is diverse with progressive economic opportunities and well-planned communities for living, working, and playing.” (pg. 40)

The Gateway District Master Plan's four themes (pg. 40)

1. *Cultivating Industry,*
2. *Creating Destination,*
3. **Connecting Nature** and
4. *Advancing Infrastructure*

“Incorporating trails and open spaces into development within the Gateway District are a key component for providing connections to nature and healthy communities.” (pg. 52)

Winchester will connect nature by:

- Protecting natural features on-site, including Fishing Creek
- Connecting people and nature through an extensive pedestrian network of walking trails and sidewalks
- Providing tree lined corridors throughout the community
- Providing pocket parks within walking distance for each enclave
- Designing in harmony with nature through sound planning principles

“Vision Statement: The Gateway District is a thriving, key destination center that is diverse with progressive economic opportunities and well-planned communities for living, working, and playing.” (pg. 40)

The Gateway District Master Plan's four themes (pg. 40)

1. *Cultivating Industry,*
2. *Creating Destination,*
3. *Connecting Nature and*
4. *Advancing Infrastructure*

“Existing infrastructure should be improved, rehabilitated and maintained to foster infill development. Within the Gateway District, infill development will occur on underutilized properties that are noted as undeveloped and underdeveloped. Infrastructure for these locations will be key to infill development as existing infrastructure will [incentivize] redevelopment.” (pg. 58)

“The goal of the Regional Wastewater Planning Study for Chester County Wastewater Recovery is to ensure that wastewater infrastructure is planned to handle the future growth in the planning area for a fifty year planning period.” (pg. 58)

“All infrastructure providers in the Gateway District support growth and future development patterns.” (pg. 58)

Winchester will advance infrastructure by:

- Promoting infill development of undeveloped land
- Providing access to water and sewer and expansion of existing system
- Providing access to major roads such as 901 (Edgeland Road) and Interstate 77
- Providing developer-funded infrastructure improvements

A scenic view of a forest path with runners and a logo overlay. The path is a light-colored gravel or dirt trail winding through a lush green forest. In the foreground, three runners are seen from behind, jogging away from the camera. The runner in the middle is wearing a white t-shirt and black shorts, while the runner on the right is wearing a grey t-shirt and green shorts. The forest is filled with tall trees, many of which have vibrant pink blossoms, suggesting a spring setting. The overall atmosphere is peaceful and active.

WINCHESTER



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: 3.16.21 Case # CCMA21-04 Invoice # 3558

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

Please give your reason for this rezoning request:

We are submitting this request for PD zone to accommodate a mix of housing opportunities for Chester County

Copies 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: 814, 531110, 531311

Property Address Information

Property address: Property along Edgeland Road
Tax Map Number: 123-00-00-078-000 Acres: 1 +/- acres

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

PLEASE PRINT:

Applicant (s): ~~Chester Holdings LLC~~ CHESTER LAND HOLDINGS LLC
Address 2527 Brekonridge Centre Drive, Monroe, NC 28110
Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
E-Mail Address: [REDACTED]

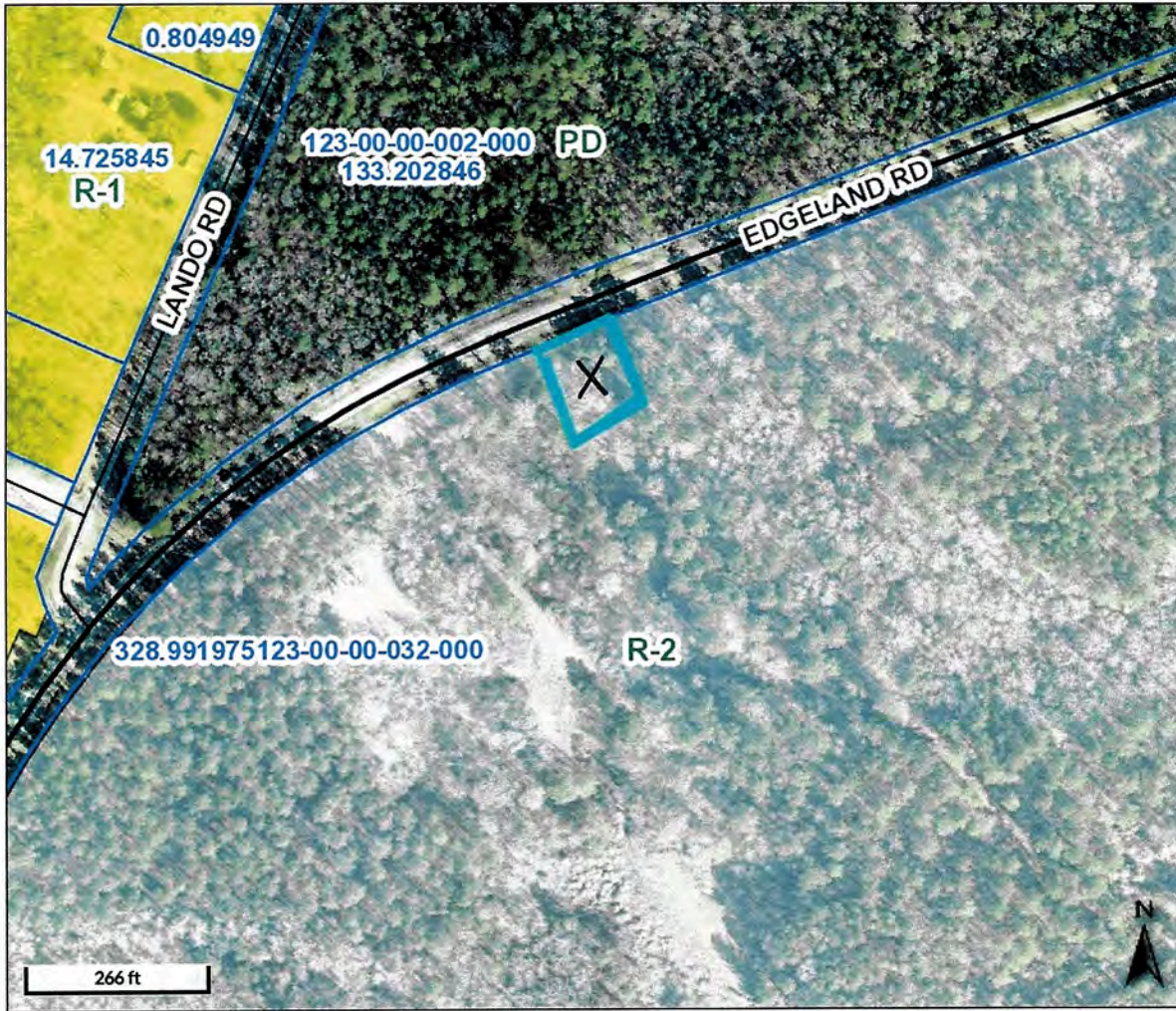
Owner(s) if other than applicant(s): BURNS BESSIE FRANCIS
Address: 37 DEWEES LANE HILTON HEAD, SC 29926
Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
E-Mail Address: [REDACTED]

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

DocuSigned by: [Signature] Date: 1/4/2021 | 10:52 AM EST
Owner's signature: [Signature] Date: 1/4/2021

Applicant signature: [Signature] Date: 1/21/2021

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 123-00-00-078-000
 Sec/Twp/Rng n/a
 Property Address

Alternate ID n/a
 Class RN
 Acreage 0.355

Owner Address BURNS BESSIE FRANCIS
 % CHESTER LAND HOLDINGS LLC
 2627 BREKONRIDGE CENTRE DR
 MONROE NC 28110

District 03
 Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 7/16/2021
 Last Data Uploaded: 7/16/2021 4:14:00 AM

CCMA21-03: Chester Land Holdings, LLC. Request Tax Map # 123-00-00-052-000 located along Edgeland and Hernandez Road, Edgemoor SC, be rezoned from LC (Limited Commercial) to PD (Planned Development)

Chairman Raines said with all the discussion we have had I am not going to call for any more questions or comments.

Chairman Raines made a motion to disapprove this also since PD has got to be all together so obviously it is one for none. Commissioner Walley seconded the motion. Vote was 7-0 deny.

To: Chester County Council
From: Chester Land Holdings LLC
Date: May 12, 2021

RE: Winchester neighborhood commitments and concessions

As part of the rezoning application, the development team commits to:

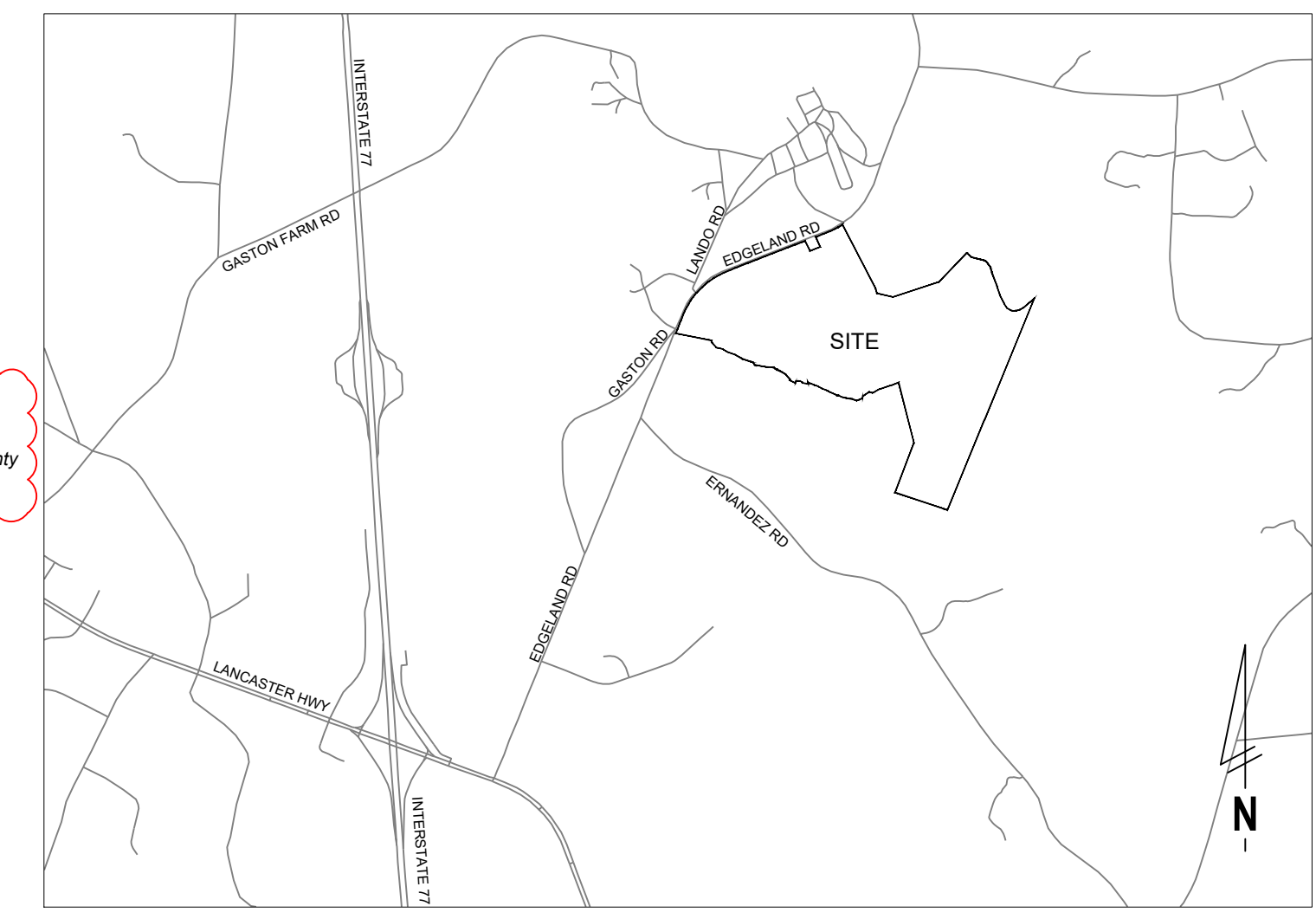
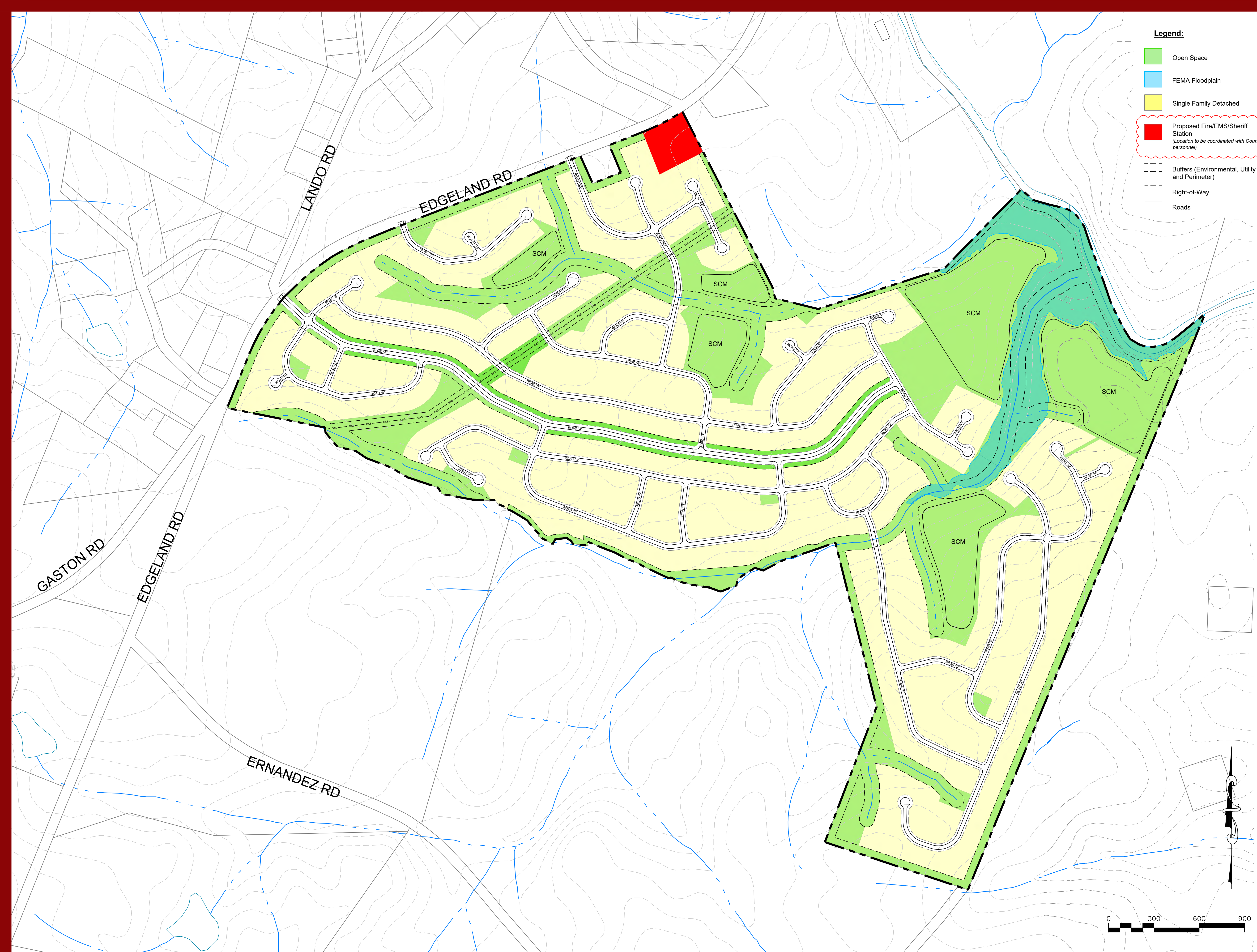
- Building a high-quality residential community to include 1,150 single-family detached dwellings and their associated accessory uses.
 - Minimum lot size: 2,700 SF
 - Minimum lot width: 30'
 - Minimum yards
 - Front: 20'
 - Side: 5'
 - Rear: 20'
 - Maximum structure height: 35 feet when permitted by fire regulations
 - Accessory structures shall be consistent with the principal building in material, texture, and color
- Providing access locations to the site subject to review and approval by SCDOT and/or Chester County.
- Providing internal public streets designed, constructed and maintained to SCDOT standards. Public streets will be owned by SCDOT.
- Providing a Traffic Impact Analysis prior to site plan approval. Requirements placed on the site by SCDOT and County review will be incorporated as necessary.
- Meeting parking requirements as per Chester County's Zoning Ordinance Chapter 5, Art. IV Parking
- Complying with applicable local and State standards for environmental impacts, avoidance and/or buffering. All local and state regulations regarding erosion and sediment control and stormwater management will be designed and incorporated into the site plan at time of site plan submittal.
- Depicting a conceptual landscaping plan showing proposed landscaping, perimeter buffering and/or existing tree cover. All local regulations regarding required landscaping will be followed.
- Providing amenities, amenity areas and open spaces as conceptually shown on the Conceptual Rezoning Plan that will be owned and maintained by an HOA. Amenities may include but are not limited to: Clubhouse and pool, pocket parks throughout the neighborhood, seating areas, landscaped areas, playgrounds, open multi-purpose lawn spaces, dog park, trails.
- Screening as shown conceptually on the rezoning plan to meet the standards as set forth in Chester County's Zoning Ordinance Chapter 5, Art. III Landscaping
- Providing signs to meet the standards set forth in Chester County's Zoning Ordinance Chapter 5, Art. V Signs
- Providing the architectural character associated with the building(s) to be located on the site as generally depicted in the Vision Book are included to reflect the architectural style and quality of the building(s) that will be constructed.

- Committing to acceptable facade materials may be: masonry materials such as brick, hard stucco, stone or tile materials. Cementitious (panel, siding, trim & battens), (e.i.f.s), and vinyl. New materials to the market proposed for exterior use are acceptable pending compliance with the architectural character.
- Phasing the development of the neighborhood.
- Dedicating 2± acres of land along Edgeland Road, location to be coordinated with County personnel for use by Fire, EMS and Sheriff departments.
- Committing to Street widths will be sufficient to allow fire apparatus to travel with on street parking.
- Providing hydrants will be provided within 500 feet of any structure and no more than 800 feet apart.
- Providing hydrants will be provided with Stortz connections.
- Providing minimum side setbacks are 5-feet, Developer will ensure 1500 GPM flow is provided for the water system serving the property. System will be improved as necessary to ensure the required flow. This requirement could be reduced if spacing between homes is greater.

In response to City Council requests, we have specifically:

- **Reduced Single family homes from 1,500 to 1,150**
- **Increased side yard setbacks**
- **Committed to Fire department request for 2+/- acres of land along Edgeland Road**
- **Committed to design/updgrade the water system servicing the neighborhood to meet the 1,500 gallons per minute water flow to site requirement**
- **Met other Fire department requests to provide hydrants and desired internal street widths.**
- **Worked with Chester County Wastewater Recovery to secure sewer capacity assurance in approved unit increments**

We are currently reaching out to Council to address any further requests, questions and concerns to meet Chester County's needs.



LOCATION MAP SCALE: 1" = 3,000'

- Legend:**
- Open Space
 - FEMA Floodplain
 - Single Family Detached
 - Proposed Fire/EMS/Sheriff Station
(Location to be coordinated with County personnel)
 - Buffers (Environmental, Utility and Perimeter)
 - Right-of-Way
 - Roads

- A. General Provisions**
- A.1. These development standards form a part of the Conceptual Rezoning Plan associated with the rezoning petition filed by Chester Land Holdings LLC to accommodate the development of a residential community on an approximately 328.9 +/- acre site located on the east side of Edgeland Road, north of its intersection with Ernandez Road, as shown on the Conceptual Rezoning Plan. The Conceptual Rezoning Plan is comprised of Tax Parcel Nos: 123-00-00-032-000 and 123-00-00-078-000.
 - A.2. The development of the site will be governed by the Conceptual Rezoning Plan, these development standards and the applicable provisions of the Chester County Zoning Ordinance and Chester County Land Development Regulations.
 - A.3. The development as depicted on the Conceptual Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Exact locations of internal roads, lots, building, stormwater measures, amenity locations, etc. will be determined at time of site plan submittal.
 - A.4. Topographic contours and streams shown were obtained from USGS Edgemoor and Catawba Quadrangle maps.
 - A.5. Base information was obtained from Chester County GIS.
 - A.6. Floodplain information was obtained from FEMA FIRM Map Nos: 45023C0113C and 45023C0094C.
- B. Permitted Uses and Lot Information**
- B.1. The site will be developed as a residential community to include single-family detached dwellings and their associated accessory uses.
- C. Lot Standards:**
- Single Family Detached: 1,150 *
 Minimum lot size: 2,700 SF
 Minimum lot width: 30'
 Minimum yards:
 Front: 20'
 Side: 5'
 Rear: 20'
- *Amount shown is approximate. Actual number of units to be determined at time of site plan submittal.*
- D. Transportation and Site Circulation**
- D.1. The placement and configuration of the vehicular accesses to the site will be as generally depicted on the Conceptual Rezoning Plan subject to modifications required for approval by SCDOT and/or Chester County.
 - D.2. The site will be served by internal public streets and may also be served by internal private drives and/or alleys. Adjustments to the locations of the internal public streets and the internal private drives and/or alleys that respond to actual site and environmental conditions will be allowed during the site plan process.
 - D.3. Public streets will be designed and constructed to SCDOT standards. Public streets will be owned and maintained by SCDOT.
 - D.4. A Traffic Impact Analysis is required by Chester County prior to site plan approval. Requirements placed on the site by SCDOT and County review will be incorporated as necessary into the site plan at time of site plan submittal.
 - D.5. Off-street parking and loading requirements will meet the standards set forth in Chester County's Zoning Ordinance Chapter 5, Art. IV Parking
- E. Environmental**
- E.1. The site will comply with applicable local and State standards for environmental impacts, avoidance and/or buffering.
 - E.2. All local and state regulations regarding erosion and sediment control and stormwater management will be observed and incorporated into the site plan at time of site plan submittal. Exact location and sizing of stormwater mitigation measures will be determined at time of site plan submittal.
- F. Landscape, Open Space and Signage**
- F.1. A conceptual landscaping plan showing proposed landscaping, perimeter buffering and/or existing tree cover is included with the rezoning package. All local regulations regarding required landscaping will be observed and incorporated at time of site plan submittal.
 - F.2. Amenities, amenity areas and open spaces as conceptually shown on the Conceptual Rezoning Plan would be owned and maintained by an HOA. Amenities may include but are not limited to: Clubhouse and pool, pocket parks throughout the neighborhood, seating areas, landscaped areas, playgrounds, open multi-purpose lawn spaces, dog park, trails.
 - F.3. Screening as shown conceptually on the rezoning plan will meet the standards as set forth in Chester County's Zoning Ordinance Chapter 5, Art. III Landscaping
 - F.4. Signs will meet the standards set forth in Chester County's Zoning Ordinance Chapter 5, Art. V Signs
- G. Architecture**
- G.1. Where practical, buildings shall be oriented towards the internal street system to reinforce the streetscape.
 - G.2. Maximum structure height: 35 feet when permitted by fire regulations [not applicable to church spires, belltowers, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]
 - G.3. Accessory structures shall be consistent with the principal building in material, texture, and color.
 - G.4. The architectural character associated with the building(s) to be located on the site as generally depicted in the Vision Book are included to reflect the architectural style and quality of the building(s) that will be constructed. Actual building(s) to be constructed and the nature and/or location of the building elements may vary from these illustrations as long as the general architectural concept and intent shown is maintained and heights of any buildings above heights specified are not increased.
 - G.5. Acceptable facade materials include but are not limited to the following: masonry materials such as brick, hard stucco, stone or tile materials. Cementitious (panel, siding, trim & battens), (e.i.f.s.), and vinyl. New materials to the market proposed for exterior use are acceptable pending compliance with the architectural character.
- H. Phasing:**
- H.1. Phasing will be established at time of site plan submittal. It is anticipated this site will have more than one phase. Phases may overlap as reasonable.
- I. Fire:**
- I.1. Developer will dedicate 2+ acres of land along Edgeland Road, location to be coordinated with County personnel for use by Fire, EMS and Sheriff departments.
 - I.2. Street widths will be sufficient to allow fire apparatus to travel with on street parking.
 - I.3. Hydrants will be provided within 500 feet of any structure and no more than 800 feet apart.
 - I.4. Hydrants will be provided with Storz connections.
 - I.5. As minimum side setbacks are 5-feet. Developer will ensure 1500 GPM flow is provided for the water system serving the property. System will be improved as necessary to ensure the required flow. This requirement could be reduced if spacing between homes is greater.



Conceptual Rezoning Plan Winchester

Chester County, South Carolina

April 14, 2021

Sara Shirley
American Engineering
8008 Corporate Center Drive, Suite 110

[Sent via email]

Reference: Winchester – Chester County, SC

Subject: Transportation Engineering Services Agreement

Dear Ms. Shirley:

Ramey Kemp & Associates Inc. (RKA) is pleased to provide you with this Transportation Engineering Services Agreement for the above referenced project. We understand this development is located east of Edgeland Road, and north of J. S. Gaston Road in Chester County, South Carolina. It is our understanding the South Carolina Department of Transportation (SCDOT) and/or Chester County (County) will require a Traffic Impact Analysis (TIA) for the proposed project. The following is our proposed scope of services for the Project. The parties acknowledge that the scope of services may change following consultation or coordination with governmental agencies. The parties agree that should the scope of services change following any such consultation or coordination, RKA will provide the Client with a revised proposal or an addendum to this agreement setting forth any such changes and associated costs to be paid by the Client.

I.) SCOPE OF SERVICES:

A.) Traffic Engineering:

- a. Coordinate with Client to establish a thorough understanding of the project as well as to obtain all available information.
- b. Coordinate with SCDOT and/or the County to discuss the project, obtain information, and finalize scope. This proposal assumes a maximum of one (1) virtual meeting [conference call or video teleconference] may be needed for scoping purposes.
- c. This proposal assumes up to **eight (8)** intersections will be considered for analysis. The study intersections included in this proposal consist of:
 1. Lancaster Highway and I-85 Southbound Ramps
 2. Lancaster Highway and I-85 Northbound Ramps
 3. Lancaster Highway and Edgeland Road
 4. Lancaster Highway and Wylies Mill Road
 5. Lancaster Highway and Main Street
 6. Edgeland Road and Westbrook Road
 7. Edgeland Road and Lando Road / Access A
 8. Edgeland Road and Access B

- d. Turning movement counts at intersections 1 through 5 will be completed during the AM and PM peak hours (7:00-9:00 AM and 4:00-6:00 PM). A 14-hour turn movement count will be conducted at the intersection of Lancaster Highway and Edgeland Road (6:00 AM – 8:00 PM).
- e. Utilizing trip generation formulas in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition, calculate the amount of weekday daily, weekday AM peak hour, and weekday PM peak hour traffic to be generated by the proposed development upon full build out.
- f. Determine site trip distribution percentages based on surrounding population densities, existing traffic patterns, the previously approved Traffic Impact Analysis (TIA) for nearby sites, and engineering judgment. Assign site-generated traffic to study intersections utilizing trip distribution percentages.
- g. Project existing traffic volumes to the build-out year using a compounded growth rate typically approved by SCDOT and/or the County. Combine the background traffic with the site traffic to determine the future traffic conditions that can be expected upon build-out of the site. The background traffic will include any approved adjacent developments. This proposal assumes the traffic from any approved adjacent development will be provided by the reviewing agencies.
- h. Analyze study intersections during the weekday AM and PM peak hours for the following scenarios:
 1. 2021 Existing
 2. Future No-Build (Full Build Year) Traffic
 3. Future Full Build (Full Build Year) Traffic
- i. Conduct a signal warrant analysis for the intersection of Lancaster Highway and Edgeland Road. Signal Warrants 1, 2, and 3 from the Manual on Uniform Traffic Control Devices (MUTCD) will be analyzed.
- j. Prepare a Traffic Impact Analysis documenting the study findings with graphical aides and an appendix of supporting data. Provide a draft copy to the Client for review. Upon approval, submit necessary copies of the report to SCDOT (if required) and local reviewing agencies for their review and comments.
- k. Coordinate with the Client to ensure an understanding of the study and answer questions via virtual meeting [conference call or video teleconference].
- l. Coordinate with SCDOT (if required) and local reviewing agencies (via telephone or written correspondence) to ensure an understanding of the study and answer questions. It is difficult to estimate the extent of comments to be provided by SCDOT and/or the local review agency regarding the review. Should revised analyses or any other additional effort beyond written clarifications be required to address comments or provide additional information to the agencies, a supplemental proposal will be provided.
- m. Any meetings requested by the Client for RKA to attend will be billed on an hourly + expenses basis.

B.) Additional Services:

Additional (extra) services are defined as any work item not included in the above scope of services that are requested by the client or review agencies. Additional services will be billable at the RKA billing rates that are current at the time the extra work is identified. Any meetings not included in the scope of services will be considered extra. Extra work will be identified either in writing or by verbal communication, if requested by the client, but must be approved in writing by client before proceeding to perform such additional services.

Additional services RKA provides includes, but is not limited to, the following areas:

- Driveway permits and encroachment agreements
- Roadway design
 - Intersection Improvement Design
 - Highway and Interchange Design
 - Roundabout Design
 - Sidewalk Design
 - Cost estimations
- Traffic signal design and timing plans
- Signing and pavement marking plans
- Hydraulic Design

II.) SUMMARY OF FEES:

RKA will provide the above noted services based on the following fee(s).

Service(s)	Lump Sum or Hourly+Expenses	FEE
A.) Traffic Engineering	Lump Sum	\$15,000.00

- a.) Fee is valid for 30 days from the date of this agreement.
- b.) RKA’s hourly rates/expenses are subject to change and RKA reserves the right to make modifications.
- c.) A schedule of Hourly Rate and Reimbursable Expenses can be provided upon request.

III.) DEPOSIT:

Client will be required to pay to RKA up to fifty percent (50%) of the fee identified in the proposal before RKA commences any services or work pursuant to this Agreement. RKA will submit invoices to client as provided herein as the services are performed. RKA will hold the client’s deposit and credit the amount of the deposit against RKA’s final invoice(s) for RKA’s services.

IV.) GENERAL CONDITIONS:

RKA General Conditions (**Attachment 1**) are incorporated herein by reference (see attached). The undersigned client represents and acknowledges that they have been provided with a copy of the General Conditions and have read and fully understand the General Conditions.

V.) PROJECT/CLIENT INFORMATION SHEET:

RKA Project/Client Information Sheet (**Attachment 2**) is incorporated herein by reference (see attached). A completed Project/Client Information Sheet must be returned with signed agreement.

VI.) ACCEPTANCE:

The undersigned represents and warrants that (1) he or she is duly authorized and has legal capacity to execute/deliver this Agreement, (2) the execution/delivery of this Agreement and the performance of the Client's obligations hereunder have been duly authorized, (3) and the Agreement is a valid/legal agreement binding on the Client and enforceable in accordance with its terms.

Accepted this _____ day of _____ (month), _____ (year)

Client Name: _____
(Print)

By: _____ Title: _____
(Sign) (Print)

We very much appreciate you contacting us and look forward to assisting you with this project.

Sincerely,
Ramey Kemp & Associates, Inc.



J. Andrew Eagle, PE, PTOE
Senior Traffic Engineering Project Manager

- Attachments: 1- RKA General Conditions
2- RKA Project/Client Information Sheet
3- RKA Deposit Invoice

ATTACHMENT - 1
Ramey Kemp & Associates General Conditions
(As of January 1, 2016)

1.01 *Payment Procedures*

- A. *Invoices:* Invoices are due and payable upon receipt. If Client fails to make any payment due Engineer for Services, extra work, or expenses within 30 days after receipt of Engineer's invoice, then (1) the amounts due Engineer will be increased at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Engineer may, after giving three days written notice to Client, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, extra work, expenses, and other related charges. Client waives any and all claims against Engineer for any such suspension.
- B. *Payment:* As compensation for Engineer providing or furnishing Services and extra work, Client shall pay Engineer as set forth herein. If Client disputes an invoice, either as to amount or entitlement, then Client shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

2.01 *Termination*

- A. The obligation to continue performance under this Agreement may be terminated for cause:
1. By either party upon 14 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its Services shall constitute a substantial failure to perform and a basis for termination.
 2. By Engineer:
 - a. upon seven days written notice if Client demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - b. upon seven days written notice if the Engineer's Services are delayed for more than 30 days for reasons beyond Engineer's control.
- B. Engineer shall have no liability to Client on account of a termination for cause by Engineer.
- C. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 2.01.A.1 if the party receiving such notice begins, within three days of receipt of such notice, to correct its substantial failure to perform, proceeds diligently to cure such failure, and does cure such failure within no more than 14 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 14-day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 30 days after the date of receipt of the notice.
- D. The Agreement may be terminated for convenience by Client effective upon Engineer's receipt of written notice from Client.
- E. In the event of any termination under Paragraph 2.01.D, Engineer will be entitled to invoice Client and to receive full payment for all Services and extra work performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and extra work, Engineer's consultants' charges, if any, and any other reasonable costs incurred by Engineer as a result of such termination.

3.01 *General Considerations*

- A. Should completion of any portion of the Services by Engineer be delayed, suspended, or impaired, through no fault of Engineer, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.
- B. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Engineer or its consultants.
- C. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains all ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Client shall have a limited license to use the documents on the Project, extensions of the Project, and

for related uses of the Client, subject to receipt by Engineer of full payment due and owing for all Services and extra work relating to preparation of the documents and subject to the following limitations:

1. Client acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Client or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
 2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Client's sole risk;
 3. Client shall defend, indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and such limited license to Client shall not create any rights in third parties.
- D. To the fullest extent permitted by law, Client and Engineer waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project.
- E. **ENGINEER AND CLIENT AGREE THAT ENGINEER'S (INCLUDING ENGINEER'S OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, AND EMPLOYEES) TOTAL LIABILITY TO THE CLIENT AND TO ANYONE CLAIMING BY, THROUGH, OR UNDER THE CLIENT FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, COSTS, DAMAGES, AND EXPENSES ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE SERVICES PERFORMED HEREUNDER, WHETHER ARISING IN CONTRACT, TORT, EQUITY, STRICT LIABILITY, BY STATUTE, OR OTHERWISE, SHALL BE LIMITED TO \$25,000.00 OR ENGINEER'S TOTAL FEE FOR THE SERVICES PERFORMED HEREUNDER, WHICHEVER IS GREATER.**
- F. Any disputes relating to or arising out of this Agreement or Engineer's Services shall be subject to mandatory mediation, which shall be a condition precedent to any form of binding dispute resolution. The Parties shall select a mutually agreeable mediator for any such dispute and the Parties agree to split the mediator's costs evenly. The Parties may mutually agree to waive mediation. Any disputes not resolved by mediation shall be subject to Arbitration administered by the American Arbitration Association under its Construction Industry Arbitration Rules in effect as of the date of this Agreement.
- G. This Agreement shall be governed by the laws of the State of North Carolina. The Parties agree that any dispute or other legal action relating to this Agreement, shall be conducted only in Wake County, North Carolina, unless otherwise agreed to by the Parties or provided by law.
- H. A party's non-enforcement of any provision in the Agreement shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or the remainder of this Agreement.

Client Initials: _____

Client Information Sheet

Project Name:

Client Name:

Person Corporation LLC Partnership

Address:

Project Contact Name:

Title:

Email:

Phone Number(s):

Billing/Invoicing Information:

Billing/Invoicing Contact Name (if different):

Email:

Phone Number(s):

Billing/Invoicing Address:

Real Property Legal Owner Name:

(Who owns the land the project is being built on?)

Person Corporation LLC Partnership

Address:

Owner Contact Name:

Email:

Phone Number(s):

WINCHESTER



CHESTER COUNTY, SC 

Conceptual Rezoning Plan

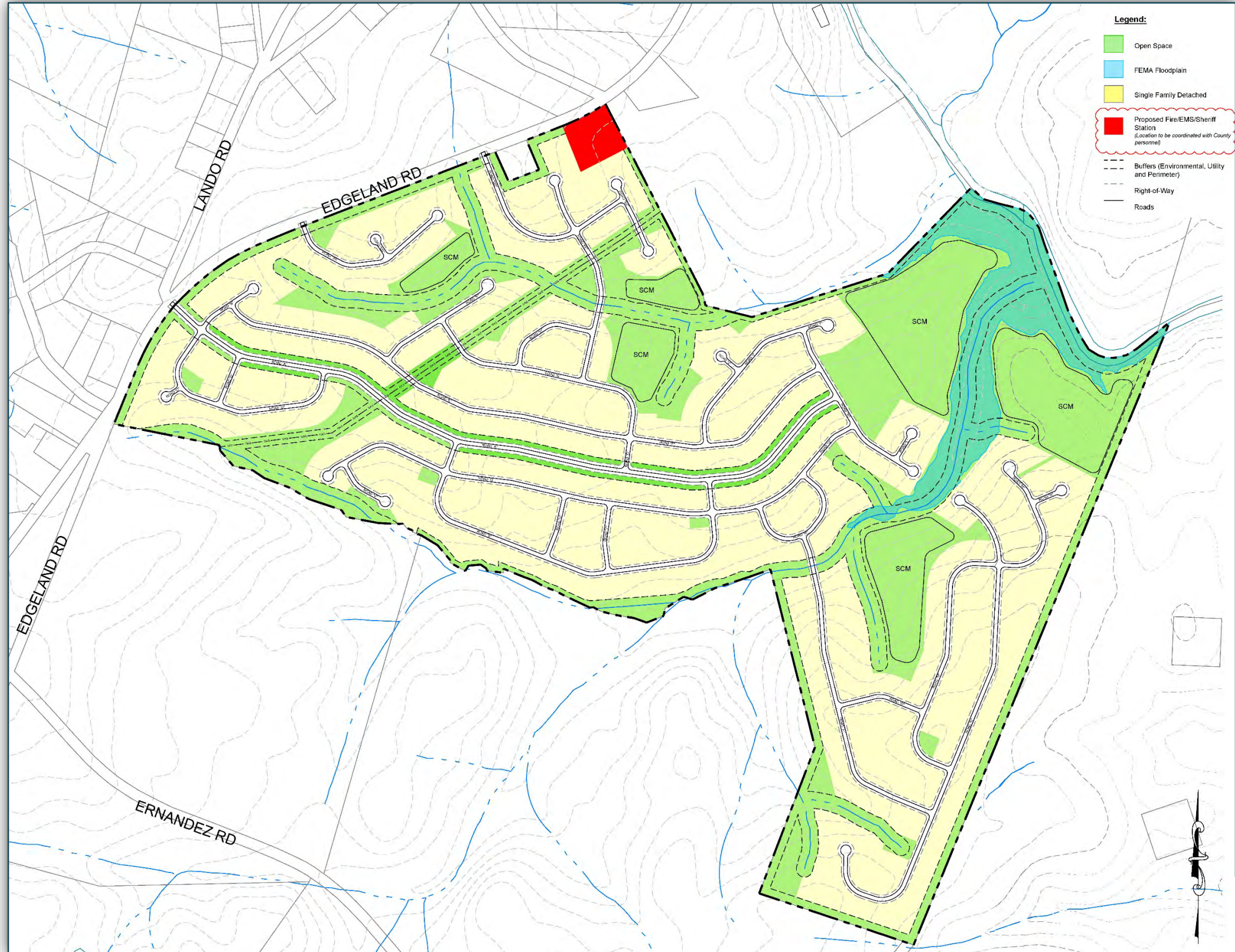


Proposed Homes: 1,150 +/-
Total Acreage: 329 +/- acres
Proposed Gross Density: 3.49 units/acre

“Density. The number of dwelling units per net acre of developed land, excluding land devoted to streets, alleys, parks, playgrounds, schools or other public uses.” (pg.10) *

Public uses to be removed from total acreage:
• Internal Streets: 44 acres

Net acreage: 285 +/- acres
Net Density: 4 units/acre



*definition from “Chester County Zoning Ordinance”

Development Timeline



Years 1 – 2 Plan Approvals

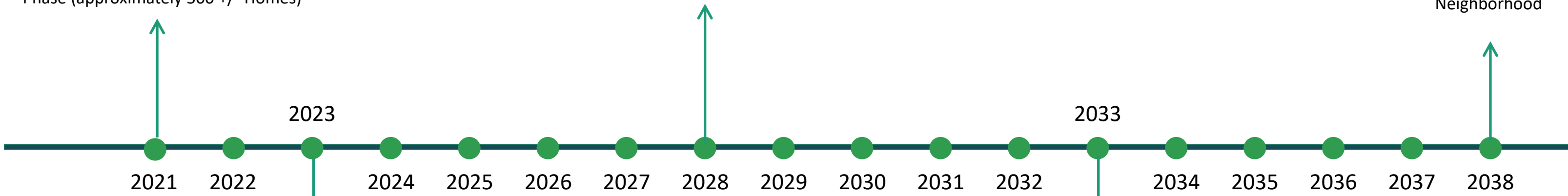
- Rezoning Approval for 1,300 +/- Homes
 - Preliminary Plat approval
- Construction drawing approval for First Phase (approximately 500 +/- Homes)

Years 8 – 12 Construction of Second Phase, Design of Third Phase

(Repeat steps from Years 3 – 7 for Second Phase)

Year 18

- Transfer of HOA from developer to Neighborhood



Years 3 – 7 Construction of First Phase, Design of Second Phase

- Installation of Site infrastructure
 - Site Grading
- Erosion and Sediment Control Protection Measures
 - Utilities installation
 - Internal Roads
 - Building Pads for Homes
- Site Inspections for Construction Approval
- Installation of Off-site Roadway Improvements as dictated by the Traffic Impact Analysis
 - Construction of 500 +/- homes
 - Application for Building Permits
 - Platting of approved home lots
 - As-built Construction Drawings
- Construction drawing approval for second phase (approximately 500 +/- Homes)

Years 13 – 17 Construction of Third Phase

(Repeat steps from Years 3 – 7 for Third Phase)

Gateway Master Plan – Current Housing Opportunities



- Current Housing opportunities in the Gateway District are limited to a few established neighborhoods and individual larger plots of land.

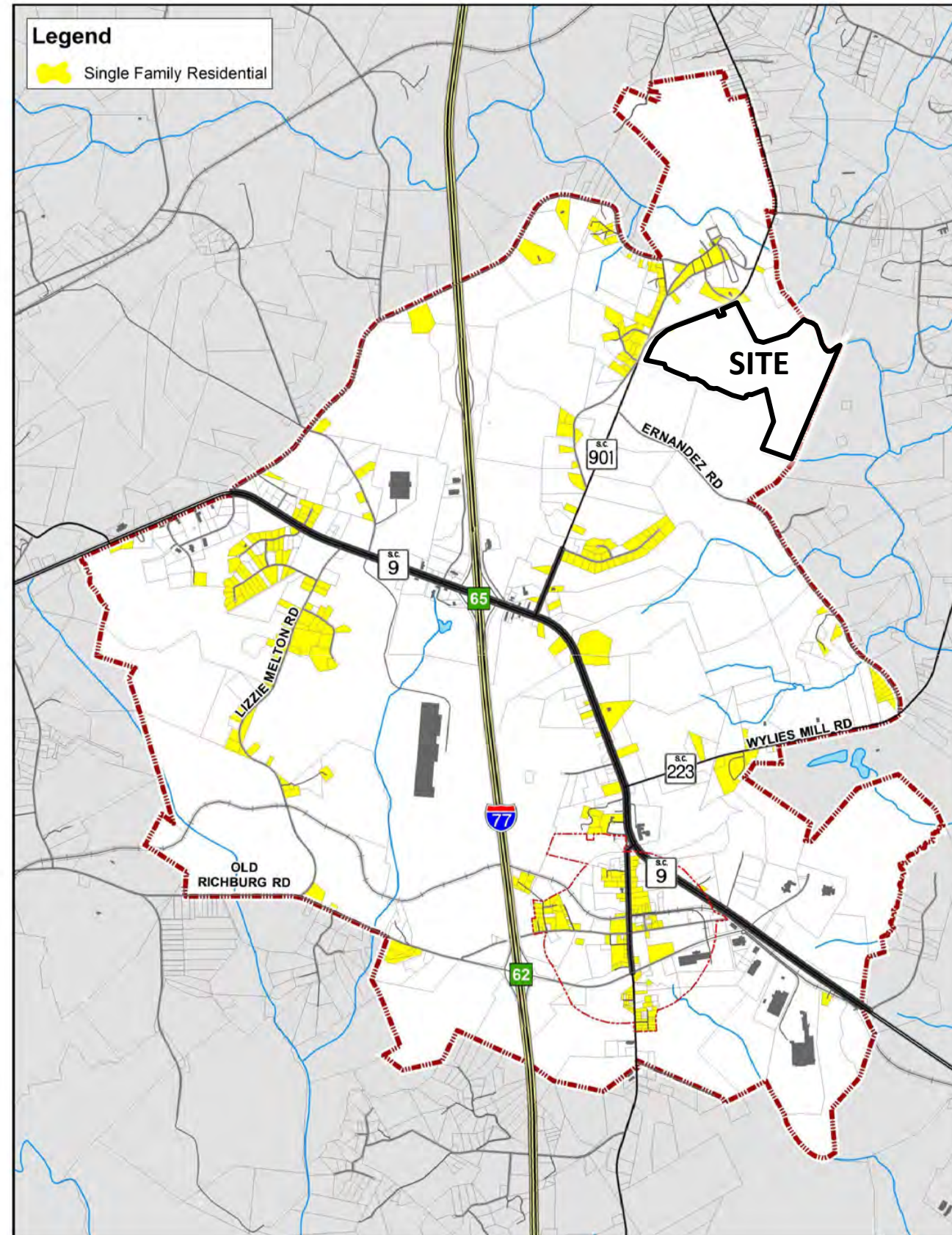
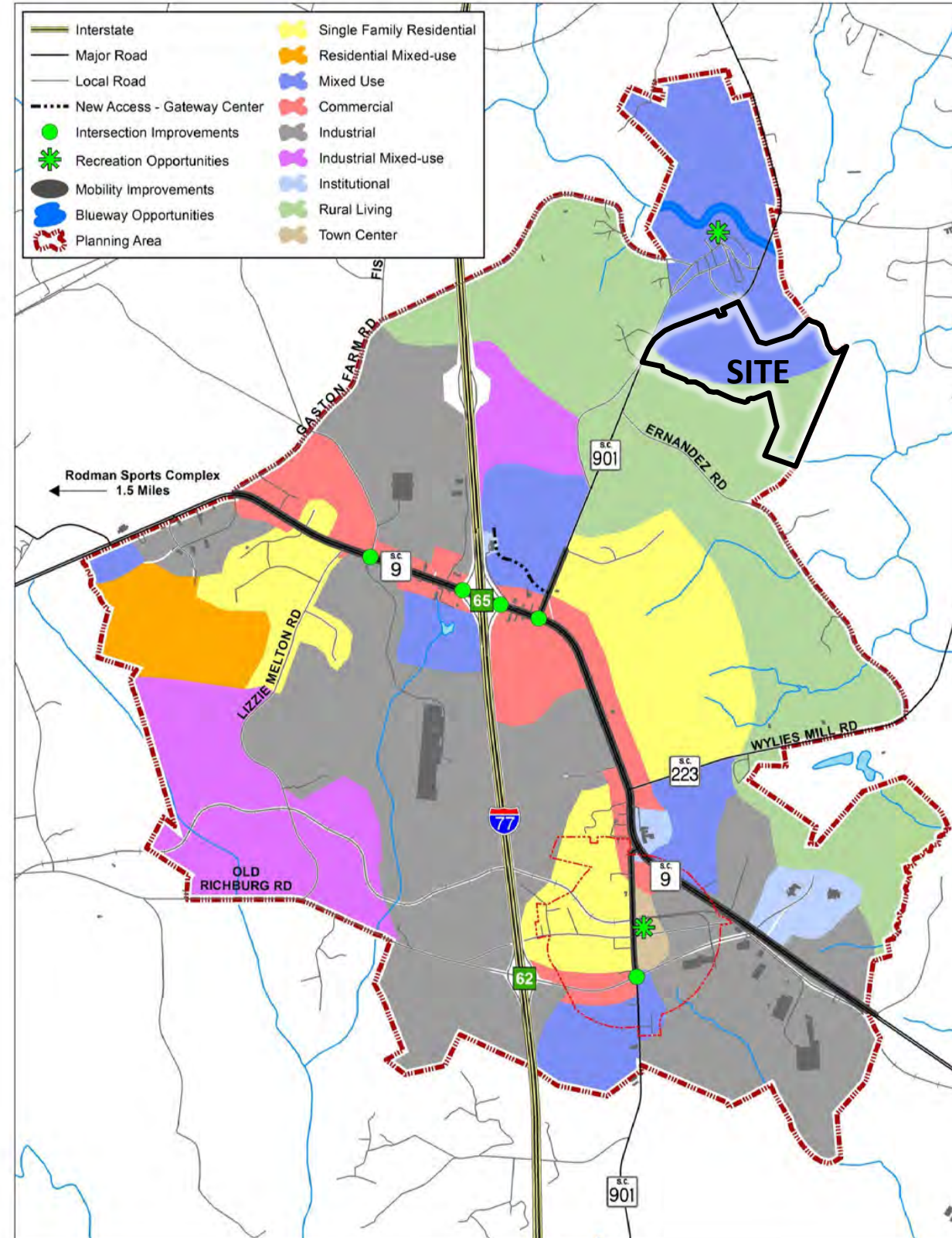


Figure 6 - Housing Map

Figure 34 - Gateway District Concept Plan Map



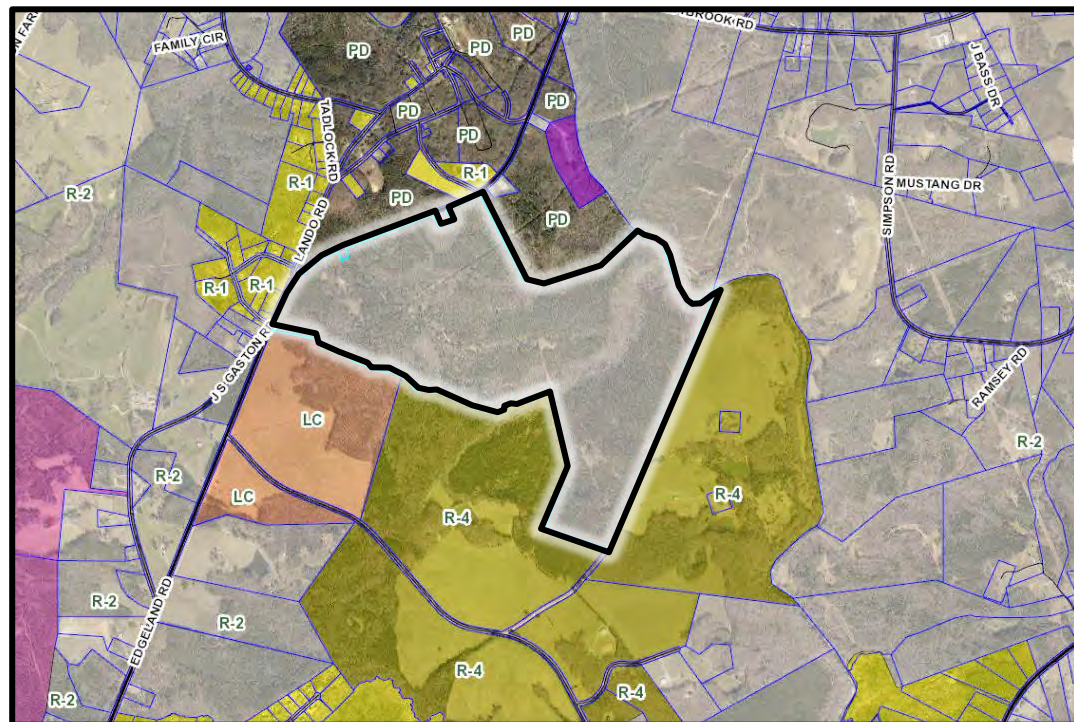
- Winchester lies within a recommended Mixed Use and Rural Living
- Goals of Gateway District: **“Protect Existing Industrial Developments”.** (pg. 45)
- Majority of parcels zoned industrial
- Lack of housing opportunities to support existing industry
- **“Promote additional housing opportunities”** (pg. 48)
- **“The availability of additional housing and the quality of existing and future housing are important components of the continued growth and prosperity of the Gateway District.”** (pg. 20)
- **“Creating destination is a collection of fostering opportunities for a mixture of uses while providing greater housing choices with types of housing that market the Gateway District to all age groups.”** (pg. 40)
- **“Provide a catalyst for Chester County’s future through proactive planning.”** (Pg. 2) The Gateway District has provided a plan and focus for new growth and development. Winchester will support the tenets and goals of the Gateway District.

*excerpts from “A Master Plan for the Gateway District” adopted September 18, 2017

Gateway Master Plan – Existing Zoning



- Property is currently zoned R-2
- Adjacent zoning is Planned Development (PD) to the north, Limited Commercial (LC) to the south, R-1 to the west, limits of the Gateway Master Plan to the east
- Standard planning principles encourage high-density residential uses to transition between commercial properties to lower density uses; i.e., commercially zoned property would generally transition to high-density residential uses
- Existing commercial properties elsewhere in the Gateway district transition to industrial or single family residential
- Existing residential districts do not allow for flexibility in lot sizes; minimums are 10,000 sf (1/4 acre) which is larger than currently constructed suburban neighborhoods and current market demands
- Currently there is a monoculture of housing opportunities in the Gateway District. In order to meet the needs of existing and future citizens as well as market demands, a variety of housing options are needed to fill the void.



Gateway

Page 12

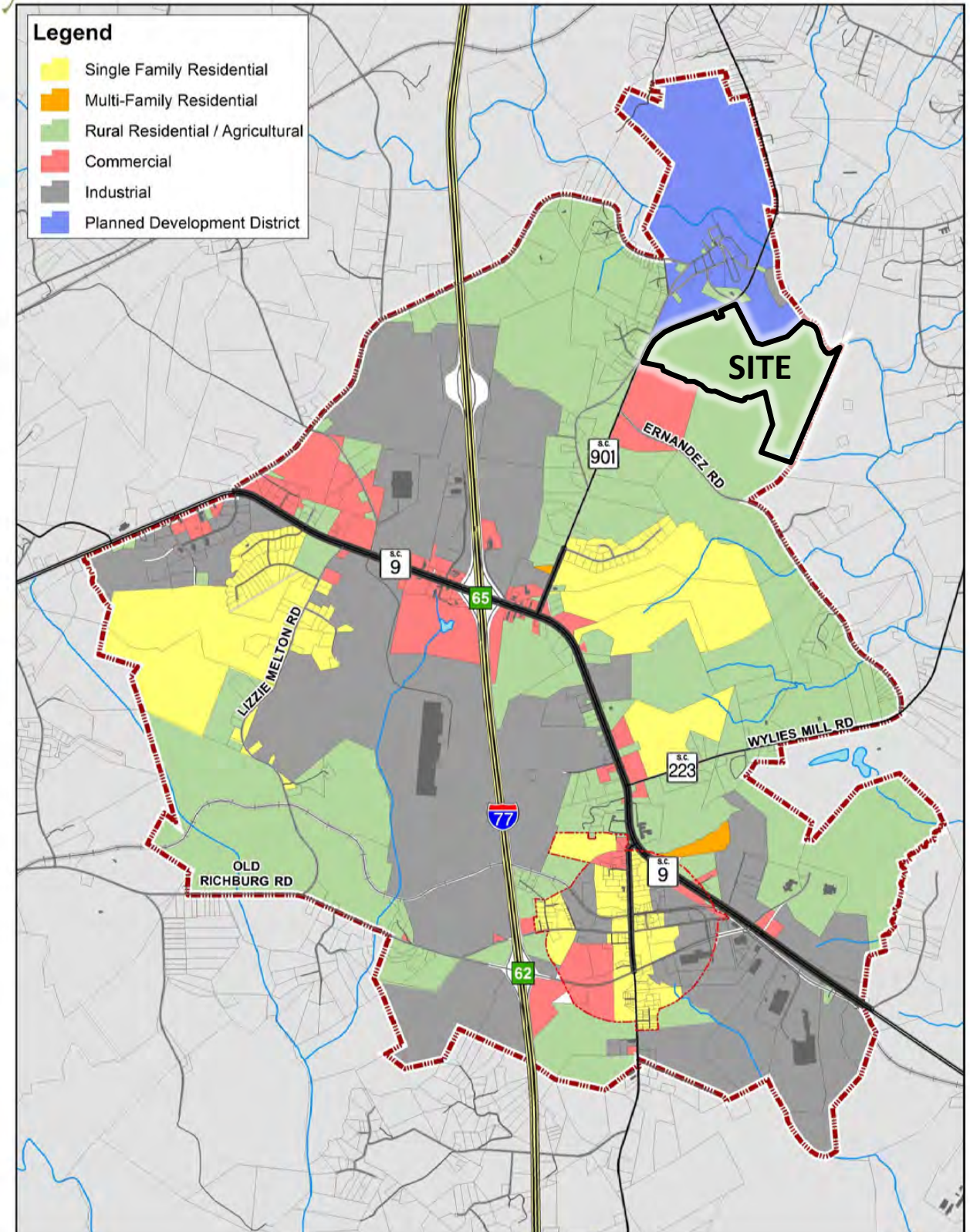


Figure 7 - Existing Zoning Map

Gateway Master Plan

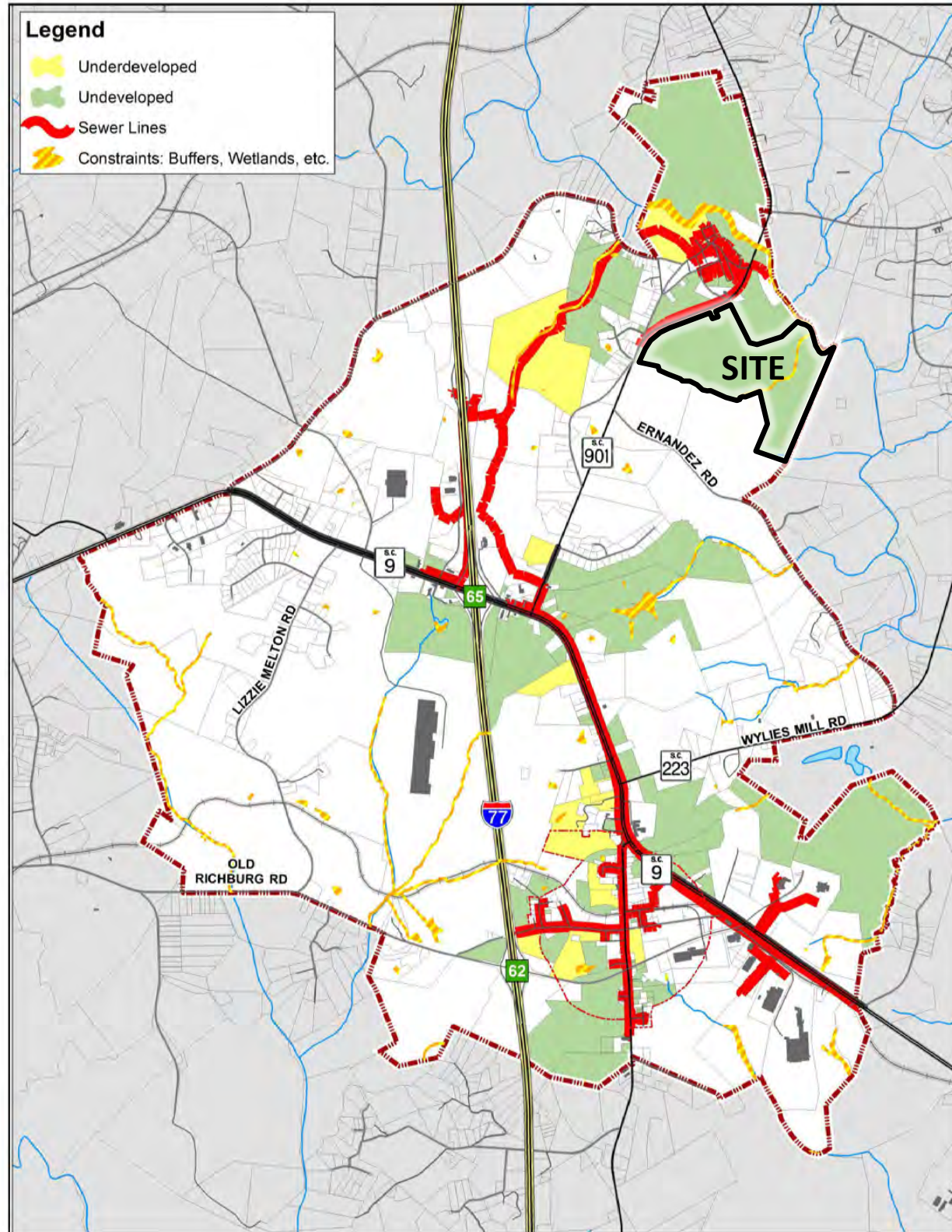
*excerpts from "A Master Plan for the Gateway District" adopted September 18, 2017

Gateway Master Plan – Redevelopment Parcels



- Gateway Master Plan identifies the property as a redevelopment (undeveloped) opportunity due to the proximity to existing sewer.
- The exhibit to the right ***“Redevelopment Areas Within 500’ of Sewer, reflects the most significant opportunity for development and redevelopment regarding proximity to infrastructure.”*** (pg. 22)

Gateway



Gateway Master Plan

Figure 17 - Redevelopment Areas Within 500' of Sewer

*excerpts from “A Master Plan for the Gateway District” adopted September 18, 2017

“Vision Statement: The Gateway District is a thriving, key destination center that is diverse with progressive economic opportunities and well-planned communities for living, working, and playing.” (pg. 40)

The Gateway District Master Plan's four themes (pg. 40)

1. **Cultivating Industry,**
2. **Creating Destination,**
3. **Connecting Nature and**
4. **Advancing Infrastructure**

“Cultivating industry actions can include:

- *Secure more local economic opportunities to reverse the commuting pattern and provide jobs closer to home.” (pg. 46)*

Winchester will cultivate industry by:

- Promoting additional housing opportunities
- Providing homes closer to work for employees of major industry

“Vision Statement: The Gateway District is a thriving, key destination center that is diverse with progressive economic opportunities and well-planned communities for living, working, and playing.” (pg. 40)

The Gateway District Master Plan's four themes (pg. 40)

1. **Cultivating Industry,**
2. **Creating Destination,**
3. **Connecting Nature and**
4. **Advancing Infrastructure**

“Creating destination is a collection of fostering opportunities for a mixture of uses while providing greater housing choices with types of housing that market the Gateway District to all age groups.” (pg. 40)

“The availability of additional housing and the quality of existing and future housing are important components of the continued growth and prosperity of the Gateway District” (pg. 20)

Winchester will create destination by:

- Promoting additional housing opportunities
- Providing a variety of home choices for all age-groups and incomes
- Supplying high-quality housing for all home choices
- Meeting more market needs and housing demands
- Supporting existing industry by providing an increased population in Gateway District

“Vision Statement: The Gateway District is a thriving, key destination center that is diverse with progressive economic opportunities and well-planned communities for living, working, and playing.” (pg. 40)

The Gateway District Master Plan's four themes (pg. 40)

1. *Cultivating Industry,*
2. *Creating Destination,*
3. **Connecting Nature** and
4. *Advancing Infrastructure*

“Incorporating trails and open spaces into development within the Gateway District are a key component for providing connections to nature and healthy communities.” (pg. 52)

Winchester will connect nature by:

- Protecting natural features on-site, including Fishing Creek
- Connecting people and nature through an extensive pedestrian network of walking trails and sidewalks
- Providing tree lined corridors throughout the community
- Providing pocket parks within walking distance for each enclave
- Designing in harmony with nature through sound planning principles

“Vision Statement: The Gateway District is a thriving, key destination center that is diverse with progressive economic opportunities and well-planned communities for living, working, and playing.” (pg. 40)

The Gateway District Master Plan's four themes (pg. 40)

1. *Cultivating Industry,*
2. *Creating Destination,*
3. *Connecting Nature and*
4. *Advancing Infrastructure*

“Existing infrastructure should be improved, rehabilitated and maintained to foster infill development. Within the Gateway District, infill development will occur on underutilized properties that are noted as undeveloped and underdeveloped. Infrastructure for these locations will be key to infill development as existing infrastructure will [incentivize] redevelopment.” (pg. 58)

“The goal of the Regional Wastewater Planning Study for Chester County Wastewater Recovery is to ensure that wastewater infrastructure is planned to handle the future growth in the planning area for a fifty year planning period.” (pg. 58)

“All infrastructure providers in the Gateway District support growth and future development patterns.” (pg. 58)

Winchester will advance infrastructure by:

- Promoting infill development of undeveloped land
- Providing access to water and sewer and expansion of existing system
- Providing access to major roads such as 901 (Edgeland Road) and Interstate 77
- Providing developer-funded infrastructure improvements

A scenic view of a forest path with runners and a logo overlay. The path is a light-colored gravel or dirt trail winding through a lush green forest. In the foreground, three runners are seen from behind, jogging away from the camera. The runner in the middle is wearing a white t-shirt and black shorts, while the runner on the right is wearing a grey t-shirt and green shorts. The forest is filled with tall trees, many of which have vibrant pink blossoms, suggesting a spring setting. The overall atmosphere is peaceful and active.

WINCHESTER



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 # CCMA21-15 Invoice # 3866

The applicant hereby requests that the property described to be rezoned from RS-1 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: 124-00-00-024-000 Acres: 118.95

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** _____ **work** _____
E-Mail Address: _____

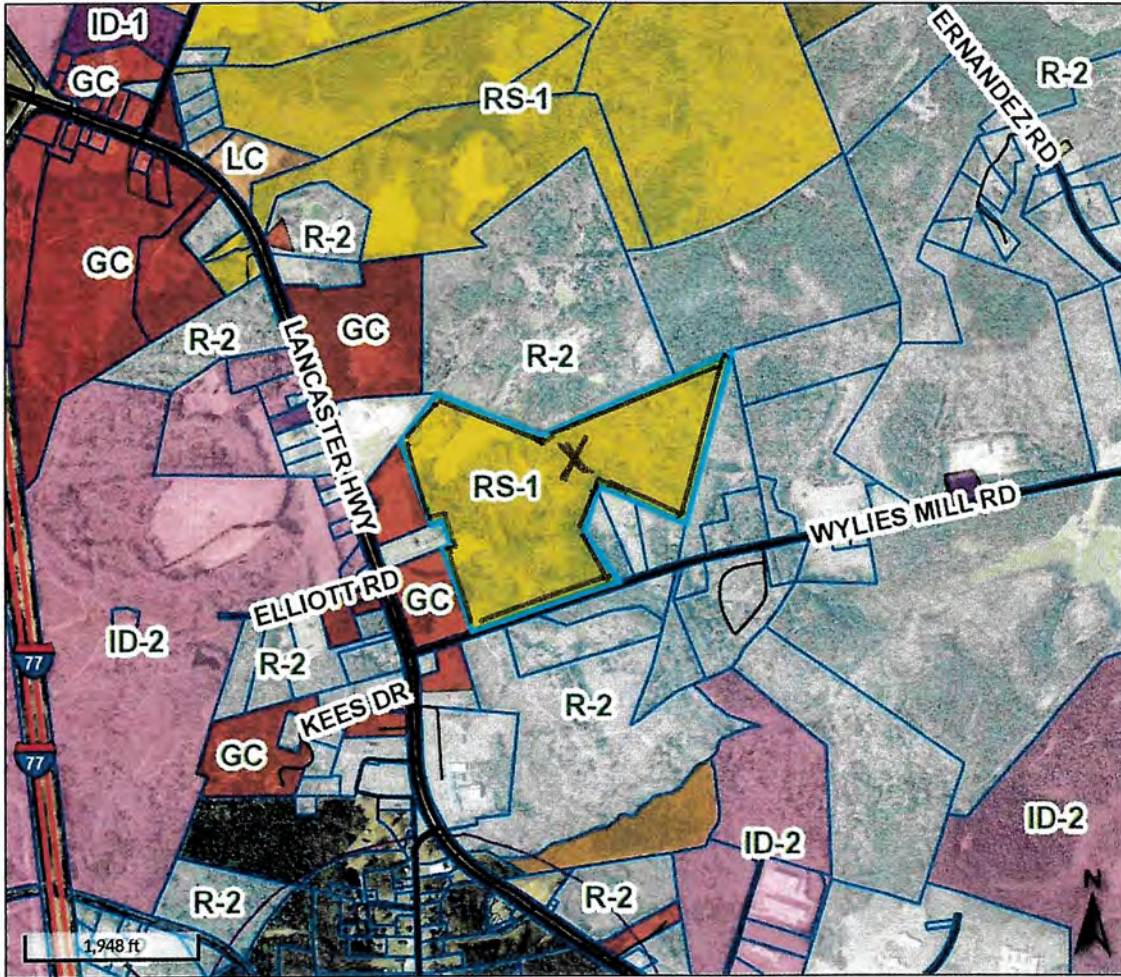
Owner(s) if other than applicant(s): Kirkpatrick Acquisitions, LLC by Mark J. Hanson, Authorized Signatory
Address: 309 North Main St, Lancaster SC 29720
Telephone: _____ **cell** _____ **work** _____
E-Mail Address: _____

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:** 3/31/21

Applicant 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
 - 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	124-00-00-024-000	Alternate ID	n/a	Owner Address	KIRKPATRICK ACQUISITIONS LLC
Sec/Twp/Rng	n/a	Class	AC		PO BOX 836
Property Address		Acreage	118.691		LANCASTER SC 29721
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

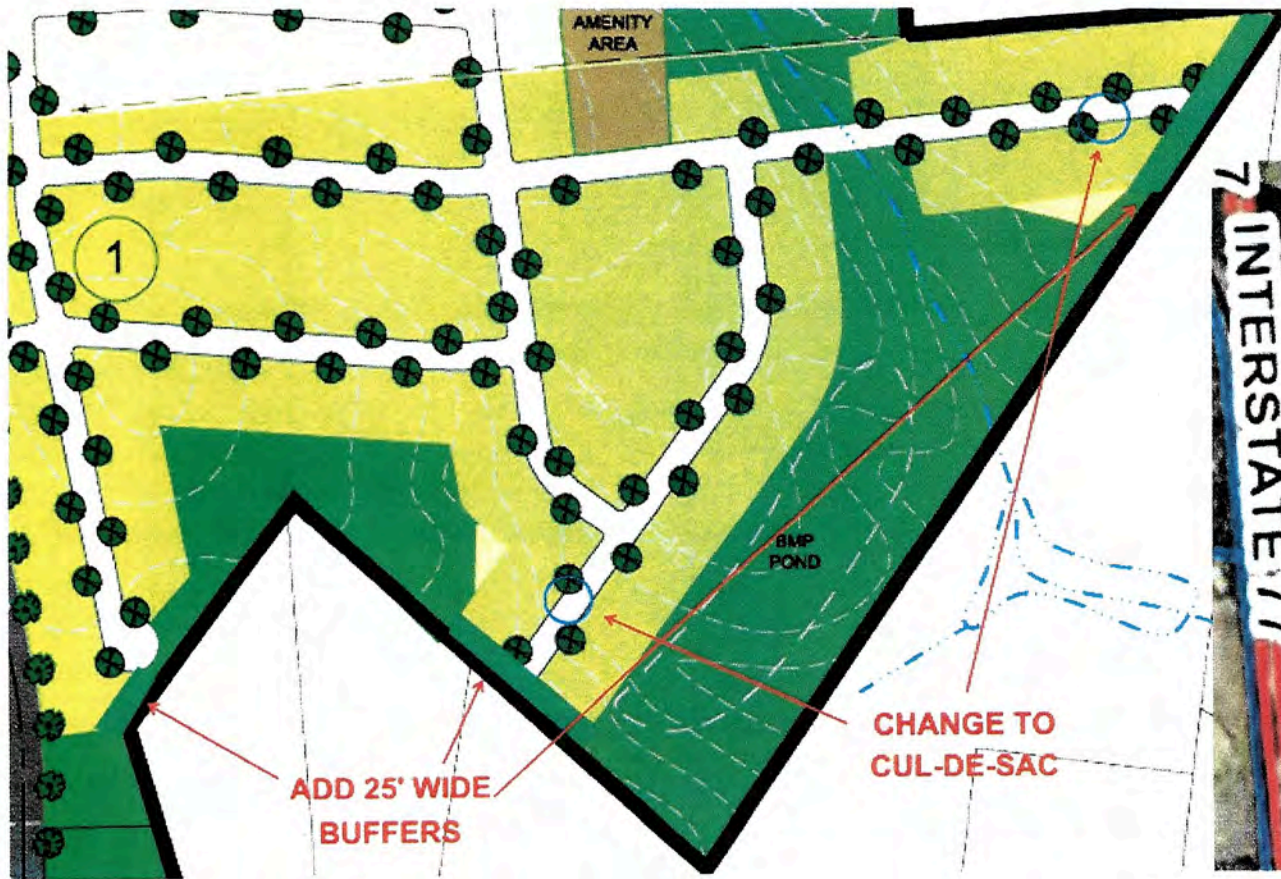
From: Mike Levister
Sent: Friday, May 21, 2021 3:21 PM
To: Karen Lee
Subject: FW: Cheswick
Attachments: Proposed revised # dwellings.pdf

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

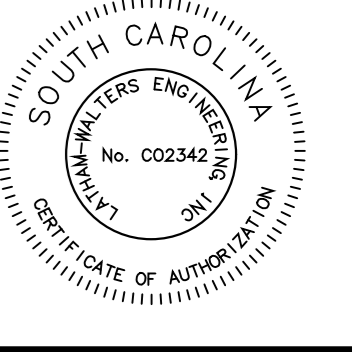
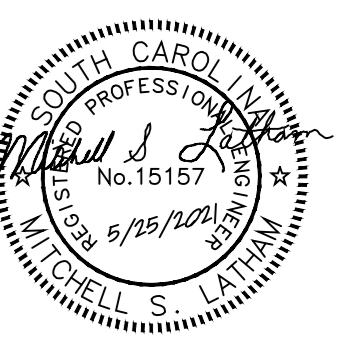
Planning Commission recommended reduction of 70 homes all in medium density single family home area. As a possible alternate, we propose reduction from each category and increase in Open Spcce Area for a lower overall total & lower density.

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



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



JDSI, LLC

3515 DOVEWOOD DRIVE
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: N.T.S.
DRAWN BY: JLW
CHECKED BY: MSL
DATE: 05/25/2021

SHEET NO:

C1.0

MODIFIED PER PLANNING COMMISSION RECOMMENDATION

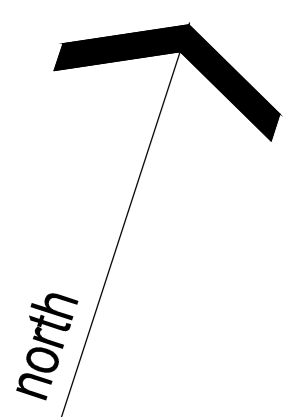
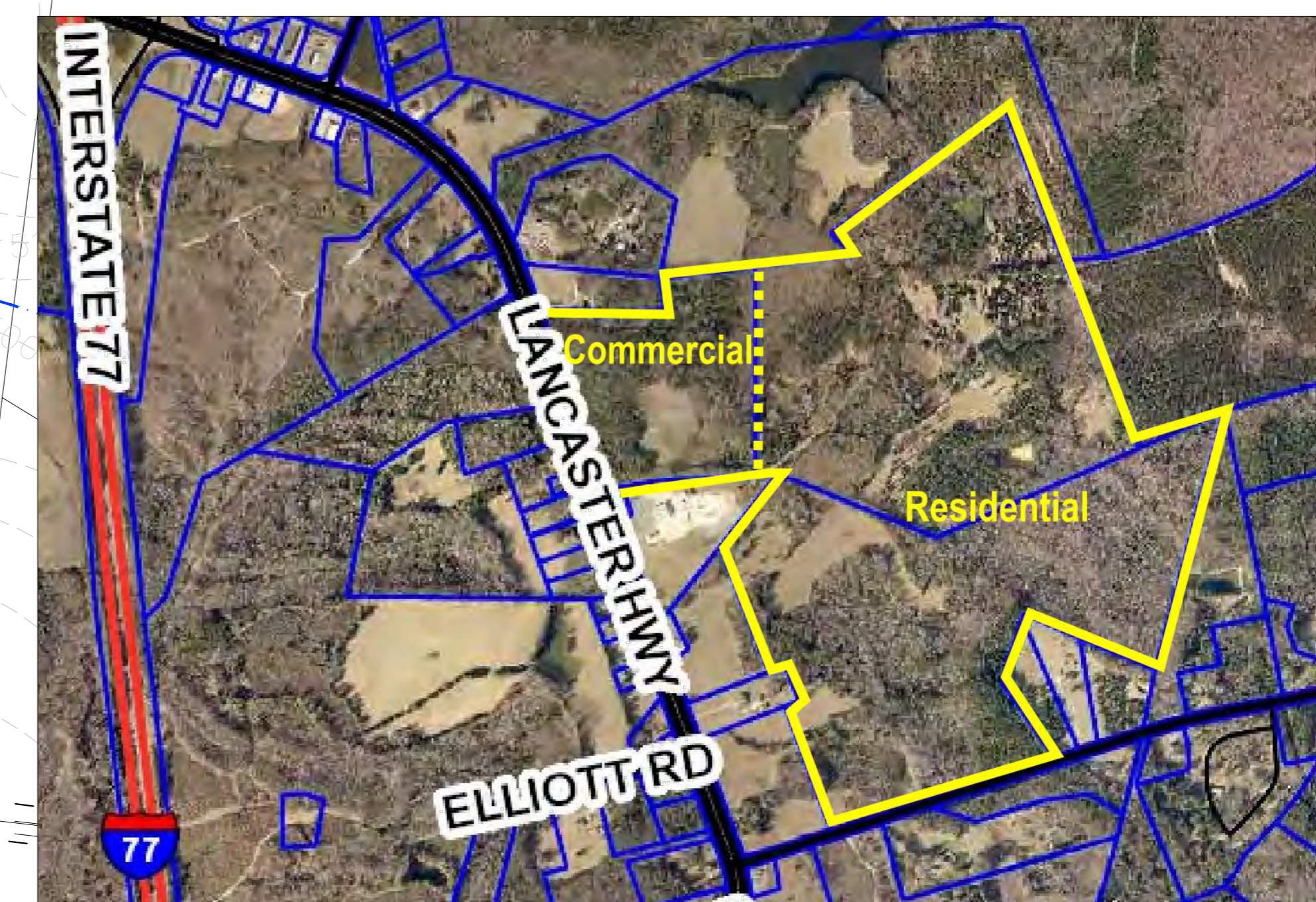
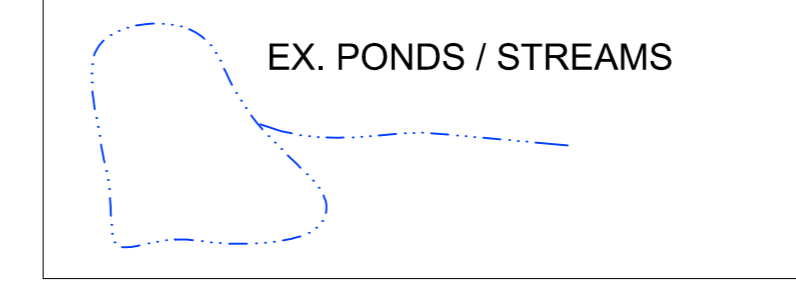
LEGEND:

- 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

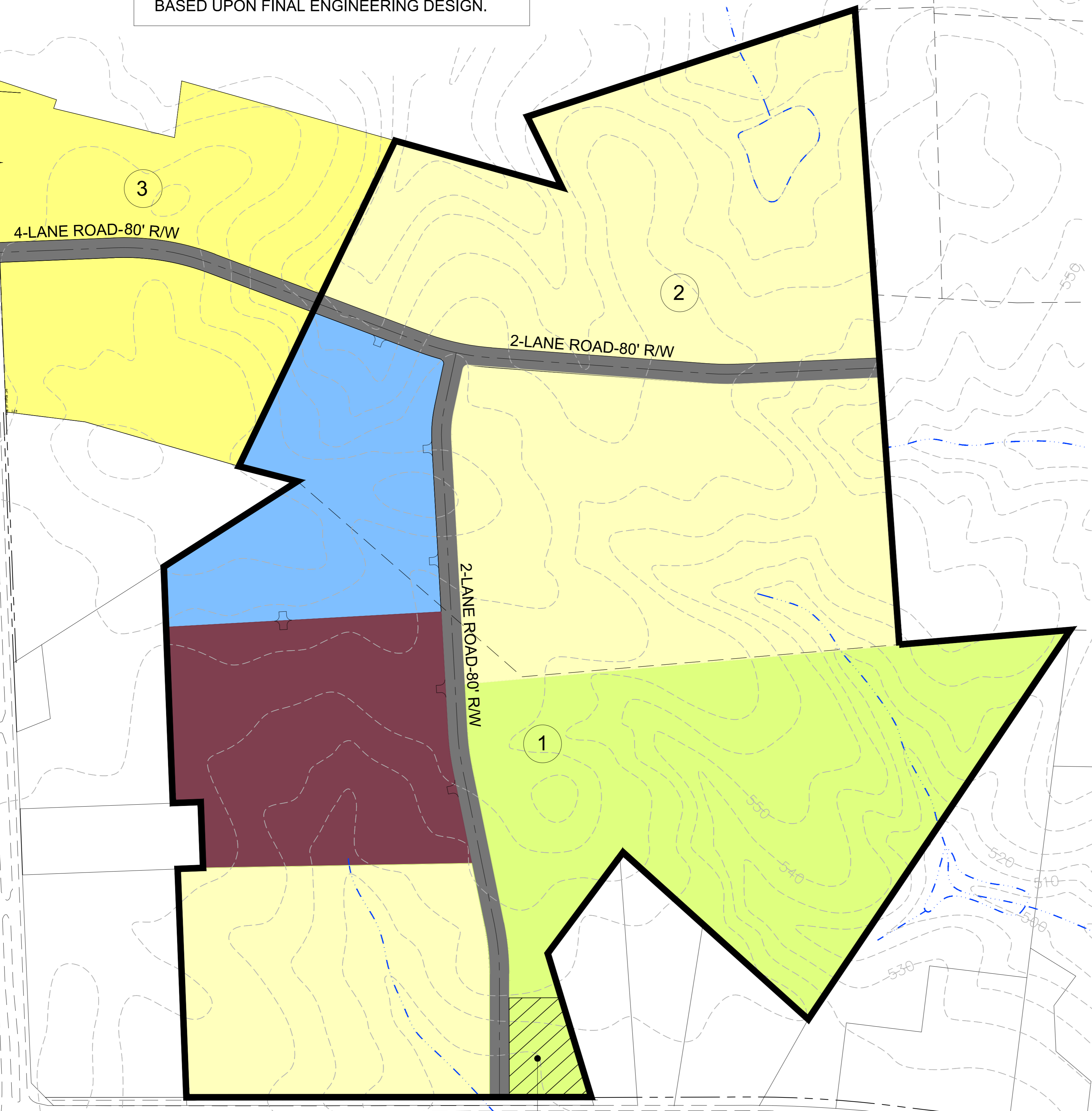


PROJECT AREA = ±235 ACRES

NOTE: ROAD LOCATIONS MAY SHIFT SLIGHTLY
BASED UPON FINAL ENGINEERING DESIGN.

PARCEL ③ IS ZONED
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:

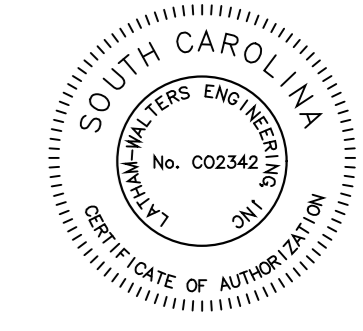
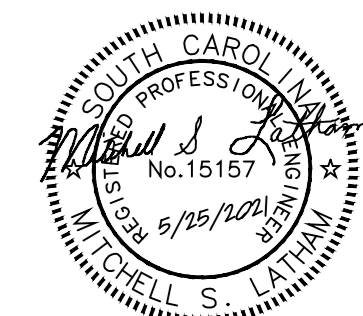
- ① PARCEL ID: 124-00-00-024-000
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119 ACRES
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- ② PARCEL ID: 124-00-00-027-000
JDSI, LLC
116 ACRES
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- ③ PARCEL ID: 124-00-00-029-000
ST. KATHERINE 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 &
TOWNHOMES IS 4.55 DWELLINGS PER ACRE



JDSI, LLC

3515 DOVEWOOD DRIVE
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'

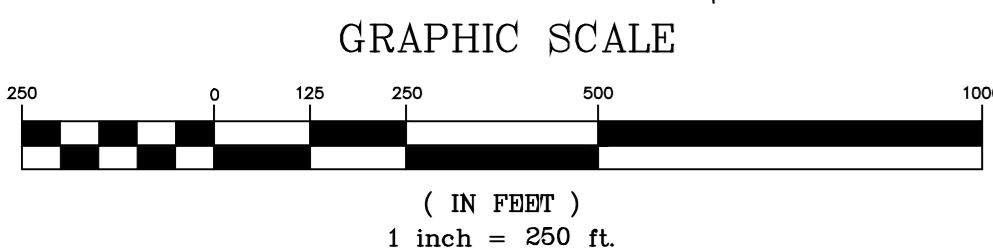
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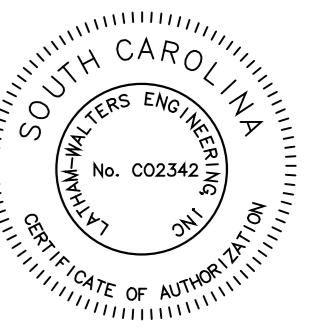
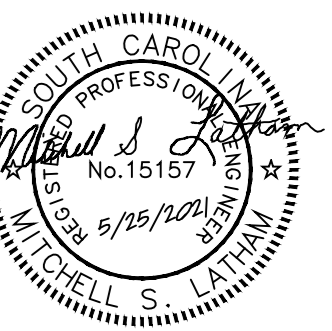
CHECKED BY: MSL

DATE: 05/25/2021

SHEET NO:

C1.1





JDSI, LLC

3515 DOVEWOOD DRIVE
CHARLOTTE, NC 28226
PHONE: (704)-361-7777
judsonstringfellow@gmail.com

CHESWICK
LANCASTER HWY & WYLIES MILL ROAD
RICHBURG, SC 29729

**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

SHEET NO:

C1.2

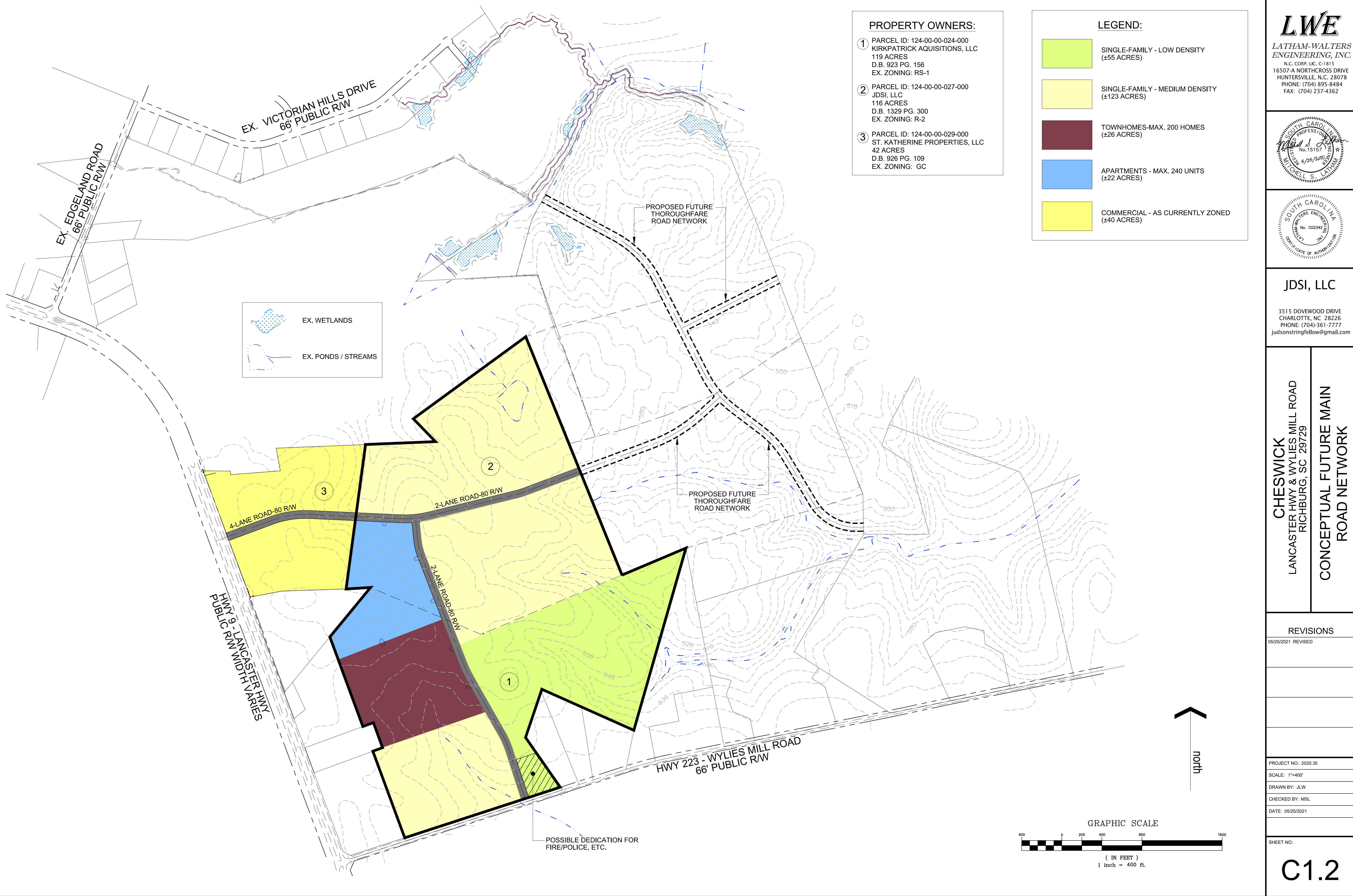
- PROPERTY OWNERS:**
- ① PARCEL ID: 124-00-00-024-000
KIRKPATRICK AQUISITIONS, LLC
119 ACRES
D.B. 923 PG. 156
EX. ZONING: RS-1
 - ② PARCEL ID: 124-00-00-027-000
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 - ③ PARCEL ID: 124-00-00-029-000
ST. KATHERINE PROPERTIES, LLC
42 ACRES
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EX. 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



north

GRAPHIC SCALE

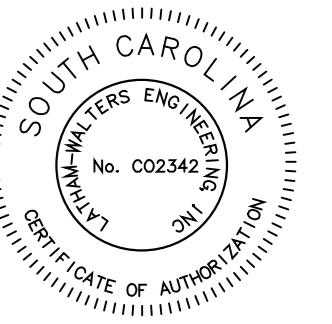
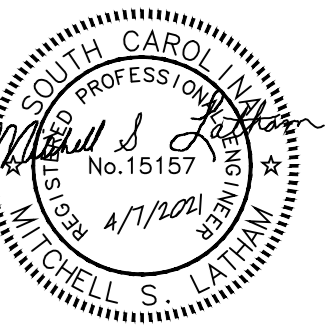
(IN FEET)
1 inch = 400 ft.



LWE

LATHAM-WALTERS
ENGINEERING, INC.

N.C. CORP. LIC. C-1815
16507-A NORTH CROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



JDSI, LLC

3515 DOVEWOOD DRIVE
CHARLOTTE, NC 28226
PHONE: (704)-361-7777
judsonstringfellow@gmail.com

CHESWICK
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

Chairman Raines stated I'm assuming everyone else that is left is signed up to speak to this. I'm going to use my card as far as not hearing from each person. I've done this several times and there's a little bit of heartburn over it, but I tend to say the same thing. I'm going to ask that you split up into camp sort of speak. Pro and Con. After the discussion, I'm gong to give ten or fifteen minutes, whatever you think you need, and I'm going to have three speakers from each group to present your case. Condense it down. I'll give you five minutes each. I know most people have the same concerns, pro or con.

CCMA21-15: JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-024-000 located off Hwy 9, Richburg, SC be rezoned from RS-1 (Single Family) to PD (Planned Development)

Judson Stringfellow of 3515 Dogwood Drive, Charlotte stepped to the podium. Mr. Stringfellow introduced David Hensley, his partner with SouthCraft Development, stating Mr. Hensley will be speaking as well. Mr. Stringfellow said he owns JDSI, which owns ½ the land in this petition. The rezoning does cover both those parcels. I know you are reading them separately but the remarks we are going to make apply to both of them. I think by now you guys have seen the sight plan that we've provided. We are going to try to keep our remarks fairly brief and just hit on the high points. Mr. Stringfellow said it consist of 235 acres together, the both of them. We are proposing a road with direct access to Highway 9 through 40 acres of existing commercial zoned property which will be developed later when there are more homes in the area. The proposal is for a mix of single family and attached homes. The overall density when you take all the property and divide it by the number of proposed residences in there is 4.85 dwellings per acre. When you subtract out all the roads, subtract all the open space areas, it's just over 6 dwellings per acre. That includes townhomes and multifamily.

Mr. Stringfellow continues, the property with the bold line around it (this is shown on the screen) is the 235 acres. The two parcels there. The yellow piece there that comes out on Highway 9, where the entrance road comes in, is already zoned commercial. That's where our direct access, main entrance at Highway 9. Within the 235 acres, we are proposing a mix of single-family homes, and townhomes and apartments. The total number of units in there divided by proposed units, assuming we get that number in there, divided by the total number of acres is 4.85. You subtract out the roads, and the open space areas it's a little over 6-unit homes per acre. Again, that includes proposed apartments and townhomes and single family.

The two main roads that comes through there, we are proposing those be 80 foot wide right of ways. We are purposing to put in 4 lanes in the entrance area through the commercial area and the rest of it two lanes. It can be expanded later with 80 foot right of way, it can be expanded to 4 lanes later on, if those roads continue on through to the other properties. If they are developed later. The residential sections and the apartments and townhomes sections will have no more than 200 homes coming off one of those main roads. No homes fronting on the main spine roads going through there.

One of the other things we are proposing is \$1,500 per dwelling to be paid to Chester County for schools or other public services. That's per residence whether it's a one-bedroom apartment, or a three bedroom or a four-bedroom home. The total of that, if it's built out to it's maximum, that would be about \$1,710,000 going to the county for schools or other public service use. Of course, that's over and above the roughly \$2,500 per home fee that's paid for water and sewer capital recovery impact fee.

We are also proposing 1.75 acre land dedication to Chester County down on Wylies Mill Road down at the secondary entrance to be given to the county to be used for future Fire Station, EMT, other public service type stuff. So, we are proposing to give a land dedication to the county at no charge. Utilities will be brought to that as well.

There is a bunch of material that you guys have received, I don't know if you have gone through it all or not. Over and above what was on the materials, we had a community meeting last week with a number of neighbors and at the end of that meeting we met a lady named Roxanne James. We also offered to donate money to the Rodman Sports Complex if the rezoning and development plans are approved.

I know there is always going to be an issue. I know there is always going to be a concern of what we propose doing here. As you probably know in section 5.2 of your land development regulations, it states subdivisions with new roads should conform with the Comprehensive Growth Plan and the Gateway Master Plan where its applicable. Of course, this falls within the Gateway Master Plan area. The Gateway Master Plan shows this as single family residential. We are proposing some attached homes in there. There is no place within the Gateway Master Plan where is specifically calls out for any attached homes. The Comprehensive Growth Land Use Plan shows this as a yellow area. What it states within the Comprehensive Growth Plan the yellow areas represent areas of greatest residential density. No distinction is made between various types of residential housing, and residential development will be most dense in those areas with water and sewer. Of course, we have water and sewer along Highway 9 that will be extended into the property. We feel what we are proposing is in line with the Comprehensive Growth Plan and the Gateway Master Plan.

As I'm sure you know, your PD rezoning has a list of 13 items that we have to show that we meet, you guys determine that we meet. We have provided, and I hope you have a list of those 13 items. I'm not going to go through them but at the end of our presentation if you have questions, we will be glad to answer them. But we believe we've met them 13 items.

On the screen, this shows the same spine roads with the areas broken down which David will talk a little bit about that in a minute. The idea of the spine roads that I mention is to be able to potentially allow development in the rear later on provided the market warrants that. By extending these 80 feet right of ways through the property, it would potentially allow roads to be extended through adjacent property in the rear. We're not just trying to look at just our property alone, we are trying to provide for future growth should it occur on that area. So, the idea of having the spine road is to not only look at our property but also look at adjacent property for the future.

An issue that was raised by some of the people that we have talked to is our proposed Cheswick name. Few people felt like that wasn't a great name. Honestly, we are not married to the name. We came up with the name based up looking at Chester County and the Old English District and trying to come up with something that played off of those. We saw several things in looking at British names and British maps. We came up with Cheswick. Instead of the "wyck" on the end we found a place in England in Northumberland, I'm not real sure where that is in England, but it's called Cheswick Village and there is a Cheswick House that was built in the 1850's so that's how we came up with that. We are open to other short names within the development. We would like to be able to have different areas of development in there. We would like to have various names within there that play off the Cheswick name like The Preserve at Cheswick, the Towns of Cheswick, or whatever other name we come up with for the development. We certainly don't want the proposed name to be a hinderance to approval.

As a side note, after our community meeting last week, we heard it expressed why can't we develop more like Victorian Hills. I can understand and appreciate that. That was developed in 1996. You're current Land Development Regulations passed in 2002 won't allow Victorian Hills to be developed again. You now require curb and gutter if the lots are less than 2 acres per section 6.6. You've got to have storm water retention with 25-year storm water retention pond fenced in. You're also required to have sidewalks, and if you're within 1000 feet of sewer line you've got to extend sewer to the development. If we tried to do this and meet all of your current Land Development Regulations and have 1 acre or 1.5 acre lots like a lot of the lots in there, the homes prices

would have to be in the mid \$500,000 to mid \$600,000. What we are trying to do is have nice homes, which we will get into in a minute, in the upper \$200,000 to upper \$300,000. We can't justify doing something like that with all the cost of development, material cost, sewer and water. We need sewer lift stations in there and so forth.

Mr. Stringfellow turns the presentation over to David Hensley.

Mr. Hensley said I would like to briefly discuss a little bit about the various housing options, buffers, development time and the products that we have planned. The site plan captures a variety of housing options from multifamily to medium and low-density single family. If you look at the site plan, the light-yellow area and the light green area makes up the majority of the site. The yellow medium density area is made up of a minimum of 50-foot-wide lots with 6 foot side yards and 12 foot side lots on corner lots, which means at least 12 feet between the homes, though most will be further apart from that. The low density or light green area is minimum 60-foot-wide lots and minimum side setbacks of 7 feet and 13 feet on the corner lots, which means at least 14 feet between homes in this section. While we show minimum lot sizes and setbacks, the average lot size and distance between homes will be larger.

We have incorporated buffers in most of the areas adjacent to the existing single-family that's around the site and the property owners along Wylies Mill Rd. As well as arranged our lowest density product and area of the site to border those properties.

In our community meeting we did receive some concerns from a couple of these property owners about the stub streets that we have coming into them. Under Chester County Land Development Regulations section 5-2.2 and 2.10 it calls for the streets and right of ways to be extended to adjoining property. We would ask this commission to consider allowing us to revise the stub streets to make them into cul-de-sacs at these neighbor's request.

From a timing standpoint, obviously with a project of this size it will take some time to develop out. We anticipate (market dependent) for this site to take about 8 to 10 years to build through. We would anticipate 12 months or so after the successful rezoning to obtain construction and development permits, plan approvals and then 12 months or so after that to develop the first phase and have homes under construction. So, it will likely be close to 2 years before the initial home closings occur. We have committed that we will not develop any attached homes until at least 50% of the single-family area site development is complete. Commissioner Raines I know you mentioned that you didn't have anything with regards to water and sewer in your packet. We did meet with Chester County water and sewer providers both and discussed our plans and capacity needs and at this time there is sufficient capacity for our site to meet the needs of this project.

The site plan does depict various areas of green space and amenity sites. We anticipate having a couple larger parks, with play equipment, covered meeting areas and trails in these areas. The townhome and apartment sites however will not share these areas but will have their own amenities. There will be a master Cheswick HOA association with sub-associations for the single family and attached home areas. Dues will be collected from homeowners to maintain the Common Areas, the landscaping along the spine roads and entrance monument areas, and to enforce the CCRs.

The homes that we have planned will have stylish multi material front exterior walls and a variety of front elevations to avoid monotony. There will be no linoleum type flooring, rather LVP flooring on the first floor, kitchen islands will have pendant lights, granite kitchen tops with tile backsplashes, 9-foot ceilings on the first floor, large bath vanities and upgraded two panel interior doors, just to name a few. So, you can see our plan for these homes is to be handsomely upgraded. As you can see on the screen which is also in your package. Also, the townhomes are worth mentioning will all have single car garage, off street parking.

As an example, we want to mention, we envision this development progressing similar to a development between Summerville and Moncks Corner just northwest of Charleston SC called Cane Bay Plantation. It started in an area that was in need of housing and further out. As the housing began to grow the initial spine roads were extended into more vacant adjacent land and more housing was added. After the residential rooftops came the interest for multi-family and for the commercial/retail was there and developed at the entrance areas. Like our proposed Cheswick, Cane Bay needed enough residents living in the area for the commercial area to be successfully developed.

Mr. Stringfellow said basically, in summary, we have direct access to Highway 9. We are not trying to come off of secondary roads It's going to take 8 to 10 years to develop this most likely. It's not going to come over night. We're not going to have a whole bunch of people living here at once. We're putting in the spine roads which will not have any homes fronting on them that will allow for future developments of property in the rear if the area continues to grow. We are providing money for schools; public service and we're providing a land donation to county. One thing to briefly point out, again is the areas we're proposing for the attached homes is adjacent to what is preliminary zoned commercial and industrial there. So, we are trying to have the higher density against the industrial and commercial use as it is now. The commercial development of the 40 acres in the front, which again is not part of this rezoning, it's already zoned commercial, that development will come in time. It's not going to happen immediately because it's not enough people living in that area. But as the number of residences build up, not just in this community but in the area in general, the interest will fall in commercial and that will come as well. With that said, we will take a seat or wait for y'all to ask questions, what ever you would like.

Commissioner Howell asked you are the developer? Are you going to build these or are you going to sell this out? Mr. Stringfellow said our intention is to primarily develop this thing ourselves. We may sell some sections of it off to other builders, but our intent is to be the developer and builder. Commissioner Howell asked that will fall under your master plan? Mr. Stringfellow said yes. Mr. Howell said you are going to develop the commercial as well? Mr. Stringfellow said the commercial area, well that's going to happen over a period of time. I honestly can't say for sure. You know there are some anchor people, let's say CVS. They have preferred people that they use. Saying a Wal-Mart would be a bit over optimistic, but that's one that comes to mind. Some of these large companies, national chains, have contracts with people that they develop with. So, at the very least what we would do is get this set up. Get the utilities there. Make the entrance roads in it. We might pave them. We might develop part of it but we might selling part of it off. I wish I had a great blueprint for that. As we've really seen over the last couple of years the retail, everything is changing in commercial use. Ideally, we get some restaurants in there. Fast casual. Some services. Maybe an urgent care. It's really hard to say. I would be misleading if I said I know exactly what's going to happen there.

Chairman Raines said on your cul-de-sacs you would lose some lots on the end of that correct by making turn arounds, that would decrease the density somewhat? Mr. Stringfellow said yes, we would lose a couple lots if we cul-de-sac them. Chairman Raines then asked what was your price point for the single-family medium density, \$200,000? Mr. Stringfellow said well, we're going to be in the upper \$200,00's at this point. Upper \$200,000's to upper \$300,000's. In the medium density we expect the average square foot to be around 2000 square foot. That's what we're doing now in other areas with the two-car garage. As I'm sure you guys have heard and seen prices, material cost as well as material prices have jumped up considerably in the last year. At current market prices we would say upper \$200,000's to upper \$300,000's but again that could change.

Commissioner Howell asked on your single-family homes in the high density, what is your square footage average in there? Mr. Stringfellow said we have medium density and low density for single family. What we consider medium density. The 50-foot lots, the square footage is expecting to be 2,000 square foot living area plus the two-

car garage. The low-density area would be around 2,400 square foot living area plus two car garages. The town homes will be 1,500 to 1,700 living area with a one car garage.

Commissioner Howell then stated he noticed in the package you mentioned a twenty-five-foot buffer from the house to the road. Does that include the road right of way and sidewalks and planter strip? Mr. Stringfellow said the twenty-five foot is between the edge of the right of way. In the right of way, you have the pavement, plus curb, gutter, planning strip and sidewalk. The twenty-five foot starts beyond that. The twenty-five foot is from the right of way, not from the edge of the road. Commissioner Howell so your average from the back of the curb to the house would be like 40 feet? Mr. Stringfellow said 35 probably. Plus, or minus, don't hold me to that exactly. Commissioner Howell said it all averages out to the lot shapes and sizes. I understand. Mr. Stringfellow said the side setbacks are the minimum we expect the average ones will be greater than that. With grading and lot configurations, sometimes you have to slide one house to one side to make the grading work and so forth.

Vice Chairman Smith had a question about the community meeting. When was that and who was invited? Mr. Stringfellow said it was sent to anybody that was along Wylies Mill Road and along Highway 9 in the immediate proximity of that property, and it was last week, Wednesday. Vice Chairman Smith said he had a few calls from my neighbors on Wylies Mill that didn't know about it, and I never got anything. Mr. Stringfellow said we only sent it to the immediate area of the property. Vice Chairman Smith said he's about a mile from it and didn't know about and never got anything. Mr. Stringfellow said sorry, no offence intended. We just did immediate area. Vice Chairman Smith said I just know that was a concern from a couple residence.

Commissioner Walley stated you mentioned Cane Bay Plantation, you said Summerville? Mr. Stringfellow said Cane Bay is actually considered Moncks Corner. It's located between Summerville and Moncks Corner. Commissioner Walley asked are you the developer? Mr. Stringfellow said no I am not the developer. It's just one that I am really familiar with and as is David. It was fairly rural at that point in time when it started. The houses went in first. The developer also sold a big chunk of land to the county which ended up being the High School later on there. It started out as residential, just like this, left a big chunk of land at the entrance. The initial property got developed out but he put in spine roads like this, and this started like maybe 15 years ago. Over time the spine roads got extended over to adject properties. Once the homes and other things happened in the area too. Once there became more density there, commercial was feasible, and they started developing that. Similar, they also had a section of townhomes and I'm pretty sure there are apartments there too. They are adject to the commercial and were put in later.

Commissioner Walley asked is this your first PD or do you have one somewhere else? Mr. Stringfellow said this is the first one that we have done together. Both of us come from back grounds of other development work. I have gotten other similar things approved like this to this where I was not the owner or the developer myself. Including another one in Goose Creek area, and another outside of Orlando. I've probably developed 4,500 lots over the years. I know I don't look it, but I am old. Probably built 2,500 homes. Maybe more. I've lost track. David is similar, maybe not quite as many. Together, this is the first thing we've done like this. We have a lot of experience.

Commissioner Walley asked what happens if you sell part of this to another developer with your promise of the \$1,500 per home. What happens to that? Mr. Stringfellow said that's one of the conditions. When the council hopefully approves this, that will be one of the conditions that's including in there. Same thing with the land for EMS station. Mr. Stringfellow said yes mam. That would be a condition of approval.

Vice Chairman Smith stated he was curious about the market research as far as demand that you guys have done considering we have a bunch of other planned developments in the same district. Mr. Stringfellow said that's a very good question. It's more of an art than it is a science. We've talked to a couple different experts and this is

perceived to be an area that is up and coming, the next area that will come along. We were told there is a deficit of something like 1,000 to 1,500 homes for working people in this area. I've also been told this is projected to grow; I forget what the numbers were. These types of projections and expert opinions like that are, like they say, like economist, you can line them up one forever and never reach a conclusion. You're close enough to the shopping in Rock Hill. You've got jobs in the area. You've got water and sewer available. You're close to I-77. It has all the ingredients you would want to have to have a successful development and other developments nearby. I think it can support it. I mean I've already bought half of this land. I wouldn't do that if I didn't think it was feasible. Nobody has a crystal ball when it comes to this.

Commissioner Howell asked would it be feasible for your HOA to support the Fire Department since its going to be, you know you're putting all this density in there. Which in a neighborhood this type you tend to have more cause whether it be nuisance or whatever? Medical and all that. Would that be something that you would consider in your HOA fee? Mr. Stringfellow said I'm sorry I don't understand your question. Commissioner Howell said what I'm asking is would you consider the HOA to contribute to the local Fire Department to help offset because it is volunteer. You're looking at needing full time firemen here. Mr. Stringfellow said so basically have the HOA pay a per resident fee? Commissioner Howell said some of the developments over in Lancaster, that's part of there association fee. Mr. Stringfellow said I don't see why not. Is it something we can get the specifics of? You say some other place done that? Commissioner Howell said yes, Sun City did that. Carolina Village has done that. Those are two of the major units. Mr. Stringfellow said I think that's a reasonable request. I don't see why it couldn't be something, anything that is within reason. Commissioner Howell said that would take some of the burden off the Fire Department and EMS for that area there. Mr. Stringfellow said it's the same sort of things like trash collection. If you don't have a city municipal or trash collector then you build that into your HOA dues which is one of the reasons to have a master association there so you can get a master contract. I don't see why not. I'd like to see the language of how it's done elsewhere but I think that's a reasonable request.

Chairman Raines asked did you mention an additional fee in addition to the \$1,500 per house? Mr. Stringfellow said the water and sewer tap fee and capital recovery fee. The capital recovery fee currently is for water and sewer together is \$2,485 per home which goes to pay for water and sewer plant improvements. The \$1,500 is over and above that. Mr. Stringfellow said I know you guys don't have an impact fee, but we are more or less proposing that we're paying one, but I don't think we can call it that. In some areas it's done based upon a number of bedrooms or whatever. We're just saying a flat fee. I was in an area one time where it was based upon a number of bedrooms so people would build three bedrooms houses with a den, and the den had a framed in opening that just happened to fit a 2/6 door later on. It's easier just to make it across the board and be done with it. Chairman Raines asked in your experience, what would an impact fee be if we had those for a typical jurisdiction? Mr. Stringfellow said it's all over the place. I mean it depends upon what you're building. Chairman Raines asked is it like \$3,000, \$1,500, \$10,000? Mr. Stringfellow said again it's all over the place. As a builder and a developer, if I was to suggest something like that, I might not be invited to any other developer meetings. Chairman Raines said I've just never heard anyone say what they were, Like York County has been discussed but I don't have any idea what the range is, what it's based on. I didn't know if you had any experience with that. Mr. Stringfellow said they are all over the place. I'll put it at that. Chairman Raines said fair enough. Mr. Stringfellow said we're just trying to come up with something I think is reasonable that will help us keep the houses nice and affordable and be fair to the community.

Vice Chairman Smith asked, if the property doesn't get rezoned, will you still build? Mr., Stringfellow said I think my wife would make me live out there by myself I've already bought half of it. What do you propose? Vice

Chairman Smith said if you head down Wylies Mill Road, I think in the last year I think they've built 10 new houses. That number might not be exact but there is another 6 off of Harmony Church. There have been several houses built close by. Mr. Stringfellow said 10 is not a whole lot in the total scheme of things. You guys have a real housing deficit here. We're trying to do something nice. Not just a handful of homes. We're trying to do something that y'all will be proud of. I mean, with a nice commercial area out front. I hope you'll approve, and I hope we can show you something really nice over time.

Chairman Raines asked, the feeder roads, you don't own that property. That's just conceptual? The feeder roads to the commercial and stuff back behind that? Mr. Stringfellow said the commercial and the remaining 235 acres we have under contract to purchase. The area behind there? Chairman Raines said yes. Mr. Stringfellow said we have an option on a portion of it back there. But our option is fairly short. We don't have anything specific back there. Chairman Raines said that's more of a concept than a rather hard fact plan. Mr. Stringfellow said it's trying to make sure that we are planning for the future and we are. Chances are 10 to 15 years from now, I'm probably not going to be doing this. It's just more of a long-range planning thing for the county. Chairman Raines stated that was mentioned at one of our other hearings and the property that that connects to. I was wondering if you had sort of a master plan or just a big sketch plan for long term. Mr. Stringfellow said it's just more for long term use. The immediate property to the main stub road goes through there, the immediate adjacent property is owned by a gentleman by the name of Jake Alvarez. Sometimes he is interested in selling. Sometimes he's not. And he owns the property as you're looking at the entrance road to the left of this as well. So, you know, it's really just for long term planning purposes.

Commissioner Howell asked Director Levister if these homes exceed our limit for road access. Director Levister said no sir. Commissioner Howell then asked, if it connected to the development that is there now, would it exceed it, the one that's under construction. Director Levister said that would be a hard question to answer without seeing the full development of that road and the design at that time. Commissioner Howell stated I knew they only had once entrance in there and that's why I asked. Director Levister said correct. Mr. Stringfellow said on the conceptual only thing, the top North side there, that is where it is shown to tie in with that property where that road that comes through there. That's the general idea if it was ever extended through there it could let everything tie back in and come back out Highway 9. But again, that's no promises on that. Just trying to show you we're trying to allow for future stuff should it occur.

Chairman Raines asked the commissioner if they had any other questions for the applicant. There were none. Chairman Raines said for everyone to take a few minutes break and get together in your groups and come up with your spokes people. Let's say 7:45.

Off record

Chairman Raines said we are going to start with people that are in favor of it and I'm going to ask Mr. Agee to speak first. I understand you are representing the Gateway Steering Committee.

Mr. Agee stepped to the podium. He stated his name as John Agee of 3203 Lancaster Highway, Richburg. I am the Vice Chairman of the Gateway Steering Committee. Ms. Jennings could not be here tonight. She is in Florida. We met with Mr. Stringfellow and Mr. Hensley the day at the Gateway Steering meeting. To make a long story short, the Gateway Master Plan was adopted and designed and put together by the COG, Catawba Regional Planning Committee. It was adopted by the Gateway Steering Committee appointed by Chester County Council. And it was adopted by Chester County Council. This development here is probably the only one we have seen that comes anywhere close to being developed into the Gateway Master Plan. So, what y'all have got and had in

front of you before is part of what we want to see happen in Richburg and our community. Now, I can't help but laugh a little bit because the land where they are going to be building this was the original Lewisville Community. Where the bamboo field is, was Lewisville. This goes back a long time ago. So, we would hope from the Gateway Steering Committee that would be taken into consideration that, we have an identity. Chester is not what Richburg is identified as. Now, I've said my little stump speech so... What I would like for you to do is to understand that we sat down with him and we went through this and we feel like that with some tweaking on this thing from County Council, as it goes through the process as you just told the lady a while ago, there are the ultimate decision makers. That this thing can be developed into something that's going to bring residence and tax paying money into this district. The census in 2010 was 33,000 people. The census in 2020 was 29,000 people. That's 4,000 people less to pay taxes. And we are all after the same services for our wants to do things. So, at any rate, the Gateway Steering Committee is in favor of this project. That's what I'm saying tonight. I do have another caveat. Mr. Howell mentioned the fire service. Everybody in this room knows I am the chief at Richburg. I had nothing to do with what he said. So, please I am making sure that I disclose that. Because I don't want anybody in this room to say I set y'all up to do that. I did not do that.

Chairman Raines called Robert Dodson to speak first in opposition to the rezoning request. Mr. Dodson of 220 Coneflower Place in Fort Mill. My family's property is on 3631 Hernandez Road. You can actually see my Grandma's house that I grew up in right there on the map there. I'm very familiar with the area. There was a question earlier about sort of impact fees are seen around the area. I know Lancaster within the Panhandle area there, they are doing a \$2,200 impact fee per single family home. It graduates up and down I think based on the type of residence. Fort Mill, which is way out of what we're probably doing, they have something like \$18,000 per Fort Mill School District per single family home. They kind of got over run so they really ramped that up. Clover School District is about \$4,000 per single family home, that's on top of the Town of Fort Mill has \$1,300 for recreation alone. Just some context there. I do want to be consistent with what I've said previously. I am generally in favor of a moratorium on further development while we're waiting on the 3000-ish homes that have been approved, or under construction, or planned in this area that have not been built yet. While there is enough sewer capacity for any one of those things, the current development under construction or planned would tap out that sewer capacity. I do believe we have plenty enough water capacity. There was an infrastructure meeting with the county council. I wasn't able to attend. I also regret that I wasn't aware and wasn't able to attend the Cheswick meeting to get some feedback into this development here. The area is planned for single family residential consistent with the Gateway Master Plan. Or single-family residential zoning RS1, if you get a special exception for cluster zoning you can get 3 homes per acre if you provide 15% common space. This proposal provides for 15% common space but then it goes over double that zoning allowance. And in gross, at 4.85, which is still above what you would get there. I believe the Gateway Master Plan itself indicates that you pay about \$1.42 for every dollar you receive in taxes for residential spaces, so they are tax heavy so it's important to balance those with commercial spaces. So, if you build at a higher density, you are putting a lot more burden on residence. I have a couple smaller concerns, but still things I think should be addressed. One of things that's in the proposal here is they say that trees and environment shall be protected if reasonably possible. Whereas our single-family cluster zoning ordinance has very specific protection for trees. The Gateway Master Plan had some very specific rules or recommendations for protection of the environment. I think those things should be considered and included. I think that should be put back in. A lot of the references in the proposal are to RG2 zoning which is a residential multifamily zoning. Again, this was a map mark in the master plan and as single family residential. I will note that if we removed the multi family apartments and the townhomes from this proposal and turn that into common area, you would hit a gross density of about 3, just under 3 homes per acre. Which is more than you would get out of the single-family residential zoning, but we would have the advantage of more common areas

for parks. People to get out and have a more walkable community. It feels like we are going with a lot denser than was planned without a commiserate increase in common space for recreation. That kind of thing. We don't want to become just a sleeping community that commutes to Rock Hill for services or parks or something. We want to have a community that lives here and enjoys community. I really like seeing the Master Plan layout. I think that's something that the Planning Commission and St. Katherine Properties, Mr. Stringfellow and Mr. Alvarez the owners of this area in general should really be talking proactively about this development because if we're looking at a section that's really dense, we really need to be bouncing that out with common areas. I'd love to have seen the commercial area included in the PD so that we can have consistent design standards. So, you don't have just a CVS dropped in there, but you have an opportunity for small restaurants and that kind of thing also in the area. I also, last comment, I do have parking concerns with one car garage for townhomes and with two car garages for single family residences. With how dense this is, you're going to end up with a lot of street parking. As kids grow up and the teenagers need their own cars and that kind of thing so parking in that area is going to be a pretty big concern. So that is something we need to look at when reviewing this PD.

Chairman Raines calls Jeff Harris to the podium as the next speaker. Mr. Harris of 4354 Simpson Road in Edgemoor. I want to say Thank you. I appreciate you guys being here because you could be at home watching TV. But instead, you are involved with your community. And that's what we're trying to do as well. I feel bad for Mr. Stringfellow we are kind of ganging up on him here. He's only got one pro and three cons so here we are. He mentioned his community meeting last week. Well, there was a community meeting about two weeks ago where the various entities came together. The Sheriff, Fire Department, Emergency Medical Services, Water, Sewer, School Board. And I attended that. And essentially these various entities were talking about what they needed to be able to support the type of growth that's being promoted here. Virtually every one of those individuals said we don't have enough money to meet our current budgets, so if you add this onto our plate it's going to just totally over stretch us. So, I'm not anti-growth. I think we have a wonderful opportunity to have an amazing community that's going to draw people here if we do this right. My concern is, if we get the cart ahead of the horse and go to rezoning before we have the adequate infrastructure to meet that growth, we can end up creating a mess for ourselves. We've talked about Fort Mill and Route 160 in the past and I can see that happening. So, one of the key issues is there is a need for schools. A need for expanding the sewer plant. Phillip Thompson King who runs that thing says he has 510,000 gallons of availability for sewer per day right now. According to the EPA, that would enable him to service 1,700 total homes. Total. Think about that. Now that means that this project would take up 2/3 of that, if not more. And any other projects would be very limited as well. That means there could be no commercial development. No other businesses could come in after all these homes have been built. We've got homes for workers but no businesses for them to work at. So, what I'm saying is let's do some physical planning. There are three things that I think we should do. Number, one we need to quantify what type of infrastructure needs to be in place. We need to sit down and quantify. How many schools. How big of schools. We need to know exactly how much capacity the sewer system has. Phillip Thompson King said that he is land locked. He can't expand. He can improve with the right technology, but he said it would take I think \$12,000,000 to \$15,000,000 to do that, to upgrade his facility. That's a lot of money. So, we need to know. We need to quantify exactly what our needs are, as best we can and then we need to get a plan together to determine how we're going to fund that. Where is the money coming from? Now, I appreciate what these guys are saying, offering a \$1,500 stipend. That's great. The truth is, to do the things we need to do, from an infrastructure perspective, it would take \$10,000 per residence. \$10,000. Per new residence. So, this is a great step forward. Just up the ante. Again, love growth. Smart growth. But let's don't put the cart before the horse. Let's don't go to rezoning until we know what we can support in a way that makes this a great go to community. Not another mess.

Chairman Raines then calls Berry Dodson as the next speaker. Mr. Dodson stated he allows his time for the Bedenbough family the adjacent property owner. Chairman Raines said ok. Chairman Raines called Mr. Bedenbough to the podium. Dale Holmes, the son-in-law speaks for him. Dale Holmes of 3627 Wylies Mill Road stepped to the podium. He stated his property is there surrounded by the light green on the board. He said the biggest issue is just like all of us, if we've lived in a place with no growth, it's hard to make a change. But we do understand that change may come. That's obviously what they are trying to bring to us now. There is a lot of things that could be said. When you tear up land and you destroy land and not have everything set up like infrastructure, if you don't have anything set up... And we have land in Fort Lawn that was demolished, and they stopped production on it because of the rocks. If you know what I'm talking about. We don't want another one of those projects end up in the gully sort of say. Least I don't. I'm the one having to live there every day and look at it. But if it continues to go on, my biggest issues are the surrounding of my land. I want to make sure that

somehow, somehow that I'm protected from this new development. It's a lot to undertake. My brother-in-law feels the same way because he is on the back side of me. He has a pond. You know you worry about, when you're moving land, how is that going to affect his pond? There is a lot of environmental stuff. I know they cover it. I'm not experienced at it. It's just a lot. The high density of the houses. I think if we were to stay with the R2 and make sure that there was enough land between these houses that you wouldn't get such a high density of people in there. I think that would be a better option that just cramming people in there just to make money. Some people don't agree with that. But put yourself in my shoes. I'm living there right there at it. That's the biggest thing for me. And like I say, you are talking impact fees there is a lot. There is a lot that can go on here. Hopefully y'all will think about it. The biggest issue is the amount of houses in that area. You're going to have to give into it. I understand. I'm going to have to give into the change. I don't want to give into a massive amount of houses built behind me that I think would be a mistake.

Chairman Raines said we have heard a lay out of the plan. We've heard a lot of discussion about cost and number of homes and that type of stuff. People in favor of and we've heard people opposed it.

Vice Chairman Smith said he would like to see another community meeting with more people involved. He said Mr. Stringfellow I don't know if y'all would be willing to do that, but I just felt like some people had been left out. Chairman Raines asked what was your method for sending? Mr. Stringfellow said we took the owners along Wylies Mill Road up slightly beyond where the property ends, along the intersection at Highway 9, and the ones along Highway 9 because that's where the roads would tie in and that's what's adjacent to the property. That's the people that would be most affected. Chairman Raines asked adjacent landowners, would that be fair to say? Mr. Stringfellow said adjacent and a little bit beyond that's what we sent to. Chairman Raines said we can't put that in a form of a motion.

Jeff Harris stepped back to the podium. Mr. Harris stated he would like to point out a development of this size is going to affect many more people than just the adjacent landowners. I would suggest getting a letter out to the community. Because they are all going to be impacted by this. Not just the people living next door.

Chairman Raines said my opinion is we are having a public hearing here tonight. Those folks are not here. This is public knowledge. That's not difference that anybody else n the county that would be impacted by that. They are bound to have seen signs and stuff. That's really outside the jurisdiction of what I do. The way I understand, public hearings and that sort of thing is nicety by the entity wanting to make a change. That's not legislated, and we don't have any jurisdiction over that. I don't think that applies to what we are here to talk about tonight personally.

Chairman Raines made a motion to approve the rezoning as it's been presented. There was no second. Chairman Raines asked if anyone else had any ideas.

Commissioner Howell asked the next entity that involves this property, how do these two ties together, the two projects. The next item on the list CCMA21-16. Chairman Raines said I guess we could fight the whole thing out again. We can't combine them because they're two separates. Commissioner Howell asked Mr. Stringfellow to explain. Chairman Raines said I'm assuming you wouldn't do one without the other. Mr. Stringfellow said both are contained within that PD plan there. As far as the legalities of your ordinance would be a question for Joanie Winters, I guess. But we can't do one without the other. I think they both....I don't know, Mike? Director Levister said it's two separate zonings. Commissioner Howell said they're two separate zoning so they both have to go to make the project work is what you're saying is that correct? Mr. Stringfellow said yes, It's part of the PD. I'm not sure how your procedures work but they are both part of the property. Chairman Raines asked Commissioner Howell, I think what you're getting at is just go with RS1 or something along those lines. But the whole purpose of this meeting is for a PD. Commissioner Howell said correct. The RS1 gives you what, 5 houses per acer? Mr. Stringfellow said I don't think you're going to effectively get that based upon the lot sizes and stuff. We haven't really laid that out. I mean we were going for something based upon what we felt was in line with the Chester Comprehensive Growth Plan and the Gateway Master Plan. I mean are you suggesting..... I don't follow your question. Commissioner Howell said I guess the right question for me to ask you is can you do less density than you have, and you still survive on your project? More space between the houses. Mr. Stringfellow said is this let's make a deal here? Commissioner Howell said no, I'm just asking, and it's not let's make a deal it's got to work for everybody. Mr. Stringfellow said I understand. I mean yes. We can tweak it some or whatever. It's all a matter of economics. I know it was stated we are there to make a profit. Of course, we are there to make a profit. We've also got to build product that people want to sell. Development prices have skyrocketed over the last few years. As have building cost. Especially the last year or so. We can certainly entertain something different. We've proposed 240 apartments or townhomes in that area. We certainly would be willing to go back to the townhomes only. Or reduce the density some we just have to take a look. If somebody has a proposal, we certainly can look at it. We are willing to consider anything reasonable. Commissioner Howell said we have one speaker comment that there wasn't any public green space or parks that you were showing on the drawings that I see. Mr. Stringfellow shows on the screen, all the green is proposed green space areas. Then there are two brown areas within the green space area in the single-family area and those are amenities centers. So, we have within the single family, we have proposed a lot of, around 15% open space. Then within the townhomes and the apartment areas, that would be additional. That's 15% of the overall thing already. Then there would be some additional amenity centers in the townhome and the apartment areas, if we do it as apartments. So, yes, there is. Commissioner Howell said so what you are telling me is that part of this green space that you are showing here is wetland areas, what it appears to be. Mr. Stringfellow said some of it its along creeks and stuff yes. The idea is to put some trails and things in. Commissioner Howell said so you will be offering activities on site rather than having to travel. Mr. Stringfellow said correct. We're not going to have a ballpark, or big, big things. But yes, we will have amenities on site.

Chairman Raines asked there are not just general drainage areas that you're going to leave alone. You're going to make trails and there will be picnic areas. Mr. Stringfellow said correct. As David said, we are going to have covered areas in each of the amenity centers for picnic and so forth along with play equipment and trails and so forth.

Vice Chairman Smith said usually what happens you've got the flood plains and the creek bottoms, and you can't build that becomes a natural area.

Commissioner Howell said Mr. Chairman I will support your motion if you restate it. Chairman Raines said I am willing to amend my motion. I am a little concerned about the density too. I think we can probably propose the medium density homes be reduced in numbers maybe. I don't know what it would work out to land wise but maybe go to 450 homes instead of 520. That would give you some more green space. Commissioner Howell said I would support that.

Chairman Raines said my motion is going to be to approve the rezone as it's been requested. Change the medium density section of the development to the max of 450 homes for the same area of land, the same number of acres. Commissioner Howell seconded the motion.

Chairman Raines said some of the things I've jotted down here is, talking points if you will, is you are right. There is a lot down Edgeland Road. Some of it is still purposed. Some of it hasn't been addressed yet, in the process of doing that. This is Number 9. This is totally different. I realize the way the land lays you can look across and see all of that. But as far as a traffic pattern and congestion and stuff goes in my mind this is a totally different animal sort of speak. I think it's well thought out that it's on number 9 with much better access. I looked there; the sight lines look good pulling out. I'm sure as we go along the traffic will be heavier in that area but we're not looking at being that way tomorrow or six months from now or even three years from now. It's 10 year build out. A lot of what's been discussed here tonight, to me its just a matter of taking it on faith that things will be done going forward. I mean I think this county has its history and I may be speaking out of turn, not being very planning what's going to happen next. Content to be reactionary. I think if you don't let growth in you're never going to get the things that you talk about that you need to be more efficient from an economic standpoint. I mean you've got to have people before things are going to come. You've got to have jobs, which we have a fair amount of. I think that all of that comes in good time.

The parking issue, Mr. Agee has brought that up in previous considerations of Fire Department access. It's my understanding that the HOA controls that sort of thing. They determine that you can't park in the street. You can't park in the front yard. I don't know what you do in a situation like that. Maybe you take your car down and park it at a commercial facility, shopping mall or something. Maybe you just have one car. Maybe you have a two car garage. I wasn't paying honestly much attention to that. But that's controlled through the process.

The setbacks are what we specify in our plan. The density here is the big thing and as I said I think the density is a little bit high for some of that. It an economic portrait too. You want to paint people as making a ton of money. I guess they do make a lot of money but that's what every other community that I know of does. You know we've had a lot of discussion in this community in the last three or fours years about schools adding on. Going up on taxes and that sort of thing. In my mind, more people involved in it gets you more bang for your buck at a reduced cost. There again, growth is the answer to that. I don't know how y'all feel but I feel that this is well within what's been planned. It goes along with our Master Plan. It goes along with Gateway Steering Committee Plan. Honestly, I feel like we owe the developers and people coming in here to own up to what we said we were going to do. We said this is what we want, and we spelled it out. We've drawn nice pictures. That sort of thing. In the end we come up with other reasons why we shouldn't do it. Maybe I'm wrong but that's my opinion.

Chairman Raines asked if anyone else had any comments they would like to make?

Commissioner Walley said it's a little concerning to me, which is really not got anything to do I guess with our commission. But I'm going to say it anyway. Every time we hear something about the sewer, we hear they have no more capacity. But yet on the other hand, the other folks say that it will be fine. I would like to hear Mr. Kings opinion of that. At the Steering Committee he is telling them that it's ok. With the developer he's telling them it's

ok. With the community group he's telling them it's not ok. I'd like to know whether it is or isn't ok. Chairman Raines said I rely on the process. My job relies heavily on the process. I'm just making the assumption, and there again maybe I'm wrong about that. But if that was a problem, you would think that would have been addressed. Commissioner Walley said exactly. Chairman Raines said I am almost certain the developers have asked that. Planning staff has asked that and had this question answered. Mr. Stringfellow said if everything gets developed around there and the sewer capacity is not increased in the meantime, there may be a problem. But, if it gets to that point, things are going to stop. I mean, whether if we are approved for 1,000 homes or 10,000 homes, if the sewer capacity was to run out after we got to "X" number of homes, the home building has got to stop until that is addressed. Worrying about if there is enough capacity for all of the homes, that's the kind of thing that gets addressed over time with growth. And if it gets to the point that you're bumping up against capacity then they stop issuing building permits. Then that is something that we have to address at that point in time. That project in Lando, that PD was approved a long time ago and it hasn't been built out yet. Who knows what will happen there? With regard to rock, they've spent a lot of time on the lot out on a trackhoe out on this property looking for rock so, we feel good about it. The point is, if sewer becomes an issue, we can't keep building homes. We'll have to stop until it is resolved, no matter how many it is approved for. The zoning is approved for.

Commissioner Howell said so it becomes a moratorium from the building permit side. Chairman Raines said that's correct. You would do like a lot of other communities are doing. Looking at moratoriums because they've outrun their capacity. I know there is upgrading the plant, enlarging the plant. Maybe some of the neighboring communities would have some capacity we could tap into. I don't know how feasible that is, but I was told that might be something that could be looked at. Generally, when there is a will there is a way. It can be done.

Commissioner Walley asked what does that mean Mike? Do they let you know when they reach capacity? You can't issue anymore permits? Director Levister said I would assume so. We've never got there. I just know with the conversation with Phillip Thompson King he said we have capacity. First come first serve. When it gets close to that full capacity then we're done. Ms. Hutchins from staff reminded Director Levister that proof of water and sewer are required for each permit. Director Levister said correct.

Commissioner Howell said so basically it would stop itself when capacity ran out. Chairman Raines said yes because you can't build without water and sewer.

Mr. Agee stepped back to the podium. He stated that Mr. Harris (the speaker in opposition to the request) heard this the other night at the meeting for the department directors and the county council. Mr. Thompson, the superintendent of the school direct quote Mr. Phillip Thompson King says we are looking to build a treatment facility on the Catawba River. Chairman Raines and Commissioner Walley said thank you. Director Levister said \$31,000,000.

Chairman Raines asked if there was any other discussion. There was none. He said we have a motion on the table, all on favor raise your right hand. 4 raised their hand. All opposed raise your right hand. 2 raised their hand. Vote 4-2 to approve. (Commissioner Walley and Vice Chairman Smith opposed)

Chairman Raines stated as I've said before. We are just advisory. County Council will have to take this up. I realize there is a lot bigger issue here. And many different facets. I'm not even going to pretend I know how to answer them. But it takes a while community to do that. I feel like that's the process.



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 _____ work _____
 E-Mail Address: _____

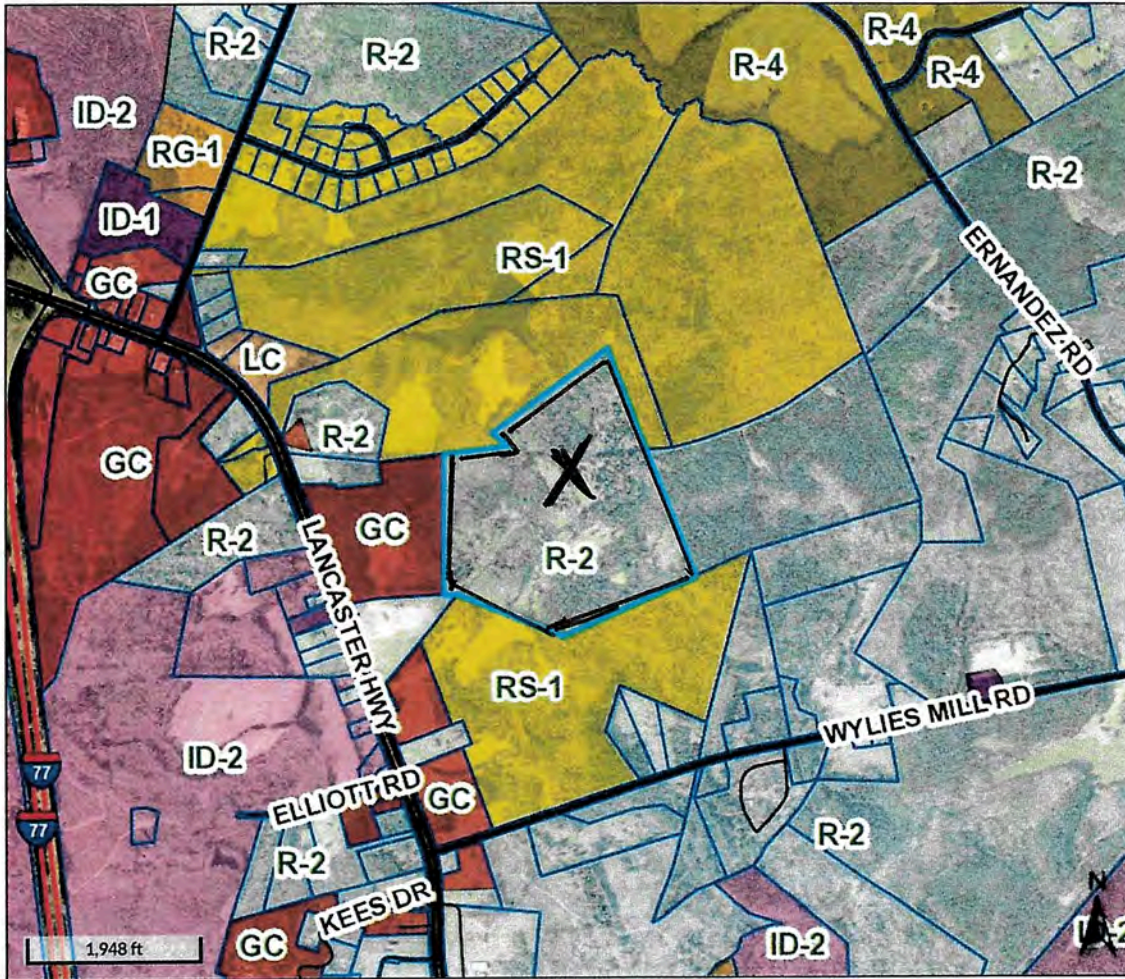
Owner(s) if other than applicant(s): _____
 Address: _____
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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: _____

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
- Other Features**
- 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 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

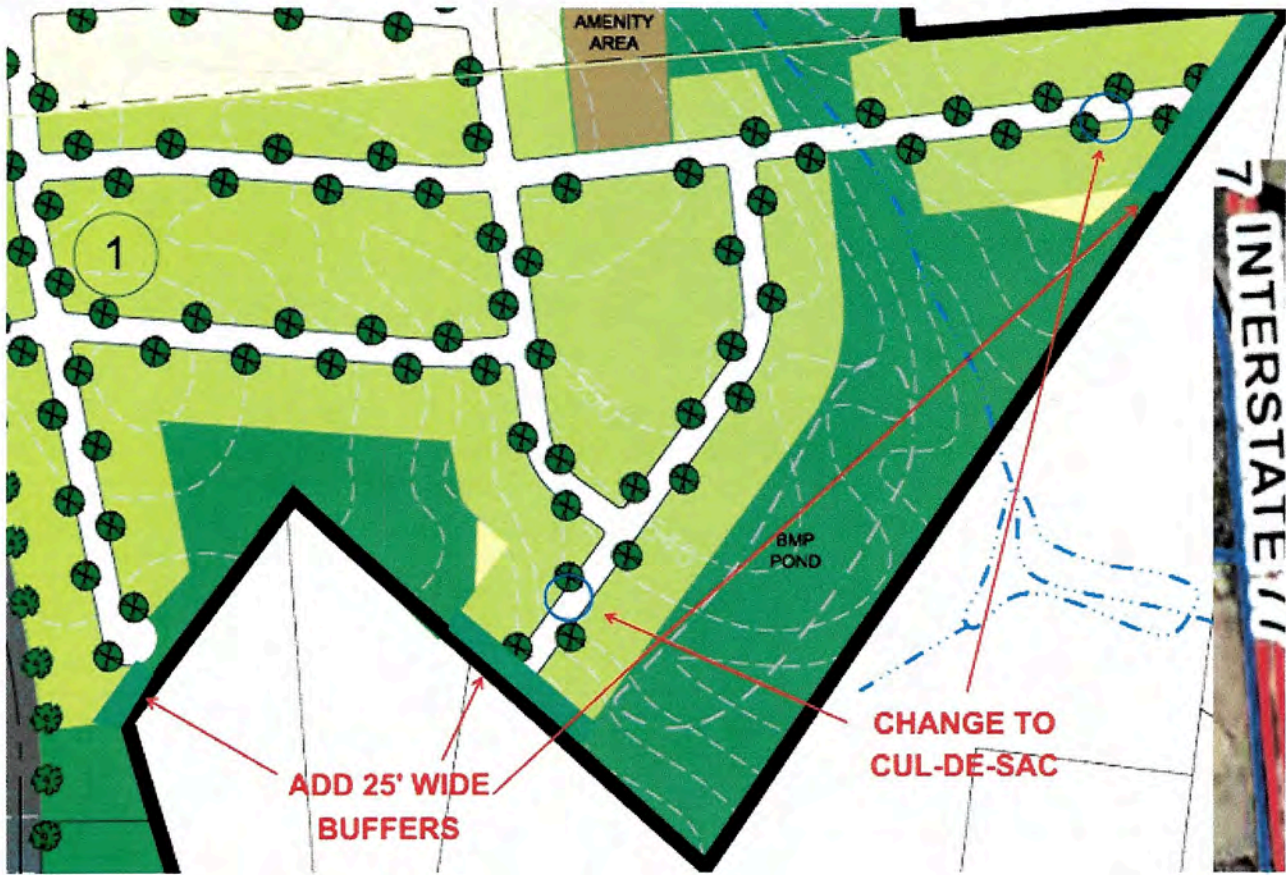
From: Mike Levister
Sent: Friday, May 21, 2021 3:21 PM
To: Karen Lee
Subject: FW: Cheswick
Attachments: Proposed revised # dwellings.pdf

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

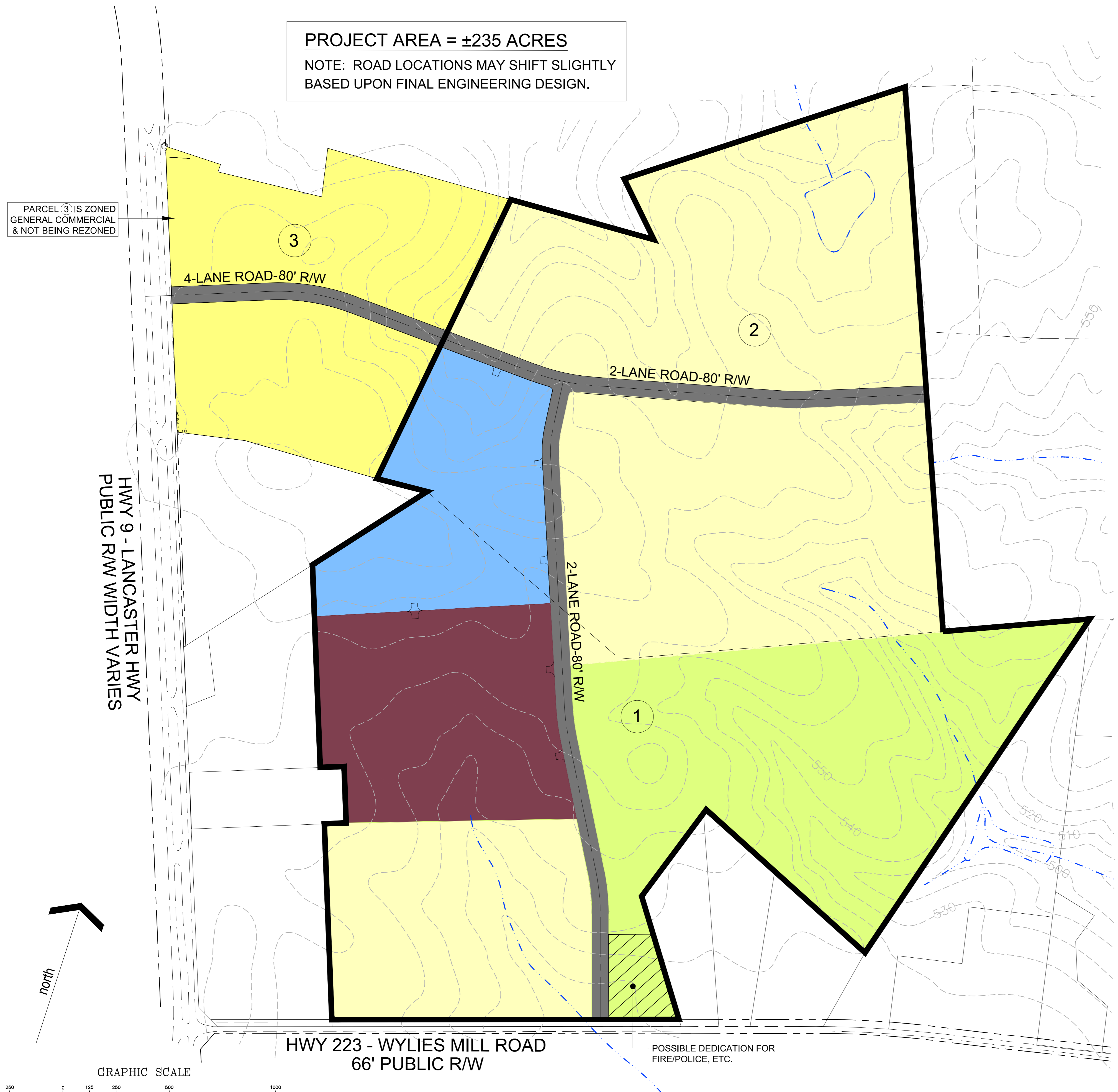
Planning Commission & Alternate Proposed Revised Cheswick Dwelling Densities

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

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

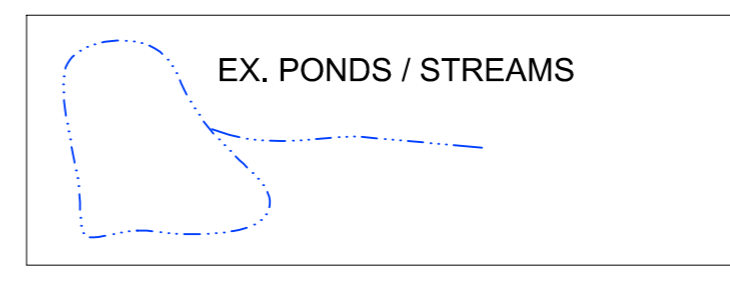
PARCEL ③ IS ZONED
 GENERAL COMMERCIAL
 & NOT BEING REZONED



- GENERAL CRITERIA:**
- 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.
 - A FIXED IMPACT FEE OF \$1,500 PER HOME/DWELLING WILL BE PAID TO CHESTER CO AT TIME OF BUILDING PERMIT.
 - COUNTY WATER AND SEWER SERVICE TO BE EXTENDED TO ALL RESIDENTIAL OCCUPANCY AND COMMERCIAL USE BUILDING LOTS.
 - RESIDENTIAL SECTIONS TO HAVE NO MORE THAN 200 HOMES PER ENTRANCE OFF SPINE ROADS.
 - 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.
 - MINIMUM 14% PARKS / GREEN / OPEN SPACE AREAS OF RESIDENTIAL AREA, ALL RESIDENTIAL SECTIONS OPEN SPACES TO BE HOA MANAGED.
 - 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.
 - 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:**
- PARCEL ID: 124-00-00-024-000
 KIRKPATRICK AQUISITIONS, LLC
 119 ACRES
 D.B. 923 PG. 156
 EX. ZONING: RS-1
 - PARCEL ID: 124-00-00-027-000
 JDSI, LLC
 116 ACRES
 D.B. 1329 PG. 300
 EX. ZONING: R-2
 - PARCEL ID: 124-00-00-029-000
 ST. KATHERINE PROPERTIES, LLC
 42 ACRES
 D.B. 926 PG. 109
 EX. ZONING: GC

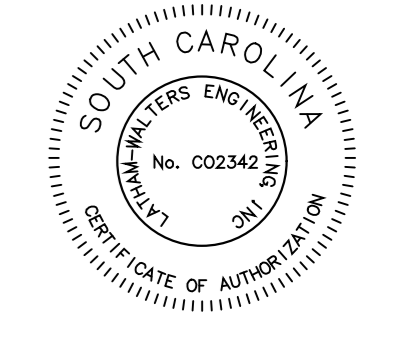
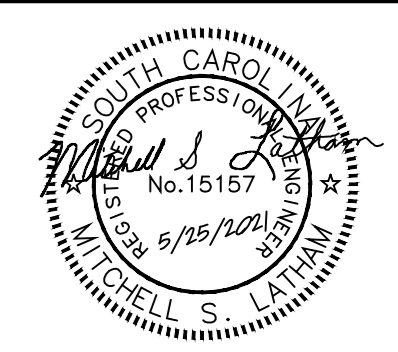


LEGEND:

- 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 &
 TOWNHOMES IS 4.55 DWELLINGS PER ACRE

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

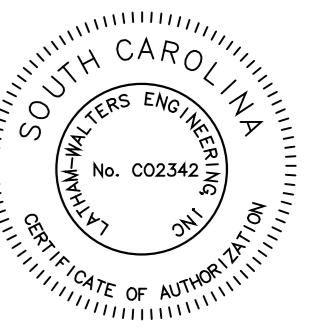
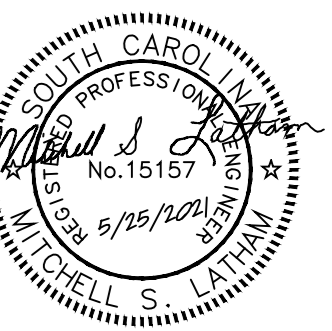


JDSI, LLC
 3515 DOVEWOOD DRIVE
 CHARLOTTE, NC 28226
 PHONE: (704)-361-7777
 judsonstringfellow@gmail.com

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'
 DRAWN BY: JLW
 CHECKED BY: MSL
 DATE: 05/25/2021
 SHEET NO:
C1.1



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

**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

SHEET NO:

C1.2

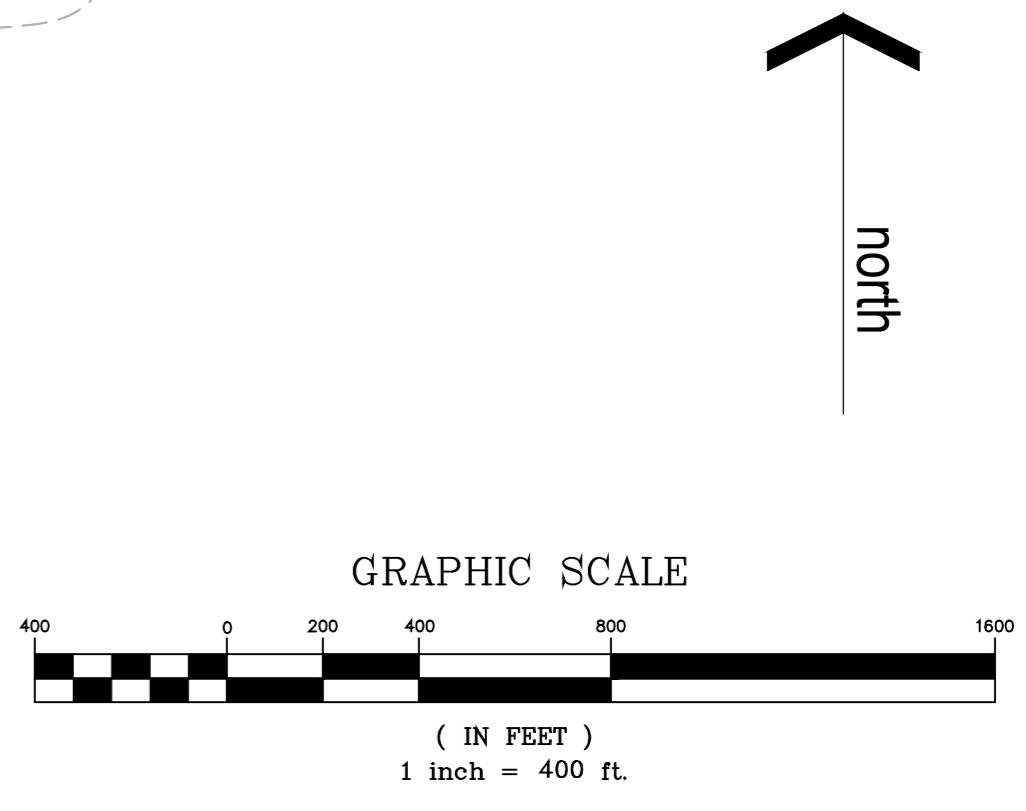
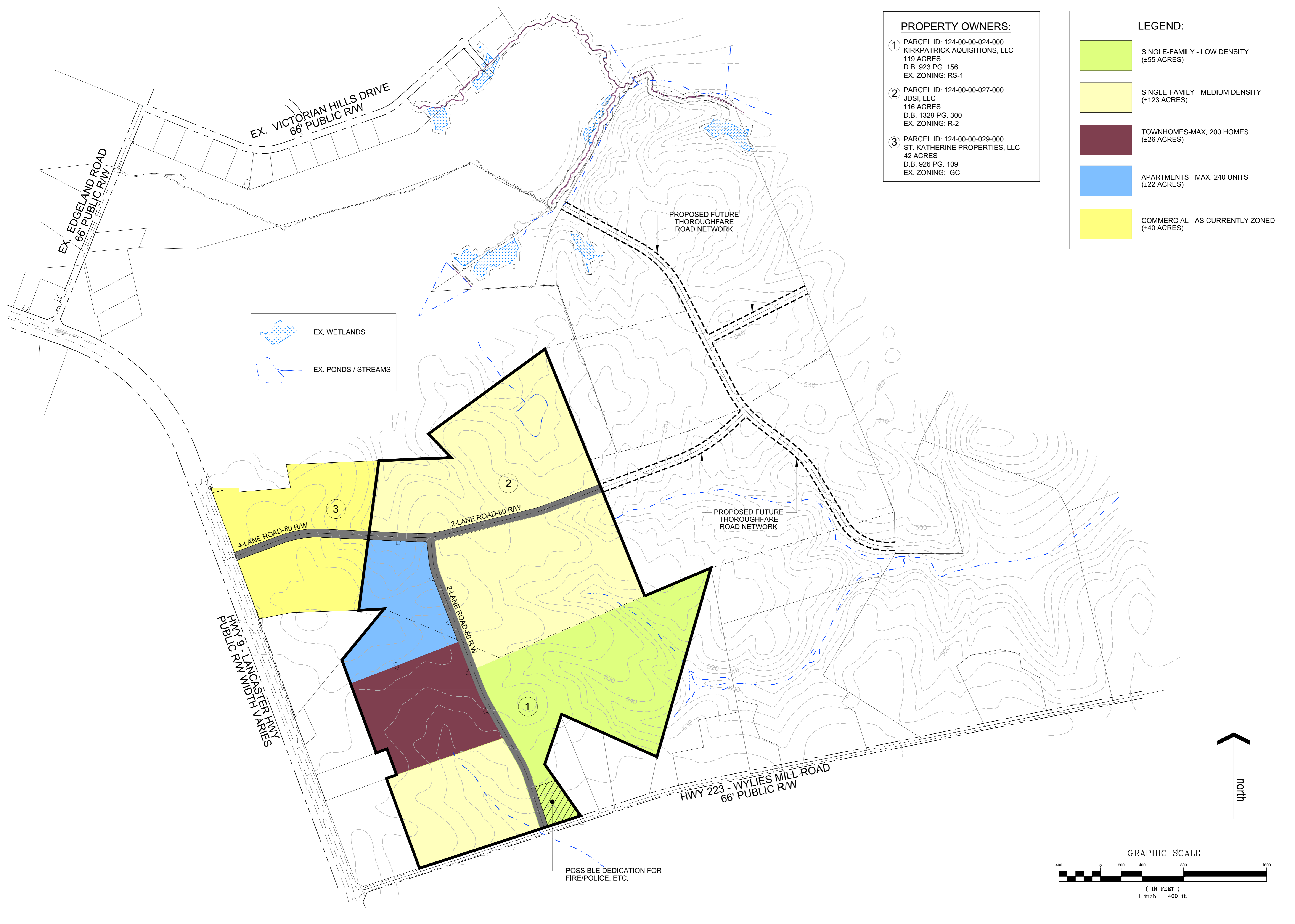
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ST. KATHERINE PROPERTIES, LLC
42 ACRES
D.B. 926 PG. 109
EX. ZONING: GC

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(±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

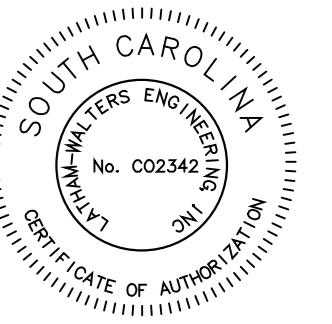
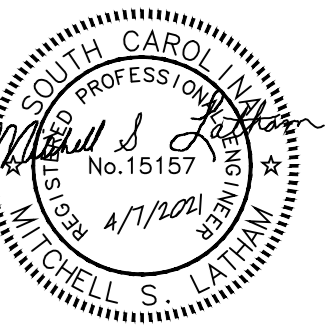




LWE

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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 _____

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 L. Woods Date: April 23, 2021

Applicant signature: David L. 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
 Sec/Twp/Rng n/a
 Property Address 730 SUGARPLUM RD

Alternate ID n/a
 Class RN
 Acreage 1.101

Owner Address WOODS DAVID L, AJAID WOODS,
 WOODS AALIYAH D
 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
 Last Data Uploaded: 6/16/2021 3:19:09 AM

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] work _____

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

Address: _____

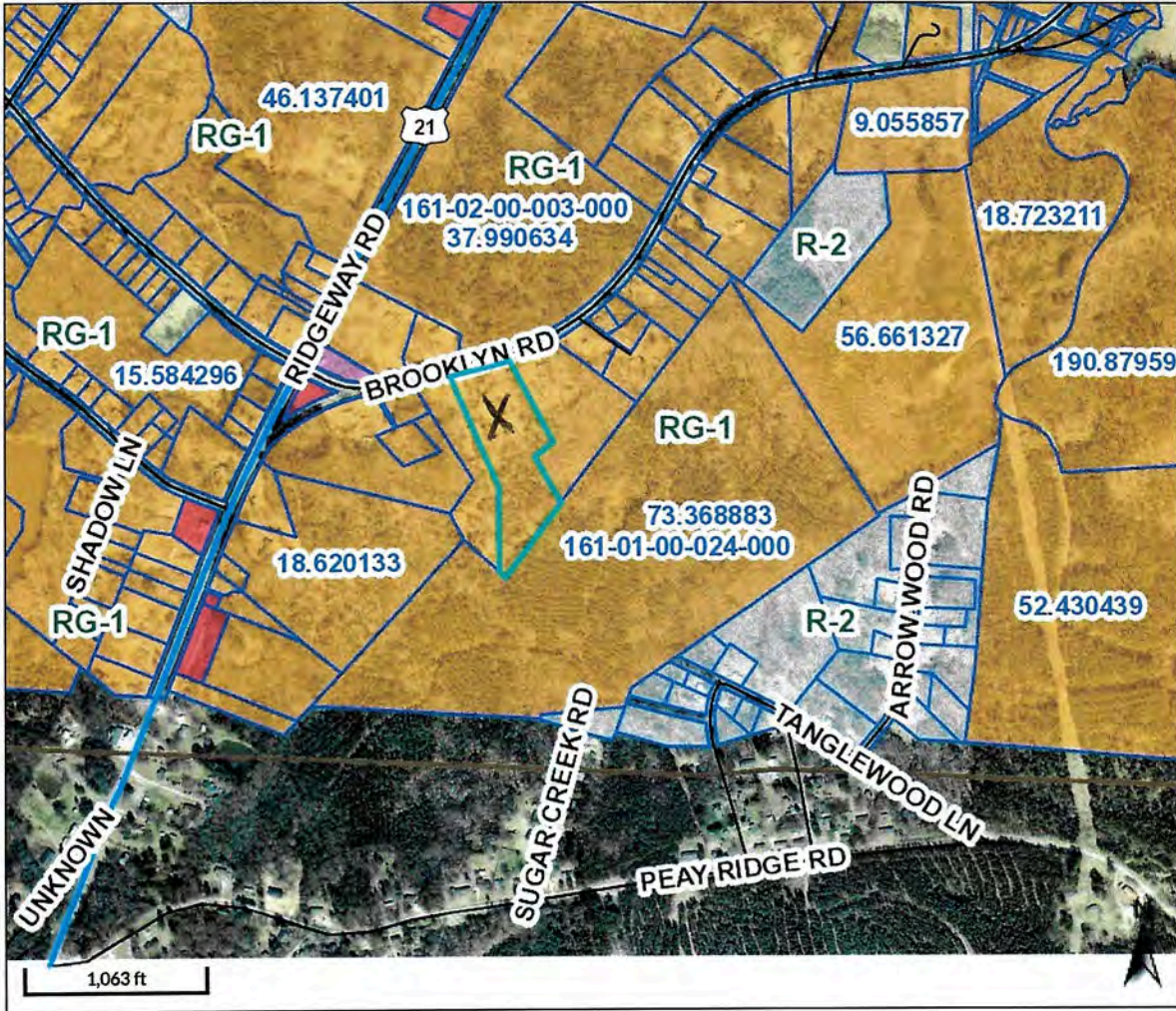
Telephone: _____ cell _____ work _____

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 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	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

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:

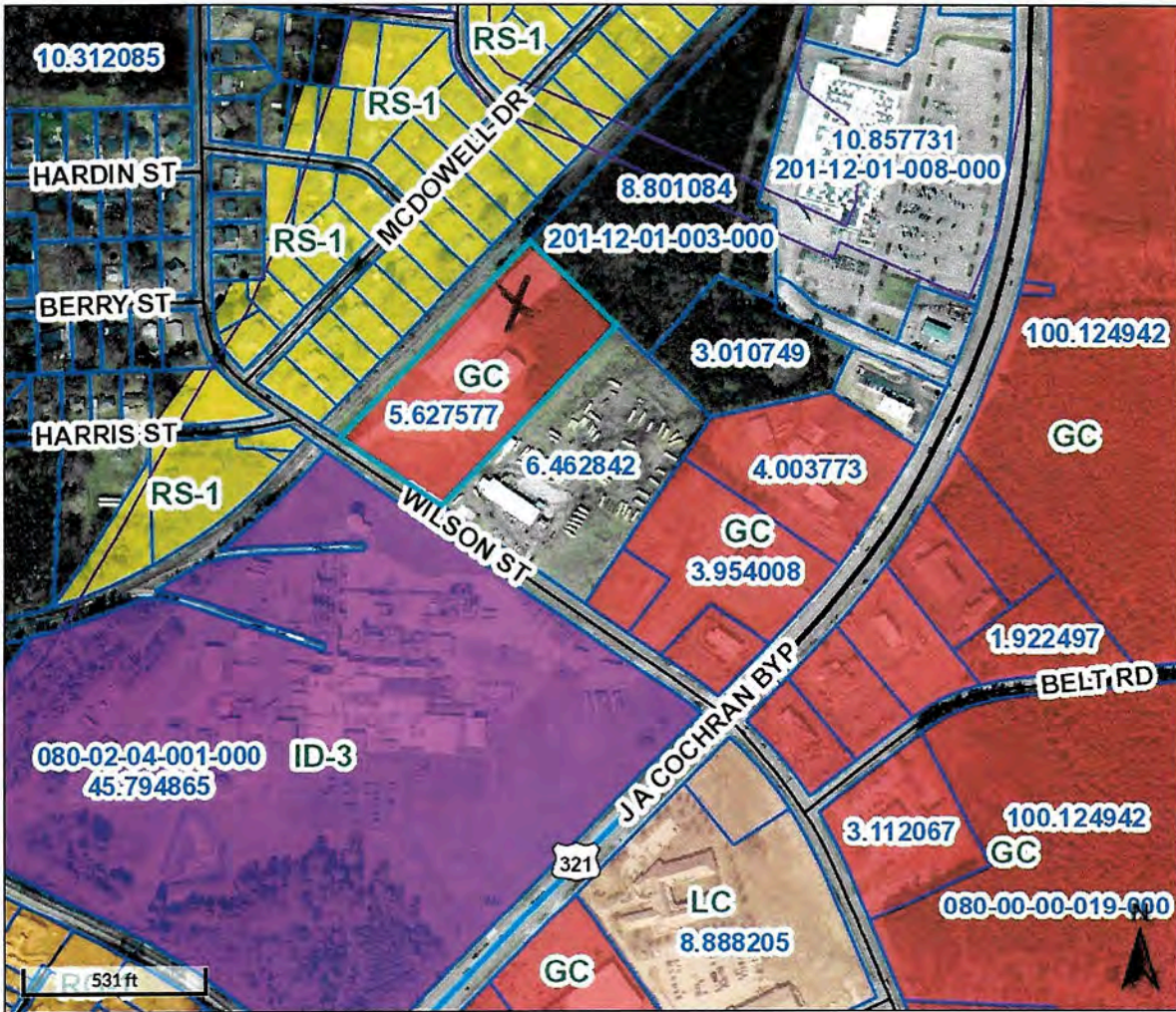
Applicant (s): Carolina Gypsum, LLC
 Address: 1826 Savannah Hwy., Charleston, SC 29407
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

Owner(s) if other than applicant(s): Olyphant and Company, Inc
 Address: PO Box 519, 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: [Signature] Date: 4-29-21
 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

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



BID EVALUATION

**Hazardous Materials Management Facility, RFP 2021-06, Chester Co.
7/13/2021**

Below is a brief evaluation of the bid for Haz Mat, including both Leitner and JM Cope's bids. To make them comparable several scopes needed to be vetted. Either included or excluded from each of the numbers. The brief narratives on the second page will help explain the details.

Submittal Date: 7/8/2021
Evaluation Date: 7/13/2021

BIDS

BOBBITT BOBBITT	JM COPE MPS	LEITNER CARLISLE	SHELCO LS3P
\$1,499,000	\$1,173,000	\$1,165,000	\$1,494,104

For comparison the two lowest bids, Leitner and JM Cope, are used.

COSTS

ITEM	LEITNER CARLISLE	JM COPE MPS
Bid	\$1,165,000	\$1,173,000
Add / Deducts		
Soil Allowance	\$44,508	Inc
Site Asphalt (Park)	Inc	\$0
Site 6" Concrete (Drive)	Inc	\$14,000
Subguard Insur	\$0	(\$8,293)
Permit	(\$18,770)	(\$5,834)
Total Comparable Cost (Excludes permit)	\$1,190,738	\$1,172,873
Time	360	210
PEMB Delivery	2/15/2022	1/11/2022
Completion	7/14/2022	4/28/2022
Days Earlier		77
Masonry	Red brick	Match color/size



Structure

- Both Leitner and Cope are proposing pre-engineered metal buildings. (PEMB)

Soil Allowance

- Leitner excluded all unsuitable soil allowances (\$44,508) from their bid.
- Cope included \$60,000.
- This cost of \$44,508 was added to Leitner for comparison purposes.

Site Asphalt and Concrete

- Parking and the drive areas.
- Leitner included asphalt parking and “heavier” duty concrete (6”) drives.
- Cope included concrete parking and heavy-duty asphalt drives.
- Reversed of each other (see below for original bid costs).
- I requested Cope provide costs for asphalt parking and HD concrete drive.
- The net cost for Cope’s revision was added to Cope for comparison purposes.

	Leitner	JM Cope (Orig \$)
Site Asphalt	\$19,388	\$61,000
Site 6" Concrete	\$68,400	\$11,500

Subguard Insurance

- This item is not 100% needed on our end.
- Leitner excluded.
- Cope included.
- This cost was deducted from Cope for comparison purposes.

Permit

- Permits should be a fixed cost by the county to the GC.
- Leitner included \$18,770.
- Cope included \$5834.
- This cost was deducted from both for comparison purposes.

Total Cost

- Leitner’s comparable cost is \$1,190,738.
- Cope’s comparable cost is \$1,172,873.

Schedule

- Leitner’s overall time is 360 days.
- Cope’s overall time is 210 days.
- Cope is 77 days earlier.
- Cope also can order the PEMB approximately one month earlier.



- Cope's completion time after the PEMB is delivered is also shorter than Leitner's time after delivery.

Masonry

- Leitner included red brick.
- Cope included masonry color and sizes to match existing.
- Cope's color / size to match is per the owner requirements and is anticipated to be more expensive than standard red brick.
- No costs were changed from either for comparison purposes.

Recommendation

In comparing the details in the evaluation, JM Cope provides both lower cost and a better schedule. We recommend moving forward with JM Cope for this project based on these key factors.



BID TABULATION

Hazardous Materials Management Facility, RFP 2021-06, Chester Co.

Bid Date:

7/8/2021

Bid Time:

10:00am

1476 J A Cochran Bypass

Chester, South Carolina 29706

NAME	RFP PG 1	EXHIBIT A NON COLL. AFF.	EXHIBIT B CERT OF FAMILIARITY	BID OFFER	ADDENDUM 1	BOND FORMS	
Bobbitt / Bobbitt	X	X	X	\$1,499,000	X	X	
JM Cope / MPS	X	X	X	\$1,173,000	X	X	
Leitner / Carlisle	X	X	X	\$1,165,000	X	X	
Shelco / LS3P	X	X	X	\$1,494,104	X	X	

CONFIRMED BID TABULATION SHEET

Brun DMC

By:

6-29-2021

Dr Wylie Frederick and
Esteemed County Council,

When I was first appointed the at large member to the Rural Fire Service Commission, I was proud to be given a chance to serve my fellow citizens of Chester County. I have always strived to do my best for our County, and hope, in some small part, I have helped make a difference.

Serving on the Rural Fire Service Commission has taught me a wealth of information about what our County needs as we move forward with the growth we are experiencing, the dire needs of Rural Fire Service in Chester County, and it has allowed me to meet so many wonderful other people involved in the fire service of Chester County. I was so graciously accepted into their circle and they so willingly answered all my questions and helped me understand so much! It has been a blessing and I will always look fondly upon the memories I have.

As my business grows and expands, and my 501(3) C cat rescue is poised to start making even more of difference in the feline welfare of our wonderful county, I find that I can no longer devote to the Rural Fire Service the time and devotion it deserves. Thus, I am resigning the at large seat of Rural Fire Commission of Chester County, effective immediately.

Hopefully, one day, I will be able to again serve my County and its citizens in some capacity. Thank you again for the opportunity to serve.

A handwritten signature in cursive script that reads "Betty Mitchell". The signature is written in dark ink and is positioned in the lower right quadrant of the page.



Application for Chester County Boards, Commissions and Councils

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.

Date: 06-29-2021

Board or Commission Appointment being sought: Fort Lawn Fire Dept. Board

Name: Steve Nunn Occupation: Retired

Street Address: 932 Seegars Rd.

Mailing Address: (if different from above) _____

Telephone (Home): N/A Cell: [REDACTED]

E-Mail: [REDACTED]

Date of Birth: ___/___/___ SEX: _____

If recommended by a Council Member, indicate name: Mike Vaughn

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

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

CONFLICT OF INTEREST STATEMENT: I, Steve Nunn, 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.

Boards

- Accommodation Tax Board
- Board of Assessment of Appeals
- Construction Board of Appeals
- Catawba Mental Health Board
- Catawba Regional Council Government
- Catawba Regional Workforce Board
- Chester County Library
- Hazel Pittman Center
- Solid Waste Board
- Zoning Board of Appeals

Commissions/Committee

- Airport Commission
- Chester County Parks & Recreation
- Chester County Planning Commission
- Chester Rural Fire District Commission
- John Keziah Park Commission
- Lando Rural Fire District Commission
- Fort Lawn Fire Protection Commission
- Olde English District Commission
- Richburg Fire District Commission
- Chester Metropolitan District Commission
- Gateway Steering Committee
- Ad Hoc Burnt House Cemetery Committee