



**CHESTER COUNTY TRANSPORTATION COMMITTEE  
SPECIAL CALLED MEETING  
Tuesday, April 6<sup>th</sup>, 2021 at 5:45 PM  
R. Carlisle Roddey Chester County Government Complex  
1476 J A Cochran Bypass, Council Chambers**

**AGENDA**

- 1. Call to Order**
- 2. Approval of minutes**
  - a. March 15<sup>th</sup>, 2021 CCTC Minutes. Pg. 2**
- 3. Old Business**
  - a. Approval of obligated FEMA funds to mitigate Britt Lane. Rick Craps, Dennis Corp. Pg. 3**
- 4. New Business**
  - a. Approval of bid for Deer Branch Culvert in the amount of \$ 45,221.50-Rick Craps, Dennis Corp. Pg. 4**
- 5. Adjourn**



**CHESTER COUNTY TRANSPORTATION COMMITTEE SPECIAL CALLED MEETING MINUTES**  
**Monday, March 15<sup>th</sup>, 2021 at 5:30 PM**  
**R. Carlisle Roddey Chester County Government Complex**  
**1476 J A Cochran Bypass, Council Chambers**

**Present:** Interim Chairman Dr. Wylie Frederick, Vice Chairman Joe Branham, Councilman Brad Jordan, Councilman Mike Vaughn, Councilwoman Mary Guy, Councilman Pete Wilson, Clerk to Council Karen Lee and County Attorney Joanie Winters. Rules of Procedure Section 2-59- and 60 were suspended. Councilman William Killian arrived at 5:36 pm.

1. **Call to Order**-Interim Chairman called the meeting to order at 5:35 pm.
2. **Approval of minutes**
  - a. **January 19th, 2020 CCTC Minutes.**  
Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.
3. **Old Business**
  - a. **Update on Baseball Alley-Rick Craps, Dennis Corp.**  
There were technical difficulties through zoom, no update was given.
  - b. **Update on JA Cochran Bypass and Ashford Street Sidewalk installation -Rick Craps, Dennis Corp.**  
There were technical difficulties through zoom, no update was given.
  - c. **Approval of obligated FEMA funds to mitigate Britt Lane. Rick Craps, Dennis Corp.**  
There were technical difficulties through zoom, no approval was given.
  - d. **Update to add sidewalks to Douglas Circle and Washington Street in Great Falls-Bill Coleman, ICE.**  
Mr. Coleman stated SCDOT has a program called Transportation Alternative Program (TAP) for projects like this. The County can get as much as \$500,000 dollars in federal grant money, with the County putting up 20% percent. The current bill has expired but the projects can be submitted so they would be on the list, each project would be \$500,000. Mr. Coleman stated he would add Douglas Circle and Washington Street to the list. Councilman Vaughn motioned to approve second by Councilman Wilson. Vote 6-0 to approve.
4. **New Business**
  - a. **Approval of bid for resurfacing Shirley Road in the amount of \$497,168.00-Bill Coleman, ICE**  
Councilman Wilson motioned to approve the bid from Lynch's River Contracting, second by Councilman Vaughn. Vote 6-0 to approve.
  - b. **Approval of bid for Deer Branch Culvert in the amount of \$ 45,221.50-Rick Craps, Dennis Corp.**  
There were technical difficulties through zoom, no approval was given.
  - c. **Discuss truck traffic on Canal Road in Catawba, SC.-Councilman Jordan.**  
Councilman Jordan received an email from Mrs. Butler who lives on Canal Road. She had stated there was a lot of truck traffic from the truck driving school who uses the road as training. Some areas of the road was in bad shape; she has asked if Council would consider installing a no thru truck sign. Councilman Jordan thought it was a State Road and motioned in title only upon the condition of the State's approval to add the sign, second by Vice Chairman Branham. Vote 5-1 to approve. Councilman Killian opposed.
5. **Adjourn.**  
Councilman Vaughn motioned to adjourn, second by Councilman Wilson. Vote 6-0 to adjourn.

**Chester County Britt Lane  
Pipe Washout Construction  
Cost Estimate**

As of: 09/22/20

**Base (Repair to Previous Condition)**

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Total Price</u>
1	Mobilization	1	LS	\$2,712.40	\$2,712
2	Bonds and Insurance	1	LS	\$1,500.00	\$1,500
3	Construction Stakes, Lines & Grades	1	EA	\$3,500.00	\$3,500
4	Traffic Control	1	LS	\$3,000.00	\$3,000
5	Removal & Disposal of Existing Asphalt Pavement	120	SY	\$15.00	\$1,800
6	24" Smooth Wall Pipe	40	LF	\$36.00	\$1,440
7	Turf Reinforcing Mat	120	SY	\$6.50	\$780
8	Full Depth Asphalt Pavement Patching 6" Unif.	120	SY	\$55.00	\$6,600
9	Borrow Excavation	100	CY	\$15.00	\$1,500

**Total Cost:** \$22,832  
**15% Contingency:** \$3,425  
**Base Grand Total:** \$26,257

**Additional Costs for Mitigation**

**Deductions from Base**

6	24" Smooth Wall Pipe	-40	LF	36.00	-\$1,440
7	Turf Reinforcing Mat	-120	SY	6.50	-\$780
9	Borrow Excavation	-100	CY	15.00	-\$1,500
<b>Total:</b>					<b>-\$3,720</b>

**Additions to Base**

6A	30" Smooth Wall Pipe	60	LF	\$65.00	\$3,900
7A	Rip-Rap (Class A)	28	TON	\$150.00	\$4,200
7B	Geotextile for Erosion Control under Riprap Class 2 Type C	32	SY	\$7.00	\$224
9A	Borrow Excavation	15	CY	\$100.00	\$1,500
10A	NO. 57 Stone For Backfill	15	TON	\$60.00	\$900
<b>Total:</b>					<b>\$10,724</b>

**Total Cost:** \$29,836  
**15% Contingency:** \$4,475  
**Mitigation Grand Total:** \$34,312



## Recommendation of Award

Date: February 25, 2021

Project: <b>Deer Branch Road Culvert Repair</b>	Owner: <b>Chester County</b>	RFP NO: <b>C7.68-03</b>
---	------------------------------	-------------------------

Bidder: **AOS Specialty Contractors, Inc.**

Bidder's Address:

**1224 Two Notch Road, Lexington, SC 29073**

To: Dr. Wylie Frederick, County Supervisor

On **January 27, 2021**, an Invitation to Bid for the above referenced project was advertised in SCBO and posted to the County's website.

On **February 24, 2021, seven (7)** bids were received for the project. A certified tabulation of the bids received is attached.

Dennis Corporation has reviewed the bids received by all bidders. One bidder's Contractor's License Number submitted was not able to be verified with LLR. This bidder was determined to be non-responsive and was disqualified. All other bidders were determined to be qualified.

The lowest qualified bid received was in the amount of **\$45,221.50** by AOS Specialty Contractors, Inc. Dennis Corporation found that the submittal met the bid requirements as specified and advertised and the bidder is considered to be responsible and responsive. The individual prices bid for the work were reviewed and analyzed and the price is less than the engineer's estimate of probable costs. The total price bid is found to be fair and reasonable for the work as specified.

Based on the review and analysis of the bid responses, Dennis Corporation recommends that if the County wishes to proceed with the project, a contract be awarded to **AOS Specialty Contractors, Inc** for the Project in the amount of **\$45,221.50**.

Dennis Corporation

Engineer

By: Matt Hines, P.E.

Name

A handwritten signature in blue ink, appearing to read "M. Hines", is written over a horizontal line.

Authorized Signature

Engineering Manager

Title

# CERTIFIED BID SUMMARY



Deer Branch Road  
 Culvert Repair  
 RFB NO: C7.68-03

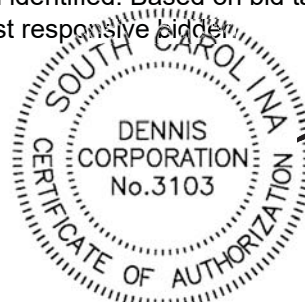
Chester County  
 1476 J.A. Cochran Bypass  
 Chester, SC 29706



Wednesday, February 24, 2021 at 2:00 PM

Rank	Company Name	Bid Total
1	AOS Specialty Contractors, Inc. 1224 Two Notch Road Lexington, SC 29073 SC Contractor License 111758	\$45,221.50
2	Faulkner Development & Engineering, LLC 3025 Montview Road Sharon, SC 29742 SC Contractor License 121005	\$45,600.00
3	Site Concepts, Inc 411 Walnut Street Suite 3803 Green Cove Springs, FL 32043 SC Contractor License 115032	\$68,760.00
4	LCI-Lineberger Construction, Inc. 1490 Kershaw Camden Highway Lancaster, SC 29720 SC Contractor License 95014	\$69,493.50
5	Armstrong Contractors LLC 600 Longtown Road Columbia, SC 29229 SC Contractor License 107878	\$85,390.00
6	Mace Green Builders LLC 305 Willow Oak Circle Lancaster, SC 29720 SC Contractor License 119338	\$97,467.03
7	Howard Contractors 2120 Ireland Road Easley, SC 29640 SC Contractor License 3833 (Unverifiable)	Disqualified (Unverified License)

The attached bid tabulations are an accurate summary of the bids received on the subject project. Any discrepancies in unit prices or extended totals have been identified. Based on bid tabulations herein, *AOS Specialty Contractors, Inc.* is identified as the lowest responsive bidder.



**Deer Branch Road Culvert Repair  
for  
Chester County**

**Bid Tabulation**

Item #	Description	Quantity	Units	AOS Specialty Contractors, Inc		Faulkner Development & Engineering, LLC		Site Concepts, Inc.		LCI Lineberger Construction, Inc.		Armstrong Contractors LLC		Mace Green Builders, LLC		Howard Contractors	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	1	LS	\$14,500.00	\$14,500.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$6,500.00	\$6,500.00	\$10,000.00	\$10,000.00	\$9,520.00	\$9,520.00	\$5,500.00	\$5,500.00
2	Traffic Control	1	LS	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$3,800.00	\$3,800.00	\$3,300.00	\$3,300.00
3	Construction Stakes	1	LS	\$950.00	\$950.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$1,150.00	\$1,150.00	\$5,000.00	\$5,000.00	\$8,280.00	\$8,280.00	\$1,400.00	\$1,400.00
4	Rem. & Disp. Ex. Asphalt Pavement	20	SY	\$33.25	\$665.00	\$50.00	\$1,000.00	\$50.00	\$1,000.00	\$125.00	\$2,500.00	\$50.00	\$1,000.00	\$140.00	\$2,800.00	\$190.00	\$3,800.00
5	Borrow Excavation	90	CY	\$84.85	\$7,636.50	\$20.00	\$1,800.00	\$70.00	\$6,300.00	\$80.00	\$7,200.00	\$50.00	\$4,500.00	\$99.55	\$8,959.50	\$246.60	\$22,194.00
6	Graded Aggregate Base Course - 8"	67	SY	\$22.00	\$1,474.00	\$20.00	\$1,340.00	\$30.00	\$2,010.00	\$75.00	\$5,025.00	\$20.00	\$1,340.00	\$50.14	\$3,359.38	\$42.54	\$2,850.18
7	HMA Surface Course Type C	10	TON	\$380.00	\$3,800.00	\$500.00	\$5,000.00	\$200.00	\$2,000.00	\$400.00	\$4,000.00	\$150.00	\$1,500.00	\$500.00	\$5,000.00	\$638.00	\$6,380.00
8	60" RC Pipe	32	LF	\$291.00	\$9,312.00	\$300.00	\$9,600.00	\$300.00	\$9,600.00	\$875.00	\$28,000.00	\$680.00	\$21,760.00	\$875.00	\$28,000.00	\$575.00	\$18,400.00
9	Rip Rap Class B	40	TON	\$67.50	\$2,700.00	\$100.00	\$4,000.00	\$60.00	\$2,400.00	\$125.00	\$5,000.00	\$150.00	\$6,000.00	\$159.50	\$6,380.00	\$95.00	\$3,800.00
10	Geotextile for EC Under Rip Rap	22	SY	\$12.00	\$264.00	\$25.00	\$550.00	\$100.00	\$2,200.00	\$4.25	\$93.50	\$45.00	\$990.00	\$127.20	\$2,798.40	\$30.60	\$673.20
11	Silt Fence	125	LF	\$3.48	\$435.00	\$10.00	\$1,250.00	\$10.00	\$1,250.00	\$9.00	\$1,125.00	\$8.00	\$1,000.00	\$10.75	\$1,343.75	\$5.40	\$675.00
12	Turbidity Curtain	40	LF	\$12.00	\$480.00	\$100.00	\$4,000.00	\$250.00	\$10,000.00	\$60.00	\$2,400.00	\$25.00	\$1,000.00	\$50.40	\$2,016.00	\$20.00	\$800.00
13	Permanent Cover	1	LS	\$390.00	\$390.00	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$6,300.00	\$6,300.00	\$5,250.00	\$5,250.00	\$1,050.00	\$1,050.00
14	Erosion Control Maintenance	1	LS	\$115.00	\$115.00	\$2,060.00	\$2,060.00	\$1,000.00	\$1,000.00	\$3,500.00	\$3,500.00	\$10,000.00	\$10,000.00	\$9,960.00	\$9,960.00	\$480.00	\$480.00

<b>Total Price Bid</b>	<b>\$45,221.50</b>	<b>\$45,600.00</b>	<b>\$68,760.00</b>	<b>\$69,493.50</b>	<b>\$85,390.00</b>	<b>\$97,467.03</b>	<b>\$71,302.38</b>
------------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------

<b>Required Bid Forms Returned and Signed?</b>	Y	Y	Y	Y	Y	Y	Y
<b>License Verified?</b>	Y	Y	Y	Y	Y	Y	N
<b>Bid Security?</b>	Y	Y	Y	Y	Y	Y	Y

**Chk \$4860.30**

**Chk \$3,800.00  
Disqualified  
(Would not have  
changed outcome)**

Red Highlighted unit prices indicate that the Unit Price shown was calculated to match the Total Price submitted.  
Yellow Highlighted total prices indicate that the Total Price shown was calculated based on the Unit Price submitted.  
Mathematical discrepancies indicated above did not affect or change the overall ranking.

# **CHESTER COUNTY COUNCIL MEETING**

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

1476 J.A. Cochran Bypass Chester, SC 29706

**Tuesday, April 6<sup>th</sup>, 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. March 15<sup>th</sup> Council Minutes. **Pg. 11**
  - b. March 30<sup>th</sup> Special Called Minutes. **Pg. 15**
4. **Citizen Comments**
5. **Public Hearing-None**
6. **Ordinances/Resolutions/Proclamations**
  - a. **2021-7** Declaration of a state of emergency for Chester County **Pg.17**
  - 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. **Pg.**
  - c. Proclamation in support of fair and equitable housing. **Pg.22**
7. **Old Business**
  - a. **FROM CCTC:**
    1. Approval of bid for Deer Branch Culvert in the amount of \$ 45,221.50.
    2. Approval of obligated FEMA funds to mitigate Britt Lane.
8. **New Business**
  - a. **1<sup>st</sup> Reading of CCMA21-01:** Pamela F. Guinn request Tax Map # 122-00-00-197-000 located on Clinton Rd, Edgemoor SC, rezoned from ID-1 (Restricted Industrial) to R1 (Rural One). *Planning Commission voted 7-0 to approve.* **Pg.23**
  - b. **1<sup>st</sup> Reading of 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) *Planning Commission voted 7-0 to approve.* **Pg.27**

- c. **1<sup>st</sup> 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. Pg.31*
- d. **1<sup>st</sup> 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. Pg.60*
- e. **1<sup>st</sup> 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. Pg.64*
- f. **1<sup>st</sup> 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. Pg.69*
- g. **1<sup>st</sup> 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. Pg.74*
- h. **1<sup>st</sup> 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. Pg.79*
- i. **1<sup>st</sup> 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. Pg.84*
- j. **1<sup>st</sup> 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. Pg.89*
- k. Council to consider adding a temporary bi-lingual position for vaccine clinic support to EMS. -Britt Lineberger
- l. Discussion of establishment of impact fees in Chester County-Councilman Vaughn.
- m. Discussion of the Chester County Zoning Ordinance section on Planned Developments-Councilman Vaughn. **Pg.94**
- 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. **Pg.99**
- 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. **Pg.103**
- p. Request to purchase 62 ballistic helmets for Sheriff's Deputies (Cost \$30,114.18). Sheriff Dorsey. **Pg.113**
- q. Request for approval of Victims Assistance & Support Agreement between Chester Sheriff's Office & the Town of Fort Lawn. Sheriff Dorsey. **Pg.114**
- r. Request for approval of Victims Assistance & Support Agreement between Chester Sheriff's Office & the Town of Great Falls. Sheriff Dorsey. **Pg.119**



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

**9. Boards and Commissions**

- a. Appointment to the Rural Fire Commission-Councilman Killian. **Pg.123**

**10. Executive Session**

- 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**

- a. Action taken regarding legal advice for Catawba Chester Regional Airport.
- b. Action taken regarding legal advice for Project Magma.
- c. Action taken regarding contractual matter of Great Falls.
- d. Action taken regarding legal advice for Project 2112.

**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 fifteen (15) 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](mailto: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 fifteen (15) 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](mailto: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

**Monday, March 15<sup>th</sup>, 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 6:03 PM.
2. **Pledge of Allegiance and Invocation**- Pledge was recited in unison; Councilwoman Guy gave the invocation.
3. **Approval of Minutes**
  - a. **Approval of March 1<sup>st</sup>, 2021 Council Minutes.**  
Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.
4. **Citizen Comments**

Amanda Herring of 101 Main Street, Chester spoke on behalf of Teresa Juliano. Ms. Herring addressed the Council saying the animal shelter should stay where it is since it is in a central location and beside the Sheriff's office which makes it safe as well. The existing shelter accommodates the county where it currently is.
5. **Public Hearing**-No one signed up to speak.
  - a. Needs and Assessment Hearing.
6. **Ordinances/Resolutions/Proclamations**
  - a. **Needs and Assessment Hearing-Grazier Rhea, Catawba Regional Council of Government.**

Grazier Rhea stated to apply for the Community Development Block grant a needs assessment must be completed by Chester County. All applications must be requested by March 15, 2021. The Community Enrichment and Neighborhood Revitalization applications must be submitted by April 16<sup>th</sup>, 2021. Council decided to look over the list to see if they had any changes or additions and would let Dr. Frederick know so it could be brought back to the April 6<sup>th</sup> agenda.
  - b. **2021-7 Resolution Declaring Project Status Under The 2014 Capital Project Sales and Use Tax Referendum and The County's Intention to Allocate the Remaining Funds; And Other Related Matters.**  
Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.
7. **Old Business**
  - a. **Heart and Soul of Fort Lawn -Mick Harrington.**

Mr. Harrington stated in 2019 the Chester County Economic Development strategic plan was put in place, two of the items from the plan could really help the County. In the handout it stated to organize a county wide collaborative group for the purpose of aligning economic and community development strategics across the county. The group would discuss topics such as grant writers, capital improvement projects, shared service opportunities that would benefit all of Chester County. Councilman Wilson and Branham agreed, Vice Chairman Branham said a grant writer would be considered in the next budget. Dr. Frederick stated he would get with Robert Long and other municipalities as well. This would be added to the April 19 meeting agenda.

**b. FROM CCTC:**

- 1. Approval to add sidewalks to Douglas Circle and Washington Street in Great Falls.**  
Councilman Vaughn motioned to approve the addition of sidewalks on Douglas Circle and Washington Street in Great Falls, second Vice Chairman Branham. Vote 6-0 to approve.
- 2. Approval of bid for Deer Branch Culvert in the amount of \$ 45,221.50.**  
Due to technical difficulties with zoom this was not discussed.
- 3. Approval of bid for Resurfacing Shirley Road in the amount of \$497,168.00.**  
Councilman Jordan motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.
- 4. Approval of obligated FEMA funds to mitigate Britt Lane.**  
Due to technical difficulties with zoom this was not discussed.
- 5. Approval to add signage to Canal Road.**  
Councilman Jordan motioned to approve by title only contingent upon contacting the State and receiving approval, second by Vice Chairman Branham. Vote 6-0 to approve.

**c. February Litter and Litter Enforcement Update. Interim Chairman Dr. Frederick.**

Interim Chairman Dr. Frederick said 688 bags of trash were picked up in February.

**8. New Business**

**a. Radio Committee Appointee Ratification. -Doug McMurray.**

Attorney Winters stated since this was also under 9.d. it would be premature to discuss this now, Mr. McMurray has the names for appointee ratification to recommend for approval by Council. (*this agenda item was moved to 9.d.*)

**b. E911 recorder purchase approval. - Doug McMurray.**

Mr. McMurray stated the login recorder needed to be replaced, the upgrade to the phone and CAD system was completed last year. The 911 recorder is part of everything they do under the recording requirements. Whether it is text the screen recordings must be done. Currently they are done manually to find calls, redact, use secondary party software, the new recorder would have all that built in. Vice Chairman Branham motioned to approve \$ 132,000 dollars to purchase the E911 recorder, second by Councilman Vaughn. Vote 6-0 to approve.

**c. Discussion regarding E911 changes. -Doug McMurray.**

Mr. McMurray stated currently with traditional telephone lines calls into to 911 are hitting towers in Chester, but your're actually across the line, the State is in the process of building a statewide net service, which would be delivered digitally over a network connection so when a call is made it will go to the state and then routed to your GPS location to the 911 center to show where you are. The mapping data now is not in the shape it needs to be, they are working with Catawba Regional and Bradshaw engineering to get the proper format that meets the standard by the state. He suggested having a GIS employee so every address, district lines moved all of the data would have to be changed. He stated it would be very expensive to contract it out and cost savings to hire a GIS technician. Mr. McMurray also said the process of applying for 911 addresses would need to be looked at as well. They would be changing the reverse 911 number system, the company that is currently being used is discontinuing there services May 1, but they do have a contract for a new service that Attorney Winters is reviewing. The company is called Code Red, they are the number one company in the state for services for this.

**d. Council to authorize the Sheriff's Office to apply for SC Department of Public Safety Grant for Body-Worn Cameras with no match in the amount of \$67,967.49 dollars. - Sheriff Dorsey. Councilwoman Guy motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.**

- e. **Council to authorize the Sheriff's Office to apply for JAG Grant for License Plate Reading Cameras in the amount of \$250,000 with a ten percent match. -Sheriff Dorsey.** Councilman Vaughn motioned to approve, second by Councilman Killian. Vote 6-0 to approve.
- g. **Council to authorize the Sheriff's Office to apply for JAG Grant for Crime Scene Equipment & Training in the amount of \$ 285,771 with a ten percent match. -Sheriff Dorsey.** Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.
- h. **Council to authorize the Sheriff's Office to apply for JAG Grant for Safety Equipment for Detention officers in the amount of \$100,000 with a ten percent match. -Sheriff Dorsey.** Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.
- i. **Council to authorize the Sheriff's Office to apply for Project Safe Neighborhoods Grant License Plate Reading Cameras in the amount of \$250,000 with no match. -Sheriff Dorsey.** Councilwoman Guy motioned to approve, second by Councilman Killian. Vote 6-0 to approve.
- j. **Council to authorize the Sheriff's Office to receive Grant Funds from Palmetto Citizens Against Sexual Assault. -Sheriff Dorsey.** Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.
- k. **Request to provide \$3400 dollars from the local ATAX fund to the Flopeye Fish Festival for Fireworks- Councilman Vaughn.** Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

**9. Boards and Commissions**

- a. **Appointment to the Hazel Pittman Board. -Councilman Vaughn.** Councilman Vaughn motioned to appoint Marty Roberts, second by Vice Chairman Branham. Vote 6-0 to approve.
- b. **Resignation from the Fort Lawn Fire Protection Board. - Councilman Jordan.** Councilman Jordan motioned to accept Bud Delgouffre resignation, second by Councilwoman Guy. Vote 6-0 to approve.
- c. **Re-appointment to Catawba Regional Council of Governments. -County Council.** Councilman Jordan motioned to reappoint Joe Branham, second by Councilman Vaughn. Vote 6-0 to approve.
- d. **Appointment to the Radio Users Advisory Committee- Interim Chairman Dr. Frederick.** County Attorney Winters stated for the record the at large position is at large from the County not the actual at large district. Doug McMurray said board members have been selected but needs to be ratified by Council. Councilman Wilson motioned to approve Britt Lineberger- EMS, second by Councilman Jordan. Vote 6-0 to approve.  
  
Councilman Vaughn motioned to approve Tyson Melton-Fire Chiefs Association, second by Councilman Wilson. Vote 5-0 to approve. Councilman Jordan recused stating he was a relative.  
  
Councilman Jordan motioned to approve Barkley Ramsey-Chester Rural Fire, second by Councilman Wilson. Vote 6-0 to approve.  
  
Councilman Wilson motioned to approve Ben Grant-Sheriff's Office, second by Councilman Vaughn. Vote 6-0 to approve.

Councilman Jordan motioned to approve Doug McMurray-E911, second by Councilwoman Guy. Vote 6-0 to approve.

Councilman Killian motioned to approve Anna Jagger-Municipal Police Chiefs, second by Councilman Wilson.

Councilman Vaughn motioned to approve Willie Baxter-Chester County Government, second by Vice Chairman Branham. Vote 6-0 to approve.

**10. Executive Session**

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

- a. Discuss a contractual matter regarding County Property -Attorney Winters.
- b. Receive legal advice regarding State of Emergency-Attorney Winters.
- c. Receive legal advice regarding Chester County Airport-Attorney Winters.
- d. Receive legal advice regarding Economic Development- Attorney Winters.

**11. Council Actions Following Executive Session**

Vice Chairman Branham motioned to come back to Regular Session, second by Councilman Killian. Vote 6-0 to approve.

**a. Action taken regarding a contractual matter of County Property.**

Vice Chairman Branham motioned to give Doug McMurray, the authority to investigate the use of the county tower that is at the end of Dawson Drive beside the recycling center, second by Councilman Killian. Vote 6-0 to approve.

**b. Action taken regarding legal advice for the State of Emergency.**

Councilman Wilson motioned in keeping with the Executive Order by the Governor issued on March 5<sup>th</sup>, order number 2021-12 relating to COVID-19 that we safely allow up to twenty people seated in the audience during our meetings, while also continuing to wear a mask and social distance, second by Councilman Killian. Vote 6-0 to approve.

**c. Action taken regarding legal advice on the Chester County Airport.** Taken as information.

**d. Action taken regarding legal advice for Economic Development.** Taken as information.

**12. Council Comments**-no comments.

**13. Adjourn**-Councilwoman Guy motioned to adjourn, second by Councilman Jordan. Vote 6-0 to adjourn.

**Time:** 9:15 PM.

---

Karen Lee, Clerk to County Council



## **CHESTER COUNTY COUNCIL SPECIAL CALLED MEETING**

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

**1476 J A Cochran Bypass- Council Chambers**

**Tuesday, March 30th, 2021 at 12:30 PM**

### **Minutes**

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

1. **Call to Order**-Interim Chairman Dr. Frederick called the meeting to order at 12:36 pm.

2. **Ordinance & Resolution**

a. **2021-7 (a) Resolution declaring project status under the 2014 capital project sales and use tax referendum and the county's intention to allocate the remaining funds: and other related matters.**

Bond Attorney Michael Kozlarek stated at the prior meetings, there was a form of the resolution disseminated to Council in the packets before the meeting. That draft resolution provided for a differentiation between two classes of projects, those projects that would be incompletable by June 18 deadline and those projects that could still be in theory completed by June 18 deadline. He thought council seemed to understand that through the discussion, however, there may have been some potential misunderstanding, because that resolution was set up to provide for incompletable projects at the adoption of the resolution, the funds would immediately transfer from those projects to the 2020 capital project sales tax project list, whereas the projects that could potentially be completed by June 18, the funds would be held out until the end of June 18, basically the beginning of June 19. At that point, the funds be rolled over to the 2020 list. However, when Council was, I think, at the end, Council made the motion and there was a vote, it appeared to us at the end of the meeting, that it might have been counsels understanding that all the funds would be held over until June 18, for all the projects rather than sort of in this split fashion. So, the resolution in front of council today would clarify that even though there are still these two separate lists of projects that all the funds would be held until a particular deadline. The proposal from staff is that deadline be extended until June 30, which would almost account for the full change between the prior load, and today's meeting. And would coincide nicely with the year end for both the county fiscal year end for both the county and most of the governmental. And so, the proposal would be that all funds, despite the differentiation between the projects would be left outstanding until June 30, then any funds that were remitted by June 30. And that essentially means anything the treasurer had received a request for and a check was cut basically, by June 30 would still be spent. And then as of July 1, any remaining funds for any of the projects would then roll forward to the 2020 capital project list.

Councilman Wilson stated his question to Dr. Frederick, is June 30<sup>th</sup> the deadline we want to have, as far as I know, there has been some discussion, maybe about some of these projects, we want to get a few things done before this deadline gets here and since we've got a lot of rain it has slowed things down. And I guess I am certainly thinking about Rodman and thinking about few things that might can be done out at North Chester substation. I am just wondering if June 30 is the day we need to have as the deadline.

Dr. Frederick stated he and staff had some discussions on that as well in determining what we can do to obtain an engineering cost and that kind of thing prior to that deadline now. Everyone seemed to be comfortable with the first date, which was June 18, based on passes of that resolution, but had not heard anything else to the contrary saying that their need's to be more time than the proposed June 30. deadline. So, in essence, from what I am gathering from everybody, that should be sufficient.

Councilwoman Guy asked Mr. Darby if anybody had complained.

Treasurer Tommy Darby stated based on our understanding from all other entities that the 90-day window, which would put us through June 30, was sufficient to meet the needs of the other entities. He has not heard anything otherwise. This project has been six years in the works and six years to complete and thought the 90-day window wrapped it up nicely.

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

**3. Executive Session-Vice Chairman Branham motioned to go into Executive Session, second by Councilman Killian. Vote 5-0 to approve.**

**a.** To receive legal advice regarding Project Magma.

**4. Council Action Following Executive Session-Councilwoman Guy motioned to go back to Regular Session, second by Councilman Killian. Vote 5-0 to approve.**

**a. Action taken regarding legal advice for Project Magma.**

No action was taken, taken as information only.

**5. Adjourn-Councilman Vaughn motioned to adjourn, second by Vice Chairman Branham. Vote 5-0 to adjourn.**

---

Karen Lee, Clerk to County Council





**A DECLARATION OF A CONTINUED STATE OF EMERGENCY FOR CHESTER COUNTY WITH MODIFICATION**

**WHEREAS**, on March 13, 2020, both the President of the United States and South Carolina Governor Henry McMaster declared that the COVID-19 pandemic in the United States constitutes a national emergency; and

**WHEREAS**, on March 17, 2020, Chester County Council declared that the COVID-19 pandemic was a threat to Chester County and declared a State of Emergency for fourteen (14) days; and

**WHEREAS**, on March 30, 2020, Chester County Council initiated further emergency measures, suspending certain Rules of Procedure to ensure the proper function and continuity of County government operations and the uninterrupted performance and provision of emergency, essential, or otherwise mission-critical County government services while simultaneously undertaking additional measures to safeguard the health and safety of County employees, mitigate significant economic impacts and burdens on affected individuals and citizens, and provide regulatory relief to expedite emergency response initiatives; and

**WHEREAS**, also on March 30, 2020, Chester County Council by emergency ordinance 2020-11 extended the State of Emergency for an additional sixty (60) days based on a determination that COVID-19 posed an actual, ongoing, and evolving public health threat to Chester County; and

**WHEREAS**, on May 18, 2020, Chester County Council by emergency ordinance 2020-12 extended the State of Emergency for an additional sixty (60) days based on a determination that COVID-19 continues to be a public health threat to Chester County; and

**WHEREAS**, on July 20, 2020, Chester County Council recognized and extended the State of Emergency for an additional sixty (60) days based on a determination that COVID-19 continues to be a concern to the County; and

**WHEREAS**, on July 20, 2020 and by a duly adopted Resolution, Chester County Council mandated the wearing of masks in all County facilities, with certain exceptions; and

**WHEREAS**, on September 21, 2020, Chester County Council recognized and extended the State of Emergency for an additional sixty (60) days based on a determination that COVID-19 continues to be a concern to the County; and

**WHEREAS**, on November 16, 2020, Chester County Council recognized and extended the State of Emergency for an additional sixty (60) days based on a determination that COVID-19 continues to be a concern to the County; and

**WHEREAS**, on January 19, 2021, Chester County Council recognized and extended the State of Emergency for an additional sixty (60) days based on a determination that COVID-19 continues to be a concern to the County; and

**WHEREAS**, on March 15, 2021, Chester County Council recognized and extended the State of Emergency for an additional sixty (60) days based on a determination that COVID-19 continues to be a concern to the County; and

**WHEREAS**, although COVID-19 continues to pose a serious threat to Chester County, and present new and distinct emergency circumstances, the County has recently noted and documented significant improvements in several key indicators, metrics, and data elements used to assess the measure of impact from COVID-19, which are due in large part to the implementation of previous emergency measures and expedited distribution and administration of the limited supplies of authorized and allocated COVID-19 vaccines, as well as the continued diligence, resilience and persistence of County citizens in making responsible choices to protect themselves and their community; and

**WHEREAS**, as part of the ongoing process of facilitating economic recovery and revitalization in a safe, strategic, and incremental manner, Chester County must also continue to encourage effective “social distancing” practices, the wearing of masks, and implement additional targeted and narrowly tailored emergency measures to combat and control the spread of COVID-19; and

**WHEREAS**, in addition to implementing certain emergency measures designed to limited community spread and transmission of COVID-19, in further proactively preparing for and promptly responding to the evolving threats posed by COVID-19, the State of South Carolina must also simultaneously confront the significant economic impacts and other consequences associated with COVID-19 and undertake efforts to stabilize and reinvigorate the process of facilitation of the safe reopening of government to the citizens of the County by providing access to facilities and County Council meetings held in those facilities; and

**WHEREAS**, the County previously implemented a process for attendance at County Council meetings to limit the number of individuals able to be in Council chambers at one time to be set at one individual at a time, a process which now will be limited to fifteen (15) people, with masks required and social distancing being practiced.

Pursuant to the authority granted to the Chair of Chester County Council and as Chester County Interim County Supervisor, Wylie Frederick, finds it necessary to look to Chester

County Council to declare a State of Emergency under the same provisions and caveats as are outlined in the Emergency Ordinance of May 18, 2020, #2020-12 for an additional sixty days along with the amendments included herein.

**NOW THEREFORE**, the Chester County Council hereby declares an extended State of Emergency to exist and such extension shall continue for a period of sixty (60) days from the expiration of the prior State of Emergency, unless sooner terminated by act of Chester County Council.

**THIS DECLARATION OF A STATE OF EMERGENCY** enacted this \_\_\_\_ day of \_\_\_\_\_, 2021.

**CHESTER COUNTY**

By: \_\_\_\_\_  
Wylie Frederick, Interim County Supervisor  
Chester County, South Carolina

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 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 Edgemoor, SC 29712  
 Telephone: \_\_\_\_\_  home  work  
 E-Mail Address: \_\_\_\_\_

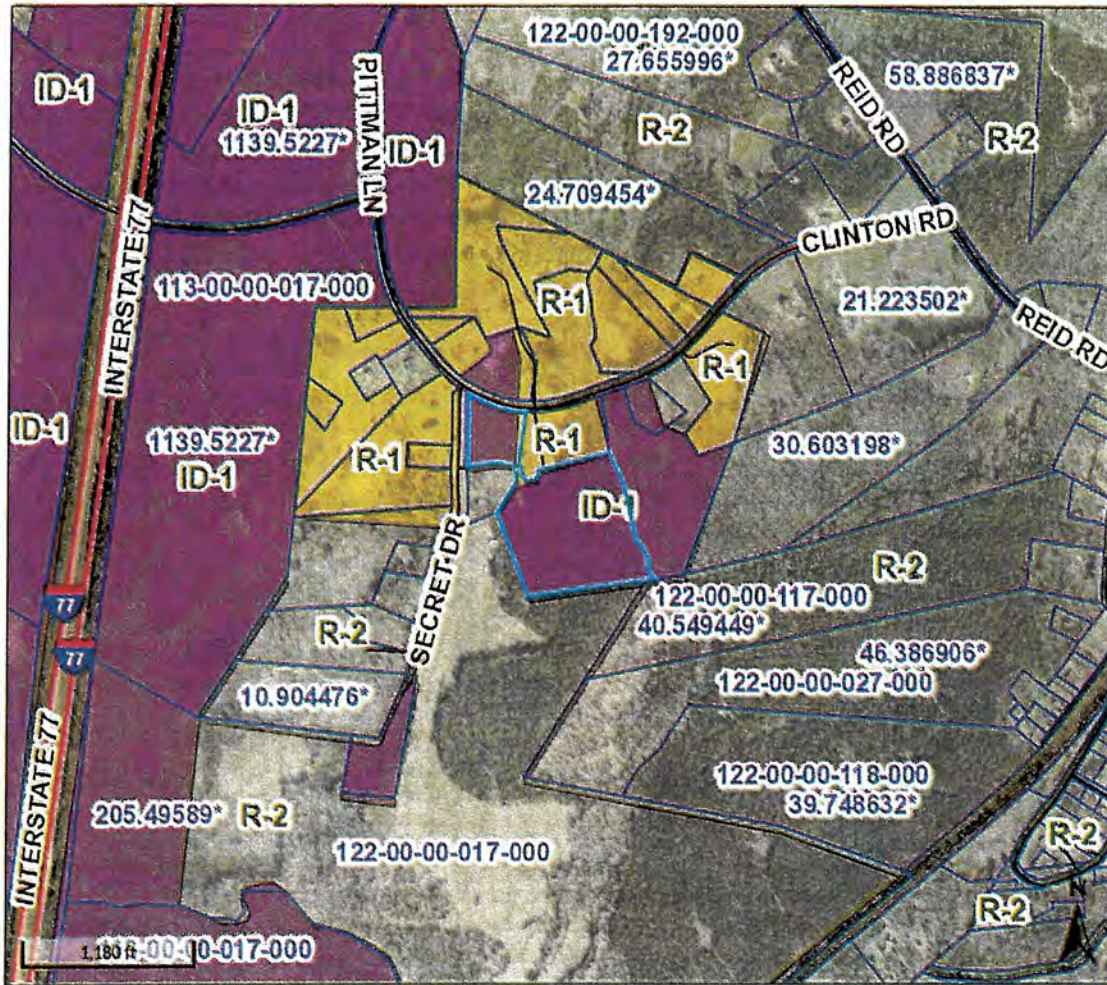
Owner(s) if other than applicant(s): Bryan R. Guinn + Pamela F. Guinn  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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

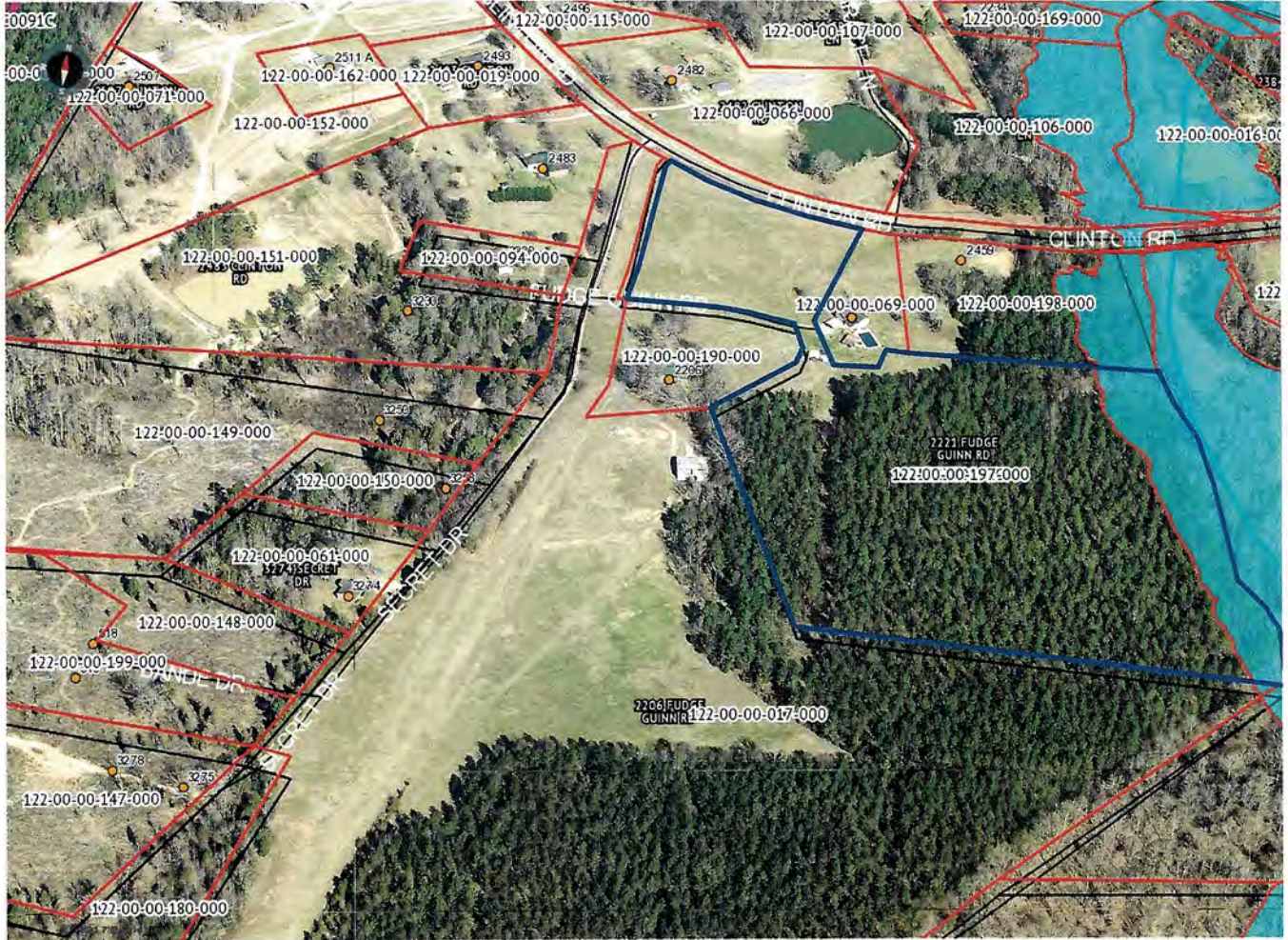
Parcel ID 122-00-00-197-000  
 Sec/Twp/Rng n/a  
 Property Address  
 District 03  
 Brief Tax Description n/a

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 \_\_\_\_\_

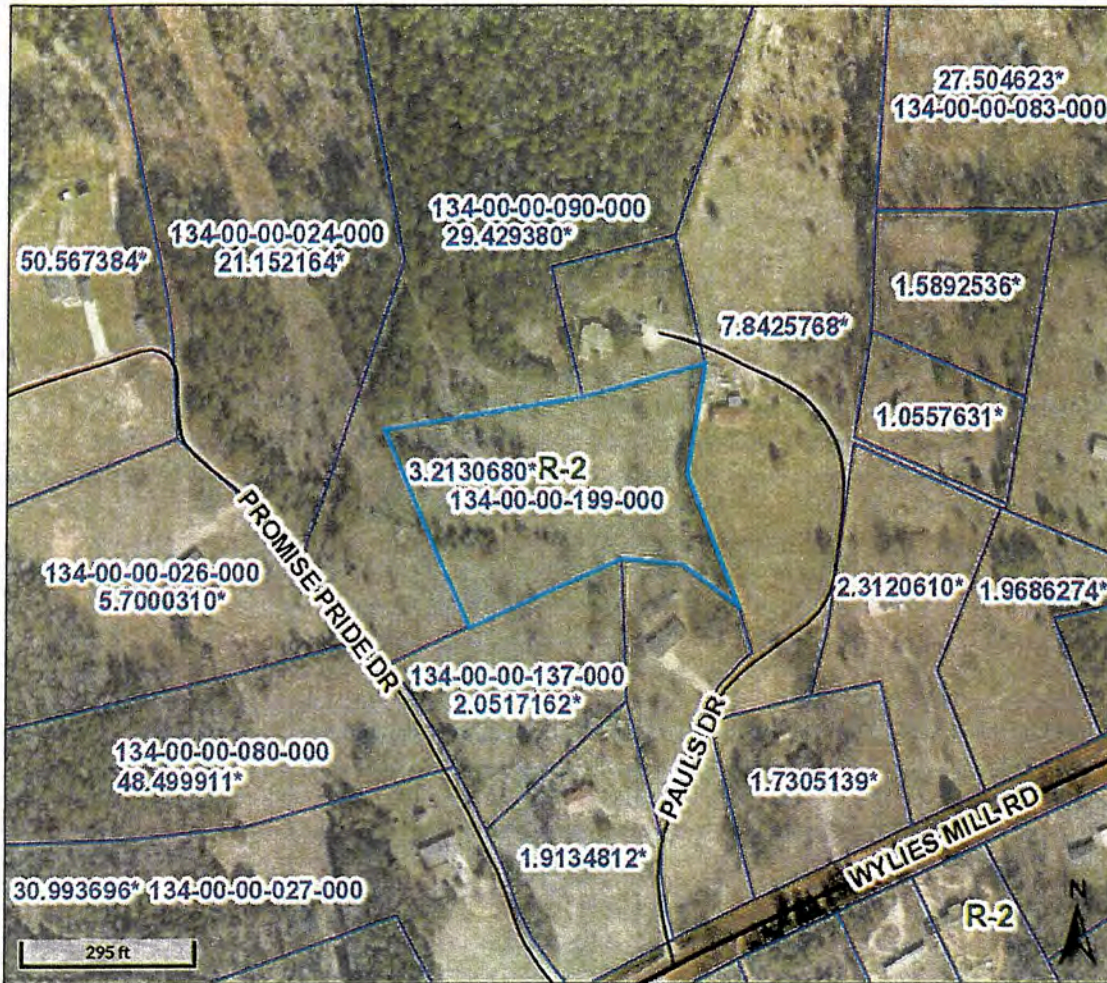
E-Mail Address: \_\_\_\_\_

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

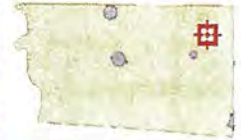
Owner's signature: Patricia A. Howze, Paulette Howze, Rachel D. Howze Date: 2/6/2021

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 providing variety of home choices for all of our age groups and incomes. High quality houses for all of those home choices, and meeting more market needs and housing demands through all those choices.

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

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



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

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

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

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

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

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

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

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

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

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

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

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

Chairman Raines states it looks like your drawing shows two entrances and exits. Is that correct? Ms. Shirley said we have got more. Actually, we will have two for the smaller little parts and the third is the main thoroughfare along Edgeland. And then there will be an entrance, at least one entrance for the apartments and townhomes. I apologize, there are actually two on Hernandez Road. Chairman Raines asked if that was discussed with the Fire Department about emergency access, more than one exit? Ms. Shirley said as part of this we will have to do a TIA. And in that TIA we will have to deal with Chester County Fire and Police and SCDOT. SCDOT has 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)



# WINCHESTER

CHESTER COUNTY, SC  
MARCH 16, 2021



Regional Map



# Master Plan



### **Winchester offers:**

- ✓ A master planned residential community with high quality homes
  - ❖ HOAs to ensure continued maintenance
- ✓ Multiple housing options by multiple national and regional homebuilders:
  - ❖ *Apartment homes*
  - ❖ *Townhomes*
  - ❖ *One-story ranch-style homes and two-story single-family homes*
- ✓ Well-planned neighborhood with traditional design elements:
  - ❖ *Smaller enclaves within the community*
  - ❖ *Central tree-lined boulevard*
  - ❖ *Perimeter vegetated buffering*
  - ❖ *Preserved natural spaces*
  - ❖ *Sidewalk network, walking trails*
  - ❖ *Clubhouse and swimming pool*
  - ❖ *Pocket parks*
  - ❖ *Private clubhouse and amenity area for apartment community*
- ✓ Economy of scale; more homes means more amenities; costs can be reasonably absorbed by residents
- ✓ Long term investment in the County with a projected 10- to 15-year buildout
- ✓ Developer financed infrastructure improvements

## Our Vision | Meeting the Gateway District's Goals



*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.*

The Gateway District Master Plan's four themes

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

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

***“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”***

Winchester will create destination by providing:

- A variety of home choices for all age-groups and incomes
- High-quality housing for all home choices
- Meeting more market needs and housing demands





## Our Vision | Meeting the Gateway District's Goals



*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.*

The Gateway District Master Plan's four themes

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.*

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



## Our Vision | Meeting the Gateway District's Goals



*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.*

The Gateway District Master Plan's four themes

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

*Existing infrastructure should be improved...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.*

***"All infrastructure providers in the Gateway District support growth and future development patterns."***

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



Community | Families, Active Adults, Young Adults



## Traditional Amenities

WINCHESTER



Pavilion, Grill  
& Benches

Natural Play  
Areas, Playground  
& Swimming Pool

## Trails & Open Space Activities



Bike, Walking  
& Running Trails

Dog Area & Open  
Grass Space

## 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.*



WINCHESTER



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

*Copy of plat must be presented with the application request*

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

Property Address Information

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

Any structures on the property: yes \_\_\_\_\_ no . 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: sshirley@american-ea.com

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

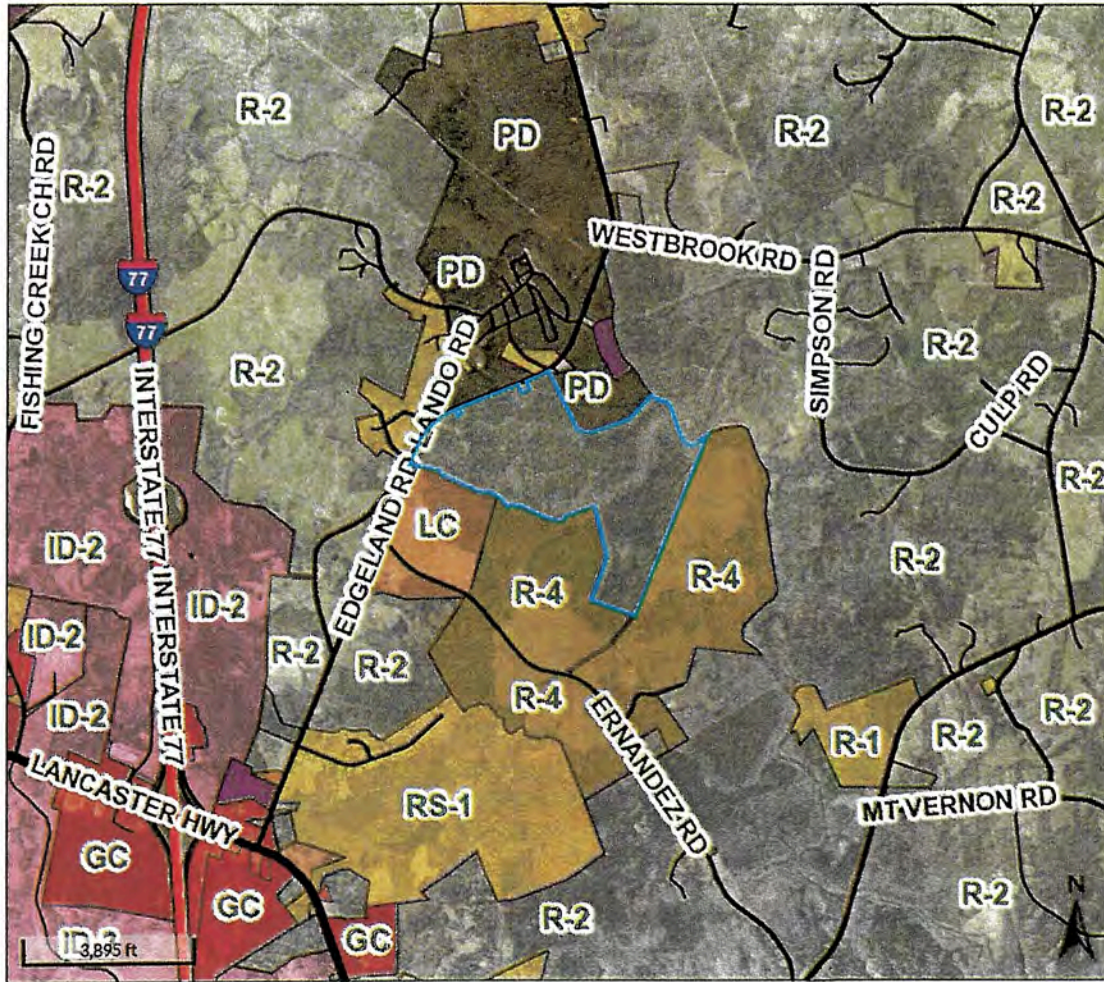
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

DocuSigned by:

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

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

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



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 VIRGINA LL CO  
 34 EASTBRANCH COURT  
 COLUMBIA SC 29223

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

# CONNECTEXPLORER



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

**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 2527 Brekonridge Centre Drive, Monroe, NC 28110

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

E-Mail Address: [REDACTED]

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

Address: 37 DEWEES LANE HILTON HEAD, SC 29926

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

E-Mail Address: [REDACTED]

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

DocuSigned by:

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 FortLawn 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: (901) 752-8878 work (901) 752-8884

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]

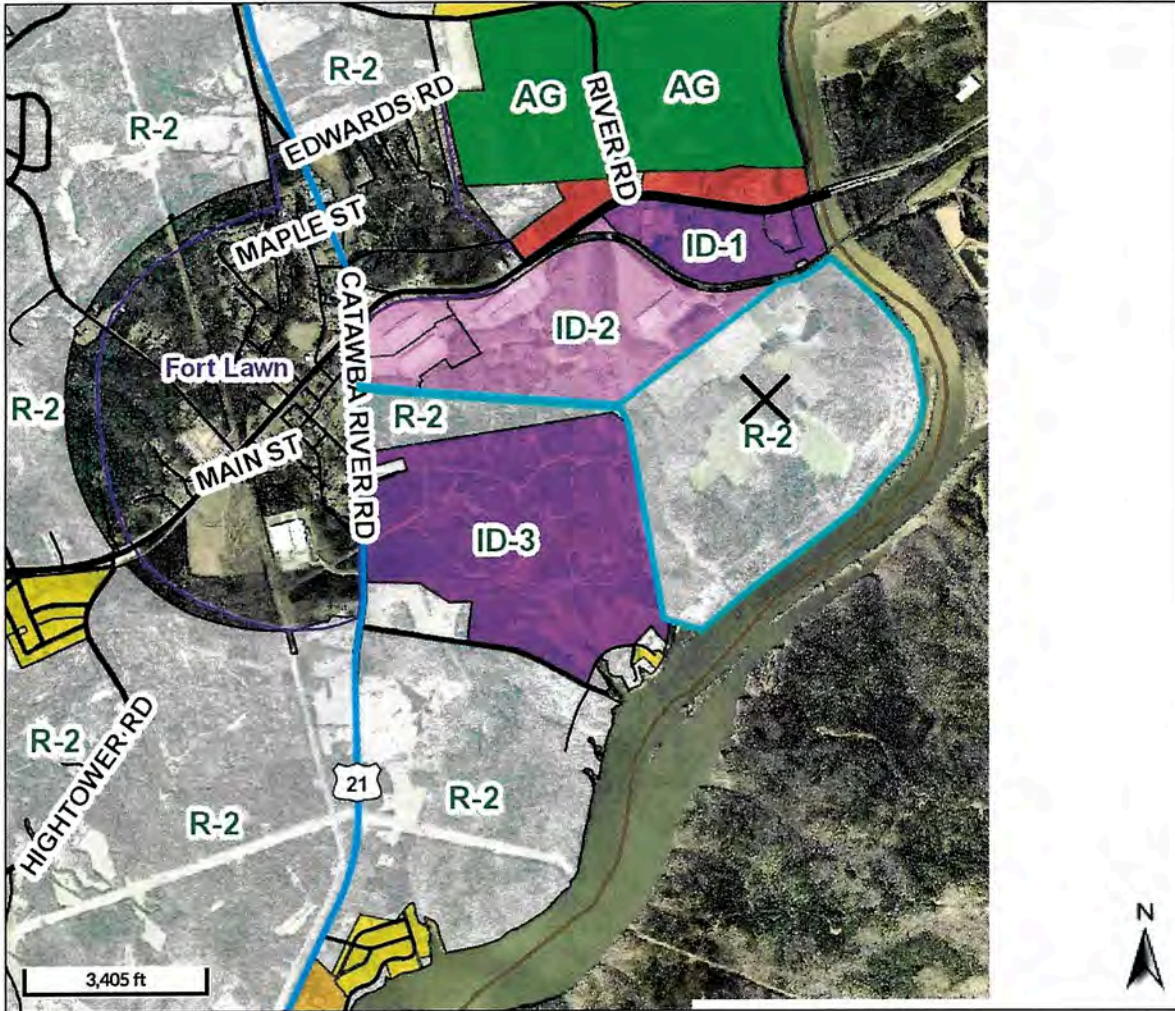
E-Mail Address: [REDACTED]

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

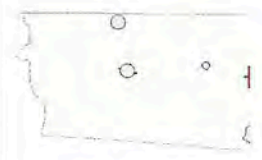
Owner's signature: [Signature] Date: 2/16/21

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

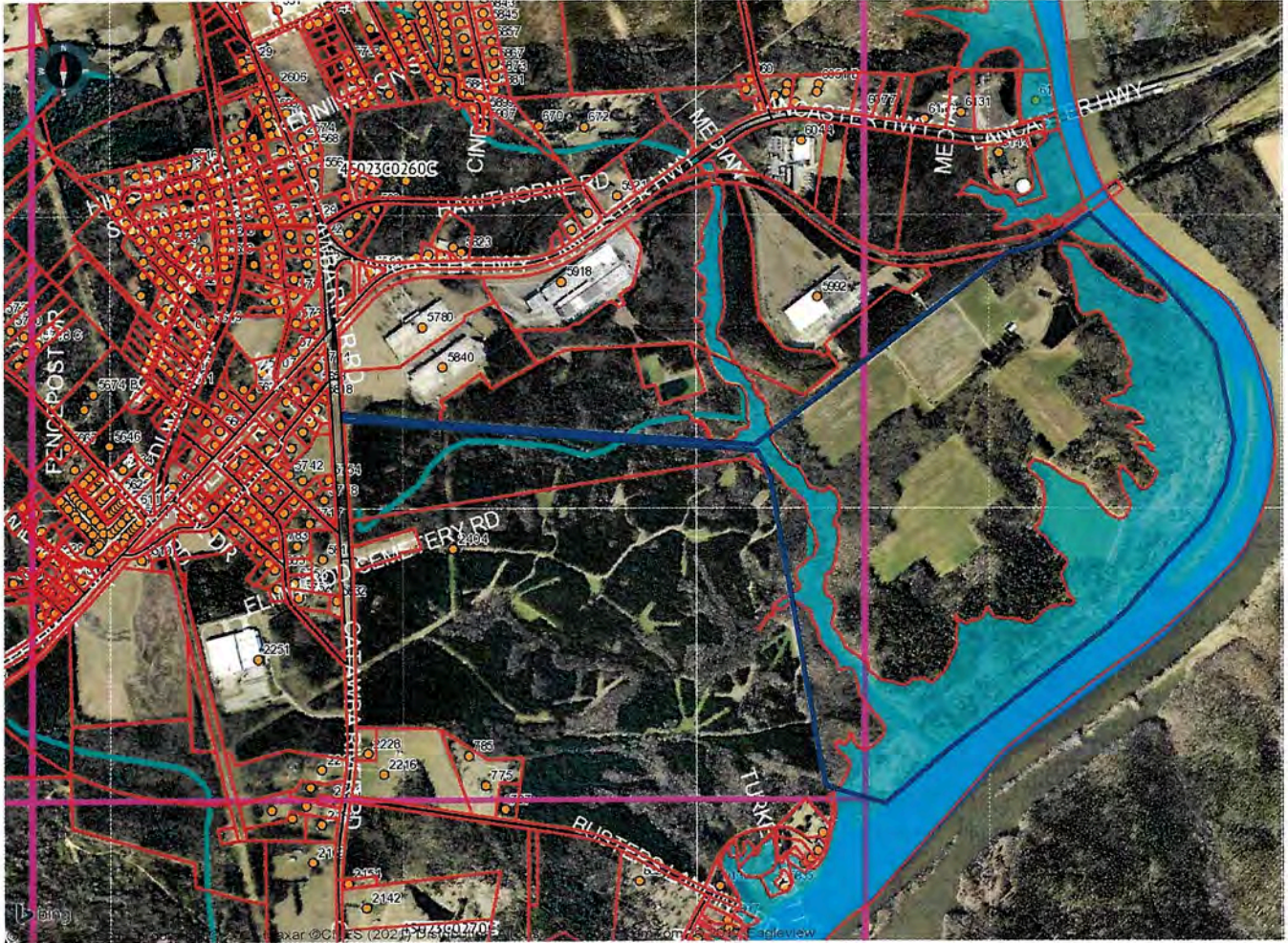
Alternate ID n/a  
 Class RN  
 Acreage 475

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

CMMA 21-06



NOTES:

- 1) REFERENCE IS MADE TO THE PROJECT MAPMA, UNDATED 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.



**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 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] work \_\_\_\_\_  
 E-Mail Address: [REDACTED]

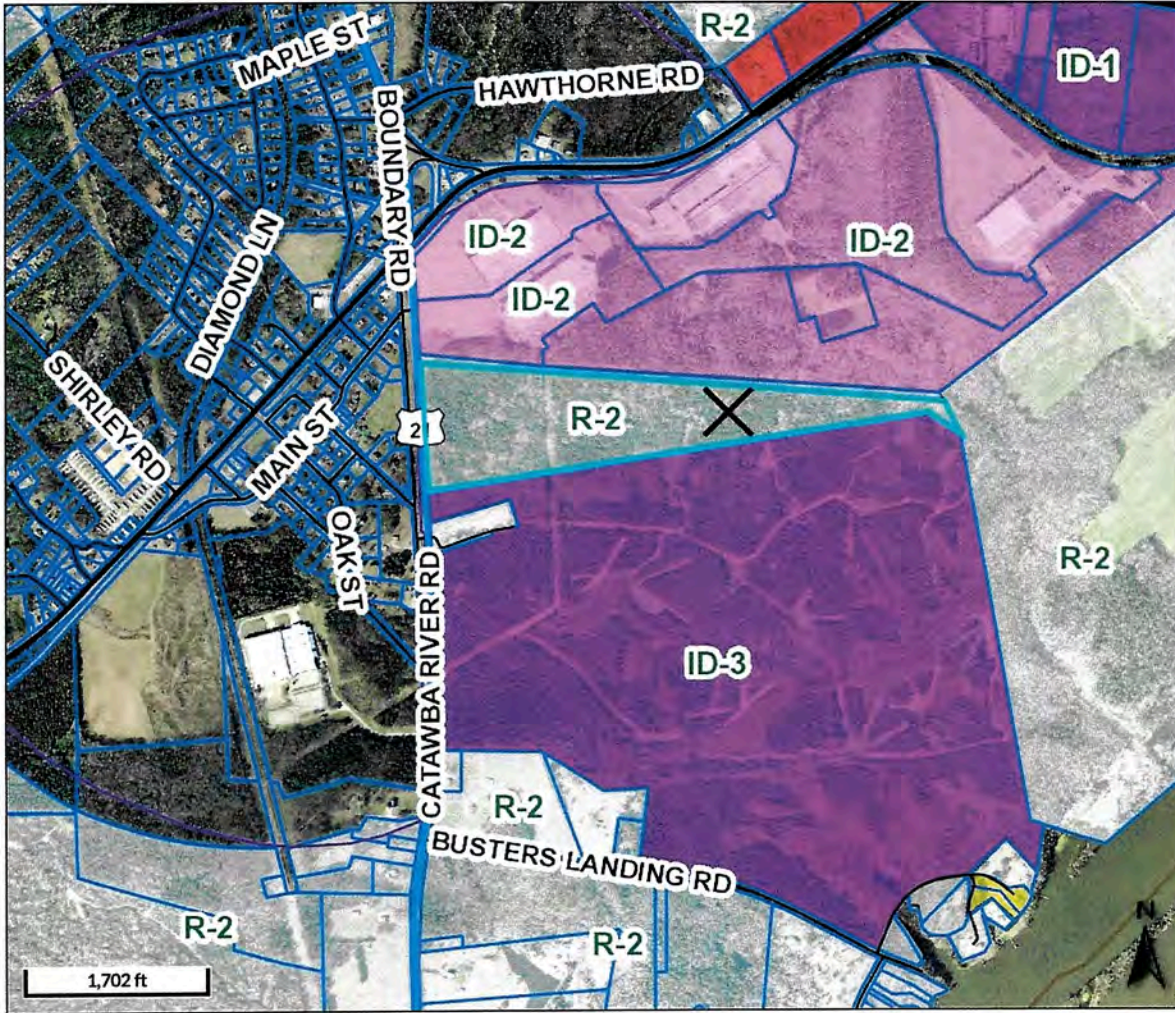
Owner(s) if other than applicant(s): Springland, Inc.  
 Address: 164 Skipper Street, Fort Mill, SC 29715  
 Telephone: \_\_\_\_\_ cell [REDACTED]  
 E-Mail Address: [REDACTED]

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

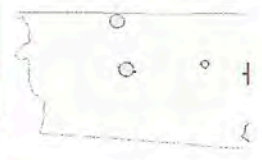
Owner's signature: R. Alexander as VP of Springland, Inc. Date: 2-16-21

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

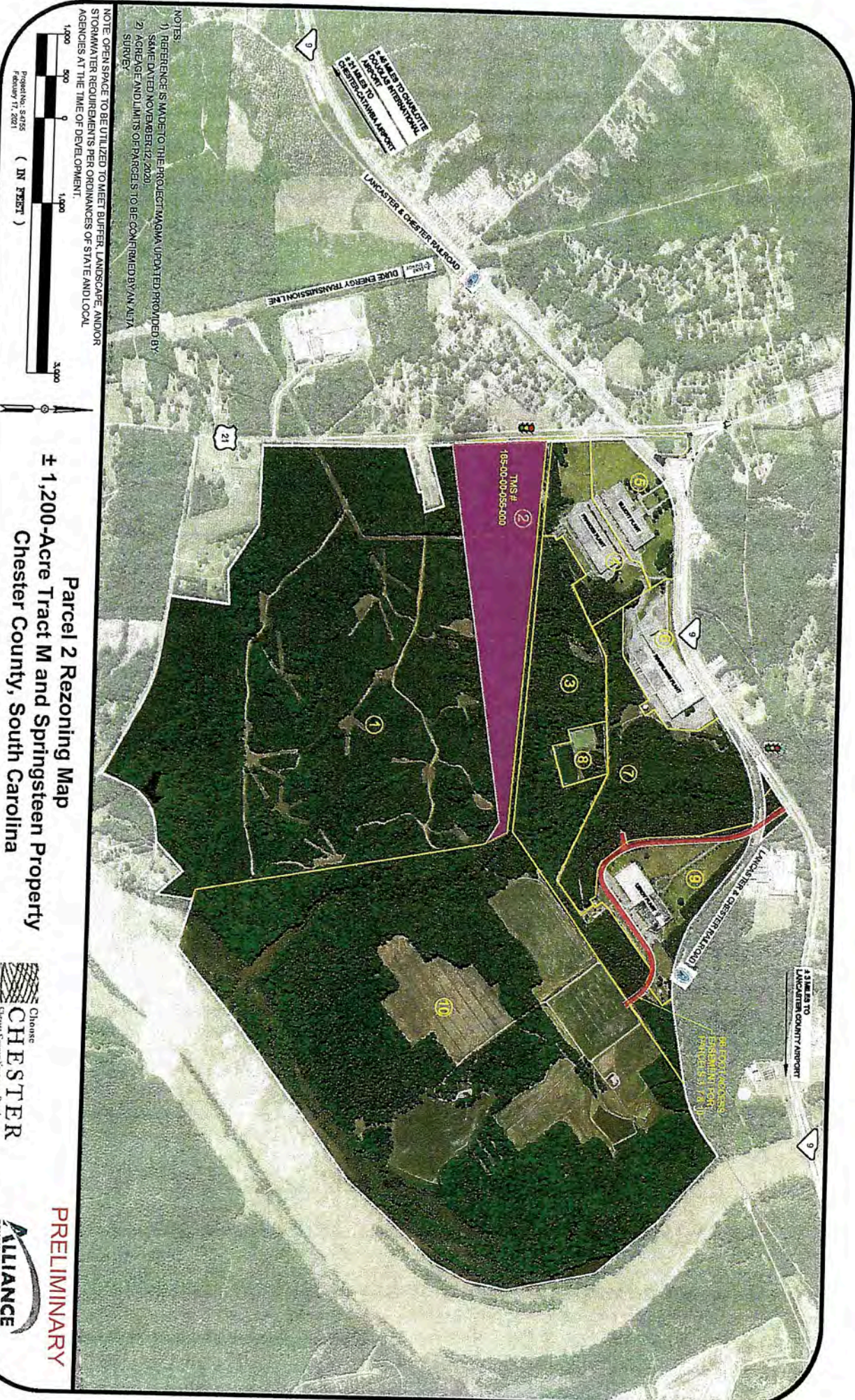
CONNECTEXPLORER



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

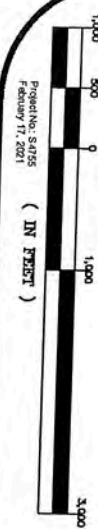


CCMA81-07



- 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: \_\_\_\_\_ work \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

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

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

Telephone: \_\_\_\_\_

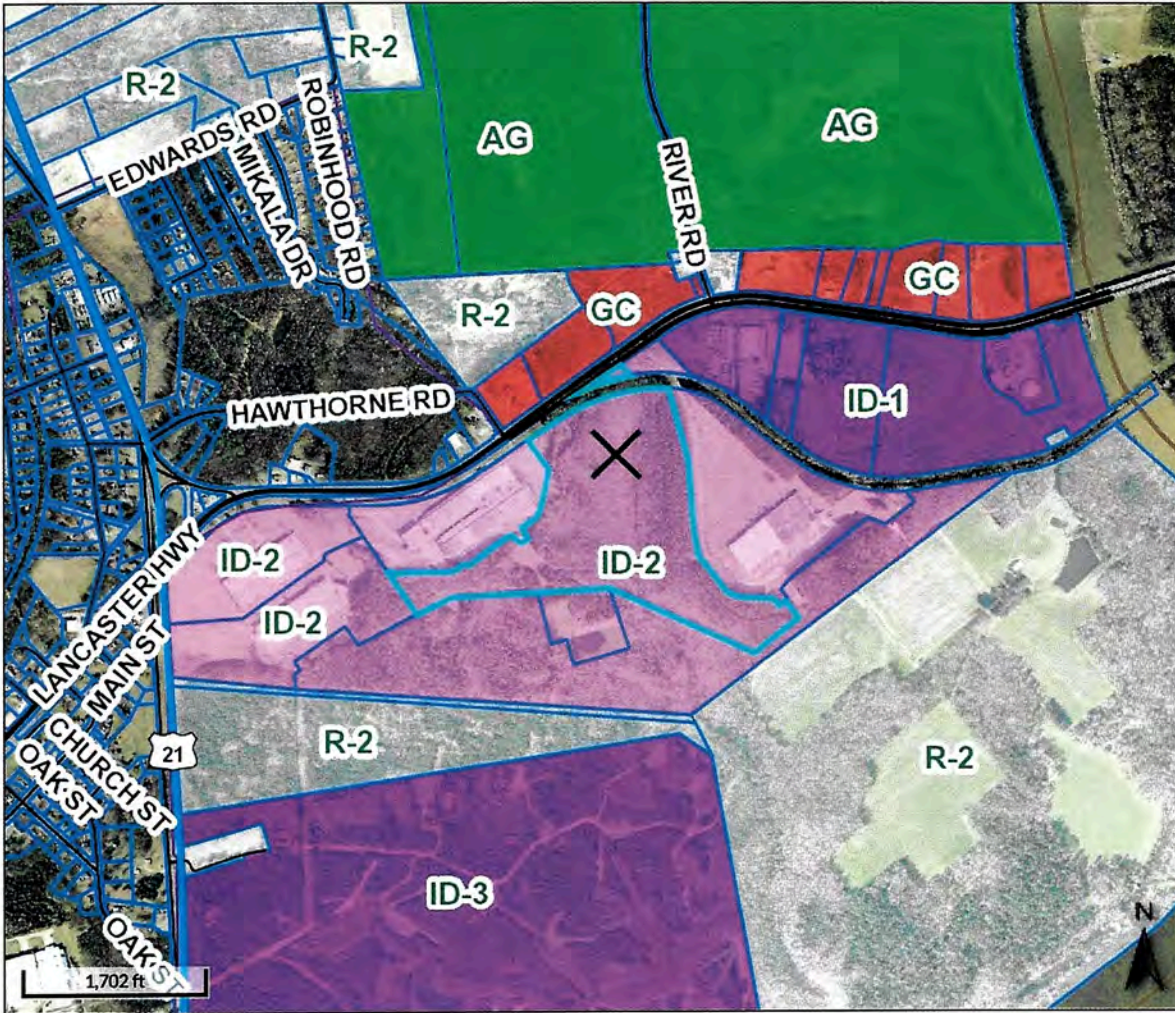
E-Mail Address: \_\_\_\_\_

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

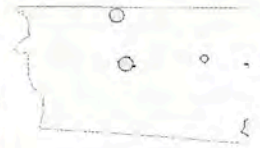
Owner's signature: [Signature] Date: 2/16/21

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)

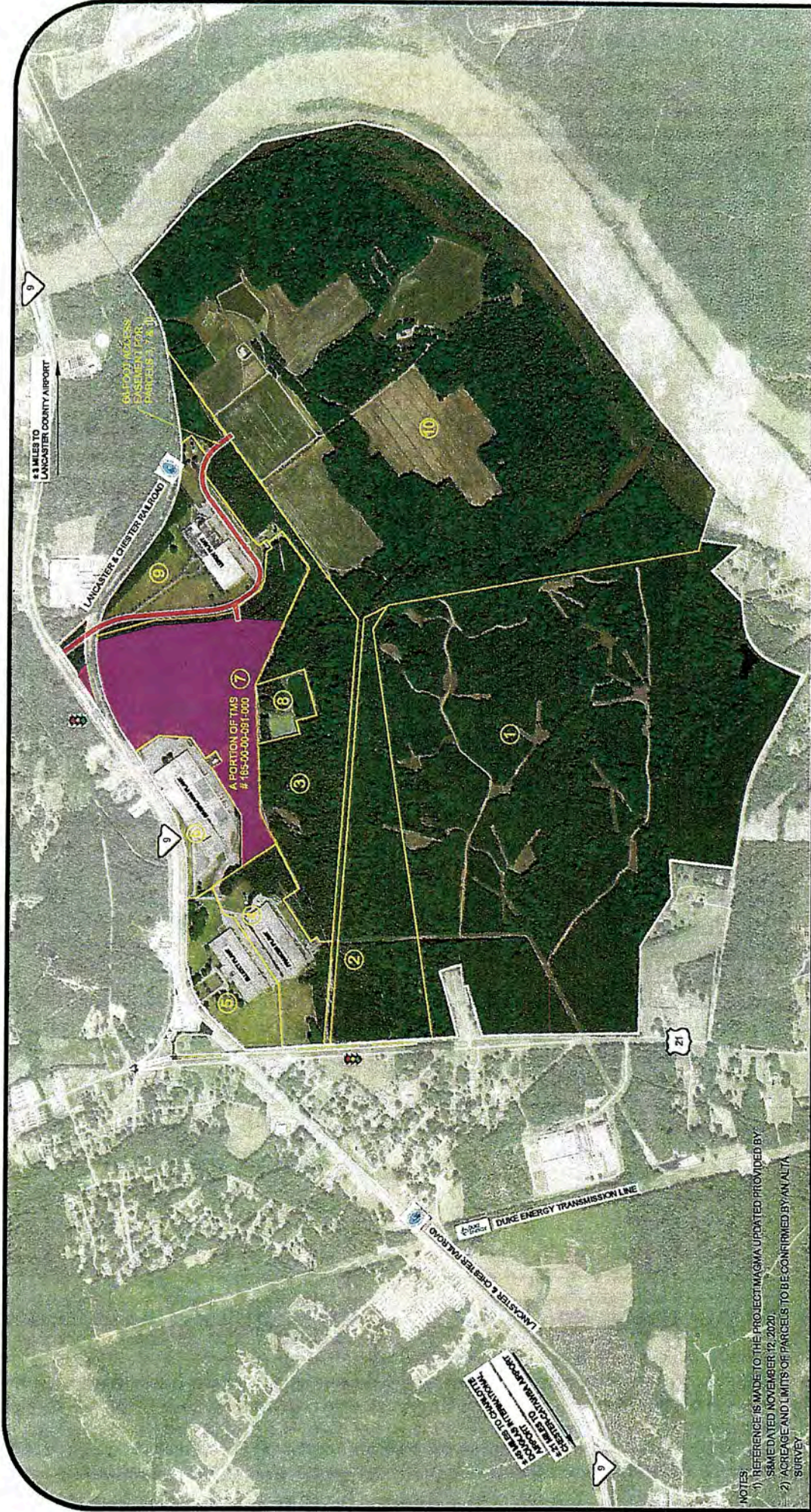
Date created: 3/3/2021  
 Last Data Uploaded: 3/3/2021 3:15:46 AM

Developed by  **Schneider**  
 GEOSPATIAL

# CONNECTEXPLORER



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**



Prepared by Alliance Consulting Engineers, Inc.

**PRELIMINARY**

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] 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]

E-Mail Address: [REDACTED]

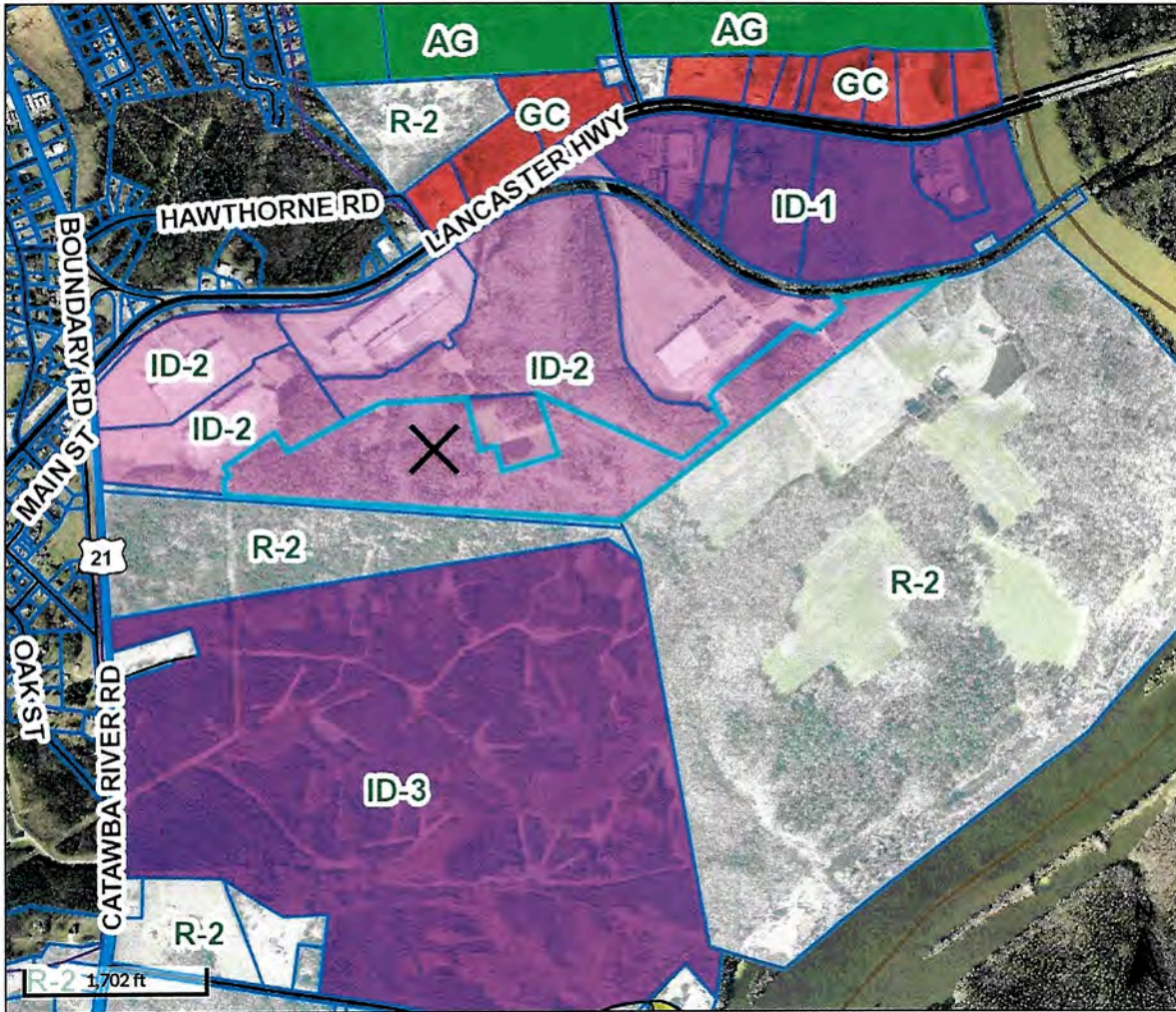
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

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

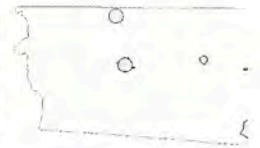
Applicant signature: J. Michael Mullis Date: 2/12/21

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  
 Sec/Twp/Rng n/a  
 Property Address

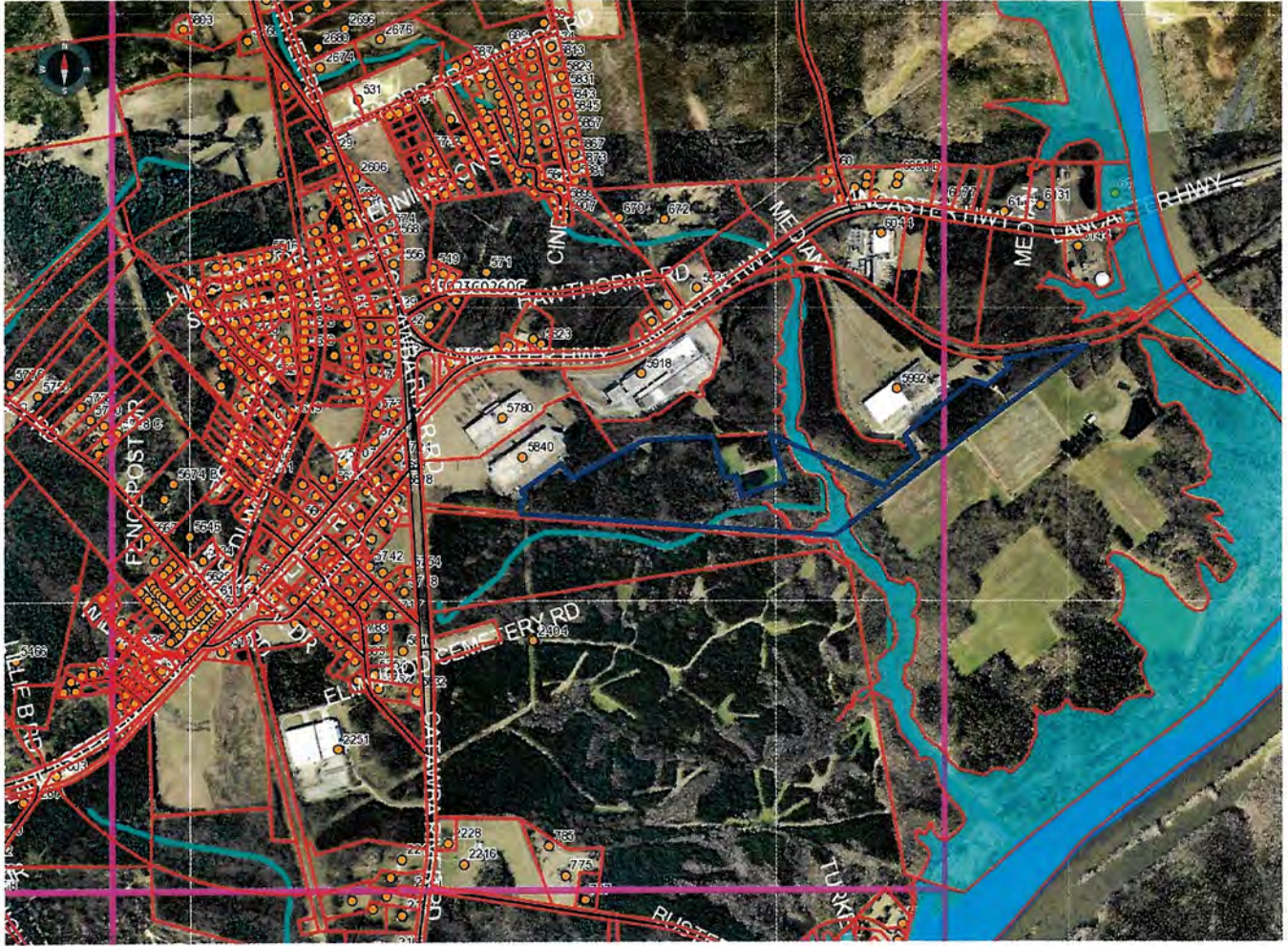
Alternate ID n/a  
 Class AC  
 Acreage 83

Owner Address SPRINGSTEEN PROPERTIES INC  
 % LEROY INVESTMENTS  
 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

CONNECTEXPLORER



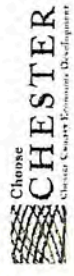
map: Auto (Mosaic) Feb 2017 - Feb 2017 02/13/2017 - 02/27/2017



PRELIMINARY



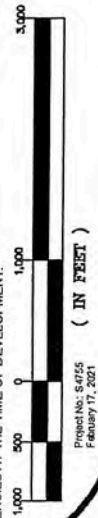
Prepared by Alliance Consulting Engineers, Inc.



**Parcel 3 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 STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.  
 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.



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] 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]

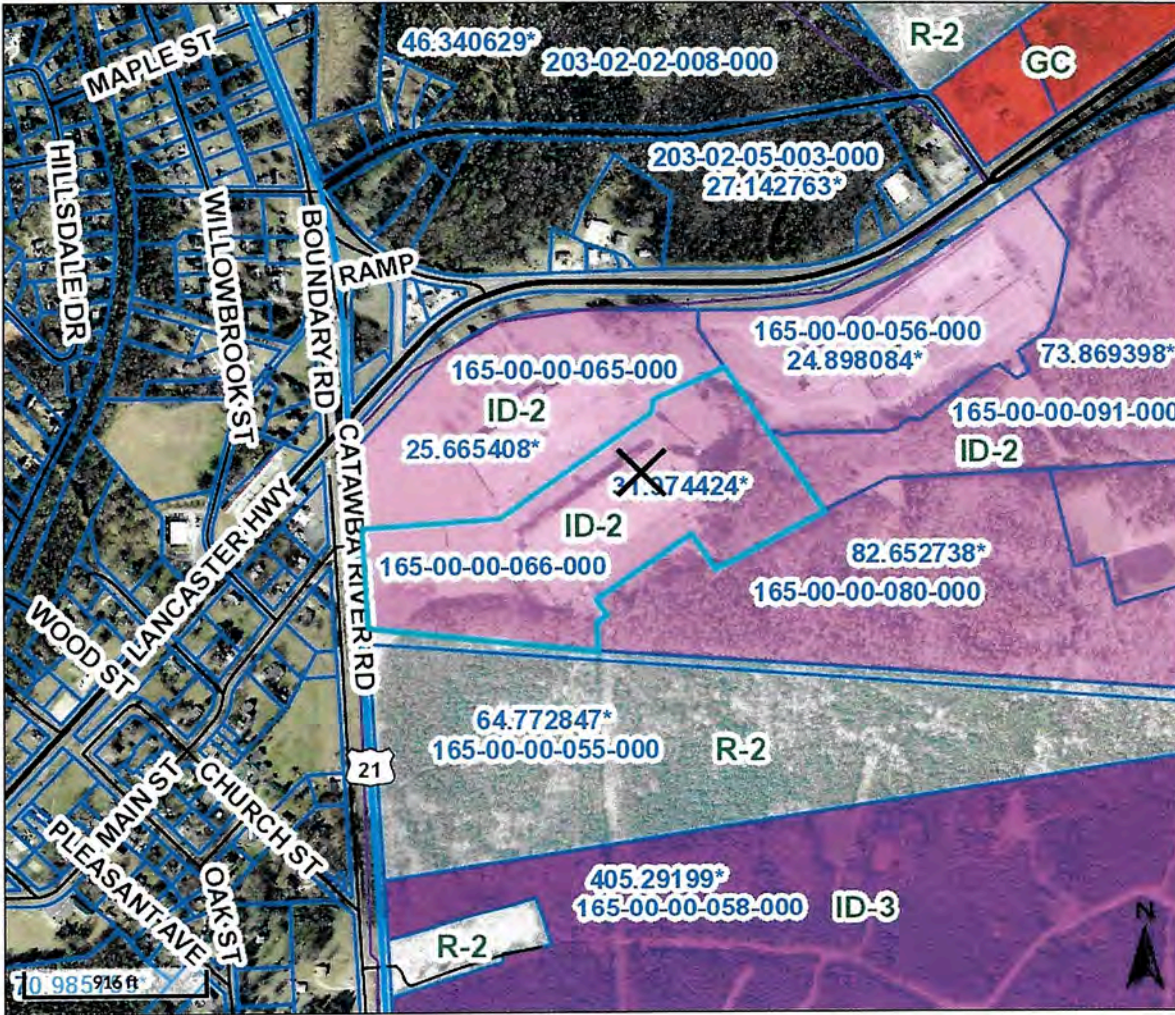
E-Mail Address: [REDACTED]

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

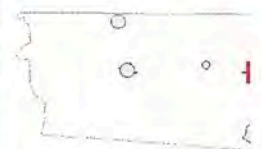
Owner's signature: [Signature] Date: 2/16/21

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

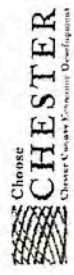
# CONNECTEXPLORER



© 2017 Eagleview



PRELIMINARY



**Parcel 4 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 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

CCMAA1-10



**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:**

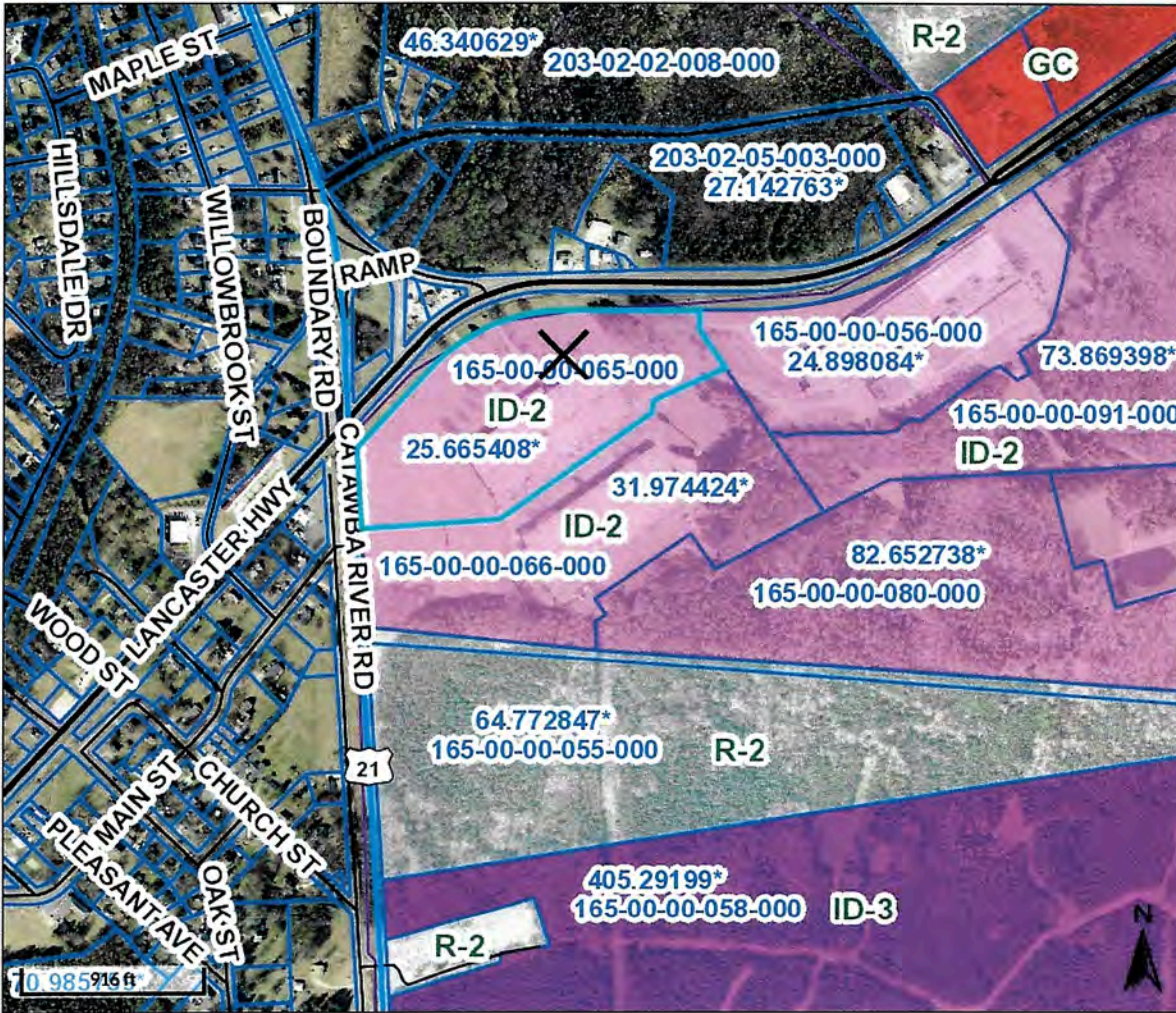
Applicant (s): J.M. Mullis, Inc.  
Address 3753 Tyndale Drive, Suite 101, Memphis, TN 38125 Attention: J. Michael Mullis, President/CEO  
Telephone: [REDACTED] work \_\_\_\_\_  
E-Mail Address: [REDACTED]

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

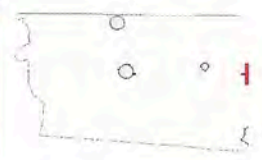
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

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	165-00-00-065-000	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



© 20



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.



PRELIMINARY



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

CCMA21-11

**Chapter 4 DISTRICT REGULATIONS**

**§ 4-129 PD Planned Development District Uses**

Planned Development districts may permit a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed-use developments. Flexibility in design, character and quality of development and preservation of natural and scenic features are made possible through the approval of a plan which describes the specific uses, densities, setbacks, and other requirements for a planned development. The approved plan constitutes the district regulations for a particular planned development.

**Chapter 4 DISTRICT REGULATIONS**

**§ 4-130 PD Planned Development District Regulations.**

The following regulations shall apply to all uses in PD districts, other provisions in this ordinance to the contrary notwithstanding:

<b>Minimum district area:</b>	4 acres
<b>Minimum lot area for structure and maximum density:</b>	Set in approved plan.
<b>Minimum lot width, yards, setbacks:</b>	Set in approved plan.
<b>Maximum structure height:</b>	35 feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae];
<b>Off street parking and loading requirements:</b>	Set in approved plan.
<b>Screening:</b>	Set in approved plan, but not less than landscaping required by supplemental regulations, Chapter 5.
<b>Signs:</b>	Set in approved plan, but not greater than signs allowed by supplemental regulations, Chapter 5.
<b>Subdivision regulations:</b>	Applicable regulations must be met.
<b>Supplemental regulations:</b>	See Chapter 5.

**Chapter 4 DISTRICT REGULATIONS**

**§ 4-131 PD Planned Development District Application and Review Procedures.**

The following procedures shall apply to establishment of a PD district, other provisions in this ordinance to the contrary notwithstanding:

<b>a. Zoning amendment required:</b>	PD districts are established by amendment to the zoning ordinance in the manner prescribed for rezoning.
<b>b. District regulations:</b>	The applicable regulations in § 4-130, Chapter 5, and those in the approved plan and descriptive statement shall constitute the PD district regulations.
<b>c. Pre-application conference optional:</b>	Applicant for PD zoning is encouraged to contact the Planning Commission prior to submission of application for information and review of regulations and procedures applicable to the proposed plan and descriptive statement.
<b>d. Amendment application required:</b>	Initiation of a PD amendment shall be by submission of an application form provided by the Zoning Administrator with required attachments.
<b>e. Development plans required:</b>	A site development plan is required with application for PD amendment. The site development plan shall indicate proposed uses of all land areas and other information the Zoning Administrator deems reasonably necessary for review.



**Chapter 4 DISTRICT REGULATIONS**

**§ 4-131 PD Planned Development District Application and Review Procedures.**

The following procedures shall apply to establishment of a PD district, other provisions in this ordinance to the contrary notwithstanding:

<p><b>f. Descriptive statement required:</b></p>	<p>A descriptive statement is required with the application for PD amendment. The descriptive statement shall indicate the characteristics and standards to be used for development of the site, and shall include at least the following items:</p> <ol style="list-style-type: none"> <li>1. legal description of site boundaries, and total area of the site;</li> <li>2. area and location of each type of use;</li> <li>3. number and density of dwelling units by type;</li> <li>4. description of open space locations, uses and proposed dedication for public use;</li> <li>5. ownership and maintenance of streets, and proposed dedication to public;</li> <li>6. methods for dealing with parking and the impact of projected traffic on the uses on the site and adjacent districts and streets;</li> <li>7. steps proposed to comply with sediment control and storm drainage regulations;</li> <li>8. steps proposed to comply with landscaping regulations;</li> <li>9. details of association or organization involved in ownership and maintenance, including procedures and methods of operation;</li> <li>10. outline for development phasing with anticipated time frames;</li> <li>11. design standards, procedures and methods demonstrating that development will result in an integrated use district, functional and compatible with the area;</li> <li>12. proposed restrictive covenants to be recorded to assure future compliance with the standards in the plan; and</li> <li>13. such other information as may be appropriate for planning commission review.</li> </ol>
<p><b>g. Planning Commission review and public hearing:</b></p>	<p>Upon determination that the application meets above requirements, the Zoning Administrator shall forward the application to the Planning Commission for review, public hearing, and recommendation to County Council as required for zoning amendments.</p>

**Chapter 4: DISTRICT REGULATIONS**

**§ 4-131 PD Planned Development District Application and Review Procedures.**

The following procedures shall apply to establishment of a PD district, other provisions in this ordinance to the contrary notwithstanding:

<b>h. County Council action:</b>	Upon receipt of the Planning Commission recommendation, County Council may approve, approve with modifications accepted by applicant, and rezone the property, or disapprove the proposed zoning amendment.
<b>i. Zoning and building permits:</b>	Zoning and building permits shall not be issued until the zoning is approved by County Council, and approved plats, the approved descriptive statement and all required restrictive covenants are filed for record with the Zoning Administrator and the Clerk of Court for Chester County, and all required bonds, if any, are posted with the Clerk.
<b>j. District map:</b>	The site development plan approved by County Council shall be the zoning district map for the PD and shall be the basis for issuance of zoning and building permits.
<b>k. Changes to plan:</b>	<p>1. <u>Minor changes.</u> Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PD such as relocation of driveways, revision of floor plans, facades, landscaping, relocation of required parking, drainage structures, and features which do not materially affect the approved plan concept or violate any applicable regulations may be approved by the Zoning Administrator. Approval or rejection of the change is subject to review and final determination by the Planning Commission if the applicant or any party whose property is adversely affected files a written objection with the Planning Commission within ten (10) days after action by the Zoning Administrator. An applicant may submit a rejected change as an amendment to the plan under the normal zoning amendment procedures.</p> <p>2. <u>Major changes.</u> Changes proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PD shall be submitted under normal zoning amendment procedures applicable to establishment of the PD.</p> <p>3. <u>Permits.</u> No zoning or building permits involving a minor or major change of the PD descriptive statement or map shall be issued until the written change is filed with the Zoning Administrator and recorded in the office of the Clerk of Court for Chester County.</p>
<b>l. Failure to begin; failure to progress; failure to complete</b>	If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, the Zoning Administrator may charge the developer with violation of the zoning ordinance, or initiate rezoning of the property, or both. In any event, if the planned development is not initiated within two years of its establishment, the Zoning Administrator shall initiate the rezoning of the property to an appropriate district classification in conformity with the comprehensive plan.

# TruNarc is the solution to today's drug identification challenges



In the 1980s, United States law enforcement agencies and especially narcotic investigators faced a wave of drugs that were primarily manufactured outside the U.S. but sold here. These drugs included marijuana, cocaine, heroin, LSD, Methamphetamine and to lesser extent Methaqualone tablets.

If an officer seized a suspected drug, in order to make an arrest, obtain a search warrant or even question the suspect, the officer had to identify the suspected drug by conducting a Presumptive Field Test.

For the past 45+ years, officers have relied on a chemical colorimetric wet test kit to conduct Presumptive Field Tests. The officer would place the suspected drug into a small plastic pouch containing three vials, then sequentially break the hard plastic vials and wait for the chemical to react with the suspected drug. If the substance turned the appropriate color, the officer could identify the drug seized. On several occasions, officers cut themselves when the sharp edges of the broken vials cut through the plastic pouch and into their thumb. Today, that could be very dangerous because fentanyl is often laced into drugs such as heroin and cocaine.



## About the Author

### Ernie Batista, Retired DEA Agent

After graduating from Florida State University with a Bachelor of Science in Criminology, Ernie started his career at the Palm Beach County Sheriff's Office including a focus on major drug smuggling investigations involving the shipment of multi-ton quantities of marijuana and multi-hundred kilograms of cocaine via smuggler's aircraft into clandestine airfields in Palm Beach County.

Between 1980 and 2002 Ernie worked in a number of different roles in the DEA, including managing DEA offices in Europe, The Middle East, Africa and Canada.

The problem with the chemical colorimetric wet test kits was that the officer needed to have a good indication of the type of drug he was testing in order to select the correct kit. Each kit was designed to test a specific drug. Most drugs could be easily identified solely by color, consistency and appearance, and experienced officers could tell the difference between cocaine, meth and heroin from a visual inspection. Using their experience and information obtained from the suspect, cooperating source and other circumstances of the case, they were able to select the correct chemical wet test to test the evidence.

the streets today. To make it even more difficult, “traditional” drugs such as cocaine, heroin or methamphetamine often look alike as they are white or off-white in color. They are also often laced with drugs such as Fentanyl, Carfentil, W-18, U-4700 and other extremely potent and deadly drugs. Today drug dealers are often poly-drug narcotic dealers/traffickers and may also be involved in the manufacturer of drugs which involve precursors to make the drugs themselves.

The change in drug trafficking in the last few decades has required law

The use of new technology has now entered the arena of drug law enforcement. Modern law enforcement has no choice but to rely on instruments in the field and to use laboratory tested and scientifically approved technology.

The Scientific Working Group for the Analysis of Seized Drugs classifies technology used in the field and in forensic drug laboratories by level, indicating which drug testing technologies are the most accurate, reliable and scientifically proven. These levels range from A through D, with A being the most accurate, etc.

**SWGDRUG classifies the colorimetric wet test kits as a Level C technology but rates Raman Spectroscopy as a Level A.**

By using a Raman instrument to conduct presumptive field tests, the officer increases the technology he is using in the field from a Level C to a Level A. Raman provides officers with confidence that they are standing on firm ground when they charge a suspect with possession of a particular drug. Although officers use Raman Technology as a Presumptive Field Test for Probable Cause purposes for arrests, search warrants, etc., if the case goes to trial the drug evidence is always sent to the Forensic Drug Lab for confirmatory analysis.

Thermo Fisher Scientific, a \$20 Billion-dollar company based in the Boston, Massachusetts area with 70,000 global employees, has been manufacturing handheld Raman instruments for use in the field by the U.S. Military, fire departments/HazMat teams, Bomb Squads (EOD) and Clandestine Drug Lab Investigators for over a decade. Thermo Fisher is the leader in the



Law enforcement now has much better tools to identify drugs at the scene.

## Things have changed. It's a new world for drug law enforcement.

Today, officers are faced with not only “traditional” drugs such as marijuana, cocaine, methamphetamine and heroin but hundreds of synthetic drugs.

Traffickers frequently change the molecular structure of synthetic drugs to evade identification and seizure by law enforcement. It's impossible for officers to be familiar with the hundreds of drugs originating in China, Mexico and elsewhere that are being sold on

enforcement to change the way they identify the wide range of drugs and precursors they routinely encounter.

During the last several years other investigative specialties, such as bomb squads, HazMat teams and Clan Lab teams have switched from traditional identification methods to the use of new scientific instruments to quickly and safely identify a wide range of substances.

development of field instruments that are extremely accurate, easy to use, and do not require calibration or internet connections to operate in the field.

Approximately 6 years ago Thermo Fisher introduced the Thermo Scientific TruNarc Handheld Narcotics Analyzer for police officers and drug investigators to use in their Presumptive Field Tests of suspicious substances.

The TruNarc analyzer enables the officer to accurately and safely identify a wide range of narcotics, synthetic drugs, precursors and cutting agents by simply aiming and shooting a Raman technology laser into the suspected chemical powder, liquid, solid or tablet/pill. In most cases, within seconds the TruNarc analyzer can identify a controlled or illegal drug, a precursor chemical or a chemical adulterant (cutting agent).

Currently, the TruNarc analyzer is used by state and local police officers conducting drug interdiction on highways and drug investigations in 46 states in the United States. Federal Agencies and U.S. Customs are also using the TruNarc analyzer along the U.S. borders and major mail facilities to reduce the shipment of drugs being smuggled into our country. The federal agencies at borders and U.S. mail facilities use the TruNarc analyzer in combination with a Thermo Scientific Gemini Handheld Analyzer . The latter has two confirmatory technologies (Raman and FTIR) in the same instrument and thousands of items in its library. Internationally, over 50 countries also use the TruNarc analyzer in their narcotic and Customs investigations.



Fast and easy-to-use, the TruNarc detects a variety of drugs.

---

As use of TruNarc analyzers continues to grow, drug law enforcement is slowly gaining the advantage. The TruNarc analyzer has become an essential tool for the narcotic investigator. It is a resource that provides officers with valuable, accurate, real-time information that improves investigative efforts, efficiency and success.

---



Officers now can have confidence that they are standing on firm ground when they charge a suspect with possession of a particular drug.



## Why Choose TruNarc:

- 1. Accuracy** - Raman Laser Technology was invented in the 1930's and the technology is still used by forensic drug laboratories today.
- 2. Ease of use** - A simple-to-use, three-button instrument which can be used by officers in the field without the need for calibration.
- 3. Inter-operability** - The most widely used Presumptive Field Test instrument in the U.S and the World. Officers from different agencies may work jointly using the same instruments and obtaining the same testing results.
- 4. Training** - Use of the same instrument promotes familiarity by a wide range of state, local and federal law enforcement agencies and simplifies the training of new officers who come into the drug unit.
- 5. TruNarc library** - Free library updates for the life of the instrument keep customers ahead of the curve with new, emerging synthetics.
- 6. TruNarc software** - Allows the user to print reports, conduct Reachback Requests and analysis of types of drugs tested.
- 7. Court/prosecution** - The use of the TruNarc analyzer by a wide range of law enforcement agencies familiarizes prosecutors with the instrument and its technology, capabilities and limitations. Prosecutors and judges who become familiar with one instrument accept the TruNarc analyzer and its proven accuracy as a presumptive test in court. Forensic Drug Labs have used Raman Technology to analyze submitted drug evidence for decades.
- 8. Reachback request** - If the item is not in the instruments library, the officer can send the suspected chemical spectrum to Thermo Fisher Scientific for identification and receive a response within an hour. This service is provided on a 24/7 basis to TruNarc users.
- 9. Customer support** - Thermo Fisher Scientific provides award-winning Customer Support to its U.S. and global customers. Customer Service stations are based in the U.S.
- 10. Familiarity** - The investigators, forensic drug labs and the prosecutions all benefit from the use of the TruNarc analyzer, which become the standard for drug identification in the field.
- 11. Unmatched partnership** - Thermo Fisher Scientific with its 70,000 employees has the resources to provide continuing research and development, unmatched product development and improvements and support to officers/investigators in the field.

Find out more at [thermofisher.com/trunarc](http://thermofisher.com/trunarc)

**ThermoFisher**  
SCIENTIFIC

# South Carolina

## CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING PROGRAM



2022

# Request for Proposals

---

South Carolina Department of Public Safety  
Office of Highway Safety and  
Justice Programs

Grant Period: October 1, 2021 – September 30, 2022

**Applications Due: June 4, 2021**

# **Coronavirus Emergency Supplemental Funding Program**

## **I. Introduction**

The Coronavirus Emergency Supplemental Funding (CESF) Program was recently authorized by Division B of H.R. 748, Pub. L. No. 116136 (Emergency Appropriations for Coronavirus Health Response and Agency Operations); 28 U.S.C. 530C to assist eligible states, local units of government, and tribes in preventing, preparing for, and responding to the coronavirus. A jurisdiction was determined to be eligible for direct CESF funding through the U.S. Department of Justice's Bureau of Justice Assistance (BJA) if that jurisdiction was identified as eligible for funding under the FY 2019 State and Local Edward Byrne Memorial Justice Assistance Grant (JAG) Program. As the State Administering Agency (SAA) for the JAG Program, the South Carolina Department of Public Safety's Office of Highway Safety and Justice Programs (OHSJP) has been designated by the BJA to administer South Carolina's allocation of CESF Program funds.

## **II. Funding Policy**

Grants pay for 100 percent of project costs for a 12-month project period, from October 1, 2021 – September 30, 2022. There is never a guarantee of continuation funding for any program or project. Please note that, unlike the JAG Program, there is no Variable Pass-Through (VPT) requirement to locals for the CESF Program.

## **III. Eligible Applicants**

The CESF Program is open to state agencies, local units of government, tribal governments, and non-profit agencies. A "local unit of government" is defined as any city, county, town, township or other political subdivision of a state.

In addition, the following points should be noted regarding local units of government:

- A. The term "units of local government" includes a town, township, village, parish, city, county, borough, or other general purpose political subdivision of a state, or a federally-recognized Indian tribal government that performs law enforcement functions (as determined by the Secretary of the Interior). A unit of local government also may be any law enforcement district or judicial enforcement district established under applicable state law with authority to independently establish a budget and impose taxes; for example, police departments, sheriffs' offices and public defender's offices are not eligible to apply directly, but would be the implementing agency for the grant. A city or county would be the legal applicant/recipient and manage grant funds on behalf of the implementing department or agency.
- B. State courts (courts of general jurisdiction) are eligible to apply for funds. However, local courts (magistrate and municipal courts) similar to police departments would have to apply through their local units of government.



- C. A solicitor's office, for grant purposes, is funded as an office within a lead county.

The lead county must meet the following requirements:

- a. Maintain the financial records for the grant
- b. Include the solicitor's office in its payroll records; and
- c. Include the financial records of the grants to the solicitor's office in its organization-wide audit.

- D. Information for the following individuals will be required on the Grant Application:

- a. Project Director – Implementing Agency/Department Head, or person involved in the daily operations of the project.
- b. Financial Officer - City or County Finance Director, or state agency Chief Financial Officer; and
- c. Official Authorized to Sign - Mayor, City or County Administrator, or state agency director

#### **IV. Matching Requirement**

The CESF Program does not require a match.

#### **V. Guidelines for the Use of Grant Funds**

##### **A. Permissible uses of funds**

Projects funded under the CESF Program must have a nexus to criminal justice and be utilized to prevent, prepare for, and respond to the coronavirus. Allowable projects and purchases include, but are not limited to, overtime, equipment (including law enforcement and medical personal protective equipment), hiring, supplies (such as gloves, masks, sanitizer), training, travel expenses (particularly related to the distribution of resources to the most impacted areas), and addressing the medical needs of inmates in state, local, and tribal prisons, jails, and detention centers.

While there are not specific priorities, projects that will have a lasting effect on Criminal Justice systems will be strongly considered for this round of funding. Examples include:

- Projects that reduce crowding in criminal or juvenile justice systems such as those that support technology solutions allowing proceedings to be completed virtually or provide electronic monitoring.
- Projects that facilitate social distancing by reducing the need for the public to visit law enforcement or other criminal justice facilities such as those that allow web based reporting or document requests.

- Projects that provide equipment or infrastructure that will outlast and continue to provide use beyond the end of the project period.

#### B. Expenditures which require prior BJA approval

There are no specific prohibitions under the CESF Program other than the unallowable costs that are identified in the DOJ Grants Financial Guide; however, the following items should be identified during application and appropriately justified as noted:

- **Individual items costing \$500,000 or more** – if the applicant intends to purchase an individual item that costs \$500,000 or more, those item(s) should be identified and thoroughly justified by the applicant. The OHSJP must apply for and receive written prior approval from BJA on behalf of the applicant for these items.
- **Unmanned Aerial Systems (UAS), Unmanned Aircraft (UA), and/or Unmanned Aerial Vehicles (UAV)** – if the applicant requests to purchase an UAS, UA, and/or UAV, Federal Aviation Administration approval must be obtained as outlined here: [https://www.faa.gov/news/fact\\_sheets/news\\_story.cfm?newsId=22615](https://www.faa.gov/news/fact_sheets/news_story.cfm?newsId=22615). Documentation and justification related to these items should be included with the application. The OHSJP must apply for and receive written prior approval from BJA on behalf of the applicant for these items. Additionally, BJA is in the process of updating guidance to implement a recent Executive Order and OJP Order 2700.1 prior to granting any future approval requests for UAS/UA/UAV's. The OHSJP does not have an anticipated timeframe as to when this guidance will be released. For more information on OJP Order 2700.1 Policy on Funding Unmanned Aircraft Systems go to: <https://www.justice.gov/opa/pr/departments-justice-revises-policy-governing-grants-associated-foreign-made-unmanned-aircraft>

#### C. Prohibition of supplanting

Funds may not be used to supplant state or local funds but must be used to increase the amounts of such funds that would, in the absence of federal funds, be made available. The DOJ Grants Financial Guide defines supplanting as: to deliberately reduce state or local funds because of the existence of federal funds. For example, when state funds are appropriated for a stated purpose and federal funds are awarded for that same purpose, the state replaces its state funds with federal funds, thereby reducing the total amount available for the stated purpose. The DOJ Grants Financial Guide is located at the following website for your reference: [https://www.ojp.gov/sites/g/files/xyckuh241/files/media/document/DOJ\\_FinancialGuide.pdf](https://www.ojp.gov/sites/g/files/xyckuh241/files/media/document/DOJ_FinancialGuide.pdf).

#### D. Unallowable uses of funds

There are no specific prohibitions under the CESF Program other than the unallowable costs that are identified in the DOJ Grants Financial Guide, located here: [https://www.ojp.gov/sites/g/files/xyckuh241/files/media/document/DOJ\\_FinancialGuide.pdf](https://www.ojp.gov/sites/g/files/xyckuh241/files/media/document/DOJ_FinancialGuide.pdf).

Please note, CESF funds cannot be used as matching funds for other federal funding programs.

## VI. Suspension or Termination of Funding

The SAA may suspend (in whole or in part), terminate funding for, or impose another sanction on a subgrantee for any of the following reasons:

- A. Implementing substantial program changes to the extent that, if submitted originally, the application would not have been approved for funding.
- B. Failure to submit reports (programmatic and/or financial) in a timely manner.
- C. Filing a false certification in this application or other report or document.

## VII. Application Criteria and Funding Review Process

All grant applications must be completed using the OHSJP's web-based grants management system, "SCDPS Grants." SCDPS Grants can be accessed at <https://www.scdpsgrants.com/>, as well as through the South Carolina Department of Public Safety website at <http://www.scdps.sc.gov/ohsjp/>. All applications will be reviewed equally by the OHSJP staff to make sure that the information presented is reasonable, understandable, measurable, achievable, and consistent with the solicitation. **Late applications will not be accepted.**

Applications are carefully reviewed to ensure that only projects with a significant chance of success are funded. The OHSJP staff use the following criteria in the development of funding recommendations for the South Carolina Public Safety Coordinating Council.

### A. Documentation of need

1. Program Definition - Any funds requested must be for the implementation of a program designed to prevent, prepare for, and respond to the coronavirus.
2. Project Impact - The program should be designed to address the problems and needs of the area to be served. An analysis of how these problems could be improved through the project should be shown.
3. Budgetary Review - Each application will be reviewed to ensure budgetary items are reasonable and costs are allowable.
4. Project Feasibility - Applicants should describe sufficiently and clearly how the project will be implemented.
5. Project Evaluation - Simple, specific, and measurable objectives should be presented, and each objective must be matched with a performance indicator. The performance indicators describe how the grant's objectives will be documented or monitored. Evaluation measures the effectiveness of your program by comparing your objectives with actual accomplishments.

- B. Geographical areas of greatest need
- C. Jurisdictions with limited resources
- D. Current or past grant performance
- E. Probability of success
- F. Effective utilization of resources
- G. Requested grant amount

**IX. Additional Information Requirements and Programmatic Conditions:**

A. Employment eligibility verification for hiring under the CESF award

1. The recipient (and any subrecipient at any tier) must--

A. Ensure that, as part of the hiring process for any position within the United States that is or will be funded (in whole or in part) with award funds, the recipient (or any sub recipient) properly verifies the employment eligibility of the individual who is being hired, consistent with the provisions of 8 U.S.C. 1324a(a)(1) and (2).

B. Notify all persons associated with the recipient (or any sub recipient) who are or will be involved in activities under this award of both--

(1) this award requirement for verification of employment eligibility, and

(2) the associated provisions in 8 U.S.C. 1324a(a)(1) and (2) that, generally speaking, make it unlawful, in the United States, to hire (or recruit for employment) certain aliens.

C. Provide training (to the extent necessary) to those persons required by this condition to be notified of the award requirement for employment eligibility verification and of the associated provisions of 8 U.S.C. 1324a (a)(1) and (2).

D. As part of the recordkeeping for the award (including pursuant to the Part 200 Uniform Requirements), maintain records of all employment eligibility verifications pertinent to compliance with this award condition in accordance with Form I-9 record retention requirements, as well as records of all pertinent notifications and trainings.

2. Monitoring

The recipient's monitoring responsibilities include monitoring of sub recipient compliance with this condition.

3. Allowable costs

To the extent that such costs are not reimbursed under any other federal program, award funds may be obligated for the reasonable, necessary, and allocable costs (if any) of actions designed to ensure compliance with this condition.

4. Rules of construction

A. Staff involved in the hiring process

For purposes of this condition, persons "who are or will be involved in activities under this award" specifically includes (without limitation) any and all recipient (or any sub recipient) officials or other staff who are or will be involved in the hiring process with respect to a position that is or will be funded (in whole or in part) with award funds.

B. Employment eligibility confirmation with E-Verify

For purposes of satisfying the requirement of this condition regarding verification of employment eligibility, the recipient (or any sub recipient) may choose to participate in, and use, E-Verify ([www.e-verify.gov](http://www.e-verify.gov)), provided an appropriate person authorized to act on behalf of the recipient (or sub recipient) uses E-Verify (and follows the proper E-Verify procedures, including in the event of a "Tentative Nonconfirmation" or a "Final Nonconfirmation") to confirm employment eligibility for each hiring for a position in the United States that is or will be funded (in whole or in part) with award funds.

C. "United States" specifically includes the District of Columbia, Puerto Rico, Guam, the Virgin Islands of the United States, and the Commonwealth of the Northern Mariana Islands.

D. Nothing in this condition shall be understood to authorize or require any recipient, any sub recipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

E. Nothing in this condition, including in paragraph 4.B., shall be understood to relieve any recipient, any sub recipient at any tier, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1) and (2).

Questions about E-Verify should be directed to DHS. For more information about E-Verify visit the E-Verify website (<https://www.e-verify.gov/>) or email E-Verify at [E-Verify@dhs.gov](mailto:E-Verify@dhs.gov). E-Verify employer agents can email [EVerifyEmployerAgent@dhs.gov](mailto:EVerifyEmployerAgent@dhs.gov).

B. Body armor - compliance with NIJ standards and other requirements

Ballistic-resistant and stab-resistant body armor purchased with award funds may be purchased at any threat level, make or model, from any distributor or manufacturer, as long as the body armor has been tested and found to comply with applicable National Institute of Justice ballistic or stab standards and is listed on the NIJ Compliant Body Armor Model List (<https://nij.gov/topics/technology/body-armor/Pages/compliant-ballistic-armor.aspx>). In addition, ballistic resistant and stab-resistant body armor purchased must be made in the United States and must be uniquely fitted, as set forth in 34 U.S.C. 10202(c)(1)(A). The latest NIJ standard information can be found here: <https://nij.gov/topics/technology/body-armor/pages/safety-initiative.aspx>.

## **X. Notification Process**

Applicants will be notified in writing by the OHSJP whether their application has been approved or denied for funding. Notices of these decisions are tentatively scheduled for publication in September/October. The 2022 grant period is currently scheduled for October 1, 2021 – September 30, 2022.

## **XI. Application Process-SCDPS Grants**

The grant application must be completed using the OHSJP's web-based grants management system, *SCDPS Grants*. *SCDPS Grants* can be accessed at <https://www.scdpsgrants.com/>, as well as through the South Carolina Department of Public Safety website at <http://www.scdps.sc.gov/ohsjp/>.

**IMPORTANT NOTE! New users must submit their subgrantee user registration request by Friday, May 21, 2021.**

The application must be fully complete and submitted via SCDPS Grants prior to the application deadline, which is **Friday, June 4, 2021**. Required/supporting documents, letters of cooperation, and appendices relating to the application may be uploaded as attachments to an application on *SCDPS Grants* or forwarded to the address below with the **application number written on the documents**. Any supporting documentation must be **received** by the South Carolina Department of Public Safety by 5:00 PM on the application due date. Postmarked dates are not acceptable.

*Ms. Kayla Boston  
S.C. Department of Public Safety  
Office of Highway Safety and Justice Programs  
Post Office Box 1993  
Blythewood, South Carolina 29016*

Please be aware that *SCDPS Grants* will allow application submissions until 11:59 PM on the application due date. However, staff will not be available to assist with application questions after 5:00 PM.

For programmatic questions, you may contact Michael Tucker at (803) 896-9958. Contact Nicole Cannon at in Accounting-Grants for any financial questions at (803) 896-8426.

# Grant Application Check List

The following items explain the standards by which each application is judged. Past experience has shown that projects are successful because one person or a group of people have identified a problem, developed a solution, and carefully designed a plan to arrive at the solution. The grant application leads the grant applicant through a structured approach to problem solving. Successful applicants use these pages to help the reviewer see the problem and easily understand the proposed solution.

## Budget and Description –

- Proposed expenditures are reasonable, adhere to application guidelines
- Equipment/personnel is documented as necessary
- Each expenditure is explained **in detail** in the budget narrative
- Agency current fiscal year authority approved budget

## Problem Statement –

- The problem and/or need the project will address is defined exactly as it exists in **your particular community** (focus on the needs of your area and how the project will meet those needs)
- Local** information and statistics are provided to support the request for funding (do not use statewide information alone to support the development of a local level project)
- Existing efforts, current resources, and programs being utilized to deal with the problem are **thoroughly** addressed

## Project Purpose –

- At least one distinct purpose/goal has been identified
- Project purpose/goal is S.M.A.R.T. (specific, measureable, achievable, relevant, and time-bound)

## Project Objectives –

- The objectives are specific and measureable to show how the goal will be achieved
- There is at least one objective per goal listed

## Performance Indicators –

- There is a performance indicator per project objective identified
- Each indicator shows how each objective will be measured and what methods will be used to evaluate progress towards achieving the objectives and goals.

## Project Evaluation –

- Explain who will examine the project's objectives and performance indicators
- Explain how that person will determine the extent to which the entire project has solved the stated problem
- Evaluation is supported by the performance indicators and includes a comprehensive plan to provide an overall assessment of project effectiveness

Other Relevant Requirements –

- Attach applications for direct funding from BJA, the South Carolina Emergency Management Division (SCEMD)/FEMA, SC CARES, and/or other disaster funds related to the coronavirus response in the Documents section of the online application
- The implementation schedule should contain information on the timing of activities
- The total project area population and number of certified officers (if applicable) must be provided and letters of support from all entities involved in multijurisdictional projects should be attached
- The name, title, address, phone, and email information must be completed on the online application for the Project Director, Financial Officer and Authorized Official. Original signatures will only be required once a grant award is made



# Safariland Saves

## SAVES

# SAVE #2026, SERGEANT JAMES 'BUDDY' BROWN – YORK COUNTY SHERIFF'S OFFICE SWAT TEAM YORK SC

AUGUST 21, 2018 | MICHEL PROULX

On January 16, 2018, SWAT Operators from the York County Sheriff's Office were searching for an assailant who had shot York County K9 Handler Sgt. Randy Clinton just two hours prior.

Armed with an AK-47 rifle, the assailant shot and hit the State Law Enforcement Division (SLED) helicopter assisting in the search, before ambushing the SWAT Operators. Detective Mike Doty lost his life in the exchange, and Sgt. James "Buddy" Brown and Sgt. Kyle Cummings were both injured.

Sgt. Brown was hit in the thigh, the hand guard of his rifle, and directly on his **PROTECH® Delta™ 4 helmet**. Though injured, Sgt. Brown and Sgt. Cummings were able to stay in the fight and returned fire, wounding the assailant, who was taken into custody.

Sgt. Clinton, Sgt. Cummings and Sgt. Brown are all recovering from their injuries and hope to return to full duty soon.

We welcome Sergeant James "Buddy" Brown, SAVE #2026, to The Safariland Group SAVES CLUB®.

**D. Max Dorsey, II**  
Sheriff



**J.W. Tate**  
Chief Deputy

2740 Dawson Drive, Chester, S.C. 29706  
Phone: (803) 581-5131 Fax: (803) 581-5552

STATE OF SOUTH CAROLINA            )  
  )  
  )  
COUNTY OF CHESTER                    )                    **VICTIMS ASSISTANCE**  
  )                    **AND SUPPORT AGREEMENT**

This Agreement is made and entered into this 4<sup>th</sup> day of February, 2021, by and between the **Chester County Sheriff's Office**, 2740 Dawson Drive, Chester, S.C. 29706 and the **Fort Lawn Police Department**, 512 Municipal Drive, Fort Lawn, S.C. 29055.

This Agreement shall supersede and replace all prior agreements and understandings, oral or written, between the **Chester County Sheriff's Office** and the **Fort Lawn Police Department**, which provide benefits of victims assistance.

**WHEREAS**, South Carolina Code Ann. Section 16-3-1505, et seq., also known as The Victim's Bill of Rights, recognizes the civic and moral duty of victims of and witnesses to a crime to cooperate fully and voluntarily with law enforcement and prosecution agencies; and

**WHEREAS**, the Victim's Bill of Rights prescribes that all victims of and witnesses to a crime be treated with dignity, respect, courtesy and sensitivity, and the rights and services extended in the law to victims of and witnesses to a crime are honored and protected by law enforcement agencies, prosecutors, and judges in a manner no less vigorous than the protections afforded criminal defendants; and

**WHEREAS**, the **Chester County Sheriff's Office** desires to enter into such an agreement with the **Fort Lawn Police Department** for the purposes of providing the Police Department with the services of a certified S.C. Victim's Advocate who shall perform the duties stated herein;

**WHEREAS**, the purpose of this Agreement is to define the scope of such Victim's aid the responsibilities of the parties; and

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained herein, it is the intent of the parties to protect and defend victims and witnesses to crimes under this written agreement to the fullest extent permitted under South Carolina law and it is further agreed as follows:



*D. Max Dorsey, II*  
*Sheriff*

*J.W. Tate*  
*Chief Deputy*

2740 Dawson Drive, Chester, S.C. 29706  
Phone: (803) 581-5131 Fax: (803) 581-5552

**1. DUTIES OF VICTIM'S ADVOCATE**

The Chester County Sheriff's Office will provide the Fort Lawn Police Department with the services of a certified S.C. Victim's Advocate. The Victim's Advocate will assist the Police Department and all victims with regard to victim-related assistance to include without limitation notification of the release of offenders, notification of court appearances, assistance with reimbursement forms, monthly activity reports, call logs, victim notification letters and other counseling services offered. The Victim's Advocate will conduct on-site visits to the Fort Lawn Police Department no less than once per week, and will be available to be "called out" for service under emergency situations which are approved by the Sheriff's Office. The Victim's Advocate will meet victims in person as needed, and at the victim's requested meeting location.

**2. FINANCIAL AGREEMENT**

It is agreed by the Parties that in consideration of this Agreement, the Town of Fort Lawn will submit fifty percent (50%) of the monies collected pursuant to S.C. Code Ann. §14-1-211 and retained by the Town of Fort Lawn for the purpose of providing services for victims of crime, including those required by law. Payments shall be submitted on a monthly basis to the Chester County Treasurer's Office and placed into the Victim Services Account.

**3. PERSONNEL, COSTS AND RECORDS**

Except as otherwise agreed among the Parties, each Party shall maintain control over its personnel. Except as otherwise provided herein, each Party shall bear its own costs incurred in the performance of its obligations hereunder, and shall keep its own personnel and other usual records as to its assigned officers.

The Victim's Advocate is an employee of the Chester County Sheriff's Office at all times, including when providing services to the Town of Fort Lawn. This contractual agreement is between the Town of Fort Lawn and the Chester County Sheriff's Office and does not impact the at-will status of the Victim's Advocate.

**4. REQUESTS FOR INFORMATION PURSUANT TO THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT**

Upon receipt, each agency participating in this Agreement must respond in a timely manner to requests for information pursuant to and in accordance with the South Carolina Freedom of Information Act.

*D. Max Dorsey, II*  
*Sheriff*



*J.W. Tate*  
*Chief Deputy*

2740 Dawson Drive, Chester, S.C. 29706  
Phone: (803) 581-5131 Fax: (803) 581-5552

**5. COMPENSATION**

This Agreement shall in no manner affect or reduce the compensation, pension, or retirement rights of the Victim's Advocate. Except as otherwise agreed, each Party shall bear its own costs and expenses incurred in complying with this Agreement.

**6. INSURANCE**

Each Party shall maintain such insurance coverage for general liability, workers' compensation, and other such coverage as may be required by law or deemed advisable by the individual parties. While acting in the role of the Victim's Advocate, all insurances held by the Sheriff's Office shall cover the Victim's Advocate, including while providing services to the Town of Fort Lawn.

**7. MODIFICATION OR AMENDMENT**

This Agreement shall not be modified, amended, or changed in any manner without by the express written consent of the parties to this agreement.

**8. RESPONSIBILITY TO RESPECTIVE GOVERNING BODIES**

Each party is responsible for any approval or certification requirements to their respective governing body as may be required under South Carolina law.

**9. SEVERABILITY**

If any term, provision, covenant or condition of this Agreement, or the application thereof to any person, place or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such terms, provision, covenant or condition as applied to other persons, places and circumstances shall remain in full force and effect.

**10. BINDING SUCCESSORS IN OFFICE**

All parties agree that any and all successors in interest to their offices may not be bound by the terms of this Agreement without necessitating execution of any amendment.

***D. Max Dorsey, II***  
*Sheriff*



***J.W. Tate***  
*Chief Deputy*

2740 Dawson Drive, Chester, S.C. 29706  
Phone: (803) 581-5131 Fax: (803) 581-5552

**11. NOTICES**

Any notices to be given under this Agreement by either party to the other may be effected either by personal delivery in writing or by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices shall be addressed to the parties at the addresses last known for each party, but each party may change the address by written notice in accordance with this Paragraph. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of two days after mailing.

**12. NO INDEMNIFICATION OR THIRD-PARTY RIGHTS**

To the extent provided by law, the party shall be solely responsible for the acts and omissions of their respective employees, officers, and officials, and for any claims, lawsuits and payment of damages that arise from activities of its officers. The provisions of this agreement shall not be deemed to give rise to or vest any rights or obligations in favor of any party or entity not a party to this Agreement.

**13. TERMINATION**

Either Party may cancel the Agreement for no reason upon giving written notice to the other party at the addresses as stated herein.

**14. TERM AND RENEWAL**

This Agreement is effective as to each party at the date and time of signing and will automatically renew each anniversary date, year-to-year, and term to term unless a party exercises its right to terminate as further described herein.

**15. ENTIRE AGREEMENT**

This Agreement constitutes the sole Agreement between the Parties with respect to the subject matter herein and supercedes any prior discussions, understandings or agreements (written or oral) between the Parties with respect thereto.

**16. EXECUTION**

This Agreement may be executed in any number of counterparts, each of which may be deemed an original for any purpose; signatures transmitted by facsimile or scanned and e-mailed shall have the legal effect of original signatures.



**D. Max Dorsey, II**  
Sheriff

**J.W. Tate**  
Chief Deputy

2740 Dawson Drive, Chester, S.C. 29706  
Phone: (803) 581-5131 Fax: (803) 581-5552

IN WITNESS WHEREOF, these parties have set their hands and seals at the date set forth above.

*D. Max Dorsey, II*  
D. Max Dorsey, II  
Sheriff, Chester County

Date: 2-4-2021

*Hope W. Bradley*  
Witness

*J.W. Tate*  
Witness

*David Hayes*  
David Hayes  
Chief of Police, Fort Lawn

Date: 02-10-2021

*Lisa Bevel*  
Witness

*Carlton Martin*  
Witness

*Carlton Martin*  
Carlton W. Martin  
Mayor, Town of Fort Lawn

Date: 02-10-2021

*Lisa Bevel*  
Witness

*David Hayes*  
Witness



***D. Max Dorsey, II***  
***Sheriff***



***J.W. Tate***  
***Chief Deputy***

2740 Dawson Drive, Chester, S.C. 29706  
Phone: (803) 581-5131 Fax: (803) 581-5552

**1. DUTIES OF VICTIM'S ADVOCATE**

The Chester County Sheriff's Office will provide the Great Falls Police Department with the services of a certified S.C. Victim's Advocate. The Victim's Advocate will assist the Police Department and all victims with regard to victim-related assistance to include without limitation notification of the release of offenders, notification of court appearances, assistance with reimbursement forms, monthly activity reports, call logs, victim notification letters and other counseling services offered. The Victim's Advocate will conduct on-site visits to the Great Falls Police Department no less than once per week, and will be available to be "called out" for service under emergency situations which are approved by the Sheriff's Office. The Victim's Advocate will meet victims in person as needed, and at the victim's requested meeting location.

**2. FINANCIAL AGREEMENT**

It is agreed by the Parties that in consideration of this Agreement, the Town of Great Falls will submit fifty percent (50%) of the monies collected pursuant to S.C. Code Ann. §14-1-211 and retained by the Town of Great Falls for the purpose of providing services for victims of crime, including those required by law. Payments shall be submitted on a monthly basis to the Chester County Treasurer's Office and placed into the Victim Services Account.

**3. PERSONNEL, COSTS AND RECORDS**

Except as otherwise agreed among the Parties, each Party shall maintain control over its personnel. Except as otherwise provided herein, each Party shall bear its own costs incurred in the performance of its obligations hereunder, and shall keep its own personnel and other usual records as to its assigned officers.

The Victim's Advocate is an employee of the Chester County Sheriff's Office at all times, including when providing services to the Town of Great Falls. This contractual agreement is between the Town of Great Falls and the Chester County Sheriff's Office and does not impact the at-will status of the Victim's Advocate.

**4. REQUESTS FOR INFORMATION PURSUANT TO THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT**

Upon receipt, each agency participating in this Agreement must respond in a timely manner to requests for information pursuant to and in accordance with the South Carolina Freedom of Information Act.



***D. Max Dorsey, II***  
***Sheriff***



***J.W. Tate***  
***Chief Deputy***

2740 Dawson Drive, Chester, S.C. 29706  
Phone: (803) 581-5131 Fax: (803) 581-5552

**11. NOTICES**

Any notices to be given under this Agreement by either party to the other may be effected either by personal delivery in writing or by mail, registered or certified, postage prepaid with return receipt requested. Mailed notices shall be addressed to the parties at the addresses last known for each party, but each party may change the address by written notice in accordance with this Paragraph. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of two days after mailing.

**12. NO INDEMNIFICATION OR THIRD-PARTY RIGHTS**

To the extent provided by law, the party shall be solely responsible for the acts and omissions of their respective employees, officers, and officials, and for any claims, lawsuits and payment of damages that arise from activities of its officers. The provisions of this agreement shall not be deemed to give rise to or vest any rights or obligations in favor of any party or entity not a party to this Agreement.

**13. TERMINATION**

Either Party may cancel the Agreement for no reason upon giving written notice to the other party at the addresses as stated herein.

**14. TERM AND RENEWAL**

This Agreement is effective as to each party at the date and time of signing and will automatically renew each anniversary date, year-to-year, and term to term unless a party exercises its right to terminate as further described herein.

**15. ENTIRE AGREEMENT**

This Agreement constitutes the sole Agreement between the Parties with respect to the subject matter herein and supercedes any prior discussions, understandings or agreements (written or oral) between the Parties with respect thereto.

**16. EXECUTION**

This Agreement may be executed in any number of counterparts, each of which may be deemed an original for any purpose; signatures transmitted by facsimile or scanned and e-mailed shall have the legal effect of original signatures.

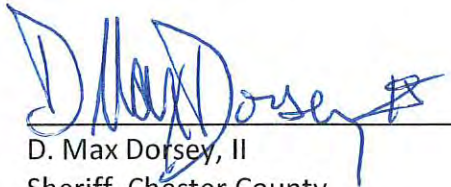


**D. Max Dorsey, II**  
Sheriff

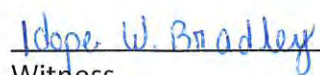
**J.W. Tate**  
Chief Deputy

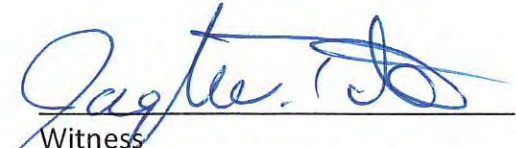
2740 Dawson Drive, Chester, S.C. 29706  
Phone: (803) 581-5131 Fax: (803) 581-5552

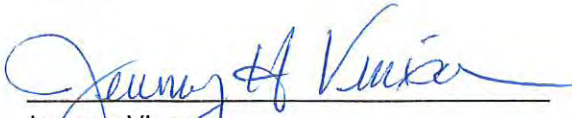
IN WITNESS WHEREOF, these parties have set their hands and seals at the date set forth above.

  
\_\_\_\_\_  
D. Max Dorsey, II  
Sheriff, Chester County

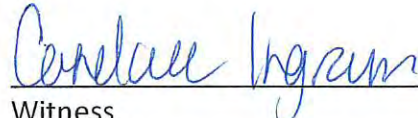
Date: 2-4-2021

  
\_\_\_\_\_  
Witness

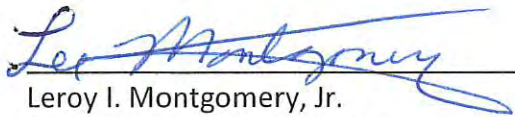
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Jeremy Vinson  
Chief of Police, Great Falls

Date: 2-8-21


  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Leroy I. Montgomery, Jr.  
Mayor, Town of Great Falls

Date: 2-10-21

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness



Application for Chester County Boards, Commissions and Councils

Chester County Council selects citizens for service on Council Appointed Boards and Commissions from individuals who have either volunteered, been recommended for appointment or shown interest in being appointed. The Clerk to Council uses this form to update the roster of volunteers and give Council basic information about each volunteer.

Date: 3/13/21

Board or Commission Appointment being sought: Rural Fire Commission

Name: DONALD TROWELL Occupation: FIREFIGHTER

Street Address: 101 CALDWELL ST

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

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

E-Mail: [REDACTED]

Date of Birth: 07/25/71 SEX: M

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

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

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

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

(Signature) [Handwritten Signature]

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

Boards

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

Commissions/Committee

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