



CHESTER COUNTY COUNCIL SPECIAL CALLED MEETING

**R. Carlisle Roddey Chester County Government Building
1476 J A Cochran Bypass- Council Chambers
Monday, November 1st 2021, at 5:00 PM**

AGENDA

- 1. Call to Order**
- 2. Executive Session**
 - a. Receive legal advice regarding Project 2169.- Attorney Kozlarek.
 - b. Receive legal advice regarding Project 2103. Attorney Kozlarek.
- 3. Council Actions Following Executive Session**
 - a. Action taken regarding legal advice for Project 2169.
 - b. Action taken regarding legal advice for Project 2103.
- 4. 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 MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, November 1st, 2021 at 6:00PM

Agenda

1. **Call to Order**
2. **Pledge of Allegiance and Invocation**
3. **Approval of Minutes** – October 18th, 2021, Council Minutes.
4. **Citizen Comments**
5. **Public Hearing**
 - a. **3rd Reading of 2021-6** An Ordinance Authorizing (1) The Execution and Delivery of a Second Amendment To That Certain Special Source Credit Agreement Previously Entered into By And Between Chester County, South Carolina And Insurance Institute for Business and Home Safety: And (2) Other Matters Related Thereto.
6. **Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading of 2021-6** An Ordinance Authorizing (1) The Execution and Delivery of a Second Amendment To That Certain Special Source Credit Agreement Previously Entered into By And Between Chester County, South Carolina And Insurance Institute for Business and Home Safety: And (2) Other Matters Related Thereto.
 - b. **1st Reading of 2021-20** Ordinance Adopting the 2020-2030 Chester County Comprehensive Plan.
7. **Old Business**
 - a. Update to Council approving a bid for a multi-year contract for Preventative Maintenance - Fire Apparatus in the amount of \$29,080.90 dollars. - Procurement Director Susan Cok.
 - b. **3rd Reading of CCMA21-28:** Mattie Howze request Tax Map # 160-00-00-025-000 located at Georgetown Rd, Great Falls SC to be rezoned from R1 (Rural 1) to RG-2 (General Residential). *Planning Commission voted 6-0 to approve.*
 - c. **3rd Reading of CCMA21-29:** Leonard Stevens Bishop request part of Tax Map # 079-00-00-032-000 located on Village Dr, Chester SC to be rezoned from RG-1 (Multi-family Residential) to LC (Limited Commercial). *Planning Commission voted 6-0 to approve.*
 - d. **3rd Reading of CCMA21-30:** Nate McDaniel request Tax Map # 060-00-02-010-000 located at 1047 Pinckney Rd, Chester SC to be rezoned from R2 (Rural 2) to ID-3 (General Industrial). *Planning Commission voted 5-1 to approve with a reverter clause once the business is no longer in existence (leveling the lot and removing gravel), it will revert back to R2.*

8. New Business

- a. Council to authorize Richburg Fire District to apply for a \$10,000 dollar grant from the SC Forestry Commission with a \$5000 dollar match to purchase dual band VHF & 800 Pagers. -Fire Chief John Agee.
- b. Council to consider allowing Richburg Fire District to apply for a loan to purchase a new chassis for a 2006 brush truck and to replace carpet and other maintenance items in the administrative areas in the Richburg Fire Station. Fire Chief John Agee.
- c. Council to approve the bid of Hubbard Heating & Cooling in the amount of \$33,750 dollars for the installation of AC units in the Chester War Memorial Building. Purchasing Director Susan Cok.
- d. Council to approve the bid of Deployed Logix in the amount of \$27,777.06 dollars for Disaster Preparedness Shelter System. EMS Director Britt Lineberger.

9. Boards and Commissions-None

10. Executive Session

- a. To receive legal advice regarding Project Winchester. Attorney Winters.
- b. To receive legal advice regarding Project Village Drive. Attorney Winters.
- c. To receive legal advice regarding Project Cheswick. Attorney Winters.
- d. To receive legal advice regarding Project 2169. Attorney Kozlarek.
- e. To receive legal advice regarding Project 2103. Attorney Kozlarek.
- f. To receive legal advice regarding Project 2043. Attorney Winters.

11. Council Actions Following Executive Session

- a. Action taken regarding legal advice on Project Winchester.
- b. Action taken regarding legal advice on Project Village Drive.
- c. Action taken regarding legal advice on Project Cheswick.
- d. Action taken regarding legal advice for Project 2169.
- e. Action taken regarding legal advice for Project 2103.
- f. Action taken regarding legal advice for Project 2043.

12. Council Comments

13. Adjourn

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

↓ ***PUBLIC NOTICE*** ↓

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

Guidelines for Addressing Council

Citizens Comments:

- Each citizen will be limited to three minutes

Public Hearings:

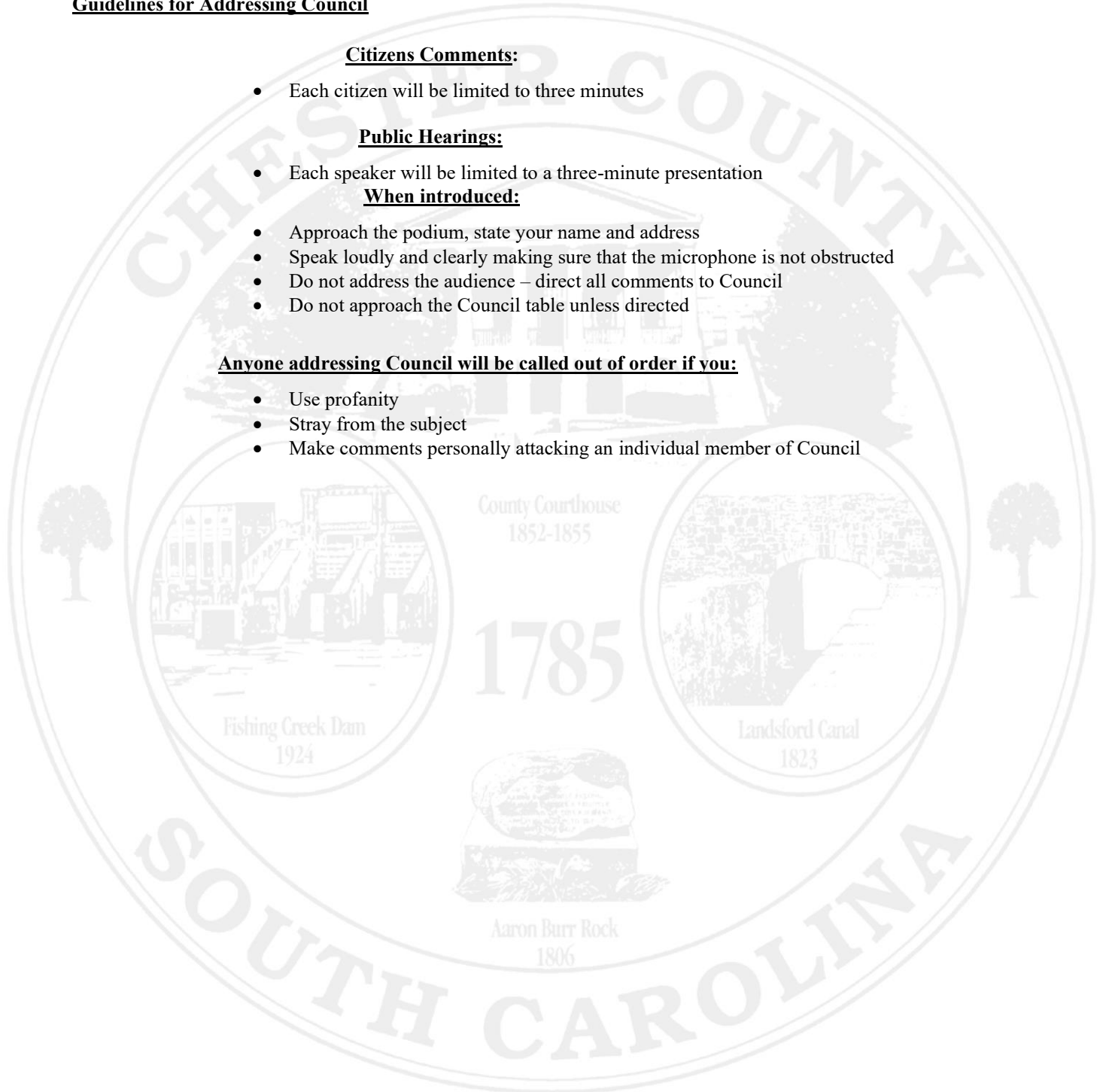
- Each speaker will be limited to a three-minute presentation

When introduced:

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

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

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



CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, October 18th, 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, County Attorney Joanie Winters and Clerk to Council Karen Lee. **Absent:** Councilman William Killian without prior notification.

1. **Call to Order-** Interim Chairman Dr. Frederick called the meeting to order.
2. **Pledge of Allegiance and Invocation-**Pledge was recited in unison: Councilwoman Guy gave the invocation.
3. **Approval of Minutes- October 4th, 2021 Council Minutes.** Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.
4. **Citizen Comments-**No one signed up to speak.
5. **Public Hearing-**None
6. **Ordinances/Resolutions/Proclamations**
 - a. **2nd Reading of 2021-6 An Ordinance Authorizing (1) The Execution And Delivery Of A Second Amendment To That Certain Special Source Credit Agreement Previously Entered Into By And Between Chester County, South Carolina And Insurance Institute For Business And Home Safety; And (2) Other Matters Related Thereto.** Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.
 - b. **2nd Reading of 2021-16 Authorizing Funding For One Or More Projects According To The American Recovery Plan Act Of 2021; And Other Related Matters.** Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.
 - c. **2nd Reading of 2021-17 Amending Ordinance Nos. 2018-5 And 3-19-12a, To Update The Definition Of "Projects" Under An Installment Purchase Plan Of Finance; And Other Related Matters.** Councilman Vaughn motioned to approve, seconded by Vice Chairman Branham. Vote 5-0 to approve.
 - d. **2nd Reading of 2021-18 Providing For Excess Funding To Be Used For "Projects" And/ Or "Capital Projects" As Provided Under Ordinance No. 2019-5, And Other Related Matters.** Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.
7. **Old Business**
 - a. **2nd Reading of CCMA21-28: Mattie Howze request Tax Map # 160-00-00-025-000 located at Georgetown Rd, Great Falls SC to be rezoned from R1 (Rural 1) to RG-2 (General Residential).** ***Planning Commission voted 6-0 to approve.*** Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

- b. **2nd Reading of CCMA21-29:** Leonard Stevens Bishop request part of Tax Map # 079-00-00-032-000 located on Village Dr, Chester SC to be rezoned from RG-1 (Multi-family Residential) to LC (Limited Commercial). **Planning Commission voted 6-0 to approve.** Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.
- c. **2nd Reading of CCMA21-30:** Nate McDaniel request Tax Map # 060-00-02-010-000 located at 1047 Pinckney Rd, Chester SC to be rezoned from R2 (Rural 2) to ID-3 (General Industrial). **Planning Commission voted 5-1 to approve with a reverter clause once the business is no longer in existence (leveling the lot and removing gravel), it will revert back to R2.** Councilman Wilson motioned to approve with a reverter clause to revert back to R2 once it's finished and add an additional restriction to be put in place that at no time would more than 15 acres be disturbed or active excavation at any given time, second by Councilman Jordan. Vote 5-0 to approve.
- d. **Discussion regarding the 90-day moratorium placed on planned development applications.** Vice Chairman Branham motioned to extend the moratorium on planned development applications for 45 more days, second by Councilman Jordan. Vote 5-0 to approve.

8. **New Business**

- a. **Council to approve a bid for a multi-year contract for Preventative Maintenance - Fire Apparatus in the amount of \$29,080.90 dollars. - Procurement Director Susan Cok.** Tabled to the November 1st, 2021 to obtain further information.
- b. **Council to consider changing Billing Clerk to QA/QI Billing Specialist on the EMS Organization Chart. EMS Director Britt Lineberger.** Councilwoman Guy motioned to approve changing Billing Clerk to QA/Q1 Billing Specialist second by Councilman Jordan. Vote 5-0 to approve.
- c. **Council to authorize the acceptance of \$50,000 dollars to be given to the Fort Lawn Fire Protection District to purchase water rescue equipment. State Representative Randy Ligon and Chief David Dutton.** Councilman Vaughn motioned to authorize Fort Lawn Fire Protection District to accept \$50,000 dollars from the State, second by Councilman Jordan. Vote 5-0 to approve.
- d. **Council to authorize Fort Lawn Fire Protection District to apply for a \$10,000 dollar grant from the SC Forestry Commission with a \$5000 dollar match to purchase a new drop tank and forestry gear. Fire Chief David Dutton.** Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.
- e. **Council to authorize Lando Fire Protection District to apply for a \$10,000 dollar grant from the SC Forestry Commission with a \$5000 dollar match to purchase a Unication G5 Pager. Fire Chief Eddie Murphy.** Councilman Jordan motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.
- f. **Council to approve a mulit-year contract with Axon for body and car cameras in the amount \$867,346.28 -Sheriff Dorsey.** Councilman Vaughn motioned to approve the multi-year \$867,346.28, second by Councilman Jordan. Vote 5-0 to approve.
- g. **Council to approve the acceptance of a JAG grant for Detention Officers safety vests with a 10 % match. -Sheriff Dorsey.** Councilman Jordan motioned to approve \$19,440 2160 dollars with the 10 % match of \$2160 dollars, second by Vice Chairman Branham. Vote 5-0 to approve.

h. Council to approve the acceptance of a COVID Emergency Supplemental grant for computers with no match. -Sheriff Dorsey. Vice Chairman Branham motioned to approve \$7350 dollars with no match, second by Councilwoman Guy. Vote 5-0 to approve.

9. Boards and Commissions- None

10. Executive Session

Councilwoman Guy motioned to go to Executive Session, second by Councilman Jordan. Vote 5-0 to approve.

- a. Receive legal advice regarding Project 2177. -Attorney Winters.
- b. Receive legal advice regarding Project 2169.- Attorney Winters.
- c. Receive legal advice regarding Project 2162. Attorney Winters.
- d. Receive legal advice regarding a contractual matter in Building & Zoning. -Attorney Winters

11. Council Actions Following Executive Session

Councilman Jordan motioned to go back to regular session, second by Councilman Vaughn. Vote 5-0 to approve.

- a. **Action taken regarding legal advice for Project 2177.** Taken as information.
- b. **Action taken regarding legal advice for Project 2169.** Taken as information.
- c. **Action taken regarding legal advice for Project 2162.** Taken as information.
- d. **Action taken regarding legal advice for a contractual matter in Building & Zoning.** Taken as information.

12. Council Comments

Dr. Frederick stated he would let Council know when the next dates for council workshops would be.

Councilman Vaughn reminded everyone EMS building would be holding another vaccination clinic in two days. They will have all three vaccines.

13. Adjourn

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

Time: 8:30 PM.

Karen Lee, Clerk to County Council

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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR CHESTER COUNTY
ORDINANCE NO. 2021-6

AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A SECOND AMENDMENT TO THAT CERTAIN SPECIAL SOURCE CREDIT AGREEMENT PREVIOUSLY ENTERED INTO BY AND BETWEEN CHESTER COUNTY, SOUTH CAROLINA AND INSURANCE INSTITUTE FOR BUSINESS AND HOME SAFETY; AND (2) OTHER MATTERS RELATED THERETO.

WHEREAS, Chester County, South Carolina (“County”), acting by and through its County Council (“Council”), is authorized and empowered under and pursuant to the provisions of the Code of Laws of South Carolina, 1976, as amended through the date hereof (“Code”), particularly Title 4, Chapter 1 of the Code (“Multi-County Park Act” or, as to Section 4-1-175 thereof, the “Special Source Act”) (collectively, “Act”) and by Article VIII, Section 13(D) of the South Carolina Constitution: (i) to acquire, or cause to be acquired, certain industrial and commercial properties and to enter into agreements, with certain investors to construct, operate, maintain, and improve such properties through which the economic development of the State of South Carolina (“State”) will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in the State and thus utilize the manpower, agricultural products and natural resources of the State; (ii) to covenant with such investors to accept certain fee in lieu of *ad valorem* tax payments with respect to such properties in accordance with the Multi-County Park Act; (iii) to permit such investors to claim special source revenue credits (“Special Source Credits”) against their fee in lieu of *ad valorem* tax payments to reimburse such investors for expenditures in connection with infrastructure serving the County and improved or unimproved real estate and personal property, including machinery and equipment, used in the operation of manufacturing or commercial enterprises in order to enhance the economic development of the County (“Special Source Improvements”); and (iv) to develop, in conjunction with one or more other counties, a multi-county industrial park in order to afford certain enhanced income tax credits to such investors and to facilitate the grant of Special Source Credits;

WHEREAS, pursuant to Ordinance No. 04-06-09A, duly enacted by the Council on April 6, 2009, and Ordinance No. 12-03-12F, duly enacted by the Council on December 3, 2012, the County and Insurance Institute for Business and Home Safety, a corporation organized and existing under the laws of the State of Illinois and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and frequently known as the Institute for Business and Home Safety (the “Company”), respectively entered into that certain Special Source Credit Agreement, dated as of October 20, 2008, and that certain Amendment to Special Source Credit Agreement, effective as of December 31, 2012 (collectively, the “Special Source Credit Agreement”), wherein the County granted Special Source Credits to the Company, any affiliates of the Company, and certain other entities (each a “Credit Eligible Entity”) to reimburse each such Credit Eligible Entity for a portion of its investment in the costs of certain Special Source Improvements undertaken in connection with the development and establishment of certain facilities located in the County (“Project”); and

WHEREAS, in order to induce continued investment in the Project, including, without limitation, in Special Source Improvements, the County has determined to extend the period during which such Special Source Credits will be made available to each Credit Eligible Entity, all as set forth in greater detail in the Second Amendment to Special Source Credit Agreement (“Second Amendment”), the substantially final form of which is attached as Exhibit A.

NOW THEREFORE, BE IT ORDAINED, by the County Council:

Section 1. Ratification of Special Source Credit Agreement. The terms and conditions of the Special Source Credit Agreement are ratified, confirmed, and approved, except as otherwise specifically modified by the Second Amendment.

Section 2. Second Amendment to Special Source Credit Agreement.

(a) The form, terms, and provisions of the Second Amendment presented to this meeting and filed with the Clerk to County Council, including the twenty-year extension of the number of years for which the Special Source Credits will be made available to each Credit Eligible Entity, as set forth in the table below and shown in greater detail in the Second Amendment, are approved and all of the terms, provisions, and conditions of the Second Amendment are incorporated by reference;

<u>Percentage</u>	<u>Property Tax Year</u>
98%	2009
98%	2010
85%	2011
95%	2012
95%	2013
95%	2014
95%	2015
95%	2016
95%	2017
95%	2018
95%	2019
95%	2020
95%	2021
80%	2022
80%	2023
80%	2024
80%	2025
80%	2026
80%	2027
80%	2028
80%	2029
80%	2030
80%	2031
80%	2032
80%	2033
80%	2034
80%	2035
80%	2036
80%	2037
80%	2038
80%	2039
80%	2040
80%	2041

Notwithstanding the above provisions of this Ordinance, in the event that the annual fee-in-lieu of tax liability due with respect to any of the property tax years set forth above would, following application of the Special Source Credits percentage applicable for such property tax year as set forth in the above table,

amount to less than the annual fee-in-lieu of tax payment made with respect to property tax year 2020, which the County and the Company agree to be \$36,704 (the “Base Fee-in-Lieu of Tax Payment Amount”), the applicable Special Source Credits percentage for such property tax year shall be reduced in an amount sufficient such that the annual fee-in-lieu of tax liability due for such property tax year after application of such reduced Special Source Credits percentage shall equal the Base Fee-in-Lieu-of-Tax Payment Amount; provided, however, that, for any such property tax year, the applicable Special Source Credits percentage shall not be reduced to increase the annual fee-in-lieu of tax liability, as set forth in the foregoing sentence, if, and to the extent that, any above-referenced shortfall in annual fee-in-lieu of tax liability (as compared to the Base Fee-in-Lieu-of-Tax Payment Amount) is due to disposal, decommissioning, or other action resulting in Project property no longer being subject to fee-in-lieu of tax payments; and

(b) The Second Amendment to be executed on behalf of the County shall be in substantially the form now before the Council and shall include only changes that are approved by the County officials executing the Second Amendment. The County officials shall consult the attorney for the County with respect to any changes to the Second Amendment. The execution of the Second Amendment by County officials shall constitute conclusive evidence that they have approved all changes to or revisions of the Second Amendment now before this meeting.

Section 3. *Authorization to Execute and Deliver Second Amendment.* The County Supervisor (and his designated appointees) is authorized and directed, in the name of and on behalf of the County, to execute and deliver the Second Amendment, and to take further actions and execute and deliver further documents as the County Supervisor (and his designated appointees) deems reasonably necessary and prudent to effect this Ordinance’s intent.

Section 4. *General Repealer.* Any prior ordinance, resolution or order, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Section 5. *Effective Date.* This Ordinance is effective after its third reading and public hearing.

[ONE SIGNATURE PAGE FOLLOWS]
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CHESTER COUNTY, SOUTH CAROLINA

Dr. Wylie Frederick
Interim Supervisor/Chairman, Chester County Council

(SEAL)
ATTEST:

Karen Lee
Clerk, Chester County Council

First Reading: October 4, 2021
Public Hearing: October 18, 2021
Second Reading: November 1, 2021
Third Reading: November 1, 2021

Ordinance 2021-6

EXHIBIT A
FORM OF SECOND AMENDMENT TO SPECIAL SOURCE CREDIT AGREEMENT

**SECOND AMENDMENT TO
SPECIAL SOURCE CREDIT AGREEMENT**

BETWEEN

CHESTER COUNTY, SOUTH CAROLINA

AND

**INSURANCE INSTITUTE FOR BUSINESS
AND HOME SAFETY**

AMENDED, EFFECTIVE: NOVEMBER 1, 2021

This Second Amendment pertains to that certain Special Source Credit Agreement previously entered into by and between Chester County, South Carolina, and Insurance Institute for Business and Home Safety, as amended by that certain Amendment to Special Source Credit Agreement.

**SECOND AMENDMENT TO
SPECIAL SOURCE CREDIT AGREEMENT**

THIS SECOND AMENDMENT TO SPECIAL SOURCE CREDIT AGREEMENT (this “Second Amendment”), effective November 1, 2021, is between CHESTER COUNTY, SOUTH CAROLINA, a body politic and corporate and a political subdivision of the State of South Carolina (the “County”), and the INSURANCE INSTITUTE FOR BUSINESS AND HOME SAFETY, an Illinois corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and frequently known as the Institute for Business and Home Safety (the “Company”).

WITNESSETH:

WHEREAS, the County, acting by and through its County Council (the “Council”), is authorized and empowered under and pursuant to the provisions of the Code of Laws of South Carolina, 1976, as amended through the date hereof (the “Code”), particularly Title 4, Chapter 1 of the Code (the “Multi-County Park Act” or, as to Section 4-1-175 thereof, the “Special Source Act”) (collectively, the “Act”) and by Article VIII, Section 13(D) of the South Carolina Constitution: (i) to acquire, or cause to be acquired, certain industrial and commercial properties and to enter into agreements, with certain investors to construct, operate, maintain, and improve such properties through which the economic development of the State of South Carolina (the “State”) will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in the State and thus utilize the manpower, agricultural products and natural resources of the State; (ii) to covenant with such investors to accept certain fee in lieu of *ad valorem* tax payments with respect to such properties in accordance with the Multi-County Park Act; (iii) to permit such investors to claim special source revenue credits (“Special Source Credits”) against their fee in lieu of *ad valorem* tax payments to reimburse such investors for expenditures in connection with infrastructure serving the County and improved or unimproved real estate and personal property, including machinery and equipment, used in the operation of manufacturing or commercial enterprises in order to enhance the economic development of the County (“Special Source Improvements”); and (iv) to develop, in conjunction with one or more other counties, a multi-county industrial park in order to afford certain enhanced income tax credits to such investors and to facilitate the grant of Special Source Credits;

WHEREAS, pursuant to Ordinance No. 04-06-09A, duly enacted by the Council on April 6, 2009, and Ordinance No. 12-03-12F, duly enacted by the Council on December 3, 2012, the County and the Company respectively entered into that certain Special Source Credit Agreement, dated as of October 20, 2008, and that certain Amendment to Special Source Credit Agreement, effective as of December 31, 2012 (collectively, the “Special Source Credit Agreement”), wherein the County has granted Special Source Credits to the Company, any affiliates of the Company, and certain other entities (each a “Credit Eligible Entity”) to reimburse each such Credit Eligible Entity for a portion of its investment in the costs of certain Special Source Improvements undertaken in connection with the development and establishment of certain facilities located in the County (the “Project”);

WHEREAS, in order to induce continued investment in the Project, including, without limitation, in Special Source Improvements, the County has determined to extend the period during which such Special Source Credits will be made available to each Credit Eligible Entity, all as set forth in greater detail in this Second Amendment;

WHEREAS, the County approved the foregoing action to be taken, and authorized the execution and delivery of this Second Amendment pursuant to that certain Ordinance duly enacted by the Council with respect to this Second Amendment on November 1, 2021.

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated herein by reference, and respective representations and agreements hereinafter contained, and other lawful consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the Company agree as follows:

Section 1. Definitions. Defined terms used in this Second Amendment and not otherwise defined in this Second Amendment have the meanings ascribed to them in the Special Source Credit Agreement.

Section 2. Amendment of Special Source Credit Agreement. Section 1 of the Special Source Credit Agreement is hereby deleted in its entirety and replaced with the following:

Section 1. *Special Source Credits.* The County hereby grants each of the Company, any affiliates of the Company, and any other entities described in Section (d) of the above recitals (each a “Credit Eligible Entity”) Special Source Credits to reimburse each such Credit Eligible Entity for a portion of its investment in the costs of certain Special Source Improvements in the percentages and for the property tax years as follows:

<u>Percentage</u>	<u>Property Tax Year</u>
98%	2009
98%	2010
85%	2011
95%	2012
95%	2013
95%	2014
95%	2015
95%	2016
95%	2017
95%	2018
95%	2019
95%	2020
95%	2021
80%	2022
80%	2023
80%	2024
80%	2025
80%	2026
80%	2027
80%	2028
80%	2029
80%	2030
80%	2031
80%	2032
80%	2033
80%	2034
80%	2035
80%	2036
80%	2037
80%	2038
80%	2039
80%	2040
80%	2041

The County Auditor is hereby directed to apply the Special Source Credits amount to reduce each Credit Eligible Entity's annual fee-in-lieu of tax liability at the Project in the amounts and for the years specified above. The Special Source Credits amounts shall be shown on the bill sent by the County to the Company or other applicable Credit Eligible Entity at the Project. Each Credit Eligible Entity shall be required to use the Special Source Credits to reimburse itself for a portion of its investment in the costs of certain Special Source Improvements.

Notwithstanding the foregoing provisions of this Section 1, in the event that the annual fee-in-lieu of tax liability due with respect to any of the property tax years set forth above would, following application of the Special Source Credits percentage applicable for such property tax year as set forth in the above table, amount to less than the annual fee-in-lieu of tax payment made with respect to property tax year 2020, which the parties hereto agree to be \$36,704 (the "Base Fee-in-Lieu of Tax Payment Amount"), the applicable Special Source Credits percentage for such property tax year shall be reduced in an amount sufficient such that the annual fee-in-lieu of tax liability due for such property tax year after application of such reduced Special Source Credits percentage shall equal the Base Fee-in-Lieu-of-Tax Payment Amount; provided, however, that, for any such property tax year, the applicable Special Source Credits percentage shall not be reduced to increase the annual fee-in-lieu of tax liability, as set forth in the foregoing sentence of this Section 1, if, and to the extent that, any above-referenced shortfall in annual fee-in-lieu of tax liability (as compared to the Base Fee-in-Lieu-of-Tax Payment Amount) is due to disposal, decommissioning, or other action resulting in Project property no longer being subject to fee-in-lieu of tax payments.

Pursuant to Section 4-29-68(A)(2)(ii) of the Code, to the extent any Special Source Credits are used as payment for personal property, including machinery and equipment, and the personal property is removed from the Project at any time prior to the termination or expiration of this Agreement, then the annual fee-in-lieu of tax liability due on such personal property for the year of such removal from the Project shall also be due for the two (2) years following such removal; provided, that if such removed personal property is replaced with other personal property, then such personal property shall not be considered removed from the Project for these purposes.

Section 3. Remaining Terms and Provisions. Except as amended in Section 2 above, the terms and provisions of the Special Source Credit Agreement shall remain unchanged and in full force and effect.

Section 4. Entire Understanding. The Special Source Credit Agreement, as amended by this Second Amendment, expresses the entire understanding and all agreements of the parties hereto pertaining to the matters set forth herein and therein.

Section 5. Multiple Counterparts. This Second Amendment may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute but one and the same instrument.

[Execution Pages Follow]

Ordinance 2021-6

IN WITNESS THEREOF, the parties hereto, each after due authorization, have executed this Second Amendment to Special Source Credit Agreement, effective the date first above written.

CHESTER COUNTY, SOUTH CAROLINA

Dr. Wylie Frederick
Interim Supervisor/Chairman, Chester County Council

(SEAL)
ATTEST:

Karen Lee
Clerk, Chester County Council

INSURANCE INSTITUTE FOR BUSINESS
AND HOME SAFETY

By: _____

Name: _____

Its: _____



Chester County

**Comprehensive
Plan 2020-2030**

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CHAPTER 1 INTRODUCTION

The Chester County Comprehensive Plan 2020-2030 is organized into three sections that collectively encompass the intent and requirements prescribed by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended.

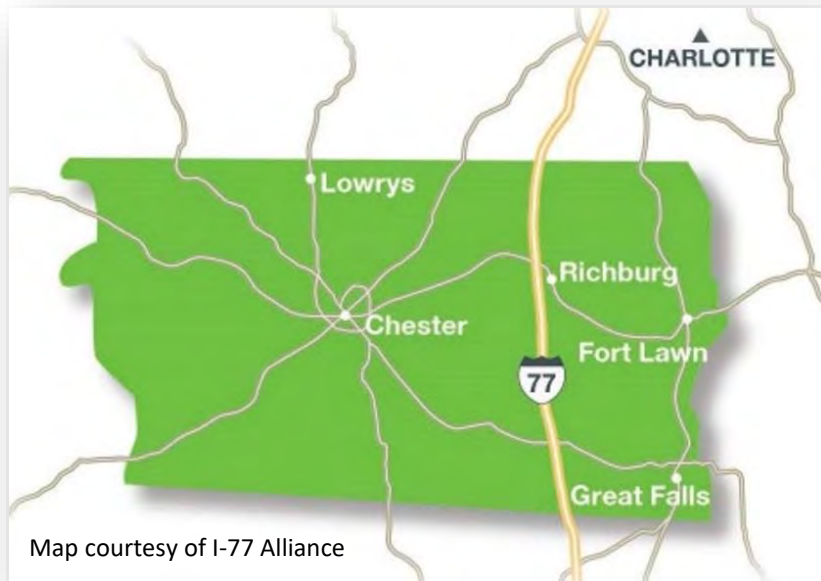
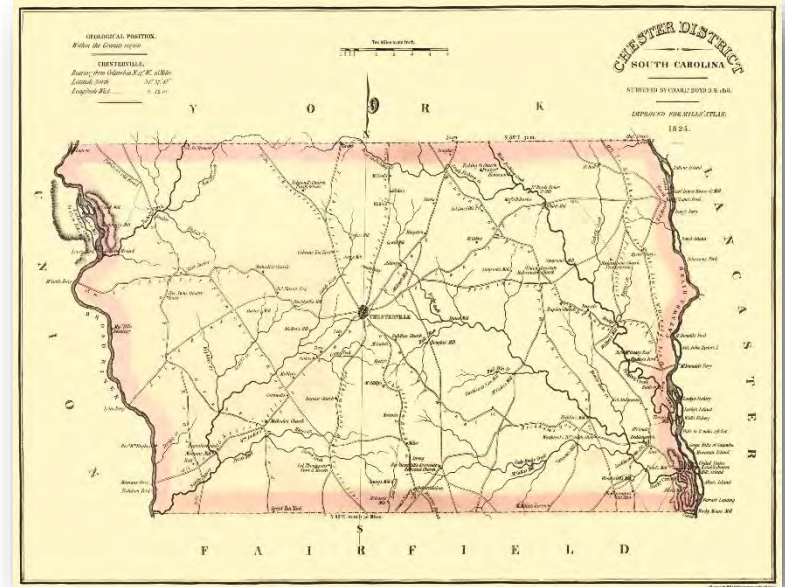
- Existing Conditions: the thorough documentation of historical trends and data provides a snapshot of Chester County which provides background and context for the other two sections.
- Public Engagement: the permanent record of efforts to engage the community so that this plan reflects local values.
- Strategic Action Plan: a focused plan of action for improving, protecting, and enhancing the livability of Chester County.



This format is a departure from the conventional practice of having individual elements that cover particular topics such as Population, Housing, or Transportation. This plan's organization is intended to facilitate an action-oriented approach centered on three key themes—Housing, Economic Development, and Public Facilities & Services—with specific policies, projects, or services that can be started as soon as partners and resources are identified. Likewise, the number of action items, and timeframes for implementation have been adjusted to encourage completion so that new opportunities and items can be added in future years.

CHAPTER 2 EXISTING CONDITIONS

The following description of Chester County's Existing Conditions provides a context for the plan's recommendations. This collection of data and analysis is a tool to educate community residents on the current status and needs of the county. A sound information base establishes a foundation to measure the extent of resources that are necessary to address the needs of the county. The information presented in this document was drawn from a variety of sources including community stakeholders and county representatives as well as data sources such as ESRI and US Census Bureau.



County Historical Context



Chester County, South Carolina, had its beginning in 1750 when the Scots-Irish from Pennsylvania and Virginia settled on Rocky Creek and Fishing Creek. The area that is Chester County today was originally part of Craven County, one of the three original counties established by the Lords Proprietor of the English colony of Carolina in 1682. In 1785, the state was divided into 37 judicial districts and Chester County came into existence.

Chester was one of seven counties created in 1785 from the old Camden Judicial District. Situated in the rolling hills of South Carolina's eastern Piedmont, Chester County is bound on the east by the Catawba River and on the west by the Broad River. The County is unique because its borders have never been altered, and its distinct rectangular shape is unique among South Carolina counties.



Chester County Courthouse
Photo Credit: U.S. National Register of Historic Places



Chester County Transportation Museum
Photo Credit: Joseph C. Henson Photography



Catholic-Presbyterian Church:
Photo Credit: South Carolina Department of Archives and History.



Landsford Canal State Park
Photo Credit: Trover

CHAPTER 3 DEMOGRAPHICS

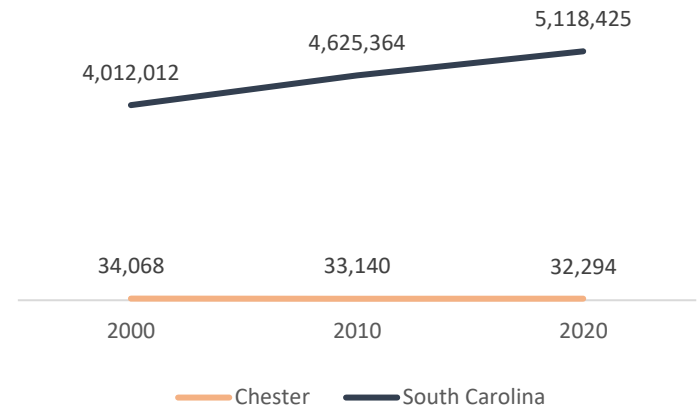
POPULATION

- Chester County's population peaked during the 2000 Census at 34,068 people. In 2010 Chester County's population decreased by 2.7% to 33,140. By 2020, the estimated population decreased again slightly by 2.6% to 32,294 people. However, with the Knight's Bridge, Walker's Mill, and other housing development construction underway, Chester County is expecting to experience sustained growth in the next planning period.
- While Chester County decreased in population by 5.21% since 2000, statewide, South Carolina experienced a 27.6% increase in population, growing by 1,106,413 people between 2000 and 2020.
- Chester County municipalities have also experienced a slight decline in population over the 2000 and 2010 Censuses. Thus, the declining population is indicative of both incorporated and unincorporated areas of the County. However, with projected new growth in the city of Chester, the exit 65 area and the Great Falls Area (because of nature-based tourism) the new residents moving into the area should reverse this towards a positive trend.
- Between 2000 and 2019, the City of Chester's population declined by 13.6%, Great Falls by 9.8%, Lowrys by 6.8%, and Richburg by 21.7%. Fort Lawn increased its population by 3.0%. It is important to note that with small population sets, even the smallest change in population may show an exaggerated positive or negative impact.

DIVERSITY

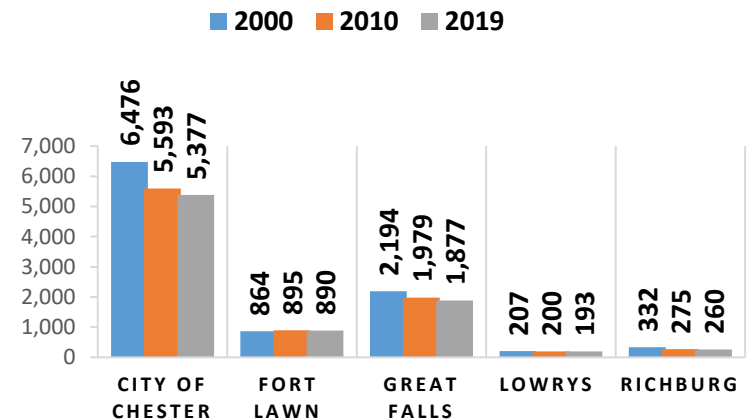
- Chester County's population is primarily comprised of two racial groups, white and black. The 2020 Census, racial demographics indicate that 58.1% of the population identify as white alone, 35.1% identify as black, 4.5% identify as being of mixed race, and 1.5% of the population was identified as being of another race,

POPULATION 2000-2020



Source: US Census Bureau and American Community Survey

MUNICIPAL POPULATION CHANGE, 2000-2019



Source: US Census Bureau and American Community Survey

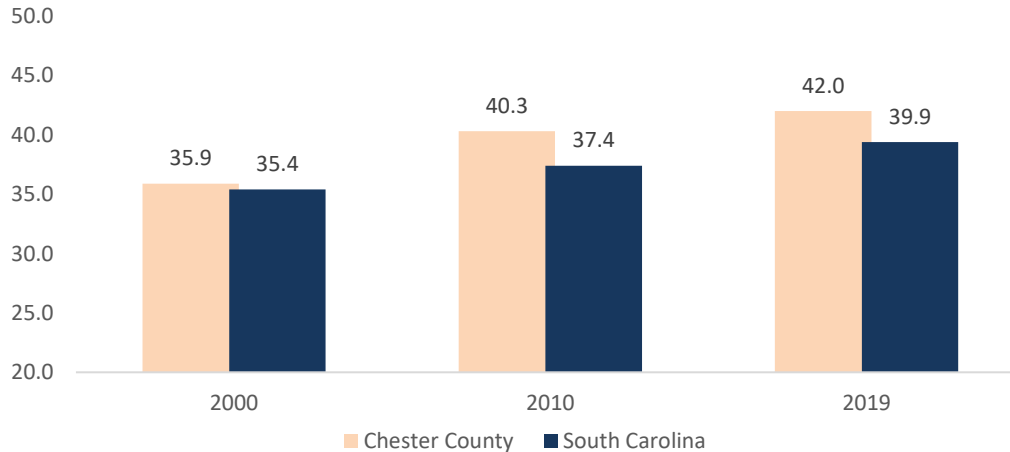
Note: At the time of publishing limited release of 2020 census data had occurred.

AGE

- In 2000, Chester County primarily had the same age cohorts as the state. The largest discrepancy in age statistics was the 5-19 (1.3% higher) and 20-64 age cohorts (2.0% lower).
- In 2019, Chester's age ages 20-64 cohorts continued to mirror South Carolina's by increased by 3.6%; individuals 65 years of age and older increased by 4.2%.

Note: At the time of publishing limited release of 2020 census data had occurred.

Median Age, 2000-2019



Source: US Census 2000, 2010, and 2019

AGE COHORTS

2000		
Age	Chester County	South Carolina
< 5	6.7%	6.6%
5-19	23.0%	21.7%
20-64	57.6%	59.6%
65+	12.7%	12.1%
2010		
Age	Chester County	South Carolina
<5	5.7%	6.6%
5-19	21.2%	20.3%
20-64	53.0%	59.9%
65+	14.0%	13.2%
2019		
Age	Chester County	South Carolina
<5	5.6%	5.8%
5-19	19.6%	19.1%
20-64	56.6%	57.9%
65+	18.2%	17.2%

Source: US Census 2000, 2010, and 2019 American Community Survey

- Chester County's median age increased from 35.9 in 2000 to 42 in 2019.
- In 2000, 9.7% of Fort Lawn's individuals were under 5 years of age, the highest of all county municipalities. Fort Lawn also had the highest percentage of individuals ages 20-64 at 60.4%.
- By 2019, Lowrys had the most individuals above age 65 at 21.5%.
- In 2010, Chester had the highest percentage of individuals ages 20-64 at 64.2%.
- Fort Lawn saw the largest increase of senior citizens with the total amount rising by 10.9% during the decennial census period.
- In 2019, Great Falls had the highest percentage of individuals under 5 years old with 12.8%.
- Lowrys experienced the largest increase in median age between 2000 and 2019 at 24%.

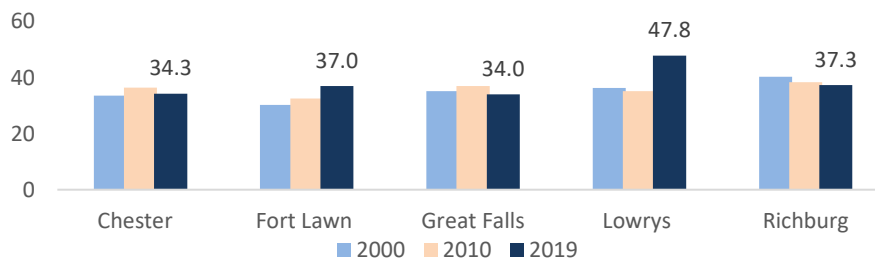
MUNICIPAL AGE COHORTS					
2000					
	Chester	Fort Lawn	Great Falls	Lowrys	Richburg
< 5	7.6%	9.7%	7.8%	8.7%	4.8%
5-19	24.7%	23.0%	22.9%	19.8%	22.8%
20-64	55.6%	60.4%	52.2%	57.9%	56.1%
65+	12.1%	6.9%	17.2%	14.0%	16.3%
2010					
	Chester	Fort Lawn	Great Falls	Lowrys	Richburg
< 5	5.3%	7.4%	7.4%	3.3%	11.4%
5-19	17.4%	27.4%	28.5%	32.3%	21.6%
20-64	64.2%	59.0%	50.5%	53.1%	51.7%
65+	13.1%	6.2%	13.5%	11.0%	15.3%
2019					
	Chester	Fort Lawn	Great Falls	Lowrys	Richburg
< 5	7.2%	9.3%	12.8%	1.6%	7.3%
5-19	18.2%	15.9%	19.0%	12.9%	21.0%
20-64	59.6%	57.9%	54.8%	64.0%	54.9%
65+	14.9%	17.0%	13.4%	21.5%	16.8%

Source: US Census 2000, 2010, and 2019 American Community Survey

Source: US Census 2000, 2010, and 2019 American Community Survey

Note: At the time of publishing limited release of 2020 census data had occurred.

Municipal Median Age, 2000-2019



Source: US Census 2000, 2010, and 2019 American Community Survey

HOUSEHOLDS

- In 2019, there were 12,653 households in Chester County, a 1.76% decrease from the 12,880 households in Chester County during the 2000 decennial Census.
- In 2000, 78.4% of Chester County housing was owner-occupied. By 2019, this had dropped to 76.1%, but it was still much higher than the national homeownership rate of 64.0%.

In 2000, the average Chester County household size was 2.62 persons, while in 2019, Chester County's household size fell by 4.52%, to 2.5.

- The municipalities of Chester and Lowrys experienced the largest decrease in families at 23.7% and 18.6% respectively between 2010 and 2019.
- Fort Lawn and Richburg experienced an increase in number of households and families between 2000 and 2019.
- In 2019, 47.6% of Chester County's housing was owner-occupied
- Overall, Chester County has experienced a 1.76% increase, and South Carolina has experienced a 25.3% increase in total households during the same period between 2000 and 2019.
- With new projected growth in the City of Chester, Richburg and Great Falls, the County should see positive growth in total households as new Census data is released.

Note: At the time of publishing limited release of 2020 census data had occurred.

A household is defined as an occupied housing unit that includes all persons who occupy that unit. Occupants do not have to be related to form a household.



INCOME

Chester County
Income at a Glance
(2019)

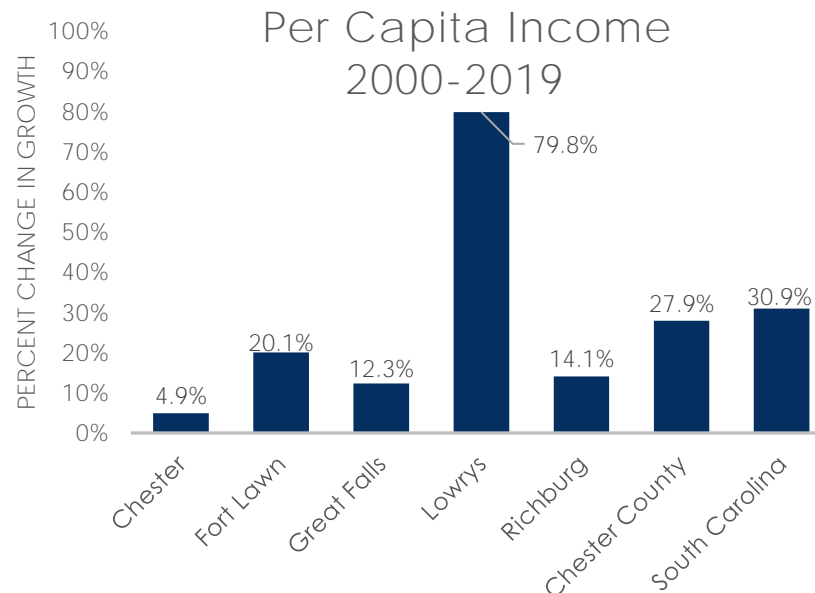
\$42,442
Median
Household
Income

\$54,235
Average
Household
Income

\$22,234
Per Capita
Income

17.7%
Families
Below
Poverty
Line

- In 2019, the median household income for Chester County was \$42,442. The state average was \$53,199.
- Between 2000 and 2019, Chester County's median household income increased by 30.9% while the state's household income increased by only 11.4%.
- In 2019, the average household income for Chester County was \$54,235. The state average household income was \$78,188.
- Chester County's median family income increased by 29.1% during the planning period.



Source: US Census 2000, 2010, 2019 American Community Survey

Note: At the time of publishing limited release of 2020 census data had occurred.

Per capita income measures the average income earned per person in a given area (city, region, country, etc.) in a specified year.

Household Income measures total gross income of all occupants of a housing unit.

Family Income measures total gross income of all occupants related by family within a housing unit.



Confederate Chester Gun
Photo Credit: Chester County Historical Society

HOUSING

14,601
Housing
Units
(2020)

11,250
Owner
Occupied

2,543
Renter
Occupied

\$661
Median
Gross Rent

Source: US Census 2000, 2010, and
2019 American Community Survey

- In 2020, there were 14,601 housing units in Chester County, an increase of 227 units from 2000 to 2020. Though an increase in units has occurred, the population fell during this same period. This can be explained by the drop in average household size.
- 85.0% of Chester County's units were occupied in 2010. In 2020, this increased slightly to 88.5%.
- In 2019, Chester County's owner-occupied housing unit rate was 76.1%, which was higher than South Carolina's 69.4% rate. This is, however, down from a 78.4% rate in 2000, which represents a 2.9% decline.
- In 2019, 72.4% of all housing units in Chester County were single-unit, which is better than the state's 66.3% rate. However, 20.4% are mobile homes versus the state's 16.2%. [<https://censusreporter.org/profiles/05000US45023-chester-county-sc/>]
- Chester County's median household value in 2019 was \$95,600. The state's median household value was \$162,300. This discrepancy is due in part to the age of housing structures in Chester County. As of 2019, 65.5% of the housing structures were built pre-2010 compared to the state's 49.3%. [<https://censusreporter.org/profiles/05000US45023-chester-county-sc/>]
- In 2019, Chester County's median gross rent was 18.7% of the median household income of \$42,442 (Monthly gross median rent X 12 Months and then divided by median household income). Statewide, the median gross rent is 20.2% of the median household income.
- For housing units with a mortgage in Chester County, 27.6% of income goes to housing costs (Median monthly owner costs X 12, divided by median gross income). The statewide costs totaled approximately 28.1%.



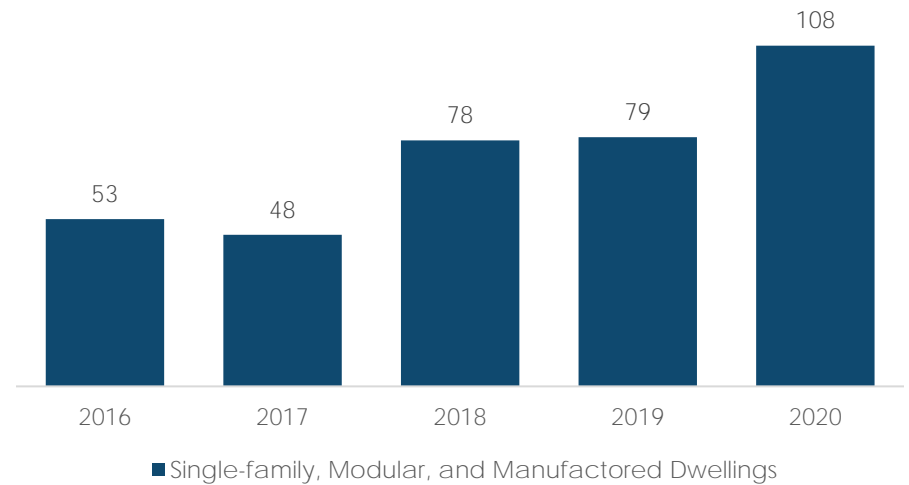
Source: Chester County

Note: At the time of publishing limited release of 2020 census data had occurred.

BUILDING PERMITS

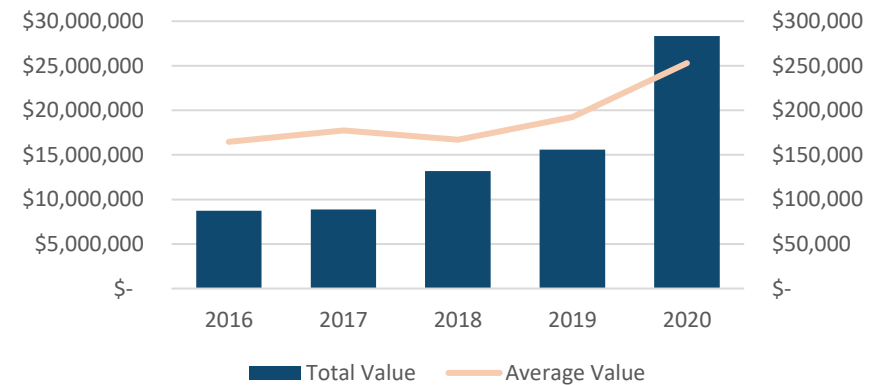
Building permit data was supplied by Chester County building and planning officials. The numbers shown reflect the current and historical records since 2016. Over the past five years, a pattern has emerged that reflects a more than a 100% increase in the number of single-family permits between 2016 and 2020. This information is intended to function as an assessment tool to analyze growth patterns and community needs.

Chester County Single-family Residential Permits 2016-2020



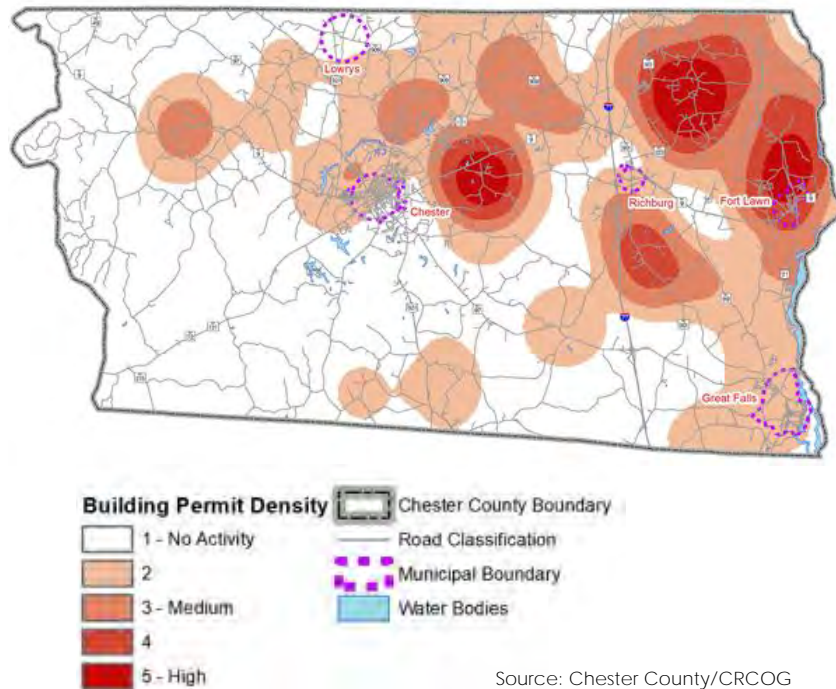
Source: Chester County/CRCOG

Value of Single-family permits 2016-2020 in Chester County



Source: Chester County/CRCOG

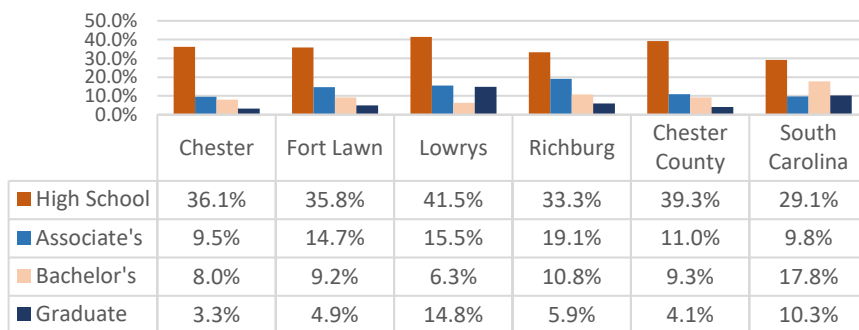
CHESTER COUNTY NEW SINGLE-FAMILY DWELLINGS 2020



CHAPTER 4 EDUCATION

- In 2019, for 39.3% of Chester County’s population 25 years of age or older the highest educational attainment level was a high school diploma or GED; the statewide rate was 29.1%. Approximately 82.1%, of the same age group, has high school/GED equivalency or greater, statewide the percentage is slightly higher at 87.5%
- 11% of Chester County and 9.8% of South Carolina received an associate’s degree as the highest level of education.
- 9.3% of Chester County attained the equivalency of bachelor’s degree, while the state average was 17.8%.
- 4.1% of Chester County received a graduate degree, while 10.3% of the state received the same level of education
- Of the localities in Chester County, Great Falls had the highest percentage of individuals with educational attainment equivalent to a high school diploma or GED at 43%. Richburg had the highest percentage of individuals with an associate’s degree at 10.8%.
- Approximately 36.1% of the City of Chester's population attained a high school diploma or GED, while 9.5% of the population attained an associate’s degree.
- Although Lowry's had the lowest percentage of individuals with a bachelor's degree at 6.3%, it had the highest number of individuals among the municipalities with a graduate degree at 14.8%.

Highest Educational Attainment 2019 25 years of age and older



Chester Senior High School
Photo Credit: Chester County

- The Chester County School District has approximately 5,110 students with more than 779 full- and part-time employees.
- In 2019, 464 teachers worked in the 11 schools that make up the district.
- From the fiscal year FY 2012-2013 school year to FY 2019-2020, overall enrollment decreased by 6.15%.
- To maintain, renovate, or fund new facility construction, Chester County School District has completed a district-wide Facility Needs Assessment to identify improvements for facilities to support the district's educational goals and student outcomes.



Lewisville Middle School
Photo Credit: Chester County

Public Schools Map

Chester County Public Schools

PRE-KINDERGARTEN – 5th Grade

- GREAT FALLS ELEMENTARY SCHOOL
- LEWISVILLE ELEMENTARY SCHOOL
- CHESTER PARK CENTER OF LITERACY/SCHOOL OF INQUIRY/SCHOOL OF THE ARTS

MIDDLE SCHOOLS

- GREAT FALLS MIDDLE SCHOOL
- LEWISVILLE MIDDLE SCHOOL
- CHESTER MIDDLE SCHOOL

HIGH SCHOOLS

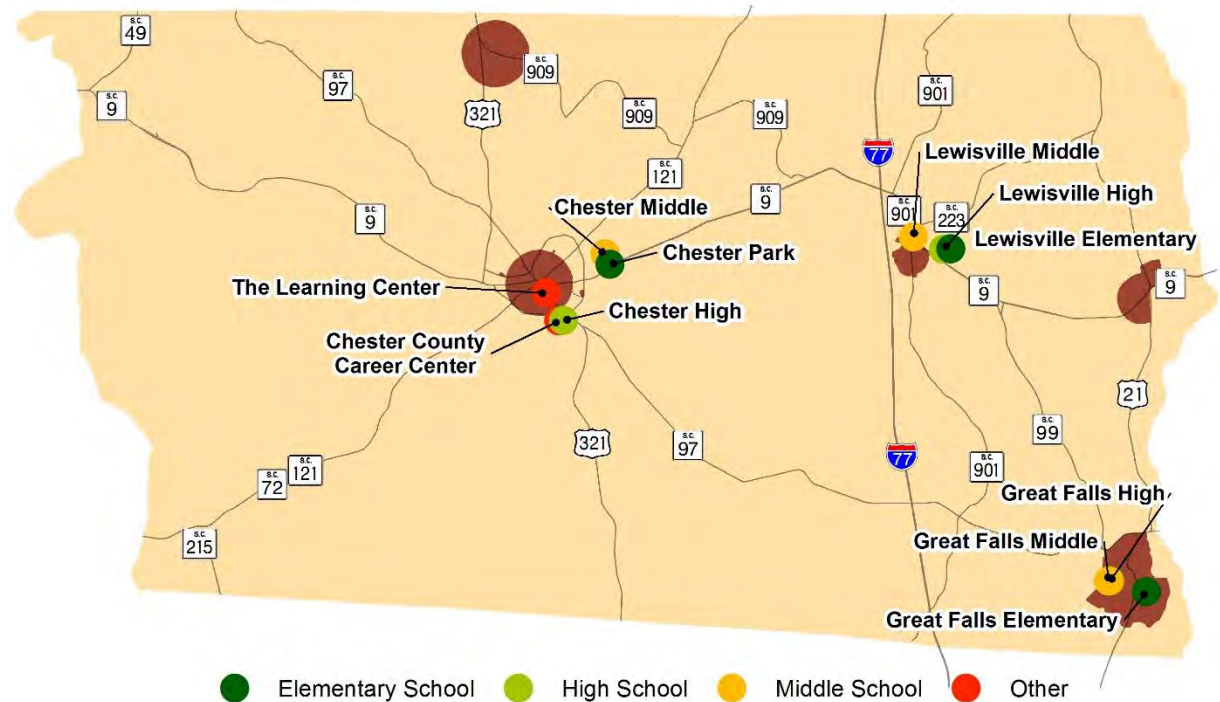
- GREAT FALLS HIGH SCHOOL
- LEWISVILLE HIGH SCHOOL
- CHESTER HIGH SCHOOL

OTHER SCHOOLS

- THE LEARNING CENTER
- CHESTER CAREER CENTER

HIGHER EDUCATION

- YORK TECHNICAL COLLEGE: CHESTER CENTER



York Technical College offers both credit and non-credit courses at its satellite campus in Chester. Additionally, students are offered the majority of services provided at its primary campus.

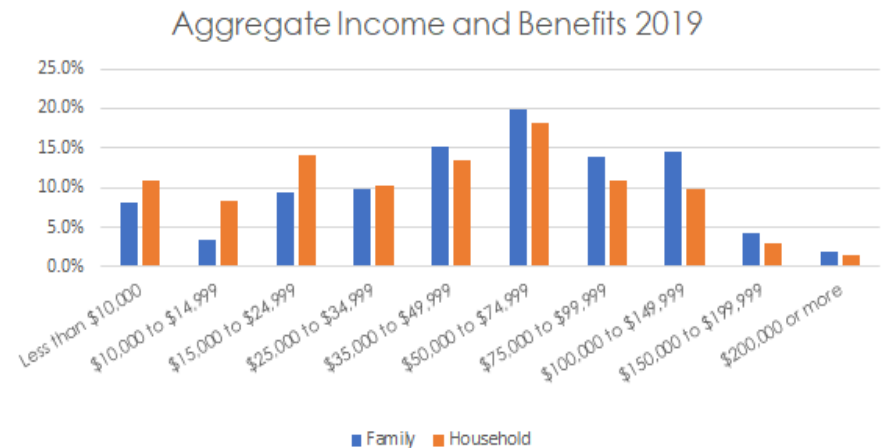
Occupation

- In 2019, Chester County had 13,196 civilian employed individuals in the work force of 16 years of age and over.
- Approximately 99.9% of the county labor force were in civilian jobs; the remaining 0.1% were employed by the armed forces.
- 45.9% of Chester's population ages 16 and older are not in the labor force. Statewide, the average is 39.5%
- A significant portion of Chester County's labor force, by industry, consists of manufacturing (23.5%), educational services, and health care and social assistance (19.1%) and retail trade (11.5%). This data is illustrated in the tree map graph on the following page.

Note: At the time of publishing limited release of 2020 census data had occurred.

Income and Benefits

- In 2019, 28,722 individuals employed in Chester County had some form of health insurance. Of this number, 59% had private health insurance; 42.5% had public insurance.
- The mean social security income was \$17,969, while the mean retirement income was \$18,623.



Source: US Census 2000, 2010, and 2019 American Community Survey

Tree Map of Employment Percentage by Industry, 2019



Source: 2019 American Community Survey

CHAPTER 6 COMMUNITY ASSETS AND FACILITIES



Chester County Historical Society Museum
Photo Credit: SC Great Outdoors



Spider Lilies – Lansford Canal State
Park
Photo Credit - CRCOG



Chester State Park
Photo Credit: Discover South Carolina

Chester County Library System

The Chester County Library is a county-wide free public library system governed by a seven-member Board of Trustees. The system includes the following libraries: Chester County Library, Great Falls Community Library, Lewisville Community Library, and a multi-stop bookmobile.

- GREAT FALLS: In 1927, Great Falls Community Library was opened by adult education advocate Wil Lou Gray.
- LEWISVILLE: Lewisville Community Library opened in 1997 in response to rapid growth in the Richburg/Lewisville area. This library is often visited by travelers on Interstate 77 and is well used by local individuals.

Chester County Historic Society Museum

The Chester Historic Society Museum and Archives is housed in the 1914 Chester County Jail. It contains a large collection of Catawba pottery, Native American projectile points, long rifles, handguns, and more.

Chester State Park

The 523-acre Chester State Park is located just southwest of the City of Chester. Since opening in the 1930s, it has been a haven for hiking, picnicking, boating, and fishing for the surrounding communities in the Piedmont Region of South Carolina. It features a beautiful 160-acre park lake with canoe and paddle boats available for rent, 25 campsites, 2 disc golf courses, and a 472-foot bridge perfect for fishing and observing wildlife.

Landsford Canal State Park

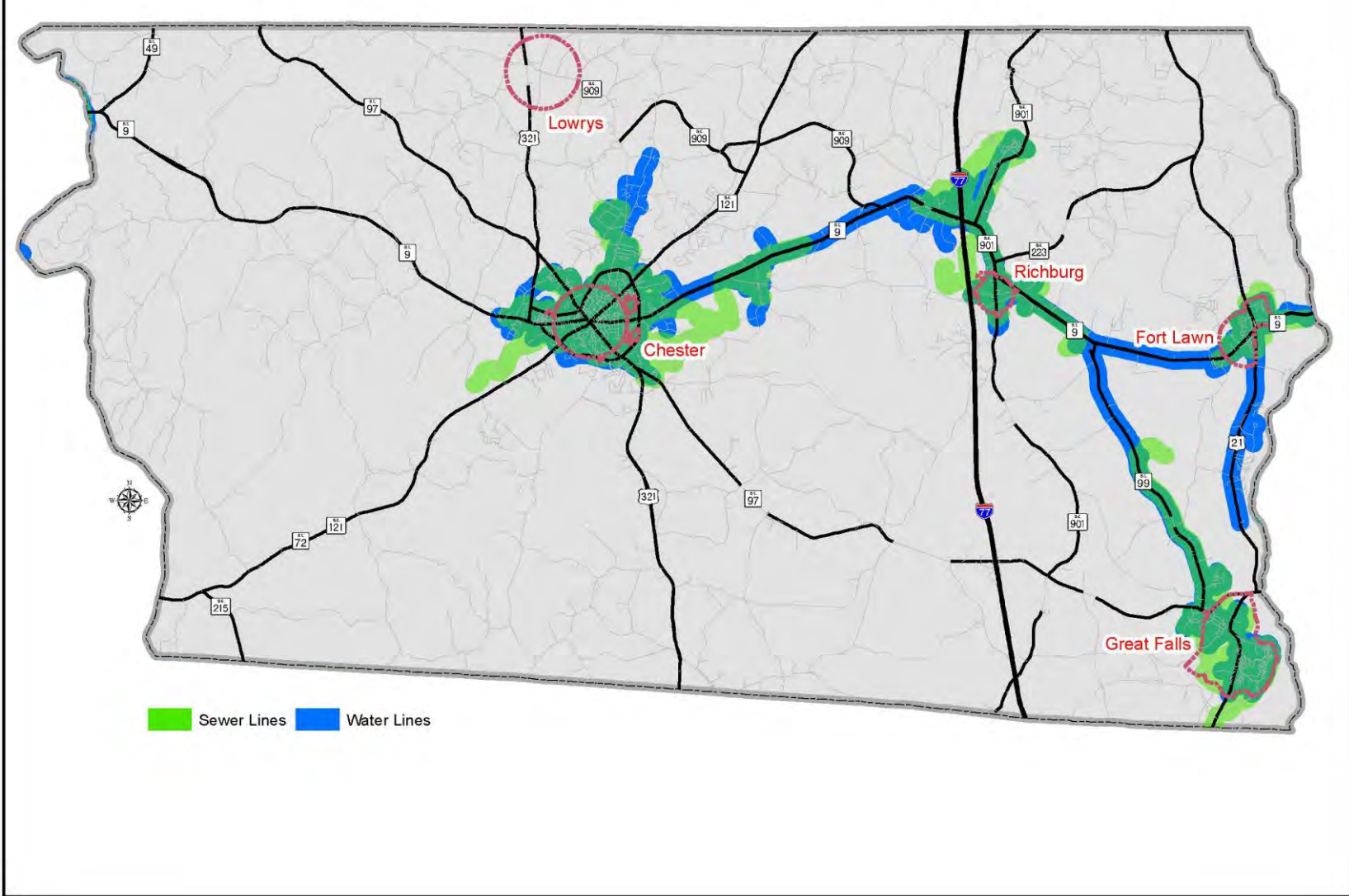
Granted to Thomas Land in 1754, the 448-acres Landsford Canal State Park stretches across northeast Chester County and is full of cultural and natural history. It runs parallel to the Catawba River and contains Native American artifacts dating back over 10,000 years. It has a 1.5-mile trail along the remains of the historic canal. This park attracts thousands of visitors annually in the spring to see the world's largest population of Rocky Shoals Spider Lilies.

CHAPTER 7 INFRASTRUCTURE

WATER AND SEWER UTILITIES

- The Chester Metropolitan District (CMD) was created in 1959, by Act No. 379 as amended, as a Special Purpose District and is governed by a commission.
- The CMD serves residents along SC Highway 9, SC Route 99 and, the US-21 Corridor as well as the municipalities of Chester, Fort Lawn, Great Falls, and Richburg.
- The CMD originally relied on its location in Fort Lawn to supply the county but expanded after it acquired water systems from the City of Chester and Town of Great Falls.
- In 2001, CMD received a substantial grant, which allowed for the replacement of nearly the entire water system in the Town of Great Falls and the construction of the 750,000-gallon Richburg Water Tank.
- The CMD currently produces an average of 4.2 million gallons of drinking water per day from its water treatment plant on the Catawba River.
- The District owns and operates seven storage tanks that serve over 6,500 customers throughout the county.
- Chester County Wastewater Recovery (CWR) is also a special purpose district created by Legislative Act No. 480 of 1964 and as amended by Act No. 1186 and other amendments thereto.
- Without this sewer service, industrial operations in the Chester County area would be greatly hindered.
- CWR is governed by a five-member commission known as the CWR Commission.
- With a combined capacity of four million gallons, wastewater treatment facilities in Rocky Creek, Sandy River, and Lando/Manetta make up CWR.
- CWR serves over 4,400 residential and commercial customers, 13 of which are Industrial.
- There are eight certified wastewater treatment operators at CWR.
-

Public Water and Sewer



Source: Chester County/CRCOG

CHAPTER 8 PUBLIC SAFETY

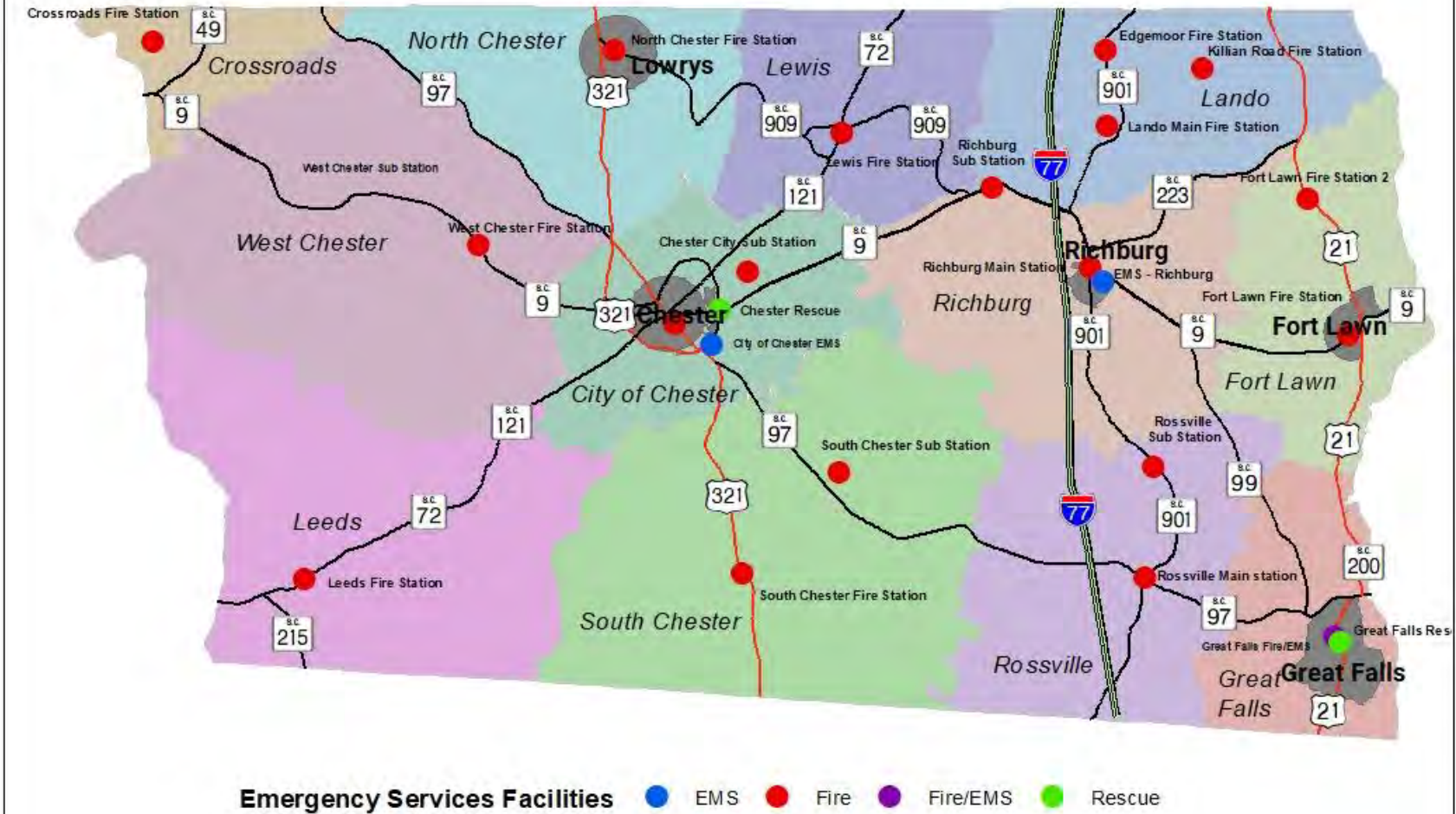
FIRE AND EMERGENCY MEDICAL SERVICES (EMS)

- Chester County has 12 fire districts that are serviced by a total of 20 stations.
 - City/Special Purpose Districts
 - City of Chester (2)
 - Fort Lawn – (2)
 - Lando (3)
 - Lewis – (1)
 - Richburg – (2)
 - Chester County Fire Commission
 - Great Falls –(1)
 - Leeds – (1)
 - North Chester – (1)
 - Rossville – (2)
 - South Chester – (2)
 - West Chester – (2)
 - Cross Roads – (1)
- The City of Chester, Town of Richburg and the Town of Great Falls have an EMS station that services the county as well.
- Guidelines are set for County Fire Service and rural departments by the Chester County Rural Fire Commission.
- The Chester County Emergency Services Training Center is located on McCandless Road. The facility includes a three-story class A burn tower and hazmat and rescue
- Chester County has 25 full-time and part-time firefighters, and 279 volunteer firefighters.
- The fire department emergency vehicles include 52 pumpers, 3 ladder trucks, 15 tankers, 7 service trucks, 12 brush trucks, and 1 aircraft crash truck.
- Between FY 2013 and 2020, Fire Department emergency calls increased by an average of 4.5% annually and 39.7% overall. EMS calls increased on average 10.6% annually and 120% overall.
- Chester County pays for the maintenance and repairs of all vehicles. However, each department is responsible for purchasing new vehicles.



Chester County Fire Engine
Photo Credit: KME Group

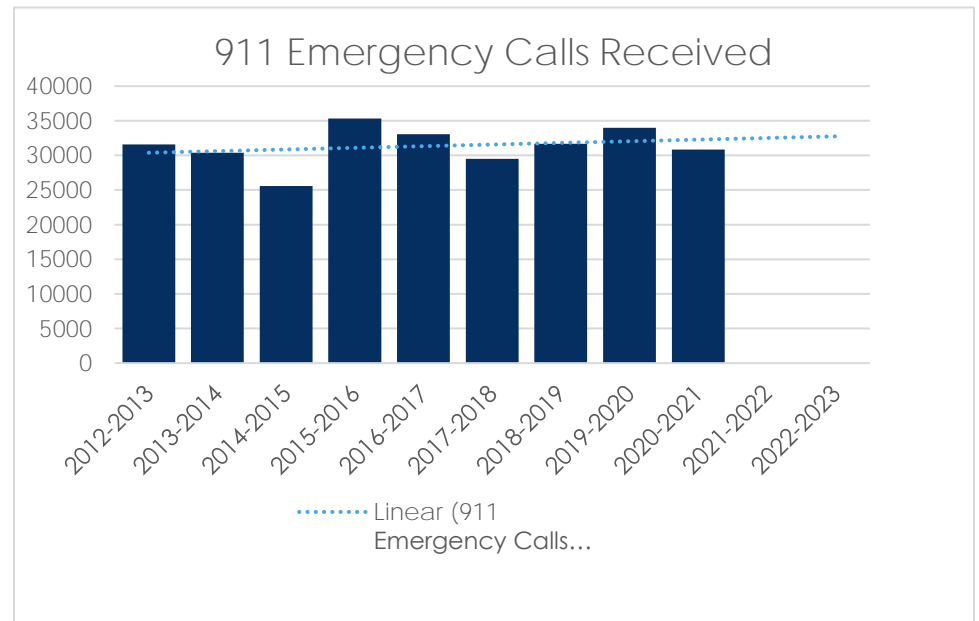
Fire District and Emergency Services Map



Source: Chester County/CRCOG

SHERIFF

- The Chester County Sheriff's Department employs 60 sworn deputies and 3 reserve officers.
- There are 80 department vehicles in all, a collection consisting of SUVs, sedans, and off-road vehicles.
- The department uses the allotted annual budget to pay for 100% of the necessary expenditures, such as routine maintenance and new patrol cars.
- The number of emergency phone calls into 911 has ebbed and flowed between FY 2012 and 2020. The data shows a noticeable drop in calls every three years starting in 2014 then again in 2017 and 2021. In 2015 and 2019, 911 experienced a noticeable increase in calls. Even with the varying yearly totals, the linear projections only forecast a slight rise in yearly calls through FY 2022 and 2023.



Data Source: Chester County



CHAPTER 9 LAND USE

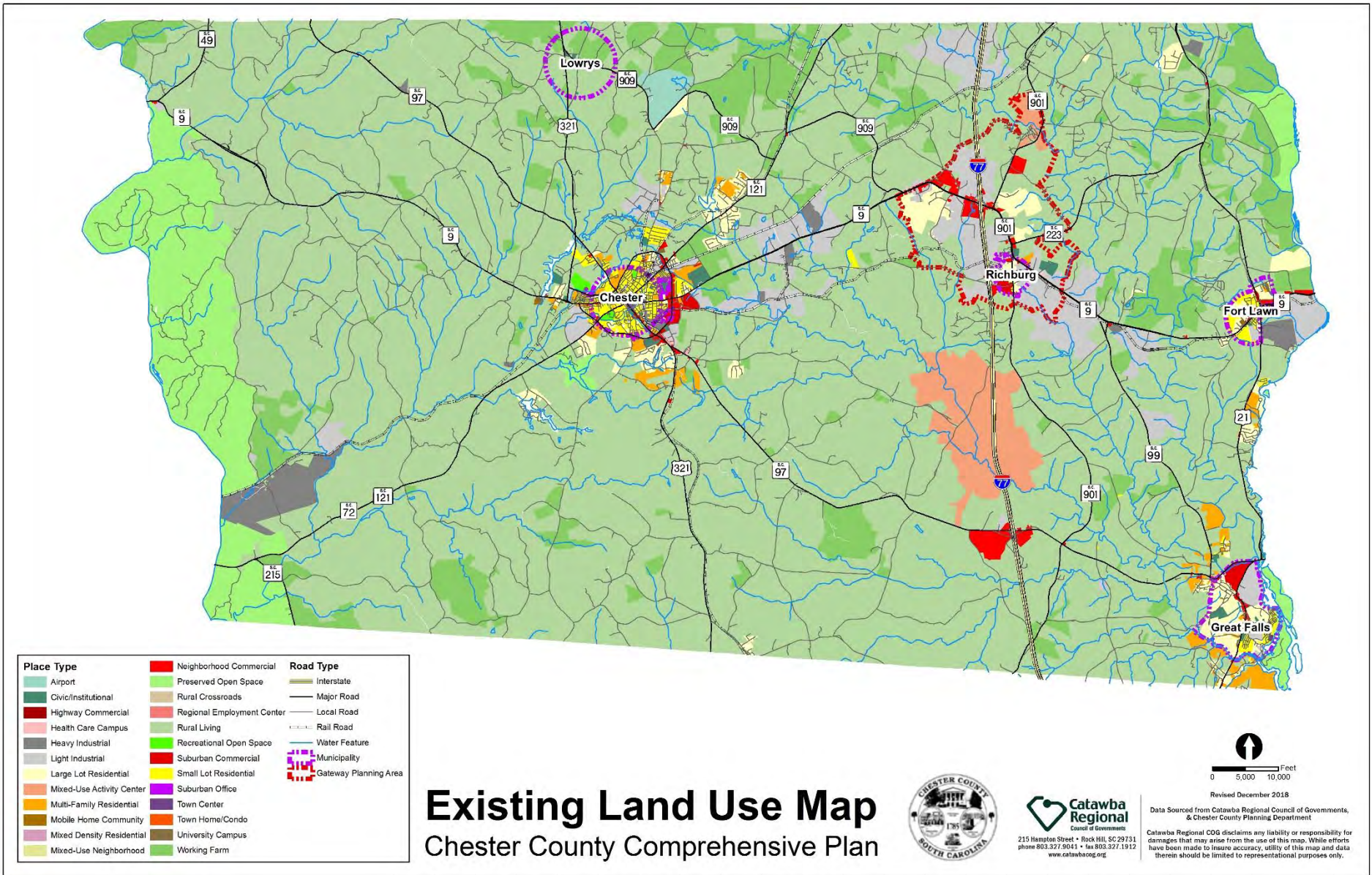
The Land Use Element of the Comprehensive Plan has two primary components that work in tandem to create a complete illustration of land-based factors impacting growth and development over the next decade: the current land use analysis and the future land use map. The first step in developing the element involves conducting a thorough review of how land is being used across the county by creating a snapshot of present conditions. The Existing Land Use Map also serves as a historic record of how parcels have developed (or not) and also helps to identify conditions which have influenced and may influence future growth in the county and its municipalities. This map was created as part of the *CONNECT: Our Future* regional plan and shows the current development status of individual parcels across the county. The table below details the distribution by number of parcels and acreage across the five categories of existing land uses.

Development Status Distribution

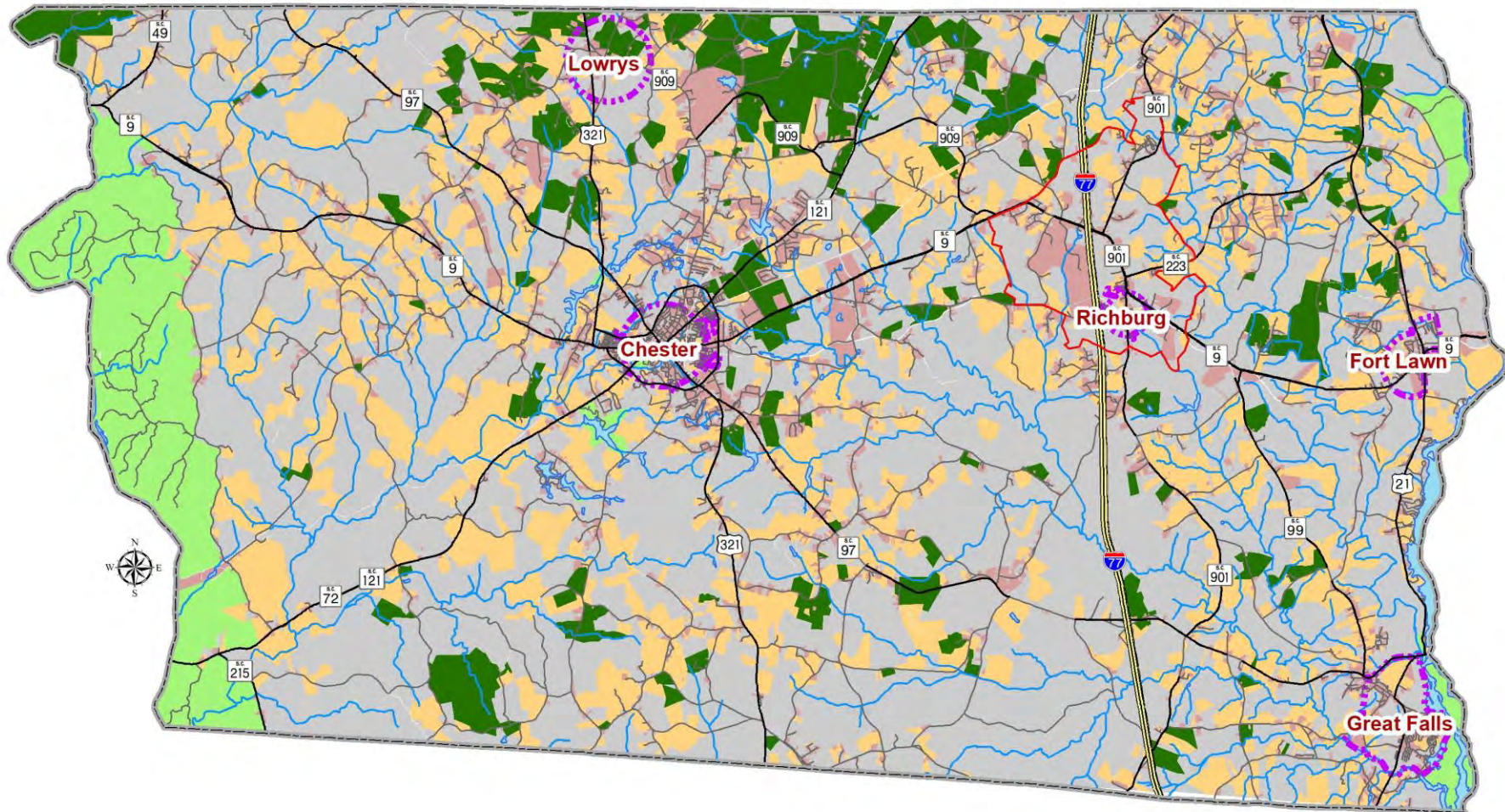
CONNECT DEVELOPMENT STATUS	PARCELS	RATIO	ACRES	RATIO
Preserved Open Space	67	0.3%	20,957	5.8%
Agriculture	205	0.9%	20,064	5.5%
Undeveloped	7,001	32.2%	217,228	59.7%
Underdeveloped	1,836	8.4%	79,020	21.7%
Developed	12,642	58.1%	26,853	7.4%

The highest number of land parcels (12,642) is shown as developed but only accounts for 7.4% of the acreage in the county. The undeveloped category accounts for about one-third of all parcels and approximately 60% of the land area at 217,228 acres. Underdeveloped parcels cover over one-fifth of all acreage and represent areas that have activity on part of a larger tract. Preserved open space, with 67 parcels, covers 20,957 acres or 5.8% land countywide and is found primarily in the Sumter National Forest and two state parks. Surprisingly, agriculture ranks last with only 205 parcels or about 20,000 acres.

The Development Status Map and Existing Land Use Map on the following pages show where these parcels are located in relation to one another. It is evident that the majority of Chester County has a significant representation of undeveloped parcels and that agricultural lands have a high concentration around Lowrys stretching to just west of I-77. The underdeveloped areas, which are well distributed across the county, likely represent former farms where activity has been suspended or abandoned. The Future Land Use Map and narrative will be covered in the Strategic Action Plan section.



Source: Chester County/CRCOG



Development Status Map

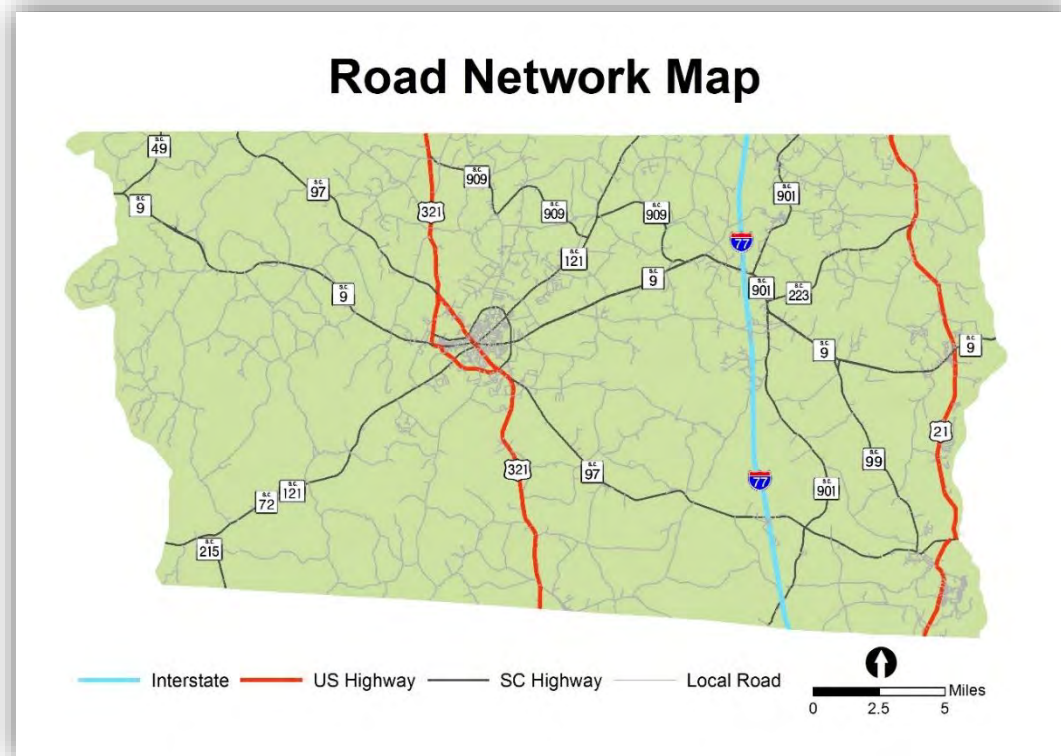
- | Development Status | |
|--|--------------|
| Preserved Open Space | Interstate |
| Agriculture | Major Road |
| Undeveloped | Local Road |
| Under Developed | Municipality |
| Developed | Water_Bodies |
| Gateway Planning Area | Streams |

CHAPTER 10 TRANSPORTATION

Transportation is an important element of the Comprehensive Plan because it provides the connection between the movement of people and goods with the consideration of economic development and land use strategies. Because roads are capital facilities maintained in part by Chester County, its municipalities, and the State of South Carolina, they are linked to the strategies for capital improvements and the provision of adequate public facilities. The impact of new development on roadways is often felt on a countywide level. As development in areas of the county intensifies, one of the first things residents notice is an increase in traffic and commute times.

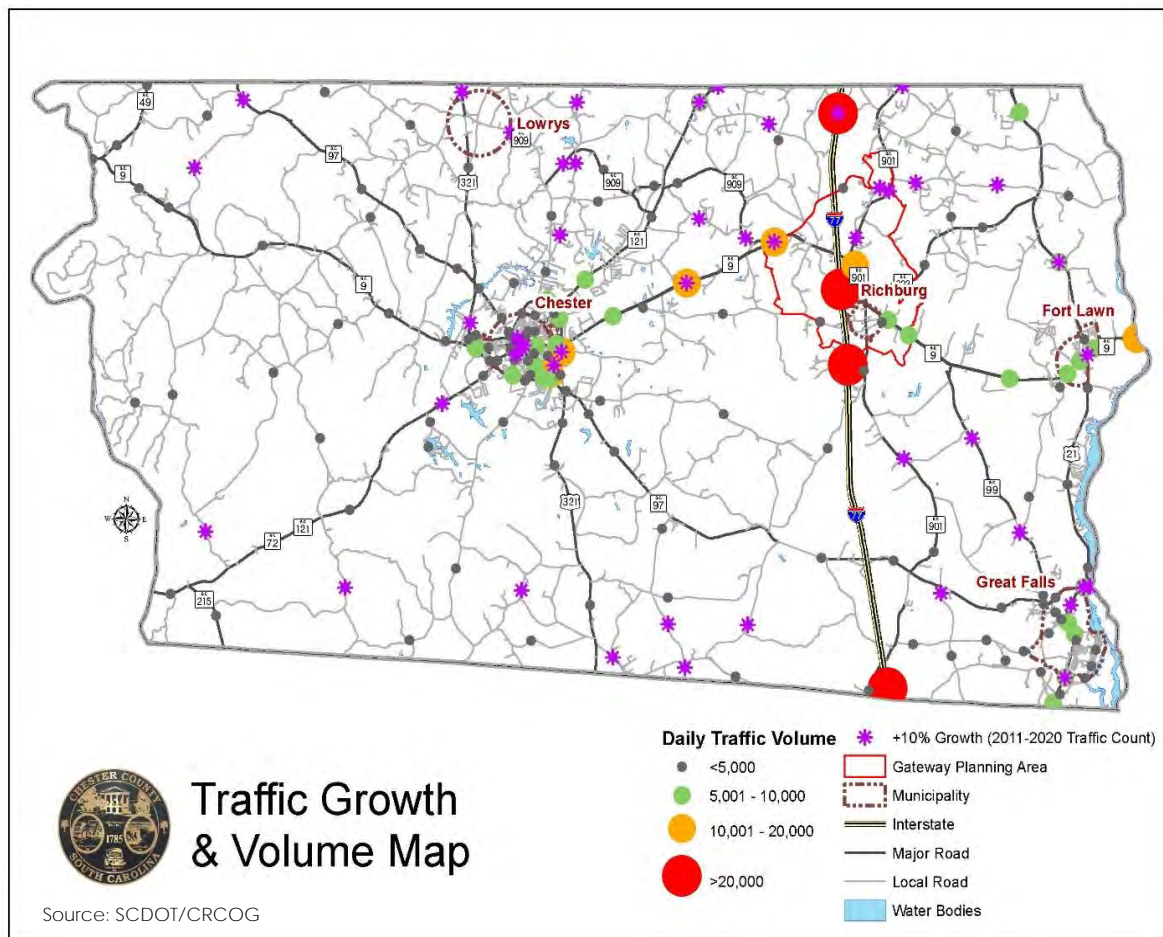
Transportation planning is intricately tied to land use and the pattern of development that evolves as an area grows. The provision of transportation in the county should reflect the unique characteristics of the landscape and follow the character

outlined in the Comprehensive Plan. A transportation system includes various travel options or modes, such as pedestrian, bicycle, bus, automobile, freight, rail, and air. A multi-modal transportation network includes and connects all of these different travel modes in an effective and efficient manner, including connections within and between modes, which in turn supports the economy of Chester County.



ROAD NETWORK

The road network is the primary transportation system in Chester County and the major road classifications are interstate, arterials, and collectors. There is also a vast network of local roads that provide direct access to homes and businesses. Many of these are two-lane roads with a variety of construction types—pavement, gravel, dirt, or a combination of these—see Road Network Map.



Traffic count data is collected annually by the South Carolina Department of Transportation (SCDOT) at 200 station locations in Chester County. The most recent figures from 2020 show the following:

Nine stations registering over 5,000 daily trips saw a ten-year growth rate of at least 10% and four stations registered a 10% decrease (see map). Of the stations with daily increases over 10% increase in trips:

- One is on US Interstate 77.
- Three are on SC Hwy 9 between Richburg and Chester.
- One is on S-272 (Gadsden Street) in Chester.
- Three are on US 21 in the Great Falls and Fort Lawn area.
- One on S-72 Saluda Rd between York County and Chester.

Ten stations registered at least 10,000 vehicles per day. One station on I-77 had more than 40,000 vehicles per day.

The highest traffic count recorded (46,500 vehicles) was at the Chester County-York County line on I-77.

Traffic count data is routinely used by the business community, transportation officials, and others to gauge market conditions and road system performance. Congestion, particularly at peak travel times, and large volumes of vehicles on roads designed

for less traffic can quickly overburden the road network. It should be noted that the number of daily trips were impacted in various degrees by the COVID 19 outbreak of 2020. It is anticipated the growth in daily trips will be higher in coming years.

ROAD IMPROVEMENTS

Maintenance and improvement of the roadway system in Chester County is addressed by the following entities and funding sources:

Chester County Transportation Committee (CTC): The SCDOT "C" Program is a long-established partnership between SCDOT and Chester County to fund the improvements of state roads, county roads, city streets, and other local transportation projects. SCDOT, like all state transportation departments across the country, has quickly learned that the job is too big to accomplish without partnerships. The "C" Program is successful because local leaders and citizens alike are willing to work with SCDOT to meet the needs of the communities throughout South Carolina. The "C" funds are derived from 3.99 cents per gallon of the state gasoline tax as of July 1, 2021. In FY 2019-2020, approximately \$1.34 million was allocated to Chester County with a mandate that 25% be directed to state-maintained roads. [<https://www.scdot.org/projects/c-program.aspx>]

These funds are distributed based on this three-part formula:

- $\frac{1}{3}$ based on the ratio of the land area of the county to the land area of the state;
- $\frac{1}{3}$ based on the ratio of the county population to the state population; and
- $\frac{1}{3}$ based on the rural road mileage in the county to the rural road mileage in the state.

Catawba Regional Transportation Advisory Committee (TAC): Consisting of representatives from across the region, TAC is responsible for identifying and recommending priority projects for federal funding in Chester County and the remaining three counties in the Catawba Region. In 2020, the combination of federal and state funding known as "Guideshare" was \$4.9 million. The current list of Chester County projects is catalogued in the Catawba Regional Transportation Improvement Program or TIP. The most recent version is available on the web: [<http://catawbacog.org/transportation/transportation-planning/>].

RAIL SERVICE

Much of the rail system in the Catawba Region was developed during the 20th century and served to spur economic development. Currently, the rail system primarily serves freight traffic. CSX Transportation (green line) has a major rail line which traverses the region on a northeast-southwest trajectory connecting the Lancaster County panhandle to Chester County to southern Union County. This line connects business customers with eastern North Carolina and western South Carolina. [www.csx.com]

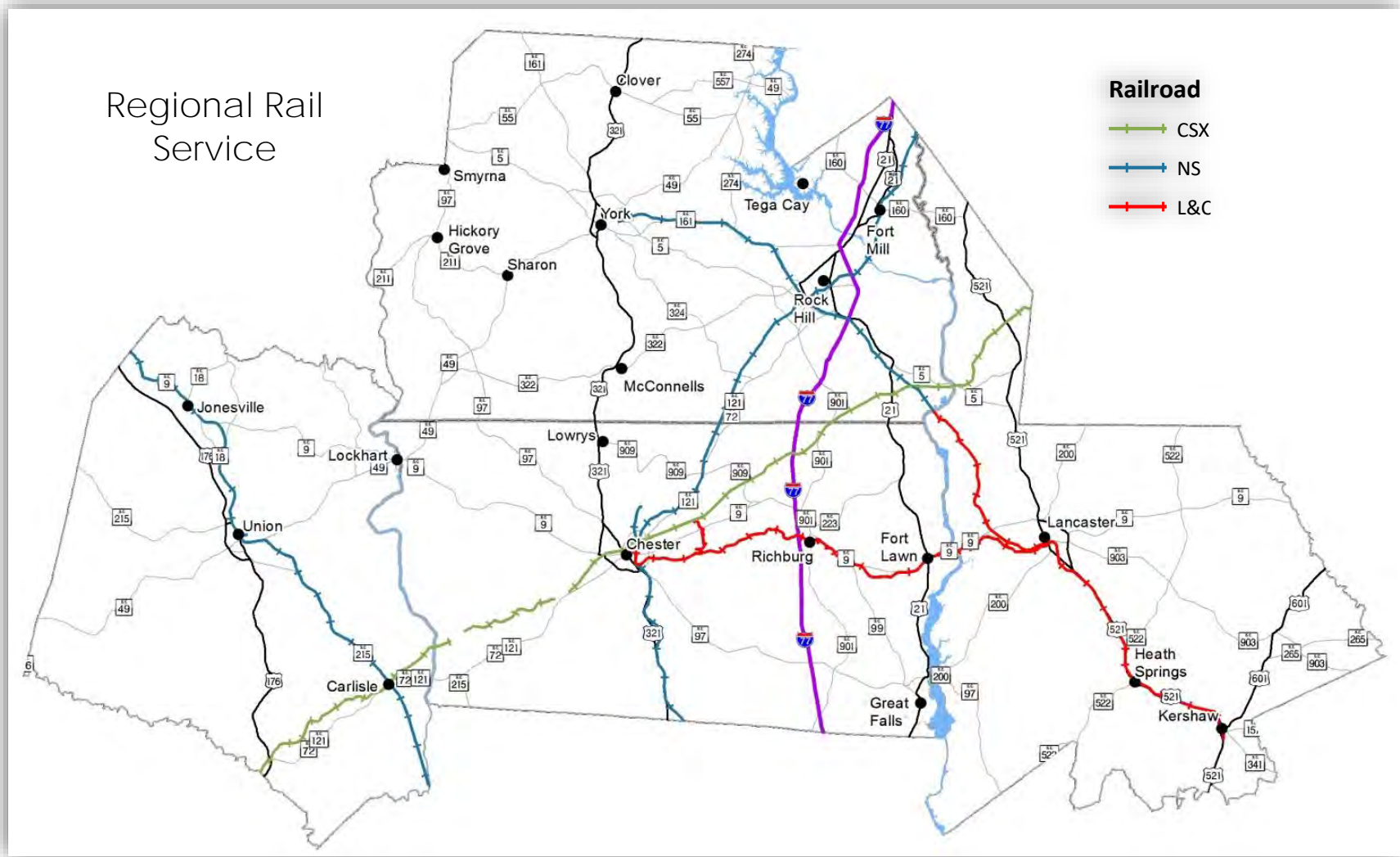


Norfolk Southern (blue line) has two main lines in the region running primarily north-south. The first connects York and Chester Counties with service to Charlotte to the north and Columbia to the south. The second line bisects Union County and is the main corridor from the Port of Charleston to the Inland Port in Greer. [www.nscorp.com]

A third system is the Gulf & Ohio Railroad known locally as the Lancaster and Chester Railroad (red line), a short line developed originally to provide service to the Springs Industries mills. It now also serves a variety of other industries. This line from Chester passes through Fort Lawn and Richburg in Chester County as it travels east into Lancaster County to Lancaster and turning south to Heath Springs and terminating in Kershaw. [www.gulfandohio.com]



The Regional Rail Service Map below shows that Chester County has strategic advantage since all three railroads serve the county and continue to support economic development into the 21st century.



Source: SCDOT/CRCOG

TRANSIT SERVICES

The Chester County Connector (CCC) in Chester County offers demand response transportation. The services are available to the general public with addresses originating in Chester County. The services run Monday through Friday. Service areas include Chester County, York County, and Lancaster County. CCC makes every attempt to provide transportation services to all residents of Chester County; however, route availability may vary. The program is funded through Federal and State 5311 funding through Federal Transit Administration (FTA), SCDOT, and local support by Chester County Government, Chester Healthcare Foundation, and United Way. Medicaid transportation is provided to individuals who qualify. [<http://chesterconnector.com/>]

Local Transportation

The Chester County Connector makes every attempt to provide transportation services to all residents of Chester County and individuals with addresses originating in Chester County.

Senior/Veteran Discounts

Seniors 60 and over and veterans are eligible for half price fares on Tuesdays and Thursdays for Chester to Chester trips. Please ask about this special when reserving your ride.

CATS 82X Park and Ride

The Chester County Connector offers transportation to the Charlotte Area Transit (CATS) Park and Ride location in downtown Rock Hill (off Main Street) that transports to 3rd Street and McDowell Street in Charlotte.

FARES	1-5 Miles	6-10 Miles	11-30 Miles
10 Trip Ticket Rates	\$8.00	\$18.00	\$26.00
One Way Fare	\$1.00	\$2.00	\$3.00
Monthly Ticket Rates	\$30.00	\$65.00	\$80.00

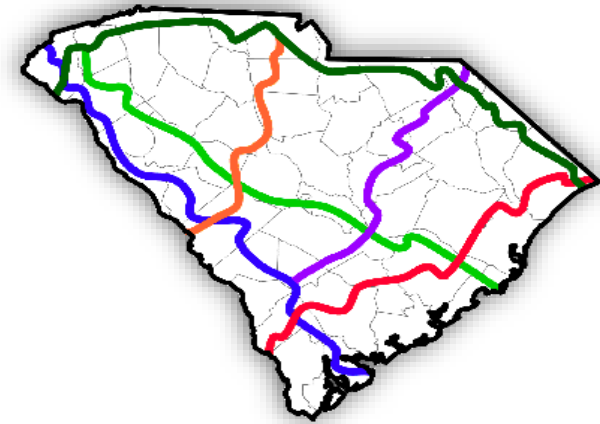


BICYCLE & PEDESTRIAN FACILITIES

Bike Routes

The South Carolina State Trails Program is operated by the SC Department of Parks, Recreation and Tourism, which maintains a website with topical and county specific maps. [www.sctrails.net/Trails/]

The Central Route (orange line) passes through the center of the state, from Kings Mountain State Park in York County to the Redcliffe State Historic Site near the Georgia border, covering 166 miles. This route passes through the charming historic towns of York and Chester and includes Chester State Park on SC 72.



Source: SCPRT

The Carolina Thread Trail program is an effort to encourage 15 counties in the south-central piedmont of North Carolina and the north-central portion of South Carolina, including Lancaster, Chester, and York counties, to create a large, interconnected greenway and trail system that will preserve and increase the quality of life within local communities. Over time, the Carolina Thread Trail will link approximately 2.3 million people, places, cities, towns, and attractions. This plan presents a conceptual route for trails throughout Chester County, some of which will receive the Carolina Thread Trail designation.



Lands to be incorporated into trails and greenways can include farmland, wildlife habitat, open fields, and forests.

The Thread Trail will help preserve the county's natural areas and will be a place for the exploration of nature, culture, science, and history. Building a county-wide trail system is no small undertaking. Segments will be built one-by-

Constructed Segments of the Carolina Thread Trail in Chester County

Name	Place	Length Miles	Surface
Landsford Canal	Landsford Canal	1.5	Natural
Rocky Creek Trail	Great Falls	1.6	Natural
Wylie Park Trail	Chester City	0.5	Paved
Great Falls Rail Trail (Future)	Great Falls	3.5 – 3.75	TBD

Source: Carolina Thread Trail/CRCOG

one, and

adjustments will be made to the proposed routes as circumstances change. Trail development will follow through various arrangements with multiple funding partners.

Residents from Chester County participated in a locally-driven process to create a Thread Trail Master Plan. This plan is meant to serve as a guiding document for greenway and trail development within the county. The plan was created by Chester County residents working together with their neighboring counties to identify connection points and to build trails that will grow together over time. [[Chester County Carolina Thread Trail Master Plan Link](#)]

A total of 3.6 miles on 3 separate trail links have been dedicated and constructed in Chester County. One segment located in the Great Falls area will consist of approximately 3.5 to 3.75 miles of formerly CSX Rail lines. The Town of Great Falls has completed the purchase of the rail bed property and the trail will be walkable in latter 2022--early 2023.



Source: Carolina Thread Trail - Rocky Creek Trail



Source: Carolina Thread Trail – Landsford Canal Trail

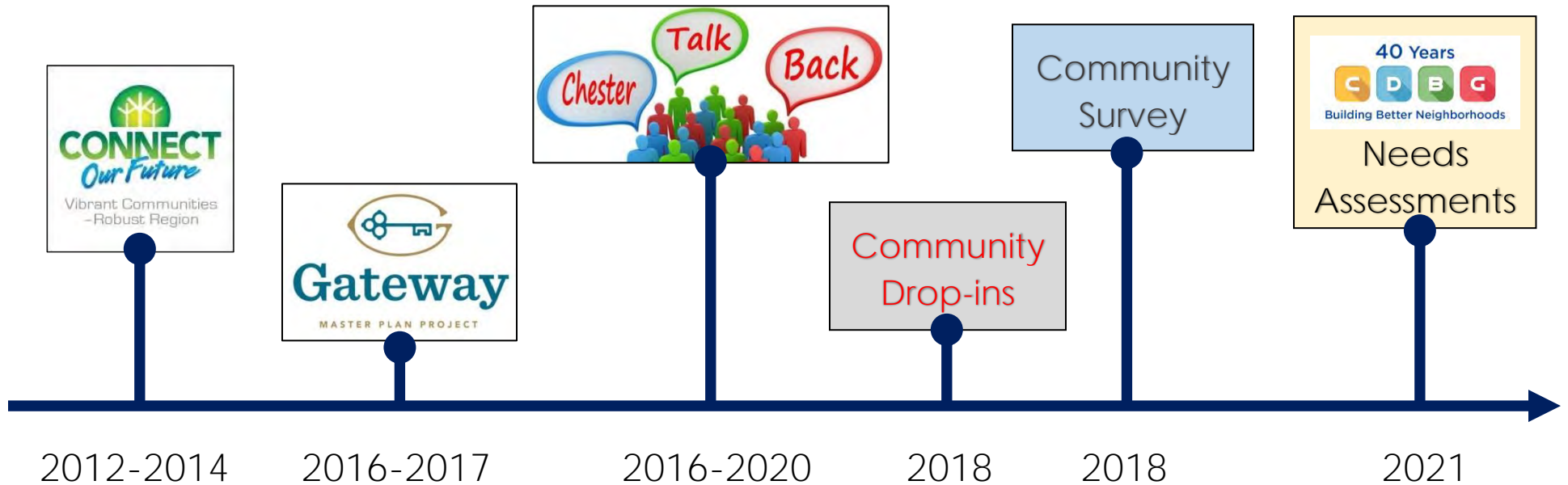
CHAPTER 11 PUBLIC ENGAGEMENT – PLAN 4 CHESTER

Public engagement is the cornerstone of a successful planning process and PLAN 4 CHESTER is the name of the coordinated effort between Chester County and the City of Chester to update their respective Comprehensive Plans. For Chester County, this process started with the development of the CONNECT: Our Future bi-state regional plan in 2012-2014 and continued with the Gateway Master Plan for the greater Richburg area in 2016-2017. A series of Talk Back Sessions began in 2016 to focus attention on a variety of topics that impact Chester and Chester County and continued into 2018. Community Drop-ins were held in Chester and West Chester in 2018 for location-specific feedback. An Online Survey was completed by over 300 respondents in the summer of 2018. In addition, local governments held Needs Assessment Public Hearings to ensure their eligibility for Community Development Block Grant (CDBG) funding, and a list of Community Priorities was developed to identify eligible projects for CDBG grants.

Collectively, these valuable sources of information were used to establish a targeted list of key community issues that will be addressed through the Strategic Action Plan section of this plan.



PUBLIC ENGAGEMENT TIMELINE



CONNECT: Our Future – 2012-2014

Gateway Master Plan Project – 2016-2017

Chester Talk Back Sessions – 2016-2018

- Talk Back I – March 2016
- Talk Back II – January 2017
- Talk Back III – October 2017
- Talk Back IV – May 2018
- Talk Back V – September 2018
- Talk Back VI - August 2020

Community Drop-ins

- West Chester Community Drop-in – June 2018
- City of Chester Community Drop-in – August 2018
- Chester County (Gallo) Community Meeting – August 2021

CDBG Needs Assessment Hearings

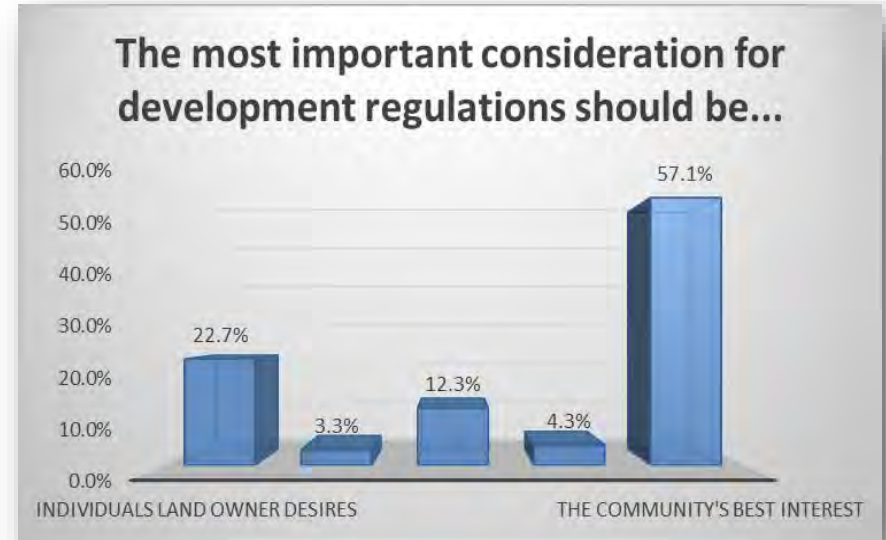
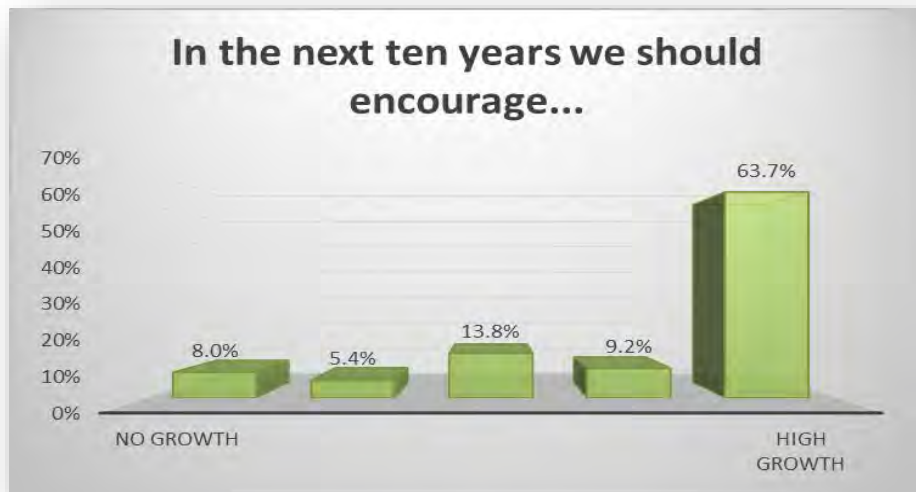
- Chester County – March 2018
- City of Chester – June 2018
- Town of Great Falls – August 2018
- Chester County – February 2020
- Chester County – March 2021

PUBLIC ENGAGEMENT – COMMUNITY SURVEY

The PLAN 4 CHESTER Community Survey was launched during the summer of 2018 as a tool to gather feedback on topics such as growth and development, recreation, and funding options for public improvement projects. The results that follow indicate the level of support from the citizens of Chester County and will help county leaders identify viable projects and policies during the implementation of this Comprehensive Plan.

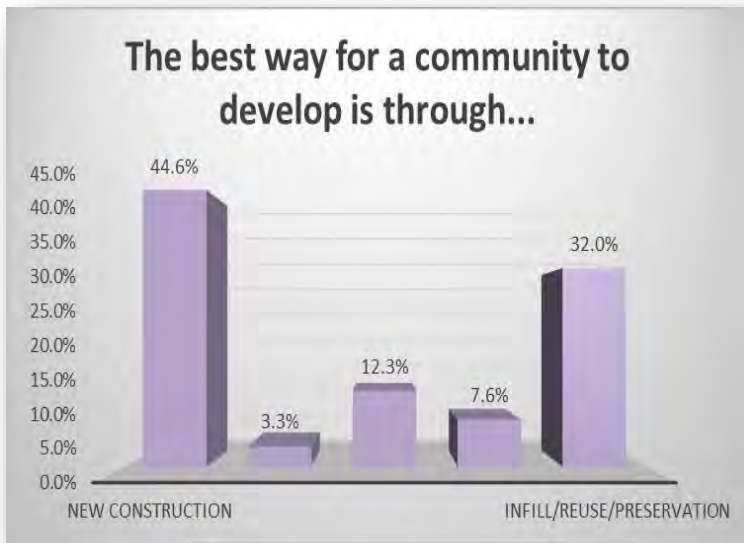
Growth and Development

Putting the community's best interests ahead of individual landowner desires was a high priority as shown on the chart to the right. This sentiment highlights the need to craft policies that consider potential negative impacts to existing members of the community, such as additional traffic and increased school enrollments. The chart below shows a strong interest in encouraging high levels of growth. To accomplish this while taking care to put the community's

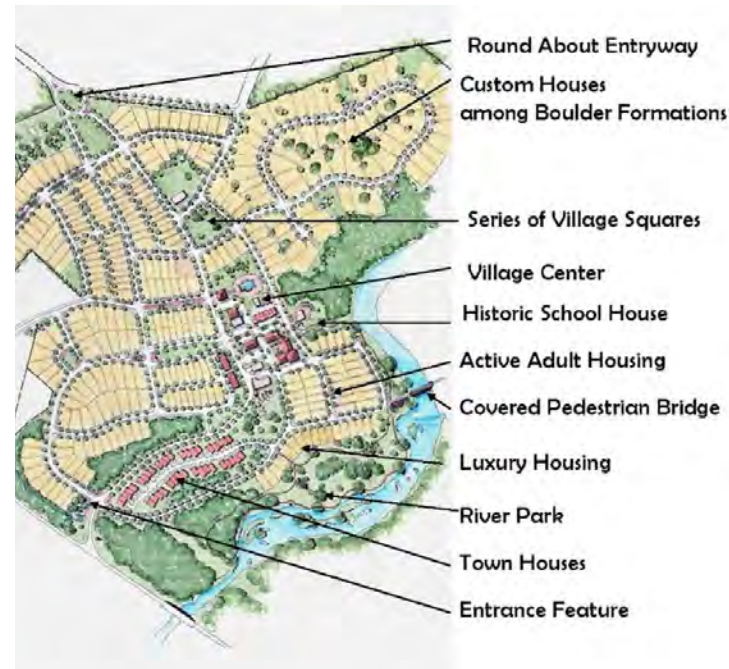


best interest first, policy makers will need to pay attention to where and when development occurs.

Timing of new development projects is subject to market conditions; however, land use changes (rezonings) for individual developments and capital facilities planning through the Capital Improvements Plan (CIP) and impact fees can help ensure adequate community infrastructure to support increases in residents, businesses, and tourists.



Accommodating new residents and businesses into the existing community fabric can be challenging as reflected in the survey responses. Support for new construction at 44.6% is balanced with 32% for infill/reuse/preservation as a viable alternative. Similarly, 57.1% of survey responses prefer large lots away from towns and at a lower density as the best location for new residential development. At the same time 36.9% like small lots in towns with high connectivity to utilities and public services. Redevelopment typically occurs in established neighborhoods and areas with existing infrastructure (roads, utilities, and parks), while new development tends to happen in undeveloped areas such as “green fields” often without established existing infrastructure. Both patterns of development are positive signs of a healthy and growing economy, and both can be successful in the various communities of Chester County.



Source: Chester County Gateway Master Plan and Merrifield Patrick Vermillion MVP Properties

PUBLIC ENGAGEMENT – CHESTER TALK BACK SESSIONS

Over the course of three years (2016-2020) Chester Talk Back Sessions gave members of the Chester community a voice in local government matters. With strong support from elected officials and staff of Chester County and the City of Chester, five open-mic sessions were held on a variety of topics ranging from community appearance to housing to small business opportunities.

- Talk Back I – March 2016
- Talk Back II – January 2017
- Talk Back III – October 2017
- Talk Back IV – May 2018
- Talk Back V – September 2018
- Talk Vack VI – August 2020



WEST CHESTER COMMUNITY DROP-IN – JUNE 2018

Held at the West Chester Community Center, residents from West Chester helped identify community assets (below). Concerns were also voiced about challenges they face: road maintenance needs, dilapidated houses and businesses, updates for recreation facilities, and response times for emergency services.



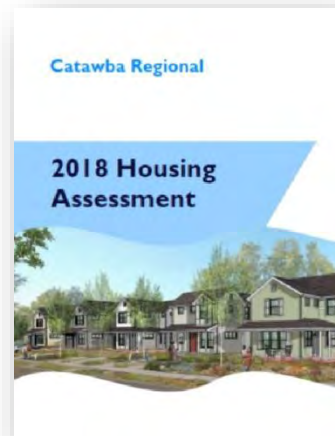
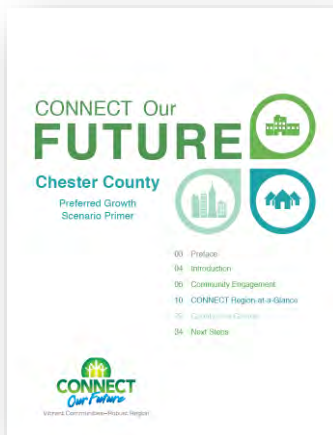
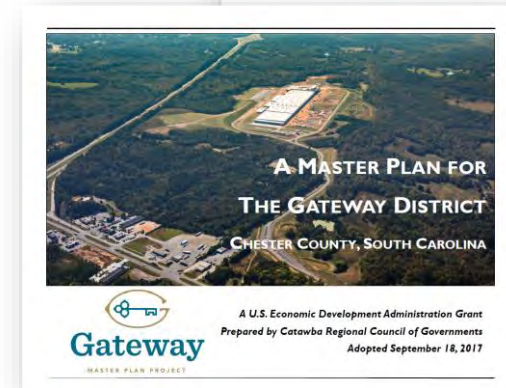
CITY OF CHESTER DROP-IN – AUGUST 2018

Held at the Chester County War Memorial Building, residents from the greater Chester community attended and discussed a variety of topics including parks and recreation, healthy/active lifestyles, workforce housing, historic downtown Chester, safety, and maintenance of rental properties. Community health was a central theme that encompasses several areas of interest and recent efforts by Eat Smart Move More Chester County, Carolina Thread Trail, and Chester Farmers and Artisan Market. Also of note is Chester’s historic downtown which is “large and intact” thereby providing opportunities for place-making and promoting historical tourism.

CHAPTER 12 STRATEGIC ACTION PLAN

The final section of the Chester County Comprehensive Plan 2019-2029 is the Strategic Action Plan. Its purpose is to provide meaningful and focused action steps that can be taken to improve, protect, and enhance the livability of Chester County. Several planning initiatives and planning documents have been completed in recent years regarding Chester County's future, including:

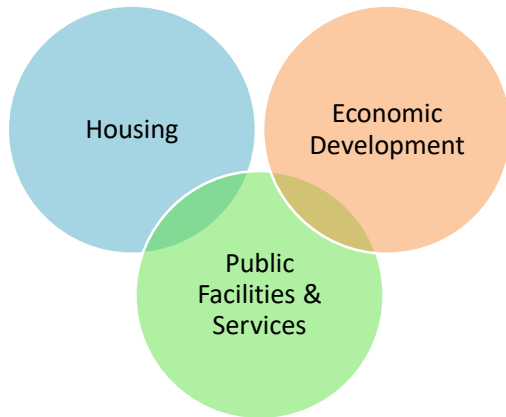
- CONNECT: Our Future Bi-state Regional Plan
- Prosperity for Greater Charlotte
- CDBG Needs Assessments
- Catawba Regional Housing Assessment
- Catawba Regional Comprehensive Economic Development Strategy
- Gateway Master Plan
- Chester County Economic Development Strategic Plan
- Southern Regional Education Board Needs Assessment Report



CHAPTER 13 THEMES

The Comprehensive Plan is a compilation of information, ideas, and policies from multiple agencies with a vested interest in the future of Chester County. Identifying and organizing the priorities from the public, private, and non-profits sectors in a coherent and seamless manner is an ongoing process. The concept of using available resources and momentum already created by community partners is not unique to this project, but it is often overlooked due to the immediacy of daily activities. The Great Recession (December 2007 to June 2009) taught us several lessons; chief among these is that continued reliance on state and federal coffers to fund local projects is not sound fiscal policy. Leveraging resources—knowledge, facilities, financing—from all sectors will make Chester County more attractive for growth and put it in a position to withstand future economic storms.

Key Themes



key themes—Housing, Economic Development, and Public Facilities and Services—arose from these planning efforts and will be further developed and refined in the Strategic Action Plan to help connect policies and projects with partners and agencies so that tangible improvements can be made and tracked over time. This level of accountability will help demonstrate that progress is being made and that success is a by-product of collaboration, teamwork, and intentional investment in achieving goals and objectives.

The format of the following sections is intended to aid and support implementation of the plan by clearly listing details that include the following:

Step	A policy, project, or service.
Source	Public or private sector entity.
Source	Financial resources via grants, loans, or in-kind services.
Timeframe	Immediate (1 year), Short-term (2-5 years), or Ongoing (1-10 years)
Plan Element	To ensure compliance with SC law.

HOUSING

Housing is a fundamental need that all people in society have, and the residents of Chester County are no different. The Analysis of Impediments to Fair Housing Choice in Chester County prepared by Catawba Regional revealed “that low incomes and high unemployment along with a lack of affordable housing are the primary impediments to fair housing in the county.” Recent economic development activities have helped replace “jobs lost in the textile industry, but many more new jobs are needed in order to lower unemployment, raise wages, and slow the loss of population in the county.”¹ The Catawba Regional Housing Assessment is an evaluation of the economic conditions and general housing affordability within each county of the region as well as an assessment of the burden of housing costs upon its residents. This study serves as a foundation and catalyst for addressing workforce housing needs in Chester County and the region. The following action steps will help improve housing in Chester County.

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
1. Enforce the International Property Maintenance Code to address sub-standard housing conditions and continue to support the elimination of slum and blight.	Local Councils Code enforcement staff Private property owners	N/A	Immediate Year 1	Housing Population
2. Increase and expand the availability and accessibility of affordable homeowner and rental housing opportunities.	Private sector builders Non-profit builders (I-58) Chester Housing Authority (City of Chester Only) Planning Commissions	Private sector HUD CDBG	Ongoing Years 1-10	Housing Economic Land Use Population

¹ Analysis of Impediments to Fair Housing Choice in Chester County.

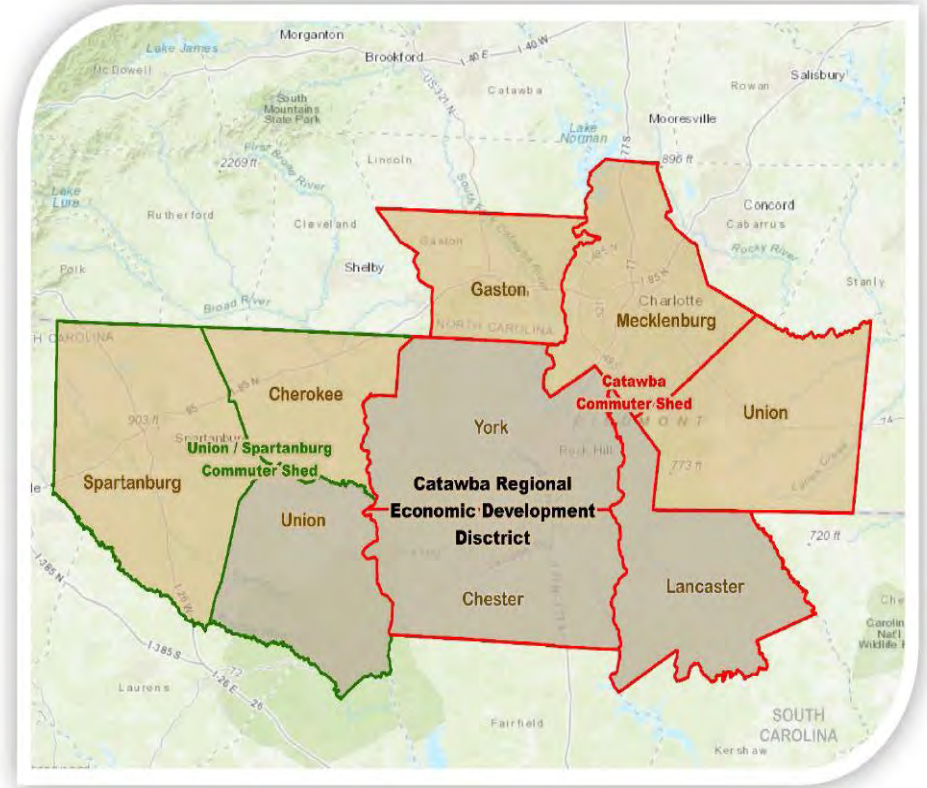
ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
	Local Councils			
3. Encourage higher density housing development, where appropriate, in or adjacent to areas with adequate infrastructure, particularly municipalities and designated small area planning area, like the Gateway District or the future SC 9/Fort Lawn plan.	Planning Commissions Local Councils Private sector builders Non-profit builders	N/A	Short-term Years 2-5	Housing Land Use Transportation Community Facilities
4. Leverage the success of the Neighborhood Initiative Program to spur the redevelopment of vacant lots for affordable workforce housing. ²	Catawba Regional COG Private sector builders Non-profit builders	Private sector HUD CDBG	Short-term Years 2-5	Housing Economic
5. Promote the development of more housing choices—type, location, and price—to meet existing and future housing market demands that appeal to young professional employees, empty-nesters, and seniors—by updating land development codes and ordinances.	Private sector builders Non-profit builders Local land owners Planning Commissions Local Councils	Chester County	Short-term Years 2-5	Housing Land Use Population

² Workforce housing (\$150-250,000) for skilled workers, public sector (teachers, first responders), and service sector workers.

ECONOMIC DEVELOPMENT

Chester County is located in the Catawba Region of South Carolina which also includes the counties of Lancaster, Union, and York. Economic potential in this region is promising, due largely to the fact that location, existing development, labor force, educational institutions, and natural and cultural resources provide a sound foundation for economic growth. In order to take advantage of this potential and alleviate persistent problems with low-income levels and unstable employment patterns, a mutual effort is needed from both public and private sectors. The **Catawba Region's** Comprehensive Economic Development Strategy or CEDS is a coordinated economic district planning program used by local governments.

This annual report includes a wide range of demographic and socio-economic data paired with detailed analysis of the impact of the data presented; additionally, the geographic scope of analysis includes counties outside the Catawba Region. With an understanding that the economy of the Catawba Region's four counties is influenced by surrounding counties' economies, two additional regions and data sets are



Source: Esri and CRCOG

included in the scope of analysis as shown in the map above. The Catawba Region Commuter Shed includes the South Carolina counties of Chester, Lancaster, and York and the North Carolina counties of Gaston, Mecklenburg, and Union. By working together with neighboring jurisdictions, Chester County can better leverage resources and deliver a higher level of sustained success for workers and employers now and in the future.

The following action steps will help strengthen and improve existing economic development activities and leverage resources to diversify the economy of Chester County.

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
1. Protect existing industrial developments while promoting new industries and economic development opportunities.	I-77 Alliance Chester Development Association. Local Councils SC Department of Commerce	EDA RIA	Immediate Year 1	Economic Population
2. Continue to create an environment which leads to increased industrial investment for the Chester County economy.	I-77 Alliance Chester Development Association. Local Councils SC Department of Commerce		Ongoing Years 1-10	Economic Land Use Community Facilities
3. Continue to support brownfields revitalization through assessment, re-use, demolition, and clearance of former textile mill sites and dilapidated buildings.	Local Councils Catawba Regional COG	EPA CDBG	Ongoing Years 1-10	Economic Land Use Cultural Housing
4. Develop career pathways with local educational partners and businesses within key Industry Target areas: chemicals, food and beverage products, advanced materials, and transportation equipment.	Chester County Schools York Technical College	WIOA	Ongoing Years 1-10	Economic Population

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
	Workforce Development Board Chester Development Association			
5. Continue to leverage resources to strengthen workforce development activities including occupational skills training in the Catawba target sectors: healthcare, maintenance/manufacturing, transportation/logistics, building/construction, and office/computer technology.	Workforce Development Board Chester County Schools York Technical College Chester Development Association	WIOA	Ongoing Years 1-10	Economic Population Community Facilities
6. Support local farms and agri-tourism efforts to promote rural economies and locally produced foods.	Chester Food Hub Eat Smart Move More Chester Catawba Farm & Food Coalition Olde English District	USDA SCDA SCDHEC	Ongoing Years 1-10	Economic Natural Resources
7. Continue to support existing recreation assets including Chester State Park, Landsford Canal State Park, Rocky Creek Trail (Part of the Carolina Thread Trail), and Sumter National Forest.	SC Parks, Recreation and Tourism Olde English District	SCPRT	Ongoing Years 1-10	Community Facilities Population

ECONOMIC DEVELOPMENT ACRONYMS

EDA – Economic Development Administration

EPA – Environmental Protection Agency

WIOA – Workforce Innovation and Opportunity Act

USDA – US Department of Agriculture

RIA – Rural Infrastructure Act

SCDA – SC Department of Agriculture

SCDHEC – SC Department of Health and
Environmental Control

PUBLIC FACILITIES AND SERVICES

Public facilities and services are the backbone of a successful community. Roads, schools, libraries, and other infrastructure are necessary and essential for daily activities in Chester County. These community facilities help define the areas that they serve, and care should be taken to plan, build, and maintain them so that residents, businesses, and visitors can enjoy them for generations. A prudent approach to managing the public's investment in facilities is to prepare a Capital Improvements Program or CIP to determine capital facilities needs within a 10-year timeframe. This tool helps take stock of existing facilities and financial resources as well as plans for expansion of services due to growth in employment and population.

Public services go hand-in-hand with facilities. Public safety, education, economic development, etc. all depend on public facilities for delivery. While the CIP and impact fees will help fund facilities, services rely on annual tax revenues or fees and are accounted for in the operating budgets of their respective public bodies. Continuing to leverage partnerships between the public, private, and non-profit sectors and faith community is vital.

The county is currently in the process of completing their CIP. Once complete, the county will evaluate the feasibility of creating an impact fee to address anticipated growth in the Gateway/I-77 Exit 65 area.

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
1. Develop a Capital Improvements Program to help plan for capital facilities and major equipment investments for the next decade.	Chester County Council Consultant	Chester County	Immediate Year 1	Priority Investment
2. Prepare an Impact Fee Study as a funding tool for eligible capital projects.	Chester County Council Consultant	Chester County	Immediate Year 1	Priority Investment
3. Continue to improve the transportation network in Chester County to enhance economic development, tourism, and healthy lifestyles.	SCDOT Catawba Regional COG Chester County CTC	FHWA SCDOT	Ongoing Years 1-10	Transportation Economic Population

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
4. Support school facilities improvements to address age, capacity, and location issues.	Chester County Schools	Chester County School District	Short-term Years 2-5	Community Facilities Cultural Resources Land Use
5. Promote the maintenance and development of recreation facilities such as the Carolina Thread Trail, Whitewater Kayaking, and Dearborn State Park in Great Falls, that support healthy lifestyles and combat chronic illnesses affecting Chester County Residents.	Eat Smart Move More Chester Local Councils Private and non-profit sectors SC Parks, Recreation and Tourism	SCPRT Foundations	Short-term Years 2-5	Community Facilities Population Transportation
6. Continue to support existing recreation assets including Chester State Park, Landsford Canal State Park, Rocky Creek Trail (Part of the Carolina Thread Trail), and Sumter National Forest.	SC Parks, Recreation and Tourism Olde English District	SCPRT	Ongoing Years 1-10	Community Facilities Population

PUBLIC FACILITIES AND SERVICES ACRONYMS

CTC – County Transportation Committee

FHWA – Federal Highway Administration

SCPRT – SC Department of Parks, Recreation
and Tourism

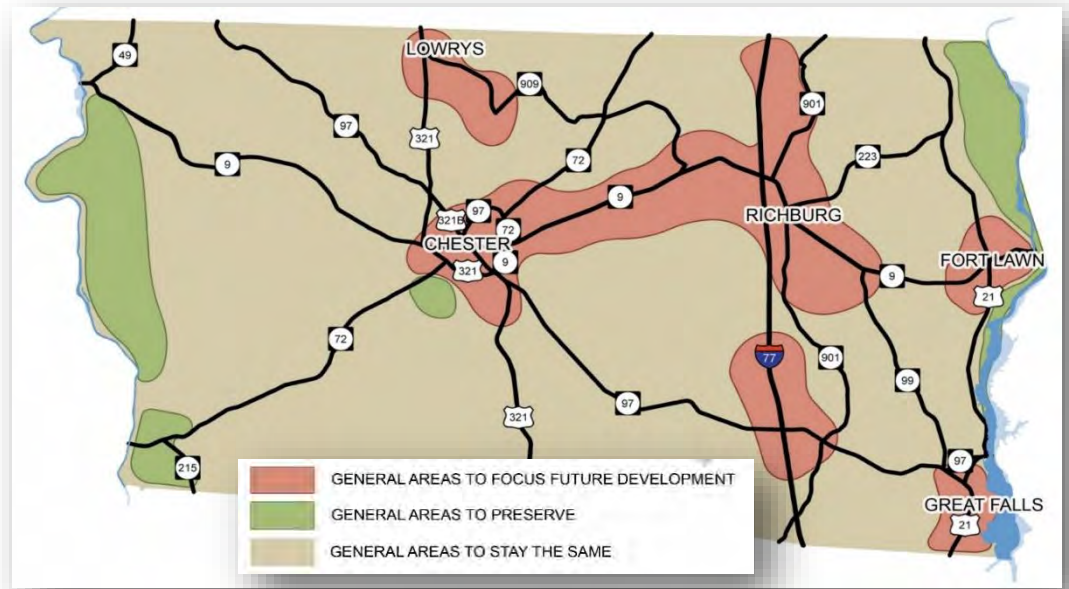
SCDOT – SC Department of Transportation

FUTURE LAND USE PLAN

The Future Land Use Plan takes into consideration community assets and public infrastructure (existing and proposed) that was identified in preceding sections of the Comprehensive Plan to provide a context for policy-makers to use when updating ordinances and policies that affect future public and private development activities. It also locates in general terms where future growth may occur in the county and specifically where it may occur in relation to the municipalities. The map on this page is a visual tool that helps answer the question of where growth should occur based on three choices:

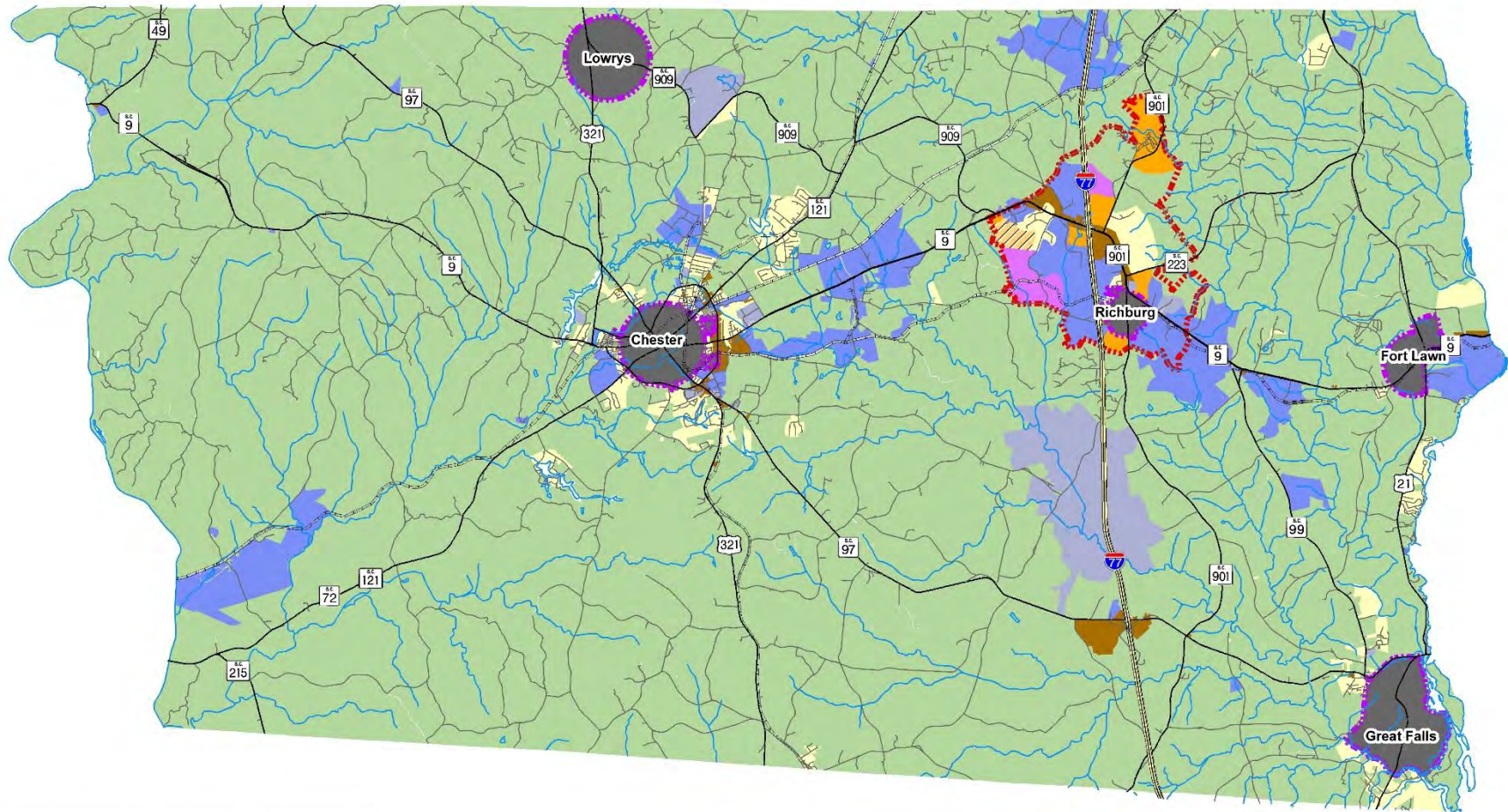
- Areas to focus future development
- Areas to preserve
- Areas to stay the same

Where Should We Grow?



Source: Chester County, CRCOG, and SCDOT

To increase the likelihood that a new zoning ordinance and map will better reflect key principles, intended development patterns, and standards discussed in the Comprehensive Plan, seven general land use classifications have been used. This approach will provide flexibility for appropriately mixing land uses and re-shaping the current development pattern of the county to protect each local community's natural and cultural assets while balancing the demands for growth. Similarly, when the Gateway Area Master Plan was prepared, nine land use categories were identified as the framework for future development. The Future Land Use Map on the following page incorporates the Gateway District boundary and land uses. Also, areas within the municipalities are shaded to reflect their independent decision-making authority. The Gateway Master Plan should be used as a supplement to the Comprehensive Plan that can be amended and updated as needed.



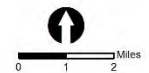
Land Use Category	Gateway Land Use	Road Type
Rural Living	Rural Living	Interstate
Suburban Neighborhood	Single Family Residential	Major Road
Suburban Center	Mixed Residential	Local Road
Walkable Center	Mixed Use	Rail Road
Town Center	Town Center	Water Feature
Industrial Center	Commercial	Municipality
Special District	Mixed Use Industrial	Gateway Planning Area
	Industrial	
	Institutional	

Future Land Use Map

Chester County Comprehensive Plan



215 Hampton Street • Rock Hill, SC 29731
 phone 803.327.9041 • fax 803.327.1912
 www.catawbacog.org



Revised December 2018

Data Sourced from Catawba Regional Council of Governments, & Chester County Planning Department

Catawba Regional COG disclaims any liability or responsibility for damages that may arise from the use of this map. While efforts have been made to insure accuracy, utility of this map and data therein should be limited to representational purposes only.

COMMUNITY TYPES

The Land Use Map uses a simple, but important concept introduced during the CONNECT regional planning process—designating areas based on “community types.” Community types are physical descriptions of different kinds of built or natural environments such as “rural living,” “walkable neighborhood,” or “suburban commercial center” to name just a few. The use of community types marks a significant shift in planning practice in the last two decades, away from conventional and functional designations that merely specified the use of land and towards a renewed interest in the relationships between land uses and urban design. The objective of this more contextual way of classifying land uses is to produce more economically and environmentally attractive places to live, work, and play.

Detailed descriptions and graphics for each of the future land use classifications are available in the Appendix (example shown here). This information will be used as the foundation for re-writing development codes and updating the zoning map. Additional graphics for the future land use categories are provided on the following pages as illustrative examples that are readily understandable and relatable to existing communities in Chester County.

Rural Living

The Community Type “Rural Living” includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

Place Types Included:

- Working Farm (WF)
- Rural Living (RL)
- Conservation-based Subdivision (CBS)
- Rural Crossroads (RC)

Land Use Considerations



Land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.


- Cultivated Farmland
- Who-Yards / Timber Harvesting
- Livestock / Amble
- Natural Area
- Single-Family Detached Home
- Smaller-lot Single-Family and Town Homes
- Mobile Home
- Barns / Storage
- Light Industrial (auxiliary to farming)
- Church
- Gas Station
- Convenience Store / Hardware Store / Restaurant

Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

Form & Pattern	
General Development Pattern	Separate Uses
Residential Density	.05-.25 DU/A
Non-Residential Intensity	.05-.20 FAR
Prevailing Building Height	1-2 Stories
Transportation Choices	Auto
Typical Block Length	N/A
Open Space Elements	Natural Areas/Streams/Corridors
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Drive
Typical Street Cross Section	Rural/Suburban



Rural Living



Suburban Neighborhood



Source: Connect our Future

Suburban Center



Walkable Center



Source: Connect our Future

Town Center



Industrial Center



PRIORITY INVESTMENT PLAN

In May 2007, the South Carolina Priority Investment Act (PIA) was signed into law. The PIA consists of amendments to the 1994 Local Government Comprehensive Planning Enabling Act that include adding a new Priority Investment Element to the list of required elements for local comprehensive plans. The Priority Investment Element serves to connect the major capital improvement needs identified in the other elements of the comprehensive plan. State Law notes that:

A priority investment element [is required] that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. [www.scstatehouse.gov/code/t06c029.htm]

The legal definition of 'public infrastructure and facilities' is somewhat flexible; therefore, this element will include a ten-year inventory of public facilities and infrastructure improvements that have an estimated cost of at least \$100,000 and are identified in one or more of the following:

1. Capital Sales Tax Projects
2. Chester County Capital Improvements Program
3. Strategic or Capital Plans for any unit of local government in Chester County
4. Strategic or Capital Plans for any utility provider in Chester County
5. Strategic or Capital Plans for any state or federal agency in Chester County

The County is currently in the process of developing a Capital Improvement Plan, once complete, the Priority Investment Element can be completed.



Chester County, South Carolina

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

Date: October 18, 2021

To: County Council

From: Susan M. Cok

Subject: Approval of Bid – Preventative Maintenance – Fire Apparatus

Chester County Council Members,

On September 28, 2021, the Purchasing Office and Fire Service issued RFP 2122-01. The bids were opened on October 12, 2021. There was 1 bid received and our recommendation is to award the bid to Lesslie Welding & Fabricating out of Rock Hill, SC in the amount of \$29,080.90. This will be a 2-year contract with the option to renew for two (2) additional one (1) year contracts.

Respectfully,

Susan M. Cok

Susan M. Cok,
Director of Contracts and Procurement

Chester County Fire Service
598 Saluda Road
Chester SC 29706

Date _____ Technician: _____

Apparatus # _____ Mileage _____ Hours _____

Make: _____ Model: _____ VIN: _____

Pump Make _____ Pump Serial # _____ Pump Model # _____

Pump Hours: _____ Aerial Hours: _____

Code X – OK NR – Needs Repair

- _____ Change engine oil and filter(s)
- _____ Change fuel filter(s)
- _____ Change coolant filter(s) & refill coolant
- _____ Check belts and hoses
- _____ Check all remaining fluid levels & fill as needed (Driveline, Power Steering, Transmission)
- _____ Check for fluid/oil leaks
- _____ Check all gearbox/differential fluid levels
- _____ Check driveshaft/universal joint condition
- _____ Check exhaust system
- _____ Check brake system and adjust brakes
- _____ Check chassis air system (recovery and/or leaks)
- _____ Lubricate chassis
- _____ Check electrical system (battery terminals/voltage)
- _____ Check windshield wiper operation/condition
- _____ Check windshield washer operation
- _____ Drain fluid from pump transmission
- _____ Clean oil filter if equipped
- _____ Refill pump transmission with proper fluid
- _____ Fill Auto-Lube if equipped
- _____ Adjust pump packing per manufactures specifications

- _____ Check pump shift operation
- _____ Check and lube all linkages on pump/body/valves
- _____ Check pump master drain and all discharge drains operation
- _____ Check pump cooler and lines
- _____ Check primer tank and lines
- _____ Check RPM counter and cable if equipped
- _____ Check operation of primer pump
- _____ Check all DOT/compartments/underbody lights on the complete unit
- _____ Check operation of all warning and scene lights (12 volt and 120 volt)
- _____ Check and lubricate all door hinges and latches on body and chassis
- _____ Change filters and check oil levels and for leaks on hydraulic generator if equipped
- _____ Change oil and filters on small engine equipment if equipped
- _____ Check steering components
- _____ Check/adjust tires pressures
- _____ Check auxiliary engine cooler (lines and/or leaks)

Aerial Apparatus:

- _____ Change all Hyd. Filters
- _____ Check for abnormal wear
- _____ Grease aerial device
- _____ Check cable and/or cylinder condition
- _____ Check fluid level
- _____ Grease pivot points
- _____ Grease waterway (if equipped)
- _____ Check out riggers
- _____ Lubricate out riggers
- _____ Check overall aerial operation

Discrepancies: _____

***Any item that needs to be repaired or replaced must have prior approval by the Chester County Fire Coordinator.**

Truck #	Year	Make	Type	VIN
Fort Lawn FD 5671 Pleasant Ave. Fort Lawn SC				
210	1998	FREIGHTLINER	PUMPER	1FV6JLCB7WH904139
211	2019	KME	PUMPER	1K9AF4S85KN058973
221	1999	INTERNATIONAL	TANKER	
220	1993	INTERNATIONAL	TANKER	2HTSDPCR4PH518580
231	2009	CHEVY	BRUSH	
232	2005	CHEVY	BRUSH	
241	2005	SPARTAN	AERIAL	
233	2009	FORD	BRUSH	
Great Falls FD 506 Chester Ave. Great Falls SC				
310	1995	INTERNATIONAL	PUMPER	1HTSDADRS684827
311	1987	GMC	PUMPER	1GDM7D1G1HV537759
312	2014	INTERNATIONAL	PUMPER	
320	1992	CHEVY	TANKER	
340	2000	FREIGHTLINER	SERVICE	
330	1999	FORD	BRUSH	
Lando FD Lando Station 3795 Lando Rd Lando SC				
411	1987	GMC	PUMPER	1GDP7D1G8HV539537
430	1989	CHEVY 3500	BRUSH	1GCGK34NXKE157167
Lando FD Edgemoor Station 4487 Edgeland Rd Edgemoor SC				
440	2004	FREIGHTLINER	RESCUE	1FVACYCS64HM88308
421	2012	INTERNATIONAL	TANKER	1HTWCAZR0DJ115631
412	2014	INTERNATIONAL	PUMPER	
442	2001	Dodge	SERVICE	
441	2012	HME	QUINT	
443	1993	Ford	SERVICE	
Lando FD Killian Rd Station 2022 Killian Rd Edgemoor SC				
410	1995	FREIGHTLINER	PUMPER	1FV6JLCB2SL558234
420	1993	CHEVY	TANKER	1GBP7H1J8J105796
431	1984	CHEVY	BRUSH	2GCGK24MXE1180746
Leeds FD 3441 West End Rd Carlisle SC				
510	2007	INTERNATIONAL	PUMPER	1HTMKAZR97H462672
520	1990	CHEVY	TANKER	1GBM7H1J6LJ202962
530	2005	FORD	BRUSH	1FDWW37P55EC57948
Lewis FD 1998 Saluda Rd Chester SC				
610	2007	INTERNATIONAL	PUMPER	1HTMKAZR77H462671
612	1990	FEDERAL CYCLONE	PUMPER	46JBBAA84L1003466
613	1986	CHEVY	PUMPER	1GBL7D1G3GV119738
620	1991	CHEVY	TANKER	1GBM7H1JXMJ100453
630	2009	CHEVY	BRUSH	1GCHK44K29F155921
614	2005	E-ONE	PUMPER	
621	1996	INTERNATIONAL	TANKER	
640	1998	PIERCE	SERVICE	

Truck #	Year	Make	Type	VIN
North Chester FD 2428 Old York Rd Chester SC				
711	1998	INTERNATIONAL	PUMPER	1HTSDADRXXWH510882
720	1992	CHEVY	TANKER	1GBM7H1J1NJ102996
721	1996	INTERNATIONAL	TANKER	
730	1999	FORD	BRUSH	1FDWW37S3XEB44071
731	2002	CHEVY	BRUSH	1GCHK29U92E108993
Richburg FD Main Station 224 N. Main St Richburg SC				
810	2020	PIERCE	PUMPER	1FV6JLCB7WH806566
812	1996	KME	PUMPER	1K9AF4282TN058400
821	1997	Freightliner	TANKER	1FUCMZYB1RP465380
830	2001	CHEVY	CHIEF/BRUS	1GBHK23U13F162992
831	2005	FORD	BRUSH	
841	2006	PIERCE	Ladder	
832	1995	MIL NH01-M1	BRUSH	
814	1996	FREIGHTLINER	PUMPER	
822	2006	INTERNATIONAL	TANKER	
840	2008	CHEVY	MINI PUMPE	1GBE5E3978F410743
Richburg FD Sub Station 2668 Lancaster Hwy Richburg SC				
811	1987	GMC	PUMPER	1GDM7D1GXHV535640
820	1994	CHEVY	TANKER	1GB17H4J1RJ107208
Rossville FD Main Station 3686 Mountain Gap Rd Richburg SC				
920	1990	CHEVY	TANKER	1GBM7H1JDLJ202956
Rossville FD Sub Station 2774 Mountain Gap Rd Richburg SC				
910	2007	INTERNATIONAL	PUMPER	1HTMKAZR07H462673
931	2005	CHEVY	BRUSH	
930	2000	DODGE	BRUSH	3B7KF26Z9YM235305
South Chester FD Main Station 2252 Columbia Rd Cheste SC				
1110	1995	FORD	PUMPER	1FDYF80E9SVA77303
1112	1987	GMC	PUMPER	
1131	1995	CHEVY	BRUSH	1GCGK24F2SE191753
1120	1994	CHEVY	TANKER	1GBP7H1JXRJ107178
South Chester FD Sub Station 1599 Pleasant Grove Church RD				
1111	2019	KME	PUMPER	
1121	1981	FORD	TANKER	1FDPF82K3BVJ09223
1140	1990	FORD	SERVICE	
West Chester FD 1690 Pinckeney Rd Chester SC				
1210	1998	INTERNATIONAL	PUMPER	1HTSDADR1WH510883
1211	1982	CHEVY	PUMPER	1GBL7D1E8CV132610
1212	1980	CHEVY	PUMPER	
1220	1991	FORD	TANKER	1FDYL90AXMVA16346
1221	2018	INTERNATIONAL	TANKER	
1230	2009	FORD F-350	BRUSH	
1240	2000	INTERNATIONAL	SERVICE	

Truck #	Year	Make	Type	VIN
Cross Roads FD 4711 Cabal Rd Lockhart SC				
1410	2003	INTERNATIONAL	PUMPER	1HTMKADR34H668122
1420	2007	STERLING	TANKER	2FZACHDJ67AY42016
1430	2000	DODGE	BRUSH	3B7KF23Z81G200893
HAZMAT- 988 MCCANDLESS RD				
99	1993	OSHKOSH	ARFF	
145	2000	SMEAL	PUMPER	
146	2013	FORD	SERVICE	
147	1997	DODGE	BRUSH	

Lesslie Welding And Fabrication
2975 Lesslie Highway
Rock Hill, SC, 29730

Pump and Chassis Maintenance

Customer Ccfs Date 7/15/20

Apparatus # 520 Mileage 4606 Hours

Make: Chery Model: Kodiak VIN:

Pump Make Pto Pump Serial # Pump Model #

Pump Hours: Aerial Hours:

Code X - OK NR - Needs Repair

- Change engine oil and filter(s)
- Change fuel filter(s)
- Change coolant filter(s)
- Change transmission filters
- Check belts and hoses
- Check all remaining fluid levels (Driveline, Power Steering, Coolant, Transmission)
- Check for fluid/oil leaks
- Check all gearbox/differential fluid levels
- Check driveshaft/universal joint condition
- Check exhaust system
- Check and adjust brakes
- Check chassis air system (recovery and/or leaks)
- Lubricate chassis
- Check electrical system (battery terminals/voltage)
- Check windshield wiper operation/condition
- Check windshield washer operation
- Drain fluid from pump transmission
- Clean oil filter if equipped
- Refill pump transmission with proper fluid
- Fill Auto-Lube if equipped
- Adjust pump packing per manufactures specifications

X

- Check pump shift operation
- Check and lube all linkages on pump/body/valves
- Check pump master drain and all discharge drains operation
- Check pump cooler and lines
- Check primer tank and lines
- Check RPM counter and cable if equipped
- Check operation of primer pump
- Check all DOT/compartments/underbody lights on the complete unit
- Check operation of all warning and scene lights (12 volt and 120 volt)
- Check and lubricate all door hinges and latches on body and chassis
- Change filters and check oil levels and for leaks on hydraulic generator if equipped
- Change oil and filters on small engine equipment if equipped
- Check steering components
- Check/adjust tires pressures
- Check auxiliary engine cooler (lines and/or leaks)
- DOT Inspection.

Discrepancies: Pass side Break and turn, No Reverse lights, Switch for lights needs replaced, Bad connection, Pass Side Scene light on Rear inop. Tank leaking

Technician: Lewis / Jessie

CCMA21-28: Mattie Howze request Tax Map # 160-00-00-025-000 located at Georgetown Rd, Great Falls SC to be rezoned from R1 (Rural 1) to RG-2 (General Residential)

Applicant Mattie Howze was not in attendance, with prior notification to staff. Ms. Howze gave permission for Director Levister to speak on her behalf, in reference to this case.

Chairman Raines asked Director Levister to step to the podium. Director Levister opened by stating Ms. Howze wants to rezone the property from R1 to RG-2, so she can put a mobile home on the property. Chairman Raines asked if that would be permitted under the current zoning. Director Levister said no. Chairman Raines stated that the Commission had previously heard her case before and that there was a difference in opinion regarding the stipulations of her deed. Levister confirmed that was correct. Director Levister stated that Ms. Howze owns lot number three, but lot three is not described in the deed restrictions. Chairman Raines asked if the restrictions, as mentioned before, were not mentioned in relation to her property. Director Levister confirmed that was correct.

Chairman Raines asked if anyone on the Commission had any questions. Attorney Winters asked Director Levister back to the podium. Attorney Winters asked if the request to rezone is approved, Ms. Howze will have to get a new survey. Director Levister stated that was correct. Attorney Winters mentioned that there was previous discussion with County Council regarding another continuous property that has a prescriptive easement. Attorney Winters asked if that would have to be reflected on Ms. Howze's new survey. Director Levister confirmed, that is correct so she can meet the setbacks. Attorney Winters then asked if the continuous properties would see the prescriptive easement. Director Levister confirmed, that is correct.

Chairman Raines asked if any members of the public would like to speak in opposition to this request. No response from public. Chairman Raines then asked if any members of the public would like to speak in favor of this request.

Russ Trotter stepped to the podium and said he was not in favor nor against Ms. Howze's case. Mr. Trotter stated that he had spoken to County Council and Attorney Winters two weeks prior, with the recognition of the prescriptive easement, that Attorney Winters mentioned earlier. Mr. Trotter stated he had a few questions but was unsure if this meeting was the appropriate place to ask or if he needed to speak with Building and Zoning. He asked the dimensions of the prescriptive easement, if the easement would be treated (by Chester County) as a road, and if it will have to be resurveyed each time someone else wants to build.

Attorney Winters asked Director Levister if the easement would be dictated by ordinance. Director Levister stepped to the podium and stated that the setbacks would be determined by that, but the centerline for the right-a-way would be a decision of County Council and

the Road Department. Attorney Winters stated that there is a specific criteria that would be used, not just pulling a number out of the air.

Attorney Winters told Mr. Trotter they could have a conversation before anything is solidified. Trotter asked if the easement would have the same setbacks as a road. Director Levister stated the County would make that decision with the road department. Director Levister also stated that the county would maintain the easement, so they would maintain what the right-a-way is going to be. Mr. Trotter stated he understood.

Chairman Raines asked if once the easement is made would it be apart of the property. Attorney Winter stated it would run with the property. Mr. Trotter said when the county makes determination, anytime someone wants to build on the lots, the surveyor will have to know dimensions of easement and what applicable setbacks the county decides. Attorney Winters stated that is correct, but it will already be standing so will not have to be revisited. Mr. Trotter had no further questions nor statements.

Chairman Raines asked the Commission if they had any further thoughts. None were mentioned. Chairman Raines made a motion to approve the rezoning, as the easement legalities have been cleared up; seconded by Vice Chairman Smith. Vote 6-0, approved to rezone from R1 to RG-2.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 9-21-2021 Case # CCMA 21-28 Invoice # Remanded (4043)

The applicant hereby requests that the property described to be rezoned from R-1 to RG-2

Please give your reason for this rezoning request:
want to purchase a mobile home

Copy of plat must be presented with the application request

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

Property Address Information

Property address: Georgetown Rd Great Falls S.C. 29055
 Tax Map Number: 160-00-00-025-000 Acres: 0.546

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

PLEASE PRINT:

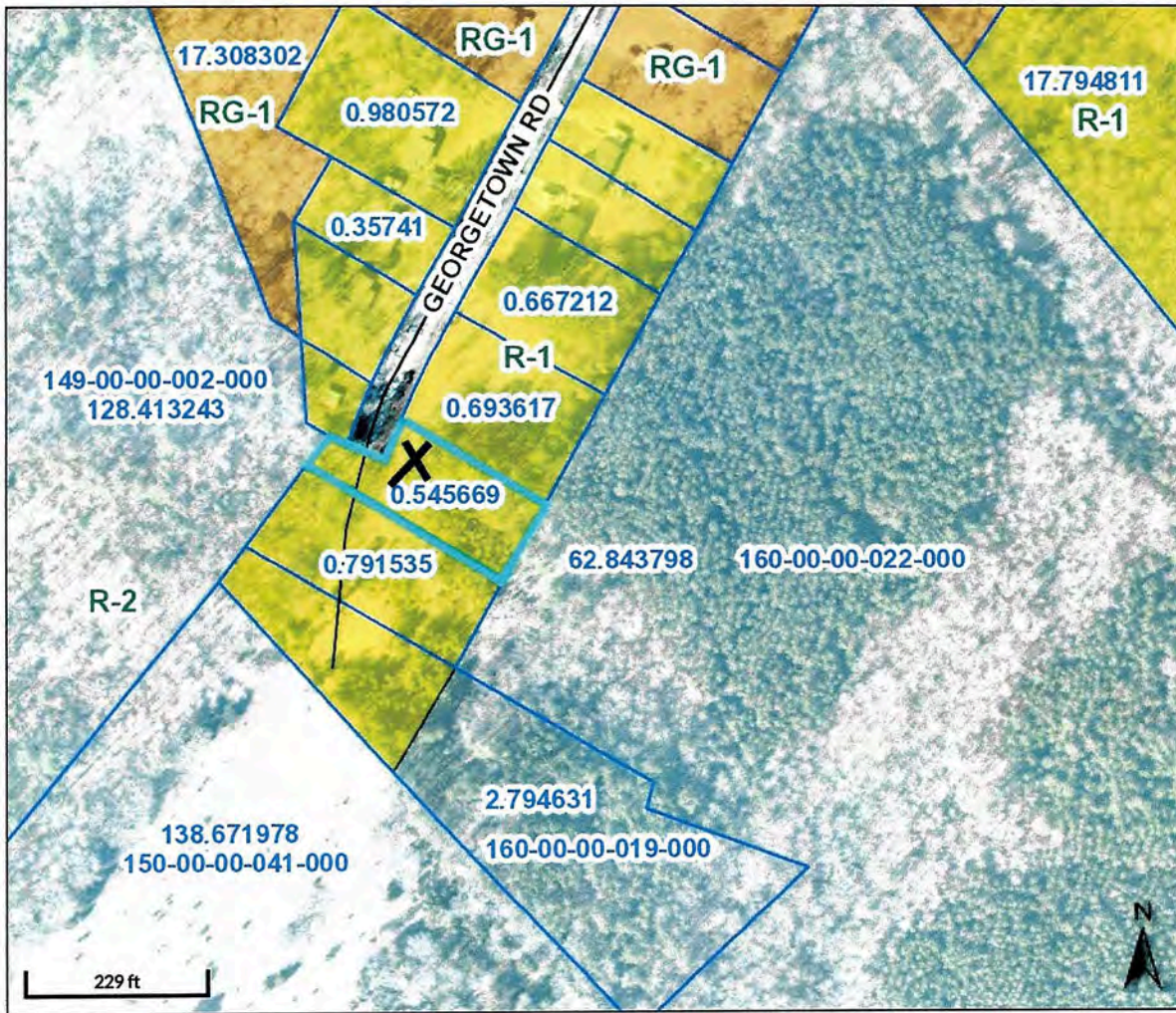
Applicant(s): Mattie Howze
 Address 5262 George Beard Ave Great Falls SC 29055
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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

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

Owner's signature: Mattie Howze Date: 8-18-2021
 Applicant signature: Mattie Howze Date: 8-18-2021

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



Overview



Legend

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

Parcel ID 160-00-00-025-000
 Sec/Twp/Rng n/a
 Property Address
 District 01
 Brief Tax Description LOT 3

Alternate ID n/a
 Class RN
 Acreage 0.546

Owner Address HOWZE MATTIE
 5262 GEORGE BEARD AVE
 GREAT FALLS SC 29055

(Note: Not to be used on legal documents)

Date created: 9/23/2021
 Last Data Uploaded: 9/23/2021 3:18:40 AM

Developed by  **Schneider**
 GEOSPATIAL

CCMA21-29: Leonard Stevens Bishop request Tax Map # 079-00-00-032-000 located on Village Dr, Chester SC to be rezoned from RG-1 (Multi-family Residential) to LC (Limited Commercial)

Chairman Raines opened this case by stating the entire property is not up for rezoning. As indicated on the Rezoning Application, it is just 5.882 acres.

Leonard Stevens Bishop, of 531 Sherwood Circle Chester, SC, stepped to the podium and stated he was here to represent the Herbert and Anna Lutz foundation. The foundation was established in 1996 to help and support the Community of Chester; in areas such as Health, Education, Religious Groups, Organizations, and various projects. All grantees must be 501C status. Since inception, the foundation has given the community and surrounding areas 8 million dollars - through 750 applicant grants.

Mr. Bishop continued to explain; Mr. Lutz appointed his niece Joanna Guyton and husband Dewey Guyton as directors of the foundation. They are responsible of day-to-day operations, along with three board members. The current primary office space for the foundation is in their family home. They plan to build a 1200 sq. ft. permanent office space on the property, to house the Lutz Foundation, if rezoned. Their future plans are to sell their personal property, that money will go to the foundation, and they will need a space for the foundation to continue to exist. Bishop stated the request is to rezone from RG1 to LC to provide a house/house-office for the Lutz foundation.

Chairman Raines asked the Commission if they had any questions for Mr. Bishop. There was none.

Chairman Raines asked if any member of the public would like to speak in opposition of this request. No member of the public spoke up. Chairman Raines then asked if there was any member of the public that would like to speak in favor of the request. Again, no member of the public spoke up.

Commissioner Grant made a motion to approve the rezoning request as requested; seconded by Commissioner Howell. Vote 6-0 to approve.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 9.21.21 Case # CCMA21-29 Invoice # 4243

The applicant hereby requests that the property described to be rezoned from RC-1 to LC

Please give your reason for this rezoning request:

To build office home for the CLARENCE H AND ANNA E Lutz FOUNDATION.

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: 55114

Property Address Information

Property address: VILLAGE DRIVE, CHESTER, S.C. 29706
 Tax Map Number: 079-00-00-032 Acres: 5.882

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

PLEASE PRINT:

Applicant(s): LEONARD STEVENS Bishop
 Address: 729 VILLAGE DRIVE, CHESTER SC 29706
 Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
 E-Mail Address: [REDACTED]

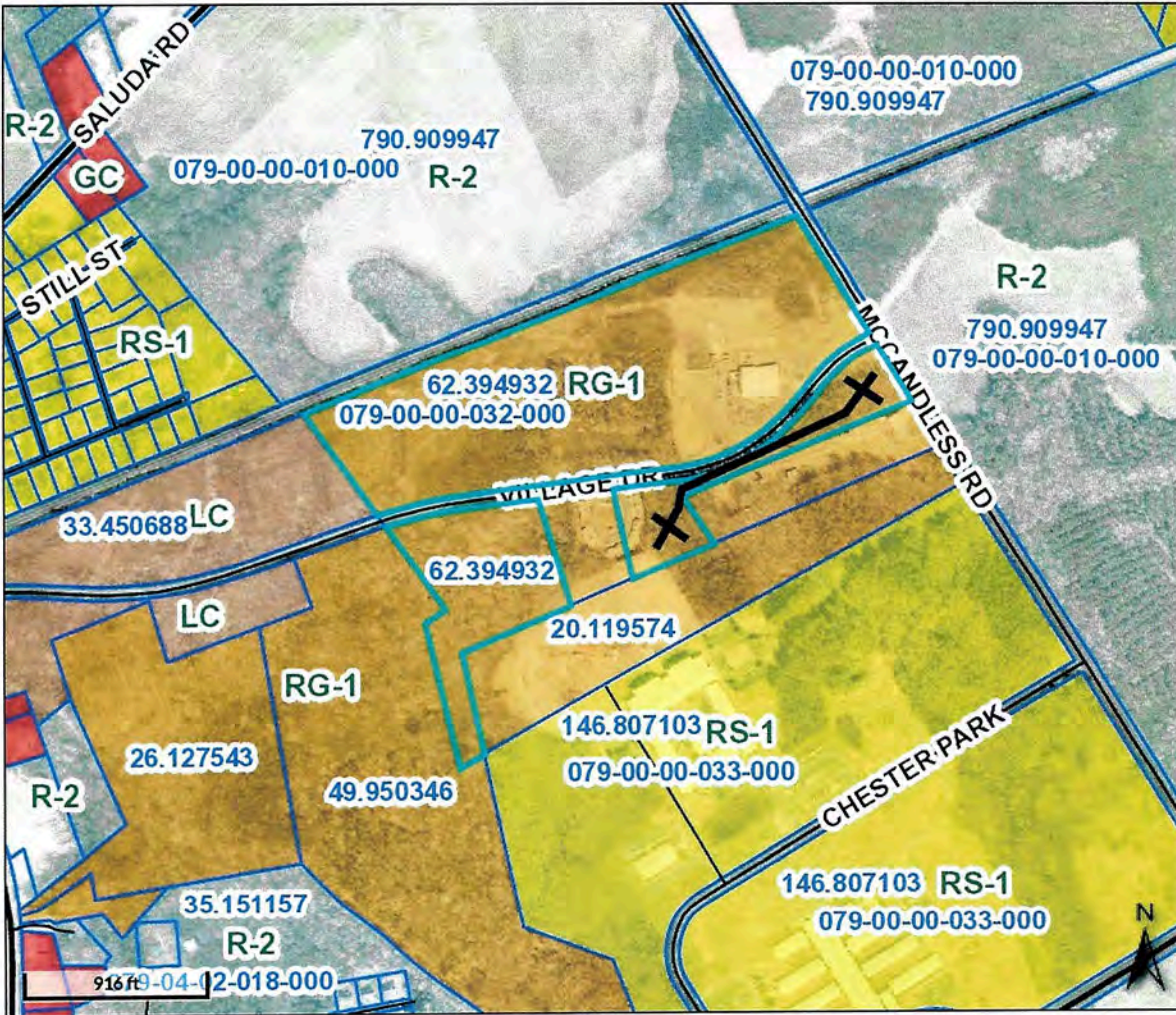
Owner(s) if other than applicant(s): DEWEY B. GUYTON, PRESIDENT
CLARENCE H. AND ANNA E Lutz FOUNDATION
 Address: P.O. Box 147 (1373 WEST END ROAD) CHESTER, S.C. 29706
 Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
 E-Mail Address: [REDACTED]

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

Owner's signature: Dewey B. Guyton Date: 8-3-2021

Applicant signature: Leonard Stevens Bishop Date: 8-3-2021

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



Overview



Legend

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

Parcel ID 079-00-00-032-000
 Sec/Twp/Rng n/a
 Property Address 729 VILLAGE DR
 District 02
 Brief Tax Description MCCANDLESS ROAD

Alternate ID n/a
 Class EX
 Acreage 62.395

Owner Address SECOND BAPTIST CHURCH
 962 MCCANDLESS ROAD
 CHESTER SC 29706

(Note: Not to be used on legal documents)

Date created: 9/23/2021
 Last Data Uploaded: 9/23/2021 3:18:40 AM

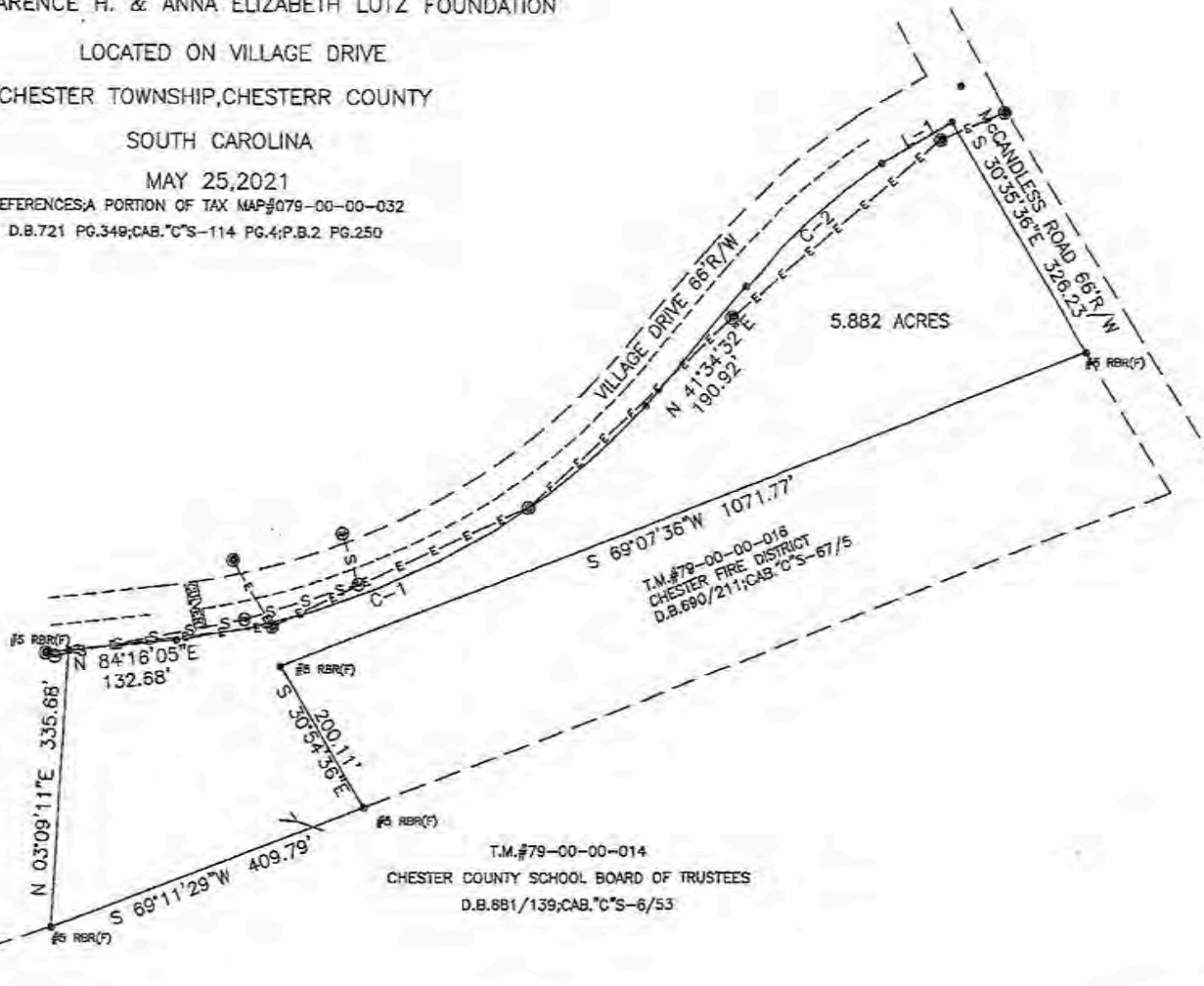
Developed by  **Schneider**
 GEOSPATIAL

MAGNETIC NORTH

PLAT OF SURVEY FOR
THE CLARENCE H. & ANNA ELIZABETH LUTZ FOUNDATION
LOCATED ON VILLAGE DRIVE
CHESTER TOWNSHIP, CHESTER COUNTY
SOUTH CAROLINA

MAY 25, 2021
REFERENCES A PORTION OF TAX MAP #079-00-00-032
D.B. 721 PG. 348; CAB. °C°S-114 PG. 4; P.B. 2 PG. 250

5.882 ACRES



T.M. #079-00-00-050
COTTAGES OF CHESTER VILLAGE
D.B. 867/210; CAB. °D°S-55/6

NOTE:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
P.P. = PINCHED PIPE

T.M. #79-00-00-014
CHESTER COUNTY SCHOOL BOARD OF TRUSTEES
D.B. 681/139; CAB. °C°S-6/53

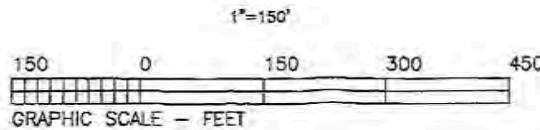
T.M. #79-00-00-016
CHESTER FIRE DISTRICT
D.B. 690/211; CAB. °C°S-67/5

CALL TABLE:

C-1	A=659.61'
	R=933.00'
	C=845.96' N 63-35-34 E
C-2	A=230.30'
	R=717.00'
	C=229.32' N 48-36-08 E
L-1	N 60-28-31 E 101.04'

NO NEW LOTS OR LINES ESTABLISHED

HIPP LAND SURVEYING, INC.
3574 VICTORIAN HILLS DRIVE
RICHBURG, S.C. 29729
PHONE (803) 789 3716



THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPP AND WAS COMPLETED ON THE DATE SHOWN ABOVE. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 40, CHAPTER 21, AND IS OF CLASS -A STANDARD. THE AREA (IF SHOWN) WAS DETERMINED USING THE D.M.D. METHOD. ENCROACHMENTS WERE RECOGNIZED AS SHOWN. ENCROACHMENTS ARE AS SHOWN, UNLESS NOTED OTHERWISE. STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

WILLIAM V. HIPP, P.L.S. 17557

CCMA21-30: Nate McDaniel request Tax Map # 060-00-02-010-000 located at 1047 Pinckney Rd, Chester SC to be rezoned from R2 (Rural 2) to ID-3 (General Industrial)

Nate McDaniel, of 4307 Cahnnas Way Waxhaw, NC, stepped to the podium. Mr. McDaniel explained he and his partner own this property on Pinckney Road and that it has a large hill. His partner is in the retaining wall business and believed that the hill is made of good structural fill. Mr. McDaniel said he had the hill bored and compaction test results confirmed the dirt is good structural fill. He has gone through DHEC and they had a public hearing in Chester. Mr. McDaniel stated DHEC said due to the volume of dirt, even though he is not going sub-grade, nor mining, nor blasting that they needed a mining permit for their intent. The mining NAICS code does not work for the current zoning. He needs to rezone to be able to grade the hill down, make it flat, and hopefully provide structural fill to many projects in and around Chester.

Chairman Raines asked how much in excess they were, under what they could have mined under R2 (current zoning). Mr. McDaniel said that he does not have a straight answer on that. In addition to volume, there is also reclaiming. Due to the fact that the dirt will be leaving site, volume, and unknown duration they (DHEC) felt this should be coded a mining permit. Chairman Raines asked if the intent is to mine this and not to level the property for any other purpose. Mr. McDaniel said the goal is to sell the structural fill and make it flat. What started this endeavor is a group out of Mooresville, approached his partner, looking to purchase a million yards of dirt. If someone was looking for 10 truckloads, a couple times a week, that would take a lot longer. There are some unknowns here and with the growth coming to Chester. I don't have a good answer, as to what the County will want because it could be two years from now. Depending on how the growth goes, without knowing how long it will take, we didn't think it was smart to make a plan just to anticipate changing it.

Chairman Raines said he read in the permit that it mentioned a million cubic feet. He asked if that was the volume Mr. McDaniel was talking about. Mr. McDaniel said the estimate is a million and a half cubic yards and they cannot disturb more than twenty-five acres at one time. They cannot disturb the entire 44 acres at once, cannot go sub-grade, and cannot dig a mine or hole.

Chairman Raines asked if they must complete the reclamation on the 25 acres, before they can move on. Mr. McDainel stated that was correct. Chairman Raines asked if they planned on a standard dump truck. Mr. McDaniel said they estimate between 11 and 17 ton trucks. Chairman Raines asked what their process would be to keep dirt out of the road, as he was familiar with another gravel business that had truck washing stations to wash the tires. Mr. McDaniel said he could do that if need be. DHEC suggested 100 feet of riprap and gravel, we did 400 feet. If that isn't enough, we could do truck washing stations or whatever it takes. Chairman Raines asked if those are functions of DHEC and their permitting of trucking and operating a mine. Mr. McDaniel responded that they (DHEC) does not give

you a plan. He hired a civil engineer and he put in specs and DHEC either allows it or makes changes. That is where the terranean, or below sub-grade, came from.

Commissioner Grant asked what he means by grade level, does that mean level with the road that is going in there. McDaniel said yes, that is correct. It will be level with Hwy 9 or Pinckney Road. Commissioner Grant asked what kind of dirt is being claimed or mined. Mr. McDaniel said pit gravel is most of what they have seen, some orange. He has borium and compaction results and can provide those. Commissioner Grant asked what will be done with the grading and stumps taken out. McDaniel said in the front (of the property) by Hwy 9 is flat and has discussed putting them there. To burn, Mr. McDaniel mentioned, he would have to apply for a burn permit.

Mr. McDaniel also explained that there is a lot of property there. He could work 25 acres and shove stumps to the other side of the property. Commissioner Grant asked if that would be taken out and then put back. Also, would that be a part of the reclamation. Chairman Raines stated the permit reads the topsoil will be redistributed as a part of the reclamation. Mr. McDaniel said that is correct, but thought they were talking about stumps. Commissioner Raines clarified that they were not talking about debris, rather the surface removed before mining. He asked if that would be pushed over to the side and then placed back on top of the final grade. McDaniel said that is right. He will have to plant trees and grass. Chairman Raines asked if the stumps would be burned or hauled off. McDaniel said he would do what the County allowed; burn permits, mulching, whatever makes most sense.

Commissioner Grant asked if the property was logged not too long ago. Mr. McDaniel said correct, it was timbered. Commissioner Grant clarified that those were the stumps he was referring to. He asked Mr. McDaniel what he was going to do with those stumps to get to the pit gravel to be mined. Mr. McDaniel said it would be moved over to the acreage not being mined at the time. Commissioner Grant asked if there was going to be any buffers around the mining operation. Mr. McDaniel said yes that DHEC had them written in the permit.

Vice Chairman Smith asked if there was a plan for stormwater runoff. Mr. McDaniel stated yes. DHEC has approved and it is place. Mr. McDaniel explained they put in additional riprap and a culvert, near the farm pond and adjacent property so water will continue to pass over and through. He paid an engineer to put those in place.

Commissioner Howell asked if the loads are going to be scaled. Mr. McDaniel said if he could, he would like to wait. He has already invested a lot of money into this project and would be nice to capture some back before purchasing scales. If it's a requirement of the County to have them scaled, that's fine. He said he heard if not dealing with rock gravel, you generally do not approach over weights. Commissioner Howell stated that he wanted to be sure Mr. McDaniel realized he would be passing Highway Patrol's main office.

Chairman Raines, in reference to Commissioner Grants previous question, stated that the setbacks are 30 feet, according to the sketch plat. Director Levister stepped to the podium to say that the permit reads 50 feet, a total of 10.06 acres involved in the buffer.

Chairman Raines asked the Commission if they had any additional questions. They did not. Chairman Raines asked if any member of the public wished to speak in opposition of the request.

Blake Woods, of 2038 Price Rd Carlisle, SC, stepped to the podium and said he was not for or against. He owns property that joins Mr. McDaniel's. He asked for clarity on how it would affect his property. He said he received a letter from the County that mentioned General Industrial, so he was thinking an industrial plant.

Mr. McDaniel stepped back to the podium and said the hill goes up and slopes off and he can not do a solid wall, but buffers are in place. Mr. McDaniel said he can take additional precautions, if needed. Mr. Woods asked Mr. McDaniel if there is a fence on the property that connects to his. Mr. McDaniel said he believed there was, but right now is the watershed runoff with rebar. Mr. Woods asked if what Mr. McDaniel is doing would affect property in the area. Mr. McDaniel stated he does not see how it could, that he has to stay 50 ft off and there are grade requirements. Mr. McDaniel offered to have Mr. Woods schedule an appointment to go out and look. Mr. Woods said he would do that at some point. Commissioner Grant asked Mr. Woods what house he lived in. He stated he owns 12.5 adjoining wooded acres.

Chairman Raines asked if there were any additional members of the public that wanted to speak in opposition or favor of the request. Attorney Winters asked that the Commission reiterate the process of rezoning. Chairman Raines said that no matter how the Planning Commission votes, it is only advisory. County Council has three readings that will either approve or deny in an official capacity. Attorney Winters stated this is the only Public Hearing. There is not a public hearing with Council, comments are allowed but it is not an exchange.

Chairman Raines asked if any Commissioners had a recommendation or motion. Commissioner Howell asked that the motion is approved with a reverter clause; once the business is no longer in existence (leveling the lot and removing gravel) that it reverts back to the current zoning classification. Chairman Raines seconded the motion.

Chairman Raines asked if there was any further discussion. Vice Chairman Smith asked staff if the County has an SR4 for stormwater runoff. Director Levister stated the stormwater is regulated by DHEC.

Vote 5-1 to approve. Commissioner Grant was opposed.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 9.21.21 Case # CCMA21-30 Invoice # 4299

The applicant hereby requests that the property described to be rezoned from R-2 to T0-3

Please give your reason for this rezoning request:

PLEASE SEE ATTACHED

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: 238910

Property Address Information

Property address: 1047 PINCKNEY RD CHESTER, SC 29706
 Tax Map Number: 060-60-02-010-000 Acres: 44.47

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

PLEASE PRINT:

Applicant(s): M. DANIEL, NATR
 Address: 4307 CAMNNAS WAY WAXHAW NC 28173
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

Owner(s) if other than applicant(s): REBILCO LLC
 Address: 4107 CAMNNAS WAY WAXHAW NC 28173
 Telephone: _____ cell _____ work _____
 E-Mail Address: REBILCO LLC _____

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

Owner's signature: [Signature] Date: 26 AUG 21

Applicant signature: [Signature] Date: 20 AUG 21

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

Reason for Rezoning

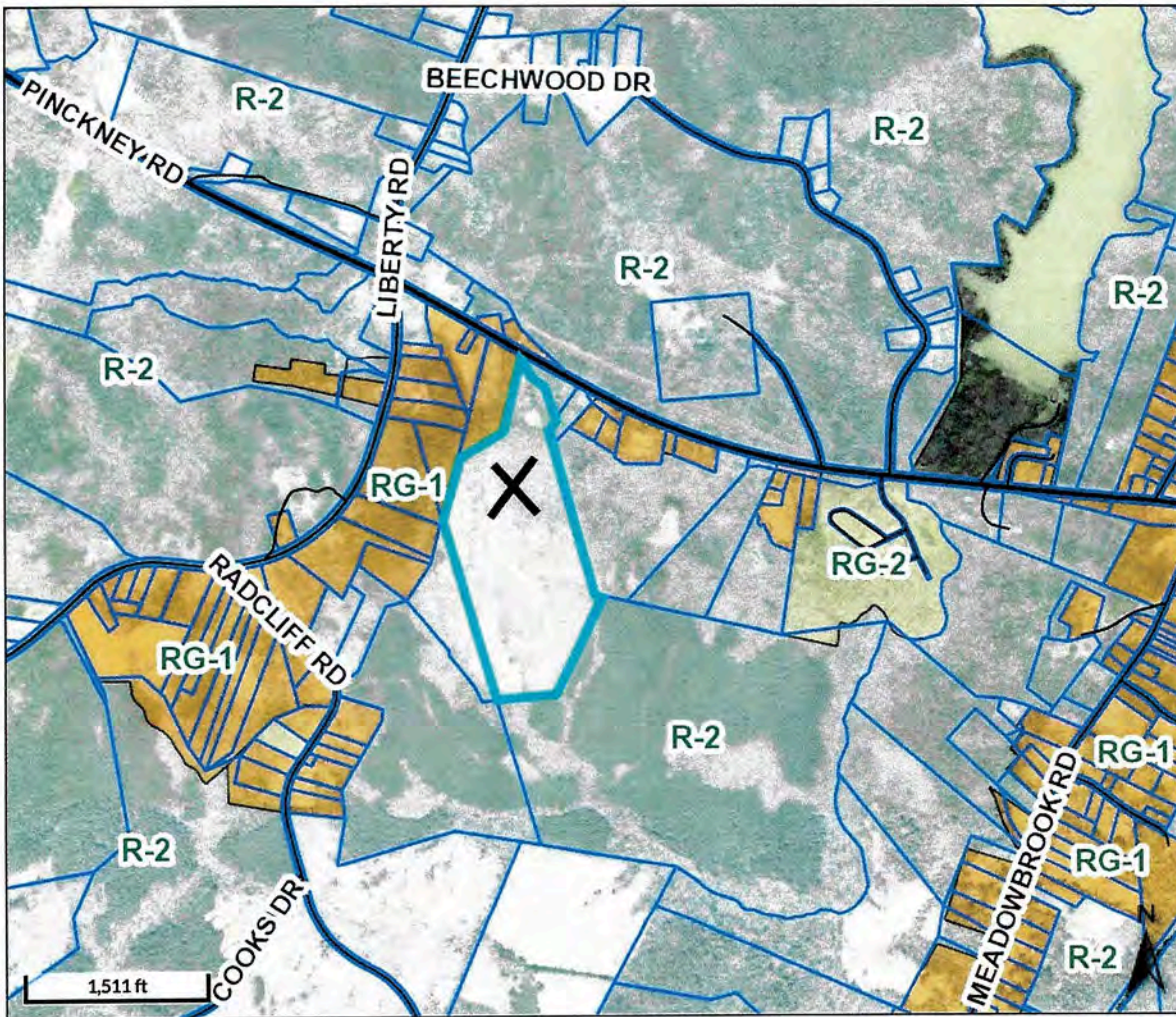
1047 Pinelawn Rd is a hill of good structural fill that peaks at approximately 75 feet with estimated volume of 1.5M yards of dirt.

We consulted DHEC for a permit to grade the land and make it flat. Permit (included) specifically notes we are not to go below grade. Our intention is to make the land flat.

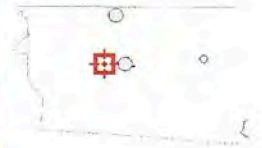
Due to volume and not reusing the dirt on site or reclaiming it, DHEC classified it as a mining operation, even though we are not going below grade.

DHEC informed us they communicated with Chester and put out a public notice.

After meeting with the Chester zoning department, we found out that due to NALs code 238910, the property would need rezoned.



Overview



Legend

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

Parcel ID 060-00-02-010-000
 Sec/Twp/Rng n/a
 Property Address 1047 PINCKNEY RD

Alternate ID n/a
 Class RN
 Acreage 44.472

Owner Address MCDANIEL NATE-1/2 INT
 % NATHAN MCDANIEL
 4107 CAHNNAS WAY
 WAXHAW NC 28173

District 02
 Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 9/23/2021
 Last Data Uploaded: 9/23/2021 3:18:40 AM

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**SOUTH CAROLINA FORESTRY COMMISSION
VOLUNTEER FIRE ASSISTANCE (VFA) GRANT
NATIONAL FIRE PLAN (NFP)
2021 GRANT APPLICATION/CHECKLIST**



Please TYPE, or print CLEARLY		<input type="checkbox"/> Entered on spreadsheet		FEPP Compliance:	
Fire Dept./Station Name: <i>RICHBURG</i>		<input type="checkbox"/> Fire Dept. (FD)	<input type="checkbox"/> Rural Fire Dept. (RFD)	<input type="checkbox"/> Fire and Rescue	Zip Code <i>29729</i>
Mailing Address: <i>225 N. MAIN ST</i>		<input checked="" type="checkbox"/> Volunteer Fire Dept. (VFD)		<input type="checkbox"/> Other:	FDID# <i>12210</i>
City: <i>RICHBURG</i>		County: <i>CHESTER</i>		Fire Chief's Name: <i>John H. Agee</i>	
Cell: (<i>803</i>) <i>235 1332</i>		A. # of Volunteer Firefighters:		<i>37</i>	
Work: (<i>803</i>) <i>789-3636</i>		B. Total # of Firefighters:		<i>40</i>	
Fire Chief's E-mail:		C. % of Volunteers (A/B x 100)=		<i>93 %</i>	
Population Protected (#): <i>4500</i>	# of times funded (last 8 years): <i>6</i>	2021 Total Annual Operating Budget: <i>\$ 170,000</i>	# of Wildfires in 2020: <i>601</i>	ISO Rating: <i>4</i>	

Is there a Firewise Community USA in the fire district? <input checked="" type="checkbox"/> No; <input type="checkbox"/> Yes- name:	SCFC Office Use Only: MAIN Items Requested <input type="checkbox"/> Skid Unit; <input type="checkbox"/> VHF Radios; <input type="checkbox"/> Wildland PPE; <input type="checkbox"/> Dry Hydrant 1. _____ 2. _____ 3. _____ 4. _____ 5. _____
Is there a Community Wildfire Protection Plan (CWPP)? <input checked="" type="checkbox"/> No; <input type="checkbox"/> Yes- name:	

Return completed Application to:
SC Forestry Commission
VFA Grant Coordinator- Leslie Woodham
PO Box 21707
Columbia, SC 29221-1707

Amount Requested: 1:1 Matching Funds **(PLEASE ROUND TO WHOLE NUMBERS)**

a. Grand Total from Form 3 \$ 10,486 .00	Total Expenses	Enter total dollar amount of expected expenses. (the "Grand Total" from Form #3)
b. - \$ 5,486 .00	Fire Dept. Share	Enter remaining share Fire Department will cover (a. - c.). This amount must be at least equal to, or greater than the Grant Allocation
c. = \$.00	Grant allocation	<u>This is the amount the fire department is asking to receive</u> Must be between 1,000 and \$5,000!

Place a "Check" below once completed, and ready to be mailed:

- 1. VFA Form A:** Completed Application/Checklist **(place on top & be sure all completed documents are enclosed)**
- 2. VFA Form B:** List of Wildland Urban Interface (WUI) Communities Protected - Be sure to include all communities protected that would be included in WUI ... list individual communities
- 3. VFA Form C:** List of Equipment/Items Requested. Be sure to explain how and where you plan on using the items. If you have a quote on items, please send it with the application.
- 4. W-9 Form - Request for Taxpayer ID# and Certification-** Enter fire department name at "Business Name", address, Employer Federal ID#, and includes **fire chief's signature**.
NOTE: Return the first (**FRONT**) page of the W-9, not the other 3 pages.
- Emailed shapefile OR copied map of fire district/service area

Fire Chief's Signature: <i>John H. Agee</i>	Date: <i>10/4/2021</i>
--	---------------------------

Application due by Oct. 15, 2021
Recommend using Certified Mail!!

The Richburg Fire Protection District, is requesting that the Fire District be allowed to secure a \$125,000 loan for the following projects:

1. A replacement 550 Ford chassis for brush unit 830. The current skid unit parts will be reused on the new truck.
2. Replacement of the Fire Station carpet with a synthetic floor system.
3. Forestry grant request to purchase 14 dual ban 800 / VFH pagers:

Thank You

John Agee



Chester County, South Carolina

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

Date: November 1, 2021
To: County Council
From: Susan M. Cok
Subject: Approval of Bid – AC Units and Installation

Chester County Council Members,

On September 28, 2021, the Purchasing Office and Facilities Maintenance Dept. issued RFP 2122-02. The bids were opened on October 19, 2021. There were 3 bids received and our recommendation is to award the bid to the lowest bidder Hubbard Heating & Cooling out of Lancaster, SC in the amount of \$33,750.00.

Respectfully,

Susan M. Cok

Susan M. Cok,
Director of Contracts and Procurement



Bid Tabulation

RFP 2122-02 AC Units and Installation

October 19, 2021 @ 2:00 pm

Bidder	Agreement Form	Non-Collusion Affidavit	Certificate of Familiarity	Bid Form	Bid Total
Hubbard Heating & Cooling, Lancaster, SC	√	√	√	√	\$33,750.00
Cudd Heating & Air, Inc., Chester, SC	√	√	√	√	\$38,361.00
Davis Climate Control, Irmo, SC	√	√	√	√	\$51,323.00

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

Susan M. Coak

10/19/2021

Purchasing Official

Date

Joe Roberts

10/19/2021

Witness

Date



Chester County, South Carolina

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

Date: November 1, 2021

To: County Council

From: Susan M. Cok

Subject: Approval of Bid – Disaster Preparedness Shelter System

Chester County Council Members,

On October 13, 2021, the Purchasing Office and EMS issued RFP 2122-03 The bids were opened on October 27, 2021. There were 2 bids received and our recommendation is to award the bid to the lowest bidder Deployed Logix out of Eugene, OR in the amount of \$27,777.06.

Respectfully,

Susan M. Cok

Susan M. Cok,
Director of Contracts and Procurement

