



# CHESTER COUNTY COUNCIL MEETING

**R. Carlisle Roddey Chester County Government Building**  
**1476 J.A. Cochran Bypass Chester, SC 29706**  
**Tuesday, January 16, 2024 at 6:00 PM**

## AGENDA

1. **Call to Order**
2. **Pledge of Allegiance and Invocation**
3. **Approval of Minutes**
  - a. January 2<sup>nd</sup>, 2024 Council Minutes.
4. **Citizen Comments**
5. **Ordinances/Resolutions/Proclamations**
  - a. **2<sup>nd</sup> Reading of 2024-1** To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act.
6. **Administrator’s Report**
7. **Old Business**

**a. 3<sup>rd</sup> Reading of CCMA23-14** Robert Reid and Craig Shaftner request Tax Map #124-00-00-008-000 located at 3353 Edgeland Road, Richburg, SC 29729 to be rezoned from Rural Two District (R2) to General Commercial District (GC). Planning Commission voted 6-0 to deny.

**b. 3<sup>rd</sup> Reading of CCT23-04 GC** – Chester County Zoning Ordinance – Text Amendments General Commercial Regulations CONDITIONAL USE Chapter 4 § 4-117. Recommendation to add New Text: GC General Commercial District Regulations. Planning Commission voted 5-0 to approve.

<p><b>6. Meat Processing (Deer Meat Only), provided all following conditions are met:</b></p> <p>a. structure in which processing takes place must be 100 feet from property lines;</p> <p>b. during processing deer carcasses, must not be visible from public view;</p> <p>c. all remains must be discarded in accordance with applicable DHEC regulations.</p>	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
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c. 3<sup>rd</sup> Reading of CCTA23-05 Chapter 3§3-107 Accessory Structure Application- Text Amendment Recommendation to add New Text: **New** text to be added is in **Red**. Planning Commission voted 6-0 to approve.

**§ 3-107 Accessory Structure Application.**

- a. No accessory structure or building shall be constructed prior to construction of the principle building on the lot. Buildings intended to serve as accessory structures constructed prior to the principal buildings shall be considered the principal building and shall meet all applicable district and building code regulations. (Exception: Property classified as Agriculture use in the Tax Assessor’s Office) **However, automobile garages and carports shall be allowed to be in front of the principal building by meeting the front yard setback for the applicable district.**
- b. Accessory structures shall be located in the rear or sides of the principal building and shall meet accessory yard setbacks and applicable district regulations.
- c. Manufactured or Mobile Homes cannot be used as accessory units.
- d. Accessory buildings shall occupy the same lot as the principal building unless identified as agriculture use.

d. **3<sup>rd</sup> Reading of CCMA23-16** Malissa P. Church request Tax Map #104-00-00-026-000 located at 1843 Greenarch Drive Rock Hill, SC, 29730 to be rezoned from Rural Two District (R2) to Rural One District (R1). Planning Commission voted 5-0 to approve.

e. **2<sup>nd</sup> Reading of CCMA23-17** Kabelo Ramatapa request Tax Map #079-01-10-011-000 off Saluda Road, located behind 2051 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission vote 6-0 to approve.

f. Update on Parks/Recreation & Tourism Department. Director Stoudenmire.

**8. Boards and Commissions**

- a. Resignation from the Planning Commission. Councilman Guy.
- b. Appointment to the Library Board. Councilman Guy

**9. Executive Session**

- a. Economic Development Matter Project 2373.
- b. Personnel matter regarding County Council.
- c. Receive legal advice regarding Great Falls Fire Department.

**10. Council Actions Following Executive Session**

- a. Action taken regarding Project 2373.
- b. Action taken regarding personnel matter of County Council.
- c. Action taken regarding Great Falls Fire Department.

**11. Council Comments**

**12. 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.

## **Guidelines for Addressing Council**

### **Citizens Comments:**

- Each citizen will be limited to three minutes.

### **Public Hearings:**

- Each speaker will be limited to three minutes.

### **When introduced:**

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

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

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



# CHESTER COUNTY COUNCIL MEETING

**R. Carlisle Roddey Chester County Government Building**  
**1476 J.A. Cochran Bypass Chester, SC 29706**  
**Tuesday, January 2, 2024 at 6:00 PM**

## MINUTES

**Present:** Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilman Corey Guy Councilwoman Erin Mosley, Councilman John Agee, Councilman William Killian, County Administrator Brian Hester, Clerk to Council Karen Lee and Interim Legal Counsel John Marshal Mosser.

1. **Call to Order-** Chairman Branham called the meeting to order.
2. **Pledge of Allegiance and Invocation-** Allegiance was recited: Councilman Guy gave the invocation.
3. **Approval of Minutes**
  - a. **December 4<sup>th</sup>, 2023 Council minutes.**  
Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson.  
Vote 6-0 to approve. Councilman Agee had left the room for a moment.
4. **Citizen Comments**

Bridget Grant, 100 North Tryon St, Charlotte, NC addressed Council regarding being in favor of rezoning CCMA23-12.  
William Clark, 1461 Ashington Rd, Chester, addressed Council regarding being opposed to the rezoning of CCMA23-12.  
Robert Reid, 105 E. Lockman St, 29715 addressed Council regarding being in favor of rezoning CCMA23-14.  
Cheyanne Williams, 708 Valentine Trail, Chester, addressed Council regarding being opposed to the rezoning of CCMA23-12.  
David Wysocki, 709 Skyline Dr, Chester, addressed Council regarding the County animal ordinance.
5. **Public Hearing-**Chairman Branham opened the public hearing. No one signed up to speak.
  - a. **3<sup>rd</sup> Reading of 2023-20** An Ordinance Authorizing the Execution and Delivery Of An Amended And Restated Infrastructure Credit Agreement By And Among Chester County, South Carolina, Morcon, Inc, And JFR Acquisition, LLC To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters. Chairman Branham closed the public hearing.
6. **Ordinances/Resolutions/Proclamations**
  - a. **3<sup>rd</sup> Reading of 2023-20** An Ordinance Authorizing the Execution and Delivery Of An Amended And Restated Infrastructure Credit Agreement By And Among Chester County, South Carolina, Morcon, Inc, And JFR Acquisition, LLC To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters. Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Unanimous vote.

**b. 1<sup>st</sup> Reading of 2024-1 To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act.** Administrator Hester stated the name would change to Chester County Historical Cemetery Advisory Committee. Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Unanimous vote.

## 7. Administrator's Report

Administrator Hester provided the following report:

1. SC Opioid Fund- On December 15<sup>th</sup> Chester County was rewarded \$249,000 dollars towards Opioid Abatement Strategy. Kristen Gibson, Executive Director for Hazel Pittman is the program manager, she will handle all of the quarterly and annual reporting of the funds. This will be for one year of funding.

The Sheriff received three different allotments.

- 1) \$76,000 for a handheld chemical detection machine that automatically scans drugs and lets deputies know what they are so they don't have to handle them.
- 2) \$6000 for inmate screening for opioid use disorders for inmates coming into the facility.
- 3) \$8320 for training first responders.

Hazel Pittman will receive the rest of the monies to be used for medication assisted treatment along with going towards new programs and staff with regard to Hazel Pittman outreach community.

2. The county will have a float in Martin Luther King's parade which would be held Sunday, January 14<sup>th</sup> at 3pm. You can contact former Councilwoman Mary Guy thru Facebook or reach out to her by phone, her number is listed in the Chester phonebook.
3. Legal services- Signed engagement letters with two different firms to represent Chester County on a interim basis. One firm will specialize in employment and labor law and the other will be the General Counsel within in the County.
4. Economic Development Tiers-Chester County moved from tier four to tier three. Which means it's a reduction in the amount that prospective employers would receive through the State's job tax credits.

## 8. Old Business

**a. 3<sup>rd</sup> Reading of CCMA23-12 Griffin Land Holdings, LLC C/O John H. Ross request Tax Map #106-00-00- 121-000 located at Highway 9 and Highway 909 to be rezoned from Rural Two District (R-2) to Limited Industrial District (ID-2). The Planning Commission voted 6-0 to approve a five-year reverter clause and no entry off Rodman Road.** Councilman Guy motioned to approve subject to the execution and recordation of the most recent draft of the Declaration of restrictive covenants 30 days from February the 28th and subject to a five-year reverter from the date of approval and also to include that there will not be any entrance from Rodman Road, second by Councilman Killian. Vote 6-0 to approve. Councilman Agee recused stated his brother owned land beside it and didn't know until the meeting tonight.

**b. 2<sup>nd</sup> Reading of CCMA23-16 Malissa P. Church request Tax Map #104-00-00-026-000 located at 1843 Greenarch Drive Rock Hill, SC, 29730 to be rezoned from Rural Two District (R2) to Rural One District (R1). Planning Commission voted 5-0 to approve.** Councilman Killian motioned to approve, second by Councilwoman Mosley. Unanimous vote.

c. **Discussion regarding CCMA23-14 known as TM # 124-00-00-008-000 rezoning from R2 Rural Two to GC General Commercial. County Council.** Council had asked County Administrator Hester to look at reverter clauses. Administrator Hester stated if Mr. Reid ever sold or stopped using the property for the intended use under general commercial and a reverter clause had been added how would the County know. Also what if the owner had a hardship and needed to sell the property, had a tragedy or had financial difficulties, we would be restricting them from being able to sell that business by adding a reverter clause. His opinion was reverters should only be used in cases like planned developments, where you put time limits on the start of construction, if construction does not start then the property would revert back to the original zoning. He recommended at the next meeting to cleanly vote to approve or not approve for the rezoning request.

d. **2<sup>nd</sup> Reading of CCT23-04 GC – Chester County Zoning Ordinance – Text Amendments General Commercial Regulations CONDITIONAL USE Chapter 4 § 4-117. Recommendation to add New Text: GC General Commercial District Regulations. Planning Commission voted 5-0 to approve.**

<p><b>6. Meat Processing (Deer Meat Only), provided all following conditions are met:</b></p> <ul style="list-style-type: none"> <li>a. structure in which processing takes place must be 100 feet from property lines;</li> <li>b. during processing deer carcasses, must not be visible from public view;</li> <li>c. all remains must be discarded in accordance with applicable DHEC regulations.</li> </ul>	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
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Councilman Vaughn motioned to approve, second by Councilman Guy. Unanimous vote.

e. **2<sup>nd</sup> Reading of CCTA23-05 Chapter 3§3-107 Accessory Structure Application- Text Amendment Recommendation to add New Text:** New text to be added is in **Red**. Planning Commission voted 6-0 to approve.

**§ 3-107 Accessory Structure Application.**

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- b. Accessory structures shall be located in the rear or sides of the principal building and shall meet accessory yard setbacks and applicable district regulations.
- c. Manufactured or Mobile Homes cannot be used as accessory units.
- d. Accessory buildings shall occupy the same lot as the principal building unless identified as agriculture use.

Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson. Unanimous vote.

**9. New Business**

**a. 1<sup>st</sup> Reading of CCMA23-17 Kabelo Ramatapa request Tax Map #079-01-10-011-000 off Saluda Road, located behind 2051 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission vote 6-0 to approve. Councilman Guy motioned to approve, second by Councilwoman Mosley. Unanimous vote.**

**10. Boards and Commissions**

**a. Resignation from the Lando Fire Protection District. -County Council**

Councilman Agee motioned to accept Shirley Brice’s resignation, second by Councilman Killian. Unanimous vote.

**b. Appointment to the Radio Advisory Committee. - County Council**

Councilwoman Mosley motioned to appoint Ed Hartis, second by Councilman Killian. Unanimous vote.

**c. Appointment to the Catawba Workforce Investment Board. - County Council**

Vice Chairman Wilson motioned to appoint Leslie Brakefield, second by Councilman Vaughn. Unanimous vote.

**11. Executive Session**

Councilwoman Mosley motioned to go executive session, second by Councilman Guy. Unanimous vote.

**a. Personnel matter regarding County Council.**

**b. Personnel matter regarding the County Administrator’s Office.**

**c. Personnel matter regarding Emergency Services Department.**

**12. Council Actions Following Executive Session**

Councilman Guy motioned to go back to Regular session, second by Councilman Killian. Unanimous vote.

**a. Action taken regarding a personnel matter of County Council.**

Chairman Branham stated Clerk to Council Karen Lee told Council she will retire at the end of January 2024, she agreed to stay on a few weeks to help train the new person.

**b. Action taken regarding a personnel matter in the County Administrator’s Office. Information only.**

**c. Action taken regarding a personnel matter in the Emergency Services Department. Information only.**

**13. Council Comments-None**

**14. Adjourn**

Councilwoman Mosley motioned to adjourn, second by Councilman Guy. Unanimous vote.

Time: 8:45 pm.

*Karen Lee, Clerk to 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.





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

SECTION 2: This ordinance shall take effect upon adoption.

1<sup>st</sup> Reading:

2<sup>nd</sup> Reading:

3<sup>rd</sup> Reading:

Public Hearing:

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Joseph R. Branham, Chair  
Chester County Council

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Karen Lee  
Clerk to Council

## EXHIBIT A

### Chester County Historical Cemeteries Advisory Committee

#### **Established; Composition; Appointment**

There is established a board to be called the Chester County Historical Cemeteries Advisory Committee, previously known as the Burnt Meeting House Cemetery Advisory Committee. The board shall be comprised of five (5) individuals appointed by the Chester County Council.

#### **Membership and Terms**

(a) *Membership.* The Chester County Historical Cemeteries Advisory Committee shall consist of five (5) members. Such board members should be composed of individuals with knowledge and experience in the care and maintenance of property, and in particular cemeteries.

(b) *Terms.* The terms of office the board members shall be staggered so not more than one-third of the board is appointed or replaced in any 12-month period. The terms of office shall be for four years or until filled by the County Council. Vacancies shall be filled for any unexpired term in the manner in which original appointments are required to be made. Continued unexcused absence of any member from requires meetings of the board shall, at the discretion of the County Council, render any such member subject to immediate removal from office.

(c) Quorum and voting. A simple majority of the board shall constitute a quorum. In varying any provision of this Code, the affirmative votes of the majority present shall be required.

(d) Officers and duties. The board at its first meeting in January of each year shall elect a chair and vice-chair. The election, terms and duties of the chair and vice-chair and duties of the secretary shall be as follows:

(1) Chair. A chair shall be elected by the voting members of the board. The term shall be for one year and his succession in office shall be limited to three years after which time the chair cannot be reelected until after a one-year period. The chair shall preside at all meetings of the board and decide all point of order and procedure, subject of this article, unless directed otherwise by a majority of the board in session at the time. The chair shall appoint any committees found necessary to investigate any matter.

(2) Vice-chair. A vice-chair shall be elected by the board among its members in the same manner and for the same term as the chair. The vice-chair shall serve as acting chairman in the absence of the chair, and at such times he shall have the same power and duties as the chairman. The vice-chair shall succeed that chairman if the chair vacates his office before the chair's term is completed, the vice-chairman to serve the unexpired term of the vacated office. A new vice- chair shall be elected at the next regular meeting.

(3) Secretary. The building official shall act as secretary of the board and shall make a detailed record of all of its proceedings, which shall set forth the reasons for its decision, the vote of each member, the absence of a member and any failure of a member to vote.

## **Powers**

(a) The Chester County Historical Cemeteries Advisory Committee shall have the power, as further defined in subsection (b) of this section, to hear requests or complaints from the community on the condition of the Cemetery.

(b) The Chester County Historical Cemeteries Advisory Committee shall have the duty to bring recommendations before Chester County Council for the beautification and continued maintenance of County cemeteries, and any possible improvements to the property.

(c) The Chester County Historical Cemeteries Advisory Committee shall be charged with the responsibility of meeting on a regular basis with County personnel regarding the maintenance of County cemeteries and to provide suggestions/recommendations for the improvement of such maintenance.

## **Procedures**

(a) Rules and regulations. The Chester County Historical Cemeteries Advisory Committee shall establish rules and regulations for its own procedure not

inconsistent with state and federal laws. The Committee shall meet at the call of the chairman.

Chester County Planning Commission Minutes

October 17, 2023

**CCMA23-14 Robert Reid and Craig Shaftner request Tax Map #124-00-00-008-000 located at 3353 Edgeland Road, Richburg, SC 29729 to be rezoned from Rural Two District (R2) to General Commercial District (GC).**

Robert Reid stated his address is 3458 Hernandez Road, Richburg, SC. So, I'm looking to expand the current business and sell equipment trailers, which is support trailers, essentially what we're already doing. Eight tire Gooseneck type trailers and down. Those types of things. A retail dealer.

Chairman Raines stated so you'll be selling larger trailers gooseneck.

Mr. Reid stated what we would specialize in is gooseneck trailer and down.

Chairman Raines asked would they be building them on site or just bring them in a selling them.

Mr. Reid stated no sir, we would be a dealer.

Chairman Raines stated with a ten-acre track, you are planning on having that much inventory to cover that much ground.

Mr. Reid stated it's possible. I mean, I would like to have room to grow. I'm not saying that I would pull in you know ten-acre worth of trailers on day one. I wouldn't be, I wouldn't expect to do that.

Chairman Raines asked if there were structures on the property already.

Mr. Reid stated no structures, this is raw property with nothing but timber on it.

Chairman Raines stated no well, septic or anything or no old buildings.

Mr. Reid stated no sir, no sir all land.

Commissioner Hough stated I have a question. You say it's 10 acres and you are retail there. And you're going to do a full 10 acres of retail. Like you are going to clear the full ten acres.

Mr. Reid stated sure, sure, yes, yes. Currently we have a business now, we're averaging anywhere from 1 million to about 1.25 million in sales and that's on 30 acres. This business I plan to scale up and sell. I'm going all in. I'm going to sell some trailers.

Commissioner Hough stated yes it sounds like a big operation. The only question I have at this time, it's kind of right there in the middle of a pretty heavily residential area, you know, I mean, yeah, Victorian Hills across the street and you've got a lot of like housing right there, you know what I mean. So, my question is noise wise and stuff like that. How will you shield from that or what was your game plan there.

Mr. Reid stated yeah, no, I mean, I like Chester County, I like the area, like continue to do business. You know, like I said we are doing I know we just remitted over \$10,000 to the South Carolina Department of Revenue. I believe y'all get a cut of that every month, so I don't want to double that essentially. But yeah, no, I don't want, we're not gonna make a lot of noise. We're not manufacturing trailers. So, this would be a quiet operation.

Commissioner Walley stated that you said you were expanding your business. Understand business wise, but location wise. This new piece of property is not at your current business location correct.

Mr. Reid stated yes, ma'am. This is a totally different property, a different address.

Commissioner Walley stated, and you don't have room at your current location, well it's none of my business or not to expand there.

Mr. Reid stated right, that's correct.

Chairman Raines asked where is your current location.

Mr. Reid stated it's at 3458 Hernandez Road. And this ten acres is in that Master Plan when we bought it years ago. It was the master plan, or it was where Chester County wanted to see some growth, I do know that. That so when we bought the property we were expected to ah, so we bought the property years ago.

Chairman Raines stated if you had to speculate, you say in three years, how many trailers would you sell a day.

Mr. Reid stated as far as like projected sales. Yeah, sure. So, I'm looking at a quarter million-dollar initial order because of a \$250,000 worth of trailers. In it those sale when like replenish those and continue that way. So, you know that's a hard question to answer. Okay, if we're in a good economy, we're gonna sell a lot trailers. If we're not we're probably not, you know, and I think that you know, I don't know that I can tell you see, let me ask you to ask me that again. If you don't mind sir.

Chairman Raines stated I'm trying to get an idea about traffic on the road. So, in a day's time, a week's time and you sell five trailers a day or forty trailers a week.

Mr. Reid stated Yeah, no. So yeah, so these are bigger price point deals. It's not like we'll have a line of people coming in and out for trailers. This would be a this would be, you know, a couple I would say five trailers a week maybe type deal, so it won't be a lot. We're not gonna to have a whole lot of traffic coming in and out. Yes sir, that's current business and I can comfortably say that. That's how it is right now with the business I've got now.

Chairman Raines stated with your business across the road you refurb implements and stuff over there.

Mr. Reid said we are a dealer and have new equipment.

Chairman Raines stated you rezoned that about 8 months ago.

Mr. Reid said yes sir.

Chairman Raines stated you are currently selling trailers there.

Mr. Reid stated no sir, so what we're doing currently is we're a construction and farm equipment dealer, where we sell a lot of construction equipment. Of course, you all know more than anybody, there's a lot of growth in this area, and we sell a lot of the running and driving equipment. We sell and specialize in skid steers, mini excavators, that sort of thing and we sell the attachments that go on them.

Commissioner Hough stated but I love the idea of the business being in Richburg. The only concern I have is we gotta be sure because we're trained not to spot zone you know what I mean. And everything around there is R2. So put something commercial is kind of right in the middle.

Mr. Reid stated do you have a map that you can put up there because I don't know if everything is R2. I'd like to see that on a map, you may be right but I don't think there's a lot out there.

Commissioner Hough stated he looked at it on my phone right before I got up here. But most of it what I see, I don't have a way to put it on there for you.

Mr. Reid stated he can do it; I got the Beacon here. Well, there's an industrial, and my current 30 acres of general commercial is less than a mile. So, there's general commercial, it's pretty close by, and there's industrial that's right by it. I mean, I'm trying to you know, I think I made a pretty good argument here.

Commissioner Hough stated I agree. But we also consider everybody that lives around there. But if you look, I see.

Mr. Reid asked if is there anybody that's objecting tonight.

Commissioner Walley stated we haven't got to that point yet.

Mr. Reid stated ok gotcha, I'm sorry. I didn't mean to jump ahead. If there is, I'd like to talk to them too, current neighbors that I know of that have any problem with my current business. So, that's all in this same area. And I would you know, personally like to talk to anybody that has any, has noticed us being any kind of noise violations or any kind of traffic or anything, you know, I like to say that we've that we've been good for the community.

Chairman Raines stated Ms. Walley you have a question.

Commissioner Walley stated no I changed my mind.

Chairman Raines stated okay, we have one member of public that's asked to speak in relation to this matter, Jason Alt. Please state your name and address for the record, please.

Jason Alt stated my name's Jason Alt, I live at 3391 Edgeland Road. Two properties from the property that's in question right now. And basically, Mr. Reid is right, I know exactly where his business is down there on the corner of Hernandez Road and the road I live on. No problem with him or that business down there. But like I told him about five years ago, because we have three properties right there in a row, with about 10 acres of piece. We get his property right there. My neighbors that are behind me, sitting beside me. They own 10 acres right there. They lived there for 50 years, right at 50 years. And then 15 years ago, I moved into the 10 acres beside them, and I told them right then as far as I'm concerned, I will keep that area right and as close as I can to the way it's been all their life there as long as I can, you know, and that includes my property too. I understand, you see I build houses, roof houses, remodeling, and bought and sold properly. I understand that if this land goes commercial is not going to do nothing but up my property value at some point along the way. And I'm fine with that. But I'm willing to do without that right now for them. And you know I think that years ago when me and Mr. Reid talked about five years ago or something we were talking about new properties right in there. I was actually asking him about that property to see if somebody was hunting there just to be safe around that area. Because I hunt that area too. No big deal. And then basically, you know, basically I live there with my family and neighbors have lived there a lot longer than I have, and I would just like to see it the more

residential land with the new houses and all that are coming in around there. It's already changing a lot right in there and just as we figured the houses and the traffic and all that. That's fine. And I am 100% fine with that other business down the street. I didn't even realize it was commercial down there. You know that, that's what I consider a good place for business right there is just right there where these 10 acres is. To start with it's a smaller track of land. And there's a lot of houses in that area right there. That's why I oppose it, I oppose that changing to commercial at this time. Now, years from now whenever my neighbors aren't there anymore, I would probably change my mind on this right here. But as of right now, I'm going to stand with what I told them 15 years ago, that I don't want that commercial. And not that I don't want him to run a business and sell trailers. I'm all for business and making money. I just don't want it beside their house. And I know that they don't either. When I talked to them earlier about coming up here speaking for them tonight, I realized that they are some of the last couple people that actually enjoy sitting outside in the mornings and sitting outside in the evenings. I don't have time to do that. I wish I did. Because I got a great spot to do it too. But I work all the time and they still enjoy that. And I don't want to see it gone anytime soon. And that's all I got to say.

Chairman Raines stated hold on for a minute.

Commissioner Walley stated I'm assuming the two people sitting next to you when you were raising your hand that were opposing, you're speaking for them as well.

Mr. Alt stated yes ma'am, that's my neighbors, Barbara, and Jimmy Blanks.

Chairman Raines stated you have something to say.

Mr. Reid said yes sir.

Chairman Raines told Mr. Reid to step to the podium.

Mr. Reid stated, I understand his concerns and the neighbors' concerns there. There's a lot of developments in that same area, but I'm not for. But I'm also for you know, I'm also for, you know, I own the property you know, not my neighbors. You know, I just don't feel that you know, if I had my way the developments across the road wouldn't be there. The developments across from me wouldn't be there. But you know, the way I see it, you know, I can't, I can't control that. You know if it was up to me then. Yeah, sure. It wouldn't be development there. But you know, I'll tell you this, my family was there. We've got a century farm, my family's been there for a long time. And that area was in, was in business. My great, my great grandfather had a cotton gin where that business is today, operating it. There was Burns schoolhouse right there. There was a schoolhouse where this is. I know this area, and I for this area, for my neighbors. and I would like to talk to these guys after this and if there's anything I can do, to address their concerns whether it be noise or something like that. I'd like to try and accommodate my neighbors. At the same time, I'm a businessman and it's a ah, I bought that property intended on doing business. And I don't want to put up apartments. I could sell that property if they shot this down and sell it to a developer. And that developer come in and put a whole bunch of apartments and buildings or would you rather me be there. And you already know me as a business owner, which you already know. Essentially would you rather me be there or would you rather that property get sold and be another subdivision. I feel like Blue Best Equipment Sales is good for Chester County.

Commissioner Hough stated I'm gonna make a motion to decline this rezoning just because of the location as far as all the residential around it.

Commissioner Grant asked what the motion was again.



Chairman Raines stated we have a motion on the floor to decline the rezoning request as stated. Commissioner Grant stated I second that.

Chairman Raines stated All in favor. Oh, we have to have a discussion. Okay Miss Hill, you have something to say.

Vice Chairman Hill stated no I was getting ready and thought.

Chairman Raines stated to paraphrase Mr. Hough, but it's true. You got ID-1, ID-2 along the interstate over towards the hotel motel. But this area is all R2. We took the time a year or two ago to put more housing across the street. You've got Victorian Hills. While it's true we did rezone his current property to limited commercial, it's off another road, that doesn't really front this. It's not as intrusive I guess to the character of this part of the road in R2 zoning that exist now. So, in my opinion would be somewhat of spot zoning because you do have a lot of houses and residential in that area.

Commissioner Walley stated I would like you to clarify the statement you just said that we rezoned his current location.

Chairman Raines stated yes, the property off of Hernandez Road.

Commissioner Walley asked Mr. Reid is that true.

Mr. Reid stated from the audience, yes ma'am.

Commissioner Walley asked what year was that.

Mr. Reid stated from the audience this year.

Commissioner Hough stated you're already doing business there at that location if I remember correctly, is that right.

Mr. Reid stated again from the audience this property in question now was already zoned limited commercial and what we did was take it to, from LC to GC due to the growth of the business.

Commissioner Walley said the one you are selling at now.

Mr. Reid stated from the audience that is correct.

Chairman Raines stated can you step to the podium and state that again. It was already limited commercial.

Mr. Reid stated yeah, and I would like to bring up another point. I bought that property beside Mr. Alt there about four or five years ago. I sat down in Chester County Office and looked at a grand master plan and they wanted to see growth coming up that road, okay. And that was part of why I bought that property in that location. A little disappointed that I would, I would think that everybody up here would want to see how this particular business would hurt anybody in the area.

Commissioner Walley stated excuse me, I'm sorry, I think the point we were discussing was your current business.

Chairman Raines stated your current business is, we rezoned it from.

Mr. Reid stated did I miss that. The current business was zoned LC and rezoned to GC this particular year.

Commissioner Walley stated it was LC.

Mr. Reid stated LC is limited commercial.

Commissioner Walley stated I know what it is, it was LC from back when your great, great grandfather had a cotton gin there.

Mr. Reid stated absolutely yes ma'am it's been business property.

Commissioner Walley stated that I was just clarifying that we didn't rezone. He was commercial at that point at Hernandez Road back when his great, great grandfather had a cotton gin there.

Mr. Reid stated she's right, exactly right, that's exactly right. Thank you for clarifying that.

Commissioner Walley stated that's how it got to be commercial.

Chairman Raines stated thank you Mr. Reid.

Commissioner Hough stated I would like to add one thing.

Mr. Reid stated absolutely, tell me what you got sir.

Chairman Raines stated that was our only question, you can have a seat.

Mr. Reid stated he said he was going to add something.

Chairman Raines asked Mr. Hough were you going to ask him a question or something.

Commissioner Hough stated no, I was just going to add something.

Chairman Raines stated have a seat Mr. Reid, we're in the discussion phase now.

Commissioner Hough stated I understand what you're saying but there's still so much housing there. I think that it's not a bad thing you are doing. And I think it's just a little early in the plan of things in my opinion for what that property is gonna be. I just think it's a little early that I don't think that is a bad thing that you're trying to do, but there's just still so much residential there. I think it's just a little premature. That's why I made the motion I made. I want you to understand. I'm not against business either. I think businesses in this county is a wonderful thing. I think what you do is a wonderful thing. Anything that generates money it's a bad thing. I think it's a little early.

Commissioner Walley stated I think too if zoning had been in effect when he put his other business there, that may have not gone through either.

Chairman Raines stated no Mr. Reid to have a seat we're discussing, have a seat and that they were through with public input.

Commissioner Walley stated you know when you look at our training, that say spot zoning where he currently is probably would not have passed back in that time.

Chairman Raines stated to add some context, he was still, he was in a commercial type setting, and he needed this to continue his business, so we made a modification if you want to call it that, but it was not an outright zoning from a residential rural type setting to this. Any further discussion.

Mr. Reid stated from the audience that he still had a follow-up if that's okay.

Chairman Raines stated we are through sir. We have taken your input and we're fixin to vote on it now. The commission is discussing this. Thank you.

Commissioner Hough motioned to deny, second by Commissioner Grant. Vote 6-0 to deny.

Chairman Raines stated now, having said all that, our opinions is advisory. The county council votes on this, and they have three readings. They will approve or disapprove based on and that'll be the official reading. So, you're welcome to follow the staff when, that is they have some public input, like three minutes, no response or anything from the council. You're welcome to come to those meetings. Give them your input there.

Mr. Reid stated from the audience, just so I take away that everybody is unanimous there's no, not a single vote that would be for this.

Chairman Raines stated 6 people voted against this and none in favor.

Mr. Reid stated from the audience, wow, that's interesting.

Chairman Raines stated for the reasons stated, we have some premises that we have to work with from the standpoint of zoning. You're welcome to hang around, you're welcome to leave. We ask you to just be quiet.



**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: 10-17-23 Case # CCMA23-14 Invoice # 7121

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

Please give your reason for this rezoning request: Retail Trailer Sales

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: 532412

Property Address Information

Property address: 3353 Edgelund Rd  
 Tax Map Number: 124-00-00-008-002 Acres: 10.89

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

PLEASE PRINT:

Applicant (s): Robert Reid, Craig Shaffer  
 Address \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

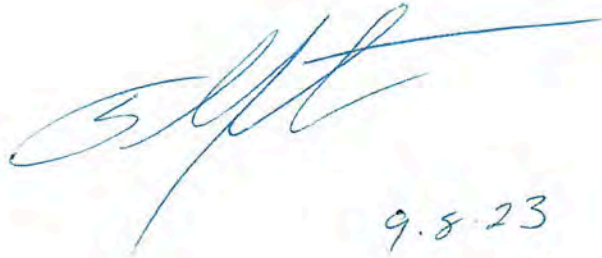
Owner(s) if other than applicant(s): Robert Reid + Craig Shaffer  
 Address \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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

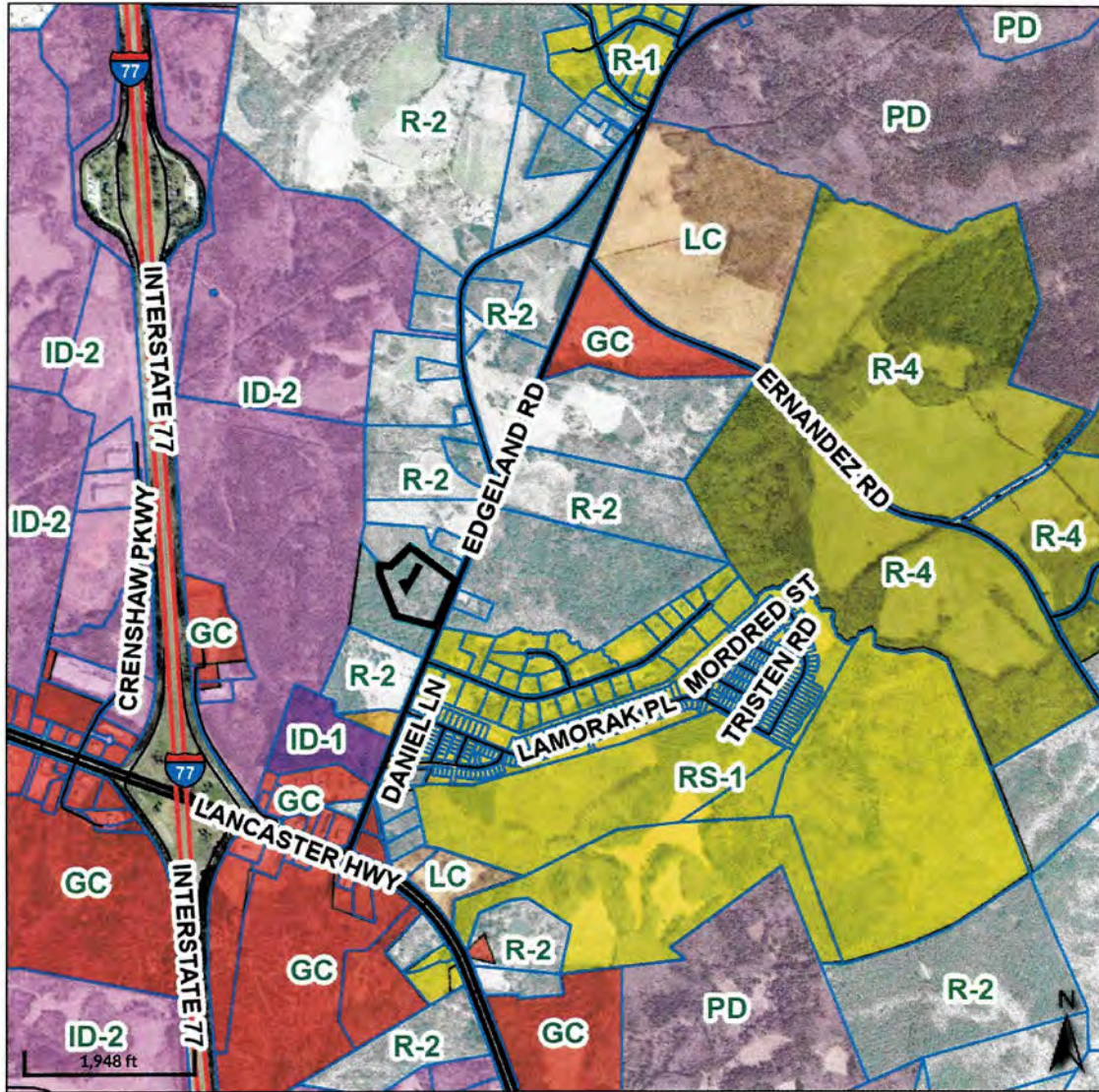
Owner's signature: [Signature] Date: 8/29/2023  
 Applicant signature: [Signature] Date: 11/29/2023

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

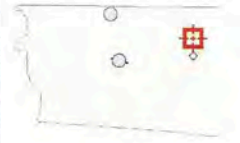
I CRAIG SHAFNER AM IN A  
AGREEMENT W/ ROBERT REID FOR  
REZONING OUR PROPERTY IN RICHBURG  
TO COMMERCIAL PROPERTY.

A handwritten signature in blue ink, appearing to read 'CSH', with a long horizontal flourish extending to the right.

9.8.23



Overview



Parcel ID 124-00-00-008-000  
 Sec/Twp/Rng n/a  
 Property Address 3353 EDGELAND RD

Alternate ID n/a  
 Class LA  
 Acreage 10.894

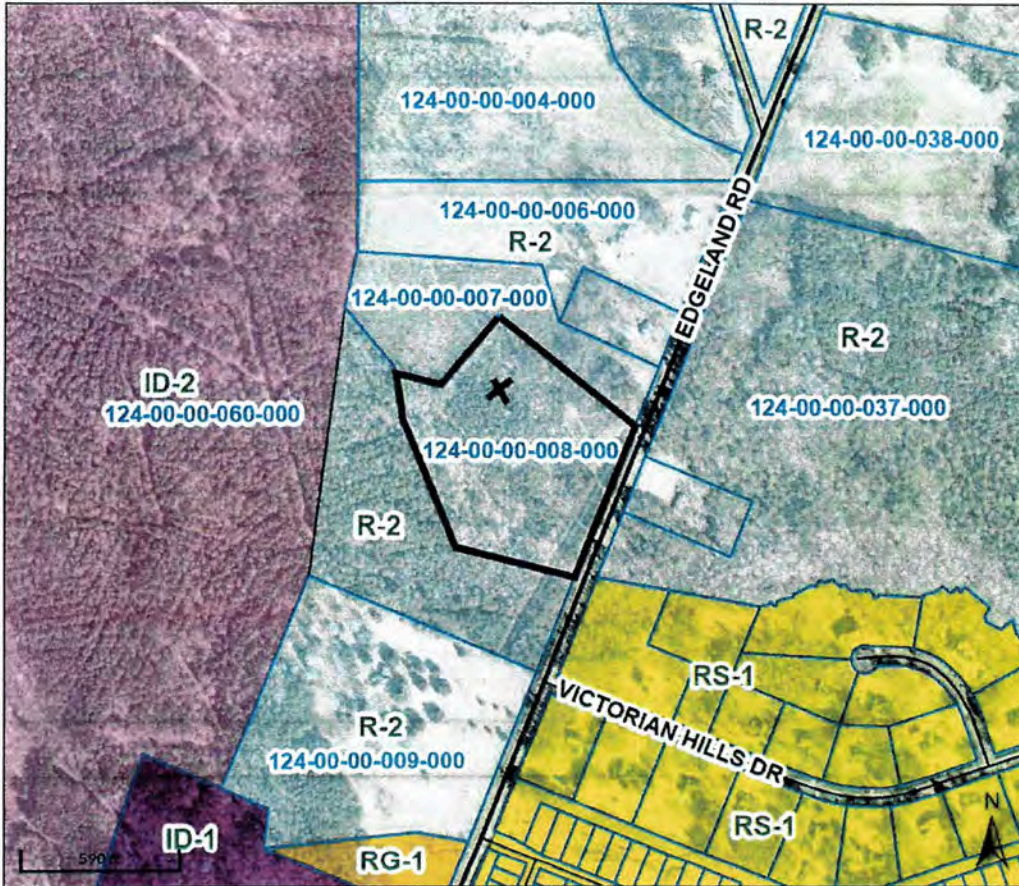
Owner Address REID ROBERT LUMMUS III-SURVIVO  
 SHAFTNER CRAIG ANDREW-SURV  
 105 E LOCKMAN ST  
 FORT MILL SC 29715

District 03  
 Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 11/3/2023  
 Last Data Uploaded: 11/3/2023 2:13:02 AM

Developed by Schneider  
 GEOSPATIAL



Overview




Parcel ID	124-00-00-008-000	Alternate ID	n/a	Owner Address	REID ROBERT LUMMUS III-SURVIVO
Sec/Twp/Rng	n/a	Class	LA		SHAFTNER CRAIG ANDREW-SURV
Property Address	3353 EDGELAND RD	Acreage	10.894		105 E LOCKMAN ST
					FORT MILL SC 29715
District	03				
Brief Tax Description	n/a				
					(Note: Not to be used on legal documents)


Date created: 8/31/2023  
 Last Data Uploaded: 8/31/2023 2:12:40 AM

Developed by  Schneider  
 GEOSPATIAL

Next Year [2024] Changes

Search Options

Map Number: 124-00-00-008-000 Real 00829093 History Year:  

Name 1: REID ROBERT LUMMUS III-SURVIVO Other Map Number:  Find 

Alerts

Has Additional Comments

Owner Information

Post Initials:  CW Reason for Change:  Activity Date: 06/04/2021

Name 2: SHAFTNER CRAIG ANDREW-SURV Land Value: 50,000

Address 1: 105 E LOCKMAN ST Building Value:

Address 2: FORT MILL SC Total Market Value: 50,000

Zip Code: 29715 Total Tax Value: 800

Codes

District: 03 Fire Code: LA LANDO

Town:  Neighborhood: R2 RURAL 2

Subdivision:  Use Class:

Description:

Legal:

Location: Street Number:  Street Name:  Suffix:  Direction:

Additional Information

Appraisal Appeal:  Owner Occupied:  TIF:  Base:

Agricultural Use:  Reappraisal Notice:  MCIP:  Industrial Park ID:

Rollback:  Exempt:



FARM APPRAISAL CARD

SOUTH CAROLINA

CARD OF CARDS

COUNTY CHOCOLA

TAX MAP <u>104-00-00-008-000</u>	DISTRICT <u>19</u>	DATE OF APPRAISAL <u>9/9/22</u>	APPRaiser <u>[Signature]</u>
124-00-00-008-000 REID ROBERT LUMMUS III-SURVIVO SHAFTNER CRAIG ANDREW-SURV 105 E LOCKMAN ST FORT MILL SC 29715	TRANSFERRED FROM	Deed Book	Deed Page
	<u>Edward C. Burns</u>	<u>452</u>	<u>399</u>
	<u>Lula Burns</u>	<u>539</u>	<u>767</u>
	<u>Lynell &amp; Edith F. McKay</u>	<u>586</u>	<u>320</u>
	<u>Carlos D. Valdez-et al</u> <small>Recorded 12-10-92</small>	<u>630</u>	<u>275</u>
	<u>Virginia T. Lyle</u>	<u>1221</u>	<u>227</u>
	Acres or Lots	Plat Book	Plat Page
	<u>10.06</u>	<u>CA 3</u>	<u>51.00185 PUA</u>
		Date of Sale	SALES PRICE
		<u>6-4-90</u>	<u>\$12,900.00</u>
		<u>12-3-92</u>	<u>\$69,500.00</u>
		<u>10-30-17</u>	<u>\$75,000</u>

PROPERTY LOCATION	GENERAL DATA	COST DATA	INCOME APPROACH	REMARKS
St., Rt. & No.	Yr. Built	Land	Econ. Rent	Cap. Rate
City	Economic Life	Imp.	Expenses	Income
Use	Condition	L. H.	Net Inc.	Cap. Rate
Subdivision	Quality	Total	Land Inc.	Imp. Value
Legal Description	Annual Rent	Stamps	Imp. Inc.	Land Value
	Bldg. Permit	Old Map Ref.	Recap	Total Value
	Mort.	File No.	Int. Rate	

STANDARD CLASSIFICATION		PROPERTY DATA		LAND VALUATION			
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	CLASS	ACRES	MARKET VALUE	USE VALUE
Progressive	Paved Road	Buildings	Electricity			Price per Acre	Total
Static	Earth Road	Pavement	Water				
Regressive	Railroad	Fence	Gas	<u>1971 LV</u>	<u>10</u>		<u>1950</u>
Old	Water	Landscaping	Sewer				
New	Airport	Well	All Utilities	<u>1981 TV</u>	<u>5</u>	<u>195</u>	<u>975</u>

LAND		ESTIMATED MARKET VALUE	
Number of Acres	Number of Lots	2004 Dec	\$4100
Per Acre Value	Number of Front Ft.		
Value for Acres	Per Lot Value		
Returned Area	Per Front Ft. Value		
Legal Area	Value for Lots		
Planimetered Area	Value for Fr. Ft.		
Total Land Value			

LAND VALUATION BY YEAR			
	2018	1993	1995
Market Value	<u>50,000</u>	<u>15,000</u>	<u>27,000</u>
Use Value		<u>400</u>	<u>750</u>
Difference			

4/20

10/6

2004 Dec 5000 and 140500 to REID ROBERT LUMMUS III SURVIVO in Deed 1423 page 165 A 2024

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family	1988	House Class II			2346	29.78	58,133	1582	59,715	60	23,886
Split Level	Fam. Rented	1993	Class III			2346	31.08	72,913	4,311	77,224	5	34,750
Colonial	Fam. Duplex						30.62	85,911	4,526			
Cape Code	Condominiums	2000	Class IV			2346	41.09	96,354	4,438	90,437	60	30,175
Conventional												
Modern												

House Core for 2000

Location

Physical Characteristics

Size

Adjusted Sales Price

FOUNDATION - 1	FLOORS - 4	B	1	2	3	PLUMBING - 6	B	1	2	3
Masonry Walls	Concrete					Bathroom No.				
<b>BASEMENT AREA - 9</b>						St. Sh. Bath				
None	Full					Two Fixt. Bath				
Part	Sq. Ft.					St. Shower				
Finished						Water Closets				
Rec.						Lavatories				
Apt.	Sq. Ft.					Kitch Sinks				
Garage						No Plumbing				
<b>EXTERIOR WALLS - 2</b>						<b>TIILING - 5</b>				
Siding or Sheathing						Bath Fl. & Wsc.				
Single Siding						Bath Fl. & Walls				
Wood Shingles						Bath Fl. Only				
Asbestos Shingles						T. Rm. Fl Only				
Stucco on Frame						Tub Only				
Stucco on Tile or C.B.						St. Shower				
Face Brk. Veneer						Kit Floor				
Face Brk. on Tile or C.B.						Kit Wsc.				
Com. Brk. Veneer						<b>MISCELLANEOUS</b>				
Com. Brk. on Tile or C.B.						Modern Kitchen				
Compo. Shingles						B.I. Range				
Solid Com. Brk.						B.I. Oven				
Face Br. on Com. Br.						B.I. Refrig.				
Cement or Conc. Blk.						B.I. Dishwasher				
Reinforced Concrete						B.I. Garb. Disp.				
Aluminum Siding						Exhaust Fan				
Cut Stone Facing						B.I. Clothes Wash				
Terra Cotta Facing						B.I. Dryer				
Stones or T.C. Trim						Modern Bath				
Party Walls						B.I. Vanity				
Plate Glass Front						B.I. Tub Encl.				
<b>ROOF TYPE - 3</b>						<b>ENVIRONMENTAL</b>				
Hip	Gable					Warm Air				
Mansard	Flat					Steam				
Gambrel						Hot Water or Vapor				
<b>ROOFING - 3</b>						Forced Air				
Asphalt Shingles						Unit Heaters				
Slate						Air Cond.				
Asbestos Shingles						No Heating				
Metal Deck						Heat Pump				
Roll Roofing						Electric				
Tar & Gravel						<b>OUT BUILDINGS</b>				
Composition						Wall Fdn.				
<b>INSULATION - 3</b>						Single Siding				
Roof or Ceiling						Double Siding				
Wall						Shingle Walls				
Storm Sash & Doors						Stucco On				
<b>FUEL</b>						Cement Blk.				
						Brick				
						Concrete Fir.				
						Earth Fir.				
						Fin. Int.				
<b>ELECTRICAL - 7</b>						<b>FIREPLACES - TYPE</b>				
<b>CONDITION</b>						Douline				
Int. Finish						Single				
Layout						Stone				
Structure						<b>LOCATION</b>				
LOCATION						Armored Cable BX				
						Pipe Conduit				
						Romex				

TOTAL 30,200  
2000 40,300

**Additions or Deductions**

Item No.	Area or Quant.	Unit Cost
2000		
Porch 1 place	148.15	22.24
		1900
		448
		4526

**Total Additions**

**REMARKS**

73

Bul 16.8 x 16.14 = 2711

7.2m

1,600

4311

06/lot 12000

44800

16800

2000 18,000

+A 4,000

14,800

MEASURED BY \_\_\_\_\_ DATE \_\_\_\_\_

② 51300 = 15,000 L  
150 - A  
17,500

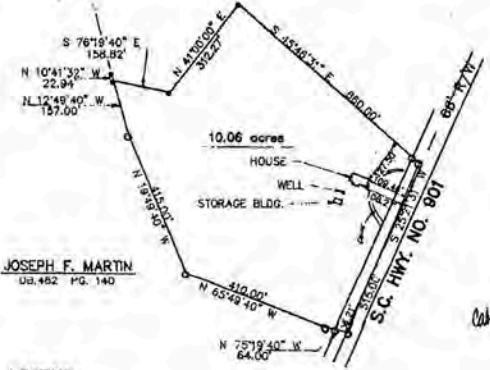
Slide 135 p. 6A

Slide 135 p. 6A

FILED

Dec 17 1982

JAMES A. BLANKS JR.  
DB. 480 PG. 94  
PB. 442 PG. 250



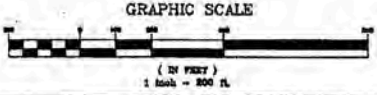
JOSEPH F. MARTIN  
DB. 462 PG. 140



Done 11/27/82  
Recorded  
Joseph J. Lyle, PLS  
Book 85 Page 68  
Virginia L. Lyle  
Chester, S.C.

- LEGEND
- IRON PIPE FOUND
  - IRON PIPE SET

004677



I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; that there are no visible encroachments or projections other than shown.

This property does not lay within a Flood Plain.

*Virginia L. Lyle*  
2/10/82

**VIRGINIA L. LYLE**  
LEWISVILLE TOWNSHIP, CHESTER COUNTY  
SOUTH CAROLINA

**HUCKS and ASSOCIATES, INC.**  
Land Surveyors and Land Planners  
Sediment and Erosion Control  
5212 Hampton Ridge Road  
Rock Hill, SC 29732  
803-368-4077 803-368-4128

SCALE 1" = 200'	DATE NOV. 10, 1982	FILE NO. 02-157
--------------------	-----------------------	--------------------

Chapter 4 DISTRICT REGULATIONS

§ 4-117 **GC - General Commercial District Uses.**

<b>GC - PERMITTED USES</b> (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
6. Real estate, and rental and leasing services; mini-warehouses (except open storage), auto and consumer goods rental and leasing services	53	Real estate; mini-warehouses (except open storage); Rental & leasing services	1 per 200 square feet of gross office or sales area
7. Professional and technical services, art, legal, accounting, architectural, engineering (except listed scientific research and development services, off-premises advertising, and veterinary related services)	54	Professional, scientific & technical services (except 541690 other scientific & technical consulting services; 5417 scientific research & development services; 541710 research & development services; 54185 display advertising; 54194 - veterinary services)	1 per 200 square feet of gross office area
8. Educational services: kindergartens, elementary and secondary schools (K-12); colleges; business and vocational schools; art, dance, music and other instruction	61	Educational services	<u>School</u> : 2 per classroom or office, plus 1 for each 4 seats in senior high auditorium. <u>Other</u> : 1 per employee, plus, one off-street drop off & pick up space



**Building & Zoning Department**  
1476 J A Cochran Bypass  
Chester, SC 29706  
Phone: (803) 581-0942  
Fax: (855) 930-0979

**Issued to:**

---

ROBERT L REID III  
  
3458 ERNANDEZ ROAD  
RICHBURG, SC 29729

**Receipt No. 7121**

---

**Date** 08/29/2023  
**Cashier** jchappell

**Payment Items**

---

Map Amendment REZONING PRO	\$300.00
	<b>\$300.00</b>

**Form of Payment**

---

Credit Card	\$300.00
	<b>\$300.00</b>

*Thank you for your payment.*

Chester County Planning Commission Minutes

November 21, 2023

**CCTA23-04 GC – Chester County Zoning Ordinance – Text Amendments  
General Commercial Regulations CONDITIONAL USE Chapter 4 § 4-117**

**Recommendation to add New Text: GC General Commercial District Regulations**

<b>6. Meat Processing (Deer Meat Only), provided all following conditions are met:</b> a. structure in which processing takes place must be 100 feet from property lines; b. during processing deer carcasses, must not be visible from public view. c. all remains must be discarded in accordance with applicable DHEC regulations.	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
--	--------	--	--

Chairman Raines motioned to approve, second by Commissioner Josey. Vote 5-0 to approve.



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

**ZONING TEXT AMENDMENT APPLICATION**

Meeting Date: 11-21-23 Case # CC TA 23-04 Invoice # NONE

NAICS CODE Number: 311612

**APPLICANT INFORMATION**

NAME: Mike Levister

MAILING ADDRESS: Street/PO Box/Town/State/Zip

P.O. Box 580

Chester, S.C. 29706

Telephone Number(s): Home \_\_\_\_\_ Work 803-385-0421 Cell \_\_\_\_\_

**SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:**

GC – General Commercial District Use. Chapter 4 §4-117 Conditional Uses

**REASON FOR PROPOSED TEXT CHANGE:**

The County Administrator had a recommendation from Council Member Joe Branham to add Meat Processing (Deer Meat Only) NAISC Code 311612 as a Conditional Use in GC – General Commercial Chapter 4§4-117.

Applicant (s) Signature: \_\_\_\_\_

A handwritten signature in blue ink that reads "Mike Levister".

Date: 9-28-2023

**CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00.**

**SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.**

**CURRENT Chapter 4 DISTRICT REGULATIONS**

**§ 4-117 GC - General Commercial District Uses.**

<p align="center"><b>GC <u>CONDITIONAL USES</u></b> [approved by Zoning Administrator if all conditions are met]</p>	<p align="center">NAICS CODE</p>	<p align="center">NAICS DESCRIPTION</p>	<p align="center">PARKING SPACES REQUIRED</p>
<p><b>1. Communications tower</b>, see Chapter 5, Supplemental Regulations</p>	5133	Communications	1 space
<p><b>2. Temporary Christmas tree sales</b>, on vacant lot for a period not to exceed 45 days</p>	N/A		None
<p><b>3. Contractor's office &amp; equipment shed</b>, provided all following conditions are met:  a. used in connection with construction on premises;  b. must not cause traffic congestion or nuisance;  c. for term up to one (1) year; may be renewed once.</p>	N/A		1 for each 300 square feet of office area.
<p><b>4. Manufacturing goods for retail sale on premises</b>, provided all following conditions are met:  a. accessory to retail use on same premises;  b. process is contained inside permitted structure;</p>	N/A		No additional
<p><b>5. Veterinary services</b>, provided animals are kept inside buildings at night.</p>	54194	Veterinary services	1 per 200 square feet of gross office area
<p><b>6. Kennels, pet care services</b>, provided animals are kept inside buildings</p>	81291	Pet care services	1 per 200 square feet of gross office area
<p><b>7. Dwelling unit in a business structure</b>, provided all following conditions are met:  a. dwelling unit must be on a level above the grade level floor within a permitted principal use building;  b. dwelling units must have access to a street as required by building and fire codes.</p>	814	Private dwelling	1 for each dwelling unit in excess of 2 units per building



**PROPOSED Chapter 4 DISTRICT REGULATIONS**

**§ 4-117 GC - General Commercial District Uses.**

<b>GC <u>CONDITIONAL USES</u></b> [approved by Zoning Administrator if all conditions are met]	<b>NAICS CODE</b>	<b>NAICS DESCRIPTION</b>	<b>PARKING SPACES REQUIRED</b>
<b>1. Communications tower</b> , see Chapter 5, Supplemental Regulations	5133	Communications	1 space
<b>2. Temporary Christmas tree sales</b> , on vacant lot for a period not to exceed 45 days	N/A		None
<b>3. Contractor's office &amp; equipment shed</b> , provided all following conditions are met: a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once.	N/A		1 for each 300 square feet of office area.
<b>4. Manufacturing goods for retail sale on premises</b> , provided all following conditions are met: a. accessory to retail use on same premises; b. process is contained inside permitted structure;	N/A		No additional
<b>5. Veterinary services</b> , provided animals are kept inside buildings at night.	54194	Veterinary services	1 per 200 square feet of gross office area
<b>6. Meat Processing (Deer Meat Only), Provided all following conditions are met:</b> a. structure in which processing takes place must be 100 feet from property lines; b. during processing deer carcasses, must not be visible from public view; c. all remains must be discarded in accordance with applicable DHEC regulations.	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
<b>7. Kennels, pet care services</b> , provided animals are kept inside buildings	81291	Pet care services	1 per 200 square feet of gross office area
<b>8. Dwelling unit in a business structure</b> , provided all following conditions are met: a. dwelling unit must be on a level above the grade level floor within a permitted principal use building; b. dwelling units must have access to a street as required by building and fire codes.	814	Private dwelling	1 for each dwelling unit in excess of 2 units per building

November 21, 2023

**CCTA23-05 Chapter 3§3-107 Accessory Structure Application- Text Amendment**

**Recommendation to add New Text:** New text to be added is in Red.

**Zoning Ordinance  
Chester County  
South Carolina**

**Chapter 3  
§ 3-107**

---

**Proposed New Text**

**§ 3-107 Accessory Structure  
Application**

- a. No accessory structure or building shall be constructed prior to construction of the principle building on the lot. Buildings intended to serve as accessory structures constructed prior to the principal buildings shall be considered the principal building and shall meet all applicable district and building code regulations. (Exception: Property classified as Agriculture use in the Tax Assessor's Office)
- b. Accessory structures shall be located in the rear or sides of the principal building and shall meet accessory yard setbacks and applicable district regulations. **However, automobile garages and carports shall be allowed to be in front of the principal building by meeting the front yard setback for the applicable district.**
- c. Manufactured or Mobile Homes cannot be used as accessory units.
- d. Accessory buildings shall occupy the same lot as the principal building unless identified as agriculture use.

Chairman Raines stated and that is also a request from the County manager.

Planning Director Mike Levister stated that was a recommendation that was presented to the county council on October 16 from a citizen.

Chairman Raines stated that a citizen requested that.

Planning Director Mike Levister stated then it came down from County Council to the Administrator.

Commissioner Grant motioned to approve, second by Vice Chairman Hill. Vote 5-0 to approve.



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

**ZONING TEXT AMENDMENT APPLICATION**

Meeting Date: 11-21-23 Case # CCTA23-05 Invoice # NONE

NAICS CODE Number:

**APPLICANT INFORMATION**

NAME: Mike Levister

MAILING ADDRESS: Street/PO Box/Town/State/Zip

P.O. Box 580

Chester, S.C. 29706

Telephone Number(s): Home \_\_\_\_\_ Work 803-385-0421 Cell \_\_\_\_\_

**SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:**

Chapter 3 § 3-107 Accessory Structure Application

**REASON FOR PROPOSED TEXT CHANGE:**

Edward E. Hartis addressed County Council on October 16, 2023, for a text amendment to the location of accessory structures in the Chester County Zoning Ordinance Chapter 3 § 3-107 Accessory Structure Application. The County Administrator had a recommendation from Council Members to propose a text amendment to Chapter 3 § 3-107 on the location of accessory structures (Garages and Carports).

Applicant (s) Signature:  Date: 10-25-2023

**CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00.**

**SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.**

**Current Text**

**§ 3-107 Accessory Structure  
Application**

- a. No accessory structure or building shall be constructed prior to construction of the principle building on the lot. Buildings intended to serve as accessory structures constructed prior to the principal buildings shall be considered the principal building and shall meet all applicable district and building code regulations. (Exception: Property classified as Agriculture use in the Tax Assessor's Office)
- b. Accessory structures shall be located in the rear or sides of the principal building and shall meet accessory yard setbacks and applicable district regulations.
- c. Manufactured or Mobile Homes cannot be used as accessory units.
- d. Accessory buildings shall occupy the same lot as the principal building unless identified as agriculture use.

**Proposed New Text**

**§ 3-107 Accessory Structure  
Application**

- a. No accessory structure or building shall be constructed prior to construction of the principle building on the lot. Buildings intended to serve as accessory structures constructed prior to the principal buildings shall be considered the principal building and shall meet all applicable district and building code regulations. (Exception: Property classified as Agriculture use in the Tax Assessor's Office)
- b. Accessory structures shall be located in the rear or sides of the principal building and shall meet accessory yard setbacks and applicable district regulations. However, automobile garages and carports shall be allowed to be in front of the principal building by meeting the front yard setback for the applicable district.
- c. Manufactured or Mobile Homes cannot be used as accessory units.
- d. Accessory buildings shall occupy the same lot as the principal building unless identified as agriculture use.

Chester County Planning Commission Minutes

November 21, 2023

**CCMA23-16 Malissa P. Church request Tax Map #104-00-00-026-000 located at 1843 Greenarch Drive Rock Hill, SC, 29730 to be rezoned from Rural Two District (R2) to Rural One District (R1).**

Malissa Church stated her address is 514 Oakland Avenue suite 100 Rock Hill SC 29730. This is family land that is being partitioned, it's approximately five acres. There had been a quit claim deeds within the family such that it is going to be divided into two parcels. One parcel with a little bit over three acres; one parcel with a little bit over one acre. The R2 designation requires a minimum parcel size of two acres. The use for my reading of the zoning ordinance is virtually identical between R2 and R1. So we are requesting this zoning change to allow the partition to be completed.

Alfonzo Weary stated his address 2344 South Fork Rd, Rock Hill address the same road. The question I want to find out is once you rezone this year I mean, how far will it , will it be for you know the next rezoning to take place? That's what I wanted to try to find out because I'm, my property just right down the road there. I'm just trying to find out you know, how much, know what, as far as the property coming from where it is now?

Chairman Raines stated not sure I understand your question you want to know when your property will be rezoned?

Mr. Wherry said Well, if the property is rezone from one R to the next R. I mean, in this you're saying five acres. So it's not going to it's not going to affect me, as of right now, but I mean, what are they ah, they ah, I would say the scenario is going down the road as far as.

Chairman Raines asked what can they do with their property once it's rezoned? Is what you're asking.

Mr. Wherry said they told me that there's gonna be a stick built for stick build or a modular home, right?

Chairman Raines stated yes.

Mr. Wherry said So the other property that's around that's what I'm trying to find out. You know, what will it.

Chairman Raines stated it will not affect those, it'll do it and the only reason it requesting is, is because they have I guess elected not to make two, two and a half acre lot or two requires at least two acres for that zoning classification, their request R1 for a smaller lot size, but everything else permitted, is identical for R1 and R2 as far as structures whether it be a stick built home or a mobile home or modular home, and there's various degrees of understanding of what those terms mean, versus in my world a trailer versus a mobile store bought house, you know, modular homes, come in on trucks. They're very well built in a factory setting much better than a stick-built home in some ways. But all of that is identical. The only thing is, is you can't have R2 with an acre of property for R2 you have to have two acres and that's the only differentiation between these two.

Mr. Wherry stated you had to have two acres.

Chairman Raines stated they can build a house on one acre under R1.

Mr. Wherry stated you can build a house.

Chairman Raines said a little over an acre, I think it's an acre and a half or something like that.

Mr. Wherry said in R1

Chairman Raines stated yes, in other piece properties were ground about three acres give or take a little bit.

Mr. Wherry said I guess that we're clear.

Chairman Raines said you shouldn't see any, it's not gonna affect any neighboring properties. I mean, you can build a house on it either way. That's it. You can't have a nightclub. You can't put any kind of commercial building in there. That's a totally different, they'd have to come back for this commercial and asked to rezone it.

Mr. Wherry stated it's just this piece of property here that's gonna go from one R to the next.

Chairman Raines stated that's correct. The one piece the bigger piece is gonna stay R2 which is what it is now. The smaller lot, acre and a half, round numbers is going to be R1. Everything else around that. The rest of that contiguous property that exists is a five-acre piece now is going to stay exactly like it is.

Mr. Wherry stated I guess that, that it worked for me.

Chairman Raines ask Larry Archie or anyone from the Archie family would like to speak, and they declined.

Chairman Raines motioned to approve, second by Commissioner Hough. Vote 5-0 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: 11/21/2023 Case # CCMA23-16 Invoice # 7361

The applicant hereby requests that the property described to be rezoned from R2 to R1

Please give your reason for this rezoning request:

Plat is being partitioned into two parcels, one of which will be less than two acres. The current zoning does not permit parcels smaller than two Acres. The use will not change.

*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: 1843 Greenarch Drive, Rock Hill, SC 29730  
 Tax Map Number: 104-00-00-026-00 Acres: Total 4.997 acres

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

PLEASE PRINT:

Applicant (s): Malissa P. Church  
Address 514 Oakland Ave., Ste. 100, Rock Hill, SC 29730  
Telephone: [REDACTED] cell \_\_\_\_\_ work \_\_\_\_\_  
E-Mail Address: Malissa P. Church

Owner(s) if other than applicant(s): Larry Archie, Deborah Washington, Cynthia Archie, Carmen Archie, Sharon Archie, Lydia Archie, Cedric Archie, Michelle Archie, and Myra Doukrou  
Address: c/o Larry Archie, 1843 Greenarch Drive, Rock Hill, SC 29730  
Telephone: [REDACTED] cell \_\_\_\_\_ work \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

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

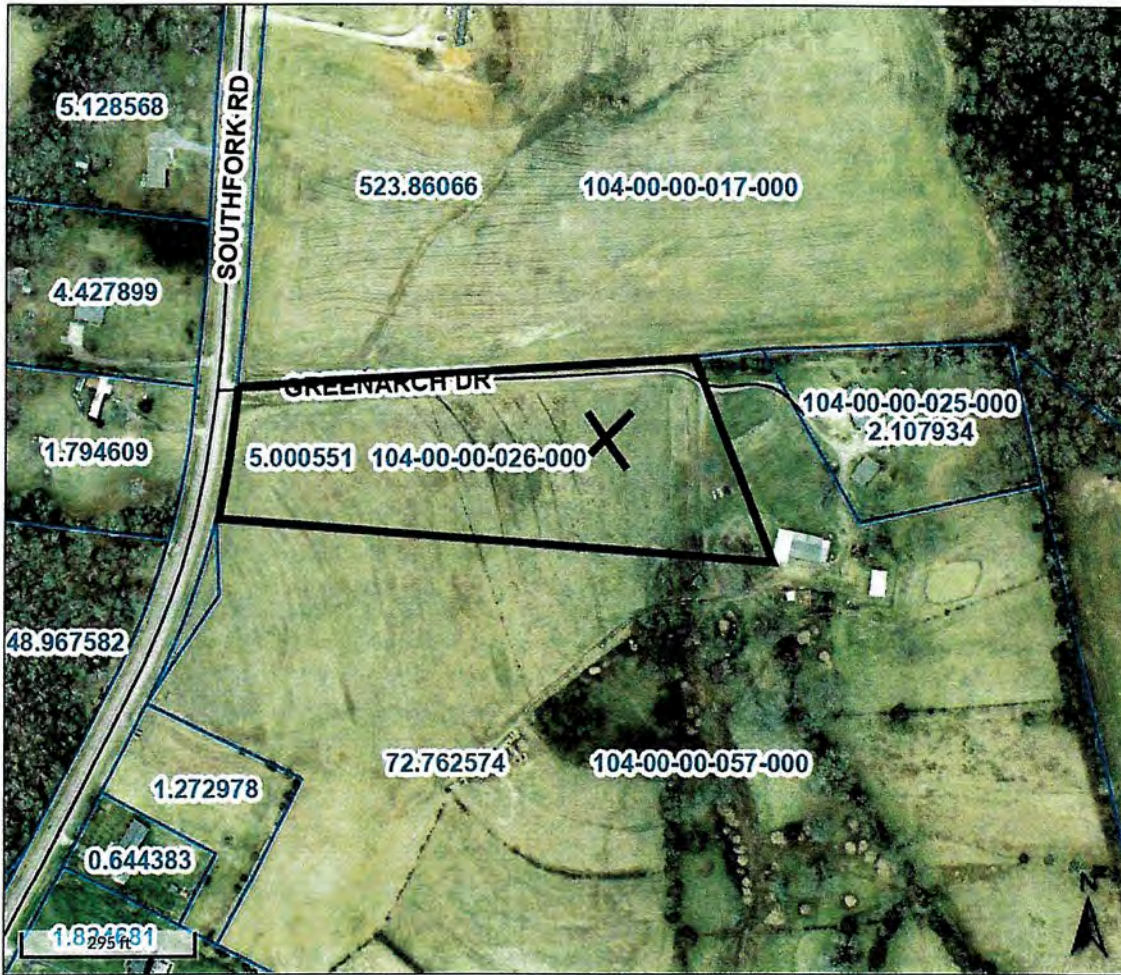
Owner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant signature: [Signature] Date: 10/17/2023

\*\* Note, Applicant represents owner Larry Archie and signs on his behalf -redacted representation agreement attached

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





Overview



Parcel ID	104-00-00-026-000	Alternate ID	n/a	Owner Address	WOODS DORIS R- ETAL
Sec/Twp/Rng	n/a	Class	RN		% ARCHIE E B
Property Address	1843 GREENARCH DR	Acreage	5.001		1843 GREENARCH DRIVE
					ROCK HILL SC 29730
District	06				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 2/27/2023  
 Last Data Uploaded: 2/27/2023 3:39:42 AM

Developed by  **Schneider**  
 GEOSPATIAL

TAX MAP

SOUTH CAROLINA - COUNTY

CARD OF

CARDS

104-00-00-026-000		DISTRICT 25-1		DATE OF APPRAISAL 9				APPRAISER			
Doris R. Woods,		Transferred From		Date Recorded	Date of Sale	Deed Book	Deed Page	Plot Book	Plot Page	Acres or Lots	Sales Price
Essie B. Archie, James R. Archie, Larry H. Archie, Cynthia Archie Carmen Archie, Deborah Archie, Sharon Archie, Lydia Archie, Cedric Archie & Michelle Archie 104-00-00-020-000 %E.B. ARCHIE 1843 GREENARCH DR. ROCK HILL, SC 29730		S. L. Woods (P.C.) CENTRAL BANK of S. C. James Abraham Archie - Deed of Dist Juliette Archie - mt Mary Faulk - mt		July 31, 1942	1-21-94	306	205	6	140	2.8	1050
8669		GENE Vera Woods - mt		3/18/21		1336	107			5ac	Quitclaim
		L. S. Woods - mt		3/18/21		1336	92			5ac	Quitclaim
		Juliette Archie - mt		5-25-21		1343	230			5ac	\$1.00
		Vera Woods - mt		5-25-21		1332	33			5ac	\$1.00
		Mary Faulk - mt		6-21-21		1346	148			5ac	Quitclaim
		The Archie - mt		7-21-21		1349	268			5ac	Quitclaim
		Bldg. Permit		Old Map Ref.		Recap		Total Value			
		Mart.		File No.		Int. Rate					
PROPERTY DATA						LAND CLASSIFICATION					
Neighborhood	Transportation	Land Imp.	Utilities	Topography	Land Class	No. of Acres	Value Per Acre	Value Per Class			
Progressive	Paved Road	Buildings	Electricity	Level	Open Land						
Static	Earth Road	Pavement	Water	High							
Regressive	Railroad	Fence	Gas	Low							
Old	Water	Landscaping	Sewer	Rolling							
New	Airport	Well	All Utilities	Swampy							
LAND				LOT SIZE							
Number of Acres 1.67		Number of Lots 217		Front		Timberland					
Per Acre Value		Number of Front Ft. House Ave - #7,000		Depth							
Value for Acres		Per Lot Value		Rear							
Returned Area 5.00		Per Front Ft. Value									
Legal Area 5.00		Value for Lots		Total							
Planimetered Area 5.00		Value for Fr. Ft.		Remarks & Description 1977-76 ac 1 rdg - 30,100							
Total Land Value				1350 762 5AC 894 203 TRACT # 2							
ESTIMATED MARKET VALUE											
		Land Acres or Lots		Improvement		Total					
Number 1.67											
Cost Approach 17,400		7,400		24,800							
Market Approach RN 27,200				27,200							
Income Approach											
Correlated Value R 9,500		6,000		15,500							
Appeal Value											
Assessed % 06 27,200											
Reviewed by 2020 RA 30,000		Date		Property Classification				Zoning F			

**Owner and Location** 53

**Next Year (2024) Changes**

Search Options  
 Map Number:  Real  History Year:    
 Name\_1:  Other Map Number:

Alerts  
 Has Additional Comments

**Owner Information**

Post Initials	<input type="text" value="HD"/>	Reason for Change	<input type="text"/>	Activity Date	<input type="text" value="07/21/2021"/>
Name 2	<input type="text" value="ARCHIE E B"/>	Land Value	<input type="text" value="27,300"/>	Building Value	<input type="text"/>
Address 1	<input type="text" value="1843 GREENARCH DRIVE"/>	Total Market Value	<input type="text" value="27,300"/>	Total Tax Value	<input type="text" value="27,300"/>
Address 2	<input type="text" value="ROCK HILL SC"/>				
Zip Code	<input type="text" value="29730"/>				

**Codes**

District	<input type="text" value="06"/>	Fire Code	<input type="text" value="LE"/> LEWIS
Town	<input type="text"/>	Neighborhood	<input type="text" value="R2"/> RURAL 2
Subdivision	<input type="text"/>	Use Class	<input type="text"/>
Description	<input type="text"/>		
Legal	<input type="text" value="SOUTHFORK RD"/>		

**Location**

Street Number	<input type="text"/>	Street Name	<input type="text"/>	Suffix	<input type="text"/>	Direction	<input type="text"/>
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**Additional Information**

Appraisal Appeal	<input type="text"/>	Owner Occupied	<input type="text"/>	TIF	<input type="checkbox"/>	Base	<input type="text"/>
Agricultural Use	<input type="text"/>	Reappraisal Notice	<input type="text"/>	MCIP	<input type="checkbox"/>	Industrial Park ID	<input type="text"/>
Rollback	<input type="text"/>			Exempt	<input type="checkbox"/>		

**Scroll by: MAP#**

PLAT OF SURVEY FOR  
LARRY H. ARCHIE, ETAL  
LEWISVILLE TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA  
MAY 5, 2023

REFERENCE TAX MAP#104-D-0-26  
D.B.852 PG.142;P.B."0"PG.140  
4.988 ACRES  
OCTOBER 26, 2023

TAX MAP#104-D-0-17  
MARY C. CROWDER  
D.B.420 PG.442;P.B."1"PG.191

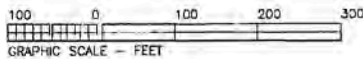
TAX MAP#104-D-0-57  
THE ARCHIE FAMILY  
PROPERTY TRUST  
D.B.783 PG.7;P.B.489 PG.900

MAGNETIC NORTH

T.M.#104-D-0-126  
CORA ARCHIE  
D.B.724P.6-79;P.B.1 PG.785

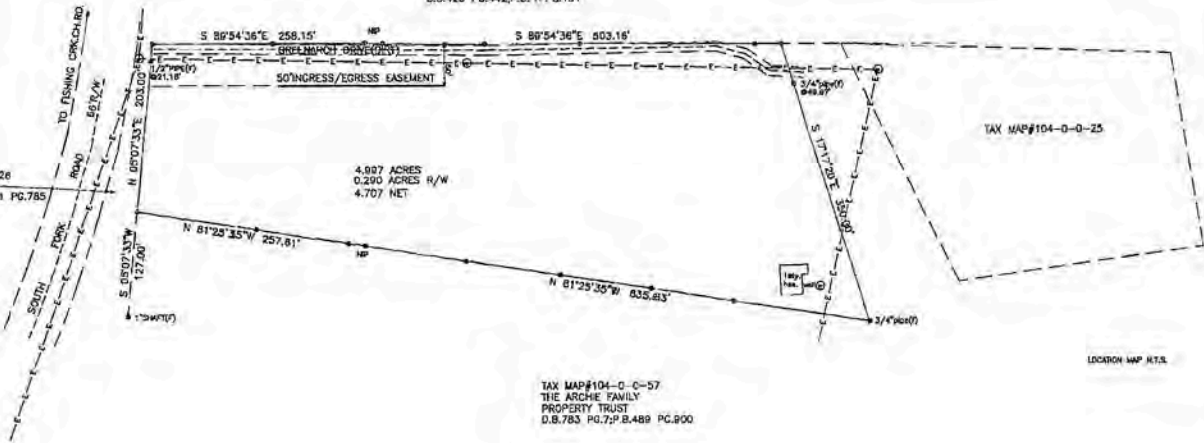
NOTE:  
X = EXISTING IRON PIN  
O = NEW IRON PIN  
PK = PK NAIL  
RR = RAILROAD SPIKE  
P.P. = PINCHED PIPE  
UNLESS NOTED ALL CORNERS ARE #5 REBAR(S)(HP)

HIPP LAND SURVEY INC.,  
P.O. BOX 87  
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 VARIOUS ORDINANCES WHICH GOVERN THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 46 CHAPTER 25 AND 19 OF CLASS "A" STANDARD. THE AREA OF SHOWING WAS DETERMINED USING THE C.M.D. METHOD. MEASUREMENTS WERE REDUCED AS STIPULA ENCROACHMENTS ARE AS SHOWN. UNLESS NOTED OTHERWISE ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

WILLIAM V. HIPP, P.L.S. 17887





**Malissa Church**  
LAW

514 Oakland Ave., Suite 100 - Rock Hill, SC 29730  
[REDACTED]

*Malissa Church, Esquire*  
[REDACTED]

February 7, 2023

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

RE: Zoning Change – Portion of 104-00-00-026 (Lewisville Township)

To Whom It May Concern:

I represent Mr. Larry Archie, who has filed a petition for partition in kind of the above-referenced property. It is pending in the Chester County Court of Common Pleas under 2021CP120330. Mr. Archie is seeking to have the property divided into two lots, one with his share and a second lot with the portion of the co-owners. The property is zoned R2 and we know that the zoning for the proposed partitioned section must change to R1 because it will be smaller than 2 acres.

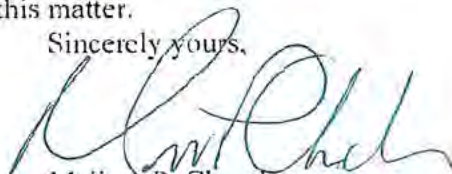
We are petitioning for a permitted change in zoning so that we may proceed and seek the partition of the property as shown on the proposed plat. There are no plans to change the use of either parcel, which is presently used for agricultural and living purposes. This request is to facilitate the division under the partition.

I enclose the \$150 filing fee, the proposed plat, and a redacted copy of my representation agreement with Mr. Archie to show I am authorized to file this on his behalf.

Please contact me if you have any questions or concerns.

Thank you for your assistance in this matter.

Sincerely yours,

  
Malissa P. Church  
Attorney at Law

Enclosures



Malissa Church  
I.A.W.

514 Oakland Ave., Suite 100 - Rock Hill, SC 29730

Malissa Church, Esquire

September 14, 2023

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

RE: Archie Family Land Zoning Change – Portion of 104-00-00-026 (Lewisville Township)

Dear Mr. Levister,

I am writing to you to request that the zoning change matter for my client be placed on the next meeting docket. Mr. Archie is seeking to have the property divided into two lots, one with his share and a second lot with the portion of the co-owners. To do divide the lots, we will need to change the zoning from R2 to R1 as the proposed partitioned section will be smaller than 2 acres. There are no plans to change the use of either parcel, which are presently used for agricultural and living purposes. This request is to facilitate the division under the partition.

Per our emails, I have included the Acceptance of Service documents from the owners of the second plat. This document states they have received the information and their approval of the zoning change. I would formally notify all owners of the property of the meeting date and time, and I would provide a means for them to join us by Zoom as they all live out-of-state.

Please contact me if you have any questions or concerns. Thank you for your assistance in this matter.

Sincerely yours,

Malissa P. Church  
Attorney at Law

Enclosures



Malissa Church  
LAW

514 Oakland Ave., Suite 100 - Rock Hill, SC 29730  
[REDACTED]

*Malissa Church, Esquire*  
[REDACTED]

October 17, 2023

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

RE: Archie Family Land Zoning Change – Portion of 104-00-00-026 (Lewisville Township)

Dear Mr. Levister,

I attach for filing a new Zoning Map Amendment Application, the re-drawn plat, and the filing fee. In September, we sent your office the documents from all other co-owners stating they agree with the zoning change. I believe everything is now submitted so that we can be placed on the November meeting schedule.

Please confirm we are on the November meeting schedule and I will notify the all owners the meeting date and time, and provide a means for them to join us by Zoom as they all live out-of-state.

Please contact me if you have any questions or concerns. Thank you for your assistance in this matter.

Sincerely yours,

Malissa P. Church  
Attorney at Law

Enclosures

STATE OF SOUTH CAROLINA  
COUNTY OF CHESTER

) IN THE SIXTH JUDICIAL CIRCUIT  
)  
)

Larry H. Archie

)  
) CASE NUMBER: 2021-CP-12-00330  
)

Petitioner,

-vs.-

) ACCEPTANCE OF SERVICE  
)  
)

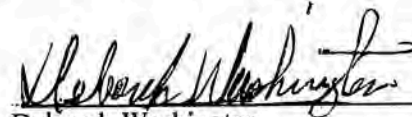
Deborah Washington, Cynthia Archie,  
Carmen Archie, Sharon Archie, Lydia Archie,  
Cedric Archie, Michelle Archie, Morris  
Woods as heir-at-law to Doris Woods  
(Deceased), and Myra Doukrou, as heir-at-  
law to Doris Woods (Deceased),


Respondents.

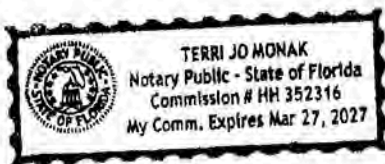
Personally appeared before me, Deborah Washington, who being duly sworn, says as follows:

1. I acknowledge and accept service of the Plat, dated December 17, 2022. I also received a copy of the Zoning Map Amendment (Rezoning) Application. I retained copies of both of these documents.
2. I am a respondent in this action. I have reviewed the Zoning Map Amendment Application and the Plat. I approve and accept the plat and the rezoning request.
3. I believe it is in the best interest of all involved in the action to rezone the property.
4. I consent to service by mail for any subsequent notices related to this action.
5. I waive my right to attend any hearing scheduled for this matter.

SWORN to and subscribed before  
me this 25<sup>th</sup> of August,  
2023.

  
Deborah Washington

  
Notary Public for Florida (state)  
Okaloosa County  
My Commission Expires: 03/27 2027





STATE OF SOUTH CAROLINA	)	IN THE SIXTH JUDICIAL CIRCUIT
	)	
COUNTY OF CHESTER	)	
	)	
Larry H. Archie	)	
	)	CASE NUMBER: 2021-CP-12-00330
Petitioner,	)	
	)	
-vs.-	)	ACCEPTANCE OF SERVICE
	)	
Deborah Washington, Cynthia Archie,	)	
Carmen Archie, Sharon Archie, Lydia Archie,	)	
Cedric Archie, Michelle Archie, Morris	)	
Woods as heir-at-law to Doris Woods	)	
(Deceased), and Myra Doukrou, as heir-at-	)	
law to Doris Woods (Deceased),	)	
	)	
Respondents.	)	
	)	
	)	
	)	

Personally appeared before me, Cedric Archie, who being duly sworn, says as follows:

1. I acknowledge and accept service of the Plat, dated December 17, 2022. I also received a copy of the Zoning Map Amendment (Rezoning) Application. I retained copies of both of these documents.
2. I am a respondent in this action. I have reviewed the Zoning Map Amendment Application and the Plat. I approve and accept the plat and the rezoning request.
3. I believe it is in the best interest of all involved in the action to rezone the property.
4. I consent to service by mail for any subsequent notices related to this action.
5. I waive my right to attend any hearing scheduled for this matter.

SWORN to and subscribed before me this 11<sup>th</sup> of September, 2023.

  
 Cedric Archie

Notary Public for South Carolina (State)

My Commission Expires: 3/16/2028



STATE OF SOUTH CAROLINA	)	IN THE SIXTH JUDICIAL CIRCUIT
	)	
COUNTY OF CHESTER	)	
	)	
Larry H. Archie	)	
	)	CASE NUMBER: 2021-CP-12-00330
Petitioner,	)	
	)	
-vs.-	)	ACCEPTANCE OF SERVICE
	)	
Deborah Washington, Cynthia Archie,	)	
Carmen Archie, Sharon Archie, Lydia Archie,	)	
Cedric Archie, Michelle Archie, Morris	)	
Woods as heir-at-law to Doris Woods	)	
(Deceased), and Myra Doukrou, as heir-at-	)	
law to Doris Woods (Deceased),	)	
	)	
Respondents.	)	
	)	
	)	
	)	

Personally appeared before me, Michelle Archie, who being duly sworn, says as follows:

1. I acknowledge and accept service of the Plat, dated December 17, 2022. I also received a copy of the Zoning Map Amendment (Rezoning) Application. I retained copies of both of these documents.
2. I am a respondent in this action. I have reviewed the Zoning Map Amendment Application and the Plat. I approve and accept the plat and the rezoning request.
3. I believe it is in the best interest of all involved in the action to rezone the property.
4. I consent to service by mail for any subsequent notices related to this action.
5. I waive my right to attend any hearing scheduled for this matter.

SWORN to and subscribed before  
me this 11<sup>th</sup> of September  
2023.

Notary Public for South Carolina (state)

My Commission Expires: 5/16/2028

Michelle Archie  
Michelle Archie



STATE OF SOUTH CAROLINA	)	IN THE SIXTH JUDICIAL CIRCUIT
	)	
COUNTY OF CHESTER	)	
	)	
Larry H. Archie	)	
	)	CASE NUMBER: 2021-CP-12-00330
Petitioner,	)	
	)	
-vs.-	)	ACCEPTANCE OF SERVICE
	)	
Deborah Washington, Cynthia Archie,	)	
Carmen Archie, Sharon Archie, Lydia Archie,	)	
Cedric Archie, Michelle Archie, Morris	)	
Woods as heir-at-law to Doris Woods	)	
(Deceased), and Myra Doukrou, as heir-at-	)	
law to Doris Woods (Deceased),	)	
	)	
Respondents.	)	
	)	
	)	
	)	

Personally appeared before me, Sharon Archie, who being duly sworn, says as follows:

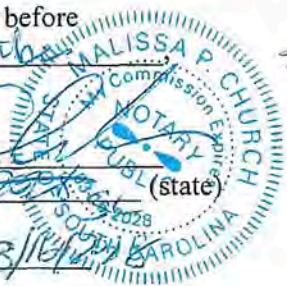
1. I acknowledge and accept service of the Plat, dated December 17, 2022. I also received a copy of the Zoning Map Amendment (Rezoning) Application. I retained copies of both of these documents.
2. I am a respondent in this action. I have reviewed the Zoning Map Amendment Application and the Plat. I approve and accept the plat and the rezoning request.
3. I believe it is in the best interest of all involved in the action to rezone the property.
4. I consent to service by mail for any subsequent notices related to this action.
5. I waive my right to attend any hearing scheduled for this matter.

SWORN to and subscribed before me this 11<sup>th</sup> of September 2023.

Notary Public for Malissa P. Church (State)

My Commission Expires: 3/16/2028

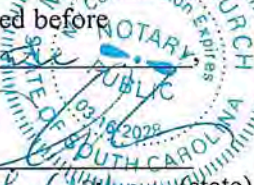
  
Sharon Archie



STATE OF SOUTH CAROLINA	)	IN THE SIXTH JUDICIAL CIRCUIT
	)	
COUNTY OF CHESTER	)	
	)	
Larry H. Archie	)	
	)	CASE NUMBER: 2021-CP-12-00330
Petitioner,	)	
	)	
-vs.-	)	ACCEPTANCE OF SERVICE
	)	
Deborah Washington, Cynthia Archie,	)	
Carmen Archie, Sharon Archie, Lydia Archie,	)	
Cedric Archie, Michelle Archie, Morris	)	
Woods as heir-at-law to Doris Woods	)	
(Deceased), and Myra Doukrou, as heir-at-	)	
law to Doris Woods (Deceased),	)	
	)	
Respondents.	)	
	)	
	)	

Personally appeared before me, Lydia Archie, who being duly sworn, says as follows:

1. I acknowledge and accept service of the Plat, dated December 17, 2022. I also received a copy of the Zoning Map Amendment (Rezoning) Application. I retained copies of both of these documents.
2. I am a respondent in this action. I have reviewed the Zoning Map Amendment Application and the Plat. I approve and accept the plat and the rezoning request.
3. I believe it is in the best interest of all involved in the action to rezone the property.
4. I consent to service by mail for any subsequent notices related to this action.
5. I waive my right to attend any hearing/scheduled for this matter.

SWORN to and subscribed before  
me this 11<sup>th</sup> of September  
2023.  
  
\_\_\_\_\_  
Notary Public for South Carolina (State)

  
\_\_\_\_\_  
Lydia Archie

My Commission Expires: 3/18/2028

STATE OF SOUTH CAROLINA	)	IN THE SIXTH JUDICIAL CIRCUIT
	)	
COUNTY OF CHESTER	)	
	)	
Larry H. Archie	)	
	)	CASE NUMBER: 2021-CP-12-00330
Petitioner,	)	
	)	
-vs.-	)	ACCEPTANCE OF SERVICE
	)	
Deborah Washington, Cynthia Archie,	)	
Carmen Archie, Sharon Archie, Lydia Archie,	)	
Cedric Archie, Michelle Archie, Morris	)	
Woods as heir-at-law to Doris Woods	)	
(Deceased), and Myra Doukrou, as heir-at-	)	
law to Doris Woods (Deceased),	)	
	)	
Respondents.	)	
	)	
	)	

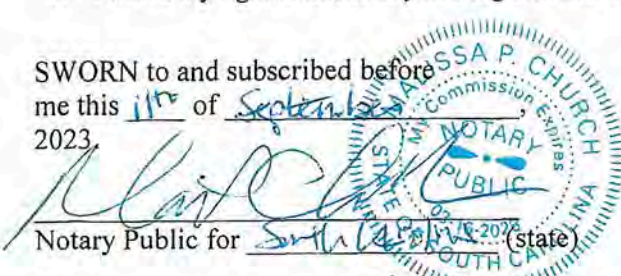
Personally appeared before me, Carmen Archie, who being duly sworn, says as follows:

1. I acknowledge and accept service of the Plat, dated December 17, 2022. I also received a copy of the Zoning Map Amendment (Rezoning) Application. I retained copies of both of these documents.
2. I am a respondent in this action. I have reviewed the Zoning Map Amendment Application and the Plat. I approve and accept the plat and the rezoning request.
3. I believe it is in the best interest of all involved in the action to rezone the property.
4. I consent to service by mail for any subsequent notices related to this action.
5. I waive my right to attend any hearing scheduled for this matter.

SWORN to and subscribed before  
me this 11<sup>th</sup> of September  
2023.

Notary Public for South Carolina (state)

My Commission Expires: 3/16/2028



Carmen M. Archie  
Carmen Archie

STATE OF SOUTH CAROLINA	)	IN THE SIXTH JUDICIAL CIRCUIT
	)	
COUNTY OF CHESTER	)	
	)	
Larry H. Archie	)	
	)	CASE NUMBER: 2021-CP-12-00330
Petitioner,	)	
	)	
-vs.-	)	ACCEPTANCE OF SERVICE
	)	
Deborah Washington, Cynthia Archie,	)	
Carmen Archie, Sharon Archie, Lydia Archie,	)	
Cedric Archie, Michelle Archie, Morris	)	
Woods as heir-at-law to Doris Woods	)	
(Deceased), and Myra Doukrou, as heir-at-	)	
law to Doris Woods (Deceased),	)	
	)	
Respondents.	)	
	)	
	)	
	)	

Personally appeared before me, Cynthia Archie, who being duly sworn, says as follows:

1. I acknowledge and accept service of the Plat, dated December 17, 2022. I also received a copy of the Zoning Map Amendment (Rezoning) Application. I retained copies of both of these documents.
2. I am a respondent in this action. I have reviewed the Zoning Map Amendment Application and the Plat. I approve and accept the plat and the rezoning request.
3. I believe it is in the best interest of all involved in the action to rezone the property.
4. I consent to service by mail for any subsequent notices related to this action.
5. I waive my right to attend any hearing scheduled for this matter.

SWORN to and subscribed before me this 11<sup>th</sup> of September 2023.

Notary Public for South Carolina (state)

My Commission Expires: 3/16/2028



*Cynthia Archie*  
 \_\_\_\_\_  
 Cynthia Archie

*Dawson*

STATE OF SOUTH CAROLINA  
COUNTY OF CHESTER

) IN THE SIXTH JUDICIAL CIRCUIT  
)  
)

Larry H. Archie

)

Petitioner,

)

CASE NUMBER: 2021-CP-12-00330

-vs.-

)

ACCEPTANCE OF SERVICE

Deborah Washington, Cynthia Archie,  
Carmen Archie, Sharon Archie, Lydia Archie,  
Cedric Archie, Michelle Archie, Morris  
Woods as heir-at-law to Doris Woods  
(Deceased), and Myra Doukrou, as heir-at-  
law to Doris Woods (Deceased),

)

)

)

)

)

)

Respondents.

)

)

)

Personally appeared before me, Myra Doukrou, who being duly sworn, says as follows:

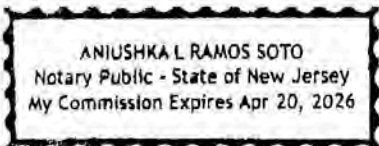
1. I acknowledge and accept service of the Plat, dated December 17, 2022. I also received a copy of the Zoning Map Amendment (Rezoning) Application. I retained copies of both of these documents.
2. I am a respondent in this action. I have reviewed the Zoning Map Amendment Application and the Plat. I approve and accept the plat and the rezoning request.
3. I believe it is in the best interest of all involved in the action to rezone the property.
4. I consent to service by mail for any subsequent notices related to this action.
5. I waive my right to attend any hearing scheduled for this matter.

SWORN to and subscribed before  
me this 18 of August,  
2023.

Myra Doukrou  
Myra Doukrou

Aniushka L Ramos Soto  
Notary Public for New Jersey (state)

My Commission Expires: Apr 20 2026





**Building & Zoning Department**  
1476 J A Cochran Bypass  
Chester, SC 29706  
Phone: (803) 581-0942  
Fax: (855) 930-0979

**Issued to:**

MALLISSA CHURCH  
Butler & Church Law, LLC  
514 OAKLAND AVE , SUITE 100  
ROCK HILL, SC 29730

**Receipt No. 7361**

**Date** 10/26/2023  
**Cashier** kdavis

**Payment Items**

Map Amendment REZONING APPLICATION	\$150.00
	<hr/>
	\$150.00

**Form of Payment**

Check	1799	\$150.00
		<b>\$150.00</b>

*Thank you for your payment.*



Chester County Planning Commission Minutes

December 19, 2023

**CCMA23-17 Kabelo Ramatapa request Tax Map #079-01-10-011-000 off Saluda Road, located behind 2051 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC).**

Vice Chairman Hill stated you have approached the podium and asked him to state his name and address for the record.

Kabelo Ramatapa stated my address is 5029 Milton Bend Road, Charlotte, North Carolina. I do intend on becoming a permanent resident here because I do have real estate here and I do own houses here in Chester.

Vice Chairman Hill stated you want this to become from single family residential to general commercial?

Mr. Ramatapa said yes.

Vice Chairman Hill stated Is there anyone in the audience who wishes to speak in favor of the request?

Brittany Grant stated she lives at 2098 Marshall Buyers Road, Chester, SC 29706.

Vice Chairman Hill stated you may continue, and you are speaking in favor.

Ms. Grant stated I'm speaking in favor. I'm the property owner. I'm in a contract with Mr. Kabelo to purchase the property. There's two parcels of property. The front parcel is 2051 J. A. Cochran Bypass, and that property is GC. There's multiple properties surrounding it, that's also GC. And there's a second parcel behind 2051, the 79-01-10-011 is 1.584 acres and we would wish to have that rezoned. Mr. Kabelo has plans for that property. I'll let him speak to that.

Mr. Ramatapa stated okay, so on the property, ah sorry, my hearing is quite a little bit and if I have an accent, please forgive me. The property sits on a very strategical like, resident. It's on the main road coming to Chester. When I first came to Chester, looking for real estate, that property really got my attention and the way it's located. I looked at the property and I got in touch with the realtor, and they told me that behind it, it's a residential zoning. So, I thought that if we can rezone it into GC, which is general commercial, I want to the long-term vision for it for now. We want to use it for a parking to have a place there. Probably have a firm, a place that accommodates family where people can come and enjoy, watch sports in the main building. But what we plan on doing with the land is to develop a strip mall with much smaller spaces. Because what ends up happening is that most strip malls have a larger square footage. So, an average person who wants to do business cannot afford the rent. So, I want to develop a much smaller space for a normal person who wants to start a business so that they can afford to pay rent in my strip mall that we are about to build, to empower small businesses. Because if you look at all the strip malls, they are about 1500 square feet, or 2000 square feet, so people are forced to pay

huge amounts of rent. So, we want to comprise a space, have little spaces that are strip mall that an average person can afford. That will also help stimulate the economy of Chester.

Vice Chairman Hill asked if there were any questions from the commission members. There was none.

Vice Chairman Hill stated If no further comments from you, and you may be seated, we'll do the vote. Fellow commissioner members you heard the very thorough explanation of his intent to how he's going to use the property.

Commissioner Hough motioned to approve, second by Commissioner Josey. 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: 12-19-23 Case # CCMA23-17 Invoice # 7436

The applicant hereby requests that the property described to be rezoned from RS-1 to Commercial (G.C)

Please give your reason for this rezoning request:

The current location is a dead end, one main entrance to Chester and its next other commercial business.

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: 722511 / 722410

Property Address Information

Property address: Saluda Road - property located behind 2051 J.A. Cochran Bypass  
Tax Map Number: 079-01-10-011 Acres: 1.584

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

PLEASE PRINT:

Applicant(s): Kahelo Ramatapa  
Address: 533 Ball Park Drive, Chester, SC 29702  
Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

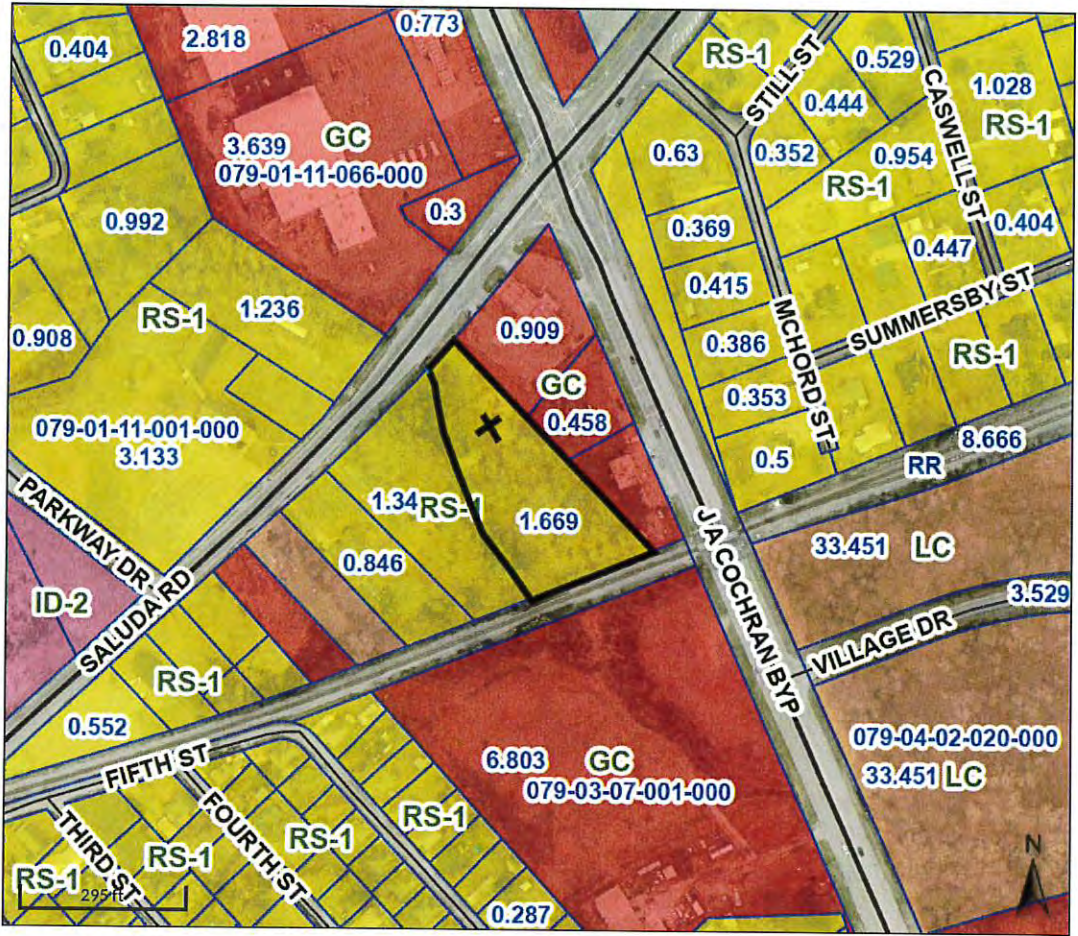
Owner(s) if other than applicant(s): Ronald J Clark, Sr. Estate by Brittany C Grant PR  
Address: 2098 Marshall Burns Road, Chester, SC 29706  
Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

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: Brittany C Grant, PR Date: 11/17/2023

Applicant signature: [Signature] Date: 11/17/2023

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



Overview

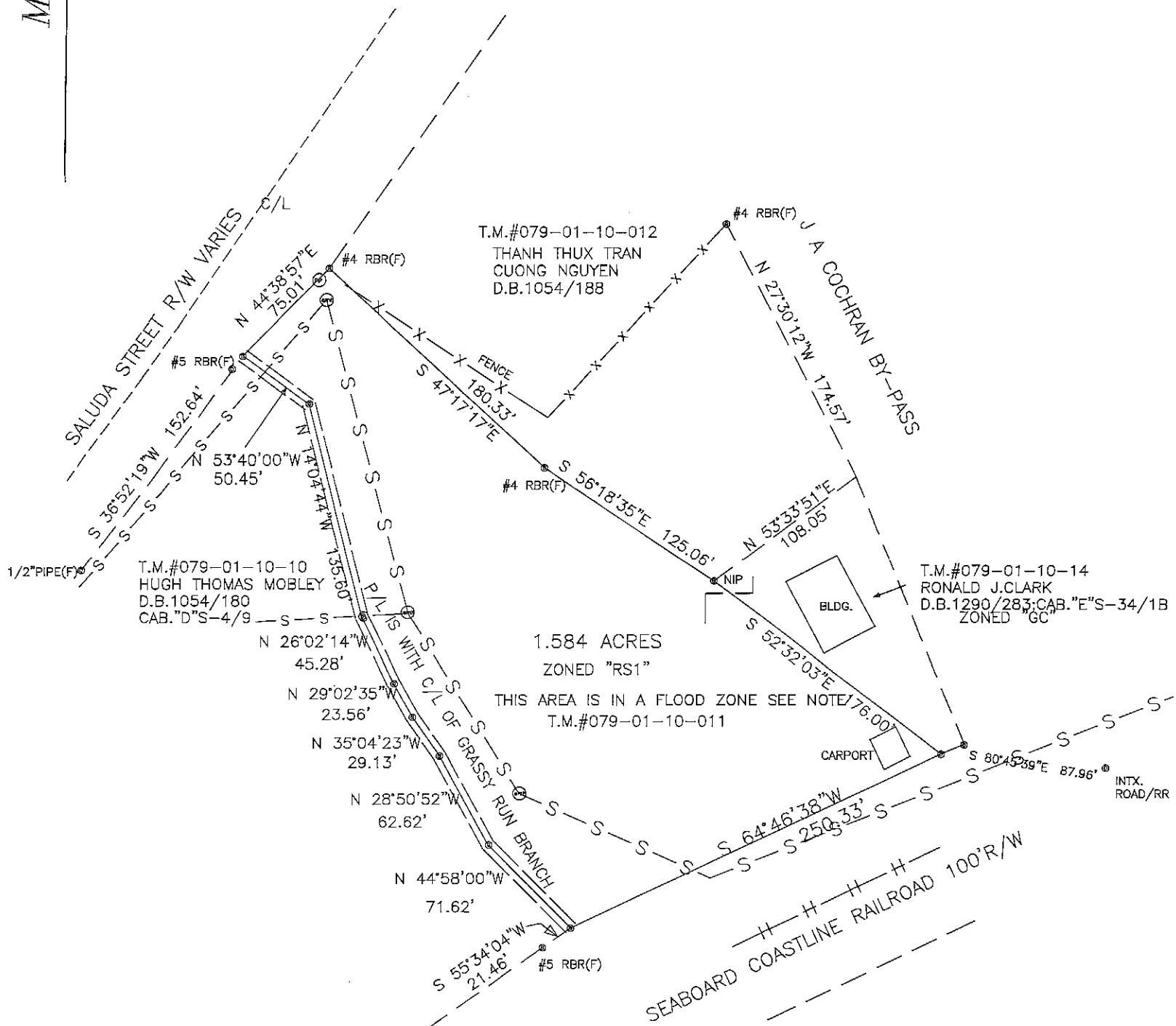


Parcel ID	079-01-10-011-000	Alternate ID	n/a	Owner Address	CLARK RONALD J
Sec/Twp/Rng	n/a	Class	RN		1134 ROSS RD
Property Address		Acreage	1.669		BLACKSTOCK SC 29014
District	02				
Brief Tax Description	SALUDA RD				
	(Note: Not to be used on legal documents)				

Date created: 11/20/2023  
 Last Data Uploaded: 11/20/2023 2:10:09 AM

PLAT OF SURVEY FOR  
 RONALD J. CLARK  
 CHESTER TOWNSHIP, CHESTER COUNTY  
 SOUTH CAROLINA  
 MAY 11, 20220  
 REFERENCES; TAX MAP #079-01-10-011  
 D.B. 1227 PG. 76  
 REVISED; NOVEMBER 9, 2023

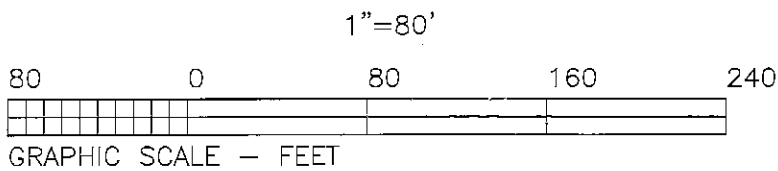
MAGNETIC NORTH



\*\* ACCORDING TO FEMA MAP#450023C0202C DATED 9/16/11 THIS LOT IS IN A FLOOD ZONE

NO NEW LOTS OR LINES ESTABLISHED

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



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. HIPPI 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. BEARINGS WERE RECKONED AS SHOWN. ENCROACHMENTS ARE AS SHOWN, UNLESS NOTED STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

WILLIAM V. HIPPI, P.L.S. 17567



### Next Year (2024) Changes



#### Search Options

Map Number  Real  History Year   
 Name 1  [Other Map Number](#)

#### Alerts

Has Additional Comments

#### Owner Information

Post Initials  Reason for Change  Activity Date   
 Name 2   
 Address 1  Land Value   
 Address 2  Building Value   
 Zip Code  Total Market Value   
 Total Tax Value

#### Codes

District  Fire Code  CITY SUB  
 Town  Neighborhood  SINGLE FAMILY RES  
 Subdivision  Use Class   
 Description   
 Legal   
 Location Street Number  Street Name  Suffix  Direction

#### Additional Information

Appraisal Appeal  Owner Occupied   
 Agricultural Use  Reappraisal Notice  TIF   
 Rollback  Industrial Park ID  MCIP   
 Exempt

Scroll by: MAP#

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS

COUNTY \_\_\_\_\_

79-1-10-11

79-1-10-11

079-01-10-011-000  
CLARK RONALD J

1134 ROSS RD  
BLACKSTOCK SC 29014

DISTRICT /	DATE OF APPRAISAL				APPRAISER		
TRANSFERRED FROM	Deed Book	Deed Page	Acres of Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
John Frazer	File 234	357	1/2 Int	450	337	4-19-34	Will
See wills listed below to terminate							
Harold W. Sax - Trust	486	48	1 lot			4-5-77	\$1.00
John F. Simpson et al (int)	526	717	1 lot			8-16-84	\$1150.00
Harold W. Sax	85ES	002				1-2-85	PC

GENERAL DATA

St., Rt. & No.	Saluda St	Yr. Built		Jane G. Sax - (1/2 int)	528	271	1 lot	1-7-85	\$1150.00
City		Economic Life		Odelle Kennedy - Tax Sale	988	39	1 lot	4-9-09	\$4619.52
Use		Condition		Chester Co Forfeiture and Com	1227	76	1 lot	12-27-17	\$5750
Subdivision		Quality		Chester Co Investments LLC	1335	23	1 lot	3-4-21	\$14,400
Legal Description		Annual Rent	Total						
		Bldg. Permit	Stamps						
		Mort.	Old Map Ref.						
			File No.						

STANDARD CLASSIFICATION		PROPERTY DATA		LAND CLASSIFICATION				
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS
Progressive	Paved Road	Buildings	Electricity	Level	Open Land			
Static	Earth Road	Pavement	Water	High				
Regressive	Railroad	Fence	Gas	Low				
Old	Water	Landscaping	Sewer	Rolling				
New	Airport	Well	All Utilities	Swampy				

LAND		LOT SIZE	FRONT	DEPTH	REAR	OTHER
Number of Acres	1 lot					
Per Acre Value						
Value for Acres						
Returned Area						
Legal Area	1 lot					
Planimetered Area						
Total Land Value						

ESTIMATED MARKET VALUE			
	Land Acres or Lots	Improvement	Total
Number	1 lot		
Cost Approach	5,500		5,500
Market Approach			
Income Approach			
Correlated Value	4,000		4,000
Assessed %			
Reviewed by			Date

Remarks & Description

Name	Date	File	Acres
Joseph Frazer	10-22-41	255	45
Sadie F Simpson	3-4-54	287	18
M & Watchel	4-28-54	288	8
Jarvis W Frazer	11-24-67	318	22
Samuel M Frazer	6-17-66	341	20
Annie F Cushman	10-5-64	382	5
Norris Simpson	1-14-72	375	9



Zoning **RS-1**







**Building & Zoning Department**  
1476 J A Cochran Bypass  
Chester, SC 29706  
Phone: (803) 581-0942  
Fax: (855) 930-0979

**Issued to:**

---

Kabelo Ramatapa  
533 Ball Park Drive  
Chester, SC 29706

**Receipt No. 7436**

---

**Date** 11/20/2023  
**Cashier** ichappell

**Payment Items**

---

Map Amendment Rezone property

\$300.00  

---

\$300.00

**Form of Payment**

---

Cash \$300.00  
**\$300.00**

*Thank you for your payment.*

**Karen Lee**

---

**From:** Carolyn Williams <[REDACTED]>  
**Sent:** Friday, January 5, 2024 5:03 PM  
**To:** Karen Lee  
**Subject:** [EXTERNAL] Resigning

Dear Mr. Guy:

This is to inform you that I am resigning from Chester County Planning Commission. Thank you for allowing me to serve Chester County. I appreciate the opportunity.

Sincerely,

Carolyn B. Williams

## Application for Chester County, South Carolina Boards and Commissions

Chester County Council selects citizens for service on Council Appointed Boards and Commissions from individuals who have either volunteered, been recommended for appointment, or shown interest in being appointed. The Clerk to Council uses this form to update the roster of volunteers and give Council basic information about each volunteer. *A member of a county board or commission appointed to serve from a council district must be a resident of that district (except the At Large District) during the entire time of service. A member who moves residence from the district from which appointed, or from the county, automatically vacates the position.* Please Return to: Clerk to Council, P.O. Box 580, Chester SC 29706 or you may call at (803)-377-7852/or email to [klee@chestercountysc.gov](mailto:klee@chestercountysc.gov)

Date: 01/08/2024  
Board or Commission Appointment being sought: Chester County Library Board  
Name: Destiney Easter Hinton Occupation: Teacher / Business Educator  
Street Address: 332 Center Street  
Mailing Address: (if different from above) "  
Telephone (Home): [REDACTED] Cell: "  
E-Mail: [REDACTED] Do you live in Chester County  yes /  no.  
Date of Birth: 09/27/1991 Sex: F  
If recommended by a Council Member, indicate their name: Corey Guy  
In which Council District do you reside? Please indicate (1-7) 5  
Are you presently serving on a County Board or Commission? No If "yes" when does your term expire?  
1 / 1

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

Signature Destiney Easter Hinton

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

- |   |  |
|---|--|
| <input type="checkbox"/> Accommodation Tax Board                | <input type="checkbox"/> Lewis Fire Protection District    |
| <input type="checkbox"/> Ad-Hock Burnt House Cemetery           | <input type="checkbox"/> Olde English District             |
| <input type="checkbox"/> Airport Commission                     | <input type="checkbox"/> Parks and Recreation Board        |
| <input type="checkbox"/> Assessment of Appeals Board            | <input type="checkbox"/> Planning Commission               |
| <input type="checkbox"/> Catawba Mental Health                  | <input type="checkbox"/> Radio Users Advisory Committee    |
| <input type="checkbox"/> Catawba Regional Council of Government | <input type="checkbox"/> Richburg Fire District Commission |
| <input type="checkbox"/> Catawba Regional Workforce             | <input type="checkbox"/> Rural Fire Commission             |
| <input checked="" type="checkbox"/> Chester County Library      | <input type="checkbox"/> Solid Waste Advisory Board        |
| <input type="checkbox"/> Chester Metropolitan District          | <input type="checkbox"/> Zoning Board of Appeals           |
| <input type="checkbox"/> Construction Board of Appeals          |  |
| <input type="checkbox"/> Fort Lawn Fire Protection District     |  |
| <input type="checkbox"/> Gateway Steering Committee             |  |
| <input type="checkbox"/> Hazel Pittman Center                   |  |
| <input type="checkbox"/> John Keziah Park                       |  |
| <input type="checkbox"/> Lando Rural Fire                       |  |