



SPECIAL CALLED
CHESTER COUNTY TRANSPORTATION COMMITTEE
Tuesday, September 6th, 2022 at 5:50 PM
R. Carlisle Roddey Chester County Government Complex
1476 J A Cochran Bypass, Council Chambers

AGENDA

- 1. Call to Order**
- 2. Approval of CTC Minutes**
 - a. August 15th, 2022 CTC Minutes.
- 3. New Business**
 - a. Approval of Sign Reimbursement for \$6903.36 for sign materials to the Recycling department.
 - b. Approval of Road Reimbursement for \$ 49,670.03 for road materials to the Road department.
 - c. Approval to the SCDOT in the amount of \$500.00 for dedication markers Major General Gary T. McCoy Road Memorial Highway Dedication Sign. – County Council
- 4. Adjourn**

SPECIAL CALLED CHESTER COUNTY TRANSPORTATION MINUTES

Monday, August 15th, 2022 at 5:40 PM

R. Carlisle Roddey Chester County Government Complex

1476 J A Cochran Bypass, Council Chambers

Present: Interim Chairman Dr. Frederick, Vice Chairman Branham, Councilman Jordan, Councilwoman Guy, Councilman Killian, Councilman Vaughn, Councilman Wilson, County Attorney Winters, and Clerk to Council Lee.

Absent: Councilman Killian.

1. **Call to Order-** Interim Chairman Dr. Frederick called the meeting to order. He asked for a motion to remove agenda item 4.a from the agenda. Vice Chairman Branham motioned to remove 4.a. from the agenda, second by Councilman Vaughn. Vote 5-0 to approve.
2. **Approval of CTC Minutes**
 - a. **May 2nd, 2022 CTC Minutes.** Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.
 - b. **May 10th, 2022 CTC Minutes.** Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.
3. **Old Business**
 - a. **Change Order Request for 2022 roads approved by Council for Paving. Robert Hall.**

Public Works Director Hall stated Barber Creek Road that was approved last year has three off roads in bad shape. He was requesting a change order to include Heather Hill Drive, Winnie Hole Lane and Stacie Lane to the list. By doing this he stated it would save the county \$124,000 dollars by not having to pay the mobilization fee since they would already be on site. Vice Chairman Branham motioned to add Heather Hill, Winnie Hole Lane and Stacie Lane to the 2022 paved list, second by Councilman Wilson. Vote 5-0 to approve. For change order number two he stated the county would save \$ 25,000 on the mobilization fee for Cedar Street since it was adjacent to Hall Street. Councilman Vaughn motioned to add Cedar Street to the 2022 paved list, second by Vice Chairman Branham. Vote 5-0 to approve.
4. **New Business**
 - a. **Removed** Approval of expenditure for lighting project. Kris Phillips.
 - b. **Approval of 2023 Road Improvement Recommendations. Robert Hall.**

Mr. Hall stated Public Works had recommended paving Kennington, Knollwood, Lanksford, Cripple Creek, Gaines, Bennett, Orrs Station Pall Mall, Sunshine Ballindam, Beacham, Connor, Hopps, Shoreview, Rippling Brooke, Lockshire and Rice for \$2.4 million dollars. Councilman Wilson asked if the County had received extra money from the State. Mr. Hall stated yes, the County received \$2.5 million more. Councilman Vaughn motioned to approve the 2023 Road Recommendation list , second by Councilman Wilson. Vote 5-0 to approve.
 - c. **Approval of Bid RFB 20-46.16 Carlisle White Road Bridge Repair to E&D Contractor Services in the amount of \$102,436.00. – Bill Coleman and Robert Hall.** Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
5. **Adjourn –** Vice Chairman Branham motioned to adjourn, second by Councilman Jordan. Vote 5-0 to adjourn.

**CHESTER COUNTY RECYCLING, LITTER CONTROL, LANDFILL AND SIGN
REPLACEMENT**

P.O. DRAWER 580

CHESTER, SC 29706

DATE: August 12, 2022

TO: CHESTER COUNTY TRANSPORTATION COMMITTEE

FROM: MICHAEL WADE, RECYCLING/LITTER CONTROL COORDINATOR

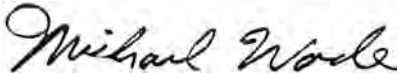
RE: REIMBURSEMENT FOR SIGN MATERIALS

Dear CCTC Members,

Please reimburse the following account (301-000-5218) for sign materials purchased in JUNE 2022. The total amount for this period is:

\$6903.36

Thank you,



MICHAEL WADE

RECYCLING/LITTER CONTROL COORDINATOR

RECYCLING DEPARTMENT REIMBURSEMENT REPORT FOR

June 2022

Vendor	Date	Quantity	Description	Rate	Amount	Tax	Freight	Grand Total	
4S Sign & Supply Co	6/17/2022	50	8FT X 1.75" SQUARE TUBE SIGN POSTS	\$47.25	\$ 2,362.50	\$ 189.00	\$ -	\$ 2,551.50	
4S Sign & Supply Co	6/17/2022	10	10" X 2" SQUARE TUBE POST	\$65.05	\$ 650.50	\$ 52.04	\$ -	\$ 702.54	
4S Sign & Supply Co	6/30/2022	20	18"X6" SHEETED STREET SIGN BLANK,FLAT,HIP,2/S	\$9.25	\$ 185.00	\$ 14.80	\$ -	\$ 199.80	
4S Sign & Supply Co	6/30/2022	20	24"X6" SHEETED STREET SIGN BLANK,FLAT,HIP,2/S	\$11.50	\$ 230.00	\$ 18.40	\$ -	\$ 248.40	
4S Sign & Supply Co	6/30/2022	20	30"X6"SHEETED STREET SIGN BLANK,FLAT,HIP,2/S	\$ 13.95	\$ 279.00	\$ 22.32	\$ -	\$ 301.32	
4S Sign & Supply Co	6/30/2022	20	36"X6" SHEETED STREET SIGN BLANK,FLAT,HIP,2/S	\$16.50	\$ 330.00	\$ 26.40	\$ -	\$ 356.40	
4S Sign & Supply Co	6/30/2022	10	42"X6" SHEETED STREET SIGN BLANK,FLAT,HIP,2/S	\$ 18.75	\$ 187.50	\$ 15.00	\$ -	\$ 202.50	
4S Sign & Supply Co	6/30/2022	2	6"X50 YARD ROLL BLUE ELG REFLECTIVE SHEETING	\$ 75.00	\$ 150.00	\$ 12.00	\$ -	\$ 162.00	
4S Sign & Supply Co	6/30/2022	1	BAG OF 100 JUMBO DIRVE RIVETS	\$95.00	\$ 95.00	\$ 7.60	\$ -	\$ 102.60	
4S Sign & Supply Co	6/30/2022	50	CORNER BOLT FOR SQUARE TUBE ANCHOR	\$ 1.50	\$ 75.00	\$ 6.00	\$ -	\$ 81.00	
4S Sign & Supply Co	6/29/2022	50	2"ROUND POST CAP,FLAT,5 1/2" SLOT	\$ 7.25	\$ 362.50	\$ 29.00	\$ -	\$ 391.50	
4S Sign & Supply Co	6/29/2022	25	ROUND POST CAP,EXTRUDED, 5 1/2" SLOT	\$7.50	\$ 187.50	\$ 15.00	\$ -	\$ 202.50	
4S Sign & Supply Co	6/29/2022	50	SIGN TO SIGN CROSS FOR FLAT BLADES,5 1/2" SLOT	\$6.75	\$ 337.50	\$ 27.00	\$ -	\$ 364.50	
4S Sign & Supply Co	6/29/2022	25	SIGN TO SIGN, EXTRUDED, 5 1/2" SLOT	\$ 6.75	\$ 168.75	\$ 13.50	\$ -	\$ 182.25	
4S Sign & Supply Co	6/29/2022	25	18"X6" SHEETED SYREET SIGN BLANK,FLAT,HIP,1/S	\$ 7.85	\$ 196.25	\$ 15.70	\$ -	\$ 211.95	
4S Sign & Supply Co	6/29/2022	25	24"X6" SHEETED STREET SIGN BLANK,FLAT,HIP,1/S	\$ 10.85	\$ 271.25	\$ 21.70	\$ -	\$ 292.95	
4S Sign & Supply Co	6/29/2022	25	30"X6"SHEETED STREET SIGN BLANK,FLAT,HIP,1/S	\$ 12.95	\$ 323.75	\$ 25.90	\$ -	\$ 349.65	
TOTAL REIMBURSEMENT AMOUNT						\$ 6,392.00	\$ 511.36	\$ -	\$ 6,903.36



Chester County, South Carolina

Roads Department
Post Office Drawer 580
Chester, SC 29706

August 18, 2022

To: Chester County Transportation Committee

From: Chester County Road Department

Re: Reimbursement for Road Materials for Chester County Roads

Dear CCTC Members,

Please reimburse the following account (100-401-5225) for County road maintenance materials purchased from February 28, 2022 to August 4, 2022.

The total amount for this period is \$49,670.03

Regards,

Randy Hall

Roads Department Supervisor

CFUNDS REIMBURSEMENTS - MARCH 8, 2022 - AUGUST 4, 2022

GRAND TOTAL				789.500	\$13,421.50	\$939.51	\$143.61	\$14,361.01	\$14,504.62
District	Ticket No.	Road	Date	Tons	Sub-Total	7 % Tax	1% Sales Tax Paid to SC	Invoice Amount	Total Amount
2	627057205	Taxidermist Dr	3/8/2022	15.780	\$268.26	\$18.78	\$2.68	\$287.04	
2	627057206	Taxidermist Dr	3/8/2022	15.500	\$263.50	\$18.45	\$2.64	\$281.95	
2	627057251	Brown Rd	3/8/2022	16.760	\$284.92	\$19.94	\$2.85	\$304.86	
1	627057252	Raxter Rd	3/8/2022	15.320	\$260.44	\$18.23	\$2.60	\$278.67	
5	627059469	Baseball Alley	3/28/2022	15.330	\$260.61	\$18.24	\$2.61	\$278.85	
5	627059484	Baseball Alley	3/28/2022	16.020	\$272.34	\$19.06	\$2.72	\$291.40	
5	627059590	Baseball Alley	3/29/2022	15.960	\$271.32	\$18.99	\$2.71	\$290.31	
1	627063578	Raxter Rd	4/29/2022	15.290	\$259.93	\$18.20	\$2.60	\$278.13	
1	627063614	Raxter Rd	4/29/2022	15.860	\$269.62	\$18.87	\$2.70	\$288.49	
3	627063962	Ballindam Rd	5/3/2022	15.380	\$261.46	\$18.30	\$2.61	\$279.76	
3	627095304	No Name Rd	5/12/2022	15.230	\$258.91	\$18.12	\$2.59	\$277.03	
3	627065326	No Name Rd	5/12/2022	15.210	\$258.57	\$18.10	\$2.59	\$276.67	
3	627065702	No Name Rd	5/17/2022	15.200	\$258.40	\$18.09	\$2.58	\$276.49	
3	627065724	No Name Rd	5/17/2022	13.650	\$232.05	\$16.24	\$2.32	\$248.29	
3	627065743	No Name Rd	5/17/2022	14.170	\$240.89	\$16.86	\$2.41	\$257.75	
3	627065766	No Name Rd	5/17/2022	16.150	\$274.55	\$19.22	\$2.75	\$293.77	
5	627065931	Rippling Brooke Dr	5/19/2022	15.230	\$258.91	\$18.12	\$2.59	\$277.03	
5	627065947	Rippling Brooke Dr	5/19/2022	14.960	\$254.32	\$17.80	\$2.54	\$272.12	
1	627067108	Bobcat Dr	6/2/2022	16.310	\$277.27	\$19.41	\$2.77	\$296.68	
1	627067319	Bobcat Dr	6/3/2022	15.940	\$270.98	\$18.97	\$2.71	\$289.95	
3	627067679	Barber's Creek Rd	6/7/2022	14.670	\$249.39	\$17.46	\$2.49	\$266.85	
3	627067679	Barber's Creek Rd	6/7/2022	15.870	\$269.79	\$18.89	\$2.70	\$288.68	
3	627067733	Barber's Creek Rd	6/7/2022	16.180	\$275.06	\$19.25	\$2.75	\$294.31	
3	627067737	Barber's Creek Rd	6/7/2022	17.890	\$304.13	\$21.29	\$3.04	\$325.42	
2	627069074	Powerline Dr	6/21/2022	14.180	\$241.06	\$16.87	\$2.41	\$257.93	
2	627069075	Powerline Dr	6/21/2022	15.420	\$262.14	\$18.35	\$2.62	\$280.49	
2	627069101	Powerline Dr	6/21/2022	14.810	\$251.77	\$17.62	\$2.52	\$269.39	
2	627069102	Powerline Dr	6/21/2022	16.030	\$272.51	\$19.08	\$2.73	\$291.59	
2	627069125	Powerline Dr	6/21/2022	13.850	\$235.45	\$16.48	\$2.35	\$251.93	
4	627071360	Grandaddy Dr	7/12/2022	14.670	\$249.39	\$17.46	\$2.49	\$266.85	
4	627071854	Grandaddy Dr	7/15/2022	14.610	\$248.37	\$17.39	\$2.48	\$265.76	
4	627071895	Grandaddy Dr	7/15/2022	14.530	\$247.01	\$17.29	\$2.47	\$264.30	
4	627072181	Goings Rd	7/19/2022	14.750	\$250.75	\$17.55	\$2.51	\$268.30	
4	627072209	Goings Rd	7/19/2022	16.260	\$276.42	\$19.35	\$2.76	\$295.77	
4	627072242	Goings Rd	7/19/2022	14.110	\$239.87	\$16.79	\$2.40	\$256.66	
3	627072382	Barber's Creek Rd	7/20/2022	14.890	\$253.13	\$17.72	\$2.53	\$270.85	
3	627072420	Barber's Creek Rd	7/20/2022	15.000	\$255.00	\$17.85	\$2.55	\$272.85	

CFUNDS REIMBURSEMENTS - MARCH 8, 2022 - AUGUST 4, 2022

GRAND TOTAL				789.500	\$13,421.50	\$939.51	\$143.61	\$14,361.01	\$14,504.62
District	Ticket No.	Road	Date	Tons	Sub-Total	7 % Tax	1% Sales Tax Paid to SC	Invoice Amount	Total Amount
3	627072538	Barber's Creek Rd	7/21/2022	15.070	\$256.19	\$17.93	\$2.56	\$274.12	
3	627072570	Barber's Creek Rd	7/21/2022	15.310	\$260.27	\$18.22	\$2.60	\$278.49	
4	627072642	Goings Rd	7/22/2022	14.700	\$249.90	\$17.49	\$2.50	\$267.39	
4	627072660	Goings Rd	7/22/2022	15.390	\$261.63	\$18.31	\$2.62	\$279.94	
3	627073947	W. S. Durham Rd	8/2/2022	15.490	\$263.33	\$18.43	\$2.63	\$281.76	
3	627073976	W. S. Durham Rd	8/2/2022	14.710	\$250.07	\$17.50	\$2.50	\$267.57	
3	627073990	W. S. Durham Rd	8/2/2022	15.180	\$258.06	\$18.06	\$2.58	\$276.12	
3	627074037	W. S. Durham Rd	8/3/2022	14.320	\$243.44	\$17.04	\$2.43	\$260.48	
3	627074050	W. S. Durham Rd	8/3/2022	14.740	\$250.58	\$17.54	\$2.51	\$268.12	
3	627074089	W. S. Durham Rd	8/3/2022	14.920	\$253.64	\$17.75	\$2.54	\$271.39	
3	627074108	W. S. Durham Rd	8/3/2022	13.440	\$228.48	\$15.99	\$2.28	\$244.47	
3	627074128	W. S. Durham Rd	8/3/2022	14.580	\$247.86	\$17.35	\$2.48	\$265.21	
3	627074172	W. S. Durham Rd	8/4/2022	15.520	\$263.84	\$18.47	\$2.64	\$282.31	
3	627074201	W. S. Durham Rd	8/4/2022	14.570	\$247.69	\$17.34	\$2.48	\$265.03	
3	627074239	W. S. Durham Rd	8/4/2022	14.590	\$248.03	\$17.36	\$2.48	\$265.39	



South Carolina
Department of Transportation

May 9, 2022

Dr. Wylie Frederick, Chairman
Chester County Transportation Committee
P.O. Box 580
Chester, SC 29706

RE: "Major General Gary T. McCoy Road" Dedication Signs

Dear Chairman Frederick:

I am pleased to inform you that the South Carolina Department of Transportation (SCDOT) has received a concurrent resolution of the General Assembly requesting that the Department of Transportation name the portion of South Carolina Highway 9 in Chester County from its intersection with Pilgrim Road to the Chester/Union County Line "Major General Gary T. McCoy Road" and erect appropriate markers.

In accordance with current law, expenses incurred in the fabrication and placement of dedication signs or markers must be paid from "C" funds. Therefore, I respectfully request Chester County Transportation Committee to prepare a lump sum payment of \$500.00 for the cost of fabricating and installing these dedication signs.

Please send the Chester County Transportation Committee's check for \$500.00 with the signed copy of this letter to SCDOT Governmental Relations Office – Room 309, PO Box 191, Columbia, SC 29202-0191.

If you have questions or require additional information, please contact our office at (803) 737-1251.

Sincerely,

A handwritten signature in black ink, appearing to read "Alison R. Phillips". The signature is fluid and cursive, written over a light blue circular stamp.

Alison R. Phillips
Legislative Coordinator

1 COMMITTEE REPORT

2 April 28, 2022

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S. 1230

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Introduced by Senator Fanning

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8 S. Printed 4/28/22--H.

9 Read the first time April 20, 2022.

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THE COMMITTEE ON INVITATIONS AND MEMORIAL RESOLUTIONS

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To whom was referred a Concurrent Resolution (S. 1230) to request the Department of Transportation name the portion of South Carolina Highway 9 in Chester County from its intersection with Pilgrim Road to the Chester/Union County Line "Major General, etc., respectfully

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REPORT:

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That they have duly and carefully considered the same and recommend that the same do pass:

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DENNIS C. MOSS for Committee.

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A CONCURRENT RESOLUTION

TO REQUEST THE DEPARTMENT OF TRANSPORTATION NAME THE PORTION OF SOUTH CAROLINA HIGHWAY 9 IN CHESTER COUNTY FROM ITS INTERSECTION WITH PILGRIM ROAD TO THE CHESTER/UNION COUNTY LINE "MAJOR GENERAL GARY T. MCCOY ROAD" AND ERECT APPROPRIATE MARKERS OR SIGNS ALONG THIS PORTION OF HIGHWAY CONTAINING THIS DESIGNATION.

Whereas, the members of the South Carolina General Assembly are pleased to recognize Major General Gary T. McCoy; and

Whereas, a native of Chester County, Major General Gary T. McCoy was the valedictorian of Finley High School's class of 1969. During his schooling in Chester County, he farmed with his grandparents and worked to help support his family; and

Whereas, he also is an alumnus of Culver-Stockton College, where he earned a bachelor of arts, and the University of Redlands, where he earned a master of arts; and

Whereas, a veteran of the United States Air Force, General McCoy was commissioned through the Officer Training School in 1976 and served during the Vietnam War and in a variety of command and staff assignments, including career logistics officer, deputy program manager, joint duty officer with the Defense Logistics Agency, air logistics center product director, and director of logistics readiness; and

Whereas, over the years, he has received many military awards and decorations, including the Distinguished Service Medal, Legion of Merit with Oak Leaf Cluster, Bronze Star Medal, Defense Meritorious Service Medal, Meritorious Service Medal with Silver

1 and Bronze Oak Leaf Clusters, and Air Force Commendation with
2 Oak Leaf Clusters; and

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4 Whereas, it would be only fitting and proper to recognize the many
5 achievements of this distinguished son of South Carolina by having
6 a portion of South Carolina Highway 9 named in his honor. Now,
7 therefore,

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9 Be it resolved by the Senate, the House of Representatives
10 concurring:

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12 That the members of the South Carolina General Assembly, by this
13 resolution, request the Department of Transportation name the
14 portion of South Carolina Highway 9 in Chester County from its
15 intersection with Pilgrim Road to the Chester/Union County Line
16 "Major General Gary T. McCoy Road" and erect appropriate
17 markers or signs along this portion of highway containing this
18 designation.

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20 Be it further resolved that a copy of this resolution be forwarded to
21 the Department of Transportation and Major General Gary T.
22 McCoy.

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CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J A Cochran Bypass, Chester, SC 29706

Tuesday, September 6th, 2022 at 6:00 PM

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. August 25th, 2022 Special Called Minutes.
 - b. August 15th, 2022 Council Minutes.
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. **3rd Reading 2022-15** Authorizing The Execution And Delivery Of An Infrastructure Credit Agreement Between Chester County, South Carolina, And Project Paper To Provide For The Provision Of Special Source Revenue Credits; And Other Related Matters.
 - b. **3rd Reading 2022-16** An Ordinance to create a deadline for the registration of bidders for individuals wanting to bid at the Chester County Delinquent Tax Sale.
- 6. Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading 2022-15** Authorizing The Execution And Delivery Of An Infrastructure Credit Agreement Between Chester County, South Carolina, And Project Paper To Provide For The Provision Of Special Source Revenue Credits; And Other Related Matters.
 - b. **3rd Reading 2022-16** An Ordinance to create a deadline for the registration of bidders for individuals wanting to bid at the Chester County Delinquent Tax Sale.
 - c. **Resolution 2022-9** A Resolution To Authorize The County Of Chester, By Chester County Council, To Sell Certain Equipment And Vehicles Of The County Identified Herein Upon Such Terms And Conditions As Described.
- 7. Old Business**
 - a. **From CCTC:**
 1. Approval of Sign Reimbursement for \$6903.36 for sign materials to the Recycling department.
 2. Approval of Road Reimbursement for \$ 49,670.03 for road materials to the Road department.
 3. Approval to the SCDOT in the amount of \$500.00 for dedication markers Major General Gary T. McCoy Road Memorial Highway Dedication Sign.

- b. **2nd Reading of CCMA22-12:** George Wilmore request Tax Map # 160-03-01-008-000 on Louise Drive to be rezoned Multi-Family Residential District (RG-1) to General Residential District (RG-2). *Planning Commission voted 7-0 to approve.*
- c. **2nd Reading of CCMA22-13:** James Alex Shelton and Austin Taylor Rhodes request Tap Map # 080-01-02-001- 000 on Transportation Drive to be rezoned Multi-Family Residential District (RG-1) to Limited Industrial District (ID-2). *Planning Commission voted 7-0 to approve with a reverter clause if the trucking company stopped being a trucking business the property would revert back to RG1 Multi Family Residential zoning.*

8. New Business

- a. Council to authorize the approval of \$10,000 grant from Halfway There Rescue for spay & neuter with a 50% match. - Kelli Simoneau.
- b. Approval of Bid RFP 2223-01 Generator & Installation- Fort Lawn Fire Department awarded to Carolina Electrical Resources in the amount of \$48,832.00. - Susan Cok.
- c. Approval of Bid RFP 2223-02 Generator & Installation – Chester-Catawba Regional Airport awarded to Carolina Electrical Resources in the amount of \$68,322.00 – Susan Cok.
- d. Setting the 2022 Tax Millage- Donnie Wade and Tommy Darby.
- e. **1st Reading of CCMA22-14** Jason & Leslie Willis request Tax Map # 047-00-00-035-000 on Walnut Grove Lane to be rezoned from Rural Three District (R3) to Rural Two District (R2). *Planning Commission voted 6-0 to approve.*
- f. **1st Reading of CCMA22-15** Arthur Lee Gaston II, VGHT LLC, and Saja Realty LLC request 0.12 acres of Tax Map # 070-00-00-013-000 on Thomas E Davis Lane to be rezoned from Rural Two District (R2) to Multi-Family Residential District (RG1). *Planning Commission voted 6-0 to approve.*
- g. **1st Reading of CCMA22-16** Randall and Jennifer Simoes request Tax Map # 132-00-00-211-000 on Starnes Road to be rezoned from Rural Two District (R2) to Limited Industrial District (ID-2). *Planning Commission voted 5-1 to deny.*
- h. **1st Reading of CCMA22-17** Fielding Homes LLC C/O Isaacs Group request 160.33 acres of Tax Map # 114-00-00-015-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.*
- i. **1st Reading of CCMA22-18** Fielding Homes LLC C/O Isaacs Group request 19.27 acres of Tax Map # 114-00-00-059-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.*
- j. **1st Reading of CCMA22-19** D.R. Horton Inc request Tax Map # 135-00-00-019-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*
- k. **1st Reading of CCMA22-20** D.R. Horton Inc request Tax Map # 135-00-00-020-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

- i. **1st Reading of CCMA22-21** D.R. Horton Inc request Tax Map # 135-00-00-032-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*
- m. **1st Reading of CCMA22-22** D.R. Horton Inc request 9.45 acres of Tax Map # 136-00-00-042-000 on Lancaster Hwy to be rezoned from Restricted Industrial District (ID-1) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*
- n. **1st Reading of CCMA22-23** John H. Ross for Applicant: Griffin Land Holdings, LLC request Tax Map # 106-00-00-121-000 on Hwy 9 and Hwy 909 be rezoned from (Rural Two) R2 to Planned Development (PD). *Planning Commission voted 6-0 to deny.*

9. Executive Session

- a. To receive legal advice regarding Project 2228. Attorney Winters.
- b. To receive legal advice regarding Project 2281. Attorney Winters.
- c. To receive legal advice regarding the Planning Commission. Interim Chairman Dr. Frederick.
- d. To receive legal advice regarding the Sheriff's Office. Attorney Winters.

10. Council Actions Following Executive Session

- a. Action taken regarding Project 2228.
- b. Action taken regarding Project 2281.
- c. Action taken regarding Planning Commission.
- d. Action taken regarding the Sheriff's Office.

11. Council Comments

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 America, 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.

12. Adjourn

Guidelines for Addressing Council

Citizens Comments:

- Each citizen will be limited to three minutes.

Public Hearings:

- Each speaker will be limited to a three-minutes.

When introduced:

- Approach the podium, state your name and address.
- Speak loudly and clearly making sure that the microphone is not obstructed.
- Do not address the audience – direct all comments to Council.
- Do not approach the Council table unless directed.

Anyone addressing Council will be called out of order if you:

- Use profanity
- Stray from the subject
- Make comments personally attacking an individual member of Council

CHESTER COUNTY COUNCIL SPECIAL CALLED MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Thursday, August 25th, 2022 at 9:00 AM

MINUTES

Present: Interim Chairman Dr. Frederick, Vice Chairman Branham, Councilman Jordan, Councilman Vaughn, Councilman Wilson, County Attorney Winters, and Clerk to Council Lee. **Absent:** Councilman Killian and Councilwoman Guy.

1. **Call to Order-** Interim Chairman called the meeting to order.
2. **New Business**
 - a. **Council to consider allowing the Lewis Fire Department to apply for a SC Forestry Commission grant in the amount of \$10,000 dollars with a \$5000 dollar match to purchase pagers compatible with new 800 radio system. Jay Williams.** Vice Chairman Branham motioned to approve, second by Councilman Wilson. Vote 4-0 to approve.
3. **Boards and Commissions**
 - a. **Appointment to the Airport Commission. County Council.** Councilman Wilson motioned to appoint Rusty Darby, second by Councilman Vaughn. Vote 5-0 to approve.
4. **Adjourn-** Councilman Vaughn motioned to adjourn, second by Councilman Jordan. Vote 4-0 to adjourn.

CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, August 15th, 2022 at 6:00 PM

Present: Interim Chairman Dr. Frederick, Vice Chairman Branham, Councilman Jordan, Councilwoman Guy, Councilman Vaughn, Councilman Wilson, County Attorney Winters, and Clerk to Council Lee. **Absent:** Councilman Killian.

1. **Call to Order**-Interim Chairman Dr. Frederick called the meeting to order. He asked for a motion to remove agenda item h.2. from the agenda. Councilwoman Guy motioned to remove h.2. from the agenda, second by Vice Chairman Branham. Vote 5-0 to approve.
2. **Pledge of Allegiance and Invocation** – Pledge was recited in unison; Councilwoman Guy gave the invocation.
3. **Approval of Minutes**
 - a. **July 18th, 2022 Council Minutes.**
Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.
 - b. **August 9th, 2022 Special Called Council Minutes.**
Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
4. **Citizen Comments**

John Agee, 3302 Lancaster Hwy, Richburg, SC addressed Council regarding his concerns with the jail, fire stations and Rodman ballfield.

Jay Williams, 1652 Woods Road, Chester, SC addressed Council regarding his concerns of the cost for the two fire stations to be built.
5. **Ordinances/Resolutions/Proclamations**
 - a. **2nd Reading 2022-15 Authorizing the Execution And Delivery Of An Infrastructure Credit Agreement Between Chester County, South Carolina, And Project Paper To Provide For The Provision Of Special Source Revenue Credits; And Other Related Matters.** Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 5-0 to approve.
 - b. **2nd Reading 2022-16 An Ordinance to create a deadline for the registration of bidders for individuals wanting to bid at the Chester County Delinquent Tax Sale.** Councilman Wilson motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
6. **Old Business**
 - a. **Update on the County landfill expansion- Michael Wade.**
Michael Wade, Recycling/Litter Coordinator, stated the County had a smooth transition from Waste Management to Republic Services. Regarding the landfill they were looking at two different expansions, one lateral expansion located at the virgin area between the current C & D landfill that was currently being used and the old class three landfill. They were still exploring the boundaries to see how much room they have but felt like it was enough to help until the new expansion was ready to go. The other expansion was on the side of the

fence along the right side of the property as you enter the landfill. They were currently in the process of seeking variances from the County Zoning Board of Appeals for the buffer distance of 1000 feet to 200 feet. With the new expansion the engineer estimated around 30 years of life would be added to the landfill. He planned to bring another update in October to give the results of the variance decision.

b. 3rd Reading of CCMA22-05: Birdseye Renewable Energy request Tax Map # 144-00-00-022-000 on Mt. Vernon Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Vice Chairman Branham. Vote 5-0 to approve.

c. 3rd Reading of CCMA22-06: Birdseye Renewable Energy request Tax Map # 155-00-00-025-000 on George Argus Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Councilwoman Guy. Vote 5-0 to approve.

d. 3rd Reading of CCMA22-07: Birdseye Renewable Energy request Tax Map # 144-00-00-021-000 on Mt. Vernon Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Councilman Vaughn. Vote 5-0 to approve.

e. 3rd Reading of CCMA22-08: Birdseye Renewable Energy request Tax Map # 155-00-00-039-000 on Thrailkill Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Councilman Wilson. Vote 5-0 to approve.

f. 3rd Reading of CCMA22-09: Birdseye Renewable Energy request Tax Map # 144-00-00-019-000 on Thrailkill Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Vice Chairman Branham. Vote 5-0 to approve.

g. 3rd Reading of CCMA22-10: Birdseye Renewable Energy request Tax Map # 144-00-00-018-000 on Mt. Vernon Road be rezoned from Rural Three (R3) to Rural Two (R2). Planning Commission voted 4-1 to approve the rezoning as it's been requested with a reverter clause for five years for Birdseye to complete their project. In addition to that, they would have two years to connect and have Duke make a connection to the 100 kV line to make the solar farm basically operational if not it would revert back to R 3 zoning the time would start with final approval from County Council. Councilman Jordan motioned to approve with an additional reverter clause that should they cease operation as a solar farm it would revert back to R3 zoning, second by Vice Chairman Branham. Vote 5-0 to approve.

h. FROM CCTC:

1. **Approval of change order request for 2022 roads approved by Council for paving.**

Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

2. **Removed** Approval of expenditure for lighting project.

3. **Approval of 2023 Road Improvement Recommendations.**

Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

4. **Approval of Bid RFB 20-46.16 Carlisle White Road Bridge Repair to E&D Contractor Services in the amount of \$102,436.00. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.**

7. **New Business**

a. **2022-2023 ATAX Recommendations- ATAX Chairperson Cheryl Addison.**

Councilwoman Guy thanked Ms. Addison and the committee for all the work they do for Chester County.

Councilwoman Guy motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

b. **Project Updates with Alliance Engineering. Robert Hall.**

Dave Navarro, Senior Project Manager for Alliance Consulting Engineers presented the conceptual site plan for Rodman Sports Complex. He stated the plan was quadruplex setup with a concession stand located for all four fields.

Councilman Jordan stated this plan must go before Parks and Recreation Commission first so they could make their recommendations then it would be referred back to Council.

Lewis Fire Department- Mr. Navarro stated they have the conceptual site plan and moving forward in the design portion.

North Chester Fire Department- Mr. Navarro stated SD Clifton had agreed to the contract with the stipulation a zoning variance would be granted to reduce the setbacks.

Animal Shelter - Mr. Navarro stated they have the conceptual site plan but were waiting on feedback from staff, once the site plan is finalized, they would present their proposal for engineering and design services, allowing the county to make a decision moving forward on what would be the best opinion.

c. 1st Reading of CCMA22-12: George Wilmore request Tax Map # 160-03-01-008-000 on Louise Drive to be rezoned Multi-Family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 7-0 to approve. Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 5-0 to approve.

d. 1st Reading of CCMA22-13: James Alex Shelton and Austin Taylor Rhodes request Tap Map # 080-01-02-001-000 on Transportation Drive to be rezoned Multi-Family Residential District (RG-1) to Limited Industrial District (ID-2). Planning Commission voted 7-0 to approve with a reverter clause if the trucking company stopped being a trucking business the property would revert back to RG1 Multi Family Residential zoning. Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

e. **Council to consider approving the Sheriff's Office to enter into a contract with the SC Department of Mental Health to allow a clinical therapist to work in the Detention Center. Sheriff Dorsey.**

Sheriff Dorsey asked Council for permission to hire a clinician for the Detention Center, he would use \$30,000 dollars from his existing budget to pay a portion of the salary. The clinician would commit 25 to 30 hours a week at the Detention Center. He stated this same program is used in Lancaster County along with other jails in South Carolina and has been a great success. Councilman Vaughn motioned to approve, second by Councilwoman Guy. Attorney Winters stated the contract had to have changes, but she could have them done by tomorrow. Councilwoman Guy withdrew her second, Councilman Vaughn withdrew his motion. Councilman Vaughn motioned to approve with the condition the contract legalities be resolved, second by Councilwoman Guy. Vote 5-0 to approve.

8. Executive Session

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

a. To receive legal advice regarding the hiring of the County Administrator. Attorney Winters.

9. Council Actions Following Executive Session

Councilman Vaughn motioned to go back to regular session, second by Councilman Jordan. Vote 6-0 to approve.

a. **Action taken regarding the hiring of the County Administrator.** Taken as information

10. Council Comments- None.

11. Adjourn

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

Pursuant to the Freedom of Information Act, the Chester News & Reporter, The Herald in Rock Hill, SC, WSOC-TV, Channel 9 Eyewitness News, the Mfg. Housing Institute of SC, WRHI Radio Station, C&N2 News, WCNC News and Capitol Consultants were notified, and a notice was posted on the bulletin board at the Chester County Government Building 24 hours prior to the meeting.

**CHESTER COUNTY
ORDINANCE NO. 2022-15**

**AUTHORIZING THE EXECUTION AND DELIVERY OF AN
INFRASTRUCTURE CREDIT AGREEMENT BETWEEN CHESTER
COUNTY AND [PROJECT PAPER] TO PROVIDE FOR THE PROVISION
OF SPECIAL SOURCE REVENUE CREDITS; AND OTHER RLEATED
MATTERS.**

WHEREAS, Chester County, South Carolina (“County”), acting by and through its County Council (“County Council”), is authorized pursuant to the provisions of Article VIII, Section 13(D) of the South Carolina Constitution and the provisions of Title 4, Chapter 1 of the Code of Laws of South Carolina, 1976, as amended (collectively, “Act”), to (i) develop multicounty parks with counties having contiguous borders with the County; and (ii) include property in the multicounty park, which inclusion under the terms of the Act allows such property to be eligible for incentives to offset payments in lieu of taxes;

WHEREAS, the County is further authorized by Section 4-1-175 of the Act, to grant credits against payments in lieu of taxes (“Infrastructure Credit”) to pay costs of designing, acquiring, constructing, improving or expanding (i) infrastructure serving a project or the County, and (ii) improved and unimproved real estate and personal property used in the operation of a manufacturing facility or commercial enterprise (collectively, “Infrastructure”);

WHEREAS, [Project Paper] (“Company”) desires to expand a manufacturing facility in the County that is anticipated to result in a capital investment of approximately \$3,200,000 (“Project”);

WHEREAS, the County has previously entered into a multi-county industrial park agreement with York County (“Park Agreement”), and upon information and belief, the Park Agreement encompasses the real property on which the Project is to be located, which is described on Exhibit A to this Ordinance (“Property”), making the Project eligible for Infrastructure Credits;

WHEREAS, the County and the Company further desire to enter an Infrastructure Credit Agreement between the County and the Company, the final form of which is attached as Exhibit B to this Ordinance (“Agreement”), to provide Infrastructure Credits against certain of the Company’s payments in lieu of taxes with respect to the Project for the purpose of assisting in paying the costs of certain Infrastructure.

WHEREAS, it appears that the Agreement, which is now before this meeting, is in appropriate form and is an appropriate instrument to be executed and delivered by the County for the purposes intended.

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

Section 1. Findings. Based solely on information provided to the County by the Company, it is hereby found, determined, and declared by the County Council, as follows:

- (a) The Project and the payments in lieu of taxes set forth herein are beneficial to the County;
- (b) The Project gives rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either; and
- (c) The purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes.

Section 2. *Park Boundaries.* To the best of the Company's and the County's knowledge, the Property is located in the Park, provided, however, to the extent the Property is not located in the Park, the enlargement of the boundaries of the Park is approved pursuant to section 1.01(a) of the Park Agreement.

Section 3. *Authorization of Agreement.* To promote industry, develop trade, and utilize and employ the manpower, products, and natural resources of the State by assisting the Company to expand or locate a commercial facility in the State, the Agreement is authorized, ratified, and approved.

Section 4. *Approval of Form of Agreement.* The form of the Agreement presented at this meeting, as attached as Exhibit B, is approved, and all of the terms are incorporated in this Ordinance by reference as if the Agreement were set out in this Ordinance in its entirety. The Interim Chairman of the County Council/County Supervisor, and the Clerk to County Council are each authorized, empowered, and directed to execute, acknowledge, and deliver the Agreement in the name of and on behalf of the County, and to cause the executed Agreement to be delivered to the Company. Fee Agreement is to be in substantially the form now before this meeting, with such changes therein as shall not be materially adverse to the County and as shall be approved by the officials of the County executing the same, on the advice of Counsel to the County, such official's execution thereof to constitute conclusive evidence of such official's approval of any and all changes or revisions therein from the form of the Fee Agreement now before this meeting.

Section 5. *Authorization for County Officials to Execute Documents.* The Interim Chairman of the County Council/County Supervisor, and the Clerk to County Council, for and on behalf of the County, are each authorized and directed to do any and all things reasonably necessary and prudent to effect the execution and delivery of the Agreement and the performance of all obligations of the County under and pursuant to the Agreement.

Section 6. *General Repealer.* All orders, resolutions, ordinances, and parts thereof in conflict herewith are, to the extent of such conflict, repealed, and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 7. ***Effectiveness.*** This Ordinance is effective after its public hearing and third reading.

[SIGNATURE PAGE AND TWO EXHIBITS FOLLOW]
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CHESTER COUNTY, SOUTH CAROLINA

Interim Chairman/Supervisor
Chester County Council

(SEAL)
ATTEST:

Clerk to Council

First Reading: July 18, 2022
Second Reading: August 15, 2022
Public Hearing: September 6, 2022
Third Reading: September 6, 2022

EXHIBIT A

DESCRIPTION OF PROPERTY

Tax Map No. []

Also known as: [physical address]

EXHIBIT B
FORM OF [] AGREEMENT

INFRASTRUCTURE CREDIT AGREEMENT

by and between

CHESTER COUNTY, SOUTH CAROLINA

and

PROJECT PAPER

Effective as of: September 6, 2022

INFRASTRUCTURE CREDIT AGREEMENT

This INFRASTRUCTURE CREDIT AGREEMENT, effective as of September [], 2022 (“Agreement”), is entered into by and between CHESTER COUNTY, SOUTH CAROLINA, a body politic and corporate, and a political subdivision of the State of South Carolina (“County”), and PROJECT PAPER (“Company” together with the County, “Parties,” each, a “Party”).

W I T N E S S E T H :

WHEREAS, the County, acting by and through its County Council (“County Council”), is authorized and empowered under and pursuant to the provisions of Article VIII, Section 13(D) of the South Carolina Constitution and the provisions of Title 4, Chapter 1 of the Code of Laws of South Carolina, 1976, as amended (collectively, “Act”), to (i) develop multicounty parks with counties having contiguous borders with the County; and (ii) include property in the multicounty park, which inclusion under the terms of the Act allows such property to be eligible for certain incentives to offset payments in lieu of taxes;

WHEREAS, the County is further authorized by Section 4-1-175 of the Act to grant credits against payments in lieu of taxes (“Infrastructure Credits”) to pay costs of designing, acquiring, constructing, improving or expanding (i) infrastructure serving a project or the County and (ii) improved and unimproved real estate and personal property used in the operation of a commercial enterprise or manufacturing facility (collectively, “Infrastructure”);

WHEREAS, Project Paper (“Company”) desires to expand a manufacturing facility in the County that is anticipated to result in a capital investment of approximately \$3,200,000 (“Project”);

WHEREAS, the County has previously entered into a multi-county industrial park agreement with York County that encompassed the Project (“Park Agreement”), and as such, the Project is exempt from *ad valorem* property taxes and subject to payments in lieu of taxes, which payments are eligible for Infrastructure Credits; and

WHEREAS, pursuant to an Ordinance of even date herewith, the County further authorized the execution and delivery of this Agreement to provide Infrastructure Credits against the Company’s payments in lieu of taxes with respect to the Project for the purpose of assisting in paying the costs of certain Infrastructure, subject to the terms and conditions below.

NOW, THEREFORE, in consideration of the respective representations and agreements hereinafter contained, the County and the Company agree as follows:

ARTICLE I REPRESENTATIONS

Section 1.1. *Representations by the County.* The County represents to the Company as follows:

- (a) The County is a body politic and corporate and a political subdivision of the State of South Carolina;
- (b) The County is authorized and empowered by the provisions of the Act to enter into and carry out its obligations under this Agreement;
- (c) The County has duly authorized and approved the execution and delivery of this Agreement by adoption of the Ordinance in accordance with the procedural requirements of the Act and any other applicable state law;

(d) The County is not in default of any of its obligations (contractual or otherwise) as a result of entering into and performing its obligations under this Agreement;

(e) The County has approved the inclusion of the Project in the Park;

(f) If the Project is not properly included in the Park or in another multi-county industrial park at any time during the term of the Infrastructure Credits, the County will exercise commercially reasonable efforts to add the Project to a multi-county industrial park and to ensure that the Project remains in a multi-county industrial park for the duration of such term.

(g) Based on representations made by the Company to the County, the County has determined the Project and the Infrastructure will enhance the economic development of the County. Therefore, the County is entering into this Agreement for the purpose of promoting the economic development of the County.

Section 1.2. Representations and Covenants by the Company. The Company represents and covenants to the County as follows:

(a) The Company is in good standing under the laws of the State of South Carolina, has power to conduct business in the State of South Carolina and enter into this Agreement, and by proper company action has authorized the officials signing this Agreement to execute and deliver it.

(b) The Company will use commercially reasonable efforts to continuously operate a manufacturing facility in the County.

(c) The Company's execution and delivery of this Agreement, and its compliance with the provisions of this Agreement do not result in a default under any agreement or instrument to which the Company is now a party or by which it is bound.

ARTICLE II INFRASTRUCTURE CREDITS

Section 2.1. Operation of Manufacturing Facility. The Company intends to operate a manufacturing facility in the County.

Section 2.2. Infrastructure Credits.

(a) To assist in paying for costs of Infrastructure, the County shall provide an Infrastructure Credit against certain of the Company's payments in lieu of taxes due with respect to investments in the Project placed in service during the period beginning on January 1, 2021, and ending on December 31, 2025, ("Investment Period"). During the Investment Period, the Company shall invest no less than \$3,167,654 in real and personal property that would otherwise be subject to *ad valorem* property taxes but for the execution and delivery of this Agreement. Such investment shall be reported on a separate "Schedule A" on the Company's annual PT-300 (or successor) filing. The Infrastructure Credits shall equal 39% of the payments in lieu of taxes due each year for 6 years ("SSRCs" or "Infrastructure Credits") beginning with the payment due on or before January 15, 2023. The Infrastructure Credits shall apply to reduce the payments in lieu of taxes otherwise due.

(b) For each property tax year in which the Company is entitled to an Infrastructure Credit ("Credit Term"), the County shall reduce the payments in lieu of taxes by the amount of the applicable Infrastructure Credit(s) for such year in calculating the net amount of the payments in lieu of taxes due from the Company.

(c) THIS AGREEMENT AND THE INFRASTRUCTURE CREDITS PROVIDED BY THIS AGREEMENT ARE LIMITED OBLIGATIONS OF THE COUNTY. THE INFRASTRUCTURE CREDITS ARE DERIVED SOLELY FROM AND TO THE EXTENT OF THE PAYMENTS IN LIEU OF TAXES MADE BY THE COMPANY TO THE COUNTY PURSUANT TO THE ACT AND THE PARK AGREEMENT. THE INFRASTRUCTURE CREDITS DO NOT AND SHALL NOT CONSTITUTE A GENERAL OBLIGATION OF THE COUNTY OR ANY MUNICIPALITY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION AND DO NOT AND SHALL NOT CONSTITUTE OR GIVE RISE TO A PECUNIARY LIABILITY OF THE COUNTY OR ANY MUNICIPALITY OR A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE COUNTY OR ANY MUNICIPALITY. THE FULL FAITH, CREDIT, AND TAXING POWER OF THE COUNTY OR ANY MUNICIPALITY ARE NOT PLEDGED FOR THE PROVISION OF THE INFRASTRUCTURE CREDITS.

(d) No breach by the County of this Agreement shall result in the imposition of any pecuniary liability on the County or any charge on its general credit or against its taxing power. The liability of the County under this Agreement or for any breach or default by the County of any of the foregoing shall be limited solely and exclusively to the payments received from the Company. The County shall not be required to provide any Infrastructure Credit except with respect to the payments received from the Company pursuant to this Agreement.

Section 2.3 Cumulative Infrastructure Credit. The cumulative dollar amount expended by the Company on Infrastructure shall equal or exceed the cumulative dollar amount of all the Infrastructure Credits received by the Company.

Section 2.4 Clawback. If the Company does not invest \$3,167,654 in the County within the Investment Period, the Company shall repay an amount equal to the product of the SSRCs received to date and the “Reduction Factor,” and the Company shall reduce any remaining SSRCs by the “Reduction Factor,” which shall be calculated as follows:

Reduction Factor = 100% - Investment Achievement Percentage

Investment Achievement Percentage = Investment Achieved Within Investment Period / \$3,167,654

Provided, in any subsequent year in which the Investment Achievement Percentage is higher, the Company may submit a written certification to the County on or before June 30 of the year for which Infrastructure Credits are claimed, and the Infrastructure Credits shall be reset (for that year only) at the product of the SSRCs and the Reduction Factor that is calculated by utilizing such higher Investment Achievement Percentage.

ARTICLE III DEFAULTS AND REMEDIES

Section 3.1. Events of Default. The following are “Events of Default” under this Agreement:

(a) Failure by the Company to make a payment in lieu of tax on or before the date for which an *ad valorem* tax payment would be due without penalty;

(b) A representation or warranty made by the Company which is materially incorrect when deemed made;

(c) Failure by the Company to perform any of the terms, conditions, obligations, or covenants under this Agreement (other than those described in (a) above), which failure has not been cured within 30 days after written notice from the County to the Company specifying such failure and requesting that it be

remedied, unless the Company has instituted corrective action within the 30-day period and is diligently pursuing corrective action until the default is corrected, in which case the 30-day period is extended to include the period during which the Company is diligently pursuing corrective action;

(e) A representation or warranty made by the County which is materially incorrect when deemed made; or

(f) Failure by the County to perform any of the terms, conditions, obligations, or covenants hereunder, which failure has not been cured within 30 days after written notice from the Company to the County specifying such failure and requesting that it be remedied, unless the County has instituted corrective action within the 30-day period and is diligently pursuing corrective action until the default is corrected, in which case the 30-day period is extended to include the period during which the County is diligently pursuing corrective action.

Section 3.2. Remedies on Default.

(a) If an Event of Default has occurred and is continuing, then the non-defaulting party may take any one or more of the following remedial actions:

(i) terminate the Agreement; and/or

(ii) take whatever action at law or in equity, including bringing an action for specific performance, as may appear appropriate.

Section 3.3. Reserved.

Section 3.4. Remedies Not Exclusive. No remedy described in this Agreement is intended to be exclusive of any other remedy or remedies, and each and every such remedy is cumulative and in addition to every other remedy given under this Agreement or existing at law or in equity or by statute.

Section 3.5. Nonwaiver. A delay or omission by the Company or County to exercise any right or power accruing on an Event of Default does not waive such right or power and is not deemed to be a waiver or acquiescence of the Event of Default. Every power and remedy given to the Company or County by this Agreement may be exercised from time to time and as often as may be deemed expedient.

**ARTICLE IV
MISCELLANEOUS**

Section 4.1. Examination of Records; Confidentiality.

(a) The County and its authorized agents, at any reasonable time on at least three business days' prior notice, may enter and examine the Project and have access to and examine the Company's books and records relating to the Project for the purposes of (i) identifying the Project; (ii) confirming achievement of the Investment Commitment; and (iii) permitting the County to carry out its duties and obligations in its sovereign capacity (such as, without limitation, for such routine health and safety purposes as would be applied to any other manufacturing or commercial facility in the County).

(b) The County acknowledges that the Company may utilize confidential and proprietary processes and materials, services, equipment, trade secrets, and techniques ("Confidential Information") and that disclosure of the Confidential Information could result in substantial economic harm to the Company. The Company may clearly label any Confidential Information delivered to the County pursuant to this Agreement as "Confidential Information." Except as required by law, the County, or any employee, agent, or contractor of the County, shall not disclose or otherwise divulge any labeled Confidential Information to any other person, firm, governmental body or agency. The Company acknowledges that the

County is subject to the South Carolina Freedom of Information Act, and, as a result, must disclose certain documents and information on request, absent an exemption. If the County is required to disclose any Confidential Information to a third party, the County will use its best efforts to provide the Company with as much advance notice as is reasonably possible of such disclosure requirement prior to making such disclosure and to cooperate reasonably with any attempts by the Company to obtain judicial or other relief from such disclosure requirement.

Section 4.2. Assignment. The Company may assign or otherwise transfer any of its rights and interest in this Agreement on prior written consent of the County, which may be given by resolution, and which consent will not be unreasonably withheld. Notwithstanding the preceding sentence, the County preauthorizes and consents to an assignment by the Company of its rights and interest in this Agreement to an “Affiliate” of the Company so long as the Company provides written consent of the assignment, and the Affiliate agrees in a signed writing delivered to the County to assume all duties and obligations of the Company hereunder. An “Affiliate” of the Company shall mean any entity that controls, is controlled by, or is under common control with the Company.

Section 4.3. Provisions of Agreement for Sole Benefit of County and Company. Except as otherwise specifically provided in this Agreement, nothing in this Agreement expressed or implied confers on any person or entity other than the County and the Company any right, remedy, or claim under or by reason of this Agreement, this Agreement being intended to be for the sole and exclusive benefit of the County and the Company.

Section 4.4. Severability. If any provision of this Agreement is declared illegal, invalid, or unenforceable for any reason, the remaining provisions of this Agreement are unimpaired, and the Parties shall reform such illegal, invalid, or unenforceable provision to effectuate most closely the legal, valid, and enforceable intent of this Agreement.

Section 4.5. Limitation of Liability.

(a) The County is not liable to the Company for any costs, expenses, losses, damages, claims or actions in connection with this Agreement, except from amounts received by the County from the Company under this Agreement.

(b) All covenants, stipulations, promises, agreements and obligations of the County contained in this Agreement are binding on members of the County Council or any elected official, officer, agent, servant or employee of the County only in his or her official capacity and not in his or her individual capacity, and no recourse for the payment of any moneys or performance of any of the covenants and agreements under this Agreement or for any claims based on this Agreement may be had against any member of County Council or any elected official, officer, agent, servant or employee of the County except solely in their official capacity.

Section 4.6. Indemnification Covenant.

(a) Except as provided in paragraph (d) below, the Company shall indemnify and save the County, its employees, elected officials, officers and agents (each, an “Indemnified Party”) harmless against and from all liability or claims arising from the County’s execution of this Agreement, performance of the County’s obligations under this Agreement or the administration of its duties pursuant to this Agreement, or otherwise by virtue of the County having entered into this Agreement.

(b) The County is entitled to use counsel of its choice and the Company shall reimburse the County for all of its costs, including attorneys’ fees, incurred in connection with the response to or defense against such liability or claims as described in paragraph (a), above. The County shall provide a statement of the costs incurred in the response or defense, and the Company shall pay the County within 30 days of receipt of the statement. The Company may request reasonable documentation evidencing the costs shown on the

statement. However, the County is not required to provide any documentation which may be privileged or confidential to evidence the costs.

(c) The County may request the Company to resist or defend against any claim on behalf of an Indemnified Party. On such request, the Company shall resist or defend against such claim on behalf of the Indemnified Party, at the Company's expense. The Company is entitled to use counsel of its choice, manage, and control the defense of or response to such claim for the Indemnified Party; provided the Company is not entitled to settle any such claim without the consent of that Indemnified Party.

(d) Notwithstanding anything in this Section or this Agreement to the contrary, the Company is not required to indemnify any Indemnified Party against or reimburse the County for costs arising from any claim or liability (i) occasioned by the acts of that Indemnified Party, which are unrelated to the execution of this Agreement, performance of the County's obligations under this Agreement, or the administration of its duties under this Agreement, or otherwise by virtue of the County having entered into this Agreement; or (ii) resulting from that Indemnified Party's own negligence, bad faith, fraud, deceit, or willful misconduct.

(e) An Indemnified Party may not avail itself of the indemnification or reimbursement of costs provided in this Section unless it provides the Company with prompt notice, reasonable under the circumstances, of the existence or threat of any claim or liability, including, without limitation, copies of any citations, orders, fines, charges, remediation requests, or other claims or threats of claims, in order to afford the Company notice, reasonable under the circumstances, within which to defend or otherwise respond to a claim.

Section 4.7. Notices. All notices, certificates, requests, or other communications under this Agreement are sufficiently given and are deemed given, unless otherwise required by this Agreement, when (i) delivered and confirmed by United States first-class, registered mail, postage prepaid or (ii) sent by facsimile, and addressed as follows:

if to the County: Chester County, South Carolina
Attn: County Supervisor
Post Office Box 580
Chester, SC 29706

with a copy to:
(which shall not
constitute notice) King Kozlarek Law LLC
Attn: Michael Kozlarek
Post Office Box 565
Greenville, SC 29602-0565
michael@kingkozlaw.com

if to the Company: Project Paper
Attn: _____

Phone: _____

with a copy to:
(which shall not
constitute notice) Haynsworth Sinkler Boyd, P.A.
Attn: Will Johnson
P.O. Box 11889
Columbia, SC 29211-1889
wjohnson@hsblawfirm.com

The County and the Company may, by notice given under this Section, designate any further or different addresses to which subsequent notices, certificates, requests, or other communications shall be sent.

Section 4.8. *Administrative Expenses.* The Company shall reimburse the County for its expenses, including, but not limited to reasonable attorneys' fees, related to (i) review and negotiation, execution, and delivery of this Agreement, and/or (ii) review and negotiation, execution, and delivery of any other documents related to the Project or the Infrastructure Credits, in an amount not to exceed \$3,000.00.

Section 4.9. *Entire Agreement.* This Agreement expresses the entire understanding and all agreements of the Parties with each other, and neither Party is bound by any agreement or any representation to the other Party which is not expressly set forth in this Agreement or in certificates delivered in connection with the execution and delivery of this Agreement.

Section 4.10. *Agreement to Sign Other Documents.* From time to time, and at the expense of the Company, the County agrees to execute and deliver to the Company such additional instruments as the Company may reasonably request and as are authorized by law and reasonably within the purposes and scope of the Act and this Agreement to effectuate the purposes of this Agreement.

Section 4.11. *Agreement's Construction.* Each Party and its counsel have reviewed this Agreement and any rule of construction to the effect that ambiguities are to be resolved against a drafting party does not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

Section 4.12. *Applicable Law.* South Carolina law, exclusive of its conflicts of law provisions that would refer the governance of this Agreement to the laws of another jurisdiction, governs this Agreement and all documents executed in connection with this Agreement.

Section 4.13. *Counterparts.* This Agreement may be executed in any number of counterparts, and all of the counterparts together constitute one and the same instrument.

Section 4.14. *Amendments.* This Agreement may be amended only by written agreement of the Parties.

Section 4.15. *Waiver.* Either Party may waive compliance by the other Party with any term or condition of this Agreement but the waiver is valid only if it is in a writing signed by the waiving Party.

Section 4.16. *Termination.* Unless first terminated under any other provision of this Agreement, this Agreement terminates on the expiration of the Credit Term and payment by the Company of any outstanding payments in lieu of taxes due on the Project pursuant to the terms of this Agreement.

Section 4.17. *Business Day.* If any action, payment, or notice is, by the terms of this Agreement, required to be taken, made, or given on any Saturday, Sunday, or legal holiday in the jurisdiction in which the Party obligated to act is situated, such action, payment, or notice may be taken, made, or given on the following business day with the same effect as if taken, made or given as required under this Agreement, and no interest will accrue in the interim.

[TWO SIGNATURE PAGES FOLLOW]
[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Chester County, South Carolina, has caused this Agreement to be executed by the appropriate officials of the County and its corporate seal to be affixed and attested, effective the day and year first above written.

CHESTER COUNTY, SOUTH CAROLINA

Dr. Wylie Frederick
Interim Chairman/Supervisor
Chester County Council

(SEAL)
ATTEST:

Clerk to Council

[SIGNATURE PAGE 1 TO INFRASTRUCTURE CREDIT AGREEMENT]

IN WITNESS WHEREOF, the Company has caused this Agreement to be executed by its authorized officer(s), effective the day and year first above written.

PROJECT PAPER

Signature: _____
Name: _____
Title: _____

[SIGNATURE PAGE 2 TO INFRASTRUCTURE CREDIT AGREEMENT]



STATE OF SOUTH CAROLINA

)

Ordinance No. 2022-16

)

COUNTY OF CHESTER

)

AN ORDINANCE TO PROVIDE FOR PROCEDURES FOR BIDDERS AT THE CHESTER COUNTY DELINQUENT TAX SALE

WHEREAS, South Carolina Code §12-51-40 et seq., as amended provides for the alternate procedure for the collection of property taxes; and

WHEREAS, the Chester County Delinquent Tax Collector conducts the delinquent tax sale in accordance with this procedure; and

WHEREAS, the delinquent tax sale is a full day of activity for the sale of properties and certain procedures need to be adopted to eliminate confusion or undue burden on an already small staff; and

WHEREAS, to avoid such confusion and undue burden, a preregistration process should be adopted to ease the burden and to further legislative intent; and

WHEREAS, any such process would apply only to those wishing to bid on delinquent tax sale properties and not to the general public who wishes to attend; and

WHEREAS, any one wishing to bid on delinquent tax sale properties will be able to register at any time up to 5:00 p.m. on the Friday preceding the delinquent tax sale; and

WHEREAS, on Friday at 5:00 p.m. preceding the delinquent tax sale, registration for bidders will be closed; and

WHEREAS, this procedure is not arbitrary nor does it prevent public participation in the auction, and comports with South Carolina Code §12-51-50 et seq.

Ordinance No. 2022-16

NOW THEREFORE BE IT ORDAINED THAT:

The County does by and through this ordinance authorize the process for registration for the Chester County delinquent tax sale to provide for registration at any time up to 5:00 p.m. on the Friday preceding the delinquent tax sale, after which the registration shall close.

This ordinance shall take effect upon adoption.

Adoption this ____ day of _____, 2022

1st Reading: July 18, 2022
2nd Reading: August 15, 2022
3rd Reading: September 6, 2022
Public Hearing: September 6, 2022

Dr. Wylie Frederick, Interim Supervisor
Chester County Council

Karen Lee
Clerk to Council



STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHESTER)

RESOLUTION NO: 2022-9

A RESOLUTION TO AUTHORIZE THE COUNTY OF CHESTER, BY CHESTER COUNTY COUNCIL, TO SELL CERTAIN EQUIPMENT AND VEHICLES OF THE COUNTY IDENTIFIED HEREIN UPON SUCH TERMS AND CONDITIONS AS DESCRIBED

WHEREAS, S.C. Code §4-9-30(2) authorizes the Chester County Council to *sell or otherwise dispose of real and personal property*, and

WHEREAS, S.C. Code §4-9-130(6) requires an ordinance and a public hearing only for the sale of real property, and

WHEREAS, Chester County Council has determined that it is in the best interest of the County and the citizens of Chester County to sell or trade these vehicles and equipment in exchange for newer models.

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

Chester County Council does hereby authorize the sale of the equipment and vehicles as shown on Exhibit A and incorporated herein.

Dept	Car #	Description	Tag #	Serial or Vin #	Asset #	Title	Mileage	Comments
345	505	2002 Ford F250	CG51233	1FTNX20L82ED26870	20301780	Title	211,169	Parked 11/16/2020
345	529	1995 GMC TS1065	CG41638	1GTCS1946S8540640	20021046	Title	184,853	Parked 11/16/2020
345		1987 Chevrolet FMC Pumper		1GDM7D1G4HV536332			23,487	
160	154	1996 Ford Ranger Truck	CG56588	1FTCR10A7TPA51217			120,630	
S/O	29	2011 Ford Crown Victoria		2FABP7BV2BX185250			225,028	
S/O	11	2011 Ford Crown Victoria		2FABP7BV9BX182796			284,798	
S/O	17	2011 Ford Crown Victoria		2FABP7BV8BX185236			215,915	

S/O		3' x 3' Large Safe					
S/O		Blakeslee Meat Slicer					
S/O		Sentry Safe		BY-289197			
S/O		Sentry Safe		C-33081985			
S/O		Sentry Safe		C-96002669			
S/O		Troy Built Weed Eater		1C123DF2161			Model: TB2044XP

Enacted and approved this ____ day of _____, 2022.

CHESTER COUNTY, SOUTH CAROLINA

By: _____
 Dr. Wyle Frederick
 Interim Supervisor, Chester County

Attest:

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

- A. **CCMA22-12 George Wilmore request Tax Map # 160-03-01-008-000 on Louise Drive to be rezoned Multi-Family Residential District (RG-1) to General Residential District (RG-2).** Mr. Wilmore has property that's on Louise Drive, he would like to give his cousin, a piece of the property to put a home on and to live comfortably in the small community of Georgetown with her family.

Chairman Raines asked Mr. Wilmore according to his application his intent is to place a manufactured home on the property. Mr. Wilmore responded that's correct.

Chairman Raines then stated, "that's why you need that rezoned to allow for that." Mr. Wilmore responded, that's correct.

Chairman Raines then asked if he had water and sewer available on this property? Mr. Wilmore stated yes sir, there used to be a home there before, but we tore it down.

Chairman Raines then stated to Mr. Wilmore, you are putting the new home on the same site where the previous home was? Mr. Wilmore answered, "that's correct."

Chairman Raines asked the commissioners if they had any questions for the applicant? None

Chairman Raines motioned to approve this request, second by Commission Smith. Vote 7-0 to approve.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 7-19-22 Case # CCMA22-12 Invoice # 5287

The applicant hereby requests that the property described to be rezoned from R6-1 to R02

Please give your reason for this rezoning request:
to allow 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: 814

Property Address Information

Property address: on Louise Drive 2513 Louise Drive
 Tax Map Number: 160-03-01-008-000 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): GEORGE WILMOGE
 Address: 2624 GEORGETOWN RD. GREAT FALLS SC 29055
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

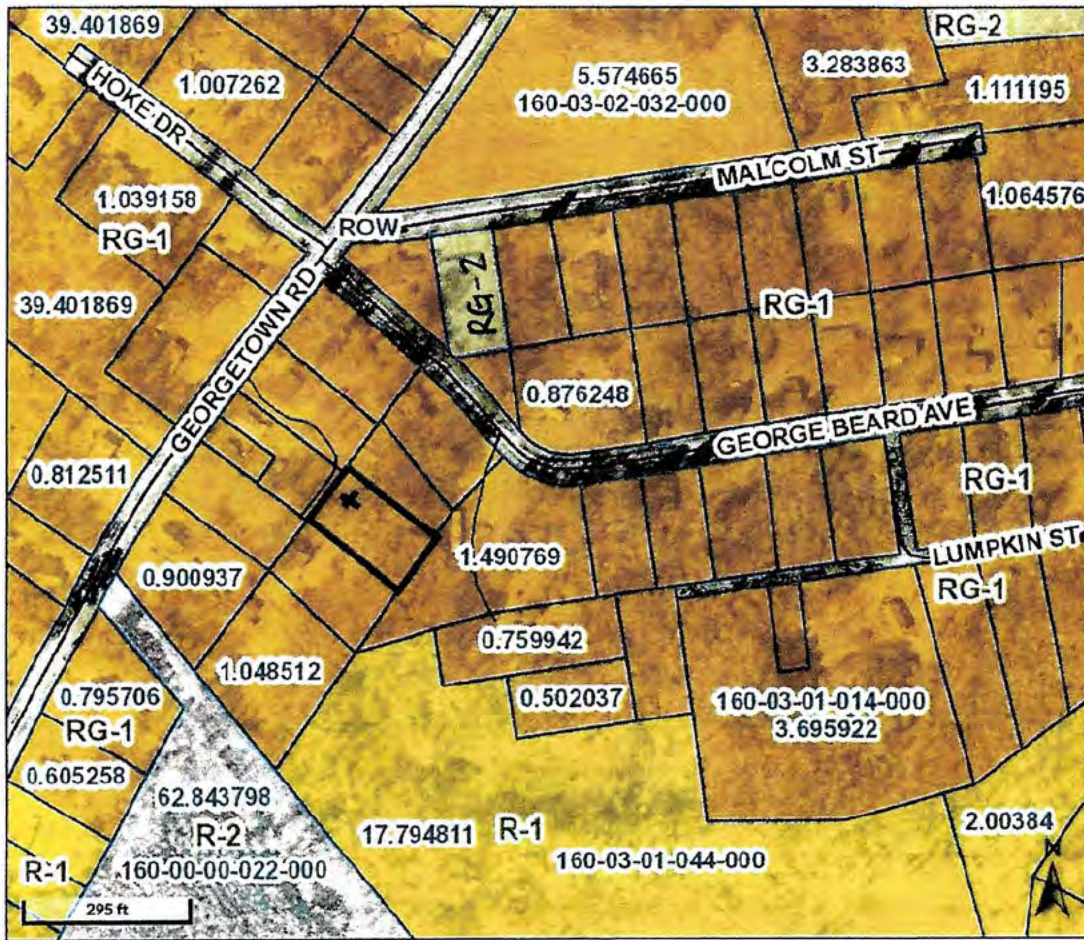
Owner(s) if other than applicant(s): GEORGE WILMOGE
 Address: 2624 GEORGETOWN RD GREAT FALLS SC 29055
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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: 6/6/2022

Applicant signature: [Signature] Date: 6/6/2022

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



Overview

Legend

Roads

- Secondary Road
- SC Highway
- Municipals
- Parcels

Chester County Zoning

- AG
- BI Basic Industrial
- C1 - Central Commercial District
- C2 - General Commercial District
- CC Core Commercial
- EDD
- GC
- GR General Residential
- HC Highway Commercial
- I - Industrial
- I1 - Industrial Distr
- ID 1
- ID 2
- ID-3
- LC

- R-3
- R-4
- R10 One Family Residential
- R6 One and Two Family Residential
- R8 One Family Residential
- RG-1
- RG-2
- RIV
- RS-1
- County Boundary
- LI Limited Industri
- MF Multi-family Residential
- NC Neighborhood Commercial
- NCH Neighborhoo Commercial - Historic
- PD Planned Development
- R-1
- R-2



Overview

Legend

- Roads
 - Secondary Road
 - SC Highway
- Municipals
- Parcels
- County Boundary

Parcel ID	160 03-01 008-000	Alternate ID	n/a	Owner Address	WILMORE GEORGE
Sec/Twp/Rng	n/a	Class	RN		2624 GEORGETOWN ROAD
Property Address		Acreeage	n/a		GREAT FALLS SC 29055
District	01				
Brief Tax Description	GEORGETOWN				
	(Note: Not to be used on legal documents)				

green line is Louise Dr.

Date created: 6/10/2022
 Last Data Uploaded: 6/10/2022 5:05:03 AM

Developed by Schneider GEOSPATIAL

- A. **CCMA22-13 James Alex Shelton and Austin Taylor Rhodes request Tap Map # 080-01-02-001-000 on Transportation Drive to be rezoned Multi-Family Residential District (RG-1) to Limited Industrial District (ID-2).** Tim Helline (from Carolina Farms and States, who was representing the family selling 75 acres) and Austin Rhodes (applicant) stepped to podium. Mr. Rhodes stated he was trying to buy six acres and wanted to change the zoning from residential to industrial. They are starting a trucking company, nothing big. It'll probably be maximum of 10 trucks. Right now, the land is set up with two acres that is already cleared. They don't plan on taking any more than the 2 acres, with no intentions of cutting down any more trees. The two acres currently cleared is the part they are fencing in and using for the business. They plan to do daily and long hauls, so the trucks would not be on the lot most of the time. It's located in that little pocket on Transportation Drive, behind SCDOT and Dialysis Center located on the J A Cochran Bypass.

Commissioner Grant asked if the only access to the business would be on Transportation Drive?

Tim Helline answered that is correct, there is no access to Hilltop Drive or Ashford Road, only Transportation Drive.

Tim Helline stated that the land with road frontage to J A Cochran Bypass and Transportation Drive was the only acreage he was selling from the family's 75 acres that would be Industrial use. Preserving the rest for residential use. Mr. Helline was asked if water and sewer was available. He indicated that the property has access with water and sewer.

Chairman Raines asked if there was any member of the public present that would like to speak in opposition to this rezoning request. A member of the neighborhood from Hilltop Drive, Troy Canupp stood up and step to the podium.

Troy Canupp spoke on behalf of the Hilltop Drive neighborhood. He stated that most of the concerns were address by Mr. Rhodes and Mr. Helline after hearing their rezoning request. He then stated that himself and the neighborhood still had some concerns that were not addressed regarding the trucking business, such as hours of operations, sight, and sound nuisances, and concerned with the business being small now but could grow in the future and how they may affect their neighborhood and tax values of their properties.

Chairman Raines answered Troy Canupp's question about the tax value by stating that businesses add to the tax base, and they are taxed differently.

Mr. Rhodes answered Troy Canupp's question about hours of operation, with tentatively 7 AM to 5 PM.

Mr. Helline answered Troy Canupp's question regarding the sight and noise nuisance by explaining the location of the rezoning request, and his plans with the remaining 68 acres that the family he represents is selling.

Chairman Raines ask if there were any questions for the speaker? None

Chairman Raines ask if there were anyone wanting to speak in favor of the rezoning? None

Commissioner Howell motioned to approve, seconded by Chairman Raines. Commissioner Smith suggested a reverter clause stating if the trucking company stopped being a business that the property would revert back to Multi-Family Residential District (RG-1). Chairman Raines reminded the Commissioners that the property in question does not touch the neighborhood that opposes the rezoning. Commission Howell and Chairman Raines removed their original motions. Commissioner Howell motioned to approve with reverter clause, seconded by Chairman Raines with a statement of reservations about putting a reverter clause on everything that the Planning Commission approves, but second the motion to approve. Vote 7-0 Approve



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

James Alex Shelton
 Jan Alex Rhodes
 6/15/22

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: July 19th 2022 Case # CCMA22-13 Invoice # 5304

The applicant hereby requests that the property described to be rezoned from Residential to Commercial.

James Alex Shelton
 Jan Alex Rhodes
 6/15/22

Please give your reason for this rezoning request:

My business partners (Austin Rhodes) and I (Alex Shelton) are requesting rezoning of the below listed property so that we can open and operate a small trucking company. We plan to fence the cleared portion of the land and grow the business to roughly 20-25 operating semi-trucks and trailers.

R61 - ~~R8~~ ID2

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: 484121

Property Address Information

Property address: Transportation Dr.
 Tax Map Number: 080-01-02 001-000 Acres: 6

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

PLEASE PRINT:

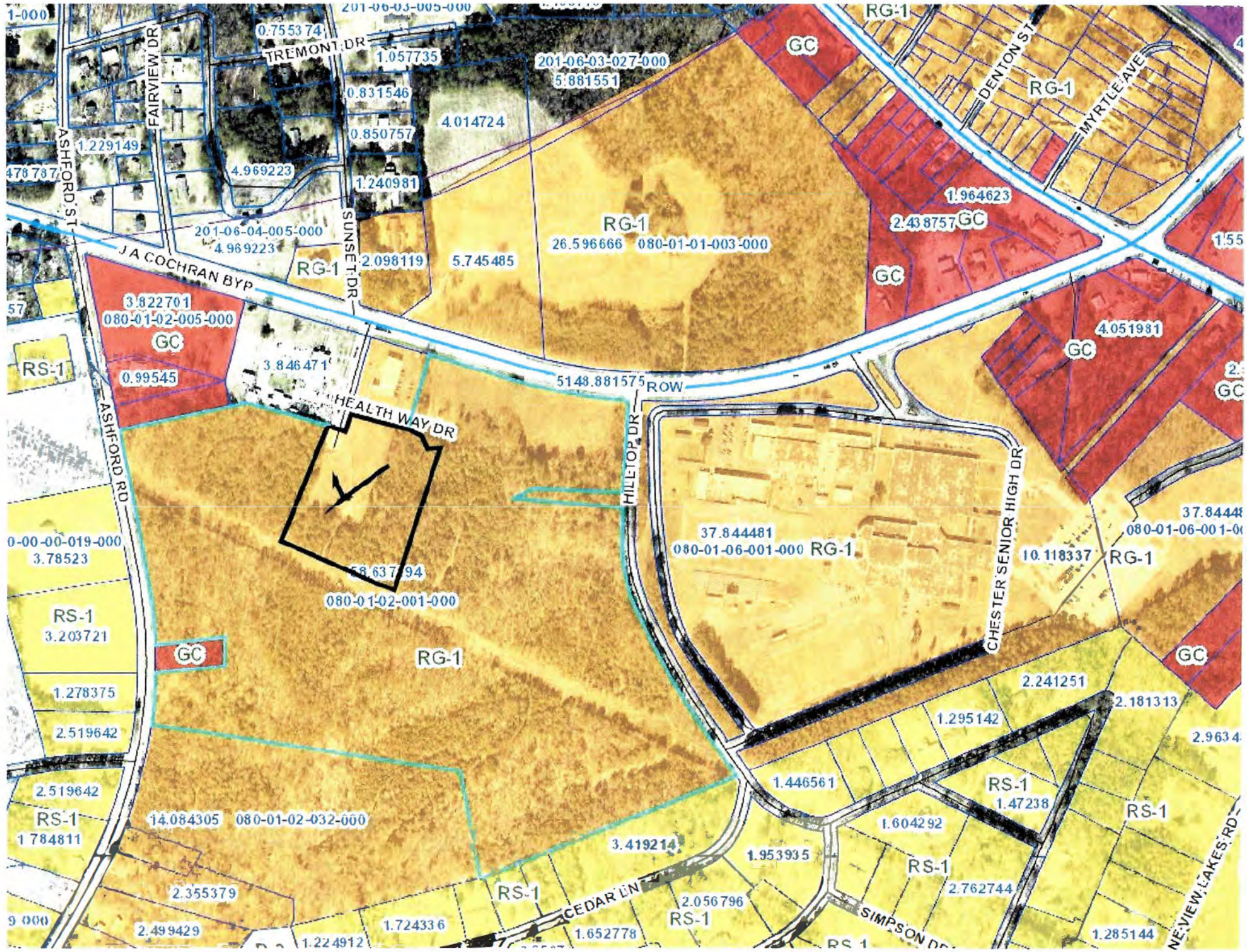
Applicant (s): James Alex Shelton, Austin Taylor Rhodes
 Address: 774 Lagan Court, Fort Mill, SC 29715
 Telephone: [Redacted] cell [Redacted] work _____
 E-Mail Address: _____

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

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

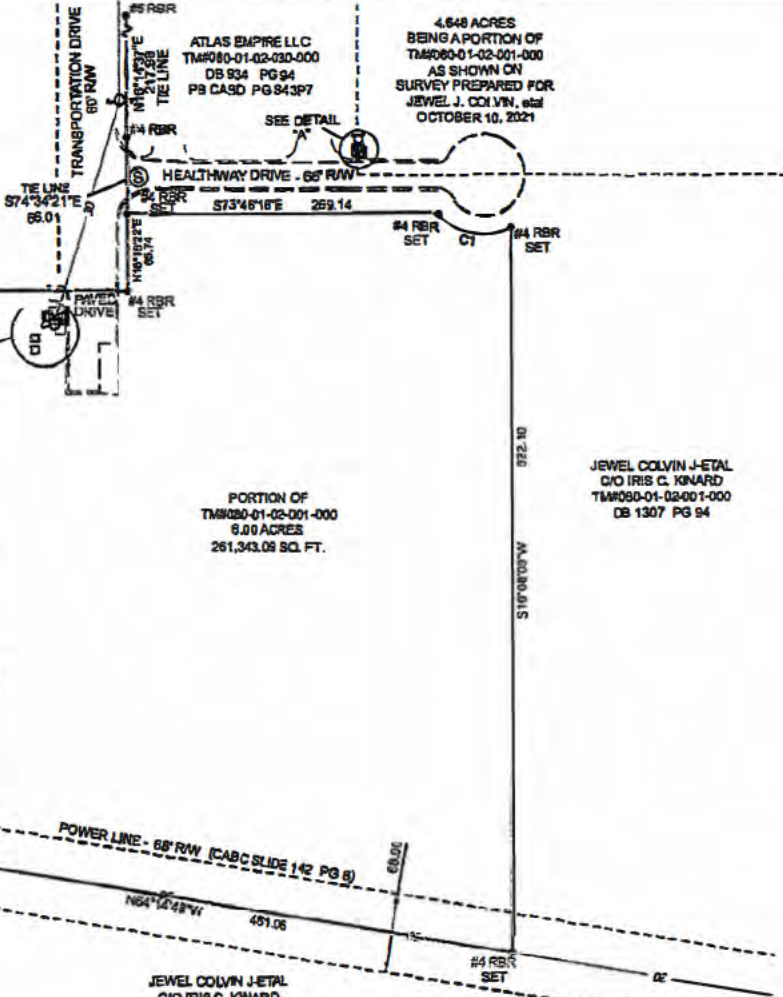
Owner's signature: [Signature] Date: 6/14/22
 Applicant signature: [Signature] Date: 6/14/22

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



LEGEND	
UTILITY POLES	
WATER METER	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
WATER VALVE	
OVERHEAD ELECTRIC	
METER	

SOUTH CAROLINA
STATE HIGHWAY
TM#201-06-04-013-000
DB 374 PG 264

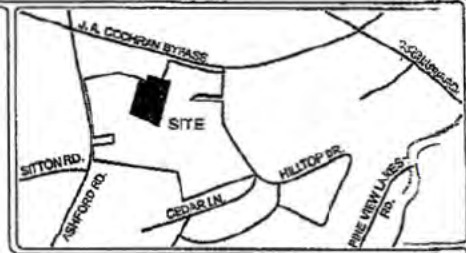


JEWEL COLVIN J-ETAL
C/O IRIS C. KNARD
TM#080-01-02-001-000
DB 1307 PG 94

PORTION OF
TM#080-01-02-001-000
8.00 ACRES
261,343.08 SQ. FT.

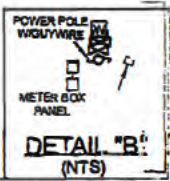
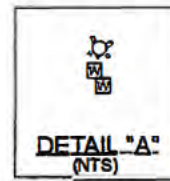
JEWEL COLVIN J-ETAL
C/O IRIS C. KNARD
TM#080-01-02-001-000
DB 1307 PG 94

4.648 ACRES
BEING A PORTION OF
TM#080-01-02-001-000
AS SHOWN ON
SURVEY PREPARED FOR
JEWEL J. COLVIN, etal
OCTOBER 10, 2021



LOCATION MAP (NTS)

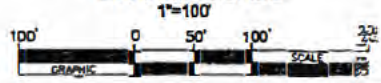
- NOTES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO F.I.R.M. # 45022024C, DATED SEPTEMBER 16, 2011.
FLOOD ZONE LINES ARE SCALED FROM CURRENT FEMA RATE MAPS. SCALE VARY FROM 1"=500' TO 1"=2000' AND ARE NOTED AS BEING APPROXIMATE. FOR CHAIN OF TITLE PURPOSES, JOEL E. WOODS & ASSOCIATES, INC. DOES NOT EXPRESSLY ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD ZONE LINES.
 2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 3. JOEL E. WOODS & ASSOCIATES, INC. IS NOT LIABLE FOR ANY AND ALL EASEMENTS SHOWN OR NOT SHOWN HEREON. SETBACKS TO BE VERIFIED BY THE OWNER WITH THE COUNTY, CITY, TOWN AND/OR HOA.
 4. REFERENCE DEED BOOK 1307 PAGE 94.



DETAIL "A"
(NTS)

DETAIL "B"
(NTS)

GRAPHIC SCALE



Certificate of Accuracy:
I hereby state that to the best of my professional knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Standards Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no viable encroachments or projections other than shown. This plat is property of Joel E. Wood & Associates, Inc., is certified only to the persons or entity named herein, and must contain the original signature and raised seal to be valid.

Date: 6/8/2022

Michael E. Culler

Michael E. Culler, CI
28114
S.C. Registration No.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	50.00'	58.99'	63.64'	S63°45'41"E



SUBDIVISION SURVEY
OF
A PORTION OF TM#080-01-02-001-000
LOCATED ON HEALTHWAY DRIVE
IN THE CHESTER TOWNSHIP
CHESTER COUNTY, SOUTH CAROLINA
PREPARED FOR
CAROLINA FARMS AND ESTATES

W JOEL E. WOOD & ASSOCIATES
PLANNING • ENGINEERING • MANAGEMENT

P.O. BOX 286 CLOVER, SC 29710 (704) 352-2822

SURVEY DATE: 6/8/2022	CAD/COMP/IC/ PROJ: 220508	FB# MC-1 VEY BASE
--------------------------	------------------------------	----------------------

Halfway There Rescue

660 Sunset Point Dr. Rock Hill, South Carolina 29732

EIN: 46-3541201

Tax Donation Receipt

Dear Chester County,

In order to support Chester County animals and their residents, we would like to offer a grant in the amount of \$10,000 to be used toward the spay/neuter of cats and dogs in your county. We are asking that your county match this grant in order to further support the community. Chester County Animal Control works tirelessly to manage the population of animals inside and outside of the shelter walls, and this grant match would be instrumental in continuing their spay/neuter efforts.

Sincerely,

Sarah Levans
Founder of Halfway There Rescue



Chester County, South Carolina

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

Date: September 6, 2022
To: County Council
From: Susan M. Cok
Subject: Approval of Bid – Generator at Fort Lawn Fire Dept.

Chester County Council Members,

On July 21, 2022, the Purchasing Office and EMA issued RFP 2223-01. The bids were opened on August 11, 2022. We would like to award the bid to the lowest bidder Carolina Electrical Resources out of Chester, SC in the amount of \$48,832.00.

Respectfully,

Susan M. Cok

Susan M. Cok,
Director of Contracts and Procurement



Bid Tabulation

RFP 2223-01 Generator & Installation – Fort Lawn Fire Department

August 11, 2022 @ 3:00 pm

Bidder	Agreement Form	Non-Collusion Affidavit	Certificate of Familiarity	Bid Form	Bid Total
Southern Energy Resources LLC – Lexington, SC	√	√	√	√	\$66,500.00
Carolina Electrical Resources – Chester, SC	√	√	√	√	\$48,832.00
Level Line Constructors, Inc. – Rock Hill, SC	√	√	√	√	\$88,200.00
Page Power Systems, Inc. – Gastonia, NC	√	√	√	√	\$69,447.00
Generator Services, Inc. – West Columbia, SC	√	√	√	√	\$65,206.35

I certify that the above bid tabulation is an accurate representation of the information set forth on the bid proposals received.

<i>Susan M. Cok</i>	8/11/2022
Purchasing Official	Date

<i>Ed Darby</i>	8/11/2022
Witness	Date



Chester County, South Carolina

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

Date: September 6, 2022

To: County Council

From: Susan M. Cok

Subject: Approval of Bid – Generator at Chester-Catawba Regional Airport

Chester County Council Members,

On July 21, 2022, the Purchasing Office and EMA issued RFP 2223-02. The bids were opened on August 11, 2022. We would like to award the bid to the lowest bidder Carolina Electrical Resources out of Chester, SC in the amount of \$68,322.00.

Respectfully,

Susan M. Cok

Susan M. Cok,
Director of Contracts and Procurement



Bid Tabulation

RFP 2223-02 Generator & Installation – Chester-Catawba Regional Airport

August 11, 2022 @ 3:30 pm

Bidder	Agreement Form	Non-Collusion Affidavit	Certificate of Familiarity	Bid Form	Bid Total
Southern Energy Resources LLC – Lexington, SC	√	√	√	√	\$87,500.00
Carolina Electrical Resources – Chester, SC	√	√	√	√	\$68,322.00
Level Line Constructors, Inc. – Rock Hill, SC	√	√	√	√	\$110,360.00
Page Power Systems, Inc. – Gastonia, NC	√	√	√	√	\$82,254.00
Generator Services, Inc. – West Columbia, SC	√	√	√	√	\$85,578.02

I certify that the above bid tabulation is an accurate representation of the information set forth on the bid proposals received.

Susan M. Coak 8/11/2022
Purchasing Official **Date**

Ed Darby 8/11/2022
Witness **Date**



Chester County, South Carolina
Office of the Auditor
Post Office Drawer 580
Chester, South Carolina 29706

To: Dr. Wylie Frederick, County Supervisor

From: Donnie Wade, Auditor
 Thomas E. Darby, Treasurer

Subject: Millage Rates

Date: August 24th, 2022

For your review, listed are the 2021 tax levies and the proposed levies for 2022.

	2021	Proposed	
	Tax Levy	2022	Increase
		Tax Levy	(Decrease)
County Operations	144.9	149.9	5.0
County Debt	17.3	17.3	0.0
Millage Funds	7.4	7.7	0.3
Library	6.7	6.7	0.0
York Tech	2.2	2.2	0.0
Chester Fire District	46.2	48.3	2.1
Chester Fire Bond	2.9	2.9	0.0
Lando Fire District Operations	10.3	10.8	0.5
Lando Fire District Debt Service	7.4	7.4	0.0
Richburg Fire District Operations	6.5	6.8	0.3
Richburg Fire District Debt Service	7.8	7.8	0.0
Lewis Fire District Operations	13.6	14.2	0.6
Fort Lawn Fire District Operations	11.8	12.3	0.5
Fort Lawn Fire District Debt Service	3.5	3.5	0.0

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-14 Jason & Leslie Willis request Tax Map # 047-00-00-035-000 on Walnut Grove Lane to be rezoned from Rural Three District (R3) to Rural Two District (R2).

Bill Marion stated I'm an attorney here in Chester, South Carolina. Mr. And Mrs. Willis asked me to represent them tonight. They have a tract of land that is zoned R3 that is well surrounded by R2 tracts of land, and they would like this tract to be zoned R2. So, their other land zoned the same way. Chairman Raines asked if all the property is contiguous to the other. Attorney Marion stated yes. Chairman Raines asked if any member of public present tonight wish to speak in favor of this rezoning or any member of the public presence might wish to speak in opposition to this rezoning. Okay, hearing no public comment. Commissioner Grant motioned to approve, second by Commissioner Walley. Vote 6 0 to Approve.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 8-16-22 Case # CCMA22-14 Invoice # 5438

The applicant hereby requests that the property described to be rezoned from R-3 to R-2

Please give your reason for this rezoning request:

To connect 2 parcels that I own To put on a Tax Map

Copy of plat must be presented with the application request

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

Property Address Information

Property address: 2626 Walnut Grove Lane Chester, SC 29706
 Tax Map Number: 047-00-0-035-000 Acres: 95

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

PLEASE PRINT:

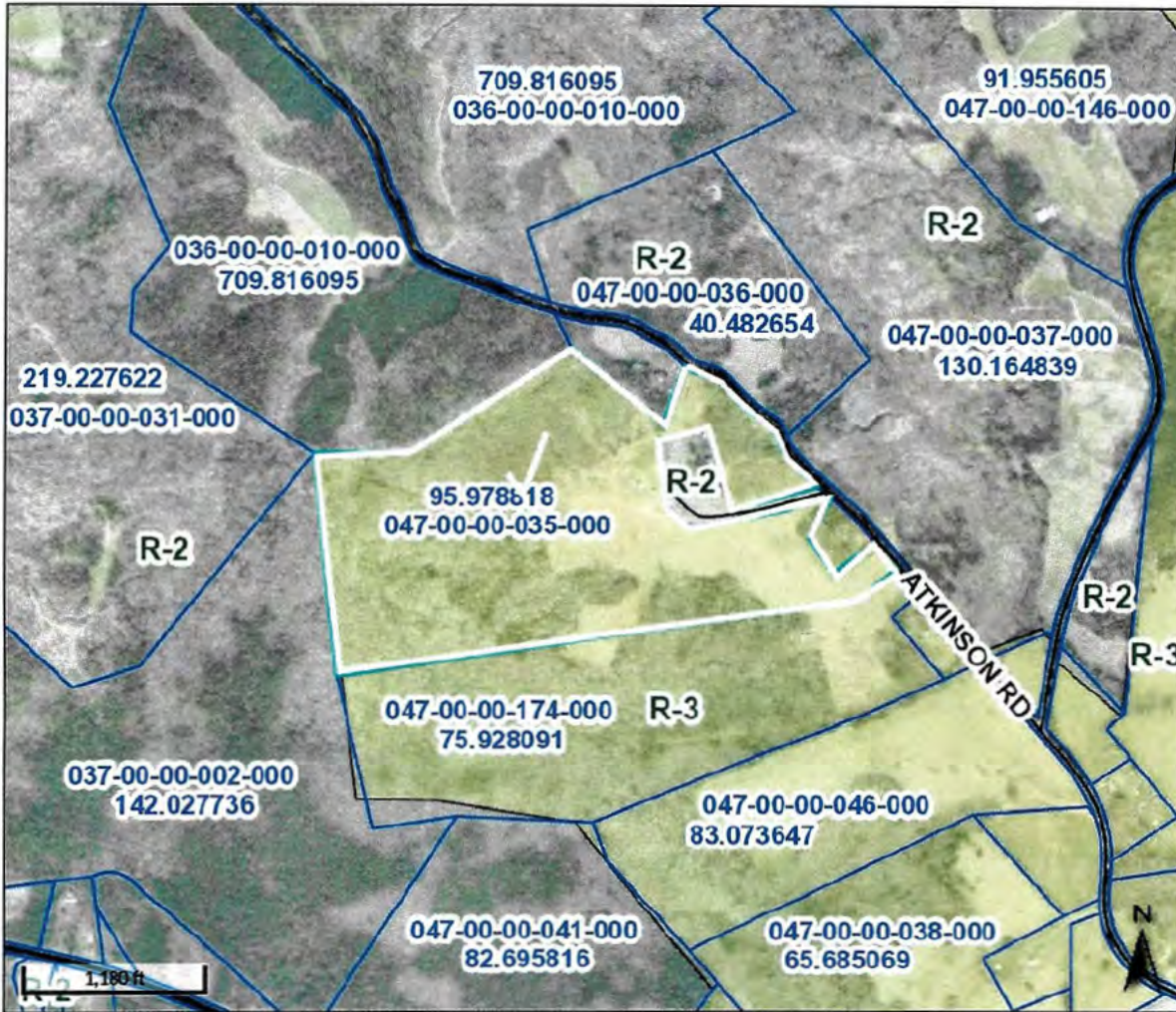
Applicant(s): Jason Willis Leslie Willis
 Address 2026 Walnut Grove Lane Chester, SC 29706
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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: Jason and Leslie Willis Date: 7-14-22
 Applicant signature: Jason and Leslie Willis Date: 7-14-22

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



Overview



Parcel ID	047-00-00-035-000	Alternate ID	n/a	Owner Address	WILLIS JASONE -SURVIVORSHIP &
Sec/Twp/Rng	n/a	Class	LA		WILLIS LESLIES -SURVIVORSHIP
Property Address	1775 ATKINSON RD	Acreage	95.979		2026 WALNUT GROVE LN
					CHESTER SC 29706

District 01
Brief Tax Description RD 402
 (Note: Not to be used on legal documents)

Date created: 8/24/2022
 Last Data Uploaded: 8/24/2022 3:11:16 AM

Developed by Schneider
 GEOSPATIAL

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-15 Arthur Lee Gaston II, VGHT LLC, and Saja Realty LLC request Tax Map # 070-00-00-013-000 on Thomas E Davis Lane to be rezoned from Rural Two District (R2) to Multi-Family Residential District (RG1).

Attorney Marion stated he was representing both Arthur Lee Gaston, Saja Realty LLC and VGHT LLC. This one is of course not to rezone the entire tax map. It's only to rezone the 0.12-acre parcel. If you look at the survey, did all y'all get a copy of it? Patsy A. Davis Young whose parents were deeded a lot which is presently zoned RG-1 and is shown as parcel B Pasty A. Davis. When the applicants had all their lands surveyed, they found out that Mrs. Davis's house projects 6.8 feet onto a portion of tax map number 070-00-00-013-000. The portion that we're asking to be rezone is bounded by a dirt drive on one side and Thomas E. Davis Road on the other. This would allow Mrs. Young to have her house all on one lot. It would make it fit the setback lines of the current zones. So, we're asking to rezone the .12 acres so this property can be deeded to her so that her house will not straddle a lot line.

Chairman Raines stated you are cleaning up the deeds and the property lines.

Attorney Marion stated yes.

Commission Williams asked if the road would be extended.

Attorney Marion stated they are not asking for a road extension and not privy if that may happen in the future.

Chairman Raines asked if anyone wished to speak in opposition to this request. Vera James, I live on Thomas E. Davis Lane. My question to you Mr. Marion is why he is rezoning as a multifamily instead of as residential and doing it that way rather than doing it as a multifamily.

Attorney Marion stated the other lots that surround Mrs. Young's property are presently zoned RG-1 which is what we're going for. Mrs. Holmes's lot next door is presently zoned RG-1. Brenda Worthy's lot is zoned RG-1. Serena Davis Jones's lot is zoned RG-1. James Edward Davis's lot is zoned RG-1. So, we're trying to do is to bring this small lot in which is surrounded by two streets and surrounding property into the same zone as the others. We did not create those zones.

Director Levister stated that RG1 is multi-Family and if this is approved by the Planning Commission and County Council approves, then both properties will be zoned the same. Commissioner Howell motioned to approve, second by Commissioner Grant. Vote 6-0 Approve.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 8-16-22 Case # CCMA22-15 Invoice # 5439

The applicant hereby requests that the property described to be rezoned from R2 to R61

Please give your reason for this rezoning request:

Copy of plat must be presented with the application request

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

Property Address Information

Property address: vacant lot adjacent to 582 Thomas E. Davis Lane, Chester, SC containing 0.12
 Tax Map Number: portion 070-00-00-013-000 Acres: 0.12 acre

Any structures on the property: yes no . If you checked yes, draw locations of structures on plat or blank paper. See plat attached, Dwelling located on TMS 069-06-00-027 projects 6.8 feet onto the property which is sought to be rezoned so it can be sold to Patsy A. Davis Young the owner of TMS 069-06-00-027.
PLEASE PRINT:

Applicant(s): Arthur Lee Gaston, II
 Address P. O. Box 608, Chester, SC 29706
 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: _____ Date: _____

Applicant signature: Arthur Lee Gaston, II Date: 7/13/2022

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

STATE OF SOUTH CAROLINA)

RESOLUTION

COUNTY OF CHESTER)

A meeting was held this the 13th day of July, 2022 in the offices of VGHT, LLC a South Carolina Limited Liability Company, to consider the re zoning of a tract of land containing 0.12 acres, more or less from R-2 to RG 1 in Chester County, SC. That the tract of land to be rezoned is more particularly described on Exhibit "A" attached hereto.

That all members of VGHT, LLC were present at the meeting, including Helen H. Kluiters, as trustee of the sole member.

And Whereas, in order to accomplish the Zoning Map Amendment (Rezoning) Application a Resolution is required by the said VGHT, LLC authorizing a person to appear on behalf of the applicant.

And Whereas, the Applicant, VGHT, LLC by its sole Member wishes to appoint, W.L.D. Marion of Chester, SC as its Agent at the hearing to represent the said VGHT, LLC to appear at the hearing at the Department of Planning, Building & Zoning, for Chester County, SC for the re-zoning of the said parcel.

And Whereas, the said VGHT, LLC, and reviewing all the facts herein, it is resolved:

That W.L.D. Marion of Chester, SC shall appear as the Agent of VGHT, LLC at any re zoning hearing at the Department of Planning, Building & Zoning for Chester County, SC.

IN WITNESS WHEREOF, the parties have hereinto set their hands and seal this 13th day of July, 2022.

VGHT, LLC

By: Helen H. Kluiters
Helen H. Kluiters, as Trustee
of Trust B fbo Helen H. Kluiters
created under the Amended and
Restated Trust of Virginia Gaston
Hennig U/A dated December 27, 2005

Its:Member

STATE OF SOUTH CAROLINA)

RESOLUTION

COUNTY OF CHESTER)

A meeting was held this the 13th day of July, 2022 in the offices of SAJA REALTY, LLC a South Carolina Limited Liability Company, to consider the re zoning of a tract of land containing 0.12 acres, more or less from R 2 to RG 1 in Chester County, SC. That the tract of land to be rezoned is more particularly described on Exhibit "A" attached hereto.

That all members of SAJA REALTY, LLC were present at the meeting, including Julian Hennig III, as trustee of the sole member.

And Whereas, in order to accomplish the Zoning Map Amendment (Rezoning) Application a Resolution is required by the said SAJA REALTY, LLC authorizing a person to appear on behalf of the applicant.

And Whereas, the Applicant, SAJA REALTY, LLC by its Member wishes to appoint, W.L.D. Marion of Chester, SC as its Agent at the hearing to represent the said SAJA REALTY, LLC to appear at the hearing at the Department of Planning, Building & Zoning, for Chester County, SC for the re zoning of the said parcel.

And Whereas, the said SAJA REALTY, LLC, and reviewing all the facts herein, it is resolved:

That W.L.D. Marion of Chester, SC shall appear as the Agent of SAJA REALTY, LLC at any re-zoning hearing at the Department of Planning, Building & Zoning for Chester County, SC.

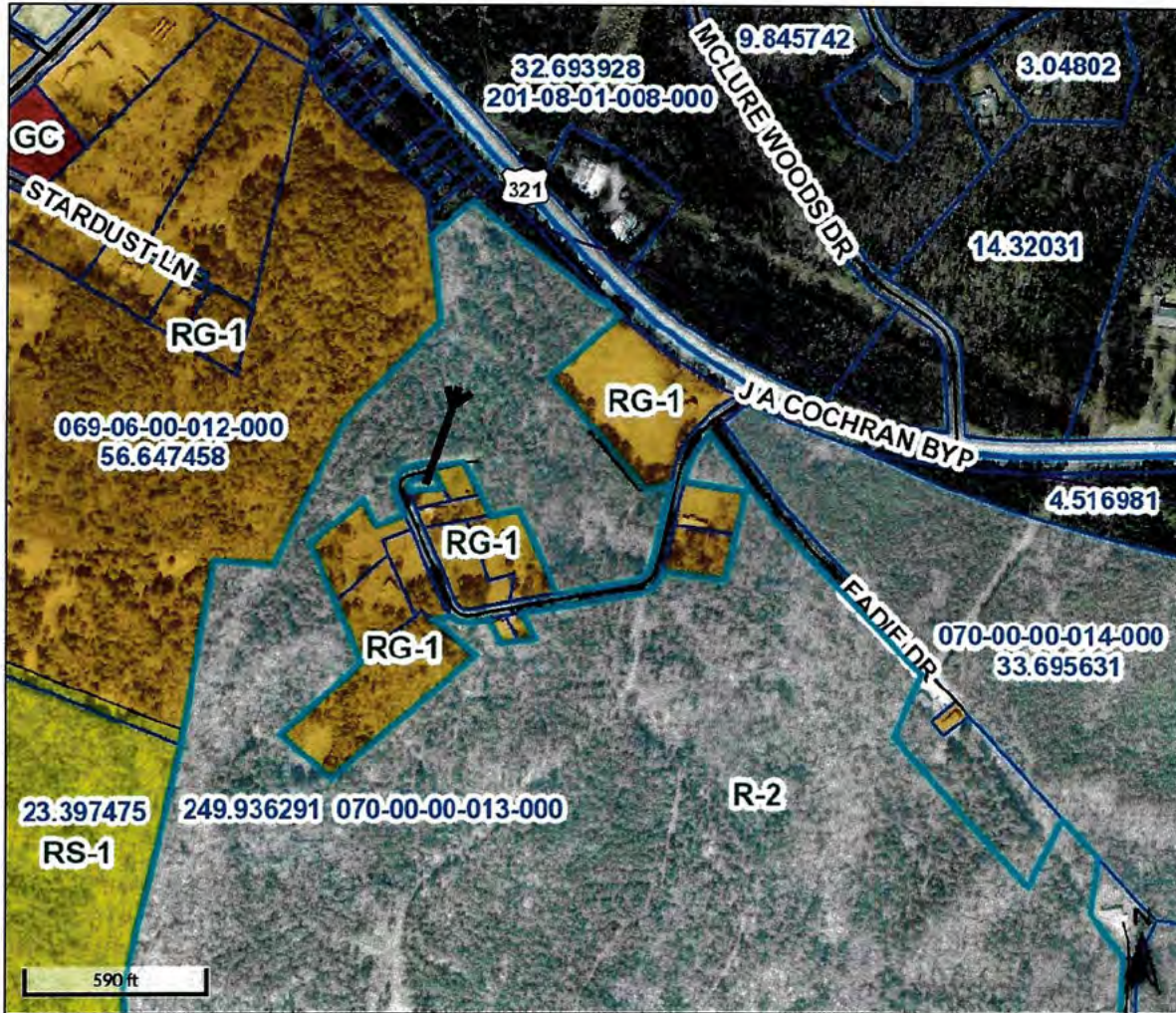
IN WITNESS WHEREOF, the parties have hereinto set their hands and seal this 13th day of July, 2022.

SAJA REALTY, LLC

By: Julian Hennig III

Julian Hennig III, as Trustee
of Trust B fbo Julian Hennig III
created under the Amended and
Restated Trust of Virginia Gaston
Hennig U/A dated December 27, 2005

Its:Member



Overview



Parcel ID	070-00-00-013-000	Alternate ID	n/a	Owner Address	SAJA REALTY LLC
Sec/Twp/Rng	n/a	Class	LA		VGHT LLC
Property Address		Acreage	226		4 CASTLE HALL COURT
					COLUMBIASC 29209
District	02				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 8/19/2022
 Last Data Uploaded: 8/19/2022 4:48:16 AM

Developed by Schneider
 GEOSPATIAL

CCMA22-16 Randall and Jennifer Simoes request Tax Map # 132-00-00-211-000 on Starnes Road to be rezoned from Rural Two District (R2) to Limited Industrial District (ID-2).

Mrs. Simoes stated So first and foremost, we'd like to thank the board for your time and attention tonight. We appreciate it. We think it's important that we provide some background on ourselves since we are new to the community. We moved here in 2019. Mrs. Simoes is a registered nurse with 27 years of experience, and a nurse executive at a large insurance company. She practices clinically on the weekends at Atrium and Uptown in the Intensive Care Unit. Randy has been successfully self employed for 36 years as an owner operator and as the President of two companies. With his 36 years of experience, his knowledge base for safety courses and scope of his work full knowledge of regulatory guidelines is imperative as well as his compliance with the FMCSA which is the Federal Motor Carrier Association. Regarding our residence, I'm going to do this in sections so that we can kind of get like a little foundation if you will. We feel it's important that a clear history is voiced not only to the board members but to our neighbors as well, who are misinformed and making assumptions to what is fact versus what is fiction. Prior to purchasing our home in December 2019 Randy contacted the Chester zoning office by phone. In hand during this call, were the listing paperwork for the property that was for sale as well as the tax papers for this property. We have nine acres of land. One acre was residential, and eight acres was agricultural. Randy explained during this call our transportation business and what he had for equipment to meet the needs of his employment. All was clear to go. You're under agricultural is what we were told. We move forward with the purchase of our property we had completed our homework to ensure compliance. We then requested a building permit to build a 46X28X14 garage, which we utilize to do our own repairs and maintenance. We were granted a permit in the building process began. We requested an electrical permit and a line be placed. Duke Energy came and installed what was requested. COVID hit and the permitting process was then on hold for an electrical permit for us to get lights in the building. Once COVID worries lessened we reached out to the zoning department to request the electrical permit. It is at this time that we were advised that the that the zoning needed to be changed.

For our transportation business it needed to be changed to limited industrial. R-2 did not allow for it and neither did agricultural. We are now advised that we are taxed as agricultural not zoned agricultural. Perhaps this is a gray area. But when folks are calling for guidance property owners or prospective property owners would hope to be receiving the correct zoning guidelines. This would not be in our control. We'd like to make it very clear that we are not dodging the appropriate zoning codes as allege which is inaccurate information. For the last two years and eight months. Randy has been going to work every day with his truck and assorted trailers depending on his work requirements for that day. He is and always has been cautious with noise, aware of our surroundings, and operates in a safe manner. He has been accident free, never had any tickets on his license for 36 years. Within the last 90 days, we've hired a part time worker who was fully vetted as a driver by me and my husband. Our driver has 20 years of driving experience and a clean record as well. He takes our truck home with him nightly. It is not on our property. During the last two years and eight months, we have not received one complaint. We have not received one complaint from our neighbors nor the zoning board. The only thing that has changed is the orange sign on our front lawn.

You get into your pickup, your SUV, or your coop to go to work. Randy gets in his truck. That's how he gets to work. Let's talk about the scope of work that Randy does. We own and operate a transportation and excavation company. The transportation company uses said trucks and trailers to move excavating

equipment to and from job sites along with materials that may or may be needed, such as steel, sand, or rock. The transportation entity also has contractual commitments in the plate glass industry. This scope of work is called collet i.e., plate glass, which is transported from factories to a 50X50-foot cement lined bin in small portions is then reloaded in larger portions and transported 200 miles to the crush plant where they crush it down into a sand form that is used on the highway lines which give sparkle. So, if you all are driving at night and you have the white lines on the road and their sparkle, that's the crush glass. This material is nonhazardous does not contain any lead and therefore safe to the environment. We are not running a crushing plant on our property which has also been alleged and again, not fact. The current glass pile that we have is short term as the lease on the property where the glass was stored in Charlotte was negated as the property was sold. With respect to the roads, we respect the fact that there was concern with the road however respectfully, they were in disrepair when we arrived in 2019. According to multiple sources, the roads have been in this condition since the early 80s, especially Starnes Rd. As a company we pay our fair share of road taxes to the state of South Carolina. Therefore, it's not our fault that the state can't appropriate funds accordingly for road improvements. Furthermore, Starnes Road is a public road non posted which means there's no signs on Starnes Road that says no trucks allowed with a speed limit of 50 miles per hour. And it's also a state-maintained road. Randy is not the only commercial vehicle that is on Starnes Road on any given day. I think with COVID and folks working from home including myself, you get a flavor of what traffic patterns are. There was a lot of building of new developments all around us, which also ramps up traffic. Our neighborhood, Randy and I both grew up in the country in Massachusetts. That's where we're from his Massachusetts. We appreciate the sense of peace that it brings. We're not looking to cause an uproar on Starnes Road. We are not building a trucking depot. We are not expanding into the remaining acreage that we have. We are not building a distribution center of any sort. If you were to drive by our residence all you would see is a brick house on the hill. In closing, my husband and I are honest, hardworking people just like you. Our integrity is important to us as is our work name. We embrace family values to know us as individuals or as a couple. Were fun to be with. We are working people just like you working to pay our bills, be upstanding citizens, as well as an active part of this community. Our goal was to not rustle the community, but to find a common ground.

Commissioner Grant asked how many trucks a day come out of your driveway.

Mr. Simoes stated that he leaves in the morning, he comes home in the afternoon. My driver comes in the afternoon he leaves in the afternoon. Some days I do two or three trips into my yard with the collet on average we do about 15 turns in and out of that on the road per week. On average, that's on average, about 15 times in and out per week between the two of us. There's three in the fleet. three total is one spare mine and his. So, two are on the road and he has only two drivers. So again, that's on average about 15 trips per week, up and down from Harmony Church Road to our driveway.

Commissioner Grant asked how much weight he carried on the trucks.

Mr. Simoes stated 80,000 pounds.

Commissioner Grant stated so this is a tractor trailer semi-truck.

Mr. Simoes stated yes.

Chairman Raines asked if anyone wished to speak in favor for this rezoning request.

John Olvera 2678 Starnes Road, okay. Mr. Simoes pretty much said what I was going to say except I have a couple of questions or caveats that I wouldn't be in favor of this except I just want insurance that it will not change the tax base on my house nor its valuation. That's my only concern.

Planning Director Levister stated he had spoken with Auditor Donnie Wade who said it would not change the tax base. Chairman Raines asked if anyone wished to speak in opposition of this rezoning request.

Brenda McBrayer, 2633 Starnes Road and I've lived there for over 20 years. She's the Vice President with First Citizens Bank here in Chester, and she's worked there for 43 years. She wanted to tell you up front that she not against growth in Chester County. That's not why I'm standing here. I'm a charter member of the Chester Economic Development Association, and I am support. I'm in support of business and residential growth. I just want it to happen the right way. Spot zoning is not the right way in Chester County. My concerns about this are changing from R2 to ID2 will affect property values because if an appraiser comes out to look at your property, he's going to look for the highest and best use of that land and change in spot zoning will affect that. An ID2 class, do you know what that houses I means? I'm sure you do, but it houses Giti Tire, it houses Sun fiber, and Guardian Glass. Trust me, Starnes Road is not the place for it. The quality of life is my concern to people while people jog, people ride golf carts, people bike, I mean, you know and with those big semi-trucks as he described, you know that changes our quality of life. And they're exactly right Starnes Road was a mess before they got here. But Starnes Road was built as a country road and it was built as a Farm to Market Road, which means local traffic only. This will affect the condition of that road going forward if we would ever get it paved. But right now, it's alligator cracks all over the base of the road is over 50% failed at this time. We cannot support those heavy trucks like Hwy 9 and 901. Now I don't want to shut the guy's business down I'm not for that. I would just like for y'all to do an order that will allow him adequate time. Do not change the zoning to ID2, because that will open spot zoning. I would like for y'all to give him adequate time to relocate his business in Chester County and it be in a zone for his business, ID 2 needs to go forward for the future of our county. And listen, I believe in our slogan, choose Chester for business for life. And this I'm standing up here I must tell you that my daughter is Nikki Nash came up with that slogan and I believe in it choose Chester for business for life. And thank you so much for listening to me and for your consideration and not spot zoning.

Commissioner Grant stated we did a spot zoning quite a few years ago and it didn't work out too well.

Commissioner Howell asked the gentleman on 901 and Westbrook. That was spot zoning, but he had a reverter clause and it was the same type of business. He asked staff when his reverter clause time limit was up.

Director Levister stated Matt Lawson is still in operation. He calls every couple of times and checks for parcel or what the current zoning is because he's still looking for a parcel that is already rezoned so he doesn't have to go through rezoning process. On that date he must cease business and the property rezones back to the current zoning. That was the commissions reverter clause. He got two years, limited 10 trucks because that's what was already in operation, and he couldn't make any more improvements to the office space. It had to stay the same square footage so basically, his business had to stay established as it is now.

Commissioner Grant I wouldn't even be in favor of this with a reverter clause. Because this is a neighborhood. I mean, there are nice homes down there. And the road is not in that great condition in my opinion. But the road is not that good for 80,000 pound vehicle going over it 50 times a week as he stated.

Chairman Raines stated I agree. And, you know, we don't need to get into businesses spot zoning at all. So, let's go ahead and make a motion to have a discussion. I move that we deny this rezoning request as it's been presented, second by Commissioner Howell.

Chairman Raines stated this road is barely more than a gravel road now.

Mrs. Simoes stated Y'all were talking like there's no commercial vehicles on Starnes Road. what I am saying is that there's other 18 wheeler trucks and heavy duty trucks that are on this road. But if you take us out of the picture, if we're worried about the roads, so to avoid any trucks, if you will, coming down, then you're going to have to put signs up. I mean, we've got a lot of development around our road right now. We're down near Richburg. And there's a lot of traffic on our road right now. I've noticed it since I've been home working with COVID. My office is right in the front of the house. There are a lot of heavy-duty trucks going by. Not just Randy.

Chairman Raines stated we're not discussing a road usage issue. We're discussing the rezoning issue. I don't think anybody has made the statement that your trucks were solely responsible for that, but it would add to, you know, the detriment of the road obviously, but as you point out other vehicles but we're not here to discuss road usage and part of the problem is if we rezone your property to that there's a lot of other businesses that could come in there when you leave ID2 something else could move in there in the middle of a residential area when it's purely residential when there's nothing near that is ID2 to okay so that's the problem going forward.

Mrs. Simoes stated whose responsibility is that those are that we're given the wrong information when we buy my house, and you know, none of it was none of y'all. I think we're the ones that were called but now we're in a bad spot. We call the county get the wrong information. And now we must move I mean; I'm not selling my house. I'm telling you that right now it doesn't seem fair to us.

Chairman Raines stated if we were to say give you a year, could you move your business somewhere else would that be an option?

Mrs. Simoes stated what choices we got? Chester's for business but the business can't, you know, we're just trying to make a living. Chairman Raines stated what was discussed previously, that we have done previously, is a gentleman came in much like yourself and misunderstood the rules. Who's ever side that misunderstanding happened on I don't know, but we gave him a period of time to keep the trucks you had in your case, we could say you keep the two trucks you got, and you have a year or two to move and after that, no matter what happens, you're rezoning. Your rezoning is going to revert to R2 you're going to have to lose your business you're going to have to either stop doing business or do business somewhere else. Mr. Simoes stated if he could ask Mike a question. Am I to understand in our zone I can have one commercial vehicle on the property in the R2 is that correct?

Planning Director Levister stated parked, it doesn't say running the business.

Mr. Simoes stated what my wife stated earlier, that's my travel to work and from work vehicle. When this all happens, and I decide to move the business, is that truck able to come to my house park and leave in the morning, correct?

Planning Director Levister stated that was correct.

Mr. Simoes stated can we have two years to relocate?

Chairman Raines stated but that was a hypothetical situation. I mean, it'll be up to the commission to either support or deny that we've had one comment that one member is not in favor that because of the road because of the area just doesn't support this at all. In my opinion. It is spot zoning even on a temporary basis. And I'm hesitant to do it because of the number of resident houses, open land, and stuff like it, there's nothing business related in that area. Now, if you can still drive your truck in and out of there regardless of what we do, then you're welcome to do that, but I don't know that we're going to support you know, that quite frankly. I'm not. I'm not in favor of zoning.

Mr. Simoes asked where that leaves us regarding our trucks and grading equipment.

Chairman Raines stated that leaves him being able to drive his truck in and out of his neighborhood. Commissioner Howell asked if the property was agricultural? Planning Director Levister confirmed that it is zoned R2, taxed agricultural. Chairman Raines motioned to deny, second by Commissioner Howell. Vote 5-1 Deny. Commissioner Williams voted in favor.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: August 16, 2022 Case # CCMA 22-16 Invoice # 5352

The applicant hereby requests that the property described to be rezoned from RES R-2 to NON-RES ID-2

Please give your reason for this rezoning request:
 out building for light business use for repairs and maintaining of owned equipment
For Transportation and Grading Companies
David Simons Inc
Answer Equipment CO Inc

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: 484110

Property Address Information

Property address: 2526 Starnes Rd Edgemoor, SC
29712
 Tax Map Number: 132-00-00-211 2.066 Acres:

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

PLEASE PRINT:

Applicant(s): Randall & Jennifer
Simoes
 Address 2526 Starnes Rd Edgemoor, SC
29712
 Telephone: _____ (Randy) _____ work

E-Mail Address: _____

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

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

Applicant signature: [Signature] Date: 6/21/2022

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

June 24, 2022

Randy Simoes
2526 Starnes Rd
Edgemoor, SC 29712

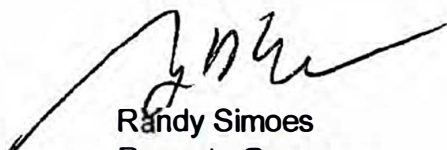
Mr Mike Levister, Director
Chester County Planning and Zoning
1476 J A Cochran Bypass
Chester, SC 29706

Dear Mr Levistor:

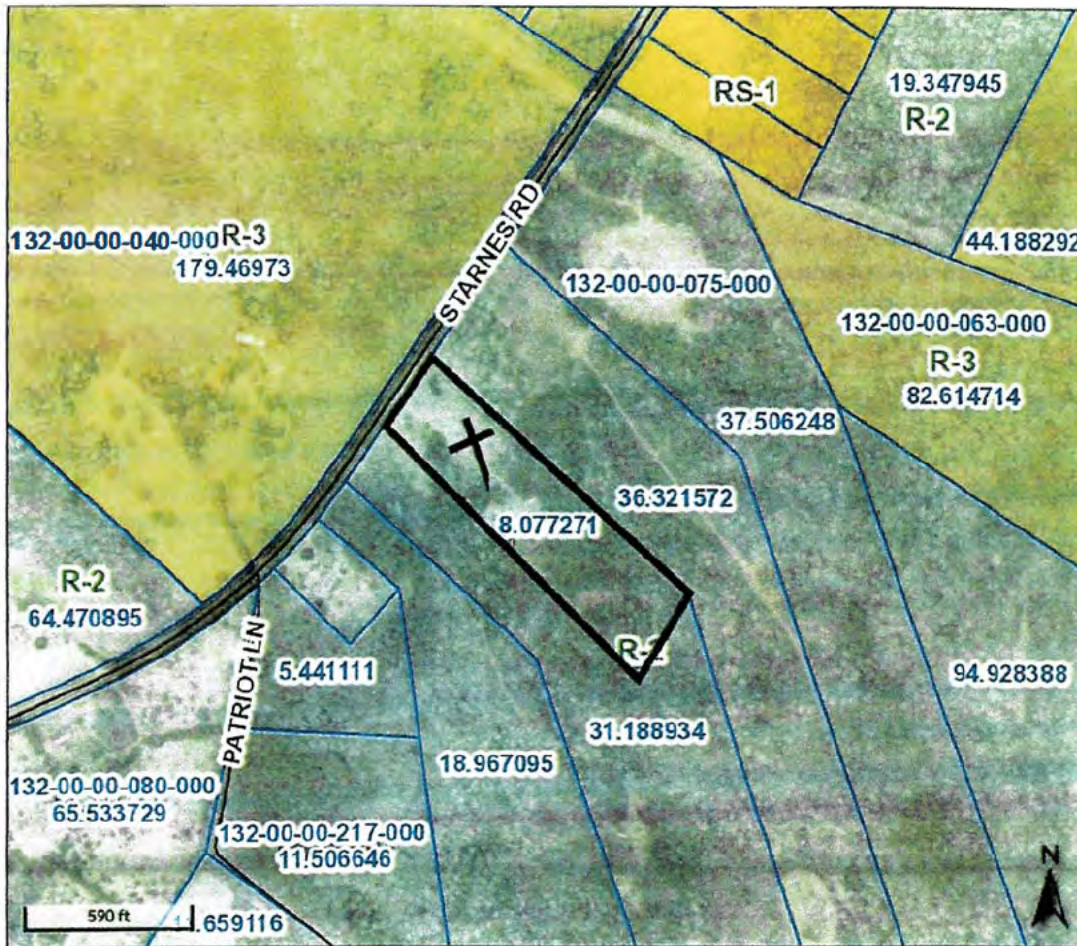
I am in the process of filing an application for a survey of my property at 2526 Starnes Rd in Edgemoor. Because of my work schedule, it is difficult for me to find the time to coordinate the paper work in person. My next- door neighbor, Jim Hicklin has offered to deliver and receive the paper work to the proper county offices on my behalf.

I am therefore requesting your approval for my neighbor to pinch hit for me.

Yours truly,

A handwritten signature in black ink, appearing to read 'Randy Simoes', written over a horizontal line.

Randy Simoes
Property Owner



Overview



Parcel ID	132-00-00-211-000	Alternate ID	n/a	Owner Address	SIMOE JENNIFER L -SURV AND
Sec/Twp/Rng	n/a	Class	LA		RANDALL D SIMOE
Property Address	2526 STARNES RD	Acreage	8.077		2526 STARNES RD
					EDGEMOOR SC 29712

District 03
 Brief Tax Description n/a
 (Note: Not to be used on legal documents)

Date created: 6/27/2022
 Last Data Uploaded: 6/27/2022 3:14:25 AM

Developed by  Schneider
 GEOSPATIAL

CCMA22-17 Fielding Homes LLC C/O Isaacs Group request Tax Map # 114-00-00-015-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

Chris Robusto stated he was with Fielding Homes and lives at 517 Sutton Road North, Fort Mill, SC. and Benji Layman with the Isaacs Group and lives at 720 Red Oak Boulevard Charlotte, North Carolina. Mr. Layman stated the name of our subdivision we're proposing Richburg Meadows. Again, this is what the Isaac's group with engineer, and this is a building homes DRB group product. Just a little information about the two of us. We're both local with over 20 years of experience in the area. We've got probably a dozen or more projects in the Charlotte and surrounding area. This development is a single family development. We've got quite a few of those down in York County and then up into Lake Wylie, Gastonia, and in Charlotte. What we're asking for is the rezoning of two parcels. Like you said, each parcel has a piece that we're requesting rezone, and a piece that we're requesting to remain as ID2 to the reason for that there. You'll see in the next slide there's kind of a natural divide of the property of a creek that we're going to try to keep that apart from what we're doing now. And a lot of that comes down to sewer capacity. But the larger track we're asking for rezoning of 160 acres of the 265 to PD and then the smaller track 20 acres of the 22.07, 2.8 would remain ID2. This is a sketch of our proposed site plan which is 400 single family lots. This is on 180 acres total. So that's just over two lots per acre our lot widths are 60 and 70 feet with a minimum lot size of 7000 square feet. Some of the notable items to point out for this size site. We're only at two lots per acre, which gives us the ability, and there's a lot of natural creeks and ponds on the side that will maintain will have over 40 acres of open space that will remain as tree save, ponds, Creek, and buffers, that's over 20% of the site. That's not including any type of amenities on the site. Again, the existing creeks and the two large ponds that are on the site, they'll remain undisturbed. Each unit or each lot will have four parking spaces on the lot to garage to driveway. That the driveways will be long enough where they are outside of sidewalks so that's two spaces that are obstructing roads and sidewalks.

There will have an additional pocket park throughout the site kind of in areas of various amenities. So, there will be opportunities for additional guest parking throughout. We did have a minimum 50 foot buffer around the site which I think is the new criteria of the PD regulations. We have been working with Sewer District and we've secure sewer for 400 Lots which is kind of why we kept it as shown and that's why we're requesting the rezoning for this portion. And then just to note that we do have a road cross section on the plan, and it does have sidewalk and planning strips on both sides of the road. Usually, the big item we hear about is traffic you know with a project of this size what will we do to mitigate traffic concerns? We did have a traffic report that's been reviewed and approved by SCDOT. It was done by Davenport engineering. The entrances will have two entrances into the site they'll both have a right turn lane. And then the additional improvements that we'll have are down at Hwy 9. We'll have a right turn lane from Highway 9 on to Lyle Road and then a left turn lane from Lyle Road on the Highway 9 so those are required and approved by SCDOT as mitigation for the site. In addition, we'll have to continue to monitor the intersection at Gaston Farm Road and Lyle Road to see if that's going to warrant any type of, currently it's a two-stop condition. If we need to add stop signs to that. Just a little detail on architecture architectural elevations. The product has no vinyl siding. It's all cementitious material. finished floors are usually raised, raised at least a foot above the sidewalk to kind of give that typical appearance that you see 30 year architectural shingles and decorative garage doors, and again the garages are 25 feet from the public sidewalks that gives plenty of room for a car to park without overhanging, and just a little

information on the homes itself. They're going to be between about 1400 and square feet to 2300 square feet and starting price will be about \$328 to \$359,000. That's it as far as our presentation.

Mr. Robusto stated just a little bit about Fielding. So, we are Crescent Resources. We are the residential arm of Crescent Resources. So, everyone is probably familiar with all the subdivisions that we build all around Lake Wylie and in Lake Norman, the closest one we'll have is Mason's Bend, which is right in Fort Mill. As you go across the river. We've got a big project there that we've done. Our product that we're proposing to do here is represented in that neighborhood and I met with our adjacent neighbors, the Pleasant Grove United Methodist Church yesterday, talked with them and explain to them what we're doing as their neighbors. If we go back and look at the site plan, one of the things that we're doing is the white area basically on the bottom and on the right side of the page, that's going to stay the existing zoning that it is we're only rezoning the portion. And the reason is Benji had stated is that the sewer that we're able to purchase and get capacity for so that's kind of what drove our numbers when we started on that that avenue back in November and December of last year is that's why that we're here. The little notch out that's there on the on the side of the page. That's the rest stop on I-77. So, our property goes all along that rest stop area and hits the frontage road on I 77. Right along that area over there. Like Benji had stated sewer is good we've had conversations on how to get the water there. We've talked to the church about getting them water. They talked to me tonight about getting them sewer as well. That's something that we would entertain in our development process that we're going through here. We build a really nice home. Masons Bend is a great subdivision Fort Mill is happy with it. I think we can come a little bit further down and provide some good housing here. And we're available for whatever questions.

Commissioner Grant asked if they said they must have water to the site or if its already there.

Mr. Layman stated we will be extending water to the site. Mr. Robusto stated there's no water on Gaston Farm Road right now. So, we'll have to come down Lyle and then turn right. And go up Gaston farm to enter our project and then we'll I'm sure will be required to extend it to our northern most boundary on Gaston farm.

Chairman Raines asked how many years to build out this project.

Mr. Robusto stated were figuring five to six years' worth of build time to do the 400 units. Schedule wise if things go as we're currently projecting, we'd purchased the property in April or May of next year. We will start development it will take a year's worth of development because of the offsite road improvements we've got to do with the turn lanes and connecting to the sewer. So, we've figured about a year or so we wouldn't even start vertical construction until 2024, and then at Christmas time in 2024 our first you know, beginning of 2025 would be our first residence there and it will take about five to six years to sell and build this many homes at the level of homes that we built. Basically 2024, before we get into 2025. When I met with the church last night, it'd be close to 2030 probably by the time it's completed and we're doing warranties and everyone's living there. We'll have an amenity center. We have a project at Lake Wylie called Paddlers Cove right near 49 and we're going to do that amenity package. It's got a pool and a cabana and playground for kids with walking trails with 40 acres of open space I don't know whoever's been out on the Hicklin property before but great ponds and tree cover and canopy that runs down through there that we'll be able to maintain. Because we're not cramming lots in on this thing.

Chairman Raines stated would there be a homeowner's association.

Mr. Robusto stated you would have a homeowner's association that would be managed by a company and all the rules that would follow along with that process and working with staff along the way. We've obviously come up with the guidelines that we've already established here to present.

Commissioner Howell asked if there would be improvements to Lyle and Gaston Farm Road.

Mr. Robusto stated the traffic impact analysis came back on Lyle, when we go back to Hwy 9, we must put a left turn lane in, but it will only be kind of at that, part that's there on Gaston Farm we have our turn lanes that will go into the subdivisions. We must do those. We talked about doing a four way stop that Lyle and Gaston farm obviously with our new traffic, when talking with the church last night and they've asked for stop signs with blinkers on them to make sure that people can see so that's something we'll be talking to SCDOT about there will be no traffic circles.

Commissioner Howell asked if the utilities are going to be buried.

Mr. Robusto answered yes

Commissioner Walley asked about the houses they showed in the pictures if they would all look the same and would the garage be in front.

Mr. Robusto stated the garage will be in the front because these lots are 60 and 70 foot wide. What Benji did not include in this picture is we're going to offer a ranch offering the smaller square footages will be ranches. There're four different products that are in that ranch line and we can get copies to you the plans that we're proposing. But there'll be a series of ranch homes that as well as two story homes in there and they're not huge houses. I think we're staying, you know, in the mid 2000's square foot range. Masons Bend has enormous homes and some of them, but you know, from 1500 to 2500 sq ft. is probably where we'll end up being. That's where we think we'll come out of the gate with offerings.

Attorney Winters asked if they would be willing to enter into a development agreement with the county.

Mr. Robusto said yes.

Chairman Raines stated from the literature, all your construction will be on hardee siding. It will be no vinyl.

Mr. Robusto stated the vinyl would be maybe on the windows or the treatment, the standard stuff and we list them out very specifically. I mean, there may be some columns that get done but the broad siding on the front and the rears. We have windows on the side of our homes as well. I know that's probably new for some people that we have windows all the way around our homes. And we'll have hardee plank siding on our houses.

Commissioner Howell asked if the houses would be 20 feet apart or more.

Mr. Robusto stated there'll be more than that the bodies are 40 foot wide on the 70 foot lot. So, you will end up 15 on the one lot and 10 on the other should be 25 feet wide. Between houses so you'll have

decent size yards understood that from staff in the beginning the lot size was a concern. So, we again asked for lots of a little bit bigger.

Chairman Raines asked if anyone wished to speak in favor for this rezoning request.

Roxann James, 3007 Steele Village Road, Rock Hill, SC I'm a member of Pleasant Grove United Methodist Church. and I do pay Chester County taxes. This is beautiful plan and from what I gather when he met with my church last night. There were a lot of great comments about protecting our cemetery. And he has shown that by his plans, of having you know, a nice easement around our cemetery. But it's like everything else you know will our local home taxes go up? And that's probably not what you can answer, but I had to ask.

Chairman Raines asked if anyone wished to speak in opposition for this rezoning request.

Robin Dodson. I live at 3631 Hernandez Road Richburg, South Carolina And what I heard him say is that you want the PD zoning and PD zoning are not single family residential only. PD zoning is a mix of commercial different types housing, like Lando village, I know you've all looked at Lando village you've got your senior citizen center, you've got your market center. You've got your houses down by the river and they are talking about one type of house I didn't hear anything about. I think of a PD as being like Baxter, where you've got places where people can go and when I think of a PD I think of, and you guys know section six of the of the law. You go there and you stay there you don't leave. Once you get home from work, you stay there because the things are there that you need. And single family residential in my opinion does not meet a PD zoning requirement. And so, I don't understand how they could ask that, have y'all read section six of the code.

Planning Director Levister read the definition for PD Planned Development from the Chester County Zoning Ordinance where it read, "a planned development district *may permit mixture use type of housing,*" it did not say shall it says may.

Ms. Dodson stated so Chester County's ordinance supersedes what the state recommends for PD's. You've read that Ms. Winters.

Attorney Winters stated not every county has zoning and so under home Rule counties were permitted to create their own zoning. I don't know when that code was created, but it's been around I've been here for 20 years, it's been here that long.

Ron Thompson. The address is 2615 Steele Village Road. Rock Hill but again Chester County. I pass this piece of property twice a day at least. Yes, Gaston Farm Road is a farm to market road. The road is while it's not as bad as Lyle Road not as bad as Millen Road. It is not a good road and you're looking at if you put 400 homes here, and they've already said four parking places. You know that's an average for a house now. You'd have kids you're going to have four cars. So, you're looking at 1600 more cars per day. Going out on to Gaston Farm and Lyle Road, making that left turn on to Hwy 9 from Lyle Road where there is already there's not a traffic light there. GT, if you go out of there seven o'clock in the morning, you already take your life into your hands, because there's a lot of traffic right there. You have this many more cars coming in and out of that neighborhood. You're going to have a lot of traffic. You're also going to be adding traffic going up and down Fishing Creek Church Road, which is in bad shape for people coming over to highway 72. I just don't think the roads and the infrastructure in that area is up to par for this and adding

a turn lane here and there. And making a four way stop is not the answer. So, I think this development is too large. You're looking at 1400 to 1600 square foot houses. Yeah, they're nice in the beginning. But you look at some of the other neighborhoods. What's this neighborhood going to be in 10 years? Yeah. Is it going to be a quality neighborhood or is it going to be another rundown cookie cutter subdivision, which is what I suspect it will be.

Commissioner Howell asked if they would entertain maintaining the road during construction. If it was destroyed.

Mr. Robusto stated they could check with SCDOT about how they grant us rights to maintain a road. I don't know how we do that I can investigate I don't know the answer to that. No one's asked me to take responsibility for county road before. So, I can't I don't know the answer that. We haven't done that in an instance before like this. We can absolutely investigate it and get back with us before our next presentation.

Commissioner Howell stated what I was getting at is if the road was destroyed then Crescent would rebuild, would fund the road to be repaired or replaced.

Mr. Robusto stated I'm not going to be able to sign the company up to rebuild the road. That's going to be way beyond me, to agree to that. Thank you.

Donnann Espitia stated we live at 1564 Millen Road. It's a Chester address, but we're over there in Richburg and Millen meets up with Lyle, and I'm just wondering with, you know, several 1000 more people, where are they going to go to school? Our schools are full as it is, and our fifth graders must go to school at the middle school because there's no more room for them at the elementary school. The high school is falling apart. Who's going to provide I mean; our sheriff doesn't have enough deputies as it is to patrol our county. So, I don't know who's going to be serving and protecting these people. Our EMT and fire are already overworked. I just don't see how we can sustain this many new people coming into our little country town. They're very beautiful homes for Charlotte or Fort Mill. But I just don't see how they have a place here in our community.

My name is Doug Becker 1528 Grandparents Road, York County, not Chester County but I'm a stone's throw from Chester County Line. Our concern is that traffic can't get out on Highway nine they're going to come our way they will come down Fishing Creek Road they're going to hit Humpback Bridge Road, straight up Dunlap Roddey Road and over to try to hit the interstate. If it can't get out one way to go the other. We just fought quarry. Miss Roxanne help with that. That was going to be the incident there with all the trucks. I'm glad it didn't happen. But that is our concern is all the traffic is going to come our way. Thank you.

Hi, my name is Blair McCrainey. My husband and I have recently relocated back to this area about six months ago. We're renting a house out in Edgemoor on Edgeland Road. But we are about to finish our custom home Knox Station Road. My son just started kindergarten two days ago at Lewisville Elementary School. I'm a Lewisville high school graduate. And then a Winthrop graduate. My husband and I have spent the past nearly 10 years working anywhere from Charlotte out to the Catawba nuclear station and everywhere in between. And for the past 10 years we have moved further and further and further south trying to escape all these developments that are crashing in. Strangely enough, all our friends are doing the same thing. They are not afraid to sell a home and move away, change jobs, move a business,

everything that they need to do to get away from all of this that seems to be coming on all corners of Richburg and Chester County. There's nothing wrong with growth but I believe there's a right way to do it. And I think the way we're looking at doing it right now just feels so intense. Renting in Edgemoor has given us about, like I said about six months to sort of see what's happening already in that area with the three developments that are already coming, and it has really ravaged that area. I'm very concerned about my kids in school, like the other ladies mentioned. What are we going to do? How is the infrastructure of our area going to support all these developments that seem to want to come and how in the world are we going to continue to attract people that want to come buy large pieces of land and build nice, large 3000 plus square footage custom homes. If we could have just done that in Fort Mill? We could have just done that in Charlotte. What is Chester offering us that those places couldn't and that's what I want everybody to think about. If we can that's what we're afraid is going to happen.

Commissioner Grant motioned to approve, second by Chairman Raines. Vote 5-1 to approve. Commissioner Walley opposed.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 8-16-22 Case # CCMA22-17 Invoice # 5407

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

Please give your reason for this rezoning request:
To provide 400 single family lots in a 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

Property Address Information

Property address: Gaston Farm Road adjacent to I-77
 Tax Map Number: 114-00-00-016-000 Acres: 160.33

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

PLEASE PRINT:

Applicant(s): Fielding Homes, LLC and The Isaacs Group (Benji Layman)
 Address 227 W. Trade Street Suite 1610 Charlotte, NC 28202 8720 ite 420 Charlotte, NC
 Telephone: cell work
 E-Mail Address:

Owner(s) if other than applicant(s): Miller Development Company
 Address: 112 East Boulevard Suite 200 Charlotte, NC 28203
 Telephone: ce 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: 7/12/22
 Applicant signature: [Signature] Date: 7/12/22

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

We are proposing to rezone a portion of two parcels (114-00-00-015-000 and 114-00-00-059-000) located on Gaston Farm Road to PD to accommodate 400 single family lots. The request is to rezone approximately 160 acres of parcel 114-00-00-015-000 (104.50 to remain as ID-2) and approximately 19.30 acres of parcel 114-00-00-059-000 (2.80 acres to remain ID-2). The total to remain as ID-2 is approximately 107.30 acres.

The entire development will consist of single family lots with widths of either a minimum of 60' or a minimum of 70' in width and a minimum area of 7,000 square feet. The density for the development works out to 2.25 lots/acre based on 400 lots across approximately 180 acres.

There will be multiple pocket parks spread throughout the development which will include dog stations, benches, and enhanced landscaping. There will also be a main amenity area which will include a pool and cabana. A great effort has been made to maintain the existing ponds (two separate ponds) and streams (along with buffers) and leave those as natural open space.

Streets are designed to Chester County standard and consist of 26' of pavement as well as sidewalk on both sides. These roads will be constructed to County paving sections and turned over to the County upon request. Along with the pocket parks, there will be small areas of surface parking that can be used for overflow. Each lot will consist of a total of 4 unobstructed parking spaces (2 in the garage and 2 in the driveway; outside of the sidewalk). A TIA is being performed and coordinated with SCDOT so that the necessary road improvements will be constructed to mitigate traffic concerns.

All applicable County and State regulations will be met with regards to landscaping, erosion control, and permanent storm water detention/water quality. During construction multiple sediment basins will be constructed to control surface run off. A buffer will be provided off of all streams to allow for room to collect construction run off and send this water to ponds to settle. Water will then be skimmed off the top and clean water will be released at a slow rate or draw down time over several days. In the final condition, two large ponds will be provided to treat and detail storm water. Again, this will be released at a rate lower than existing conditions. Landscaping will be provided per code. Also, existing trees will remain undisturbed along the creek buffers and in areas around the perimeter of the property.

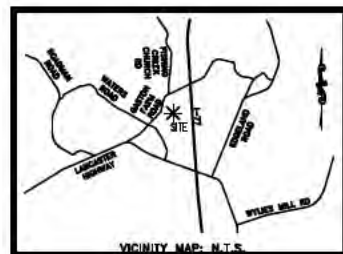
The development will have an HOA and will have covenants. This will provide direction on all easement information as well as maintenance responsibilities for common open space as well as maintenance for storm water ponds. The covenants will be recorded to assure compliance.

Sewer capacity was paid for 400 lots and it is anticipated the infrastructure will be constructed to ensure the capacity agreement stays in place. It is anticipated that full build out will occur around 2029.

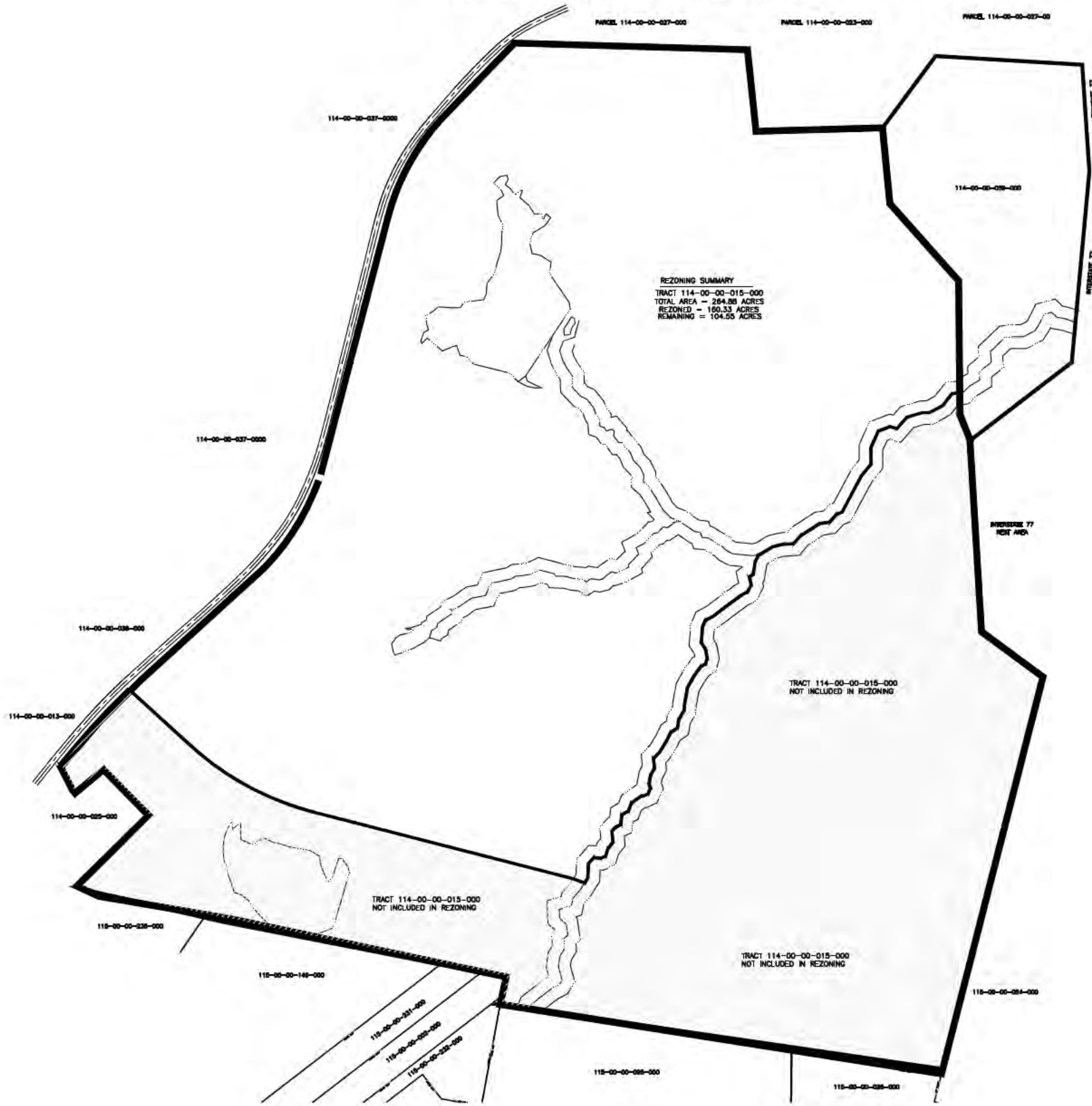
The approach with this project has been a little different than other proposed developments in the market today. This project proposes a nice product on lots that are a little wider and bigger than other PD development and built at a lower density. The lot layout has been based on the natural features of the property and will provide nice amenities without trying to fit too much.

HICKLIN SUBDIVISION

CHESTER COUNTY, SOUTH CAROLINA



DEVELOPMENT DATA
 PROPOSED ZONING: PD
 COUNTY: CHESTER COUNTY
 TAX PARCEL: 114-00-00-015-000
REZONING SUMMARY
 TRACT 114-00-00-015-000
 TOTAL AREA = 284.88 ACRES
 REZONED = 180.33 ACRES
 REMAINING = 104.55 ACRES



REZONING SUMMARY
 TRACT 114-00-00-015-000
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TRACT 114-00-00-015-000
 NOT INCLUDED IN REZONING

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TRACT 114-00-00-015-000
 NOT INCLUDED IN REZONING

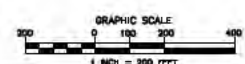
PRELIMINARY
 FOR REVIEW PURPOSES ONLY

HICKLIN SUBDIVISION
 CHESTER COUNTY, SOUTH CAROLINA
REZONING #1
TRACT 114-00-00-015-000

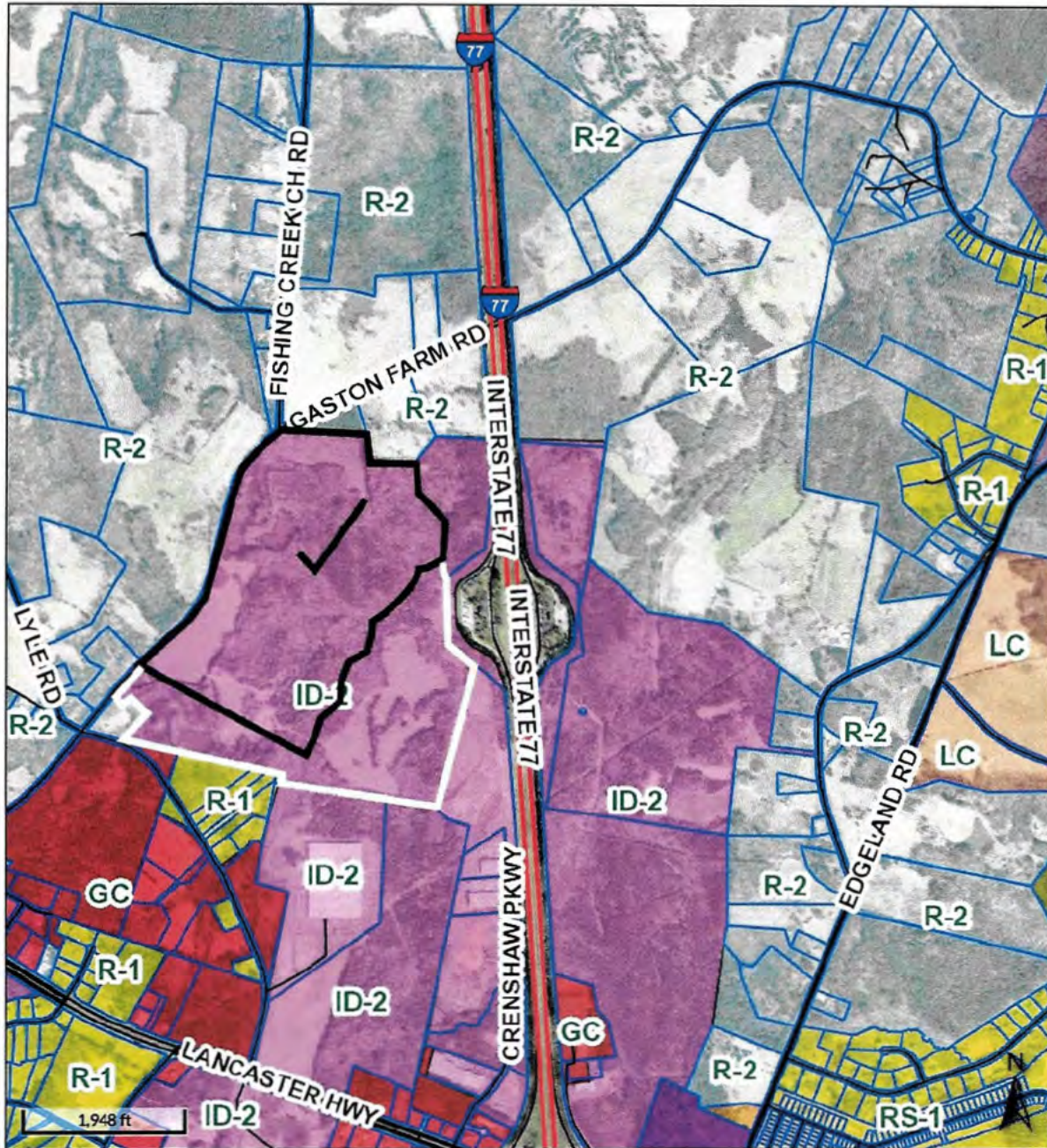
Project: HICKLIN SUBDIVISION
 Date: 12/01
 Design By: ISAACS
 Drawn By: ISAACS
 Date: 1/20/07

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 597-5449 FAX (704) 597-5555

RZ1.0



NO.	BY	DATE	REVISION



Overview



Date created: 9/2/2022
Last Data Uploaded: 9/2/2022 4:50:38 AM

Developed by  **Schneider**
GEOSPATIAL

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-18 Fielding Homes LLC C/O Isaacs Group request Tax Map # 114-00-00-059-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). Commissioner Grant motioned to approve, second by Commissioner Howell. Vote 5 1 to approve. Commissioner Walley opposed.



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Applicant (s): Fielding Homes, LLC and The Isaacs Group (Benji Layman)
 Address 227 W. Trade Street Suite 1610 Charlotte, NC 28202 8720 Red Oak Blvd Suite 420 Charlotte, NC
 Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
 E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Miller Development Company
 Address: 112 ard Suite 200 C 28203
 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.

Owner's signature: [Signature] Date: 7/12/22
 Applicant signature: [Signature] Date: 7/12/22

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

We are proposing to rezone a portion of two parcels (114-00-00-015-000 and 114-00-00-059-000) located on Gaston Farm Road to PD to accommodate 400 single family lots. The request is to rezone approximately 160 acres of parcel 114-00-00-015-000 (104.50 to remain as ID-2) and approximately 19.30 acres of parcel 114-00-00-059-000 (2.80 acres to remain ID-2). The total to remain as ID-2 is approximately 107.30 acres.

The entire development will consist of single family lots with widths of either a minimum of 60' or a minimum of 70' in width and a minimum area of 7,000 square feet. The density for the development works out to 2.25 lots/acre based on 400 lots across approximately 180 acres.

There will be multiple pocket parks spread throughout the development which will include dog stations, benches, and enhanced landscaping. There will also be a main amenity area which will include a pool and cabana. A great effort has been made to maintain the existing ponds (two separate ponds) and streams (along with buffers) and leave those as natural open space.

Streets are designed to Chester County standard and consist of 26' of pavement as well as sidewalk on both sides. These roads will be constructed to County paving sections and turned over to the County upon request. Along with the pocket parks, there will be small areas of surface parking that can be used for overflow. Each lot will consist of a total of 4 unobstructed parking spaces (2 in the garage and 2 in the driveway; outside of the sidewalk). A TIA is being performed and coordinated with SCDOT so that the necessary road improvements will be constructed to mitigate traffic concerns.

All applicable County and State regulations will be met with regards to landscaping, erosion control, and permanent storm water detention/water quality. During construction multiple sediment basins will be constructed to control surface run off. A buffer will be provided off of all streams to allow for room to collect construction run off and send this water to ponds to settle. Water will then be skimmed off the top and clean water will be released at a slow rate or draw down time over several days. In the final condition, two large ponds will be provided to treat and detail storm water. Again, this will be released at a rate lower than existing conditions. Landscaping will be provided per code. Also, existing trees will remain undisturbed along the creek buffers and in areas around the perimeter of the property.

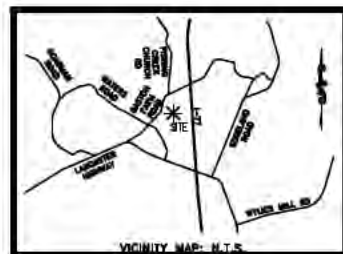
The development will have an HOA and will have covenants. This will provide direction on all easement information as well as maintenance responsibilities for common open space as well as maintenance for storm water ponds. The covenants will be recorded to assure compliance.

Sewer capacity was paid for 400 lots and it is anticipated the infrastructure will be constructed to ensure the capacity agreement stays in place. It is anticipated that full build out will occur around 2029.

The approach with this project has been a little different than other proposed developments in the market today. This project proposes a nice product on lots that are a little wider and bigger than other PD development and built at a lower density. The lot layout has been based on the natural features of the property and will provide nice amenities without trying to fit too much.

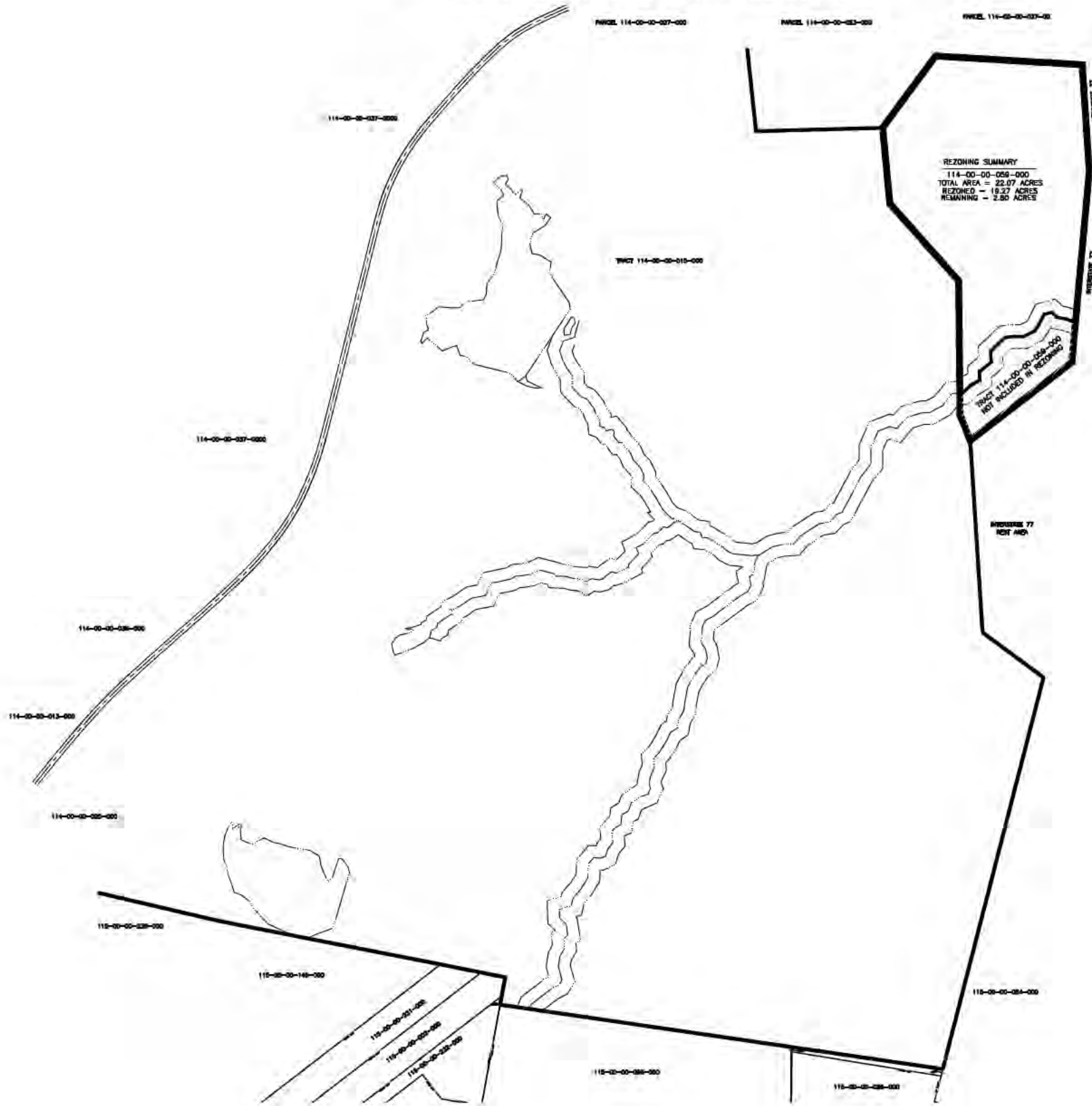
HICKLIN SUBDIVISION

CHESTER COUNTY, SOUTH CAROLINA

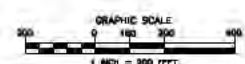


DEVELOPMENT DATA
 PROPOSED ZONING: PD
 COUNTY: CHESTER COUNTY
 TAX PARCEL: 114-00-00-059-000

REZONING SUMMARY
 TRACT 114-00-00-059-000
 SMALL TRACT = 22.07 ACRES
 REZONED = 19.27 ACRES
 REMAINING = 2.80 ACRES



PRELIMINARY
 FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION

HICKLIN SUBDIVISION
 CHESTER COUNTY, SOUTH CAROLINA

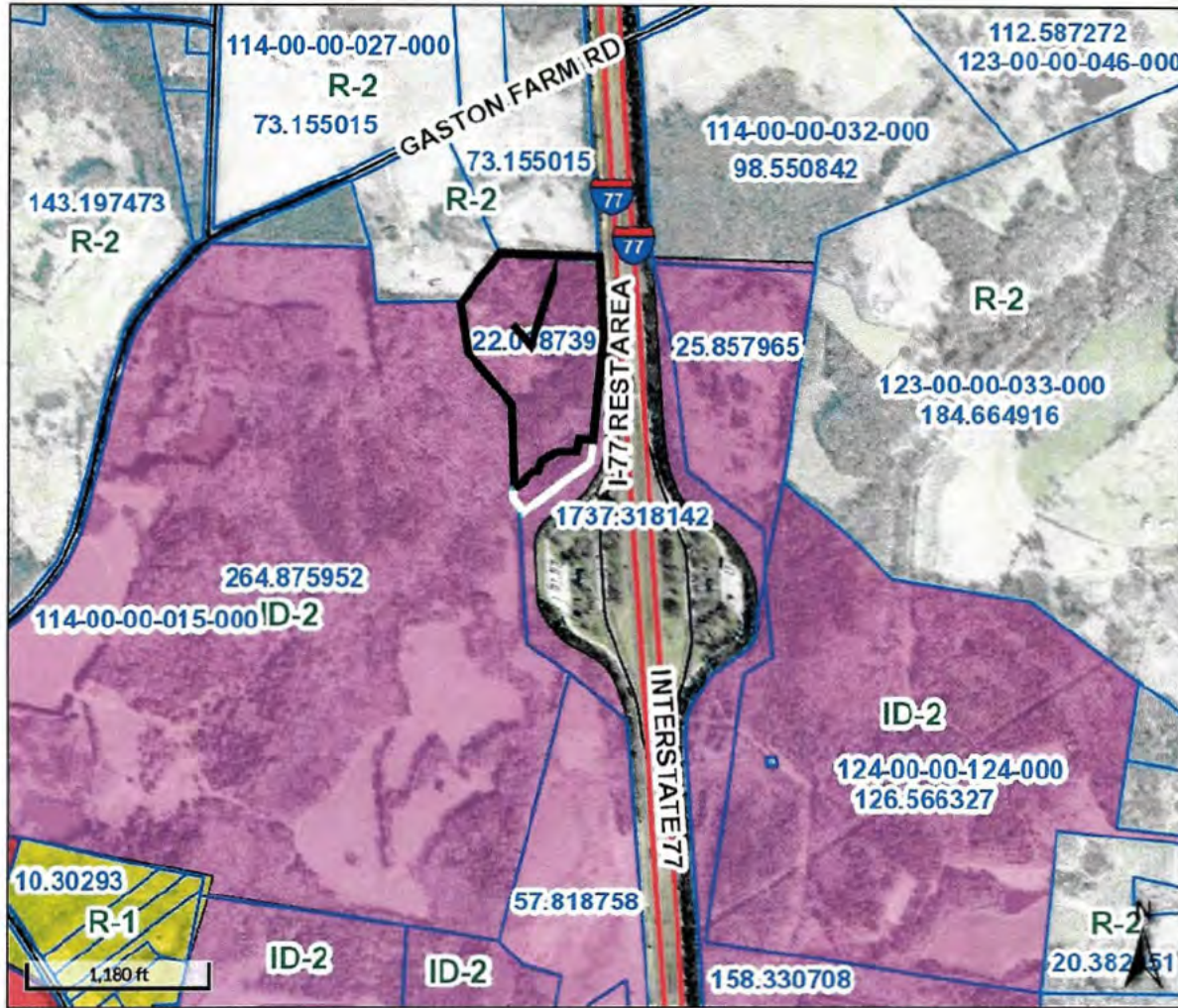
REZONING #2
TRACT 114-00-00-059-000

Prepared By: J.L.
 Design By: J.L.
 Drawn By: J.L./J.M.
 Date: 12/01/01

ISAACS
 CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 292-5449 FAX (704) 292-5555

R22.0



Overview



Parcel ID	114-00-00-059-000	Alternate ID	n/a	Owner Address	MILLER THOMAS BROWN
Sec/Twp/Rng	n/a	Class	LA		MILLER CHARLES STEPHEN
Property Address		Acreage	22		1682 PLEASANT GROVE RD
					CHESTER SC 29706

District 03
 Brief Tax Description n/a
 (Note: Not to be used on legal documents)

Date created: 9/2/2022
 Last Data Uploaded: 9/2/2022 4:50:38 AM

CCMA22-19 D.R. Horton Inc request Tax Map # 135-00-00-019-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

Brandon Pridemore 1186 Stonecrest Boulevard Tega Cay, South Carolina. I'm with Argo Harrison Associates as a consulting engineer. Troy Karski. D R Horton at 8025 Arrowood Boulevard Charlotte, North Carolina. Mr. Pridemore stated I'm here on behalf of D R Horton. But you have the plan before you and the site are approximately 494 acres total. It is the Richburg Magnolia property which is currently zoned ID-1 and ID-2. We are proposing it as a PD with eight and a half acres to be retained for commercial along Hwy 9. It does have a density of 1124 total units of build out, but it is a gross density of only 2.3 units an acre looks at it the intent right now is to develop it as two product types 50-foot lot. But it's proposed 1124 total lots with 50 foot lots and 60 foot lots. The 50 foot lots will make up about 65% of the total lots and the 60 foot lots will be 35%. A couple of things that I wanted to point out to is we're going to propose this as three master phases about 400 lots at a time. The build out for that is expected to be about 8 to 10 years from today, assuming we're able to get through the process to get rezoned. One of the things to, I wanted to point out was the amount of open space that we're proposing on the site out of the 494 acres. We have almost 240 acres that'll be left as open space preserving a lot of perimeter areas around creeks and streams, you know, environmental sensitive areas that is almost 50% of our site premium preserving open space.

I know in past presentations and discussions I've heard from this commission as well was amenities and open space. And we also in addition to that open space, we have nine pocket parks proposed including the central amenity, which I believe is going to be a pool and Cabana and then we'll have intermittent pocket parks spread throughout the community. So, every person would be within about a five to-10 minute walking distance of an improved open space. The PD does require as the last applicant said a 50-foot perimeter setback. On the non-road frontage sides, we do have a 30-foot dedicated setback and buffer along the highway. From a traffic standpoint we have completed a traffic study Kimberly Horn is our consultant that has done that. We're working through that with SCDOT its currently on the review, but we are proposing four access points. We have two primary access points right to Hwy 9 directly and we will have full access at those with turn lanes included along Hwy 9 and then we'll be connecting to Lewisville High School adding a third lane to the Lewisville High School Road to help circulation there. And then we'll also be connected to Sloan Road. And just to kind of preface and address the comments I heard from Mr. Howell earlier road. It's kind of an intermediate road if you will. D R Horton is prepared in discussions with SCDOT to improve that road upon completion of the project. Whether it'd be resurfacing, full depth reclamation, you know I've prepped these guys that would be one of the commitments we need to make so we are prepared to do that as well.

From a development agreement standpoint, I heard Ms. Winters ask as well, Ben Johnson with Robinson Bradshaw, I believe has been in communication with you on D R Horton's behalf and they will enter into a development agreement. From a product standpoint, they're proposing one to two story products. They're still working on the programming, so we don't have elevations for you. But that you know, they're trying to be very specific to this community and what the needs would be, and I believe you're also proposing active adult for a portion of this as well. Active adult as you well know comes out a little bit higher price point, it's maintained lawns and homes, you know, targeted toward those 50 and older generally, but it's really open to anybody who wants to purchase into that portion of this development. Outside of that we're here to answer any questions you might have. I did want to bring a point to as you know, we're bordered right with the high school and middle school. We think with the interconnectivity

that we have; you know, we're going to help reduce traffic to a point to your point Mr. Howell, you know, we're going to take the industrial uses off the table. We're going to convert it to residential, but as you can see, we've got interconnectivity from road sidewalks right to the high school and middle school. And then of course, elementary school. I'm sorry, and the middle school is just right up the road from us. So, we think again, it's a great spot to build the residential community. Outside of that, we're here to answer any questions you might have.

Commissioner Howell asked What is your average home per outlet for the development?

Mr. Pridemore stated our average home per outlet if you look at it from that standpoint, we're about 280 homes per access point.

Commissioner Howell stated these are 200 our minimum or maximum, I should say, as a question for staff.

Planning Director Levister stated in our zoning ordinances it says if there's more than 200 homes, he must have a minimum of two access points.

Commissioner Grant did you say you would revamp the road. And what's the square footage you're looking to build?

Mr. Pridemore stated Yes, sir. We've agreed with SCDOT that as we move forward with construction documents. Again, assuming we're fortunate enough to get this rezoning approved. We will work with SCDOT to look at that road and improve it as needed. It is actually very similar to what you just saw and buildings we are looking at the 1700 to 2500 square foot. We have a lot of different products. So, it's hard to really put you know, exact number on that but 17 to 25 is what we're looking at right now. And we're similar price point starting in the low threes. Obviously, that's subject to change based on market conditions.

Commissioner Howell asked would there be any ranch homes, and would they be handicap accessible houses?

Mr. Karski stated Yes, all the active. He mentioned the active adult that's all going to be ranch product. So, we call it age targeted. It's not restricted by any means, but all our ranch product is a little bit has a couple higher end finishes and helps sell to the fifty-five and up community that may want that. Most I will say will probably be slab houses. Yes, there could be some basements in there as well depending on how grading works. Some handicap accessible but can't guarantee.

Chairman Raines asked what type of building materials would have on the exterior.

Mr. Karski stated right now we haven't completely selected that. We are open to projecting all hardee board if that's what is required with a developer's agreement. But we will typically have a mix of exterior facades with a mix of stone and hardee board and in certain locations vinyl.

No one spoke in favor or opposition to the rezoning request.

Chairman Raines stated my only concern with this is going back to the previous issue, which is the size of it, but we have an 8 to 10 year build out. That's a lot. There's a fair amount of time to prepare for what's

coming in but I think the access is good. It's right off Hwy 9. And I think you're seeing keeping with some of the I don't know if you want to call them newer or some of the conceptual build out of places to where you do truly have a walking community have a school adjacent to it. Use property with the school for walking. You have a walking neighborhood and that type of stuff. I think it fits well with zoning from that standpoint of encouraging rather than a place to drive into and drive to the grocery store and be in your cars truly a community where you know your neighbors. Commissioner Hill motioned to approve, second by Commissioner Grant. Vote 6-0 Approved



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: 8-16-22 Case # CCMA22-19 Invoice # 5414

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

Please give your reason for this rezoning request:

Map amendment request made to create a cohesive, master planned mixed-use community providing for single family residential and supporting commercial opportunities along the Highway 9 Corridor, east of I-77

Copy of plat must be presented with the application request

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

Property Address Information

Property address: 3939 Lancaster Highway
Tax Map Number: 135-00-00-019-000 Acres: 108.04

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): D.R. Horton, Inc.
Address 8025 Arrowridge Boulevard, Charlotte, NC 28273
Telephone: N/A work N/A
E-Mail Address:

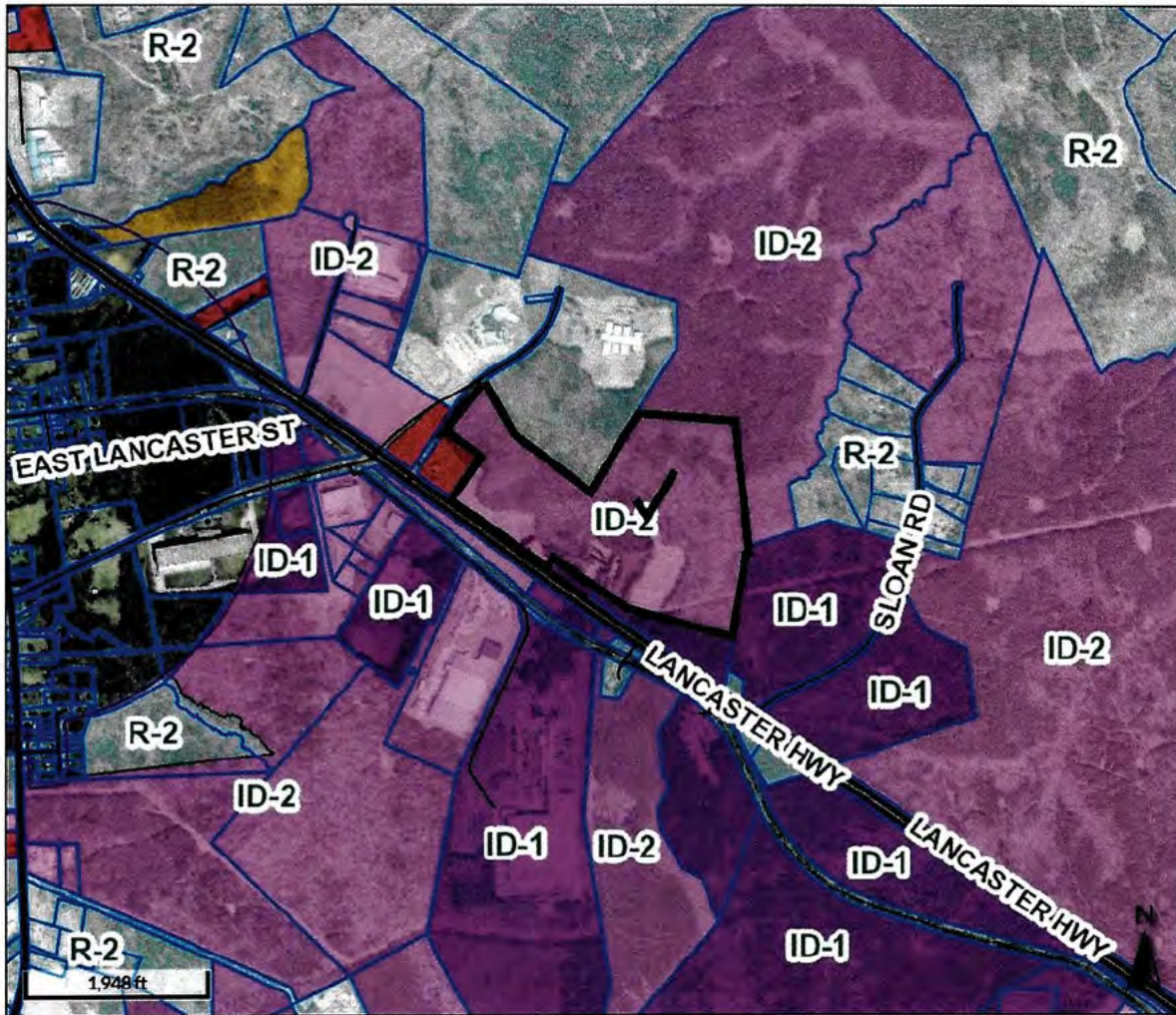
Owner(s) if other than applicant(s): Richburg Magnolias, LLC
Address: P.O. Box 1107, Lancaster, SC 29721
Telephone: cell N/A work N/A
E-Mail Address: N/A

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

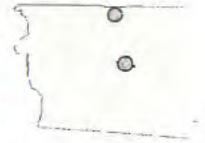
Owner's signature: [Signature] Date: 4-19-2022

Applicant signature: [Signature] Date: 4/19/2022

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



Overview



Parcel ID	135-00-00-019-000	Alternate ID	n/a	Owner Address	RICHBURG MAGNOLIAS LLC
Sec/Twp/Rng	n/a	Class	AC		PO BOX 1107
Property Address	3939 LANCASTER HWY	Acreage	101.135		LANCASTER SC 29721
District	04				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 8/22/2022
 Last Data Uploaded: 8/22/2022 3:19:22 AM

Developed by  **Schneider**
 GEOSPATIAL

**MAGNOLIA RICHBURG PLANNED DEVELOPMENT
RICHBURG MAGNOLIAS & LEWISVILLE T-1 PROPERTIES
CHESTER COUNTY, SOUTH CAROLINA**

AGENT AUTHORIZATION

On behalf of Richburg Magnolias, LLC and Lewisville T-1 Properties, LLC (Sellers), I/we hereby appoint and grant D.R. Horton, Inc. (Purchaser) and its representatives authorization to file for and seek rezoning and development approvals associated with the following properties:

Tax Parcels: 135-00-00-019-00
135-00-00-020-00
135-00-00-032-00
136-00-00-042-000 (portion of equal to 9.45 acres)

I/We hereby acknowledge Purchaser's intent to rezone to a Planned Development District consisting of single family residential and limited commercial development, subject to approval by the Chester County Council.

Property Owner Signature(s):

	<u>4-19-2022</u>
Signature	Date
	<u>4-19-2022</u>
Signature	Date
	<u>4-19-2022</u>
Signature	Date
	<u>4-19-2022</u>
Signature	Date

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-20 D.R. Horton Inc request Tax Map # 135-00-00-020-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

No one spoke in favor or opposition to the rezoning request. Commissioner Howell motioned to approve, second by Commissioner Walley. Vote 6 0 Approved



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: 8-16-22 Case # CCMA 22-20 Invoice # 5414

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

Please give your reason for this rezoning request:

Map amendment request made to create a cohesive, master planned mixed-use community providing for single family residential and supporting commercial opportunities along the Highway 9 Corridor, east of I-77

Copy of plat must be presented with the application request

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

Property Address Information

Property address: Lancaster Highway
 Tax Map Number: 135-00-00-020-000 Acres: 289.62

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): D.R. Horton, Inc.
 Address 8025 Arrowridge Boulevard, Charlotte, NC 28273
 Telephone: [REDACTED] cell N/A work N/A
 E-Mail Address: [REDACTED]

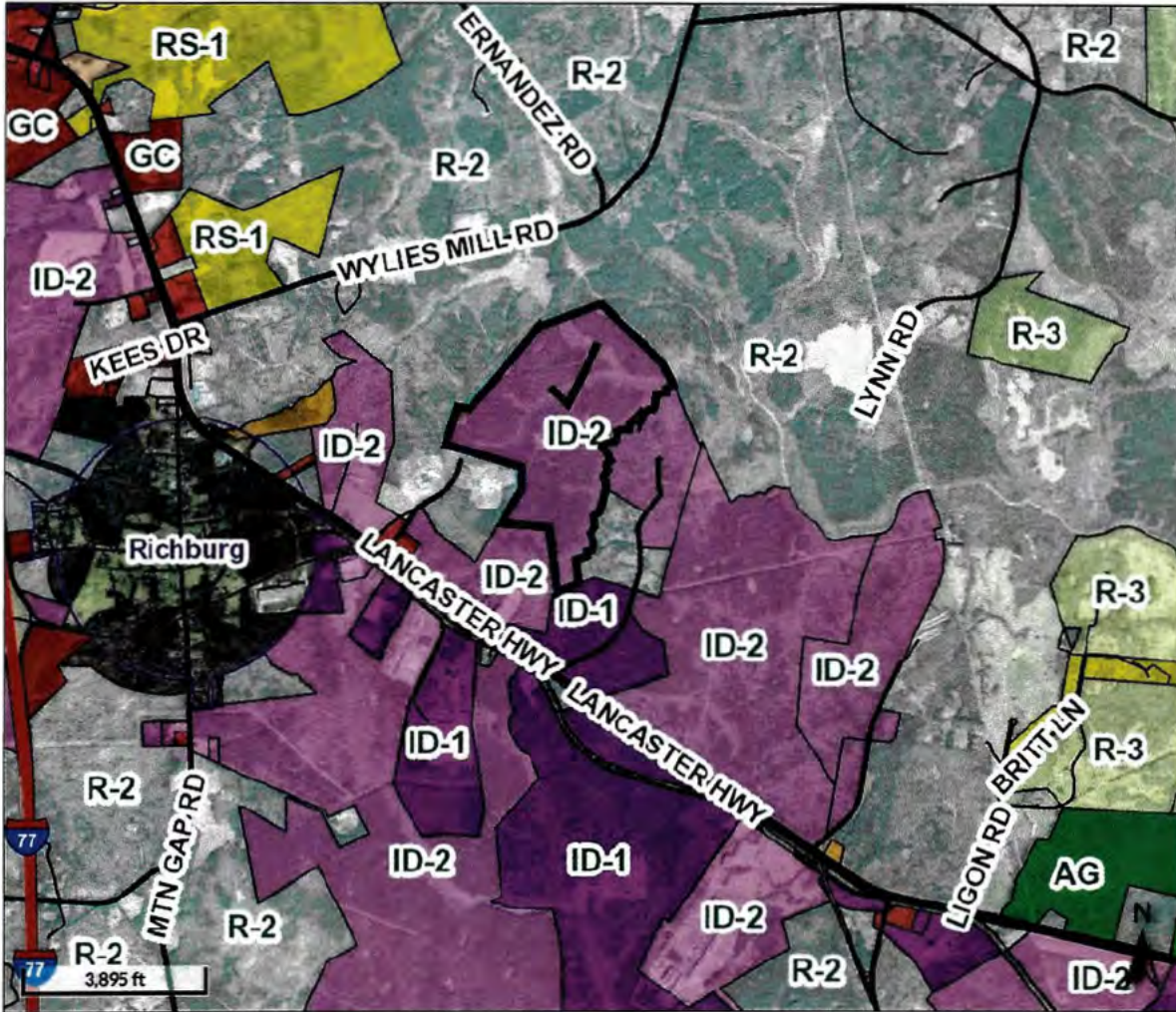
Owner(s) if other than applicant(s): Richburg Magnolias, LLC
 Address: P.O. Box 1107, Lancaster, SC 29721
 Telephone: _____ cell N/A work N/A
 E-Mail Address: N/A

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: 4-19-2022

Applicant signature: [Signature] Date: 4/19/2022

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



Overview



Parcel ID	135-00-00-020-000	Alternate ID	n/a	Owner Address	RICHBURG MAGNOLIAS LLC
Sec/Twp/Rng	n/a	Class	AC		PO BOX 1107
Property Address		Acreage	285.304		LANCASTER SC 29721
District	04				
Brief Tax Description	R01-80-069				
	(Note: Not to be used on legal documents)				

Date created: 8/22/2022
 Last Data Uploaded: 8/22/2022 3:19:22 AM

Developed by  **Schneider**
 GEOSPATIAL

**MAGNOLIA RICHBURG PLANNED DEVELOPMENT
RICHBURG MAGNOLIAS & LEWISVILLE T-1 PROPERTIES
CHESTER COUNTY, SOUTH CAROLINA**

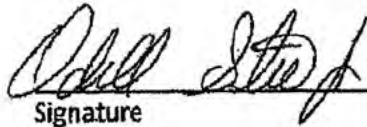
AGENT AUTHORIZATION

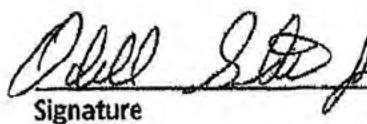
On behalf of Richburg Magnolias, LLC and Lewisville T-1 Properties, LLC (Sellers), I/we hereby appoint and grant D.R. Horton, Inc. (Purchaser) and its representatives authorization to file for and seek rezoning and development approvals associated with the following properties:

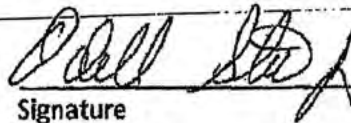
Tax Parcels: 135-00-00-019-00
135-00-00-020-00
135-00-00-032-00
136-00-00-042-000 (portion of equal to 9.45 acres)

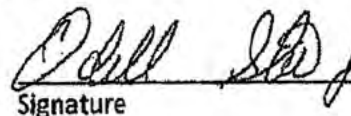
I/We hereby acknowledge Purchaser's intent to rezone to a Planned Development District consisting of single family residential and limited commercial development, subject to approval by the Chester County Council.

Property Owner Signature(s):

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-21 D.R. Horton Inc request Tax Map # 135-00-00-032-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

No one spoke in favor or opposition to the rezoning request. Chairman Raines motioned to approve, second by Commissioner Grant. Vote 6-0 Approved.



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: 8-16-22 Case # CCMA22-21 Invoice # 5414

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

Please give your reason for this rezoning request:

Map amendment request made to create a cohesive master planned mixed-use community providing for single family residential and supporting commercial opportunities along the Highway 9 Corridor, east of I-77

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 a my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: _____

Property Address Information

Property address: Lancaster Highway
 Tax Map Number: 135-00-00-032-000 Acres: 86.62

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): D.R. Horton, Inc.
Address 8025 Arrowridge Boulevard, Charlotte, NC 28273
 Telephone: _____ cell N/A work N/A
 E-Mail Addr _____

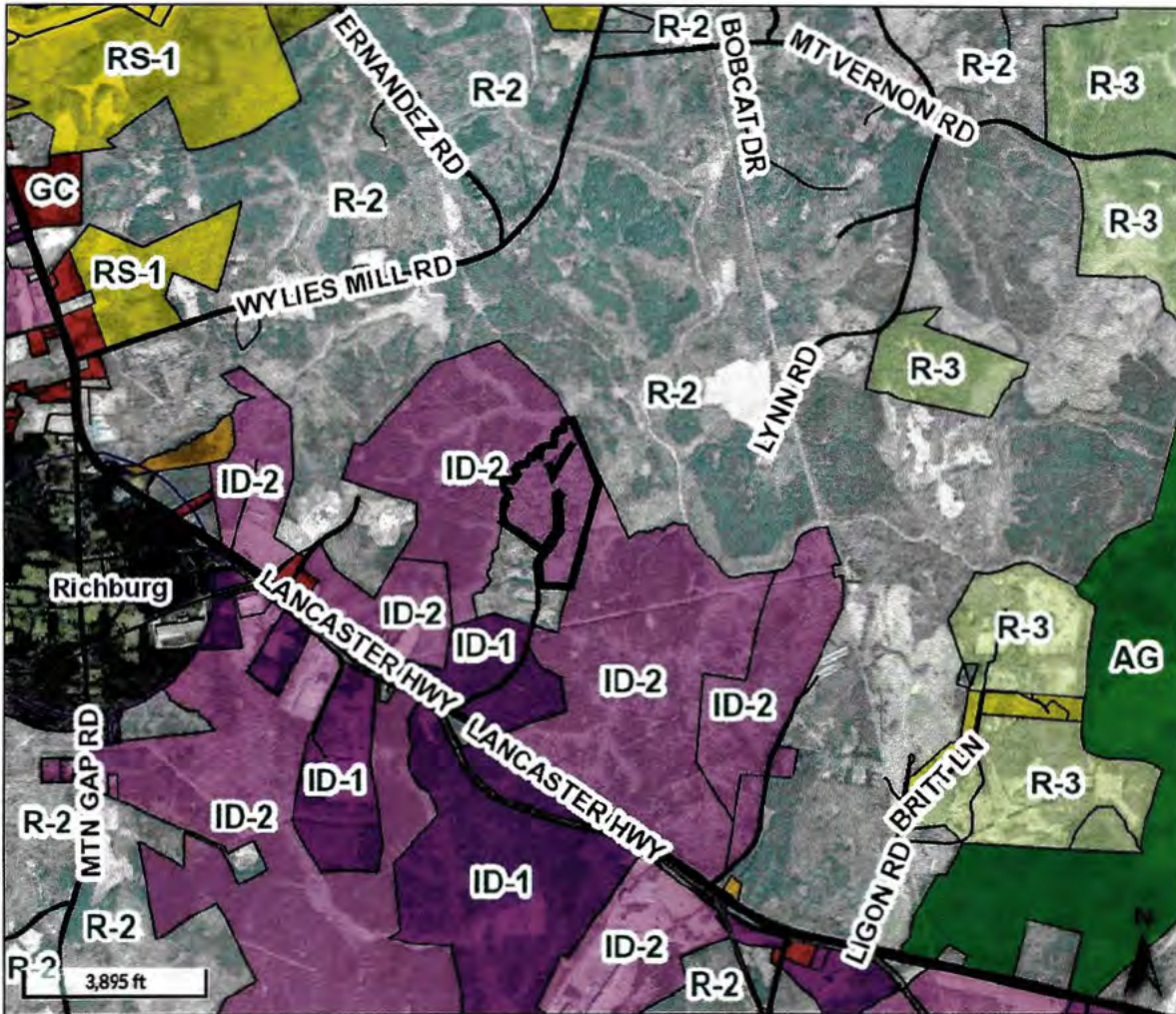
Owner(s) if other than applicant(s): Richburg Magn oads, L LC
Address: P.O. Box 1107, Lancaster, SC 29721
 Telephone: _____ cell N/A work N/A
 E-Mail Address: N/A

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: 4-19-2022

Applicant signature: [Signature] Date: 4/19/2022

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



Overview



Parcel ID	135-00-00-032-000	Alternate ID	n/a	Owner Address	RICHBURG MAGNOLIAS LLC
Sec/Twp/Rng	n/a	Class	AC		P O BOX 1107
Property Address		Acreage	87.579		LANCASTER SC 29721
District	04				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 8/22/2022
 Last Data Uploaded: 8/22/2022 3:19:22 AM

Developed by Schneider
 GEOSPATIAL

**MAGNOLIA RICHBURG PLANNED DEVELOPMENT
RICHBURG MAGNOLIAS & LEWISVILLE T-1 PROPERTIES
CHESTER COUNTY, SOUTH CAROLINA**

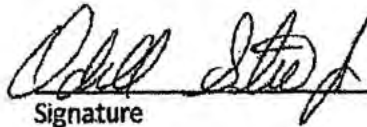
AGENT AUTHORIZATION

On behalf of Richburg Magnolias, LLC and Lewisville T-1 Properties, LLC (Sellers), I/we hereby appoint and grant D.R. Horton, Inc. (Purchaser) and its representatives authorization to file for and seek rezoning and development approvals associated with the following properties:

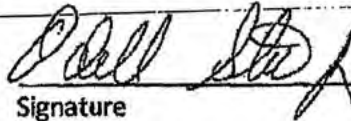
Tax Parcels: 135-00-00-019-00
135-00-00-020-00
135-00-00-032-00
136-00-00-042-000 (portion of equal to 9.45 acres)

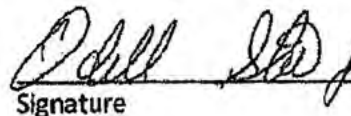
I/We hereby acknowledge Purchaser's intent to rezone to a Planned Development District consisting of single family residential and limited commercial development, subject to approval by the Chester County Council.

Property Owner Signature(s):

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-22 D.R. Horton Inc request Tax Map # 136-00-00-042-000 (PORTION) on Lancaster Hwy to be rezoned from Restricted Industrial District (ID-1) to Planned Development District (PD). No one spoke in favor or opposition to the rezoning request. Chairman Raines motioned to approve, second by Commissioner Howell and Commissioner Howell. Vote 6-0 Approved.



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: 8-16-22 Case # CCMA22-22 Invoice # 5414

The applicant hereby requests that the property described to be rezoned from ID-1 to PD

Please give your reason for this rezoning request:

Map amendment request made to create a cohesive, master planned mixed-use community providing for single family residential and supporting commercial opportunities along the Highway 9 Corridor, east of I-77

Copy of plat must be presented with the application request

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

Property Address Information

Property address: Lancaster Highway
 Tax Map Number: 136-00-00-042-000 (Portion) Acres: 9.45 (Part of PD)

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): D.R. Horton, Inc.
 Address 8025 Arrowridge Boulevard, Charlotte, NC 28273
 Telephone: [REDACTED] cell N/A work N/A
 E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Lewisville T-1, LLC %Odell Steele Jr.
 Address: P.O. Box 1107, Lancaster, SC 29721
 Telephone: _____ cell N/A work N/A
 E-Mail Address: N/A

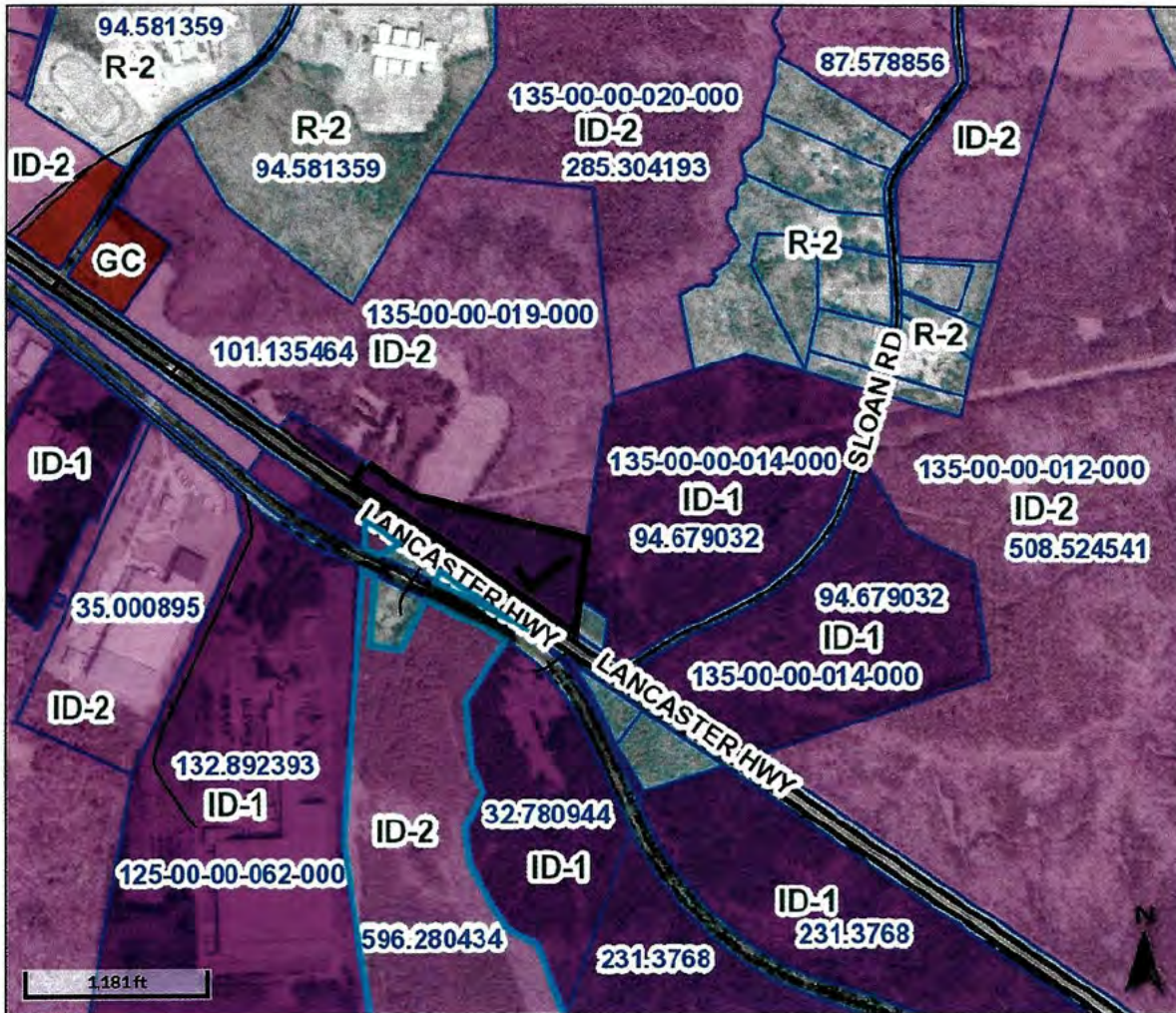
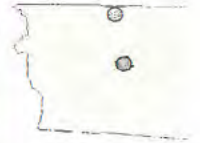
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Odell Steele Jr. Date: 4-19-2022

Applicant signature: Carole Jule Date: 4/19/2022

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

Overview



Parcel ID	136-00-00-042-000	Alternate ID	n/a	Owner Address	LEWISVILLE T-1 LLC
Sec/Twp/Rng	n/a	Class	AC		%ODELL STEELE JR
Property Address		Acreage	596.28		P O BOX 1107
					LANCASTER SC 29721
District	04				
Brief Tax Description	TR 2379				
	(Note: Not to be used on legal documents)				

Date created: 8/22/2022
 Last Data Uploaded: 8/22/2022 3:19:22 AM

Developed by Schneider
 GEOSPATIAL

**MAGNOLIA RICHBURG PLANNED DEVELOPMENT
RICHBURG MAGNOLIAS & LEWISVILLE T-1 PROPERTIES
CHESTER COUNTY, SOUTH CAROLINA**

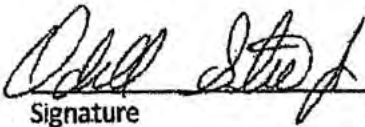
AGENT AUTHORIZATION

On behalf of Richburg Magnolias, LLC and Lewisville T-1 Properties, LLC (Sellers), I/we hereby appoint and grant D.R. Horton, Inc. (Purchaser) and its representatives authorization to file for and seek rezoning and development approvals associated with the following properties:

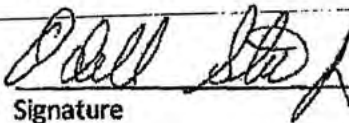
Tax Parcels: 135-00-00-019-00
135-00-00-020-00
135-00-00-032-00
136-00-00-042-000 (portion of equal to 9.45 acres)

I/We hereby acknowledge Purchaser's intent to rezone to a Planned Development District consisting of single family residential and limited commercial development, subject to approval by the Chester County Council.

Property Owner Signature(s):

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

CCMA22-23 John H. Ross for Applicant: Griffin Land Holdings, LLC request Tax Map # 106-00-00-121-000 on Hwy 9 and Hwy 909 be rezoned from (Rural Two) R2 to Planned Development (PD).

Bridget Grant, Land Use Consultant with Morton Van Allen address 100 N. Tryon St, Charlotte, NC, and Sara Shirley with American Engineering, address 8008 Corporate Center Dr. Suite 110, Charlotte, NC.

Ms. Grant stated some project that the team has completed are in Fort Mill, Rock Hill, York, Lancaster, and in Charleston. Ms. Grant stated they have 180-acre site located on Lancaster Hwy and Knox Station Road that was currently zoned R2. They're seeking development with 2.9 dwelling units per acre to allow the development for a residential community in a different form with extensive open space throughout. The housing types would consist of townhomes and single-family units. The units would have a 25-foot setback, they were offering 73 acres of open space nearly 40% of the site. They plan to offer a potential pedestrian access to the park and willing to work in collaboration to make the pedestrian connection possible. They were also providing a limited commercial area at the front of the site creating an environment where residents can walk to get to other places within the community. Four acres had been identified for amenities for members of the community. They agreed to provide a fence along the western property line since there were concerns regarding how they would protect the edge of the property from adjacent property owners. We are contemplating dedication of land for civic use. She stated while the PD plan requires a 50-foot perimeter buffer they were extending theirs to 70 feet. They plan to have three access points for vehicle access and for future pedestrian access, they had conducted the traffic study with SCDOT which was being reviewed by them. They had their community meeting early on and received great feedback, through that meeting they decreased their unit count from 586 to 536. They also decreased the density from 3.2 down to 2.9 and increased the open space from 66 acres to 73 acres. They included that land to be dedicated for future municipal services recognizing the need that will be coming. They're able to provide sewer for any future park expansion. They will have an HOA with sidewalks throughout, in terms of price the town homes would likely be in the low to mid two hundreds, single family would be low to mid three hundreds. She stated they were expecting construction time of seven to ten years. The townhomes would be 1000 square feet and single family 1400 to 2800 square feet, all the utilities would be buried. They would enter into the County's development agreement.

Commissioner Howell asked if they planned to add a decelerate lanes.

Ms. Shirley stated that would be part of the traffic study and if they're not part of the results they would commit to add them.

Commissioner Howell asked if they had set aside any dedicated use.

Ms. Grant stated they had found sometimes when you dedicate land specifically for fire or police it needs to be something else. They have found it in best interest to leave it open for future use as needed and would be a gift to the County.

Commissioner Grant asked what there expected timeframe was for the first building.

Ms. Shirley stated if approved they must go through an extensive civil design process which would take around a year to two years and then start site construction which would run six months to a year before the first house goes up.

Chairman Raines asked what type of material they planned to use and if they planned to use vinyl.

Ms. Grant stated they hadn't narrowed down the specifics of the materials, she stated if there were requests for limitations, they would be willing to contemplate that. There would be no vinyl.

Commissioner Howell asked how many townhomes would be to a pod.

Ms. Shirley stated she thought they had some that had five units but is that was a concern they could work on that. The townhomes would be two stories.

Chairman Raines asked if any member of the public wish to speak in favor of this rezoning. None. Any member from the public tonight wish to speak in opposition. (Roxanne James) asked everyone in the audience to stand in opposition, the room was crowded with people standing against the walls Chairman Raines asked them to take their seats, he asked how many people had signed up to speak.

Planning Director Levister stated 38 people signed up.

Chairman Raines informed them they would have to select five people from the group. 3 minutes per person to speak.

Joan Heid, 2440 Gill Jordan Road, Chester, SC stated per state guidelines chapter 29. Title six zoning must consider adequate law enforcement, fire, schools, etc. Chester County Sheriff's Office has 18 full time deputies with 27 being fully staffed per Sheriff Dorsey. Chester County is understaffed to provide adequate patrol and coverage to the current citizens of Chester County and have quote, adding planned developments is irresponsible and dangerous. Adding more law enforcement reduces robbery assaults, reduces victimization based upon consistent research. Thus, Chester County cannot be effective as the sheriff's office is continually understaffed. The record of crimes continues to be a serious issue. In addition, the City of Chester is requesting assistance from the sheriff's office, as they are also understaffed according to the Chester News and Reporter 8 10 22. Lewisville Elementary, Middle and High School is the district for the approved and pending plan developments. Some classrooms are at or nearing capacity. Three school referendums, most recently being May 2022 have been defeated. Therefore, the district lacks the ability to enroll additional students based upon the 3000 plus homes approved and requested to be built. There is no proactive plan currently in place to educate the influx of students. The inability to provide an education is troublesome. And a disservice to the community. Lewis Turnout would be the responding volunteer fire department for Oakley Hall, Gaston Farm, Fish Creek planned developments. As of 6-15-2022 Lewis Turnout responded to 160 calls. The ability to receive assistance from Richburg is limited to their staff have one full time firefighter and volunteers and their constant barrage of calls on I-77 reflects in their ability to assist Lewis Turnout. Additional housing places stress on a volunteer department that needs more volunteer's assistance and equipment. But most importantly, Chapter Six protection for the unique special or desired character of a defined area thus being Rodman. Rodman encompasses the historic Rodman church cemeteries historical homes and the following farms be vegetable, chicken, goat, horse, dog kennels, cattle, donkey, and sheep. The quality of rural country life cannot be jeopardized by planned developments. Most residents of Rodman have resided in the community for years many for generations. Thus, any new developments would be detrimental in intrude on the peaceful tranquil agricultural area of Rodman. We, the residents, and neighbors of the Rodman community implore you to save our community. The reason we live there, and we live in peace. Loud clapping from everyone in the audience.

Doug Darby Jr. and I live at 2465 Lancaster Hwy, Chester South Carolina. I'm here representing my dad Doug Darby Sr., who owns on fence wooded property, of which almost entire Eastern side borders are proposed site being considered for rezoning. The southeastern part of this property has a couple of ravines or gullies which is a liability concern if there would be more than 30 dwellings it would backup to his property line. We strongly oppose the rezoning of this site for several reasons. The sheer density of this site is one of the major concerns we have when completed this site would have approximately 1608 residents, that's equal to the population of eight towns of Lowry or six towns of Richburg's. That's equal to the population percent of almost amounts to 30% or almost 1/3 of the population of Chester. To put that into perspective, as far as density goes, Incorporated land area at the time of Richburg is 560 acres with a population of 260 which averages out to about 2.2 person per acre. Population density of Chester as well as Tega Cay is 4 persons per acre, while population Rock Hill is only 3. The first site would have a density of about 9 persons per acre and this is after the plan has already been revised, approving basic rezoning dropping a medium sized town into a stable, well established rural community. Or in my opinion, it's like trying to put a square peg in a round hole. The present zoning of R2 allows one house per two acres, which is quite suitable for this site. If the zoning or to be changed it means 14 of the proposed 6000 square foot lots or as many as 10 of 8500 square foot lots would fit on the same two acres. The square footage of the smaller lots is just a little over 1/8 of an acre while the larger lots are a little less than 1/5 of an acre. And then you have the townhouses. This development is more suited for an urban area such as the city of Chester, but along with most of the residents of the Rodman community in no way shape or form feel it belongs on the proposed site for rezoning. In fact, most of us if not all, feel it we've been having a very detrimental impact on our community due to the lack of infrastructure, the major one being our schools, most if not all the planned developments already approved are in the Lewisville school area of the county. I have two grandchildren that attend the schools. I, my dad, and our neighbors are not opposed to growth and would support any project that would have a positive impact on the Rodman community and Chester County as a whole, but in our opinion this plan development does not do that. Loud clapping from everyone in the audience.

Kenneth St. John, I live in 2445 Gil Jordan Road Chester, South Carolina. 22 years ago, I moved here from the San Francisco Bay Area and absolutely enjoyed when I came to Chester. Walmart was where Roses was, Roses and Walmart and Kirby Auto Mall was where Walmart was. Highway 9 was a two-lane road. I remember when we got the federal funds to get the money to widen Hwy 9 and I've seen a lot of growth, some good, some bad, some decisions, not properly made. But I can say to you that I like and love Rodman community and the citizens that live there love it. And what we have is a problem. And it's a big problem and it cuts right to the heart. And that is we like quality of life. And you're about to destroy the quality of life that we have. You know, it's the most fundamental principle that you have, is have that quality of life. When you don't, when you lose it, then all things start falling apart. And so, I believe what we need to do is step back. Our Constitution, you have some of your great leaders from this state signed the Constitution that said, liberty, light and the pursuit of happiness. And I believe and understand that that pursuit of happiness means quality of life and bringing 536 homes within one mile of my house. I lose my happiness. You would to, you're going to, I don't want to be a suburbanite. I don't want to be houses where fences are up, and you can't see. When I first came here, I went to Tennessee. And the first thing I noticed there's no fences on these houses. People can see right there. I promise you these types of homes will become isolated people. You won't know their names; you won't know their neighbors. And that's the way you want Chester to be. Then continue with your program. And you're absolutely going against a lot of people, and I know your authority, but you're approving project after project 3000 plus homes are now going in within one or maybe three miles of my home 3000 plus, and yet one isn't built. I say no to you vote no

vote no to the fire department that's going to be over stressed the schools that are going to be overstressed. You and I are neighbors. We live here together. And I want to be able to walk down and I see you in Walmart and say hi. But we got a lot of people that are upset. And there's all kinds of alternatives that people can do to halt this. And I'm just saying to you make a good decision. Make a good decision because we need people like you to be understanding of how these people feel. And I feel Thank you. Loud clapping from everyone in the audience.

Roxanne James. I live at 3007 Steel Village Road in the Rodman precinct. So, this is very special to me. Rock Hill, South Carolina Chester County I'm going to give you a fact that I think Chester County government needs to consider before Dr. Bill Clark wraps us up. So, there's just one more speaker. Have you thought about which Park they're considering, as being this pedestrian walkway? This great path. It's Chester County property. Rodman Ballfield think about the liability to Chester County. Now I've been an advocate for Rodman Ballpark for seven years. I want to see it grow and do great things. But if they're not going to put a fence around their property, how can we have fundraisers out there? How do we control this population of 536 homes using our park continuously 24/7. How is Chester County going to patrol that how is Chester County going to protect Chester County. I think maybe this really needs to be some serious consideration. And I turn it over to Dr. Bill Clark. Loud clapping from everyone in the audience.

William Clark 1461 Astington Drive in the Rodman community. Our family farm is immediately adjacent to the land in question. We share a long border line. People have talked about the Rodman community. This is a stable group of people who weren't sent here by having a job transfer and make them come. We have chosen to settle here for the very reasons that are threatened by this proposal. That is peace and quiet, uncluttered space, manageable traffic, productive, beautiful farmland without the racket. This project built out promises over six to eight years. Rodman Community spirit will be radically and permanently altered by these 536 new homes which will house 1715 people according to the normal way of 3.1 persons per home. I would hope that the effects of adjacent property owners' property value would be important to this committee to this board and to the council. It is inconceivable to me that Oakley Hall will enhance the value of agricultural lands and homes that were purposefully placed on enough acreage to ensure tranquil living. Who benefits from this project? Two beneficiaries as far as I can tell. Number one is to absentee landowners who have no emotional ties to this land and are monetizing it. The other is the developer who lives in Charlotte, who is well to do and as multiple developments of this scattered about. What is the appropriateness of the proposal, a planned development of single-family homes in no way comports with the stated county long term plan for the Highway 9 corridor we all know that. This is on Hwy 9, it's not supposed to have it's not comports with the plan, examination of the minutes of your own board as well as of the County Council proves that there is no shortage of home sites in Chester. Now there are a few new figures here Don't get angry, currently approved by you and about the council. 3857 sites current, currently. Pending approval or 2136 more for a grand total potential 5993 home sights. Think about that. As of last week, work had begun on a tiny handful. I'm told 12 I'm not swearing that, I'm told 12 on a potential of 6000 homesites has something going on. Clearly 536 More are not required. When all sales and construction is finished. The resulting population increases. Guess what? 18,600 people that would dwarf the city population of 5400 people and represent about 60% of the people in the entire county that is saying 3.1 people per home. What conclusions can be drawn from this? Number one, there is no legitimate need for this project currently. Number two, the developers have the five approved and three pending projects are clearly engaged in something called land banking. Land banking is waiting for better conditions for financial success at some unknown future time. Is this practice something this board wants to encourage? I don't think so. Thank you for your attention. And this feelings of running deep with us. I hope you can hear it in our voices, which crack occasionally. We're not anti-growth as we've been

accused in the past, we want something to be in the right place. This site is inappropriate for the project. Thank you. Loud clapping from everyone in the audience.

Chairman Raines motioned to deny, second by Commissioner Howell.

Chairman Raines stated he tend to agree that this is a little bit different than the other two we've rezoned. They were primarily an ID2 to ID1 commercial property which I don't think anybody wants to see Chester County be a haven for businesses necessarily we need residents and banks. And I think moving those out of that zoning classification can be a strength we can increase our tax base we can get some new members to our community and as we've pointed out earlier, we can sort of live to our motto of wanting people to come to Chester, this is pretty big area already R 2 which would require a vastly different zoning as it has been pointed out, and it is not to slight anyone but it's a little bit more of a traditional community than the other applicants were and the other things that have already been approved. So, my thought is that, you know, granted it'll be two or three years before, obviously the first home come out of the ground and we've seen some of that now and as was pointed out, who knows how that'll continue. There's a lot of questions about the economy and things. The potentials there I think to growth Chester needs I think a community like Chester desperately needs new people to come in and contribute to the community. We can be on boards like this. You need new blood come in. Comprehensive Plan was mentioned we are zoning or planning growth alone that corridor, commercial and industrial. Nothing says that can't be residential. To my mind that would be somewhat in keeping with that, but it is a way to preserve community that is still to a large extent, rule and agricultural and a little bit off the beaten path a place to get away. Vote was 6-0 to Deny.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 8-16-22 Case # CCMA22-23 Invoice # 5440

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

Please give your reason for this rezoning request: Map Amendment request is submitted for approval to allow a mix of residential options as well as Limited Commercial uses.

Copy of all maps to 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: 5313

Property Address Information

Property address: Highway 9 & Highway 909
Tax Map Number: 106-00-00-121-000 Acres: 180.39

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): Griffin Land Holdings, LLC c/o Mr. John H Ross
Address: PO Box 61 Monroe, NC 28111

Tel: [REDACTED]

Thomas and Ralph Eckles

Owner(s) [REDACTED] Applicant(s): [REDACTED]
Address: [REDACTED] Rd, Spartanburg SC 29307

Telephone [REDACTED] cell [REDACTED] work [REDACTED]

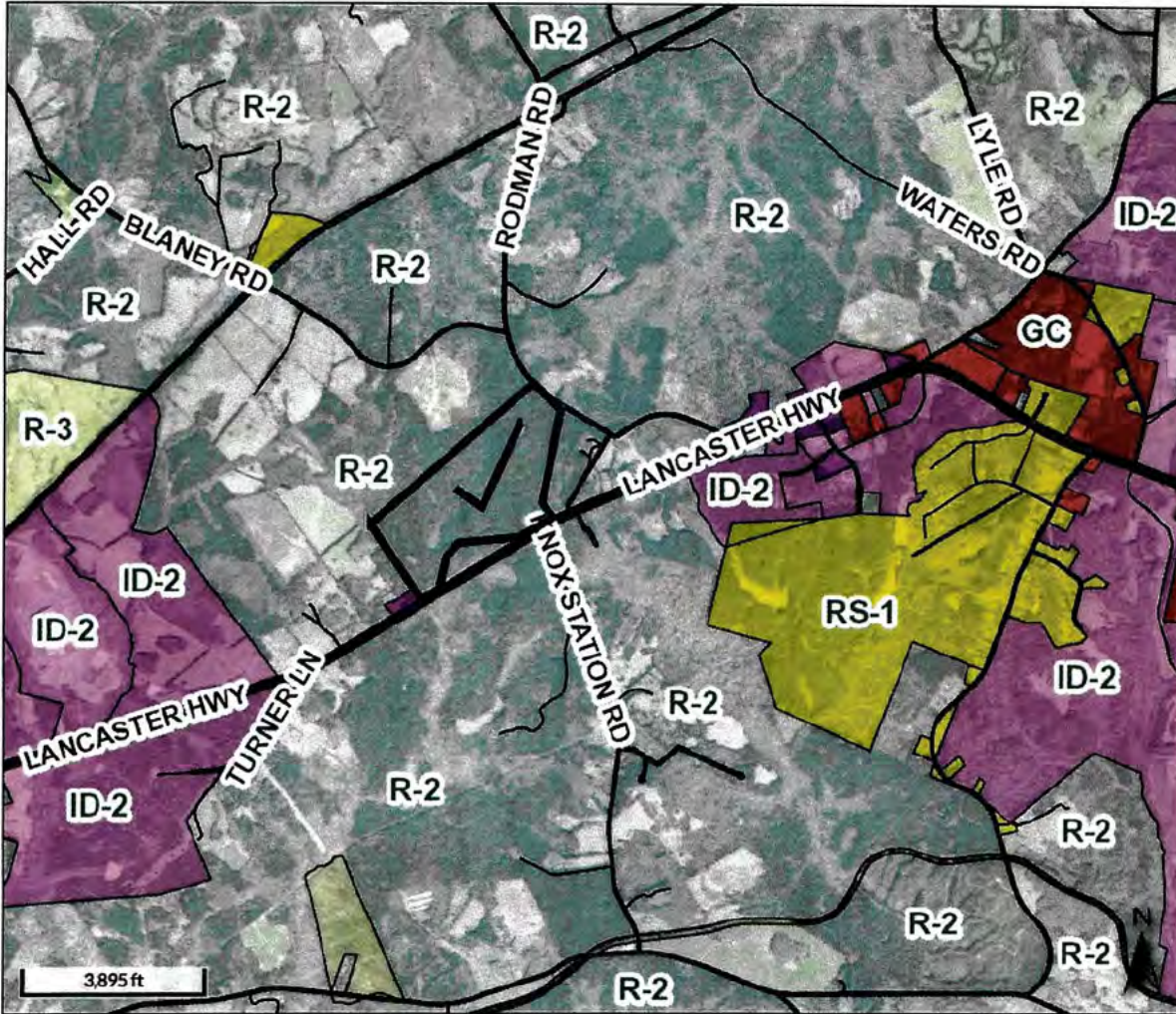
E-Mail Address: [REDACTED]

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

Owner's signature: Thomas W. Eckles Ralph B. Eckles Date: 4/19/2022 | 9:24 AM PDT

Applicant signature: Griffin Land Holdings, LLC Date: 4/18/2022

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



Overview



Parcel ID	106-00-00-121-000	Alternate ID	n/a	Owner Address	ECKLES THOMAS W AND
Sec/Twp/Rng	n/a	Class	LA		RALPH B ECKLES
Property Address		Acreage	180.393		131 SHOREHAM ROAD
					SPARTANBURG SC 29307

District 06
Brief Tax Description HWY 9 & HWY 909
 (Note: Not to be used on legal documents)

Date created: 8/22/2022
 Last Data Uploaded: 8/22/2022 3:19:22 AM

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