

CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, June 21, 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**
 - May 27th, 2021 Budget Workshop minutes.
 - June 3rd, 2021 Budget Workshop and Special Called minutes.
 - June 7th, 2021 Council minutes.
 - June 14th, 2021 Special Called minutes.
- 4. Citizen Comments**
- 5. Public Hearing**
 - a. 3rd Reading of Ordinance 2021-4** Chester County Fiscal Year 2021/2022 Budget to Establish Operating And Capital Budgets For The Operation Of The County Government Of Chester County, South Carolina For The Fiscal Year Commencing July 1, 2021; To Provide For The Levy Of Taxes For Chester County For The Fiscal Year Commencing July 1, 2021; To Provide For The Expenditure Of Tax Revenues And Other County Funds; To Provide For Other County Purposes; To Authorize The County To Borrow Money In Anticipation Of Taxes And To Provide For The Repayment Of Sums Borrowed By The County Governing Body; To Provide For The Payment Of Tort Claims And Worker's Compensation Claims Against Chester County; To Provide For Certain Fiscal And Other Matters Relating To County Government.
- 6. Ordinances/Resolutions/Proclamations**
 - a. 3rd Reading of Ordinance 2021-4** Chester County Fiscal Year 2021/2022 Budget to Establish Operating And Capital Budgets For The Operation Of The County Government Of Chester County, South Carolina For The Fiscal Year Commencing July 1, 2021; To Provide For The Levy Of Taxes For Chester County For The Fiscal Year Commencing July 1, 2021; To Provide For The Expenditure Of Tax Revenues And Other County Funds; To Provide For Other County Purposes; To Authorize The County To Borrow Money In Anticipation Of Taxes And To Provide For The Repayment Of Sums Borrowed By The County Governing Body; To Provide For The Payment Of Tort Claims And Worker's Compensation Claims Against Chester County; To Provide For Certain Fiscal And Other Matters Relating To County Government.
 - b. 1st Reading of 2021-7** Ordinance to Repeal section 46-94 of the Chester County Code-transporting loose material.
 - c. 2nd Reading of 2021-8** Ordinance to Adopt a Fund Balance Policy.
 - d. Resolution 2021-12** A Resolution to authorize the County of Chester, by Chester County Council to sell certain vehicles of the County and the Sheriff's Office Identified herein upon such terms and conditions as described.

7. Old Business

- a. Update of the 2021 Reassessment- Assessor Rick Anderson.
- b. Update on the Burnt House Meeting Cemetery. -Councilman Jordan.
- c. **2nd Reading of CCMA21-14:** Judy Funderburk request Tax Map # 158-01-08-007-000 located at 1474 Catawba River Road, Fort Lawn, SC be rezoned from R1 (Rural One) to RG-2 (General Residential). *Planning Commission voted 6-0 to deny.*
- d. **2nd Reading of CCMA21-15:** JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-024-000 located off Hwy 9, Richburg, SC be rezoned from RS-1 (Single Family) to PD (Planned Development). *Planning Commission voted 4-2 to approve.*
- e. **2nd Reading of CCMA21-16:** JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-027-000 located off Hwy 9, Richburg, SC be rezoned from R2 (Rural Two) to PD (Planned Development). *Planning Commission voted 4-2 to approve.*

8. New Business

- a. **1st Reading of CCMA21-17:** - David Woods request Tax Map # 079-01-14-017-000 located at 730 Sugarplum Road, Chester be rezoned from RG-1 (Multi Family) to RG-2 (General Residential). *Planning Commission voted 7-0 to approve.*
- b. **1st Reading of CCMA21-18:** - Eugene Raffaldt request Tax Map # 161-01-00-011-000 located at 5584 Brooklyn Road, Great Falls be rezoned from RG-1 (Multi Family) to RG-2 (General Residential). *Planning Commission voted 7-0 to approve.*
- c. **1st Reading of CCMA21-19:** - Carolina Gypsum, LLC request Tax Map # 080-02-02-006-000 located at 531 Wilson Street, Chester be rezoned from GC (General Commercial) to ID-2 (Limited Industrial). *Planning Commission vote 7-0 to approve.*
- d. Council to authorize EMS to apply for a no match grant for up to \$75,000 to enhance mobile vaccinations for Covid. EMS Director Britt Lineberger.
- e. Discuss procedures for renting facilities in the Town of Great Falls. County Council.
- f. Discuss holding monthly scheduled Council workshops. Councilman Wilson.

9. Boards and Commissions -None

10. Executive Session

- a. To receive legal advice regarding the Chester Facilities Corporation. Attorney Winters.
- b. To receive legal advice regarding the Fund Balance Ordinance. Attorney Winters.
- c. To receive legal advice regarding the Gateway. Attorney Winters.
- d. To receive legal advice regarding Project Magma. Attorney Winters

11. Council Actions Following Executive Session

- a. Action taken on legal advice regarding the Chester Facilities Corporation.
- b. Action taken on legal advice regarding the Fund Balance Ordinance.
- c. Action taken on legal advice regarding the Gateway.

d. Action taken on legal advice regarding Project Magma.

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.

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

↓ ***PUBLIC NOTICE*** ↓

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

Citizens Comments:

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

Public Hearings:

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

When introduced:

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

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

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



CHESTER COUNTY COUNCIL BUDGET WORKSHOP MINUTES

**R. Carlisle Roddey Chester County Government Building
1476 J A Cochran Bypass- Council Chambers**

Thursday, May 27th, 2021 at 9:00 AM

Budget Workshop Minutes

Present: Interim Chairman Dr. Wylie Frederick, Councilwoman Guy, Councilman Brad Jordan, Vice Chairman Joe Branham, Councilman Pete Wilson, Councilman Mike Vaughn, Attorney Joanie Winters, Clerk to Council Karen Lee, Treasurer Tommy Darby and Finance Manager Wesley Carter. **Absent:** Councilman William Killian

1. **Call to Order**-Interim Chairman Dr. Frederick called the meeting to order.

2. **Approval of Minutes**

a. May 13th, 2021 Budget Workshop Minutes.

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

b. May 20th, 2021 Budget Workshop Minutes.

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

3. **Budget Discussion- General Funds**

Treasurer Tommy Darby provided an overview of general funds:

Fire Coordinator

- Update fire code books in the Fire Coordinator's office.

Rural Fire

- Update fire code books for fire service, fire marshals and fire departments.
- Added a line item for additional fuel.
- Incentive compensation to fire fighters.

County Garage

- Added \$2200 for maintenance software.
- Added more money for additional fuel.

Building Maintenance

- Discussed hiring a part time recreational seasonal employee.
- Discussed hiring two additional employees to do lawn care.
- Discussed purchasing new lawn mowers.

Animal Control

- Discussed adding a director position.
- Added money to the medical services account.

Road Department

- Unfroze a truck driver position.

County Recreation

- Added funds for communication and advertising.

Sheriff's Office

- Unfreeze four positions in the detention center, terminate three of the positions, and reallocate the money toward salaries.
- Money for security for the County Government Complex.
- Update computer system data.
- Rental fees for the substation in Richburg.
- Increase in overtime.

Detention Center

- Increase in salaries from unfreezing positions to reallocate a portion to their salary.
- Discussed maintenance and service contracts.
- Discussed grant match funds.

4. Budget Discussion - Other Funds

Treasurer Tommy Darby provided an overview of other funds:

Richburg Fire

- Discussed having to run more calls.

5. Budget Discussion - Capital Funds

Treasurer Tommy Darby provided an overview of capital funds:

- Impact fees
- Fund balance

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



CHESTER COUNTY COUNCIL

BUDGET WORKSHOP & SPECIAL CALLED MEETING

R. Carlisle Roddey Chester County Government Building
1476 J A Cochran Bypass- Council Chambers

Thursday, June 3rd, 2021, at 3:30 PM

Minutes

Present: Interim Chairman Dr. Wylie Frederick, Councilwoman Guy, Councilman Brad Jordan, Vice Chairman Joe Branham, Councilman Pete Wilson, Councilman Mike Vaughn, Attorney Joanie Winters, Clerk to Council Karen Lee, Treasurer Tommy Darby and Finance Manager Wesley Carter. **Absent:** Councilman William Killian

1. **Call to Order**-Interim Chairman Dr. Frederick called the meeting to order.
2. **Budget Discussion- General Fund**
Sheriff Dorsey spoke gave an introduction for upcoming grants for the Sheriff's office.
3. **Budget Discussion - Other Fund**
Treasurer Tommy Darby went over the recommended County services, fire districts, ATAX, C-funds, Library and York Tech.
4. **Budget Discussion - Capital Fund**
Treasurer Tommy Darby went over the capital fund.
5. **Executive Session**-Vice Chairman Branham motioned to go to executive session, second by Councilman Jordan. Vote 5-0 to approve.
 - a. Receive legal advice regarding the State of Emergency Update. Attorney Winters.
 - b. Receive legal advice regarding Southeastern. Attorney Winters.
6. **Council Action Following Executive Session**-Councilman Vaughn motioned to go back to regular session, second by Vice Chairman Branham. Vote 5-0 to adjourn.
 - a. **Action taken on legal advice of the State of Emergency Update.** Taken as information only.
 - b. **Action taken on legal advice regarding Southeastern.** Taken as information only.
7. **Adjourn**-Councilman Wilson motioned to adjourn, second by Councilman Vaughn. Vote 5-0 to adjourn.

CHESTER COUNTY COUNCIL MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, June 7th, 2021 at 6:00 PM

Present: Interim Chairman Dr. Wylie Frederick, Vice Chairman Joe Branham, Councilman Brad Jordan, Councilman Mike Vaughn, Councilwoman Mary Guy, Councilman Pete Wilson, Clerk to Council Karen Lee and County Attorney Joanie Winters. Councilwoman Guy 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.
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison, Interim Chairman Dr. Frederick gave the invocation.
3. **Approval of Minutes**
 - a. May 17th, 2021 Minutes. Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

4. **Citizen Comments**

Judson Stringfellow, 3515 Dogwood Drive, Charlotte stated the site plans for the rezoning request on the agenda tonight were modified to meet the Planning Commission's recommendations. The plans fit within the county's comprehensive plan and in line with the Gateway District Master Plan.

David Hensley, 1971 S. Anderson Road, Rock Hill, SC stated if approved he estimated ten years for a full build of the project and with his discussions with Chester Wastewater Recovery, they had indicated there would be sufficient sewer capacity to service the development.

Judy Funderburk, 5899 Cindy Lane, Fort Lawn stated she has the opportunity to buy a piece of land to put here manufactured home there. She asked Council to approve her request to rezone the property to RG-2 zoning.

John Agee, 3302 Lancaster Hwy, Richburg stated he was a member of the Gateway Steering Committee and wanted Council to know the rezoning request for CCMA21-15 and 16 were the closest plans to the Gateway Master plan and they were in favor of their request.

5. **Public Hearing-** Interim Chairman Dr. Frederick opened the public hearing, no one signed up to speak.

a. 3rd Reading of 2021-3 An Ordinance Authorizing, Pursuant To Title 12, Chapter 44 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of A Fee-In-Lieu Of Ad Valorem Taxes Agreement By And Between Chester County, South Carolina, And E. & J. Gallo Winery, Formerly Identified As Project Magma, Acting For Itself, One Or More Current Or Future Affiliates And Other Project Companies (Collectively, "Company"); and an Incentive Agreement Between the County and the Company; Providing For A Special Source Revenue Credit; Modifying A Joint County Industrial And Business Park Of Chester And York Counties So As To Enlarge The Park; Authorizing The Execution And Delivery Of One Or More Grant Agreements; And Other Related Matters. Interim Chairman Dr. Frederick closed the public hearing,

6. Ordinances/Resolutions/Proclamations

a. **3rd Reading of 2021-3 An Ordinance Authorizing, Pursuant To Title 12, Chapter 44 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of A Fee-In-Lieu Of Ad Valorem Taxes Agreement By And Between Chester County, South Carolina, And E. & J. Gallo Winery, Formerly Identified As Project Magma, Acting For Itself, One Or More Current Or Future Affiliates And Other Project Companies (Collectively, "Company"); and an Incentive Agreement Between the County and the Company; Providing For A Special Source Revenue Credit; Modifying A Joint County Industrial And Business Park Of Chester And York Counties So As To Enlarge The Park; Authorizing The Execution And Delivery Of One Or More Grant Agreements; And Other Related Matters.** Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

b. **2nd Reading of 2021-4 Chester County Fiscal Year 2021/2022 Budget to Establish Operating And Capital Budgets For The Operation Of The County Government Of Chester County, South Carolina For The Fiscal Year Commencing July 1, 2021; To Provide For The Levy Of Taxes For Chester County For The Fiscal Year Commencing July 1, 2021; To Provide For The Expenditure Of Tax Revenues And Other County Funds; To Provide For Other County Purposes; To Authorize The County To Borrow Money In Anticipation Of Taxes And To Provide For The Repayment Of Sums Borrowed By The County Governing Body; To Provide For The Payment Of Tort Claims And Worker's Compensation Claims Against Chester County; To Provide For Certain Fiscal And Other Matters Relating To County Government.** Councilman Wilson motioned to approve, second by Councilman Killian. Vote 5-0 to approve.

c. **1st Reading of 2021-8 in title only -Fund Balance Ordinance.** Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

d. **Resolution 2021-11 Identifying the Capital Projects as Part of a Program of General Obligation Borrowing; And Other Related Matters.** Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

7. Old Business

a. **3rd Reading of CCMA21-12: Michael D. Cannon of MC Real Estate, LLC request Tax Map # 125-00-00-010-000 located on Colonels Point Parkway be rezoned from ID-2 (Limited Industrial) to ID-3 (General Industrial).** *Planning Commission vote 6-0 to approve with a reverter clause if the business closes.*

Mr. Cannon stated he would not build a spec building but would build a 10,000 sq. ft. footprint under one roof, when he retires and sells his business, he would revert the property back to the ID2 zoning. He would build out the other 5000 square feet so he would have two buildings to rent in his retirement. Councilman Wilson motioned to approve with a reverter clause that if the businesses close or stops operating as described in the entire building it will revert back to the ID2 zoning, second by Councilman Killian. Vote 5-0 to approve.

b. **3rd Reading of CCMA21-13: Michael R. Mills, agent for JAH Properties LLC request Tax Map # 087-00-00-001-000 (portion of) located along Darby Road Chester SC be rezoned from R2 (Rural Two) to RS-1 (Single Family)** *Planning Commission voted 6-0 to approve.* Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

c. **Update regarding the recreation agreement between Chester County and Great Falls. Councilman Vaughn.** Attorney Winters suggested an interim lease for the next twelve months for Council to sort everything out. Councilman Vaughn motioned the County to continue providing services and insurance for one year, second by Vice Chairman Branham. Vote 5-0 to approve. Attorney Winters asked if she could recommend to Council to determine who is responsible for renting the fields, who collects the money, who should not collect the money where the money goes. She stated some type of procedures should be put into place whether it is the County or the

Town of Great Falls so there is no confusion.

8. New Business

a. Council to authorize the Sheriff's Department to apply for (COSSAP) Comprehensive Opioid, Stimulant and Substance Abuse Site Based Program grant for \$600,000 dollars with no match. -Sheriff Dorsey. Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

b. Council to authorize the Sheriff's Department to apply for COPS Office Hiring program grant for \$480,000 dollars with a 25% match. Sheriff Dorsey. Chief Deputy Joe Tate stated the \$480,000 should have been multiplied by three which added up to \$1,440,000 dollars with a 25% match from the County. Councilman Vaughn motioned to approve \$1,440,000 with a 25% match, second by Councilman Wilson. Vote 5-0 to approve.

c. Council to authorize the Sheriff's Department to apply for Smart Policing Initiative grant for \$500,000 with no match. Sheriff Dorsey. Councilman Jordan motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

d. 1st Reading of CCMA21-14: Judy Funderburk request Tax Map # 158-01-08-007-000 located at 1474 Catawba River Road, Fort Lawn, SC be rezoned from R1 (Rural One) to RG-2 (General Residential). Planning Commission voted 6-0 to Deny. Councilman Vaughn motioned to decline the recommendation of the Planning Commission, second by Councilman Wilson. Councilman Vaughn stated the change would not be detrimental to the community since other manufactured homes already existed in the area. The property meets the RG2 requirements. Councilman Wilson suggested for the third reading to add a reverter clause so if she is not able to own and move the manufactured home to the property the zoning would revert back to R1 zoning. Councilman Wilson withdrew his second, Councilman Vaughn withdrew his motion. Councilman Vaughn motioned to decline the recommendation of the Planning Commission and add a reverter clause should the property change hands, second by Councilman Wilson. Vote 5-0 to approve.

e. 1st Reading of CCMA21-15: JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-024-000 located off Hwy 9, Richburg, SC be rezoned from RS-1 (Single Family) to PD (Planned Development) Planning Commission voted 4-2 to approve. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Councilman Jordan stated he was concerned not only with the sewer issue but water issues as well not meeting capacity. He had read concerns from a citizen stating that a Richburg public authority told them at the Planning Commission meeting this was a done deal before it was presented to the Commission. He did not remember the Gateway Steering Committee proposing or backing a development. His concern for this development was the same he has had for the others. Councilman Killian stated the County needs houses for all the growth that is coming, if Council keeps turning them down, they will stop coming. Vote 4-1 to approve.

f. 1st Reading of CCMA21-16: JDSI, LLC by Judson Stringfellow request Tax Map # 124-00-00-027-000 located off Hwy 9, Richburg, SC be rezoned from R2 (Rural Two) to PD (Planned Development) Planning Commission voted 4-2 to approve. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 4-1 to approve. Councilman Jordan opposed.

g. Discuss the naming of an entrance at Chester Technology Park. -County Council. Councilman Killian motioned to name the entrance Technology Drive, second by Councilman Wilson. Vote 5-0 to approve.

9. Boards and Commissions-None

10. Executive Session-Councilman Vaughn motioned to go to executive session, second by Councilman Killian. Vote 5-0 to approve.

- a. Receive legal advice regarding IBHS. Attorney Winters.
- b. Receive legal advice regarding update on Project Magma. Attorney Winters.
- c. Receive legal advice on Economic Development Grant. Attorney Winters.

11. Council Actions Following Executive Session-Councilman Vaughn motioned to go back to regular session, second by Vice Chairman Branham. Vote 5-0 to approve.

- a. Action taken on legal advice regarding IBHS. Information only.
- b. Action taken on legal advice regarding update on Project Magma. Information only.
- c. Action taken on legal advice regarding Economic Development Grant.

Councilman Wilson motioned to authorize Economic Developer Long to apply for a grant for road and water improvements at the Chester Research and Development Park, second by Councilman Killian. Vote 5-0 to approve.

12. Council Comments

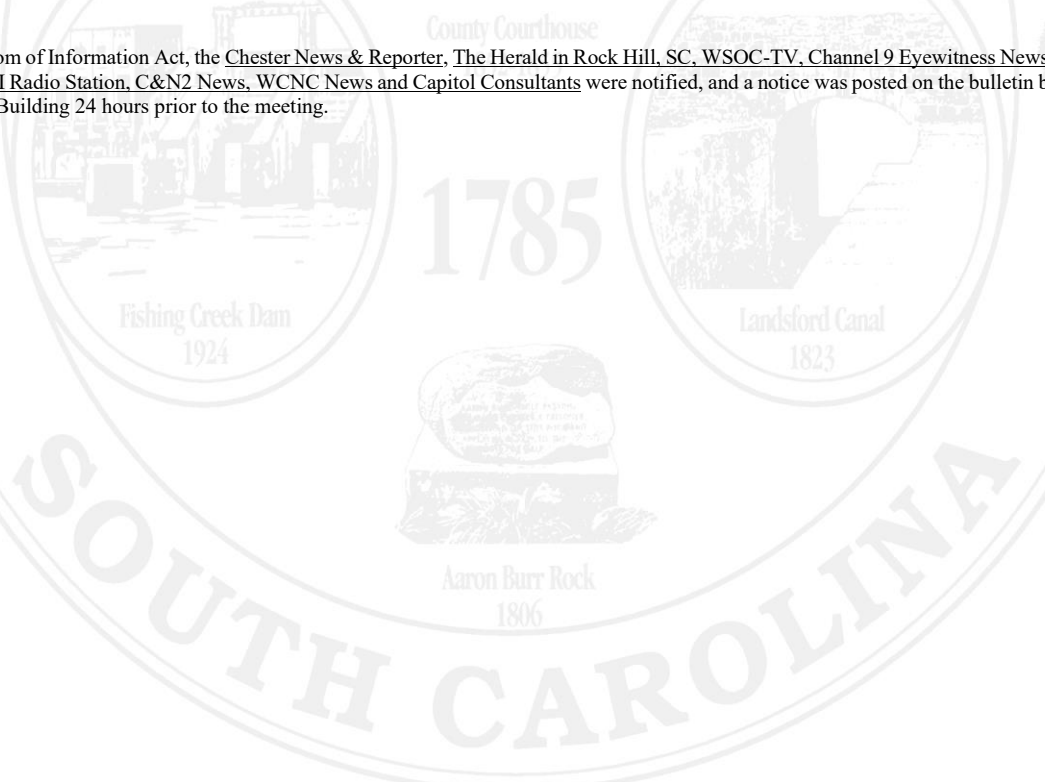
Councilman Wilson stated the annual I to I yard sale would be starting Friday June 11th and Saturday June 12th.

13. Adjourn

Councilman Jordan motioned to adjourn, second by Vice Chairman Branham. Vote 5-0 to adjourn.

Time: 8:20 PM

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





CHESTER COUNTY COUNCIL SPECIAL CALLED MEETING

R. Carlisle Roddey Chester County Government Building
1476 J A Cochran Bypass- Council Chambers

Monday June 14th, 2021 at 10:00AM

Minutes

Present: Interim Chairman Dr. Wylie Frederick, Vice Chairman Joe Branham, Councilman Pete Wilson, Attorney Joanie Winters, Councilman Mike Vaughn, Councilman William Killian and Karen Lee, Clerk to Council. Councilwoman Guy came into the meeting at 10:05am. Councilman Jordan was absent with prior notification.

1. **Call to Order**-Interim Chairman Dr. Frederick called the meeting to order at 10:02 am.
2. **Executive Session**-Vice Chairman Branham motioned to go to executive session, second by Councilman Killian. Vote 4-0 to approve.
 - a. Receive legal advice regarding Project Magma.
3. **Council Action Following Executive Session**-Councilwoman Guy motioned to go back to regular session, second by Vice Chairman Branham. Vote 5-0 to approve.
 - a. Action taken regarding legal advice on Project Magma. Taken as information only.
4. **Adjourn**-Councilman Vaughn motioned to adjourn, second by Councilman Killian. Vote 5-0 to 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

CHESTER COUNTY
FISCAL YEAR 2021-2022

AN ORDINANCE

NO.: 2021-4

TO ESTABLISH OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF CHESTER COUNTY, SOUTH CAROLINA FOR THE FISCAL YEAR COMMENCING JULY 1, 2021; TO PROVIDE FOR THE LEVY OF TAXES FOR CHESTER COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2021; TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS; TO PROVIDE FOR OTHER COUNTY PURPOSES; TO AUTHORIZE THE COUNTY TO BORROW MONEY IN ANTICIPATION OF TAXES AND TO PROVIDE FOR THE REPAYMENT OF SUMS BORROWED BY THE COUNTY GOVERNING BODY; TO PROVIDE FOR THE PAYMENT OF TORT CLAIMS AND WORKER'S COMPENSATION CLAIMS AGAINST CHESTER COUNTY; TO PROVIDE FOR CERTAIN FISCAL AND OTHER MATTERS RELATING TO COUNTY GOVERNMENT.

GENERAL FUND

	Personnel	Operating	Capital	Allocations	Department Totals
101 County Council	128,577	35,400			163,977
102 Delegation	22,807	2,200			25,007
105 County Supervisor	233,913	11,180			245,093
106 Finance	278,967	7,400			286,367
110 Human Resources	116,882	39,100			155,982
115 Purchasing Department	107,013	6,125			113,138
120 County Treasurer	257,695	56,755			314,450
125 Delinquent Tax Collector	91,901	68,910			160,811
130 Auditor	144,503	6,490			150,993
135 Tax Assessor	328,293	42,095			370,388
140 Planning and Zoning	209,213	281,200			490,413
145 Economic Development	381,648	92,210			473,858
150 Coroner	136,835	68,900			205,735
155 Registration and Election	126,718	80,525			207,243
160 County Garage	96,219	186,200			282,419
170 Building Maintenance	543,214	459,515			1,002,729
175 Airport				40,000	40,000
176 Information Technology	107,014	277,775			384,789
177 Utilities		900,000			900,000
179 Postage		45,000			45,000
180 Bond Insurance		3,000			3,000
181 Property and Liability Insurance		723,960			723,960
182 Worker's Compensation Insurance		569,933			569,933
183 Unemployment Benefits		10,000			10,000
185 Employee Health Insurance		1,571,938			1,571,938
186 Audit Expense		65,000			65,000
187 Catawba Regional		39,769			39,769
188 SC Association Of Counties		8,898			8,898
189 Grant Matching Funds		311,943			311,943
190 Contingent Fund		323,845			323,845
194 Copier Lease		125,000			125,000
199 Code Enforcement	41,415	4,560			45,975
210 GIS		41,000		9,030	50,030
215 QSI		167,260			167,260
220 Medical Services		245,673			245,673
250 Attorney Services	105,579				105,579
255 Clerk of Court	317,271	97,484			414,755
260 Family Court	163,160	87,950			251,110
265 Probate Judge	259,107	23,329			282,436
275 Chester Magistrate	388,819	60,250			449,069

CHESTER COUNTY
FISCAL YEAR 2021-2022

	Personnel	Operating	Capital	Allocations	Department Totals
291	Court of Appeals	5,000			5,000
292	Circuit Court	1,300			1,300
295	Public Defender			122,571	122,571
299	Solicitor			196,953	196,953
301	Sheriff's Department	3,155,617	593,486		3,763,088
340	Detention Center	1,962,355	488,131		2,450,486
345	Fire Coordinator	105,023	12,000		117,023
350	Rural Fire Department		465,668	15,000	480,668
355	Emergency Management	104,917	30,265		135,182
360	E911	951,030	207,457		1,176,087
365	Animal Control	281,186	96,300		377,486
370	Chester County Rescue Squad			12,000	12,000
375	Great Falls Rescue Squad			12,000	12,000
401	Road Department	170,183	94,150		264,333
402	Public Works	118,387	8,500		126,887
405	Litter Control	85,533	3,450		88,983
501	E.M.S.	2,598,409	346,600	332,000	3,277,009
505	Veteran's Affairs	131,528	6,060		137,588
510	Department of Social Services			36,000	36,000
515	D.H.E.C.			38,300	38,300
530	Senior Services			16,200	16,200
540	Chester Lancaster Disabilities			4,050	4,050
545	Soil and Water Conservation			11,000	11,000
555	Indigent Patients			74,236	74,236
560	Keystone			5,000	5,000
601	Recreation	55,762	6,000	31,216	92,978
615	Clemson Extension			12,150	12,150
625	Great Falls Hometown Association			12,000	12,000
626	Palmetto Citizens Against Sexual Assault			5,000	5,000
627	Summer Feeding Program			10,000	10,000
629	Catawba Community Mental Health Center			3,000	3,000
630	Fort Lawn Community Center			4,050	4,050
	Total Personnel	14,306,693			
	Total Operating		9,512,139		
	Total Capital		378,585		
	Total County Allocations			654,756	
TOTAL GENERAL FUND					24,852,173
MILLAGE FUNDS					
	Solid Waste Collection				815,017
	Lando Fire District				125,000
	Chester Fire District				2,023,426
	Library Operations				790,000
	York Tech				248,478
	Lewis Fire District				80,000
	Fort Lawn Fire District				90,500
	Richburg Fire District				195,978
TOTAL MILLAGE FUNDS					4,368,399
SPECIAL REVENUE FUNDS					
	E-911 Funds				270,350
	C-Funds				1,440,300
	Victims Assistance Fund				74,087
	Courthouse Improvements				75,000
	Local Recovery Funds				3,131,510
	County Local ATAX				306,000
TOTAL SPECIAL REVENUE FUNDS					5,297,247
ENTERPRISE FUND					
	Solid Waste Disposal				1,203,982
	Gateway Conference Center				199,450
TOTAL ENTERPRISE FUND					1,403,432
DEBT SERVICE FUND					
	Lando Fire District Debt Service				88,178
	Fort Lawn Fire District Debt Service				45,711
	Chester County Debt Service Retirement				1,887,175
	Chester Fire District Debt Service				112,500
	Richburg Fire District Debt Service				147,624
TOTAL DEBT SERVICE FUNDS					2,281,188
TOTAL APPROPRIATIONS					\$ 38,202,439

**CHESTER COUNTY
FISCAL YEAR 2021-2022**

SECTION 2: For the purposes of meeting the appropriation made in this ordinance the following receipts and anticipated revenues of Chester County are hereby allotted for such purposes, together with all other income not specifically allocated to other purposes. It is estimated that the following special revenues will accrue to Chester County during the fiscal year:

GENERAL FUND

PROPERTY TAX	
Real and Personal	9,355,320
Vehicle Taxes	1,540,961
Delinquent Tax Collections	740,000
Local Option Taxes	2,950,000
Homestead Exemption	1,119,898
Manufacturers Reimbursement	582,120
P.L.L.O.T.	175,000
Fee-in-Lieu of Taxes	2,616,898
Merchants Inventory	90,000
	<u>19,170,197</u>
 LICENSES, FEES, FINES AND PERMITS	
Magistrates	250,000
Clerk of Court - Fines and Fees	220,000
Family Court	119,000
Vehicle Decal Fees	25,000
Tax Collector	95,000
Probate Judge	70,000
Zoning Fees	12,000
Building Permits	835,000
	<u>1,626,000</u>
 INTERGOVERNMENTAL	
Local Government Revenue	1,483,257
Accommodations Tax - State Allocation	30,000
Salary Supplement - Elected Officials	6,300
Operating Transfer In	70,000
Sheriff Local Sources	5,000
	<u>1,594,557</u>
 OTHER INCOME	
EMS Fees	1,500,000
Franchise Fees	19,924
D.S.S.	28,700
Interest Income	50,000
Rentals	35,000
National Forest Fund	40,795
Appropriation of Fund Balance	660,000
Miscellaneous	127,000
	<u>2,461,419</u>
 TOTAL GENERAL FUND	 <u><u>24,852,173</u></u>

MILLAGE FUNDS

PROPERTY TAXES	
Chester Fire District	2,023,426
Lando Fire District	125,000
Lewis Fire District	80,000
Fort Lawn Fire District	90,500
Richburg Fire District	195,978
Library Operations	790,000
Solid Waste Collection	815,017
York Tech	248,478
 TOTAL MILLAGE FUNDS	 <u><u>4,368,399</u></u>

CHESTER COUNTY
FISCAL YEAR 2021-2022

SPECIAL REVENUE FUNDS

E-911 Funds	270,350
C-Funds	1,440,300
Victims Assistance Fund	74,087
Courthouse Improvements	75,000
Local Recovery Funds	3,131,510
County Local ATAX	306,000
TOTAL SPECIAL REVENUE FUNDS	<u>5,297,247</u>

ENTERPRISE FUND

USER FEES	
Solid Waste Disposal	1,203,982
Gateway Conference Center	199,450
TOTAL ENTERPRISE FUND	<u>1,403,432</u>

DEBT SERVICE FUND

Lando Fire District Debt Service	88,178
Fort Lawn Fire Debt Service	45,711
Chester County Debt Service Retirement	1,887,175
Chester Fire District Debt Service	112,500
Richburg Fire District Debt Service	147,624
TOTAL DEBT SERVICE FUND	<u>2,281,188</u>
TOTAL REVENUE	<u>\$ 38,202,439</u>

To further meet the appropriations provided by this ordinance, The Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the Chester County Treasurer is directed to collect a tax necessary to meet all budget requirements, except as provided for by other revenue sources, for the operation of the county government for the fiscal year beginning July 1, 2021 through June 30, 2022.

SECTION 3: All County purchases shall be made in accordance with the Ordinance establishing a centralized purchasing system for the procurement of goods and services required by Chester County in conformity with purchasing policies and procedures established and approved by the County governing body. The appropriations provided in the ordinance shall not in any case be exceeded, and any contracts which may be made, or which may in any manner provide for the expenditures of funds in excess of those provided in this ordinance shall not be binding upon Chester County. Any person, firm, corporation or other organization selling supplies or commodities or rendering services to Chester County is charged with the duty of ascertaining in advance whether or not the appropriations for that purchase are sufficient to pay for the furnishing of such supplies, commodities or services.

SECTION 4: No money appropriated for any specific purpose under the provisions of this ordinance shall be used for any other purpose than that specified; provided however, that the Chester County Supervisor may reallocate budgeted but unexpended funds within any county office, department, board, commission or institution receiving County funds; provided, further that the Chester County Council or a majority thereof may in its discretion by proper resolution transfer or reallocate budgeted but unexpended funds from one County office, department, board, commission, or institution to another. Any reallocation of unexpended funds for salary adjustments must be approved by Chester County Council. Also, any reallocation of unexpended funds that obligates future budgets must be approved by Chester County Council. Any amount appropriated in this ordinance may be discontinued at any time by appropriate action of a majority of the County governing body.

SECTION 5: The County is hereby empowered to borrow in anticipation of tax or other revenues for County purposes any sum not exceeding the amount anticipated to be received from taxes and other revenues during the current or succeeding fiscal year, and not only to pledge the taxes or other revenues anticipated in the current or succeeding fiscal year, but to pledge, also, the full faith and credit of Chester County for repayment of any sums so borrowed. Such sums shall be borrowed from any banking institution or lending agency and shall be payable at such time, upon such items and in such sums as may be negotiated between the County and the lender.

SECTION 6: The Chester County Attorney shall represent all agencies, boards and officials and subdivisions in Chester County, which are subject to the budgetary controls of the County Council. Said attorney shall not represent any organization, agency or individual in any matter coming before the County Council. In legal matters in which the County Attorney requests authority to associate other counsel, and such authority is approved by the County governing body, County funds may be expended as compensation for such associate counsel.

SECTION 7: An independent annual audit of all financial records and transactions of the County shall be made by a Certified Public Accountant or Firm of public accounts who have no personal interest, direct or indirect in the fiscal affairs of the County government of Chester County or any of its officers. The County Council may, without requiring competitive bids, designate such accountant or firm annually or for a period not exceeding one year; provided that such designation

shall be made not later than thirty (30) days after the beginning of such fiscal year. Unless included in the Annual County audit, an annual audit of each agency, board, bureau or commission of Chester County, funded in whole or in part by County funds shall be made. Copies of the annual audit and such other audits as are required by this section shall be filed in the office of the Clerk of Court for Chester County and provided for the Chester County Supervisor and every member of the County governing body. The audit reports shall be made available for public inspection.

SECTION 8: When employees are required to travel on official business, the County shall pay reasonable amounts for transportation, meals and lodging. If the employee's personal vehicle is utilized, the employee shall be reimbursed at the current published IRS rate. Meal expenses will be reimbursed but may not exceed \$35.00 for a twenty-four hour period for in state travel, \$50.00 for out of state travel, and \$50.00 for Myrtle Beach and Hilton Head, South Carolina.

SECTION 9: The Chester County Tax Collector may call upon the Chester County Sheriff or any deputy or constable of the County to render such aid and assistance as may be necessary in the ejection of any occupant or tenant in possession of any property at any time when ejection shall be lawful and proper in the discharge of the duties of the office of Tax Collector. Such aid and assistance shall be rendered without cost other than those provided by law.

SECTION 10: The fiscal and budgetary year of Chester County Government shall commence on the first day of July of each year and shall end on the 30th day of June the following year. All offices, departments, boards, commissions, agencies, or institutions receiving County funds shall make a full, detailed annual fiscal report to the County Council at the end of each fiscal year. The County Council may from time to time make supplemental appropriations, which shall specify the source of funds for such appropriations. The County governing body or the County Supervisor may require reports, estimates and statistics from any County agency or department as may be necessary in the preparation of annual budgets or supplemental appropriations. The Chester County Finance Office shall provide a monthly report of revenues, expenditures and cash balances to the County Council.

SECTION 11: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Lando Fire District in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$125,000 which shall be utilized for the support of the Lando Fire District. The total amount appropriated for the Lando Fire District is \$125,000.

SECTION 12: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$88,178 which shall be applied to the retirement of Lando Fire District bonded indebtedness. The total amount appropriated for the Lando Fire District bond retirement is \$88,178.

SECTION 13: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Lewis Fire District in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$80,000 which shall be utilized for the support of the Lewis Fire District. The total amount appropriated for the Lewis Fire District is \$80,000.

SECTION 14: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Fort Lawn Fire District in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$90,500 which shall be utilized for the support of the Fort Lawn Fire District. The total amount appropriated for the Fort Lawn Fire District is \$90,500.

SECTION 15: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$45,711 which shall be applied to the retirement of Fort Lawn Fire District bonded indebtedness. The total amount appropriated for the Fort Lawn Fire District bond retirement is \$45,711.

SECTION 16: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Chester Fire District, in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$2,023,426 which shall be utilized for the support of the Chester Fire District. The total amount appropriated for the Chester Fire District is \$2,023,426.

SECTION 17: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$112,500 which shall be applied to the retirement of Chester Fire District bonded indebtedness. The total amount appropriated for the Chester Fire District bond retirement is \$112,500.

SECTION 18: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Richburg Fire District, in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$195,978 which shall be utilized for the support of the Richburg Fire District. The total amount appropriated for the Richburg Fire District is \$195,978.

SECTION 19: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$147,624 which shall be applied to the retirement of Richburg Fire District bonded indebtedness. The total amount appropriated for the Richburg Fire District bond retirement is \$147,624.

SECTION 20: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the unincorporated area of Chester County, South Carolina, and the Chester County Treasurer is directed to collect a tax of \$815,017 which shall be utilized for the support of Solid Waste Collection. The total amount appropriated for Solid Waste Collection is \$815,017.

SECTION 21: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$1,887,175 which shall be applied to the retirement of Chester County bonded indebtedness. The total amount appropriated for the Chester County bond retirement is \$1,887,175.

SECTION 22: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$790,000 which shall be utilized for the support of the Chester County Library. The total amount appropriated for the Chester County Library is \$790,000.

SECTION 23: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of \$248,478 which shall be utilized for the support of the York Technical College campus in Chester County. The total amount appropriated for the York Technical College campus is \$248,478.

SECTION 24: Agencies, boards and commissions which are partially funded by other counties and/or other governmental units must certify to the County the amount of funds appropriated by the other counties and/or other governmental units prior to receiving any of the funds appropriated by this ordinance.

SECTION 25: Funds appropriated under this ordinance from the General Fund to any Department, Board or Agency, or for any other purpose, but unexpended during the fiscal year, shall revert to the General Fund of Chester County at the end of the fiscal year.

SECTION 26: Building permit fees will be based on the current scale of the International Building Codes or the actual cost of construction when the applicant can show detailed estimated cost to meet the approval of the building official. The minimum permit fee for a building permit, electrical permit, gas permit, plumbing permit, mechanical permit, transfer permit, refund permit and re-inspection permit shall be \$30.00. The minimum fee for a mobile home permit shall be \$200.00, which shall include a \$5.00 mobile home license fee. Other planning and zoning fees are listed under SECTION 27 of this ordinance.

SECTION 27: All taxes, fees, charges and assessments not otherwise allocated by law shall be deposited in the Chester County general fund with other general fund revenues. All such taxes, fees, charges and assessments shall be appropriated and allocated by the Chester County Council in the manner as other general revenues.

BUILDING	FEE (\$)
911 Address Stakes	20.00
Manufactured Homes (Minimum Fee)	205.00
Residential Plan Review	½ cost of permit
Commercial/Industrial Plan Review	½ cost of permit
Residential Re-inspection Fee	\$50.00
Commercial Re-Inspection Fee	\$100.00
ZONING	
Commercial Zoning Compliance Letters	35.00
Residential Zoning Compliance	20.00
Manufactured Zoning Compliance	20.00
Home Occupation Letter	35.00
Commercial/Industrial Zoning Site Plan Review	300.00
Zoning Site Plan Re-Review	75.00
Site Review	35.00
Certificate of Occupancy Zoning Site Review	35.00
Rezoning	Per Parcel: Residential/Non-Residential PUD/Planned Development
	150.00/300.00 1000.00
Special Exception: Residential/ Non-Residential	150.00/300.00
Variance: Residential/Non-Residential	150.00/300.00
New Communication Towers	1000.00
Zoning Ordinance Book	35.00
Comprehensive Plan Book	35.00
Zoning Maps	35.00
Flood Plain Review	Residential Commercial Industrial
	25.00 50.00 100.00
LAND DEVELOPMENT	
Variance, Flag Lot, Easement, Street Access and Private Rural Community Drive	150.00
Plat Approval (Five Sealed Copies)	20.00
Each additional Plat Approval (per sealed copy)	5.00
Sketch Plan Review	100.00
Preliminary Plat Approval (per lot)	20.00
Final Plat Approval (per lot)	10.00
Land Development Book	35.00
Grading	3 acres or less 4 to 11 acres 12 to 51 acres 52 to 99 acres Over 100 acres
	90.00 120.00 205.00 340.00 475.00
Culvert	Single Multi-Family Commercial/Industrial
	350.00 650.00 650.00
Stop Sign	75.00
Speed Limit Sign	75.00
End of County Maintenance Sign	75.00
Street Name Sign	100.00

PARKS AND RECREATION	FEE (\$)
County Owned / Leased Recreational Facilities	100.00
CHESTER WAR MEMORIAL BUILDING \$300 Refundable Deposit	1000.00
GREAT FALLS WAR MEMORIAL BUILDING \$200 Refundable Deposit	600.00
THE GATEWAY CONFERENCE CENTER	
Pricing for Sunday – Thursday	
Grand Ballroom (A, B & C), 9,390 sq. ft.	4,800.00
Petite Ballroom (A & B), 6,031 sq. ft.	2,400.00
Ballroom A, 3,462 sq. ft.	1,366.00
Ballroom B, 2,569 sq. ft.	1,126.00
Ballroom C, 3,969 sq. ft.	2,400.00
Grand Salon, 2,852 sq. ft.	1,200.00
Salon A, 1,406 sq. ft., (\$204/4 hours-\$255/5 hours)	600.00
Salon B, 1,446 sq. ft., (\$228/4 hours-\$285/5 hours)	750.00
Grand Meeting Room, 3,064 sq. ft.	1,350.00
Petite Meeting Room (A & B), 2,128 sq. ft.	1,260.00
Meeting Room A, 1,073 sq. ft., (\$228/4 hours-\$285/5 hours)	660.00
Meeting Room B, 1,055 sq. ft., (\$204/4 hours-\$255/5 hours)	600.00
Meeting Room C, 936 sq. ft.	450.00
L&C Conference Room, 396 sq. ft.	210.00
*** In addition to the rental charge, there will be a \$500 security deposit per room	
Pricing for Friday & Saturday	
Grand Ballroom (A, B & C), 9,390 sq. ft.	6,000.00
Petite Ballroom (A & B), 6,031 sq. ft.	3,000.00
Ballroom A, 3,462 sq. ft.	1,782.00
Ballroom B, 2,569 sq. ft.	1,407.00
Ballroom C, 3,969 sq. ft.	3,000.00
Grand Salon, 2,852 sq. ft.	1,500.00
Salon A, 1,406 sq. ft., (\$255/4 hours-\$319/5 hours)	750.00
Salon B, 1,446 sq. ft., (\$285/4 hours-\$356/5 hours)	938.00
Grand Meeting Room, 3,064 sq. ft.	1,688.00
Petite Meeting Room (A & B), 2,128 sq. ft.	1,575.00
Meeting Room A, 1,073 sq. ft., (\$285/4 hours-\$356/5 hours)	825.00
Meeting Room B, 1,055 sq. ft., (\$255/4 hours-\$319/5 hours)	750.00
Meeting Room C, 936 sq. ft.	563.00
L&C Conference Room, 396 sq. ft.	263.00
***In addition to the rental charge, there will be a \$500 security deposit per room.	
THE GATEWAY CONFERENCE CENTER	
Projectors (per projector)	100.00
Grand Ballroom	300.00
Grand Salon	200.00
Grand Meeting	300.00
Podium with microphone	25.00
Podium with computer	65.00
Handheld or lapel microphone	25.00
XLR input	25.00
A/V rack	125.00
Weekend A/V Tech (unscheduled) (rate per hour)	150.00
A/V Tech (scheduled) (rate per hour)	100.00
Stadium speakers and spotlights- Grand Ballroom	350.00
Stadium speakers and spotlights- Ballroom C	150.00

THE GATEWAY CONFERENCE CENTER (continued)	
Sweetheart / Cake table (per table)	7.50
Cocktail Table (per table)	10.00
Mouthwash dispensers (per dispenser)	25.00
Red Wine Corking Fee	200.00
Dressing Lounges (use of 2 nd set or use without appropriate room rental- only if available)	200.00
THE TAX ASSESOR'S OFFICE	
Price per copy of property tax record	0.25
Price per copy of homeowner or business owner property tax record	0.00
Price for digital parcels for entire Chester County	5,500.00
TREASURER'S OFFICE	
Copy Card Access	1.00
Price per copy	0.25
Credit Card Convenience Fee	2% of Total
Vehicle Decal Fee	1.00
Duplicate Receipt	1.00
LANDFILL	
Price per ton	48.00
CHESTER COUNTY DETENTION CENTER	
Inmate housing to municipalities (suspended 5/20/19)	52.00
CHESTER COUNTY CORONER'S OFFICE	
Coroner's Report	50.00
Autopsy Report	100.00
Photographs (Per Photo)	2.00
CD/Photographs	25.00
Toxicology Report	50.00
Cremation Report	20.00

SECTION 28: This ordinance shall take effect on July 1, 2021. Adopted this 21st day of June 2021.

Dr. Wylie Frederick, Chairman

Mike Vaughn, Council Member (District 2)

Brad Jordan, Council Member (District 1)

Joe Branham, Vice Chairman (District 3)

Pete Wilson, Council Member (District 4)

Mary A. Guy, Council Member (District 5)

William Killian, Council Member (District 6)

ATTEST:

By: _____

Karen Lee
Clerk to County Council
Chester County, South Carolina

First Reading: May 17th, 2021
Second Reading: June 7th, 2021
Public Hearing: June 21st, 2021
Third Reading: June 21st, 2021

Proposed Changes for 3rd Reading

FY2022 Budget Ordinance

<u>EXPENDITURES</u>				
SECTION 1 - GENERAL FUND - PAGE 1				
105 County Supervisor	Net Change			
Add Assistant Administrator (Includes FICA/Retirement)	33,260.00	Dr. Frederick is restructuring his office personel to increase efficiency and productivity.		
Reclass Receptionist	4,555.00	The restructuring would add a position and reclassify another. The total number of		
Increase	37,815.00	positions will not change.		
170 Building Maintenance				
Add (2) Custodians	56,665.00	Add two Custodians to perform cleaning services current performed under a		
Reduce Maintenance Contracts - Cleaning	(56,665.00)	professional service contract. No change to the budget.		
Increase	0.00			
250 Attorney Services				
Change to Salary (Includes FICA/Retirement)	86,586.00	Eliminate professional service line item (billed services) and pay County Attorney		
Eliminate Professional Service	(86,500.00)	under salary line item. Increase salary to \$85,000.		
Increase	86.00			
190 Contingent Fund - Reserve for Encumbrances				
Detention Center - Chiller/Boiler	243,845.00	Carryforward Purchase Order approved in FY2021 budget that is not completed.		
	243,845.00			
SECTION 1 - MILLAGE FUNDS - PAGE 2				
Chester Fire District				
Insurance Adjustment - Worker's Comp	19,156.00	Requested increase due to increased estimate of Worker's Comp insurance.		
Increase	19,156.00			
<u>REVENUE</u>				
SECTION 2- GENERAL FUND - PAGE 3				
Property Tax				
Real and Personal	6,746.00	Difference from changes made.		
Licenses, Fees, Fines, and Permits				
Building Permits	485,000.00	Added Project Magma Permit Fee		
Other Income				
Appropriation of Fund Balance	(210,000.00)	Added Expenditure Proposed Changes and Reduced by Permit Fee increase		
SECTION 2 - MILLAGE FUNDS - PAGE 3				
Property Taxes				
Chester Fire District	19,156.00	Requested increase due to increased estimate of Worker's Comp insurance.		

SECTION 27: All taxes, fees, charges and assessments not otherwise allocated by law shall be deposited in the Chester County general fund with other general fund revenues. All such taxes, fees, charges and assessments shall be appropriated and allocated by the Chester County Council in the manner as other general revenues.

BUILDING	FEE (\$)
911 Address Stakes	20.00
Manufactured Homes (Minimum Fee)	205.00
Residential Plan Review	½ cost of permit
Commercial/Industrial Plan Review	½ cost of permit
Residential Re-inspection Fee	\$50.00
Commercial Re-Inspection Fee	\$100.00
ZONING	
Commercial Zoning Compliance Letters	35.00
Residential Zoning Compliance	20.00
Manufactured Zoning Compliance	20.00
Home Occupation Letter	35.00
Commercial/Industrial Zoning Site Plan Review	300.00
Zoning Site Plan Re-Review	75.00
Site Review	35.00
Certificate of Occupancy Zoning Site Review	35.00
Rezoning Per Parcel: Residential/Non-Residential	150.00/300.00
PUD/Planned Development	1000.00
Special Exception: Residential/ Non-Residential	150.00/300.00
Variance: Residential/Non-Residential	150.00/300.00
New Communication Towers	1000.00
Zoning Ordinance Book	35.00
Comprehensive Plan Book	35.00
Zoning Maps	35.00
Flood Plain Review Residential	25.00
Commercial	50.00
Industrial	100.00
LAND DEVELOPMENT	
Variance, Flag Lot, Easement, Street Access and Private Rural Community Drive	150.00
Plat Approval (Five Sealed Copies)	20.00
Each additional Plat Approval (per sealed copy)	5.00
Sketch Plan Review	100.00
Preliminary Plat Approval (per lot)	20.00
Final Plat Approval (per lot)	10.00
Land Development Book	35.00
Grading 3 acres or less	90.00
4 to 11 acres	120.00
12 to 51 acres	205.00
52 to 99 acres	340.00
Over 100 acres	475.00
Culvert Single	350.00
Multi-Family	650.00
Commercial/Industrial	650.00
Stop Sign	75.00
Speed Limit Sign	75.00
End of County Maintenance Sign	75.00

PARKS AND RECREATION	FEE (\$)
County Owned / Leased Recreational Facilities	100.00
CHESTER WAR MEMORIAL BUILDING \$300 Refundable Deposit	1000.00
GREAT FALLS WAR MEMORIAL BUILDING \$200 Refundable Deposit	600.00
THE GATEWAY CONFERENCE CENTER	
Pricing for Sunday – Thursday	
Grand Ballroom (A, B & C), 9,390 sq. ft.	4,800.00
Petite Ballroom (A & B), 6,031 sq. ft.	2,400.00
Ballroom A, 3,462 sq. ft.	1,366.00
Ballroom B, 2,569 sq. ft.	1,126.00
Ballroom C, 3,969 sq. ft.	2,400.00
Grand Salon, 2,852 sq. ft.	1,200.00
Salon A, 1,406 sq. ft., (\$204/4 hours-\$255/5 hours)	600.00
Salon B, 1,446 sq. ft., (\$228/4 hours-\$285/5 hours)	750.00
Grand Meeting Room, 3,064 sq. ft.	1,350.00
Petite Meeting Room (A & B), 2,128 sq. ft.	1,260.00
Meeting Room A, 1,073 sq. ft., (\$228/4 hours-\$285/5 hours)	660.00
Meeting Room B, 1,055 sq. ft., (\$204/4 hours-\$255/5 hours)	600.00
Meeting Room C, 936 sq. ft.	450.00
L&C Conference Room, 396 sq. ft.	210.00
*** In addition to the rental charge, there will be a \$500 security deposit per room	
Pricing for Friday & Saturday	
Grand Ballroom (A, B & C), 9,390 sq. ft.	6,000.00
Petite Ballroom (A & B), 6,031 sq. ft.	3,000.00
Ballroom A, 3,462 sq. ft.	1,782.00
Ballroom B, 2,569 sq. ft.	1,407.00
Ballroom C, 3,969 sq. ft.	3,000.00
Grand Salon, 2,852 sq. ft.	1,500.00
Salon A, 1,406 sq. ft., (\$255/4 hours-\$319/5 hours)	750.00
Salon B, 1,446 sq. ft., (\$285/4 hours-\$356/5 hours)	938.00
Grand Meeting Room, 3,064 sq. ft.	1,688.00
Petite Meeting Room (A & B), 2,128 sq. ft.	1,575.00
Meeting Room A, 1,073 sq. ft., (\$285/4 hours-\$356/5 hours)	825.00
Meeting Room B, 1,055 sq. ft., (\$255/4 hours-\$319/5 hours)	750.00
Meeting Room C, 936 sq. ft.	563.00
L&C Conference Room, 396 sq. ft.	263.00
***In addition to the rental charge, there will be a \$500 security deposit per room.	
THE GATEWAY CONFERENCE CENTER	
Projectors (per projector)	100.00
Grand Ballroom	300.00
Grand Salon	200.00
Grand Meeting	300.00
Podium with microphone	25.00
Podium with computer	65.00
Handheld or lapel microphone	25.00
XLR input	25.00
A/V rack	125.00
Weekend A/V Tech (unscheduled) (rate per hour)	150.00
A/V Tech (scheduled) (rate per hour)	100.00

THE GATEWAY CONFERENCE CENTER (continued)	
Stadium speakers and spotlights- Grand Ballroom	350.00
Stadium speakers and spotlights- Ballroom C	150.00
Sweetheart / Cake table (per table)	7.50
Cocktail Table (per table)	10.00
Mouthwash dispensers (per dispenser)	25.00
Red Wine Corking Fee	200.00
Dressing Lounges (use of 2 nd set or use without appropriate room rental- only if available)	200.00
THE TAX ASSESOR'S OFFICE	
Price per copy of property tax record	0.25
Price per copy of homeowner or business owner property tax record	0.00
Price for digital parcels for entire Chester County	5,500.00
TREASURER'S OFFICE	
Copy Card Access	1.00
Price per copy	0.25
Credit Card Convenience Fee	2% of Total
Vehicle Decal Fee	1.00
Duplicate Receipt	1.00
LANDFILL	
Price per ton	48.00
CHESTER COUNTY DETENTION CENTER	
Inmate housing to municipalities (suspended 5/20/19)	52.00
CHESTER COUNTY CORONER'S OFFICE	
Coroner's Report	50.00
Autopsy Report	100.00
Photographs (Per Photo)	2.00
CD/Photographs	25.00
Toxicology Report	50.00
Cremation Report	20.00



STATE OF SOUTH CAROLINA)
)
COUNTY OF CHESTER)

Ordinance No. 2021-9

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

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

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

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

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

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

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

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

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

Ordinance No. 2021-9

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

Enacted and approved this ____ day of _____, 2021.

CHESTER COUNTY, SOUTH CAROLINA

By: _____

Dr. Wylie Frederick
Interim Supervisor, Chester County

Attest:

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

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

Chester County, South Carolina

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

Chester County Council does hereby adopt the Fund Balance Policy as attached herein as Exhibit A, and incorporated by reference into this Ordinance.

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

Enacted and approved this ____ day of _____, 2021.

CHESTER COUNTY, SOUTH CAROLINA

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

Attest:

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

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

Chester County, South Carolina

EXHIBIT A

Section 1. Purpose. The Fund Balance Policy is intended to provide guidelines during the preparation and execution of the annual budget to ensure that sufficient reserves are maintained for unanticipated expenditures or revenue shortfalls. It also is intended to preserve flexibility throughout the fiscal year to make adjustments in funding for programs approved in connection with the annual budget. The Fund Balance Policy should be established based upon a long-term perspective recognizing that stated thresholds are considered minimum balances. The main objective of establishing and maintaining a Fund Balance Policy is for the County to be in a strong fiscal position that will allow for a better position to weather negative economic trends.

Section 2. Categories. The Fund Balance consists of five categories: Nonspendable, Restricted, Committed, Assigned, and Unassigned.

- **Nonspendable Fund Balance** consists of funds that cannot be spent due to their form (e.g., inventories and prepaids) or funds that legally or contractually must be maintained intact.
- **Restricted Fund Balance** consists of funds that are mandated for a specific purpose by external parties, constitutional provisions or enabling legislation.
- **Committed Fund Balance** consists of funds that are set aside for a specific purpose by the County's highest level of decision making authority (governing body). Formal action must be taken prior to the end of the fiscal year. The same formal action must be taken to remove or change the limitations placed on the funds.
- **Assigned Fund Balance** consists of funds that are set aside with the intent to be used for a specific purpose by the County's highest level of decision making authority or a body or official that has been given the authority to assign funds. Assigned funds cannot cause a deficit in unassigned fund balance.
- **Unassigned Fund Balance** consists of excess funds that have not been classified in the previous four categories. All funds in this category are considered spendable resources. This category also provides the resources necessary to meet unexpected expenditures and revenue shortfalls.

Section 3. Responsibility. Nonspendable funds are those funds that cannot be spent because they are either:

- i. Not in spendable form (e.g., inventories and prepaids)
- ii. Legally or contractually required to be maintained intact.

It is the responsibility of the Treasurer and/or his designee to report all Nonspendable Funds appropriately in the County's financial records.

Restricted funds are those funds that have constraints placed on their use either:

- i. Externally by creditors, grantors, contributors, or laws or regulation, or other governments
- ii. By law through constitutional provisions or enabling legislation.

It is the responsibility of the Treasurer and/or his designee to report all Restricted Funds appropriately in the County's financial records.

Section 4. Order of Use of Restricted and Unrestricted Funds. When both restricted and unrestricted funds are available for expenditure, restricted funds should be spent first unless legal requirements disallow it or the expenditure would violate any restrictions on the funds.

When committed, assigned and unassigned funds are available for expenditure, committed funds should be spent first, assigned funds second, and unassigned funds last in accordance with any restrictions on the funds.

Section 5. Authority to Commit Funds. The County Council has the authority to set aside funds for a specific purpose. Any funds set aside as Committed Fund Balance requires, at a minimum, the passage of an ordinance will be necessary. Commitment must take place on or before June 30th of the applicable fiscal year. If the actual amount of the commitment is not available by June 30th, the ordinance must state the process or formula necessary to calculate the actual amount as soon as information is available. In the event County Council wishes to lift the committed status of funds so that they may be used for general purposes, a formal action equal to that which originally committed the funds, namely an ordinance, must be taken.

Section 6. Stabilization Funds. The County Council has the authority to establish a Financial Stabilization Account that will be a Committed Fund Balance. A Financial Stabilization Account may be established for the purpose of providing funds for an urgent event that affects the safety of the general public (e.g., flood, pandemic, etc.). The minimum level for the Financial Stabilization Account is 5% of the General Fund expenditures. The recognition of an urgent event must be established by County Council. A budget amendment must be approved by County Council. In the event that the balance drops below the established minimum level, County Council will develop a plan to replenish the Financial Stabilization Account balance to the established minimum level within two years.

Section 7. Authority to Assign Funds. Upon passage of the Fund Balance Policy, authority is granted to the County Treasurer and/or his designee, to assign funds for specific purposes in an amount not to exceed \$_____per purpose or in total not to exceed \$_____. Any funds set aside as Assigned Fund Balance must be reported to County Council at their next regular meeting and recorded in the minutes. County Council has the authority to remove or change the assignment of the funds.

County Council has the authority to set aside funds for the intended use of a specific purpose. Any funds set aside as Assigned Fund Balance requires a simple majority vote and must be recorded in the minutes. The same action is required to change or remove the assignment.

Upon passage of a budget ordinance where Fund Balance is used as a source to balance the budget, the Treasurer and/or his designee shall record the amount as Assigned Fund Balance.

Section 8. Unassigned Fund Balance. Unassigned Fund Balance is the residual amount of Fund Balance in the General Fund. It represents the resources available for future spending. An appropriate level of Unassigned Fund Balance should be maintained in the General Fund in order to cover unexpected expenditures and revenue shortfalls.

Unassigned Fund Balance may be accessed in the event of unexpected expenditures up to the minimum established level upon approval of a budget amendment by County Council. In the event of projected revenue shortfalls, it is the responsibility of the Treasurer and/or his designee to report the projections to County Council on a quarterly basis and shall be recorded in the minutes.

Any budget amendment that will result in the Unassigned Fund Balance dropping below the minimum level will require the approval of 2/3 vote of the County Council.

The Fund Balance policy establishes a minimum Unassigned Fund Balance equal to ___% of General Fund expenditures. In the event that the balance drops below the established minimum level County Council will develop a plan to replenish the fund balance to the established minimum level within twelve months.



STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHESTER)

RESOLUTION NO: 2021-12

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

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

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

WHEREAS, Chester County and the Chester County Sheriff’s Office have vehicles owned by the County that, while are still viable vehicles, need to be replaced by newer, more efficient vehicles and equipment, and

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

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

Chester County Council does hereby authorize the sale or trade of the following vehicles:

Car #	Description	V.I.N.	Mileage			
11	2011 Ford Crown Victoria	2FABP7BV9BX182796	279940			
15	2011 Ford Crown Victoria	2FABP7BV2BX185233	233570			
23	2011 Ford Crown Victoria	2FABP7BV7BX185244	214164			
25	2011 Ford Crown Victoria	2FABP7BV0BX185246	233874			

12	2011 Ford Crown Victoria	2FABP7BV0BX182797	200090			
28	2011 Ford Crown Victoria	2FABP7BV6BX185249	263696			
21	2011 Ford Crown Victoria	2FABP7BV3BX185242	Broken			
102	2014 Dodge Charger	2C3CDXAT4EH185969	176515			
103	2014 Dodge Charger	2C3CDXAT5EH185981	182223			
98	2015 Dodge Challenger	2C3CDZATXFH758502	136101			
	2004 Dodge Intrepid	2B3HD46R74H610713	Unknown	Seized car converted to county property		
	1997 Chevrolet Suburban	3GNFK16R4VG173286	264655	Seized car converted to county property		

Enacted and approved this ____ day of _____, 2021.

CHESTER COUNTY, SOUTH CAROLINA

By: _____

Dr. Wyle Frederick
Interim Supervisor, Chester County

Attest:

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

RESOLUTION NO: 2021-12



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: May 18, 2021 Case # CCMA21-14 Invoice # 3782

The applicant hereby requests that the property described to be rezoned from R1 to RG-2

Please give your reason for this rezoning request:

maine park move double wide out g

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant):

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request.

NAICS CODE Number: _____

Property Address Information

Property address: 1474 Catomba River Rd
 Tax Map Number: 158-01-08-007-000 Acres: _____

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

PLEASE PRINT:

Applicant (s): Judy Funderbuck
 Address 5899 Cindy Lane Fort Lawn S.C. 29714
 Telephone: _____ cell _____ work _____

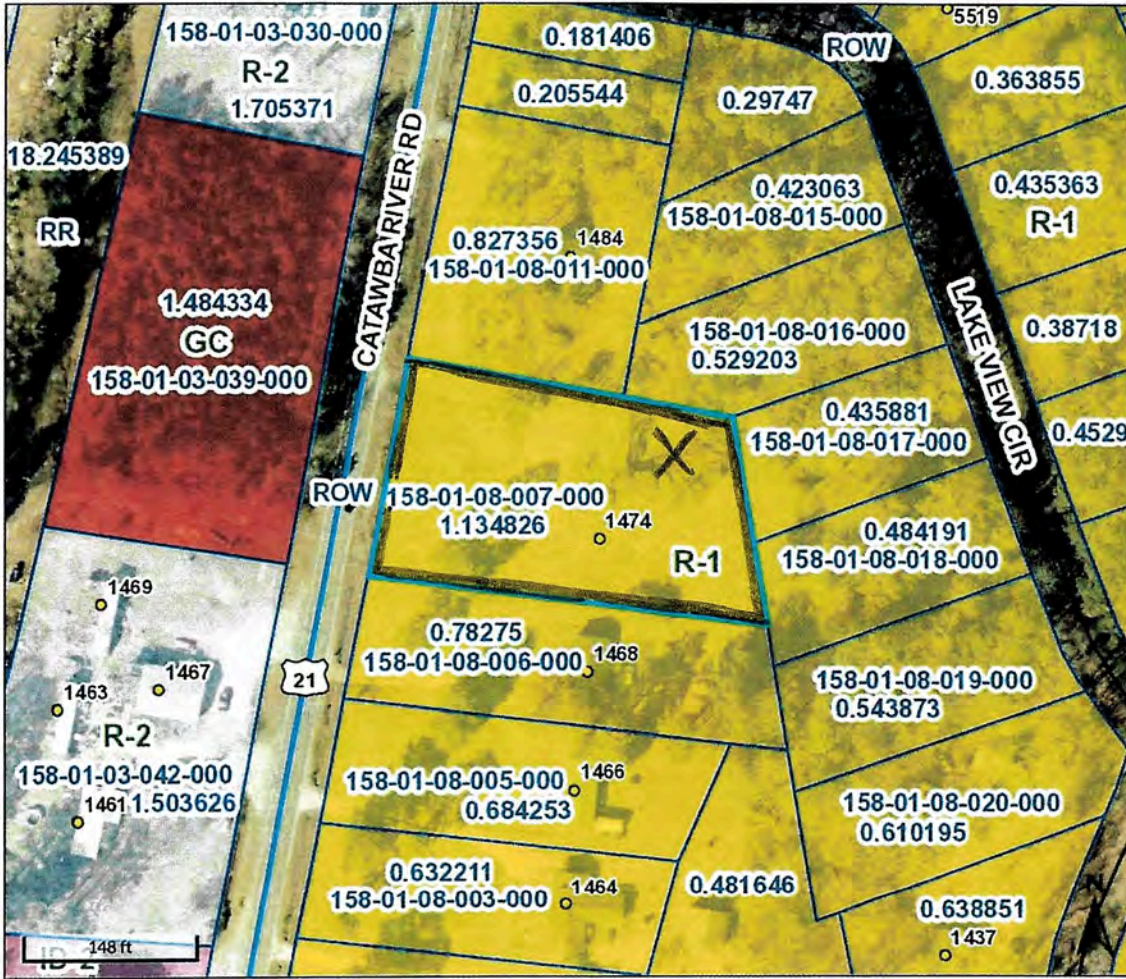
Owner(s) if other than applicant(s): Larry Felt
 Address: 5 Hillcrest Drive Great Falls SC.
 Telephone: _____
Home

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: Larry Felt Date: 4/12/2021

Applicant signature: Judy Funderbuck Date: 4-12-2021

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
- County Boundary

Parcel ID	158-01-08-007-000	Alternate ID	n/a	Owner Address	LOFLIN LARRY G
Sec/Twp/Rng	n/a	Class	RN		5 HILLCREST DRIVE
Property Address	1474 CATAWBA RIVER RD	Acreage	1.135		GREAT FALLS SC 29055
District	05				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

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

CCMA21-14: Judy Funderburk request Tax Map # 158-01-08-007-000 located at 1474 Catawba River Road, Fort Lawn, SC be rezoned from R1 (Rural One) to RG-2 (General Residential)

Judy Funderburk of 5899 Cindy Lane, Fort Lawn, stepped to the podium. Ms. Funderburk stated she lives in a mobile home park and is trying to buy this piece of land, but it is zoned stick built or modular. I'm 72 years old and I've got a double wide and I want to get it moved there. I can't afford to buy a house at my age. I can't build a stick-built house, so, I want to move my house to this area. It's a 1.1-acre lot. I've been in the trailer park about 12 years. I've fixed up my yard. I have my flowers. I've done all that. I have pictures of around that area, I don't know if you guys know it, but my house looks fifty times better than some of these places. I could help it to look a lot better if y'all would let me zone it to be a mobile home. Chairman Raines asked if any of the commissioners would like to see her pictures. They did not. Chairman Raines asked if well and septic was already on the lot? Ms. Funderburk said there is, there use to be a house there and it burned or something probably fifteen years ago. The well and the septic tank is already there. Chairman Raines asked do you intend to use that now? Ms. Funderburk said yes sir. I'd have to check it. The man that owns it told me that somebody had stolen the pump off the well, of course that's got to be done and I'm sure the septic tank will probably have to be pumped out.

Chairman Raines asked if the commissioner had any questions for the applicant. There were none. Chairman Raines asked if anyone would like to speak in favor of this rezoning request. There were none. Chairman Raines asked if anyone would like to speak against of this rezoning request. Jeff Lucas and his wife of 1484 Catawba River Road, stepped to the podium. We would like to keep our neighborhood R1. It's been R1 since it was established over 40 years ago. My wife and I have lived there since 1985. There's probably seventy-five lots between Lakeview and Riverview. They are all R1. They've never been changed to anything else. We've had neighbors there before. We're just scared if it's rezoned RG-2, anything can be done with that acre. If the owner of the land decides to do something else, all the restrictions we bought into when we bought it would be null and void for both neighborhoods and we feel like if that's rezoned it could potentially hurt our properties value. Those at Riverview too. We are against the rezoning. Chairman Raines asked that's all that property on your side of the road bordering the road? Mr. Lucas said yes. The lot we are talking about is directly in the middle of Lakeview. It's all R1. And all of Riverview, the next neighborhood over is all R1. There are some other areas that is different, but ours has been R1 since probably 45 years ago. We fell like changing 1 acre in the entire two neighborhoods would not be fair to the people that bought into these neighborhoods. Mrs. Lucas said, and we just purchased additional land there less than six months ago, and it's R1.

Chairman Raines asked if anyone had any questions. Commissioner Howell asked would you be opposed to a reverter clause? Mr. Lucas stated he is not aware of a reverter clause. Commissioner Howell said if she no longer owns the property, it goes back to R1. Mrs. Lucas said she does not own the property. Mr. Howell said that's kind of what we are wondering is, the owner of the property is not asking for the rezoning from what we are understanding. So, really if the sale doesn't go through, the owner could use it for whatever he wanted to. RG-2 from our understanding, can have up to five dwellings per acre. We're just trying to keep it R1. Mr. Howell said I understand. Mrs. Lucas said we have a lot of properties going up for sale in our area. We have a lot that's less than a ½ acre that \$900,000. We do have houses across the street from us that are not R1, and they are not very good. We just don't need anymore of that. Chairman Raines asked Ms. Funderburk if she owns the property? Ms. Funderburk said no sir, I want to buy the property. But the guy that owns the property didn't want to pay the \$150 and he didn't want to fool with it. Chairman Raines said so you are just asking for the rezoning pursuant to buying the property? Ms. Funderburk said yes, I filled out the paperwork to do this and there are a lot of mobile homes over there. Some of them are abandon and that's what I've got pictures of that's within 200 feet of the lot that I'm trying to buy. Mr. Lucas said but they are still in that neighborhood and they are R1. Mrs. Lucas said not the ones across the street. Mr. Lucas said no not across the street, in the Lakeview and Riverview. Chairman Raines said

everything surrounding you, on that side of Highway 21 is R1. Mr. Lucas said all of our neighborhood and Riverview is all R1 and it's never been changed. None of it has ever been changed. Chairman Raines asked if anyone had any other questions for Mr. and Mrs. Lucas. There were none.

Chairman Raines asked if anyone else wished to speak against this rezoning request. Ms. Funderburk came back to the podium, she stated two miles down the road from where this lot is, is Riverview. Campers, and there are mobile homes, that's what I took pictures of, all around this lot that I'm trying to buy. It's on the main road. It's not down the road where all these nice houses are.

Commissioner Walley asked if the owner submit anything or give you anything to.....Ms. Hutchins from the staff said he signed the application, yes. Mr. Lucas stepped to the podium again and asked if the sale doesn't go through, and the owner that owns the land now retains the rights, and the rezoning is RG-2 from R1, he can do anything with that lot that RG-2 allows. Chairman Raines stated with the reverter clause, we specify we grant the rezoning as long as she has a residence there. But if that ceases to exist, then it reverts back to the R1 zoning classification. Mr. Lucas asked would that happen if that happened in all instances if anyone else bought in that area? Vice Chairman Smith asked, we could tie it to her name, the reverter clause? Chairman Raines said that would be part of our motion, the conditions of granting the rezoning, if she put her doublewide there and stayed five years, then she pulled it out, then nobody could go in and do that. We could specify one residence on the property. We can do some things to restrict, but then again it comes under the heading of spot zoning. Mr. Lucas said like I said, we've had neighbors there before. We don't have problems with having neighbors, we just want to keep it as R1. Chairman Raines said I understand.

Chairman Raines called Director Levister to the podium. Director Levister said just to let you know, RG-2 requires 1 acre for individual water and sewer per DHEC. So, it would have to be a minimum of 1 acre lot per mobile home. It's only 1.1 acre. Chairman Raines said you can't put 5. Director Levister said no. That would only work if you had public water and sewer. Mr. Lucas stepped back to the podium again asking if water and sewer was made available, could that change. With the area we are in, we have the Whitewater Center coming up. Gallo Wine coming to Fort Lawn a mile and a half from us. All of that is subject to change. Chairman Raines said that would have to be part of our stipulations to rezone.

Chairman Raines said I can determine the hardship. I understand the economics of the situation, but it does appear to be pushing something where it doesn't belong. Chairman Raines made the motion to deny the rezoning request as presented; seconded by Commissioner Howell. Vote was 6-0 to deny.

Chairman Raines stated our opinion is only advisory. County Council will hear this at three separate readings. They're the ruling authority on it. You are welcome to talk with staff to see when the meetings will be. You're welcome to come and talk with them.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 5.18.21 Case # CCMA21-15 Invoice # 3866

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

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

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 236117 & 236116

Property Address Information

Property address: Off Hwy 9 - Lancaster Hwy
 Tax Map Number: 124-00-00-024-000 Acres: 118.95

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

PLEASE PRINT:

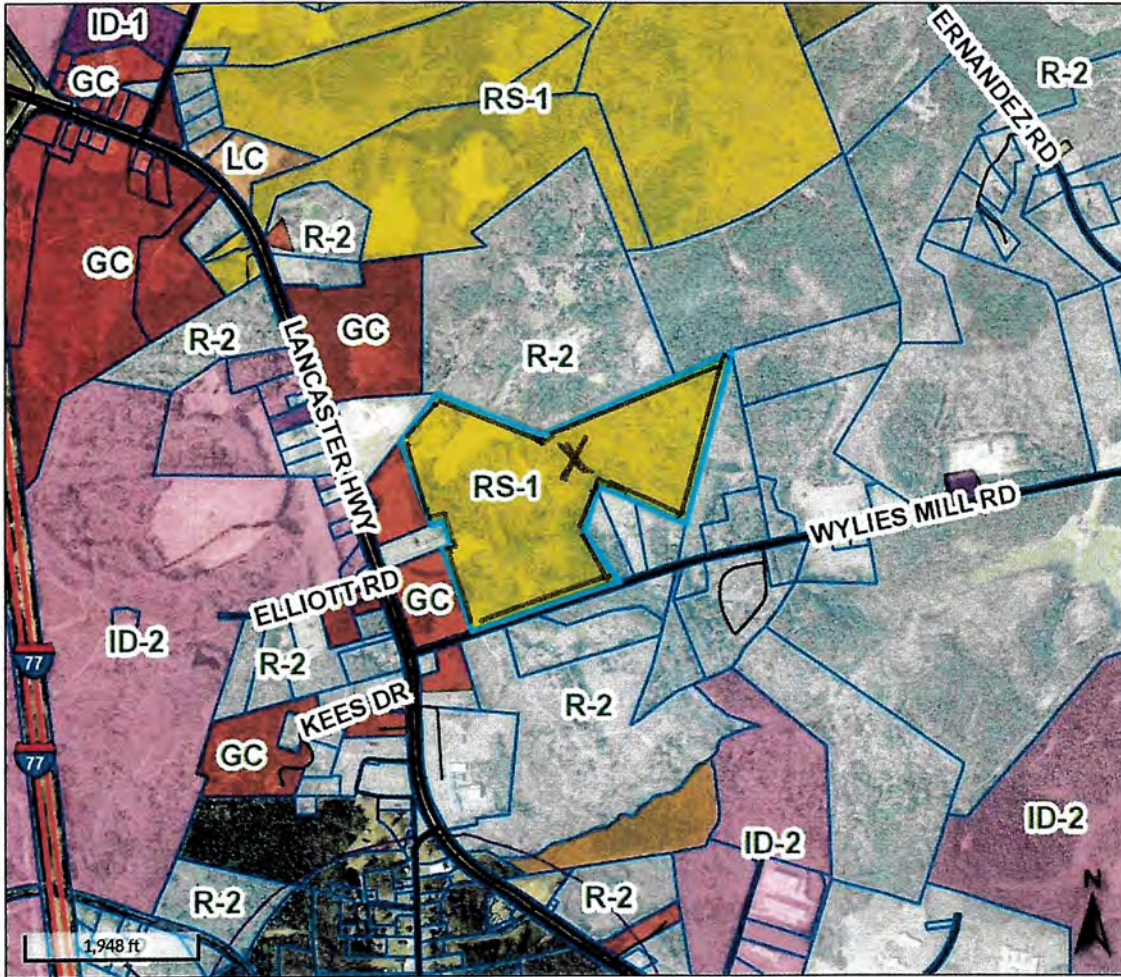
Applicant (s): JDSI, LLC, by Judson Stringfellow, Manager Member
Address 2116 Crown Centre Dr, Suite 200, Charlotte NC 28227
Telephone: _____ **cell** _____
E-Mail Address: _____

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

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

Owner's signature: **Date:** 3/31/21
Applicant signature: **Date:** 03/29/2021

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



Overview



Legend

- Roads**
- Secondary Road
 - SC Highway
- Municipals**
- 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	124-00-00-024-000	Alternate ID	n/a	Owner Address	KIRKPATRICK ACQUISITIONS LLC
Sec/Twp/Rng	n/a	Class	AC		PO BOX 836
Property Address		Acreage	118.691		LANCASTER SC 29721
District	04				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

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

Developed by  **Schneider**
 GEOSPATIAL

Karen Lee

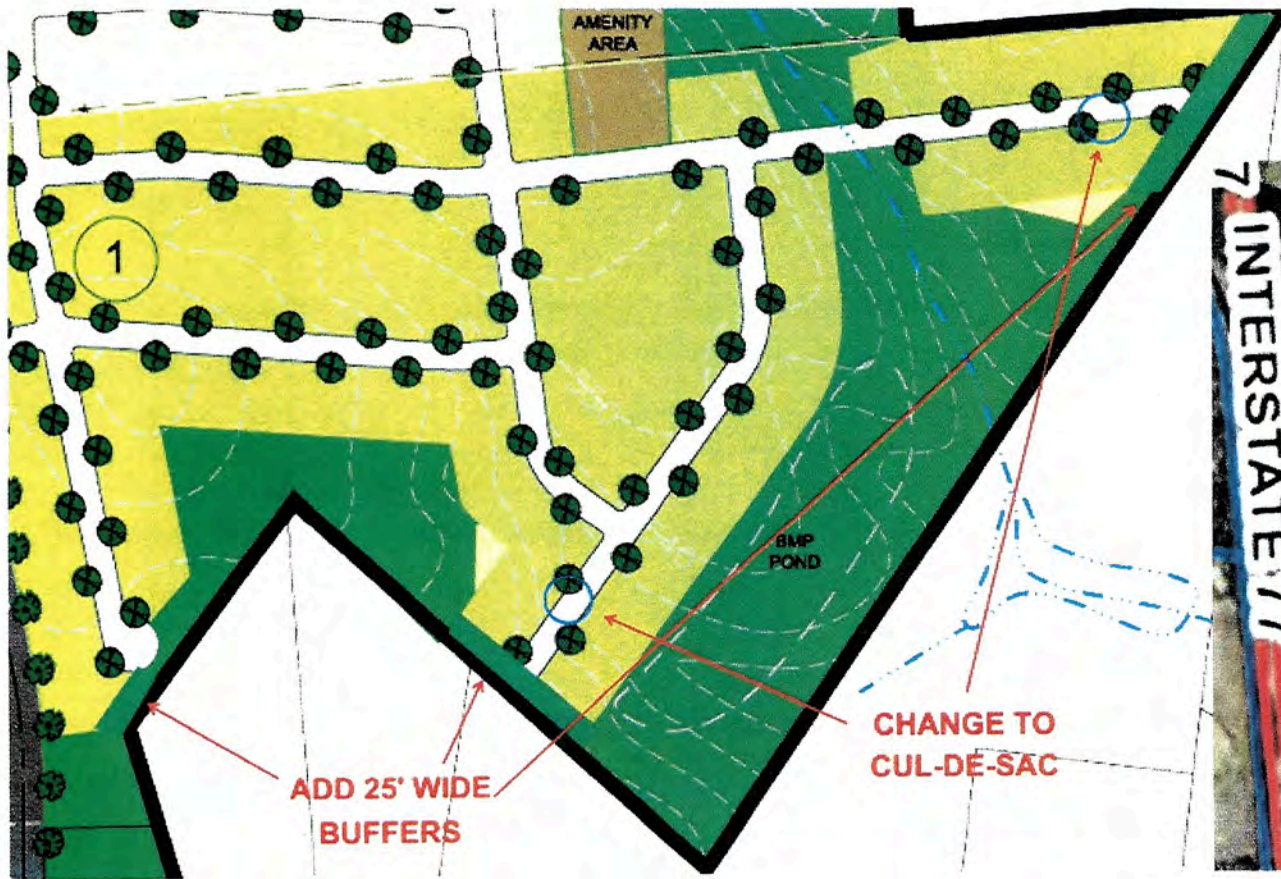
From: Mike Levister
Sent: Friday, May 21, 2021 3:21 PM
To: Karen Lee
Subject: FW: Cheswick
Attachments: Proposed revised # dwellings.pdf

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

Mike:

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

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



Thanks,
Judson

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

Planning Commission & Alternate Proposed Revised Cheswick Dwelling Densities

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

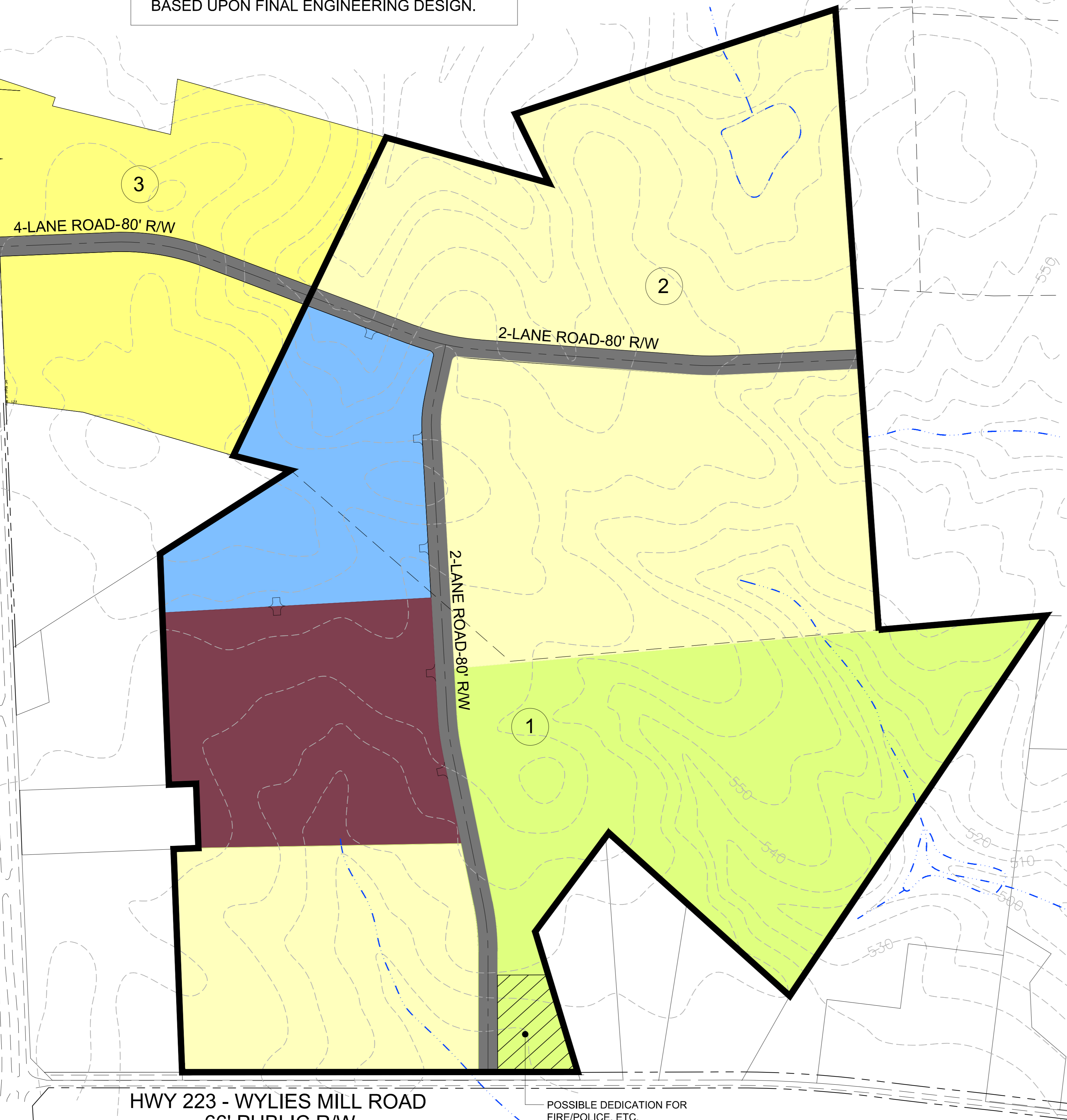
Area	Max # Dwellings		
	Original As Submitted	Planning Commission Revised	Alternate Proposed Revised
Medium Density SFR	520	450	496
Low Density SFR	180	180	170
Attached Homes	200	200	180
Apartments	240	240	204
Total	1,140	1,070	1,050
Reduction in Total		70	90
Overall Density	4.85	4.55	4.47
Increase open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

PROJECT AREA = ±235 ACRES

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

PARCEL ③ IS ZONED
GENERAL COMMERCIAL
& NOT BEING REZONED

HWY 9 - LANCASTER HWY
PUBLIC R/W WIDTH VARIES



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

POSSIBLE DEDICATION FOR
FIRE/POLICE, ETC.

GENERAL CRITERIA:

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

SPECIFIC AREA CRITERIA:

SINGLE FAMILY:

- MAXIMUM DENSITIES AS SHOWN ON MASTER PLAN MAP
- NO MORE THAN 200 HOMES PER ACCESS ENTRANCE ROAD CONNECTION TO MAIN SPINE ROADS.
- ALL SINGLE FAMILY HOMES TO HAVE MINIMUM 16' WIDE DRIVEWAY FOR OFF STREET PARKING OF 2 VEHICLES AND TWO CAR GARAGES.
- DEVELOPED PER RG-2 ZONING STANDARDS EXCEPT AS STATED HEREIN
- MEDIUM DENSITY AREA: MINIMUM LOT SIZE SHALL BE 50 FT WIDE, 6,000 SQ FT, MINIMUM FRONT SETBACK SHALL BE 25 FT, MINIMUM SIDE SETBACK SHALL BE 6 FT (12 FT ON CORNER LOT), MINIMUM REAR YARD SETBACK SHALL BE 20 FT
- LOW DENSITY AREA: MINIMUM LOT SIZE SHALL BE 60 FT WIDE, 7,200 SQ FT, MINIMUM FRONT SETBACK SHALL BE 25 FT, MINIMUM SIDE SETBACK SHALL BE 8 FT (15 FT ON CORNER LOT), MINIMUM REAR YARD SETBACK SHALL BE 20 FT
- RESIDENTIAL SUBDIVISION ROAD RIGHTS-OF-WAY SHALL BE 50 FT WIDE AND PAVING WIDTHS SHALL BE AS PER SCDOT 2017 ROADWAY DESIGN MANUAL - LOCAL ROADS AND STREETS SECTION 14.2.4.3

TOWNHOMES:

- 25 +/- ACRES, MAXIMUM 200 HOMES (8 HOMES PER ACRE MAXIMUM)
- DEVELOPED PER RG-2 ZONING STANDARDS EXCEPT AS STATED HEREIN
- MAY BE MIX OF PUBLIC & PRIVATE DEDICATED STREETS (IF PRIVATE WILL BE MAINTAINED BY HOA), ROAD RIGHTS-OF-WAY SHALL BE 50 FT WIDE AND PAVING WIDTHS SHALL BE AS PER SCDOT 2017 ROADWAY DESIGN MANUAL - LOCAL ROADS AND STREETS SECTION 14.2.4.3.
- MINIMUM SIDE SETBACK SHALL BE 10 FEET, (15 FT ON CORNER LOTS), MINIMUM 20 FT BETWEEN SIDES OF ADJACENT BUILDINGS. MINIMUM REAR SETBACK SHALL BE 20 FEET (MINIMUM 40 FT BETWEEN REARS OF ADJACENT BUILDINGS).
- TOWNHOMES TO BE SOLD INDIVIDUALLY WITH A MINIMUM OF 800 SQ FT OF LAND NOT LOCATED UNDER THE TOWNHOME UNIT (IE, FRONT / REAR / SIDE YARDS)
- MINIMUM TOWNHOME WIDTH = 20 FT, ALL WITH ONE CAR GARAGE

APARTMENTS/TOWNHOMES:

- 20 +/- ACRES, MAXIMUM 240 UNITS (12 UNITS PER ACRE MAXIMUM / 8 UNITS PER ACRE IF DEVELOPED AS TOWNHOMES)
- DEVELOPED PER RG-2 ZONING STANDARDS EXCEPT AS STATED HEREIN IF DEVELOPED AS APARTMENTS
- IF DEVELOPED AS TOWNHOMES, THE ABOVE TOWNHOME STANDARDS WILL APPLY

PROPERTY OWNERS:

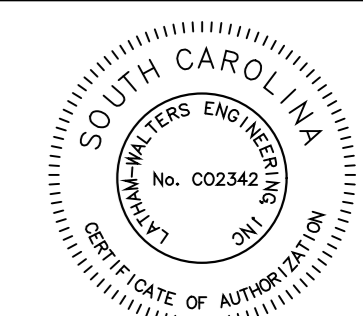
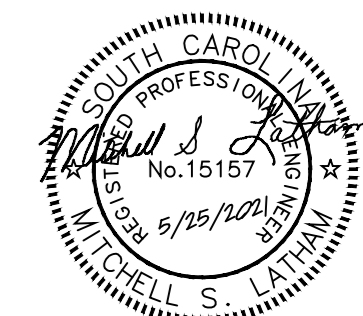
- ① PARCEL ID: 124-00-00-024-000
KIRKPATRICK AQUISITIONS, LLC
119 ACRES
D.B. 923 PG. 156
EX. ZONING: RS-1
- ② PARCEL ID: 124-00-00-027-000
JDSI, LLC
116 ACRES
D.B. 1329 PG. 300
EX. ZONING: R-2
- ③ PARCEL ID: 124-00-00-029-000
ST. KATHERINE PROPERTIES, LLC
42 ACRES
D.B. 926 PG. 109
EX. ZONING: GC

EX. PONDS / STREAMS

LEGEND:

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

(APPROXIMATELY 12 ACRES IN PROPOSED R/W)
MAXIMUM 630 SINGLE FAMILY HOMES
MAXIMUM DENSITY WITH APARTMENTS &
TOWNHOMES IS 4.55 DWELLINGS PER ACRE



JDSI, LLC

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

CHESWICK
LANCASTER HWY & WYLIES MILL ROAD
RICHBURG, SC 29729

PROPOSED LAND USE SITE PLAN

REVISIONS

05/25/2021 REVISED

PROJECT NO.: 2020.35

SCALE: 1"=250'

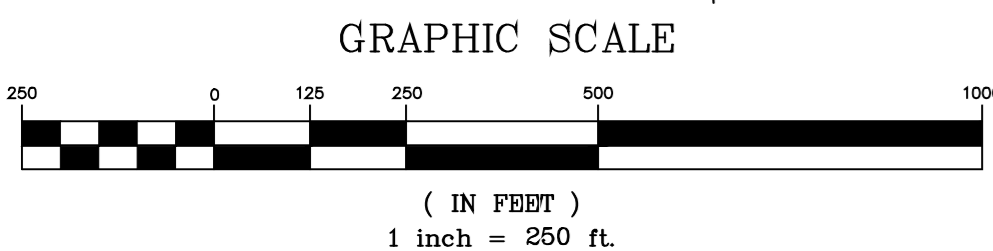
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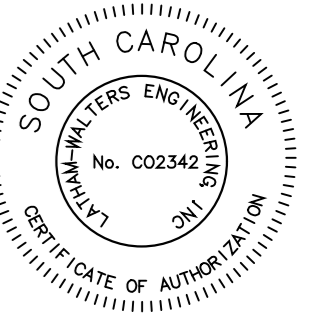
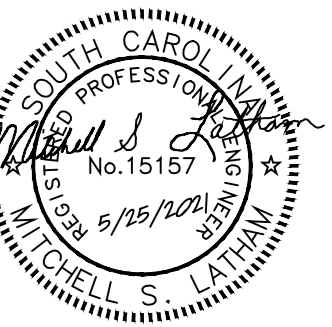
CHECKED BY: MSL

DATE: 05/25/2021

SHEET NO:

C1.1





JDSI, LLC

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

CHESWICK
LANCASTER HWY & WYLIES MILL ROAD
RICHBURG, SC 29729

**CONCEPTUAL FUTURE MAIN
ROAD NETWORK**

REVISIONS

05/25/2021 REVISED

PROJECT NO.: 2020.35

SCALE: 1"=400'

DRAWN BY: JLW

CHECKED BY: MSL






DATE: 05/25/2021



SHEET NO:

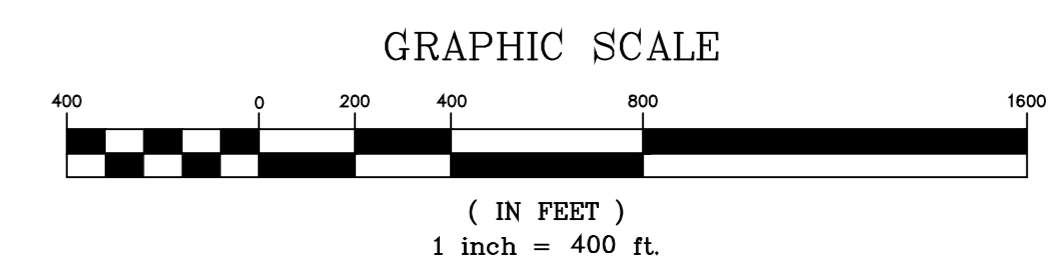
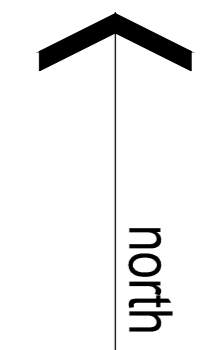
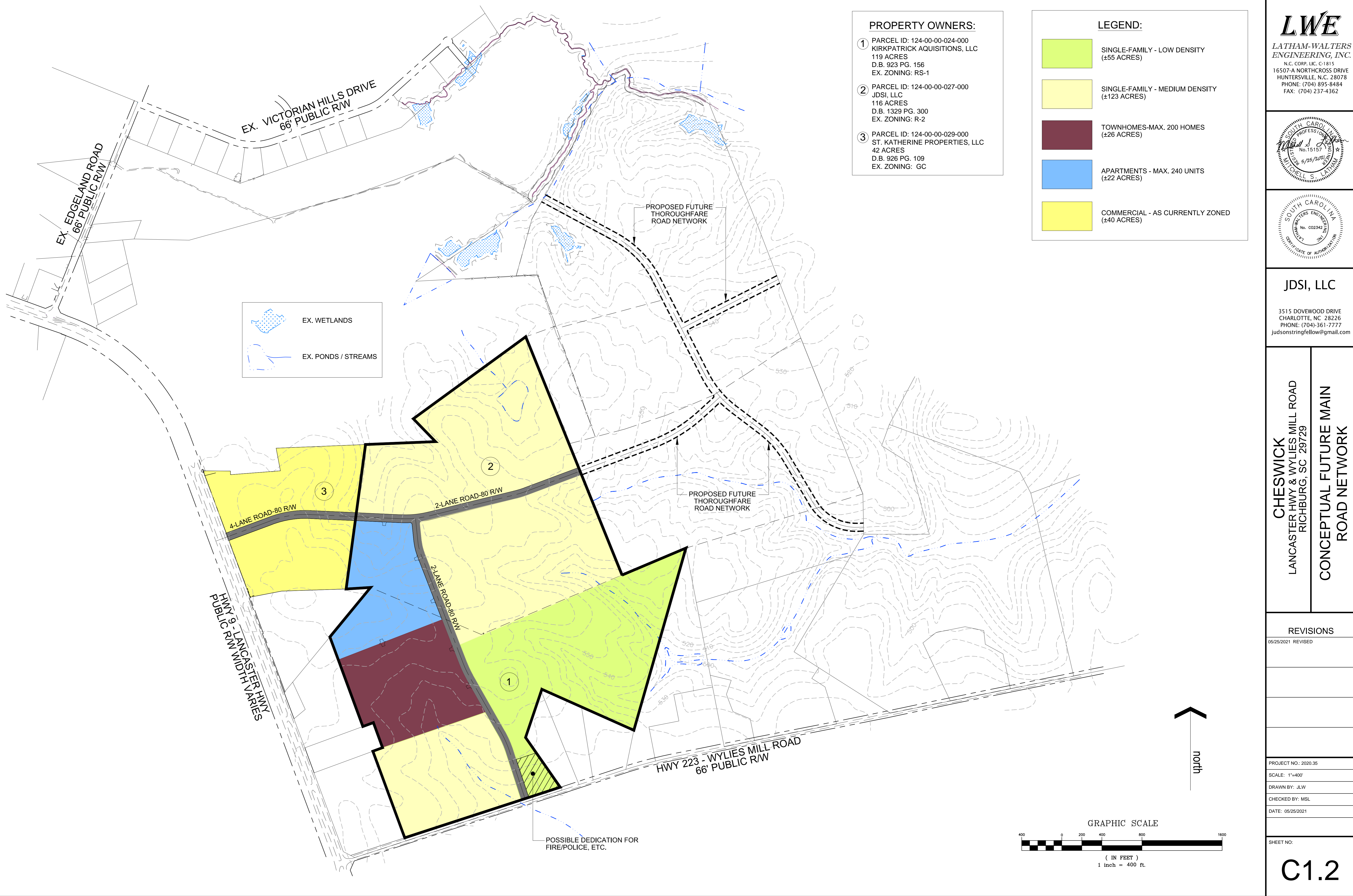
PROPERTY OWNERS:

- ① PARCEL ID: 124-00-00-024-000
KIRKPATRICK AQUISITIONS, LLC
119 ACRES
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116 ACRES
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- ③ PARCEL ID: 124-00-00-029-000
ST. KATHERINE PROPERTIES, LLC
42 ACRES
D.B. 926 PG. 109
EX. ZONING: GC

LEGEND:

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

-  EX. WETLANDS
-  EX. PONDS / STREAMS



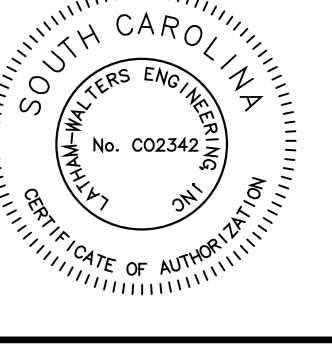
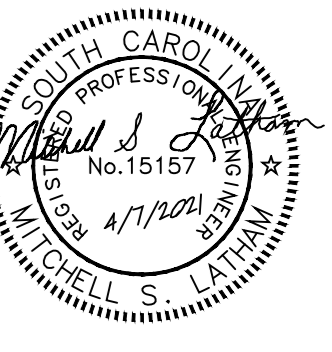
POSSIBLE DEDICATION FOR
FIRE/POLICE, ETC.



LWE

LATHAM-WALTERS
ENGINEERING, INC.

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



JDSI, LLC

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CHARLOTTE, NC 28226
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CHESWICK
LANCASTER HWY & WYLIES MILL ROAD
RICHBURG, SC 29729

PROPOSED REPRESENTATIVE
HOME EXTERIOR PICTURES

REVISIONS

PROJECT NO.: 2020.35

SCALE: AS SHOWN

DRAWN BY: JLW

CHECKED BY: MSL

DATE: 04/07/2021

SHEET NO:

C1.3

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

General Criteria:

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

Specific Area Criteria:

Single family:

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

Townhouses:

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

Apartments/Townhouses:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Stringfellow turns the presentation over to David Hensley.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Off record

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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