

CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

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

Interim Supervisor Dr. Wylie Frederick Presiding

Agenda

1. **Call to Order**
2. **Pledge of Allegiance and Invocation**
3. **Approval of Minutes**
 - a. April 6th, 2021 Council Minutes.
4. **Citizen Comments**
5. **Public Hearing-None**
6. **Ordinances/Resolutions/Proclamations**
 - a. **2nd Reading of 2021-5** An Ordinance To Adopt Various International And Standard Codes Relating To Inspection Activities Of The County Of Chester, South Carolina And Enforcement Of Building Provisions As Provided In Said Codes.
7. **Old Business**
 - a. Approval of bid for a Chiller & Boiler at the Sheriff's Office – Sheriff Dorsey.
 - b. **2nd Reading of CCMA21-01:** Pamela F. Guinn request Tax Map # 122-00-00-197-000 located on Clinton Road, Edgemoor SC, ne rezoned from ID-1 (Restricted Industrial) to R1 (Rural One). *Planning Commission voted 7-0 to approve.*
 - c. **2nd Reading of CCMA21-05:** Patricia A Howze, Paulette Howze and Rachel D. Howze request Tax Map #34-00-00-199-000 located on Highway 223, Chester, be rezoned from R2 (Rural Two) to RS-1 (Single Family) *Planning Commission voted 7-0 to approve.*
 - d. **2nd Reading of CCMA21-02:** Chester Land Holdings, LLC. Request Tax Map # 123-00-00-032-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development) *Planning Commission voted 3-4 to deny.*
 - e. **2nd Reading of CCMA21-04:** Chester Land Holdings, LLC. Request Tax Map # 123-00-00-078-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development) *Planning Commission voted 7-0 to deny.*
 - f. **2nd Reading of CCMA21-06:** J.M. Mullis, Inc request Tax Map # 165-00-00-079-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial) *Planning Commission voted 7-0 to approve.*

g. 2nd Reading of CCMA21-07: J.M. Mullis, Inc request Tax Map # 165-00-00-055-000 located on Highway 21(Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial) *Planning Commission voted 7-0 to approve.*

h. 2nd Reading of CCMA21-08: J.M. Mullis, Inc request Tax Map # 165-00-00-091-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial) *Planning Commission voted 7-0 to approve.*

i. 2nd Reading of CCMA21-09: J.M. Mullis, Inc request Tax Map # 165-00-00-080-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial) *Planning Commission voted 7-0 to approve.*

j. 2nd Reading of CCMA21-10: J.M. Mullis, Inc request Tax Map # 165-00-00-066-000 located on Highway 21(Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial) *Planning Commission voted 7-0 to approve.*

k. 2nd Reading of CCMA21-11: J.M. Mullis, Inc request Tax Map # 165-00-00-065-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial) *Planning Commission voted 7-0 to approve.*

8. New Business-None

9. Boards and Commissions-None

10. Executive Session

a. Receive legal advice for Project Magma. - Attorney Winters.

b. Receive legal advice for a property contract. Attorney Winters.

c. Update to a contractual matter regarding Great Falls- Attorney Winters.

11. Council Actions Following Executive Session

a. Action taken regarding legal advice on Project Magma.

b. Action taken regarding legal advice for a property contract.

c. Action taken regarding Great Falls contractual matter.

12. Council Comments

13. Adjourn

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

↓ ***PUBLIC NOTICE*** ↓

Chester County Council has relaxed some of the COVID measures put into place for personal appearances at County Council meetings and will now allow up to seventeen (17) citizens into the Council meeting room provided that masks are kept on throughout the meeting and individuals in attendance maintain social distancing at all times. As COVID conditions improve, Council does hope to allow for more personal attendance at County Council meetings.

Any citizen who wishes to make a public comment at the County Council meetings can do so in the following ways:

1. You may submit your comments in writing to County Council by emailing Karen Lee, klee@chestercounty.org.
2. You may submit your comments by mail: Chester County Clerk to Council, Karen Lee, PO Box 580, Chester, SC 29706.
3. As stated above, attendance by other than Council members and staff is limited to seventeen (17) individuals. Anyone who wishes to appear in person to speak during Citizens Comments can either register with the Chester County Clerk to Council by phone 803-377-7852 or by email at klee@chestercounty.org no later than 10:00 am on the day of the Council meeting. Chester County cannot guarantee entry into the Council meeting to address County Council if the maximum attendance has been reached unless the individual pre-registered with the Clerk to Council. The Clerk will confirm the appointment back to the requestor. Standards for Citizen's Comments remain the same with regard to time allocated for speaking, etc. All rules of social distancing as recommended by the CDC and the etiquette procedures of the County Council must be followed. Chester County Council remains committed and receptive to the comments of the citizens of Chester County and while the Council does not like these restrictions, they are being done in the interest of everyone's health.

Guidelines for Addressing Council

Citizens Comments: Each citizen will be limited to three minutes

Public Hearings: Each speaker will be limited to three-minutes

When introduced: Approach the podium, state your name and address

- Speak loudly and clearly making sure that the microphone is not obstructed
- Do not address the audience – direct all comments to Council
- Do not approach the Council table unless directed

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

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

CHESTER COUNTY COUNCIL MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

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

Present: Interim Chairman Dr. Wylie Frederick, Vice Chairman Joe Branham, Councilman Brad Jordan, Councilman Mike Vaughn, Councilwoman Mary Guy, Councilman William Killian, Councilman Pete Wilson, Clerk to Council Karen Lee and County Attorney Joanie Winters. Rules of Procedure Section 2-59 and 60 were suspended.

1. **Call to Order-** Interim Chairman Dr. Frederick called the meeting to order at 6:00 PM.
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison; Councilwoman Guy gave the invocation.
3. **Approval of Minutes**
 - a. **March 15th Council Minutes.**
Councilwoman Guy motioned to approve, second by Councilman Killian. Vote 6-0 to approve.
 - b. **March 30th Special Called Minutes.** Councilman Wilson motioned to approve, second by Councilman Killian. Vote 5-0 to approve. Councilman Jordan was not present for the March. 15th meeting and did not vote.

4. **Citizen Comments**

Sarah Shirley of 8008 Corporate Center Drive, Charlotte, North Carolina, stated she was with American Engineering and has been working with the developer on Winchester design for the Winchester neighborhood. Based on collaboration and insight from staff, commissioners, and citizens, they eliminated approximately 950 homes from the project, they removed the parcel at the corner of Edgeland Road and Hernandez Road from the rezoning request. The revised conceptual plan will be provided to Council in the next council packet. She stated by making this change the new proposed density is less than three and a half units to the acre. And the proposed housing mix will be a range of single family detached homes. All entrances and or exits have been removed from Hernandez Road and will be provided solely from Edgeland Road. She said it was important to the development team and the property owners to provide a community, a community that meets the asks and needs of the county in which it will preside in the case of Chester County we have listened to the requested change and are working to meet the needs for homes for the county's new and existing citizens.

Barry Dodson, 3631 Hernandez Road, Richburg, SC stated he lives on an Hernandez Road. Thirty years ago, when Carlisle Roddey and Dr. Matthews were exploring planning and zoning, I did a pro forma for Chester County. I'm pro planning and pro building inspection, been working with it his whole life. This development in this area is not in accordance with the gateway master plan, and it should not be done, at this location.

Jason Hancock 4371 Simpson Road, Edgemoor stated he was here to say that he was hoping that you will take the recommendation of the Planning Commission to not approve this Winchester neighborhood. He and his wife are both from Rock Hill, they moved down in 2018, after having

lived in Rock Hill for about 12 years, moving away from the congestion of Rock Hill, looking for a property with some acreage in a rural setting where they can raise their kids and start a small farm. And what I'll share with you as my reasons to say that I don't believe this is a good idea. The growth of Chester County obviously, can come with great opportunity. But if we look at this section of Edgeland Road, roughly two and a half miles apart, we have the Linear neighborhood and the LGI neighborhood next to Victorian hills across from the proposed apartments. And this is sitting directly in the middle of those. And so even reducing this number of homes to closer to 1000 units at three and a half per acre for a two and a half mile stretch of a two-lane highway where these other two neighborhoods don't even have the first structure built. Does it make sense to add that level of density at one time, when we look at the planning the consideration of the impact of this local community to infrastructure. We had evidence presented to the planning commission that the sewage in that area cannot support this. We have seen that the Lewisville schools are already at their capacity. With the fifth graders having been moved to the middle school. Many residents in that area has grave concerns about the traffic without adding the first car from the number of homes we're already looking at without this neighborhood, potentially 600 homes, plus these apartments. I think it was said best by a member of the Commission, the night that we had the Planning Commission meeting, that here in Chester County, that we see many of the mistakes that our neighboring counties have made. And we haven't made many of those mistakes here yet. We have the opportunity to get this right. And I strongly believe as a newer member of this community, a community that my family and I have grown to love that it would make a lot more sense. It's it really is sensible for us to let these other neighborhoods progress, allow some of these units to be built, reassess that need in the area and see if a neighborhood like this is truly needed in the midst of such a rural area. And again, in compliance with the gateway master plan. Thank you for your time.

Ellen Reid 3549 Edgeland Road, Edgemoor, SC stated the Winchester development does not reflect the culture or integrity of our community. We do not need roofs. We need homes for the people who want to invest in our community. We do not need to over saturate this community with a plan development which is anything but planned and it certainly does not respect the investments the current residents who have chosen to live in the area. The Lewisville community has welcomed industry and they will welcome residential growth that is proactive but believes this development would be costly leading to increased taxes. She stated they don't want to end up like Fort Mill or Indian land their needs to be more planning by the county. She asked if a moratorium on development on highway 901 be put in place, until they have a preferred development that's plan protects conserves and reflects the integrity of our community, one that meets our expectations. If we can have a comprehensive and strategic plan a long-range plan, we can consider a way for growth to pay for itself and determine a fee that is fair and equitable to adequately provide each resident with transportation water, sewer, fire, parks, recreation, schools, and protection, a way in which the stakeholder is in agreement and a way that can be updated as needed. She believed the members of this community and the citizens of Chester County will feel better about our county and trust Council to make the best possible decisions going forward. Choose our people over roofs. I'm asking that you deny the request on the part of American Engineering or Chester Land Holdings to change the current zoning to plan development.

Will Walters, 151 Harley Street, Monroe, North Carolina. He was the newest member of this development team and was speaking on behalf of his father who couldn't be here tonight. The Bureau of Labor published a statistic in January of 2019 showing that 3825 people are employed in Chester County but don't or can't live here. That's over 4000 people today that leave here Friday afternoon and don't return until Monday morning. That's 4000 people missing Friday night dinner at the Front Porch, 4000 people missing Saturday night at the Wagon Wheel or Sunday brunch buffet at the Country Omelet. That's 4000 people that probably won't go to Ezell's hardware Saturday morning to buy paint or other supplies. The house state representative Mr. Randy Ligon

told us that Chester County has already lost a bowling alley and a ice cream shop. It's my opinion more people should help improve the schools. More people should help improve the hospital. More people should make the community better. And who knows it may even bring back a bowling alley and an ice cream shop.

John Ross, 3501 Lake Park Road, Indian Trail, North Carolina, stated he was a registered engineer in South Carolina and in North Carolina with over 36 years of experience in design, permitting and construction of residential and mixed-use communities. As a representative of the Winchester project development team, While the development team recognize the benefits of the Winchester development to the surrounding community and to the county as a whole, we also recognize and accept our responsibility for assessing and mitigating impacts on the surrounding areas. While we have heard specific concerns from the community regarding traffic, utility, infrastructure, and environmental impacts resulting from the Winchester parks is these concerns that I would like to address with regard to traffic. The development team has engaged a traffic consultant to conduct a traffic impact analysis for the project. The traffic impact analysis will be completed in a series of steps beginning with a scoping document. This document defines the area of study the intersections to be included in the study, the proposed points of access for the site and the background assumptions. This document will be reviewed and approved at the county and the SCDOT level before the impact analysis is initiated the traffic impact analysis, we will use the approved zoning plan and the anticipated project phasing. With roadway improvement to determine which roadway improvements are required to be mitigate the impacts to the existing roadway system. These improvements may include roadway widening turn lanes, intersection improvements or even signalization improvements, while the traffic impact analysis is not a requirement in the zoning process, we recognize the importance of this aspect and we are committed to providing the traffic mitigation improvements that will be identified by this analysis regarding water and sewer infrastructure. In October of last year, members of the development team met with Chester county personnel to assess the existing water and sewer availability in that meeting we were advised that Fishing Creek is the Water Supply sources that would serve this project that there has been no disruption service in 25 plus years. The county has capacity and pressure at the site to serve the proposed community with water. Last month, members of the development team met with Chester Wastewater Recovery and with ACON who is a consultant working on the masterplan modeling for the county and ACON states that currently, there's a half million gallons of water available for use at 300 gallons per day per house. The current availability can support 1667 units. We are working to secure a willingness to serve later for the planned community and we will commit to building a system including a pump station and infrastructure to Chester county standards to be owned and operated by Chester County. And finally with regard to environmental impact, a wetland and endangered species assessment was completed in October of last year. Our current zoning plan has been created in a manner that eliminates impacts to existing wetland features and minimizes crossings of existing streams throughout the site. The environmental study also notes that no documented occurrences of federally protected species are located within a mile of the project area.

Johnathan McCall, 5616 Lander Benton, Unionville, North Carolina, stated he was there to represent Chester Land Holdings and Carolina development services. You've heard a lot from my associates partners I just want to tell you a little bit about who we are. We have 75 plus years of experience of developing in the North and South Carolina. We've been doing it for 35 plus years. And we're proud of what we do. And we feel that we're exceptional at what we do. We serve we build in the larger cities such as the Charlotte, Columbia, Rock Hill, Fort Mill area That have grown over the years. But we also build in the more rural areas. Such as the Yorks, the Clovers and the Midlands. And what we do is we partner with these communities to understand what it is that's needed and, and what it is that they want. And I think there is without question. There's a need here in Chester, which coincides with the industry that has come. As you know, as I was driving in

tonight, he has seen it every single time (for hire signs) when they come down and there constantly looking for more growth within that the industry and work to do that, they want to have housing here with it as well. They would not be knocking on the door and asking you guys to partner with them if there was not a need, and they feel good about what they do and are asking you guys to partner with them because when it comes to this kind of opportunity, they usually want to be able to get community within the community. They have already made concessions after listening to the public and listening to planning. We live we work here we play here. And when I say here, I mean the Carolina's this is an investment for us also 10, 12, 15 years I want to be able to come here every year with my kids and feel good about the clients and the representatives that we have in this area for this neighborhood. We want you to feel the same. We want the public to feel the same and that's pretty much why we're here.

5. **Public Hearing**-None

6. **Ordinances/Resolutions/Proclamations**

a. 2021-7 Declaration of a state of emergency for Chester County.

Councilman Jordan motioned to approve, second by Councilman Killian.

Councilman Wilson said by extending this declaration of emergency what, what exactly does that do. County Attorney Winters stated it continues to allow us to drop some of the rules but there's an amendment in here that y'all should be aware of. And this was, this was triggered by the conversation that y'all had last time and it's on page two toward the bottom. At one point the emergency ordinance stated that only one would be allowed in chambers at a time. And so based on conversations with council, we've increased that to 15. But still requiring masks still asking for social distancing because we're not trying to completely return that we'd like to go back to normal but we're still having COVID hikes and things like that we still have to be cautious and careful. We are still maintaining a lot of the emergency measures including masks, including social distancing, and limiting the number of the folks that are in the room or also by suspending some of the rules, asking folks to continue to call in just as everyone who spoke today called in before 10 o'clock the day of the meeting just to get on the roster. Instead of having a signup sheet, again, that is strictly just to make sure we can limit the number of people who are in here at one time. It's not to limit public comment for sure. Councilman Wilson asked if this declaration trumps the previous approved by council. County Attorney Winters said it did, but if council wants to change it that could be done as well. Councilman Wilson said since there are 17 people in the audience, and it includes the Clerk to Council and IT Director it should be changed to 17. Councilman Jordan withdrew his motion, Councilman Killian withdrew his second. Councilman Jordan then motioned to amend and modify to seventeen (17) people in the audience, second by Councilman Killian. Vote 6-0 to approve.

b. 2021-5 An Ordinance To Adopt Various International And Standard Codes Relating To Inspection Activities Of The County Of Chester, South Carolina And Enforcement Of Building Provisions As Provided In Said Codes. Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

c. Proclamation in support of fair and equitable housing. Interim Chairman Dr. Frederick read the proclamation aloud.

7. **Old Business**

a. FROM CCTC:

1. Approval of bid for Deer Branch Culvert in the amount of \$ 45,221.50.

Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

2. Approval of obligated FEMA funds to mitigate Britt Lane.

Councilman Jordan motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.

8. New Business

a. 1st Reading of CCMA21-01: Pamela F. Guinn request Tax Map # 122-00-00-197-000 located on Clinton Rd, Edgemoor SC, ne rezoned from ID-1 (Restricted Industrial) to R1 (Rural One). *Planning Commission voted 7-0 to approve.* Councilman Jordan motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

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c. 1st Reading of CCMA21-02: Chester Land Holdings, LLC. Request Tax Map # 123-00-00-032-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development) *Planning Commission voted 3-4 to deny.* Councilman Vaughn motioned to approve the rezoning of the property and deny the adoption of the Planning Commission's recommendation with the stipulation that densities of single family detached homes be reduced to a level acceptable by Chester County Council with the information provided to Council concerning other issues before final approval of the change is granted, second by Vice Chairman Branham.

Councilman Jordan stated Winchester is looking to reduce the number of homes. My concern is still there. First of all, with your motion, we don't know what density we're talking about now. And the density moved down to even three and a half houses is also taking into account the common areas and the wetlands. And so before when we're talking about six houses an acre the usable acreage there, you're really talking about probably eight or nine houses an acre that's actually being used. And so the three and a half my concern is more like six, five or six. So I'm still concerned about the density of this. This is my district and I have not had a phone call with anyone who is, quite frankly in support of this right now. It's my understanding and Mr. Levister might be able to correct me but part of this is already zoned Planned Development and the other part is zoned R-two, which means I believe they could put in an apartment complex and then one house every two acres, is that is that correct? Mr. Levister stated the current zoning for both parcels is on the agenda tonight is R-two. Okay, it's the one the other one was limited commercial. And R-two is one house every two acres. Okay My concern still is the density. You know, I can tell you that, before the Lenora and LGI home complexes started going up there is already a traffic issue for school traffic on 901 has been for a number of years, it needs to be addressed. There is going to be impact with schools there's going to be an impact with fire and police. You know, the sewer issues once all these go up, it's my understanding that we'll be at capacity issue. So I you know, I want to see development come I want to see it done right. And I do have some concerns that we're not ready for the additional. My other concern is, you know, with two other developments going on what is the need and perhaps you know the need is there. Perhaps it's not I don't know. But those are my concerns. I Understand what you're trying to do, and I'll certainly take a look at it and see what numbers you're proposing. But for tonight, you know, I can't support the density that we're talking about.

Councilman Vaughn stated I understand all your concerns. I share your concerns with this and that's why I put the stipulation in the motion. That we get more information from Mr. Long and Mr. Levister all the information council needs to make an informed decision, a wise decision in control. So we don't repeat the problems in various other counties that develop at a rapid pace and address

concerns they should have. I want to do it in a sensible way, growth in housing in Chester County but not at any price. We need to establish what Chester County's growth needs be and we're the ones that need to do it. And we've got two more readings of this after tonight. My proposal is we get that information in that time period see if we can either go forward or not.

Vice Chairman Branham said the reason that I agree with Mr. Vaughn on this is because I think every issue that the citizens over there came up with tonight it's still being looked at as far as the road situation. I know the highway departments heavily involved with this. I know the water and their issues I know the school issues needs to be addressed. Sewer to be addressed and of all the this for us just to flat turn it down without getting more answers and more details on this I think we will be in error doing this and holding the integrity of the rest of the county on the surrounding areas also.

Councilman Wilson stated the Council in the past is considered three different planned developments. And I know one of them was 840 homes and had big concerns about ingress and egress, I thought there was a safety issue there. But the way it was designed it was turned down by this council. Another PD we considered was, in my opinion there were inconsistency in what we were being told from the developer. And then another one that the home ownership models just did not work on the way they were proposed, the residents would own their own homes, but not the lot. I had problems with that. This one, I'll be honest, just from the outset, reading the minutes from the Planning Commission meeting, didn't have those red flags. But I do still have questions. And if Mr. Levister's around the corner there, get him back just for a second. You know, I always struggle personally with just the role of government, we want to make sure we don't, I don't want to be one to pick winners and losers if a project to say, I don't really think it's my role to say that that perhaps the home or the development, it's not something that I would choose, or maybe it is, but that's not what I want to do. I want to make sure it makes sense in terms of being safe with ingress and egress. I do have concerns about the density that's been talked about tonight. I would like some questions answered maybe you can work with advocate and get back to us before our next meeting. And let me run through a couple of them.

We talked about the lot size tonight of three and a half. More to Mr. Jordan's point. What does that include? Does that include wetlands does that include the roads we need? clarification on what that really means. We'd love to know more about the distance between the homes. There's always a fire concern there if one of them were to catch fire does it spread one to another? what's the distance from the wall of one home to the exterior wall of another home. The gateway master plan and that's been discussed several times under citizens comments. I've seen it discussed in the minutes I would really like to see if we can see a layout of what it says and what this is just side by side comparison so we can have a clear understanding of how and if it follows that plan. The traffic I know there's been some discussion from the developer I heard them say the study will be done and what kind of study is that? I'd like to know that as far as impact fees assumed this is a question you might get can answer. I assume if this was to be approved before impact fees are in place then all the homes associated with this planned development would not pay impact fees is that is that accurate?

Planning Director Levister stated that was correct, but they were not intact, I got an email from David Gamble, he said the department's only concern is mainly the narrow width and structural concerns with the bridge over Fishing Creek and did not have concerns with the road just the narrow construction on the bridge. At this time and is supposed to be on the list and be funded but who knows when it would be funded to do an upgrade.

Councilman Wilson said he was a farmer, and I'll will tell you that the change is something that is hard I'd like everything to be exact thing forever and always but does recognize that things change. If I was a neighbor to it, I'm probably the same way I'd probably say you know don't

want to send me to you, so I understand that position but also understand the need. This council has really gone after a lot of growth over the years from industries that require employees and employees require houses so it's time to get to keep that in mind if we're going to continue to incentivize businesses to locate here that that is going to bring change, and this may be what change looks like. We want to make sure this is a well-done development for me to support it but it does seem to look a little different than what we've seen in the past. And so for that reason, we really want to drill down on the density the developers are listening. We don't want something that's overly dense. We want some separation for fire safety and other things as well. Speaking for myself on that. And I have question with what was with drawn out of the request today that was that the apartment and townhomes that were pulled out is that is that accurate?

Mr. Levister stated that was correct what what Miss Sarah said that they were focusing on single family dwellings detached single family. Vote 5-1 to approve. Councilman Jordan opposed.

d. 1st Reading of CCMA21-04: Chester Land Holdings, LLC. Request Tax Map # 123-00-00-078-000 locate along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development) Planning Commission voted 7-0 to deny. Councilman Vaughn motioned to approve the rezoning of the property and deny the adoption of the Planning Commission's recommendation with the stipulation that densities of single family detached homes be reduced to a level acceptable by the Chester County Council with the information provided to Council concerning other issues before final approval of the change is granted, second by Vice Chairman Branham. Vote 5-1 to approve. Councilman Jordan opposed.

e. 1st Reading of CCMA21-06: J.M. Mullis, Inc request Tax Map # 165-00-00-079-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial) Planning Commission voted 7-0 to approve. Councilman Jordan motioned to approve with a reverter clause, second by Councilman Wilson. Vote 6-0 to approve.

f. 1st Reading of CCMA21-07: J.M. Mullis, Inc request Tax Map # 165-00-00-055-000 located on Highway 21(Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial) Planning Commission voted 7-0 to approve. Councilman Jordan motioned to approve with a reverter clause, second by Vice Chairman Branham. Vote 6-0 to approve.

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j. 1st Reading of CCMA21-11: J.M. Mullis, Inc request Tax Map # 165-00-00-065-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial) Planning Commission voted 7-0 to approve. Councilman Jordan motioned to approve with a reverter clause, second by Vice Chairman Branham. Vote 6-0 to approve.

k. Council to consider adding a temporary bi-lingual position for vaccine clinic support to EMS. -Britt Lineberger.

Tyanne Perry with Chester EMS This is Marie Ivey and John Faulkner. We would come before you to ask for a temporary position for a bilingual interpreter for Chester EMS for the COVID-19 vaccine clinic. With a lot of things were going on at EMS for the past several months and we've been doing a lot of testing for not just the employees of Chester County or the different departments also for anybody around Chester County. This past month we started doing vaccines for the county. And that means anybody, it does not have to be a Chester County resident.

Maria Ivey is our vaccine coordinator. I want her to come up and explain to you what's going on with the clinic itself, and then explain why we need the interpreter. On March 27, we held our first vaccine clinic over at EMS headquarters between that and April 3, where we held another mini clinic, we vaccinated 302 people, people came from as far away as Columbia and all the way up from Charlotte to this vaccine clinic. And we had 15 people that were non-English speaking. So, there's definitely a need for some interpretation, just to help the recipients understand what's going on and be able to understand the process, what the vaccine side effects are and things like that. On April 5, this past Monday, we received another 1000 doses of the moderna vaccine for reverse first vaccines, so we're holding our next vaccine clinic, this coming Sunday from 8am to 4pm. And we're going to offer a total of 500 slots we already have over 30 people have signed up for that clinic. We also have plans to go into the manufacturing sites around the county to do off site clinics to be able to get those people vaccinated as well. So a little bit of research on the population. The Hispanic population in the area, Chester County as of July of 2019 had to 2.2% of the population was Hispanic. That's 700 approximately 709 people, including the surrounding counties, we're looking at over 24,000 Hispanic people who live in the area. Now it doesn't say that all of them are non-English speaking but it's my experience in history. At EMS, you do run into a large quantity of people who are non-English speaking. So I really think that would be very important to be able to reach this community to give them a fair shot of understanding what is available to them. I included the other counties, because they may work in Chester County, or they may visit Chester County for a variety of reasons. And the end of the day, it's important for us to protect all the citizens of Chester County, whether they work here or they live here. So, I really think that this would be a great opportunity for us. Well, we did only have 15 people of the 300 that were Spanish speaking that day, we can also utilize this person to help with data entry, as well as pre-screening and things like that. So, she wouldn't just be idle in the time that she wasn't interpreting. So, it would be beneficial to us all around.

Vice Chairman Branham asked would it be a temporary position.

Ms. Ivey stated we're completing these COVID vaccine clinics. Now, it's hard to say how long that's going to go on. We do anticipate the COVID vaccine process to be ongoing throughout the rest of 2021. This person would only work when you're doing that thing.

Maria Gabby stated we don't charge for the vaccine; we're not allowed to charge for it is reimbursable by the federal government.

Attorney Winters asked so we're not charging for the vaccine. But are we charging for the service?

Maria Gabby said all of the people who are working these clinics are being paid through the COVID funds.

Attorney Winters but are the individuals charged for the service?

Maria Gabby said no.

Attorney Winters said we can't charge for the vaccine, but we can charge for the service. That's what I'm asking. We are not charging for this because I got a bill for both of my shots.

Maria Gabby, we are not charging for the service.

Attorney Winters said she got her shot at EMS and was sent a bill in the mail for both.

Councilman Killian said he got both of his from there and was not charged.

Councilman Wilson said I've got two questions. I guess first of all, maybe you could check into the payment thing and give council an update through Dr. Frederick, make sure we're squared away on that. So, we understand that and another question for the treasurer, Mr. Darby. My question is, first of all, are you fully comfortable that this will be reimbursable? Through that fund? 100%. That's 100%.

Mr. Darby stated, so we've reached out to emergency management, there's been some correspondence with the DHEC and other federal agencies, and it's my understanding that is a reimbursable cost. So, the vaccine clinic and the costs associated with that are reimbursable.

Councilman Wilson asked if this will be considered a part time employee and would it require a budget amendment.

Mr. Darby stated that is my understanding and temporary part time. I think it would be an org chart change because you're adding a position. But that is my only thought on that would be, you know, the org chart might have to be adjusted on it. It would be charged through special revenue fund set up for capturing our COVID cost. So, it would be charged to that account.

Vice Chairman Branham motioned to approve to hire a part time bi-lingual position for vaccine support starting from the date the position is filled and ending one year from the date of hiring, second by Councilwoman Guy. Vote 6-0 to approve.

I. Discussion of establishment of impact fees in Chester County-Councilman Vaughn.

I put this on the agenda because of the economic zoning changes that we had to consider this week. I think it's high time that the council take a hard look at impact fees and get the information we need to make decisions on whether we're going to go ahead and start these impact fees and how much the impact fees are.

Economic Developer Robert Long stated one of the things I guess I've been to several of these meetings regarding some of these proposed residential developments for mixed use developments. And I'll say two things that sort of percolate to the top that could be addressed through impact. These are traffic concerns, and the impact of schools. Now, I know when ya discuss this with the COG just a couple years ago, they sort of indicated that they did not think Chester was ready. I can say, from my personal experience, from what I am seeing, and folks that I'm talking to who have

expressed interest in developing and growing in Chester County. I think if we don't do something soon, we're going to potentially be leaving money on the table. So, I think it's an opportunity kind of this calm before the storm, to have this discussion, get a better understanding, what exactly needs to be done? That, you know, I think there's legal requirements that need to be done to be able to do impact fees, and then come up with, you know, what is the reasonable amount of how that money is divided? I think it's an important discussion for us to have this community.

Attorney Winters asked was there an impact study done? I think Mr. Darby and I were trying to figure out was it authorized by this council. But I don't know that we've ever seen it. And I think Mr. Darby still has the money set aside for it. So that's critical for all those questions you just raised. So I guess we need to circle back with the COG.

Councilman Jordan said the COG was working on it. And then I think the person at the COG passed away. And then the last meeting when they came, he had a notebook, which said, you know, but I don't think it was finalized.

Attorney Winters stated the problem is, is that it was two-year-old data, when we had nothing going on in the county. And so when they stood in front of y'all, I guess about six or eight months ago, they said y'all aren't ready for impact fees, because they were looking at two year old information.

Mr. Long said I think updating the capital improvement program is one of those steps, because you can't just wave a wand and do the impact feature. And you have to compile information and adopt a capital improvement program first. It was not it was started but never formally adopted, I think, at least at this point needs to be updated. And I know, Dr. Frederick has already sent out to all department heads and including myself to have, by the end of the month, an update to their capital improvement program, recommendations for your department. I mean, that's obviously one tool that I've been saying we need to have in our tool belt for a long time. And I think the sooner we can get this in place, the better. And I will say from our neighbors. You know, I think when I've talked to some developers, they've actually are surprised we don't already have an impact fee, because they're in communities that are used to doing this. And the fact that we don't have something we're a bit of an oddity now say one of our developments, which I would approach council yet officially with, they have sort of voluntary, like, well, we'd like to go ahead and propose to doing that to a development agreement, which can be done. Now is the time to have this conversation.

Attorney Winters said I think for council, I think there's a loud message there. If we have developers that are coming to the table and saying, well, we're prepared to pay impact fees, what do you mean, you don't have impact fees. So, they're used to it, it's built into their plan, their funding and all of that.

Mr. Long said it was a matter of coming up with what is a reasonable, that's not going to stifle growth, but at the same time, you know, address some of the concerns of the citizens.

Councilman Vaughn, I think that though, the impact fees north of here in York County and that's why we're getting the growth we're getting there. What's the York County impact fee?

Mr. Long said he was not sure the exact dollar amount but knew communities particularly Fort Mill they really increased the arrows increasingly, but even originally intentional, trying to slow down growth. I don't think we're there at this point. But I think the whole idea of coming up with original fee to address some of the concerns that citizens have, I think it would be a great opportunity for us to start having this discussion.

Attorney Winters as I think to Robert's point, it's a management tool for growth.

Councilman Vaughn this is a lengthy process, should we decide to start today? It's going to take a while, to actually implement. I think it's time for us to have a discussion, I propose that we have a workshop to get all this information together and make a decision based on that information.

Attorney Winters said I can tell you, Mr. Vaughn, Mr. Levister, and I've had that conversation where I think it should be sort of a twofold workshop for impact fees and also planned developments, how rooftops things like that is, I think that there's some information that may be missing for Council, the difference between, you know, a PUD and residential neighborhood and that sort of thing, not to bog you down with the weeds, but just to give you a cursory understanding of the differences and the impacts that could come with each different type of construction.

Vice Chairman Branham said if Dr. Frederick would go ahead and contact Randy Imler and the COG to tell him to go ahead that we're going to do our part and getting the things ready to have it done, they need to proceed with it. Because we definitely want to impose this impact fee. And let them be updating their information or whatever. And then we can, with the through the workshops, provide what we need to provide.

Mr. Darby stated \$40,000 was budgeted and is still sitting there? I know they're working on some outdated information. But we had this discussion, I guess, last week, and I was going to go back through and look, make sure that I guess when Shane was here, that we didn't charge that to contingency or something of that nature. I have not had an opportunity to do that. But just off the top of my head, I know we have not used the budget that was set aside for it.

Attorney Winters said one thing I would just let council know is that one of the concerns raised by the COG was that there were two or three counties that were sued, because the money that they brought in from impact fees were not spent in a timely fashion. And so one of the things that we would want to put together as a county and this is why the capital improvement projects are important is to identify what we are going to spend that money on before we even start to collect. So that's why the capital improvement projects are so critical. And we're always talking about all these buildings and equipment that we need desperately so we can spend that money, but we need to have a plan of expenditure to do so.

Dr. Frederick and in the meantime, we've been working with departments on getting their capital needs. And we talked about, you know, at the council meeting, I was prioritizing. So we're going to continue working on those things, to have all that in place. And then we have the workshop and hopefully, move us in the right direction. He asked County Attorney Winters about the developer's fees, is that something that we can use some to we get the impact fees, and what would the process be.

Attorney Winters said we can if the contract is a contractual agreement between us and the developer, the only difference between impact fees and a development agreement is the developer has to be amenable to entering into that agreement where impact fees are that's an ordinance. You know, that's the fee you come into Chester County that's part of the fee. So obviously, the impact fees are better and stronger. But we do have an option for the interim. And we've had developers say they would volunteer to do it, and we'll even give you the template.

Mr. Long stated these are tools for us to produce quality growth as we start to grow as a community. There will be growing pains which is natural, this is a way to ease some of those pains by trying to get ahead of some of the demands on services and infrastructure.

m. Discussion of the Chester County Zoning Ordinance section on Planned Developments-Councilman Vaughn.

Councilman Vaughn stated well that we've kind of segwayed into that naturally, discussed a lot of it already. And I think that the zoning or in my research on this zoning change, I've learned a lot this week on our zoning ordinance, thanked Karen for sending it out. And I've discussed with various people of how you can whether it's better to revise the zoning ordinance to give developers clear guidance of what Chester County envisions in plan developments, or do we use the process that we have in place now, and there's varying opinions on that and can we bring Mr. Levister out to talk about the use of the ordinance as it stands now. How that process works for us to guide the developers to do what the council wishes.

Planning Director Mike Levister stated so Planned Development, an article in chapter four district regulations it tells you what the requirements are how to apply for an application to zoning administrator. It tells you the maximum lot width yards are set in approved plans as whatever they design and then approved to present to Chester County Planning Commission to either approve it or to deny or with modifications. And then it's different areas in there when you read like even when it gets to the back. The County Council action in the PD is upon receipt of the Planning Commission recommendation County Council may approve or approve with modifications so y'all at any time can make a modification to anything they present to Chester County on a PD is just a plan that is developed for them to present the Chester County. It's different areas and everybody has a different action and procedure that can be done. The planning commission can make modifications county council can make modifications.

Councilman Vaughn asked if the Planning Commission had they approved if they don't approve a development with densities that are higher densities, they still do the process is same for them with getting the plat they can put requirements on the development that were the lower densities at that point just like we can it get to us.

Planning Director Mike Levister said when they made the recommendation to deny it, y'all have the authority to approve it with modifications. Council has the authority to put any modification on anything that is presented to you from the Planning Commission.

Councilman Vaughn asked Mr. Levister if a developer is looking at Chester County to build a development in, and he's wanting to have a higher density on his projects he can, would it behoove us to, make our the limits that we have as a council, as to what we see is an acceptable number on single family density would it be better for us to have that information out there so they can see before they even start planning, would that make the process go smoother? Should we revise our ordinance to give the densities that we would like.

Councilman Jordan stated the other issue in the descriptive statement here and the application, they have to talk about the number and density of the dwelling units by type. And you've heard me say this, the problem I have with that is they calculate the common areas and the wetlands and everything else into that. And so, it's not a real number. And so, is there any way we could change that to say that the density has to be calculated by actual acres use for building? I'm just throwing that out. That way, if it's in the application, we know.

Mr. Levister said y'all can recommend the text amendment. And then we can get together like we did before on the 200 homes, to whatever y'all feel suitable to make the text amendment.

Councilman Jordan said he would have a couple of proposed text amendments by the next meeting.

n. Request to apply for Justice Assistance Grant (JAG) to purchase TruNarc Handheld Narcotics Analyzer (Estimated Cost \$50,000 with a 10 percent match). Sheriff Dorsey.
Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.

o. Request to apply for Coronavirus Emergency Supplemental Funding (CESF), to purchase laptops and docking stations for vehicles (Estimated cost \$70,000 with NO match). Sheriff Dorsey. Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

p. Request to purchase 62 ballistic helmets for Sheriff's Deputies (Cost \$30,114.18). Sheriff Dorsey. Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.

q. Request for approval of Victims Assistance & Support Agreement between Chester Sheriff's Office & the Town of Fort Lawn. Sheriff Dorsey. Councilman Jordan motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.

r. Request for approval of Victims Assistance & Support Agreement between Chester Sheriff's Office & the Town of Great Falls. Sheriff Dorsey. Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.

s. Provide information to Council about lightning strike / electrical damage to the Law Enforcement Center occurring on March 25, 2021. Sheriff Dorsey.

Sheriff Dorsey stated So on March 25th, 2021 had some significant storms come through the County. Unfortunately, the law enforcement center had some electrical damage that resulted from the storms. As you know these two guys behind me, they really run the place. They know the place better than anybody. Wayne Alley is the detention center director handles all maintenance issues out at LEC. Doug McMurray our IT and 911 director and so I've asked them to come and give you an update of what happened? Basically, we had some lightning strike in the area near the LEC. There was a transformer that blew, that energy from the transformer came back into the law enforcement center. And in caused some significant damage we have had some issues for about 10 minutes the center went down. We had a generator did not trip on like their supposed to, but after about 10 minutes luckily, we had people there on staff on the property they were able to get it back running So I've asked these guys to kind of give you some details.

Wayne Alley said currently we had multiple objects affected, one being the transfer switch one and the generators which caused it not to fire to power to build it. We had to call in the generator people that night on sight we also had to call Carolina Electric which we had multiple light fixtures went down and blew out. The lighting blew a hole through the breaker panel, it burned out one of the lights and contacts which controls the lights throughout the parking lot. The estimated cost is \$24,691.19. Carolina Electric said it may be an additional \$1500 once all parts coming in to install, but we're going to have to replace part of the electrical panel on one and the lighting contact on the other panels. The cost would be reimbursable to the County insurance, Mrs. Roddey was working on the claim but was not sure how much of it would be.

Mr. Darby said just like last time we've set up a fund to capture those costs, I think the majority of those cost will be reimbursable to our insurance, but they're working on that claim now with Mrs. Roddy, so we don't know exactly how much it'll be reimbursable yet. But we're trying to capture those cost separately so we can identify what that reimbursement will be. Vice Chairman Branham motioned to approve \$24,619 dollars to repair electrical damage at the law enforcement center, second by Councilman Vaughn. Vote 6-0 to approve.

9. Boards and Commissions

a. Appointment to the Rural Fire Commission-Councilman Killian.

Councilman Killian motioned to appoint Donald Trowell, second by Councilman Wilson. Vote 6-0 to approve.

10. Executive Session

Councilwoman Guy motioned to go to Executive Session, second by Councilman Killian. Vote 6-0 to approve.

- a. To receive legal advice regarding Catawba Chester Regional Airport. -Attorney Winters.
- b. To receive legal advice regarding Project Magma. - Attorney Winters.
- c. Discuss contractual matter regarding Great Falls. - Attorney Winters.
- d. To receive legal advice regarding Project 2112. -Attorney Winters.

11. Council Actions Following Executive Session.

Councilman Jordan motioned to go back to Regular Session, second by Councilman Killian. Vote 6-0 to approve.

a. Action taken regarding legal advice for Catawba Chester Regional Airport.

Taken as information only.

b. Action taken regarding legal advice for Project Magma.

Councilman Wilson motioned to approve second reading Authorizing, Pursuant To Title 12, Chapter 44 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of A Fee-In-Lieu Of Ad Valorem Taxes Agreement By And Between Chester County, South Carolina, And A Company Identified For The Time Being As Project Magma, Acting For Itself, One Or More Current Or Future Affiliates And Other Project Companies (Collectively, "Company") And An Incentive Agreement Between The County And The Company; Providing For A Fee-In-Lieu Of Ad Valorem Taxes Incentive; Providing For A Special Source Revenue Credit; Modifying A Joint County Industrial And Business Park Of Chester And York Counties So As To Enlarge The Park; Authorizing The Execution And Delivery Of One Or More Grant Agreements; And Other Related Matters, second by Councilman Killian. Vote 6-0 to approve.

c. Action taken regarding contractual matter of Great Falls. Taken as information only.

d. Action taken regarding legal advice for Project 2112. Taken as information only.

12. Council Comments- There were no comments.

13. Adjourn-Vice Chairman Branham motioned to adjourn, second by Councilman Killian.

Vote 6-0 to adjourn.

Time: 10:00 PM

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

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF CHESTER)

Ordinance No. 2021-5

AN ORDINANCE TO ADOPT VARIOUS INTERNATIONAL AND STANDARD CODES RELATING TO INSPECTION ACTIVITIES OF THE COUNTY OF CHESTER, SOUTH CAROLINA AND ENFORCEMENT OF BUILDING PROVISIONS AS PROVIDED IN SAID CODES.

WHEREAS, in accordance with Section 6-9-10 of the South Carolina Code of laws, 1976, as Amended, Chester County acknowledges its responsibility to enforce the editions of the Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas and Energy Conservation Codes, as published by the International Code Council and the edition of the National Electrical code, as published by the National Fire Protection Association and as duly adopted by the South Carolina Building Codes Council.

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by Chester County, South Carolina relating to construction and to maintenance of buildings within said County of Chester, South Carolina and relating to public safety, health and general welfare;

NOW, THEREFORE, BE IT ORDAINED BY CHESTER COUNTY COUNCIL that the following codes are hereby adopted by reference as though they were copied herein fully:

- 2018 S.C. Building Code or the 2018 International Building Code with SC modifications
- 2018 S.C. Residential Code or the 2018 International Residential Code with SC modifications
- 2018 S.C. Fire Code or the 2018 International Fire Code with SC modifications
- 2018 S.C. Plumbing Code or the 2018 International Plumbing Code
- 2018 S.C. Mechanical Code or the 2018 International Mechanical Code with SC modifications
- 2018 S.C. Fuel Gas Code or the 2018 International Fuel Gas Code with SC modifications
- 2018 International Property Maintenance Code
- 2018 Swimming Pool & Spa Code
- 2018 International Existing Building Code
- 2009 South Carolina Energy Conservation Code
- 2017 National Electrical Code (NFPA 70) with SC modifications

BE IT FURTHER ORDAINED that within said codes, when reference is made to duties of a certain official named therein, the designated official of Chester County, South Carolina, who has duties corresponding to those named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code are concerned.

Ordinance No. 2021-5

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

Adopted this _____ day of _____, 2021.

CHESTER COUNTY, SOUTH CAROLINA

By: _____
Dr. Wylie Frederick, Interim County Supervisor

[SEAL]

Attest:

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

First Reading: April 6, 2021
Second Reading: _____, 2021
Public Hearing: _____, 2021
Third Reading: _____, 2021



Chester County, South Carolina

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

Date: April 19, 2021
To: County Council
From: Susan M. Cok
Subject: Approval of Bid – Chiller & Boiler

Chester County Council Members,

On Friday, March 19, 2021, the Purchasing Office and CCDC issued RFP 2021-04 Chiller & Boiler. The bids were opened on March 8, 2021. There were 3 bids received and our recommendation is to award the bid to the second lowest bidder McKenney's out of Charlotte, NC in the amount of \$243,844.00. The lowest bidder only bid on the same model that is currently being used. We told the bidders that was the one model we did not want to use since they have had multiple problems with this chiller.

Respectfully,

Susan M. Cok

Susan M. Cok,
Director of Contracts and Procurement



Bid Tabulation

RFP 2021-04 Chiller & Boiler

March 8, 2021 @ 2:00 pm

Bidder	Agreement Form	Non-Collusion Affidavit	Certificate of Familiarity	Bid Form	Bid Total
C.J. Compton Plumbing & Heating – Spartanburg, SC	√	√	√	√	\$251,056.00 Trane
Action Mechanical Contractors – Charlotte, NC	√	√	√	√	\$209,000.00 Carrier
McKenney's, Inc. – Charlotte, NC	√	√	√	√	\$243,844.00 Trane

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

Susan M. Cok 4/8/2021
Purchasing Official **Date**

Wayne Alley 4/8/2021
Witness **Date**

Chester County Planning Commission
March 16, 2021

CCMA21-01: Pamela F. Guinn request Tax Map # 122-00-00-197-000 located on Clinton Rd, Edgemoor SC, be rezoned from ID-1 (Restricted Industrial) to R1 (Rural One)

Ms. Guinn stepped to the podium and stated her name as Pamela Guinn of 2221 Fudge Guinn Road, Edgemoor, SC. Chairman Raines states it looks like you have some property that fronts the road and you are asking to rezone a back portion, just a portion of what you own. The remaining part of the parcel will stay ID-1. Ms. Gunn said no, all that's ID-1 we want to change, our son will probably build a house there. Chairman Raines asked if anyone had any questions for Ms. Guinn. There were none.

Chairman Raines made a motion to approve this rezone as requested; seconded by Commissioner Grant. Vote was 7-0 to approve.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 3.16.21 Case # CCMA21-01 Invoice # 3555

The applicant hereby requests that the property described to be rezoned from ID1 to R1

Please give your reason for this rezoning request:

Giving to son to build 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: _____

Property Address Information

Property address: _____

Tax Map Number: 122-00-00-197 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): Pamela F Guinn

Address 2221 Fudge Guinn Rd Edgemont, SC 29712

Telephone: _____ cell same work _____

E-Mail Address: _____

Owner(s) if other than applicant(s): Bryan R. Guinn + Pamela F. Guinn

Address: _____

Telephone: _____ cell _____ work _____

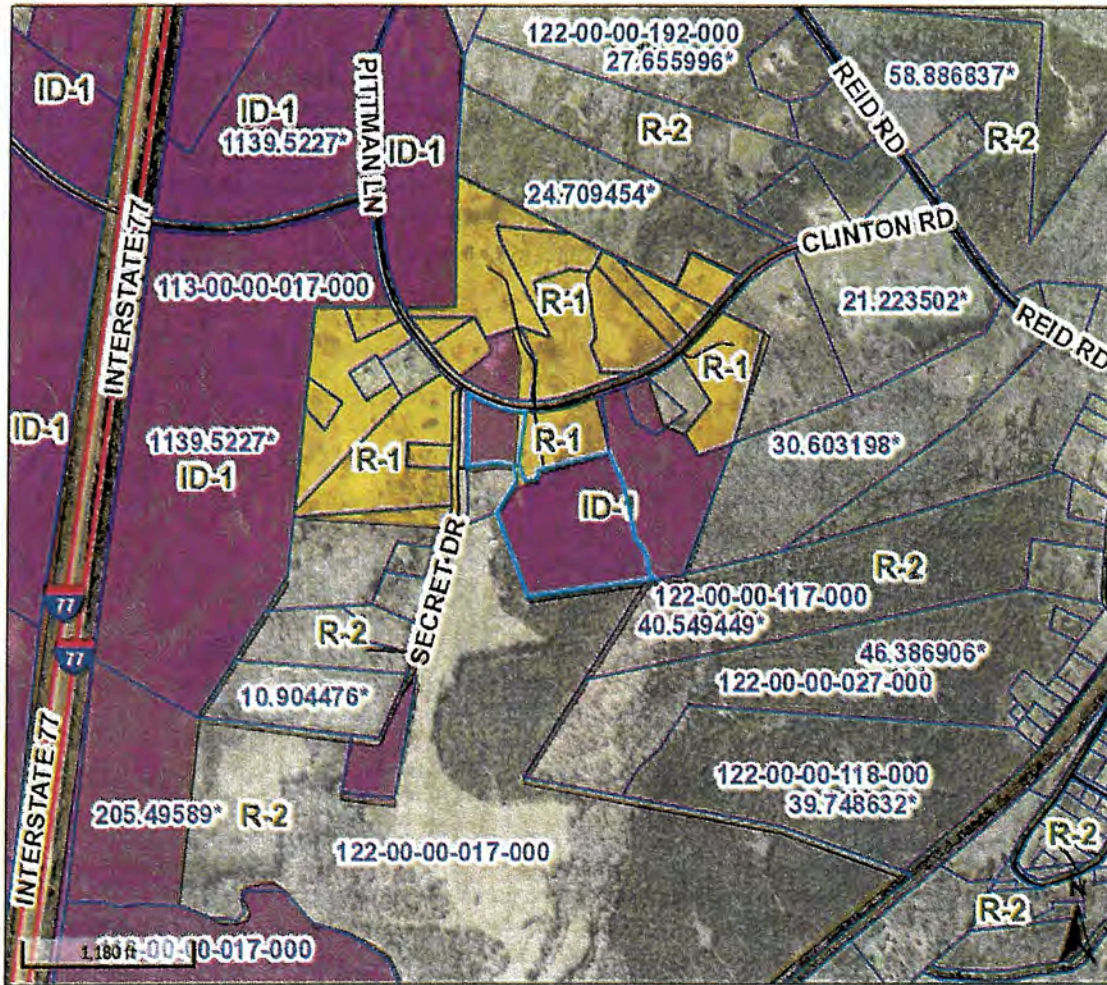
E-Mail Address: _____

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: Pamela F. Guinn Date: 2-4-21

Applicant signature: Pamela F. Guinn Date: 2-4-21

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



Overview



Legend

- Roads**
- Secondary Road
 - SC Highway
 - Municipals
 - Parcels
- Chester County Zoning**
- AG
 - EDD
 - GC
 - ID-1
 - ID-2
 - ID-3
 - LC
 - R-1
 - R-2
 - R-3
 - R-4
 - RG-1
 - RG-2
 - RIV
 - RS-1
- Town of Fort Lawn Zoning**
- CC
 - HC
 - I
 - R-1
 - R-2
 - R-3
 - County Boundary

Parcel ID 122-00-00-197-000
 Sec/Twp/Rng n/a
 Property Address
 District 03
 Brief Tax Description n/a

Alternate ID n/a
 Class LA
 Acreage 18

Owner Address GUINN PAMELA F
 2221 FUDGE GUINN RD
 EDGEMOOR SC 29712

(Note: Not to be used on legal documents)

CONNECTEXPLORER



Chester County Planning Commission
March 16, 2021

CCMA21-05: Patricia A Howze, Paulette Howze and Rachel D. Howze request Tax Map # 134-00-00-199-000 located on Highway 223, Chester, be rezoned from R2 (Rural Two) to RS-1 (Single Family)

Ms. Howze stepped to the podium and stated her name as Patricia Howze of 1216 Hampshire Avenue, Rock Hill, SC. She stated they are requesting the rezoning because this was deeded to us back in 1998. It is three girls. It is 3.2 acres. The thought was that we would each get a portion to build on. Now that we are prepared to build, we have found out that the land could not be divided. We want to rezone so we can proceed with building. Chairman Raines says so you want to rezone to divide because of restriction on acreage in that zoning classification. Ms. Howze said that is correct. Chairman Raines said ultimately you will have three houses on the property. Ms. Howze said correct. Chairman Raines asked if anyone had any questions for the applicant. There were none.

Vice Chairman Smith made a motion to approve the rezoning request with a limitation of only three houses to be built. Chairman Raines asked staff is this all the zoning would allow? Ms. Hutchins said yes. Commissioner Hill seconded the request. Vote was 7-0 to approve.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 3.16.21 Case # CCMAA1-05 Invoice # 3587

The applicant hereby requests that the property described to be rezoned from R-2 to R-S1

Please give your reason for this rezoning request:

Current zoning of property will not permit it to be divided as was the original intent of property deeded to us in April of 1997. The intent was that each owner has at least one acre to build a house if/when they chose. One owner is ready to build therefore we would like the property zoned so it can be divided into three one acre lots.

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: Eastern side of SC HWY 223 ,Chester County, SC Tract 3
 Tax Map Number: 134-00-00-199-000 Acres: 3.21 +/-

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

PLEASE PRINT:

Applicant (s): Patricia A Howze, Paulette Howze, Rachel D. Howze

Address 1216 Hampshire Ave. Rock Hill, SC 29732

Telephone: _____ cell _____ work _____

E-Mail Address: _____

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

Address: _____

Telephone: _____ cell _____ work _____

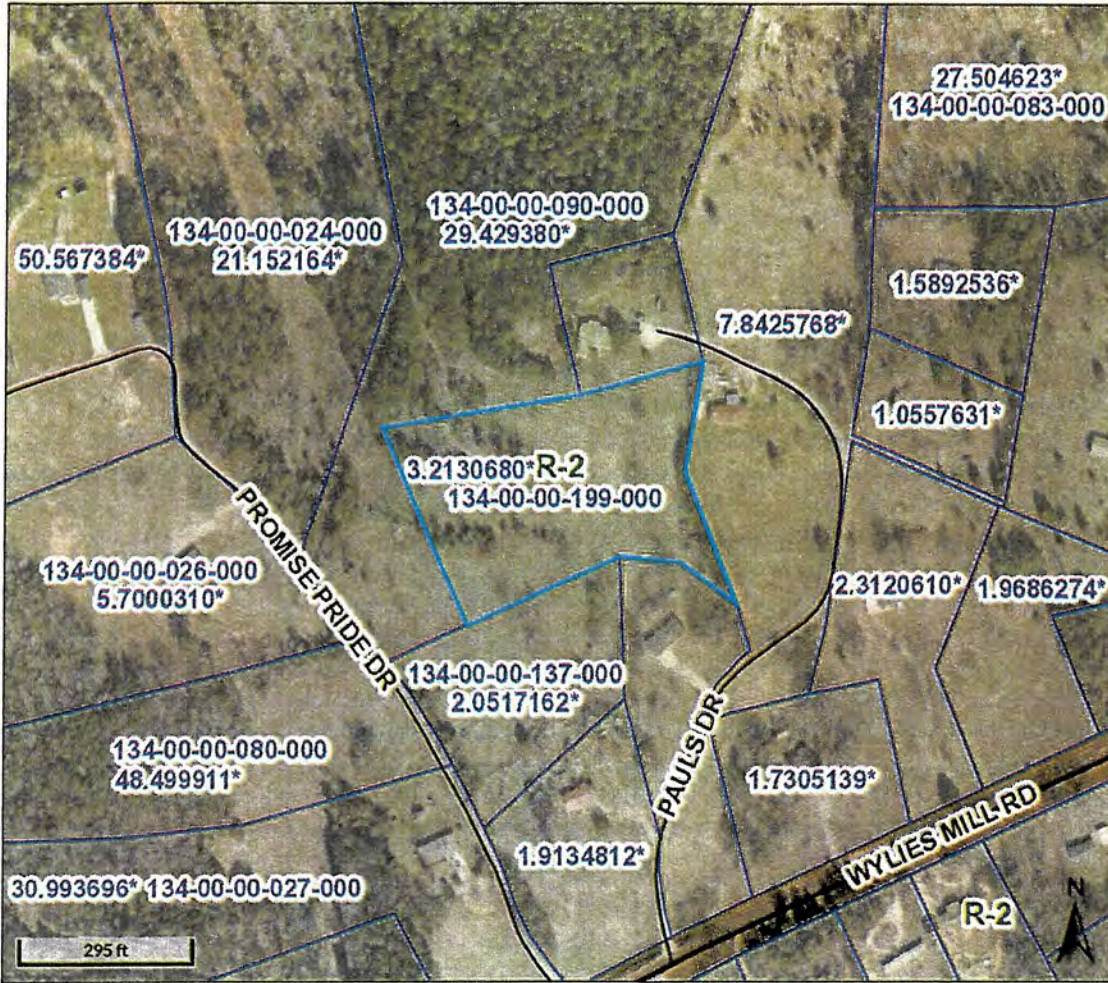
E-Mail Address: _____

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

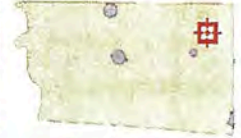
Owner's signature: Patricia A. Howze, Paulette Howze, Rachel D. Howze Date: 2/6/2021

Applicant signature: Patricia A. Howze

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.
 Planning/Planning & Zoning/County of Chester/Forms/Rezoning Application



Overview



Legend

- Address Points
- Roads
 - Secondary Road
 - SC Highway
- Municipals
- Parcels
- Chester County Zoning
 - AG
 - EDD
 - GC
 - ID-1
 - ID-2
 - ID-3
 - LC
 - R-1
 - R-2
 - R-3
 - R-4
 - RG-1
 - RG-2
 - RIV
 - RS-1
- Town of Fort Lawn Zoning
 - CC
 - HC
 - I
 - R-1
 - R-2
 - R-3
- County Boundary

Parcel ID 134-00-00-199-000
 Sec/Twp/Rng n/a
 Property Address

Alternate ID n/a
 Class RN
 Acreage n/a

Owner Address HOWZE PATRICIA ANN-ETAL
 % PATRICIA ANN HOWZE
 1216 HAMPSHIRE AVE
 ROCKHILL SC 29732

District 03
 Brief Tax Description TRACT 3

(Note: Not to be used on legal documents)

CONNECTEXPLORER



map: Auto (Oblique) Feb 2017 - Feb 2017 image 1 of 7 02/14/2017

Chester County Planning Commission
March 16, 2021

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

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

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

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

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

control. So, anything that will drain off of our site we will treat and protect before it goes back into the earth.

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

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

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

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

the existing system. And access to major roads, such as Edgeland Road and Interstate-77. And again, all of the infrastructure improvements that we are providing as part of this will be developer funded.

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

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

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

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

Ms. Shirley said with the tax base increase and the revenue stream that would come as part of the neighborhood we would be putting taxes back into the system obviously to help pay for the fire and police improvement. Commissioner Howell said you are building almost a small city for a volunteer fire department. Ms. Shirley said understood.

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

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

Commissioner Howell asks the distance between your homes in your paperwork states the sides would be three feet. Ms. Shirley said that would be at very bare minimum. At minimum we would have six feet. Usually, we do about ten feet between the homes. Commissioner Howell asks can that be put on your PD that it would be a minimum of ten? Commissioner Howell asks staff if that is something we could do? Ms. Shirley ask to change the commitment? Director Levister said that would be something we would do at the preliminary plat procedure. Right now, all we are doing is trying to get the rezoning, once we present the plat then y'all can make the recommendations of what you would like from what they present to the county. Commissioner Howell said from what I understand, most of this property where she is putting the townhomes and the apartments is already zoned for that, correct? Ms. Shirley said it is the LC. Director Levister said it is Limited Commercial. No, Ms. Shirley corrects him. The larger parcel is zoned R2. Limited Commercial is 96 acres. Commissioner Howell ask the 96 acres is where you will be putting the apartments and townhomes. Ms. Shirley said yes sir. Commissioner Howell said that is already zoned for that, correct? Ms. Shirley said correct. Commissioner Grant said I assume that will be the first one to built out, right? Ms. Shirley said no, we actually are planning on possibly looking at the single family detached. Just because we have a lot of nice road frontage, and we know that is where the

majority of the need is now. Multi family and townhomes would come later on. Our goal right now is to start with the single family detached. Commissioner Grant asked if any executive style homes would be there, 3,000 or more feet? Do you have plans for that? I know you are not prepared to speak about a plan right now, but is that the plans? Ms. Shirley said we have plans to put the larger lots, like the executive style houses on the site, yes sir.

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

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

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

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

Vice Chairman Smith asked a question about the roads. On 901, I actually drove down there today, there are two developments that have already broke ground. Of course, everybody knows how it has been raining every day, there is silt just going down the road. Who is responsible for fixing that and cleaning it up? Ms. Shirley said that would be part of the erosion and sediment control plan. That is responsibility of the contractor on site to make sure that all the measures are in place like the fencing to make sure the silt does not fall on the road. And then if there is a violation, an inspector would come out from DHEC to take care of that. They usually have inspectors so if there is something that is not working properly, it would be the contractor's responsibility to clean up.

Vice Chairman Smith said that is good. It is just a concern for me because I see it a lot. I am not saying that some one is not doing their job. I hate to see silt going down the road. That road. Farm road. Ms. Shirley said well usually those things are very heavily regulated. They would get fines if they were not. Hopefully, someone will come out and check on that, and get it fixed soon.

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

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

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

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

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

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

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

We do not believe this project is compatible with our community. Maybe her vision. It is our nightmare. In light of these specific issues, the need for further discussion and study, we respectfully request this property not be rezoned at this time until each item is carefully considered in a mutually agreeable path forward can be determined. Thank you.

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

Chase Catledge of 1047 Four Boys Alley stepped to the podium. I am a pastor of Trinity Baptist Church in Great Falls. I live off Hernandez Road where the development is planning on being. I am opposed to it. I want y'all to understand, I am not opposed to growth. I think a lot of us are not opposed to growth. For me as a pastor, growth is a good thing because I can reach people with the gospel and that is the goal. For two reasons that I am opposed to this is one, the schools. Right now, our schools are overcrowded. My son goes to the middle school in Lewisville, and they have some of the elementary school kids there. Fifth graders, because it is so overcrowded. Another reason is safety. I believe it is a big safety issue. I know as a parent to a middle schooler, when we go to pick up our kids, the line is so long we are out in the main road. The reason for that you know, it goes back again to overcrowding of the schools. What the school has done to adjust that, is they allowed the younger kids from the elementary schools to dismiss early. Because it is a huge

safety issue there. Also, when you look at Hernandez Road, there is no way that it is able to hold the traffic that is coming. There is absolutely no way. There was a Fire Fighter that was going to speak that is not able to tonight. He was going to, I am sure, stress the importance in how this is going to affect them, volunteers. So that is a safety concern. I talk to a lot of old timers and they told me years ago before my time there was Lando Landfill that is near where the development is, if not right on it. It is close, but it goes way back in there and y'all may be familiar with this. They dumped everything back there. Batteries, transformers, oil, cars. It was massive. Talking to several of the folks, the only thing that they know has been removed from there was a couple transformers. Everything else is still there. So, I am not sure how that would be a safe thing to build around. For those two reasons is the reasons I am opposed to this. The schools and safety. So, I just do not think it is a wise decision. I hope y'all would use some wisdom on this and make the right decisions. I would recommend moving it somewhere else at a later date when we are able to support this kind of growth. Thank y'all.

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

an engineer by profession, I did not have time to talk about other serious concerns I have about infrastructure, environmental impact, and the failure of the project to adhere to the Gateway Master Plan. I think other folks have spoke to that. But I do appreciate your time and attention. Thank you.

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

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

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

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

Levister said correct. Chairman Raines said I just wanted to make that clear that part of it already meets the requirements.

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

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

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

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

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

longer term build out. Commissioner Howell said this is true and we already have two developments on 901 that have potential for being this big or bigger than this.

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

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

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

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

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

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

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

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

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

stuff and plan things, have things in place so that it can become a better situation to match growth as it goes along because you are never going to get ahead of the curve. You are not going to start ahead of the curve.

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

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

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

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

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

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

Karen Lee

From: Sara Shirley <sshirley@american-ea.com>
Sent: Wednesday, April 14, 2021 11:46 AM
To: Karen Lee
Cc: Mike Levister
Subject: RE: Questions from Council regarding Winchester
Attachments: Winchester rezoning plan notes.docx

Hi, Karen! Yes, I just heard; I apologize, I had just stepped away from my desk when you called – Please see answers in Blue below. I've also attached the plan notes in word format if that would be easier for everyone to read.

Please let me know if you need anything else!

Thanks so much,

Sara Shirley, PLA
Senior Planner



(o) 704.375.2438 ext.121

(d) 704.749.1021

(f) 704.332.9361

www.American-EA.com

From: Karen Lee <klee@ChesterCounty.org>
Sent: Wednesday, April 14, 2021 11:28 AM
To: Sara Shirley <sshirley@american-ea.com>
Subject: FW: Questions from Council regarding Winchester

[ALERT: This is an External E-mail. Use caution when opening attachments or clicking links.]

Hi Sara,

Can you respond with the answers under the questions below. I left you a voice mail explaining the reason why.

Thanks,

Karen

1. Does the lot size include wetlands and the roads wants clarification of what that really means.

In the Council packet, we've provided the County's definition of density as shown in the Zoning Ordinance and provided a calculation of our site based on that definition. Please see page 2 of the Council packet.

2. The distance between exterior of the homes.

This is shown on the conceptual rezoning plan under "C. Lot Standards". The minimum is 3'. We have also reached out to the Fire Marshall for the Lando Fire Department, Mr. Richard Miller, for comments and preliminary review. He will be providing comments next week.

3. Would like to see a side by side layout of the PD and the Gateway District Master plan to have a clear understanding to see if they are followed.

The comparisons as well as the goals of the Gateway Plan are shown in the council packet. Please see pages 4-11.

4. What type of study will be done regarding traffic.

A Traffic Impact Analysis is required to be performed by a licensed traffic engineer and/or licensed traffic engineering firm and submitted to SCDOT and Chester County for approval. We have received a proposal from Ramey Kemp Associates which outlines the scope of the study. This is also included as a separate document in the Board packet of information.

From: Karen Lee
Sent: Wednesday, April 7, 2021 11:29 AM
To: Mike Levister <mlevister@ChesterCounty.org>
Cc: peter_bruce_wilson@hotmail.com
Subject: Questions from Council regarding Winchester

Councilman Wilson asked the questions below regarding rezoning request CCMA21-02 and CCMA21-04.

1. Does the lot size include wetlands and the roads wants clarification of what that really means.
2. The distance between exterior of the homes.
3. Would like to see a side by side layout of the PD and the Gateway District Master plan to have a clear understanding to see if they are followed.
4. What type of study will be done regarding traffic.

If he has anymore I will forward them to you.

Karen Lee
Chester County
Clerk to Council
1476 J A Cochran Bypass
Chester, SC 29706
803-377-7852
Ext. 2179



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WINCHESTER



CHESTER COUNTY, SC 

Conceptual Rezoning Plan

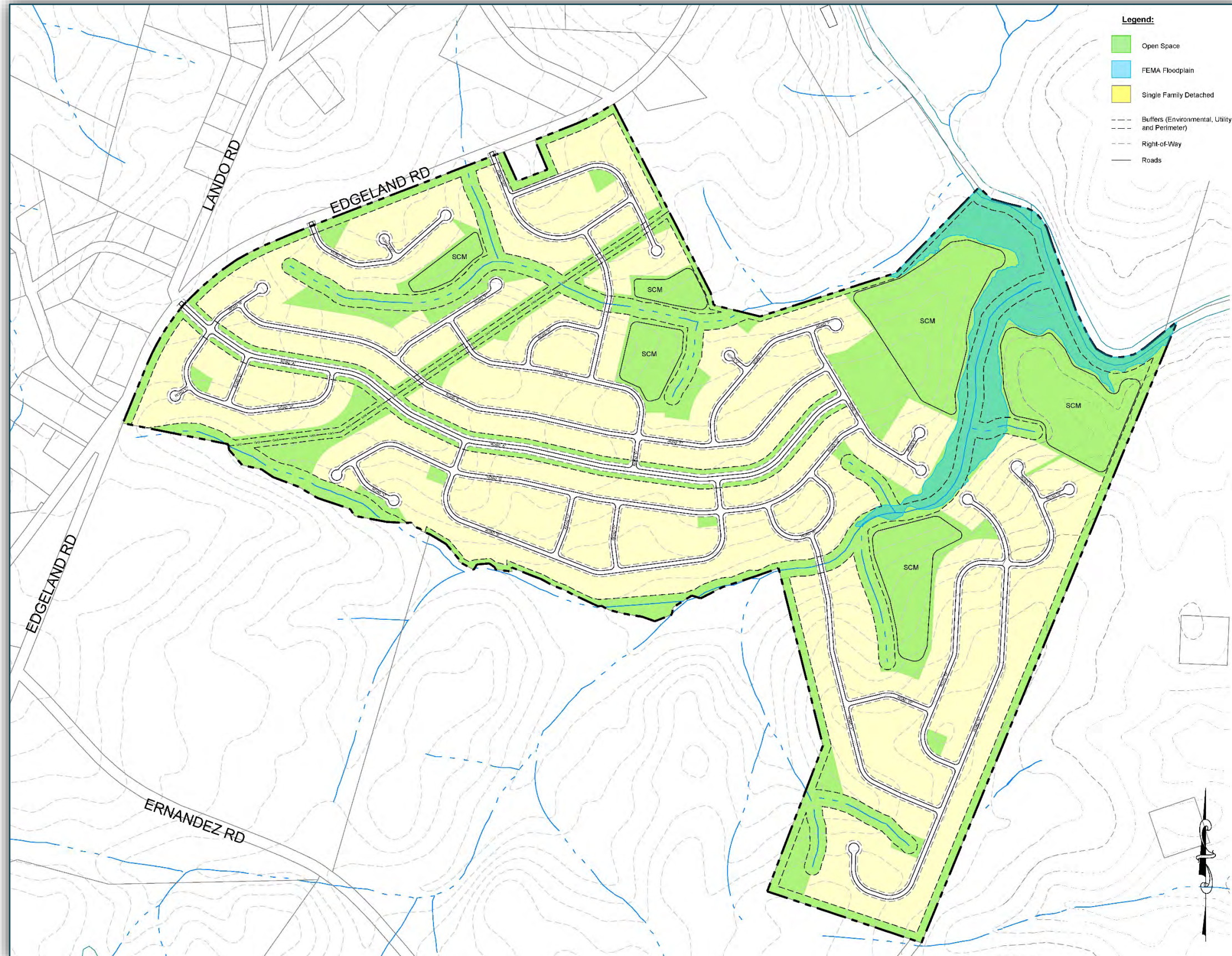


Proposed Homes: 1,150 +/-
Total Acreage: 329 +/- acres
Proposed Gross Density: 3.49 units/acre

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

Public uses to be removed from total acreage:
• Internal Streets: 40 +/- acres

Net acreage: 290 +/- acres
Net Density: 3.9 units/acre



*definition from “Chester County Zoning Ordinance”

Development Timeline



Years 1 – 2 Plan Approvals

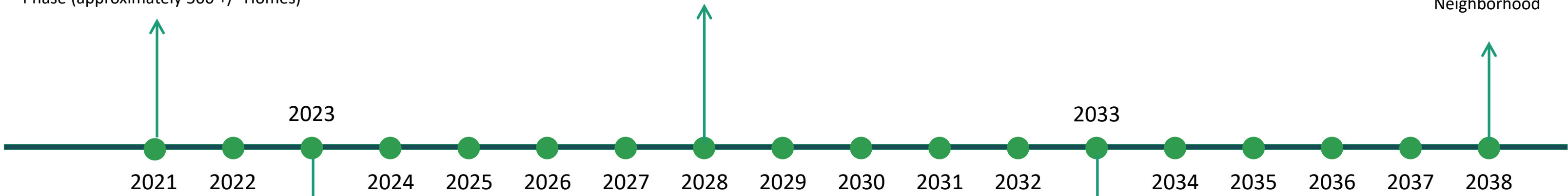
- Rezoning Approval for 1,300 +/- Homes
 - Preliminary Plat approval
- Construction drawing approval for First Phase (approximately 500 +/- Homes)

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

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

Year 18

- Transfer of HOA from developer to Neighborhood



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

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

Years 13 – 17 Construction of Third Phase

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

Gateway Master Plan – Current Housing Opportunities



- Current Housing opportunities in the Gateway District are limited to a few established neighborhoods and individual larger plots of land.
- Vision for Winchester neighborhood is to provide fair and equitable housing to meet Chester County's goal.

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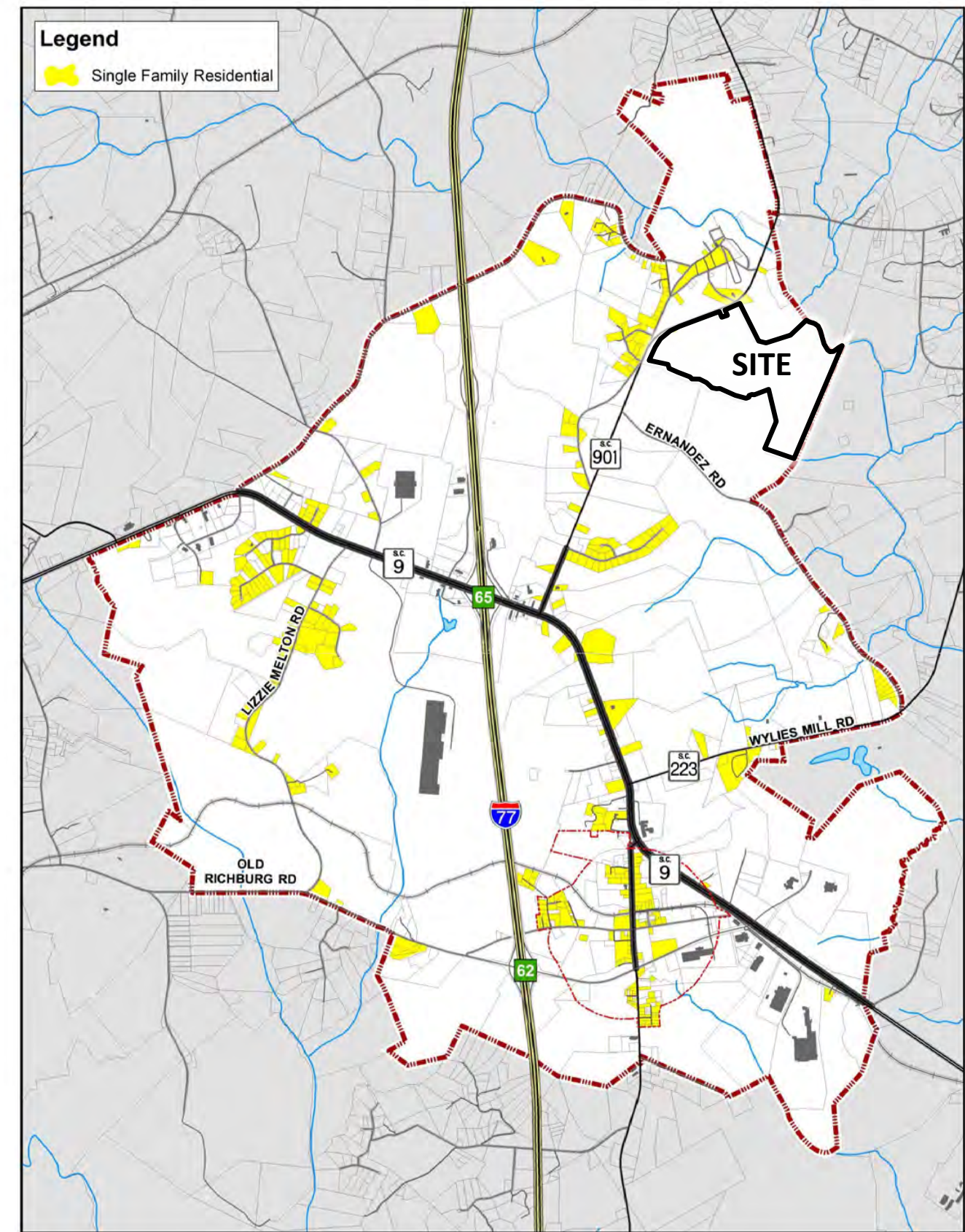
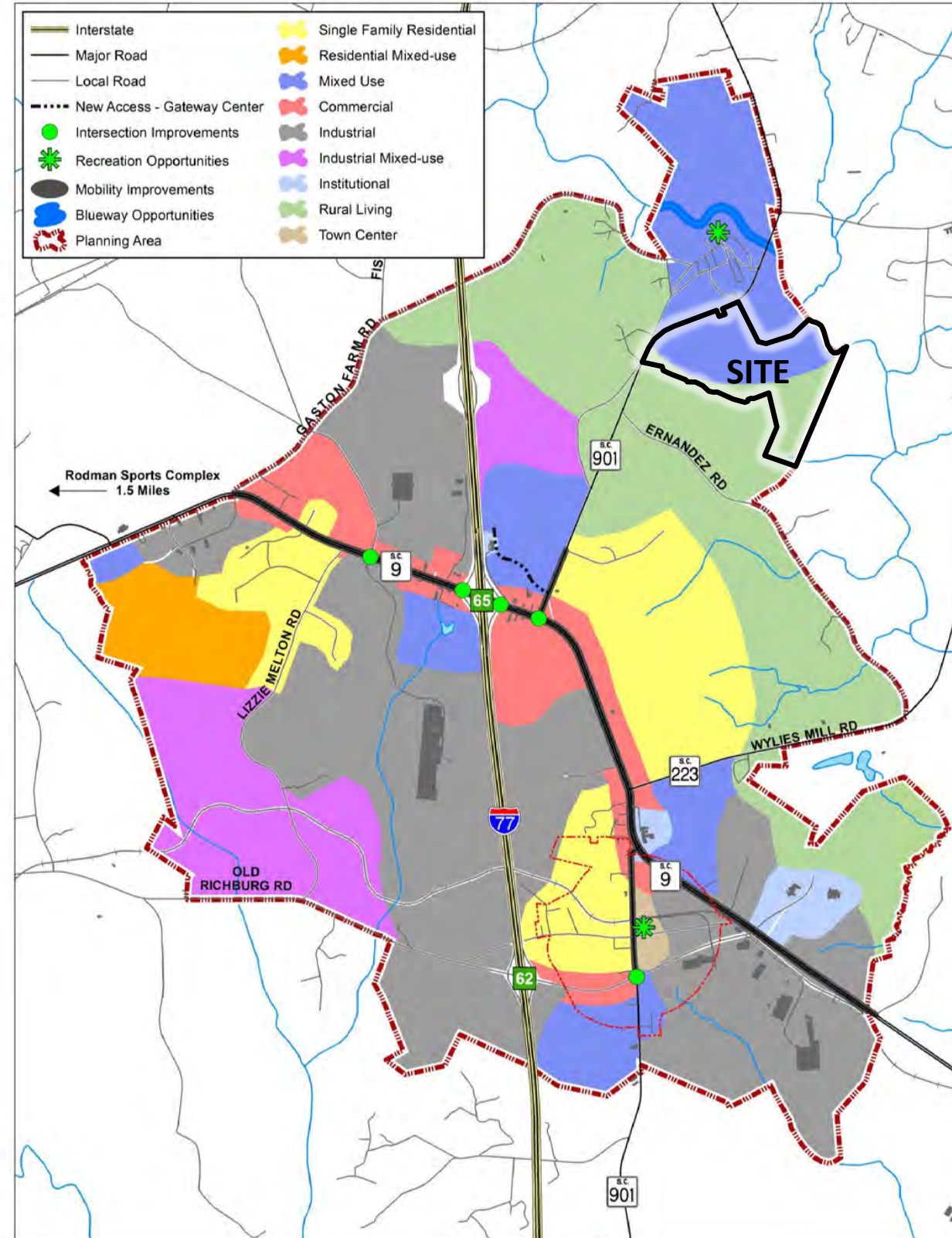


Figure 6 - Housing Map

Figure 34 - Gateway District Concept Plan Map



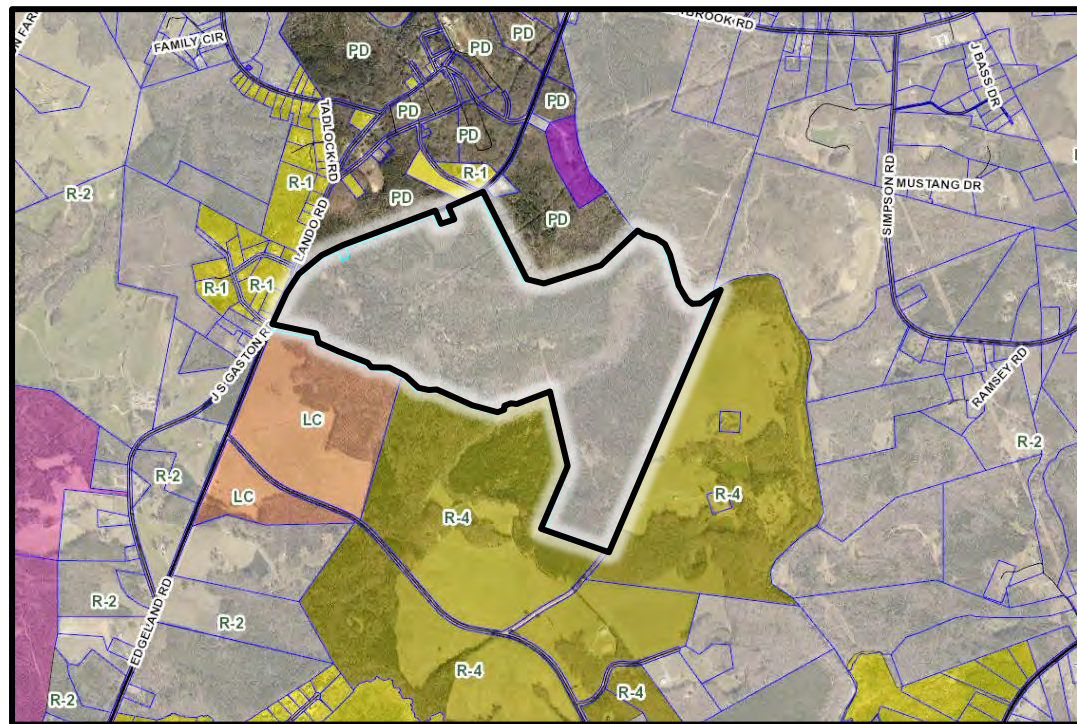
- Winchester lies within a recommended Mixed Use and Rural Living
- Goals of Gateway District: **“Protect Existing Industrial Developments”.** (pg. 45)
- Majority of parcels zoned industrial
- Lack of housing opportunities to support existing industry
- **“Promote additional housing opportunities”**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

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

Gateway Master Plan – Existing Zoning



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



Gateway

Page 12

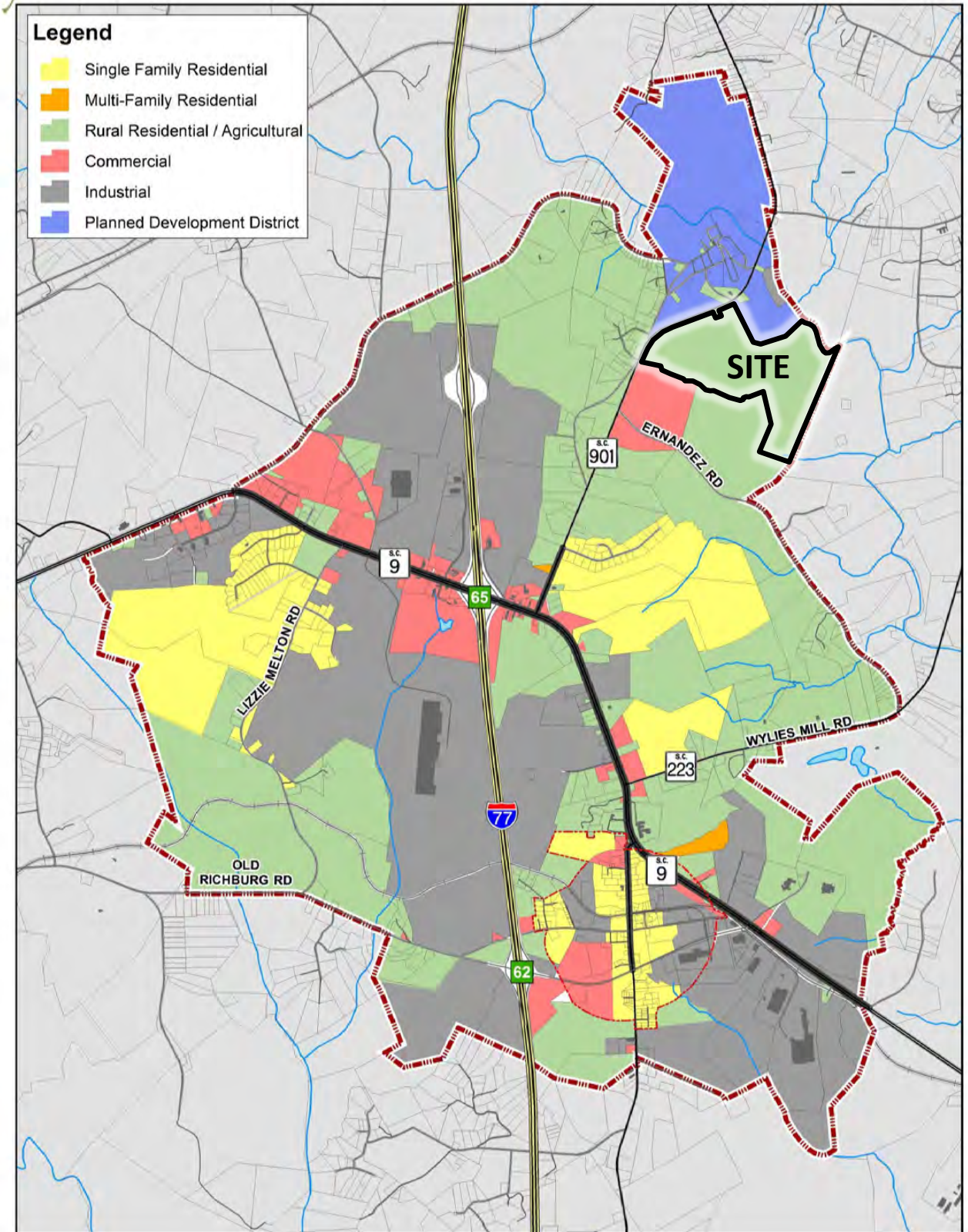


Figure 7 - Existing Zoning Map

Gateway Master Plan

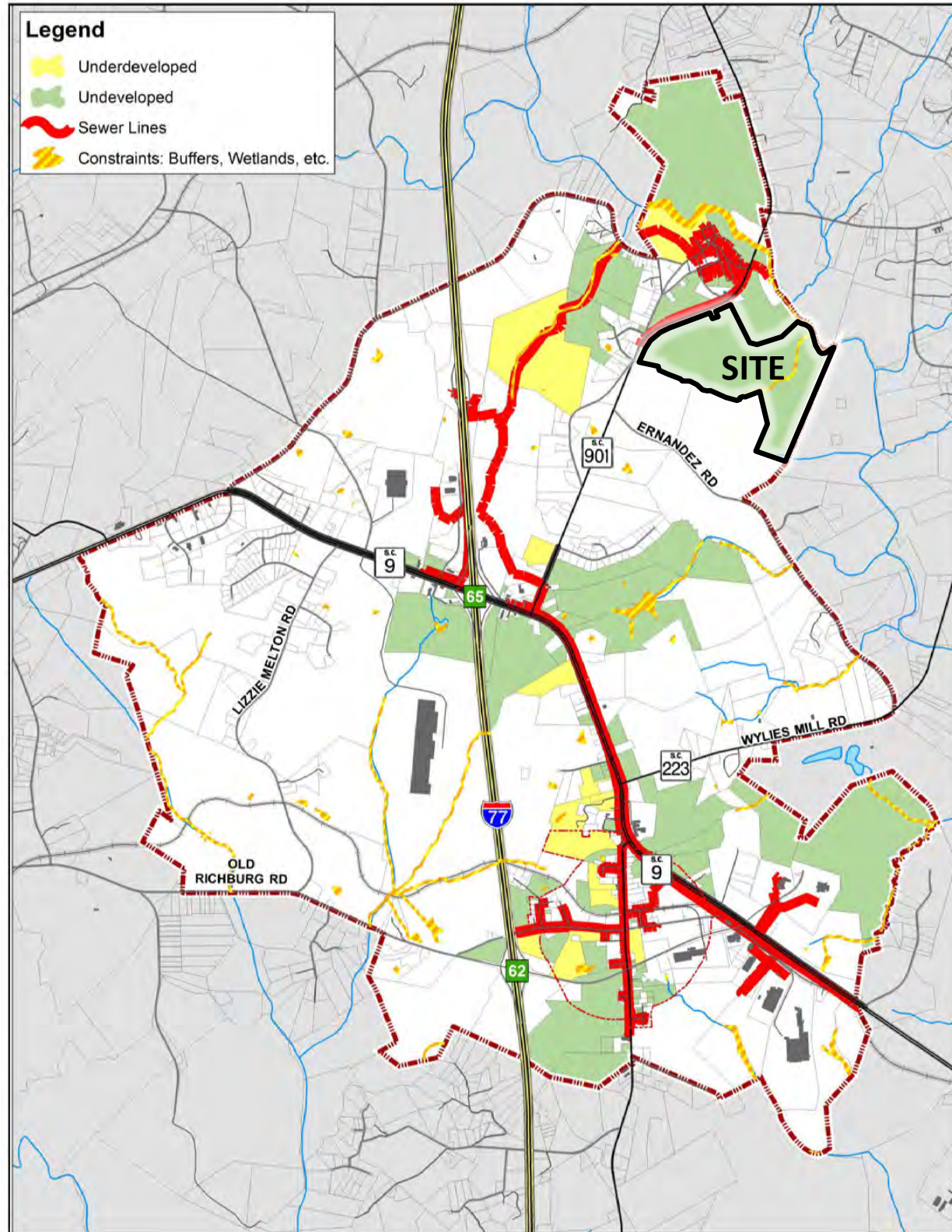
*excerpts from "A Master Plan for the Gateway District" adopted September 18, 2017

Gateway Master Plan – Redevelopment Parcels



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

Gateway



Gateway Master Plan

Figure 17 - Redevelopment Areas Within 500' of Sewer

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

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

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

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

“Cultivating industry actions can include:

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

Winchester will cultivate industry by:

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

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

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

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

Winchester will create destination by:

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

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

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

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

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

Winchester will connect nature by:

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

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

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

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

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

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

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

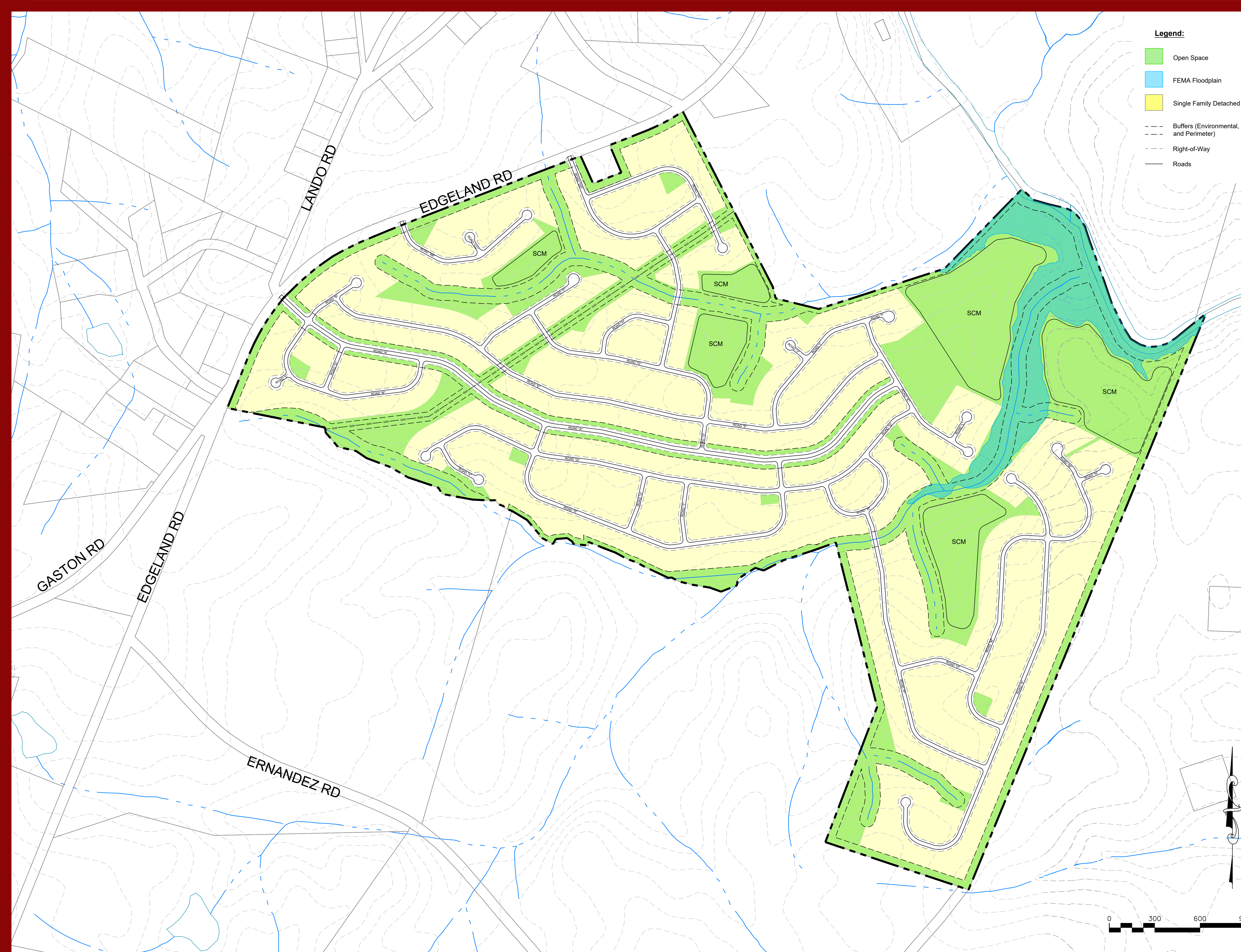
Winchester will advance infrastructure by:

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

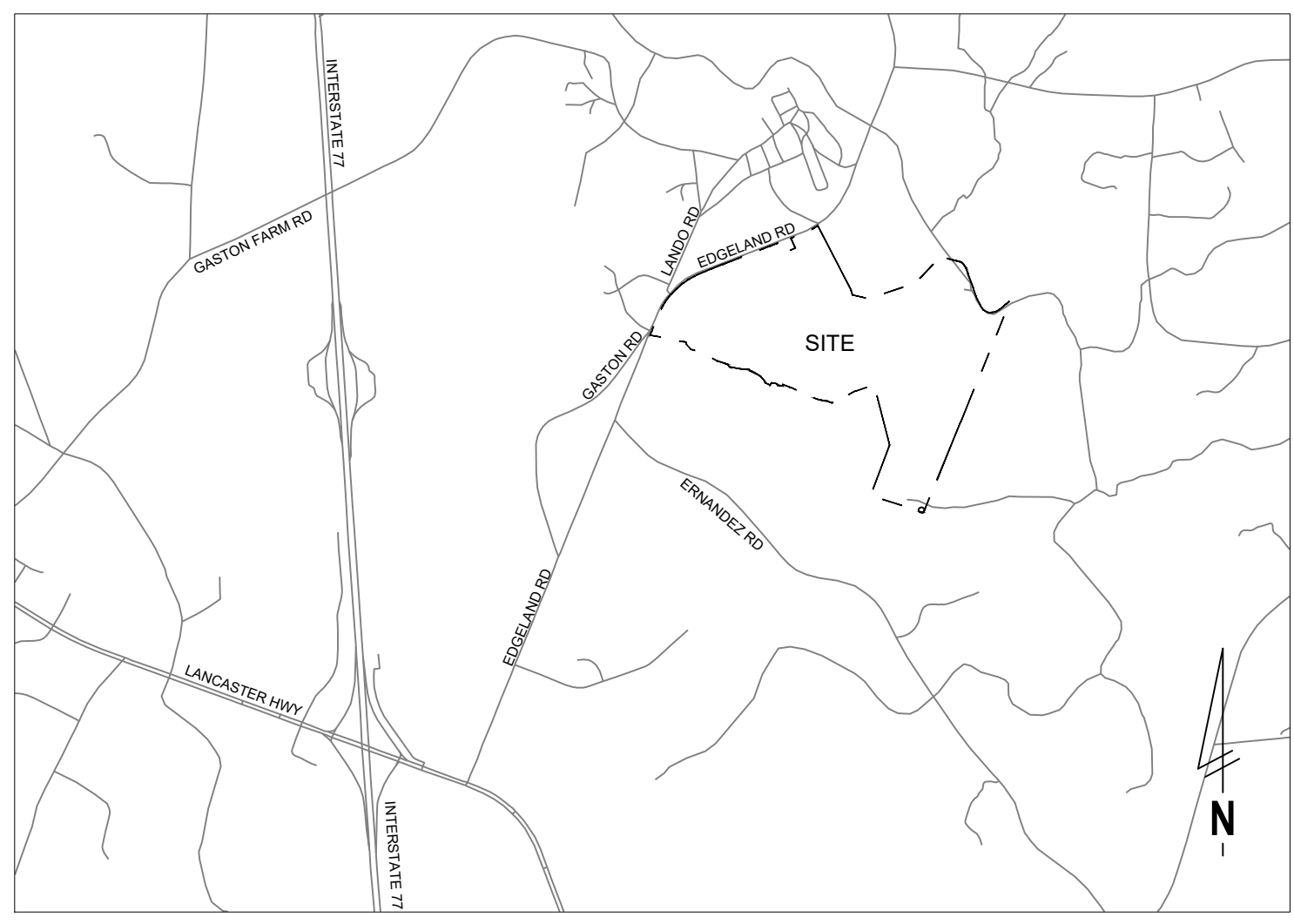


WINCHESTER





- Legend:**
- Open Space
 - FEMA Floodplain
 - Single Family Detached
 - Buffers (Environmental, Utility and Perimeter)
 - Right-of-Way
 - Roads



LOCATION MAP SCALE: 1" = 3,000'

- A. General Provisions**
- A.1. These development standards form a part of the Conceptual Rezoning Plan associated with the rezoning petition filed by Chester Land Holdings LLC to accommodate the development of a residential community on an approximately 328.9 +/- acre site located on the east side of Edgeland Road, north of its intersection with Ernandez Road, as shown on the Conceptual Rezoning Plan. The Conceptual Rezoning Plan is comprised of Tax Parcel Nos: 123-00-00-032-000 and 123-00-00-078-000.
 - A.2. The development of the site will be governed by the Conceptual Rezoning Plan, these development standards and the applicable provisions of the Chester County Zoning Ordinance and Chester County Land Development Regulations.
 - A.3. The development as depicted on the Conceptual Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Exact locations of internal roads, lots, building, stormwater measures, amenity locations, etc. will be determined at time of site plan submittal.
 - A.4. Topographic contours and streams shown were obtained from USGS Edgemoor and Catawba Quadrangle maps.
 - A.5. Base information was obtained from Chester County GIS.
 - A.6. Floodplain information was obtained from FEMA FIRM Map Nos: 45023C0113C and 45023C0094C
- B. Permitted Uses and Lot Information**
- B.1. The site will be developed as a residential community to include single-family detached dwellings and their associated accessory uses.
- C. Lot Standards:**
- Single Family Detached: 1,150 *
 Minimum lot size: 2,700 SF
 Minimum lot width: 30'
 Minimum yards
 Front: 20'
 Side: 3'
 Rear: 20'
- *Amount shown is approximate. Actual number of units to be determined at time of site plan submittal.*
- D. Transportation and Site Circulation**
- D.1. The placement and configuration of the vehicular accesses to the site will be as generally depicted on the Conceptual Rezoning Plan subject to modifications required for approval by SCDOT and/or Chester County.
 - D.2. The site will be served by internal public streets and may also be served by internal private drives and/or alleys. Adjustments to the locations of the internal public streets and the internal private drives and/or alleys that respond to actual site and environmental conditions will be allowed during the site plan process.
 - D.3. Public streets will be designed and constructed to SCDOT standards. Public streets will be owned and maintained by SCDOT.
 - D.4. A Traffic Impact Analysis is required by Chester County prior to site plan approval. Requirements placed on the site by SCDOT and County review will be incorporated as necessary into the site plan at time of site plan submittal.
 - D.5. Off-street parking and loading requirements will meet the standards set forth in Chester County's Zoning Ordinance Chapter 5, Art. IV Parking
- E. Environmental**
- E.1. The site will comply with applicable local and State standards for environmental impacts, avoidance and/or buffering.
 - E.2. All local and state regulations regarding erosion and sediment control and stormwater management will be observed and incorporated into the site plan at time of site plan submittal. Exact location and sizing of stormwater mitigation measures will be determined at time of site plan submittal.
- F. Landscape, Open Space and Signage**
- F.1. A conceptual landscaping plan showing proposed landscaping, perimeter buffering and/or existing tree cover is included with the rezoning package. All local regulations regarding required landscaping will be observed and incorporated at time of site plan submittal.
 - F.2. Amenities, amenity areas and open spaces as conceptually shown on the Conceptual Rezoning Plan would be owned and maintained by an HOA. Amenities may include but are not limited to: Clubhouse and pool, pocket parks throughout the neighborhood, seating areas, landscaped areas, playgrounds, open multi-purpose lawn spaces, dog park, trails.
 - F.3. Screening as shown conceptually on the rezoning plan will meet the standards as set forth in Chester County's Zoning Ordinance Chapter 5, Art. III Landscaping
 - F.4. Signs will meet the standards set forth in Chester County's Zoning Ordinance Chapter 5, Art. V Signs
- G. Architecture**
- G.1. Where practical, buildings shall be oriented towards the internal street system to reinforce the streetscape.
 - G.2. Maximum structure height: 35 feet when permitted by fire regulations [not applicable to church spires, belltowers, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]
 - G.3. Accessory structures shall be consistent with the principal building in material, texture, and color.
 - G.4. The architectural character associated with the building(s) to be located on the site as generally depicted in the Vision Book are included to reflect the architectural style and quality of the building(s) that will be constructed. Actual building(s) to be constructed and the nature and/or location of the building elements may vary from these illustrations as long as the general architectural concept and intent shown is maintained and heights of any buildings above heights specified are not increased.
 - G.5. Acceptable facade materials include but are not limited to the following: masonry materials such as brick, hard stucco, stone or tile materials. Cementitious (panel, siding, trim & battens), (e.i.f.s.), and vinyl. New materials to the market proposed for exterior use are acceptable pending compliance with the architectural character.
- H. Phasing:**
- H.1. Phasing will be established at time of site plan submittal. It is anticipated this site will have more than one phase. Phases may overlap as reasonable.



Example Homes

WINCHESTER



Images are conceptual in nature and provided to convey general nature of proposed buildings.

Example Homes

WINCHESTER



Images are conceptual in nature and provided to convey general nature of proposed buildings.

April 14, 2021

Sara Shirley
American Engineering
8008 Corporate Center Drive, Suite 110
Charlotte, NC 28226
P: 704-375-2438
E: sshirley@american-ea.com
[Sent via email]

Reference: Winchester – Chester County, SC

Subject: Transportation Engineering Services Agreement

Dear Ms. Shirley:

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

I.) SCOPE OF SERVICES:

A.) Traffic Engineering:

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

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

B.) Additional Services:

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

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

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

II.) SUMMARY OF FEES:

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

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

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

III.) DEPOSIT:

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

IV.) GENERAL CONDITIONS:

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

V.) PROJECT/CLIENT INFORMATION SHEET:

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

VI.) ACCEPTANCE:

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

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

Client Name: _____
(Print)

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

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

Sincerely,
Ramey Kemp & Associates, Inc.



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

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

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

1.01 Payment Procedures

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

2.01 Termination

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

3.01 General Considerations

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

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

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

Client Initials: _____

Client Information Sheet

Project Name:

Client Name:

Person Corporation LLC Partnership

Address:

Project Contact Name:

Title:

Email:

Phone Number(s):

Billing/Invoicing Information:

Billing/Invoicing Contact Name (if different):

Email:

Phone Number(s):

Billing/Invoicing Address:

Real Property Legal Owner Name:

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

Person Corporation LLC Partnership

Address:

Owner Contact Name:

Email:

Phone Number(s):

Property #1 of 3



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 3.16.21 Case # CCMA21-02 Invoice # 3558

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

Please give your reason for this rezoning request:

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

Copies of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 814, 531110, 531311

Property Address Information

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

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

PLEASE PRINT:

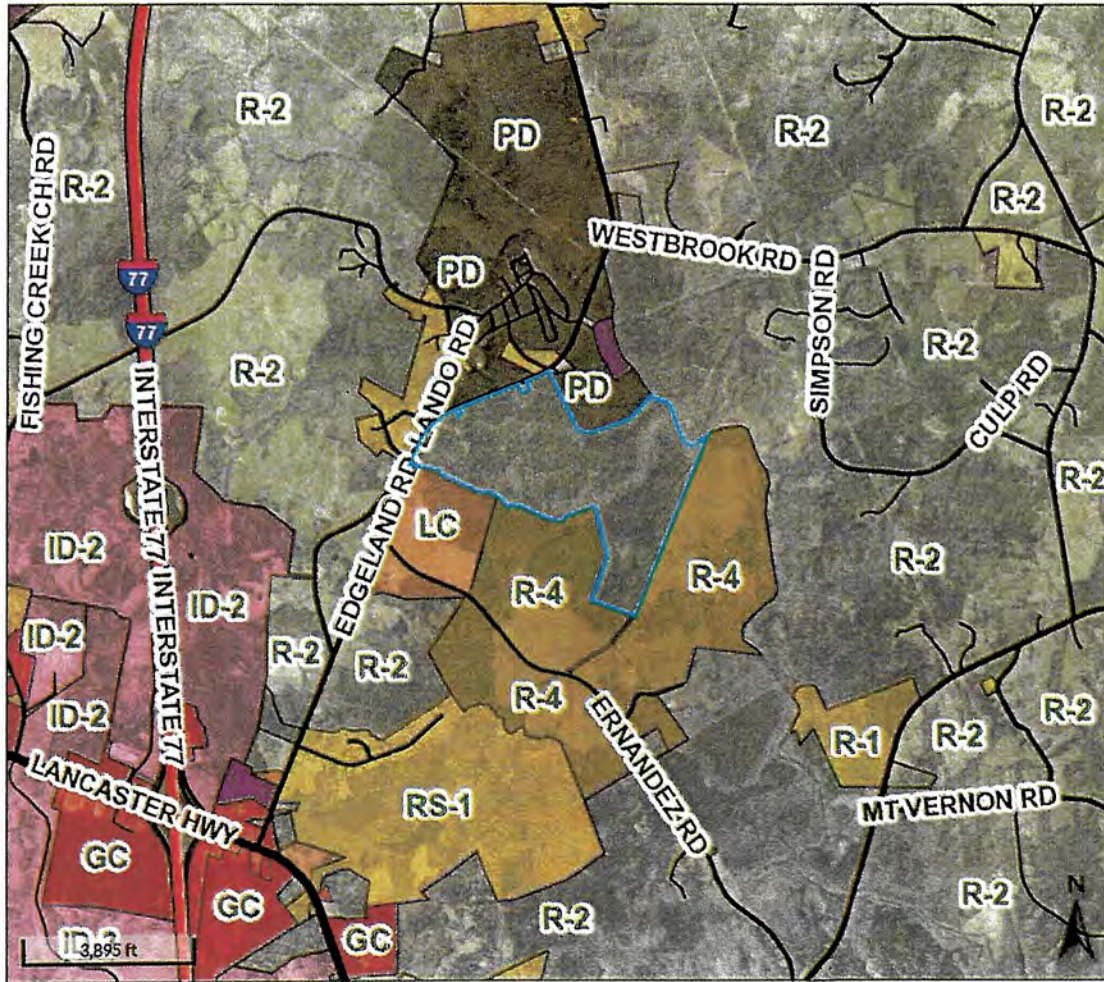
Applicant(s): Chester Holdings LLC CHESTER LAND HOLDINGS LLC
Address 2627 Brekonridge Centre Drive, Monroe, NC 28110
Telephone: _____ cell _____ work _____
E-Mail Address: _____

Owner(s) if other than applicant(s): CLARY SARAH B, BESS BURNS, BURNS-REID, CA VIRGINIA LL CO
Address: 34 EASTBRANCH COURT COLUMBIA, SC 29223
Telephone: _____ cell _____ work _____
E-Mail Address: _____

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

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

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



Overview



Legend

- Roads**
- Secondary Road
 - SC Highway
 - ▭ Municipals
 - ▭ Parcels
- Chester County Zoning**
- AG
 - EDD
 - GC
 - ID-1
 - ID-2
 - ID-3
 - LC
 - R-1
 - R-2
 - R-3
 - R-4
 - RG-1
 - RG-2
 - RIV
 - RS-1
- Town of Fort Lawn Zoning**
- CC
 - HC
 - I
 - R-1
 - R-2
 - R-3
 - ▭ County Boundary

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

Alternate ID n/a
 Class LA
 Acreage 334

Owner Address CLARY SARAH B, BESS BURNS,
 BURNS-REID LCA VIRGINIA LL CO
 34 EASTBRANCH COURT
 COLUMBIA SC 29223

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

**Chester County Planning Commission
March 16, 2021**

CCMA21-04: Chester Land Holdings, LLC. Request Tax Map # 123-00-00-078-000 located along Edgeland Road, Edgemoor SC, be rezoned from R2 (Rural Two) to PD (Planned Development)

Chairman Raines said this is the very small parcel that is like less than an acre.

Chairman Raines made the motion to also disapprove that; seconded by Vice Chairman Smith. Vote was 7-0 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: \$150.00

Meeting Date: 3.16.21 Case # CCMA21-04 Invoice # 3558

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

Please give your reason for this rezoning request:

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

Copies of plat must be presented with the application request.

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 814, 531110, 531311

Property Address Information

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

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

PLEASE PRINT:

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

Address 2627 Brekonridge Centre Drive, Monroe, NC 28110

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

E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): BURNS BESSIE FRANCIS

Address: 37 DEWEES LANE HILTON HEAD, SC 29926

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

E-Mail Address: [REDACTED]

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

DocuSigned by:

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

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

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



Overview



Legend

- Address Points
- Roads
 - Secondary Road
 - SC Highway
- Municipals
- Parcels
- Chester County Zoning
 - AG
 - EDD
 - GC
 - ID-1
 - ID-2
 - ID-3
 - LC
 - R-1
 - R-2
 - R-3
 - R-4
 - RG-1
 - RG-2
 - RIV
 - RS-1
- Town of Fort Lawn Zoning
 - CC
 - HC
 - I
 - R-1
 - R-2
 - R-3
- County Boundary

Parcel ID	123-00-00-078-000	Alternate ID	n/a	Owner Address	BURNS BESSIE FRANCIS
Sec/Twp/Rng	n/a	Class	RN		37 DEWEES LANE
Property Address		Acreage	n/a		HILTON HEAD SC 29926
District	03				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

CONNECTEXPLORER



Chester County Planning Commission
March 16, 2021

CCMA21-06: J.M. Mullis, Inc request Tax Map # 165-00-00-079-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request. Chairman Raines states on your map this is parcel number ten, 475 acres.

Vice Chairman Smith made the motion to approve this rezone request; seconded by Commissioner Walley. Chairman Raines ask for discussion. Commissioner Walley said she has one question. There is a cemetery over there, not sure what parcel it falls in, is it inside of this? Mr. Long said no. It is next door. So, there is an existing cemetery. I cannot remember the name. Elmwood Cemetery? That is not part of the parcel. That is going to remain as it is now. There will be a buffer all the way around the cemetery that will not be infringed upon by this development. It will come close but there will be a buffer in addition that's not part of the property. The other thing is that there currently is a gate at the back of that cemetery that you can access the property. Once the project has started construction, the entrance road will come off the front road off Highway 9. That gate will basically be shut off with the exception for potential maintenance. Thru traffic will go away once they are able to break ground on the project.

Chairman Raines ask for any other questions, clarification or comments. Vice Chairman Smith said I just have a question for the staff. With the COVID 19 situation, have you had any of the neighbors call with negative questions or comments or anything of that nature? Director Levister said no sir.

Chairman Raines asked all in favor of rezoning parcel ten from R2 to ID-3. Vote was 7-0 to approve.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 3.16.21 Case # CCMA21-06 Invoice # 3612

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

Please give your reason for this rezoning request:

Applicant intends to establish a beverage production, containerization, and distribution facility on the property.

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: 311213; 312120; 312130; 312140

Property Address Information

Property address: on or near Highway 21 (Catawba River Road), Fort Lawn, Chester County, South Carolina

Tax Map Number: 165-00-00-079-000 (portion) Acres: 475 (Parcel 10)

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

PLEASE PRINT:

Applicant (s): J.M. Mullis, Inc.

Address: 3753 Tyndale Drive, Suite 101, Memphis, TN 38125 Attention: J. Michael Mullis, President/CEO

Telephone: [REDACTED] work [REDACTED]

E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Springsteen Properties, Inc.

Address: 1377 Broadcloth Street, Suite 205, Fort Mill, SC 28715

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

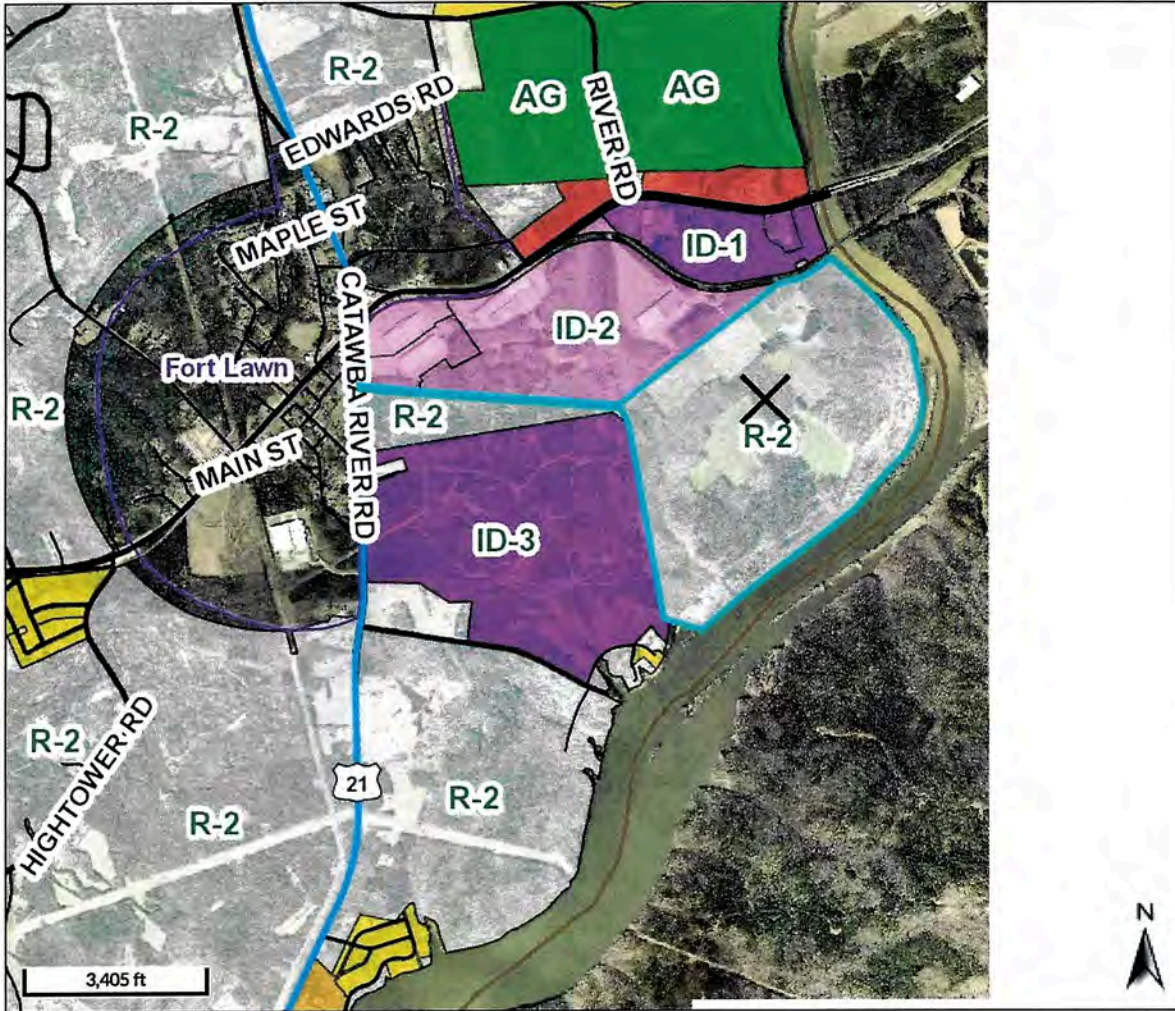
E-Mail Address: [REDACTED]

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

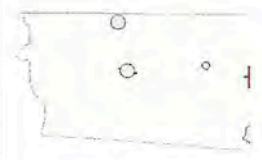
Owner's signature: [Signature] Date: 2/16/21

Applicant signature: J. Michael Mullis Date: 2/12/21

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



Overview



Legend

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

Parcel ID 165-00-00-079-000
 Sec/Twp/Rng n/a
 Property Address 2404 CATAWBA RIVER ROAD

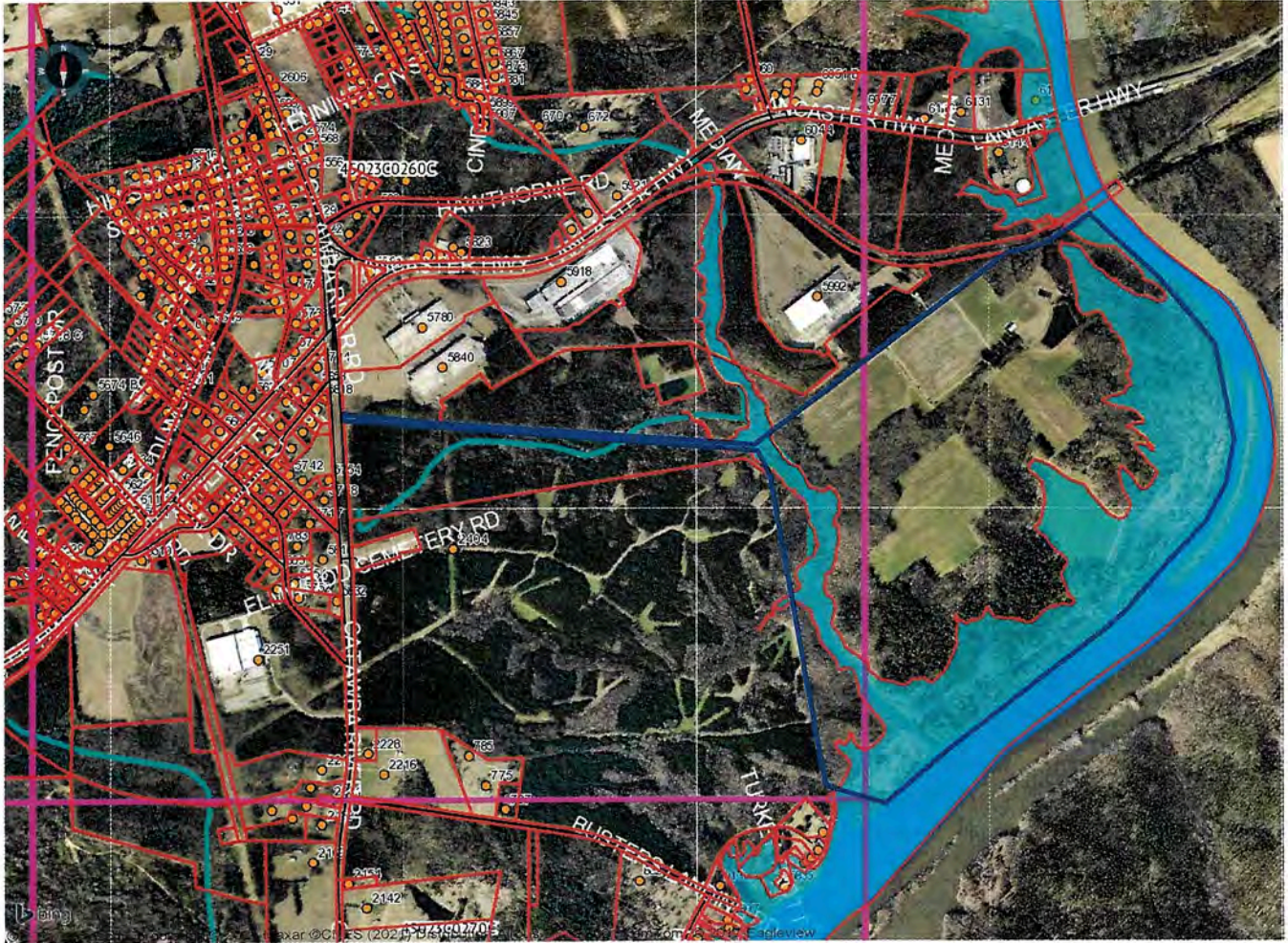
Alternate ID n/a
 Class RN
 Acreage 475

Owner Address SPRINGSTEEN PROPERTIES INC
 % LEROY INVESTMENTS
 1377 BROADCLOTH ST, STE 205
 FORT MILL SC 29715

District 05
 Brief Tax Description TRACTS C,D,E PART OF F
 (Note: Not to be used on legal documents)

Date created: 3/3/2021
 Last Data Uploaded: 3/3/2021 3:15:46 AM

CONNECTEXPLORER



map: Auto (Mosaic) Feb 2017 - Feb 2017 02/13/2017 - 02/27/2017

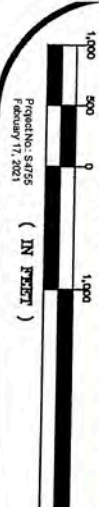
CMA 21-26



NOTES:

- 1) REFERENCE IS MADE TO THE PROJECT MAP, UNDATED PROVIDED BY SAME DATED NOVEMBER 12, 2020.
- 2) AVERAGE AND LIMITS OF PARCELS TO BE CONFIRMED BY AN ALTA SURVEY.

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.



Parcel 10 Rezoning Map
± 1,200-Acre Tract M and Springsteen Property
Chester County, South Carolina



PRELIMINARY

Prepared by Alliance Consulting Engineers, Inc.

0.1 MILES TO LANCASTER COUNTY AIRPORT

0.1 MILES TO LANCASTER COUNTY AIRPORT

0.1 MILES TO LANCASTER COUNTY AIRPORT

A PORTION OF TRACT # 18-00-00-003-000

**Chester County Planning Commission
March 16, 2021**

CCMA21-07: J.M. Mullis, Inc request Tax Map # 165-00-00-055-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from R2 (Rural Two) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request. This is parcel number two. 57 acres.

Commissioner Grant made the motion to approve this rezone request; seconded by Vice Chairman Smith. Vote was 7-0 to approve.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 3.16.21 Case # CCMA21-07 Invoice # 3613

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

Please give your reason for this rezoning request:

Applicant intends to establish a beverage production, containerization, and distribution facility on the property.

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: 311213; 312120; 312130; 312140

Property Address Information

Property address: on or near Highway 21 (Catawba River Road), Fort Lawn, Chester County, South Carolina
 Tax Map Number: 165-00-00-055-000 Acres: 57 (Parcel 2)

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

PLEASE PRINT:

Applicant (s): J.M. Mullis, Inc.
Address 3753 Tyndale Drive, Suite 101, Memphis, TN 38125 Attention: J. Michael Mullis, President/CEO
Telephone: [REDACTED] work [REDACTED]
E-Mail Address: [REDACTED]

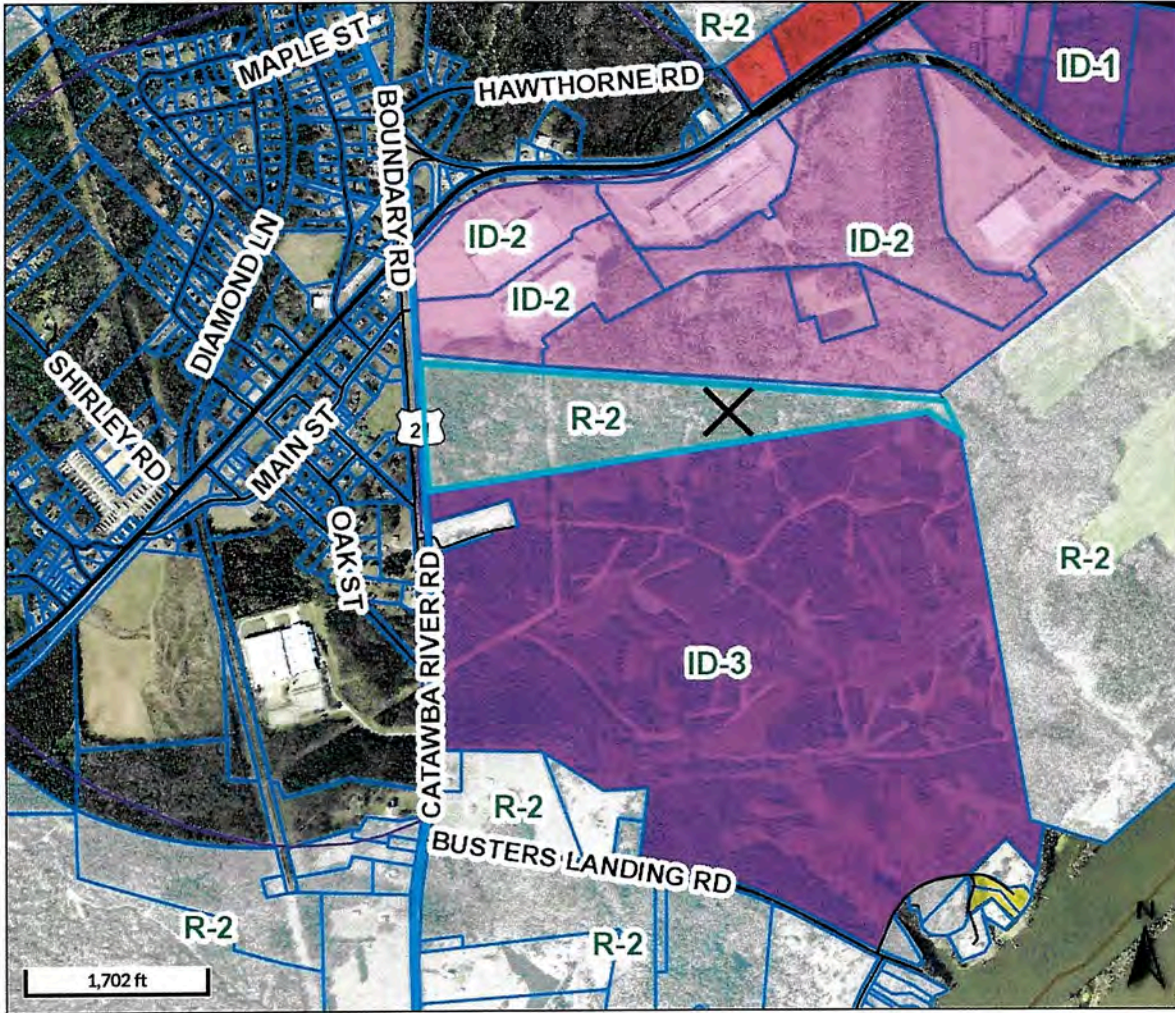
Owner(s) if other than applicant(s): Springland, Inc.
Address: 164 Skipper Street, Fort Mill, SC 29715
Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
E-Mail Address: [REDACTED]

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

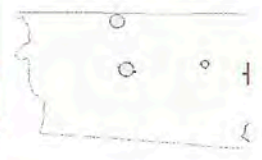
Owner's signature: R. Alexander, VP of Springland, Inc. Date: 2-16-21

Applicant signature: J. Michael Mullis Date: 2/12/21

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



Overview



Legend

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

Parcel ID 165-00-00-055-000
 Sec/Twp/Rng n/a
 Property Address
 District 05
 Brief Tax Description n/a

Alternate ID n/a
 Class AC
 Acreage 57

Owner Address SPRINGLAND INC
 164 SKIPPER ST
 FORT MILL SC 29715

(Note: Not to be used on legal documents)

Date created: 3/3/2021
 Last Data Uploaded: 3/3/2021 3:15:46 AM

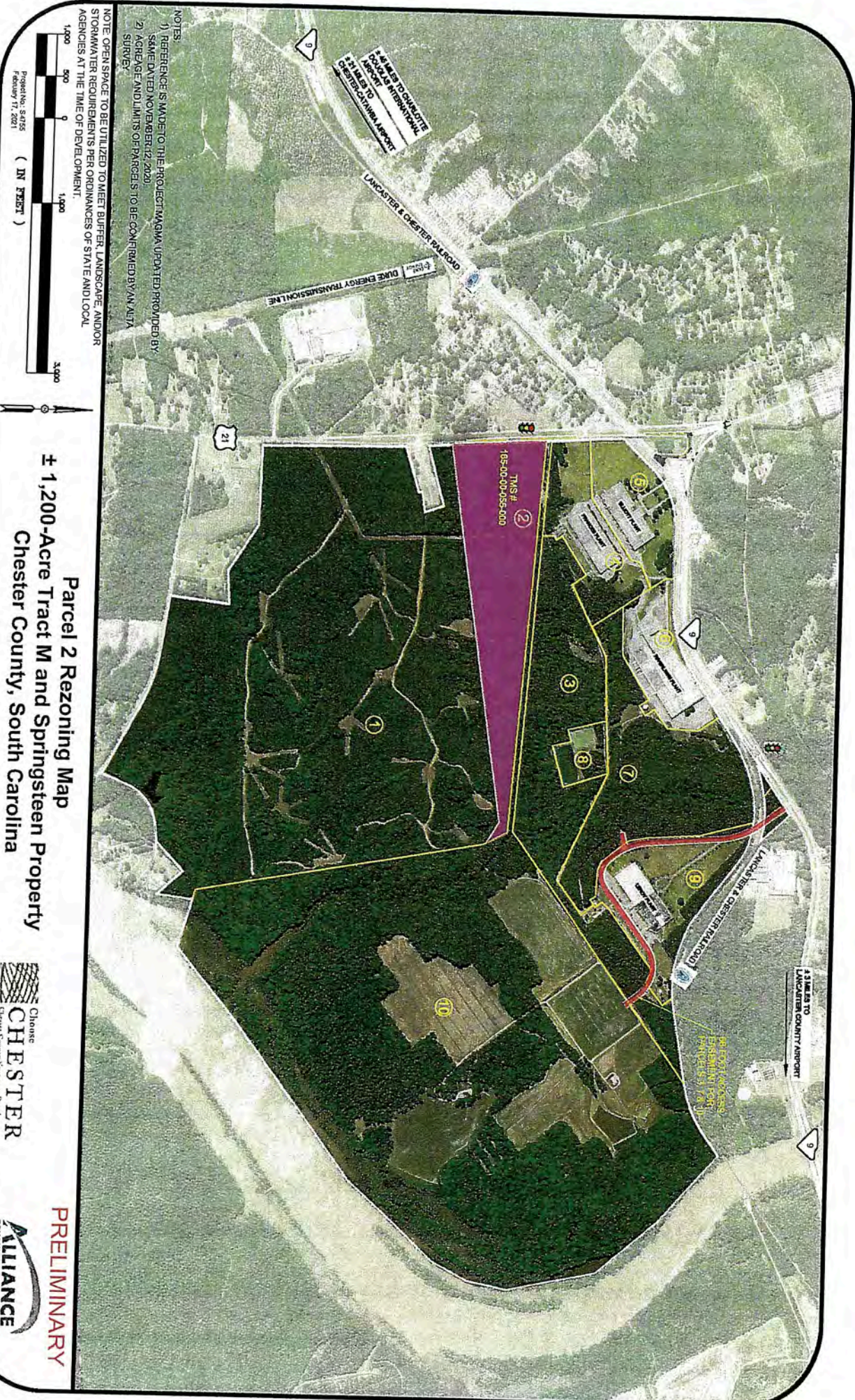
Developed by  **Schneider**
 GEOSPATIAL

CONNECTEXPLORER



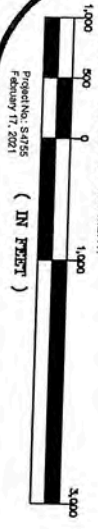
map: Auto (Mosaic) Feb 2017 - Feb 2017 02/13/2017 - 02/27/2017

CCMA81-07



- NOTES:
- 1) REFERENCE IS MADE TO THE PROJECT MAGNA, UPDATED PROVIDED BY SAME DATED NOVEMBER 12, 2020.
 - 2) AGRICULTURE AND LIMITS OF PARCELS TO BE CONFIRMED BY AN ALTA SURVEY.

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.



Parcel 2 Rezoning Map
± 1,200-Acre Tract M and Springsteen Property
Chester County, South Carolina



Chester County Planning Commission
March 16, 2021

CCMA21-08: J.M. Mullis, Inc request Tax Map # 165-00-00-091-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request. This is parcel number seven. 75 acres.

Commissioner Grant made a motion to approve this rezone request; second by commissioner Walley. 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: \$150.00

Meeting Date: 3.16.21 Case # CCMA21-08 Invoice # 3611

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

Please give your reason for this rezoning request:

Applicant intends to establish a beverage production, containerization, and distribution facility on the property.

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: 311213; 312120; 312130; 312140

Property Address Information

Property address: on or near Highway 21 (Catawba River Road), Fort Lawn, Chester County, South Carolina

Tax Map Number: 165-00-00-091-000 (portion) Acres: 75 (Parcel 7)

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): J.M. Mullis, Inc.

Address 3753 Tyndale Drive, Suite 101, Memphis, TN 38125 Attention: J. Michael Mullis, President/CEO

Telephone: [REDACTED] cell [REDACTED] work _____

E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Springsteen Properties, Inc.

Address: 1377 Broadcloth Street, Suite 205, Fort Mill, SC 28715

Telephone: [REDACTED] cell [REDACTED] work _____

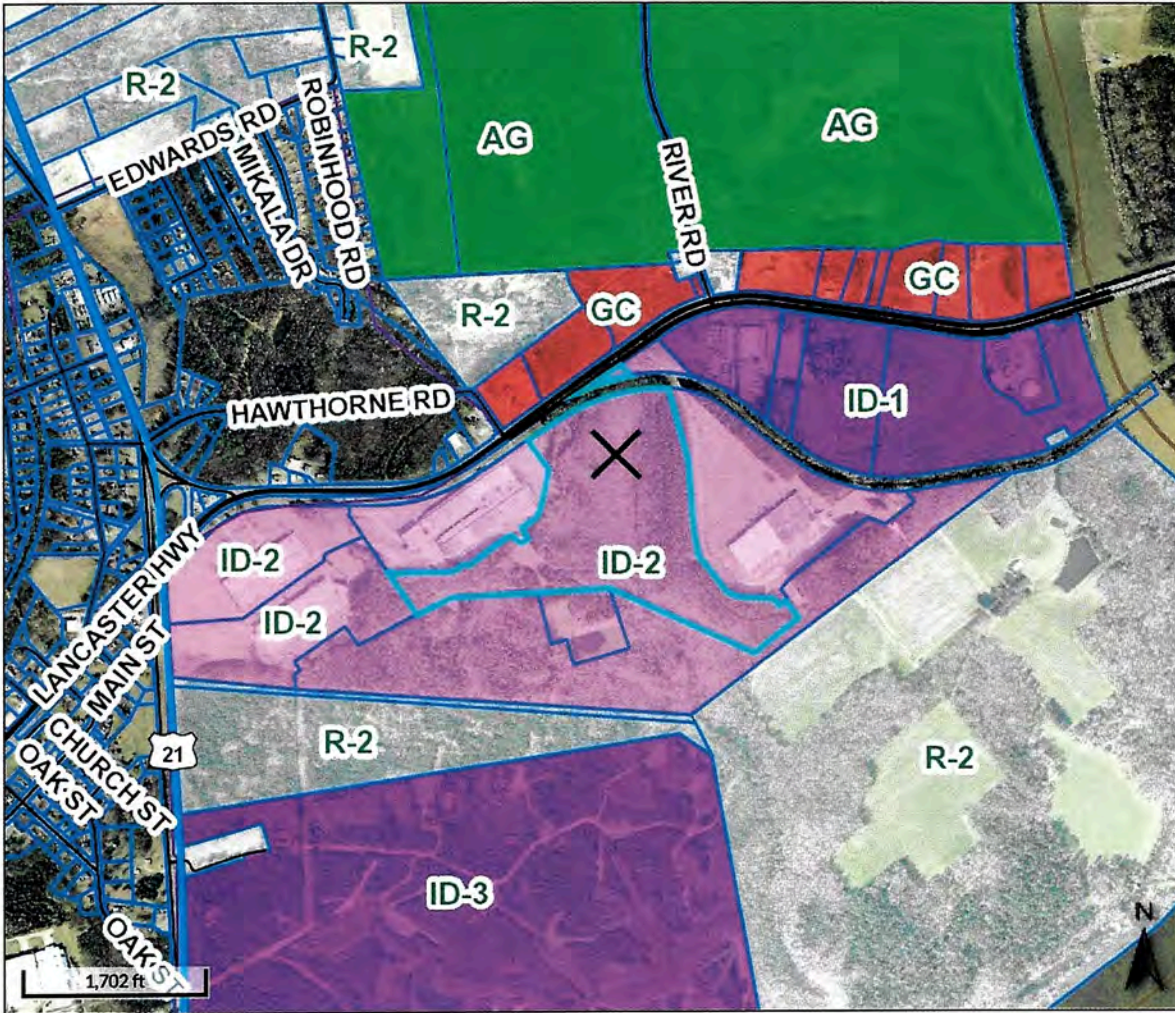
E-Mail Address: [REDACTED]

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

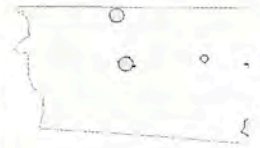
Owner's signature: [Signature] Date: 2/16/21

Applicant signature: J. Michael Mullis Date: 2/12/21

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



Overview



Legend

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

Parcel ID 165-00-00-091-000
 Sec/Twp/Rng n/a
 Property Address
 District 05
 Brief Tax Description n/a

Alternate ID n/a
 Class AC
 Acreage 75

Owner Address SPRINGSTEEN PROPERTIES INC
 1377 BROADCLOTH ST, STE 205
 FORT MILL SC 29715

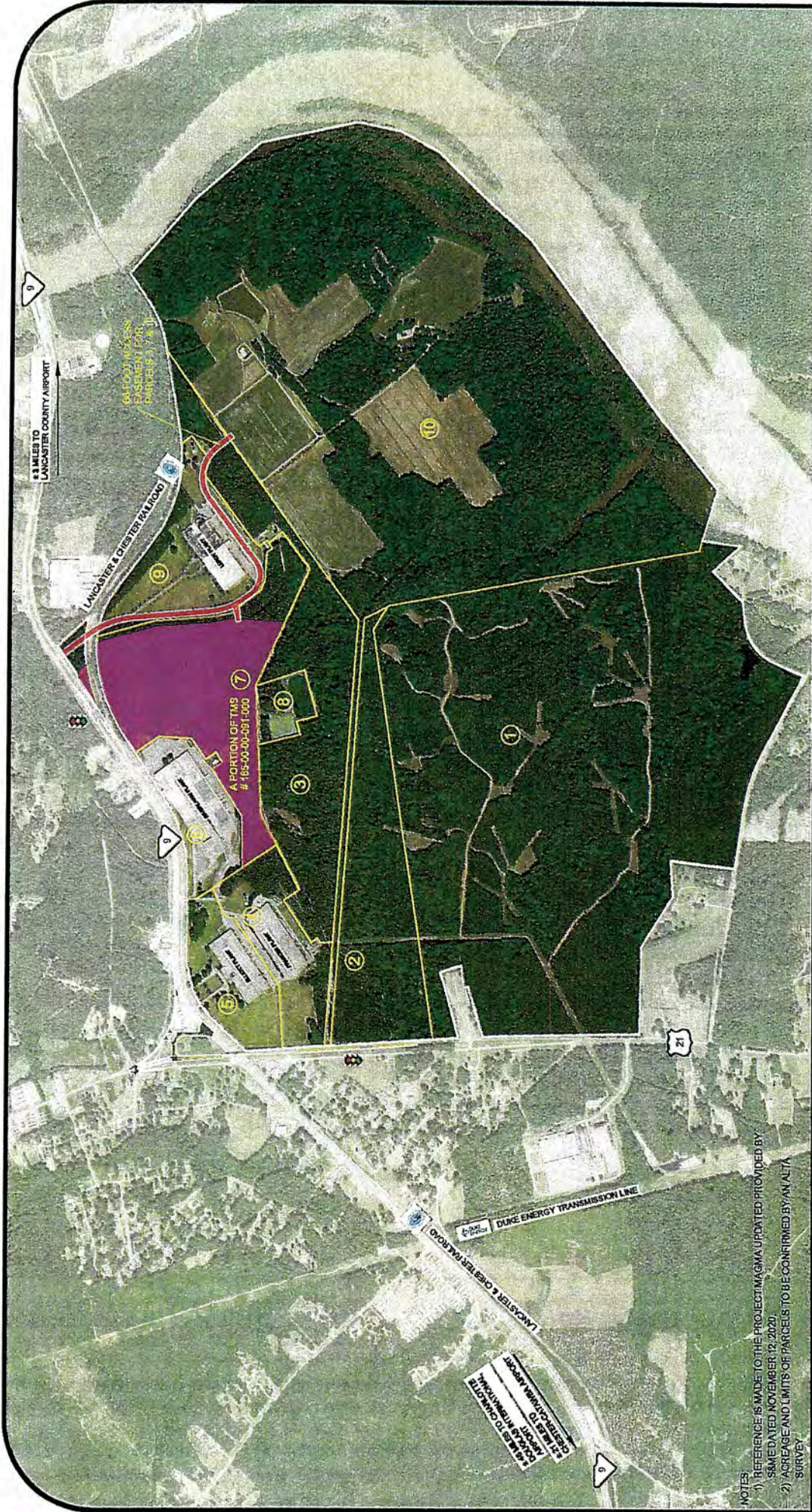
(Note: Not to be used on legal documents)

Date created: 3/3/2021
 Last Data Uploaded: 3/3/2021 3:15:46 AM

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map: Auto (Mosaic) Feb 2017 - Feb 2017 02/13/2017 - 02/27/2017



NOTES:
 1) REFERENCE IS MADE TO THE PROJECT MAGMA UPDATED PROVIDED BY SAME DATED NOVEMBER 12, 2020.
 2) ACREAGE AND LIMITS OF PARCELS TO BE CONFIRMED BY AN ALTA SURVEY.

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.



Parcel 7 Rezoning Map
± 1,200-Acre Tract M and Springsteen Property
Chester County, South Carolina



PRELIMINARY

Prepared by Alliance Consulting Engineers, Inc.

CCMA 21-08

**Chester County Planning Commission
March 16, 2021**

CCMA21-09: J.M. Mullis, Inc request Tax Map # 165-00-00-080-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request. This is parcel number three. 83 acres.

Commissioner Grant made a motion to approve this rezone request; seconded by Commissioner Walley 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: \$150.00

Meeting Date: 3.16.21 Case # CCMA21-09 Invoice # 3610

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

Please give your reason for this rezoning request:

Applicant intends to establish a beverage production, containerization, and distribution facility on the property.

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: 311213; 312120; 312130; 312140

Property Address Information

Property address: on or near Highway 21 (Catawba River Road), Fort Lawn, Chester County, South Carolina

Tax Map Number: 165-00-00-080-000 (portion) Acres: 83 (Parcel 3)

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

PLEASE PRINT:

Applicant (s): J.M. Mullis, Inc.

Address 3753 Tyndale Drive, Suite 101, Memphis, TN 38125 Attention: J. Michael Mullis, President/CEO

Telephone: [redacted] cell [redacted] work _____

E-Mail Address: [redacted]

Owner(s) if other than applicant(s): Springsteen Properties, Inc.

Address: 1377 Broadcloth Street, Suite 205, Fort Mill, SC 28715

Telephone: [redacted] cell [redacted] work _____

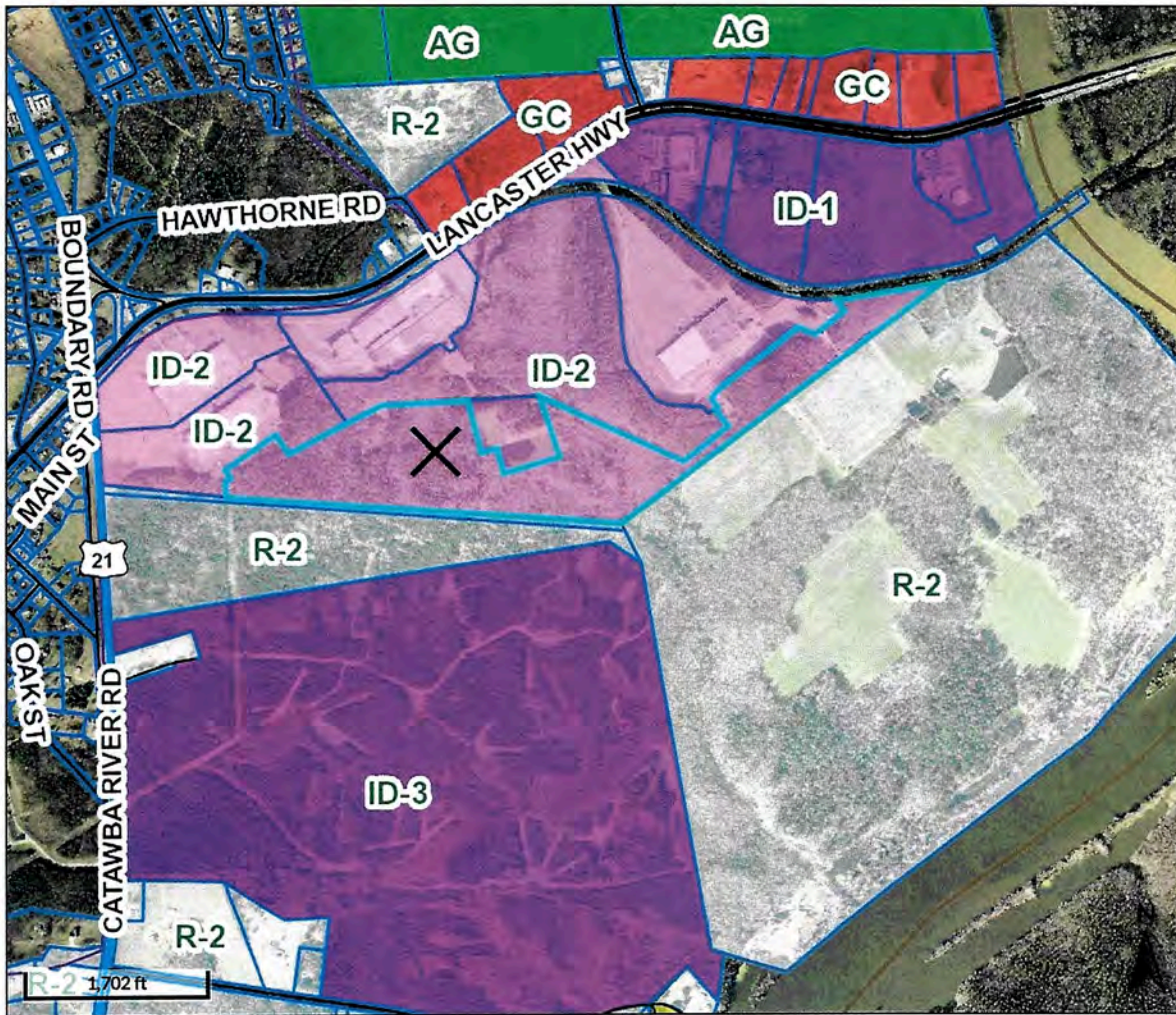
E-Mail Address: [redacted]

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

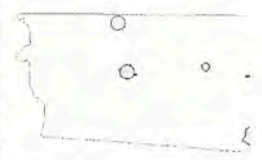
Owner's signature: [Signature] Date: 2/16/21

Applicant signature: J. Michael Mullis Date: 2/12/21

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



Overview



Legend

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

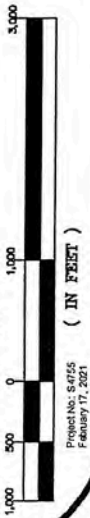
Parcel ID	165-00-00-080-000	Alternate ID	n/a	Owner Address	SPRINGSTEEN PROPERTIES INC
Sec/Twp/Rng	n/a	Class	AC		% LEROY INVESTMENTS
Property Address		Acreage	83		1377 BROADCLOTH ST, STE 205
					FORT MILL SC 29715
District	05				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 3/3/2021
 Last Data Uploaded: 3/3/2021 3:15:46 AM



NOTES:
 1) REFERENCE IS MADE TO THE PROJECT MAGMA UPDATED PROVIDED BY SIME DATED NOVEMBER 12, 2020.
 2) ACREAGE AND LIMITS OF PARCELS TO BE CONFIRMED BY AN ALTA SURVEY.

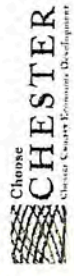
NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.



PRELIMINARY



Prepared by Alliance Consulting Engineers, Inc.



Parcel 3 Rezoning Map
± 1,200-Acre Tract M and Springsteen Property
Chester County, South Carolina

CCMAA1-09

Chester County Planning Commission
March 16, 2021

CCMA21-10: J.M. Mullis, Inc request Tax Map # 165-00-00-066-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request. This is parcel number four. 31 acres.

Commissioner Howell made a motion to approve this rezone request; seconded by Vice Chairman Smith. Vote was 7-0 to approve.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 3.16.21 Case # CCMA21-10 Invoice # 3614

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

Please give your reason for this rezoning request:

Applicant intends to establish a beverage production, containerization, and distribution facility on the property.

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: 311213; 312120; 312130; 312140

Property Address Information

Property address: on or near Highway 21 (Catawba River Road), Fort Lawn, Chester County, South Carolina

Tax Map Number: 165-00-00-066-000 Acres: 31 (Parcel 4)

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

PLEASE PRINT:

Applicant (s): J.M. Mullis, Inc.

Address 3753 Tyndale Drive, Suite 101, Memphis, TN 38125 Attention: J. Michael Mullis, President/CEO

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

E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Springsteen-Frances, LLC

Address: 1377 Broadcloth Street, Suite 205, Fort Mill, SC 28715

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

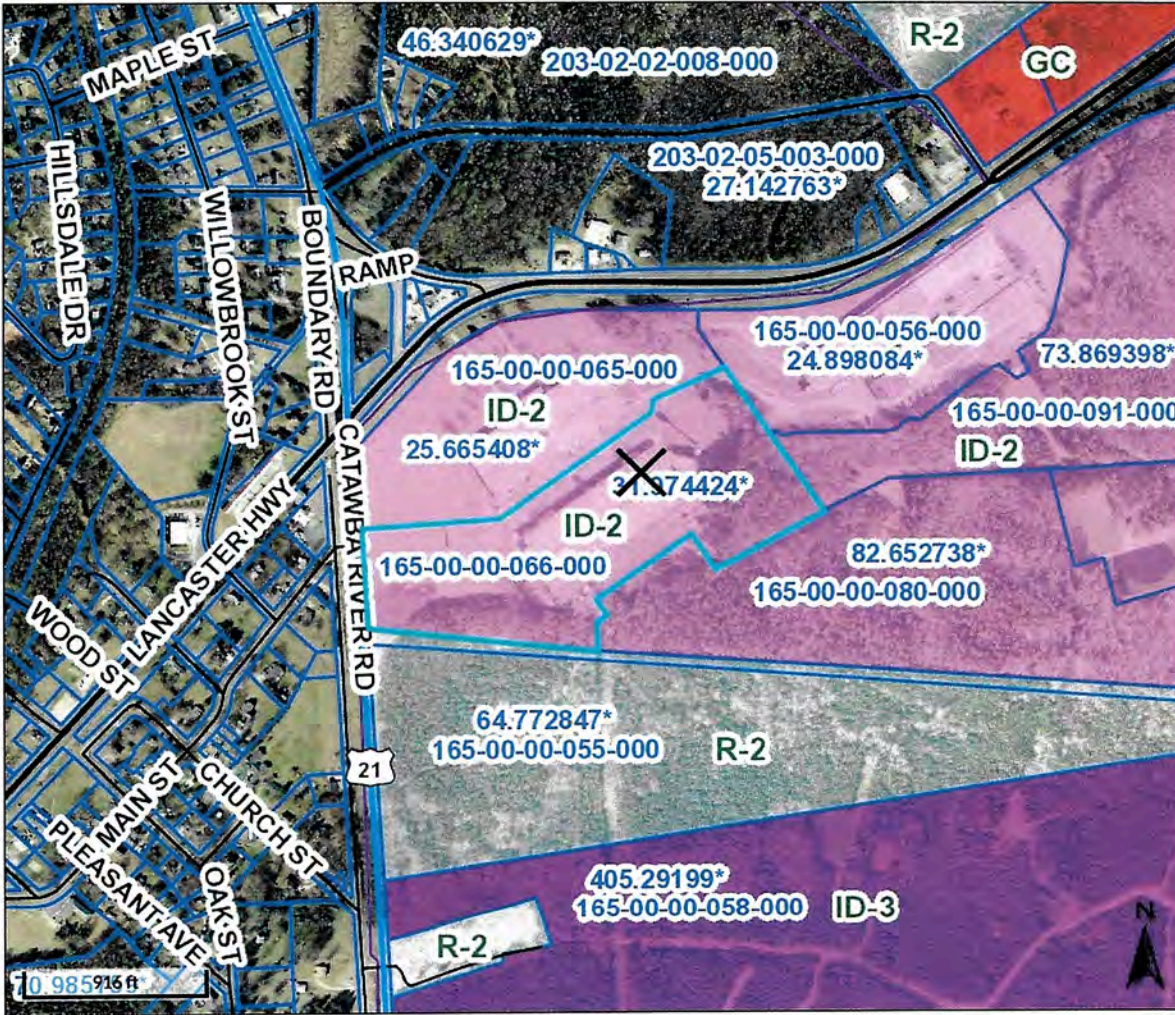
E-Mail Address: [REDACTED]

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

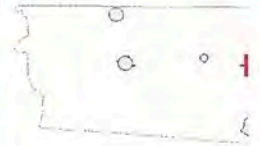
Owner's signature: [Signature] Date: 2/16/21

Applicant signature: J. Michael Mullis Date: 2/12/21

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



Overview



Legend

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

Parcel ID	165-00-00-066-000	Alternate ID	n/a	Owner Address	SPRINGSTEEN-FRANCES LLC
Sec/Twp/Rng	n/a	Class	C		1377 BROADCLOTH ST, STE 205
Property Address	5840 LANCASTER HWY	Acres	31		FORT MILL SC 29715
District	05				
Brief Tax Description	FRANCES PLANT				
	(Note: Not to be used on legal documents)				

Date created: 3/3/2021
 Last Data Uploaded: 3/3/2021 3:15:46 AM

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NOTES:
 1) REFERENCE IS MADE TO THE PROJECT MAGMA UPDATED PROVIDED BY SAME DATED NOVEMBER 12, 2020.
 2) ACRES AND LIMITS OF PARCELS TO BE CONFIRMED BY AN ALTA SURVEY.

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.

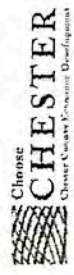


Project No: S4255
 February 17, 2021

PRELIMINARY



Prepared by Alliance Consulting Engineers, Inc.



Parcel 4 Rezoning Map
± 1,200-Acre Tract M and Springsteen Property
Chester County, South Carolina

CCMA21-10

Chester County Planning Commission
March 16, 2021

CCMA21-11: J.M. Mullis, Inc request Tax Map # 165-00-00-065-000 located on Highway 21 (Catawba River Rd) Fort Lawn, SC be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial)

The applicant, J.M. Mullis, Inc nor a representative was present for this request.

Commissioner Grant made a motion to approve this rezone request; seconded by Vice Chairman Smith. Vote was 7-0 to approve.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 3.16.21 Case # CCMAA1-11 Invoice # 3615

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

Please give your reason for this rezoning request:
Applicant intends to establish a beverage production, containerization, and distribution facility on the property.

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: 311213; 312120; 312130; 312140

Property Address Information

Property address: on or near Highway 21 (Catawba River Road), Fort Lawn, Chester County, South Carolina
 Tax Map Number: 165-00-00-065-000 (portion) Acres: 26 (Parcel 5)

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

PLEASE PRINT:

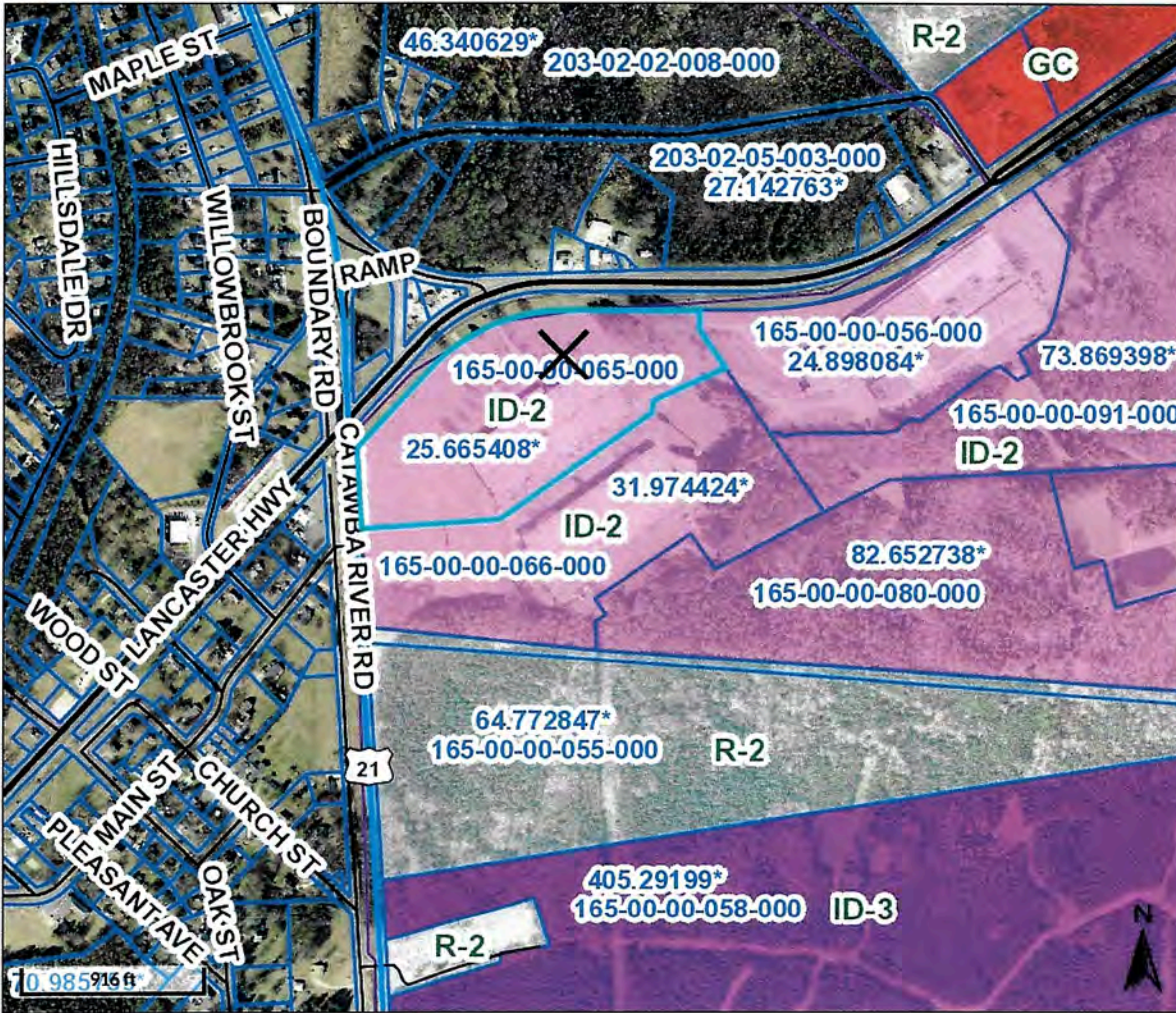
Applicant (s): J.M. Mullis, Inc.
Address 3753 Tyndale Drive, Suite 101, Memphis, TN 38125 Attention: J. Michael Mullis, President/CEO
Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Springsteen-Elliott, LLC
Address: 1377 Broadcloth Street, Suite 205, Fort Mill, SC 28715
Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
E-Mail Address: [REDACTED]

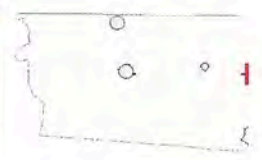
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: [Signature] Date: 2/16/21
Applicant signature: J. Michael Mullis Date: 2/12/21

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



Overview



Legend

- Roads**
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 - SC Highway
- Municipals**
- Municipals
- Parcels**
- Parcels
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- AG
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 - RIV
 - RS-1
 - County Boundary

Parcel ID	165-00-00-065-000	Alternate ID	n/a	Owner Address	SPRINGSTEEN-ELLIOTT LLC
Sec/Twp/Rng	n/a	Class	C		1377 BROADCLOTH ST, STE 205
Property Address	5780 LANCASTER HWY	Acreage	26		FORT MILL SC 29715
District	05				
Brief Tax Description	ELLIOTT PLANT				
	(Note: Not to be used on legal documents)				

Date created: 3/3/2021
 Last Data Uploaded: 3/3/2021 3:15:46 AM



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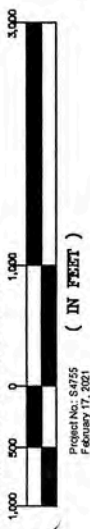
PRELIMINARY



**Parcel 5 Rezoning Map
± 1,200-Acre Tract M and Springsteen Property
Chester County, South Carolina**

NOTES:
1) REFERENCE IS MADE TO THE PROJECT MAGMA UPDATED PROVIDED BY SKANSKA ON NOVEMBER 12, 2020.
2) AGREEMENT AND LIMITS OF PARCELS TO BE CONFIRMED BY AN ALTA SURVEY.

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.



CCMA21-11