



## **CHESTER COUNTY COUNCIL MEETING**

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

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

**Monday, November 20th, 2023 at 6:00 PM**

#### **Agenda**

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
  - a. November 6<sup>th</sup>, 2023 Council Minutes.
- 4. Citizen Comments**
- 5. Ordinances/Resolutions/Proclamations**
  - a. **2<sup>nd</sup> Reading of 2023- 20** Authorizing An Amendment To The Infrastructure Credit Agreement, By And Between Chester County, South Carolina, And Morcon, Inc., Dated September 6, 2022, To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters.
- 6. Administrator's Report**
- 7. Old Business**
  - a. Update regarding the Chester County Tourism Video.- Director Britt Stoudenmire.
  - b. **3<sup>rd</sup> Reading of CCMA23-11** Tatyana Latil Kelly request Tax Map #069-04-02-051-000 located at 522 Gloria Drive, off Pinckney Road to be rezoned from Multi-Family Residential District (RG-1) to General Residential District (RG-2). The Planning Commission voted 6-0 to approve.
  - c. **3<sup>rd</sup> Reading of CCMA23-13** Jeff Sanders request Tax Map #115-00-00-102-000 located at 2707 Lancaster Hwy., Chester, SC 29706 to be rezoned from Restricted Industrial District (ID-1) to Limited Industrial District (ID-2). The Planning Commission voted 6-0 to approve.
  - d. **2<sup>nd</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.
  - e. **2<sup>nd</sup> Reading of CCMA23-15** Rodney L. Coldwell request Tax Map #069-01-00-035-000 located at 619 Pine Ridge Road, Chester, SC 29706 to be rezoned from Multi-Family Residential District (RG-1) to Limited Commercial District (LC). Planning Commission voted 4-2 to approve.

**f. 2<sup>nd</sup> Reading CCTA23-02** RS-1 – Chester County Zoning Ordinance – Text Amendment Single Family Residential District Uses Chapter 4 § 4-109 RS-1 Special Exception Recommendation to Remove Text: RS-1 SPECIAL EXCEPTION Item #2. Planning Commission voted 6-0 to approve.

<p><b>2. Clustered single-family development</b>, provided the Board of Zoning Appeals determines:</p> <ul style="list-style-type: none"> <li>a. detached single-family units on minimum of 2 acre development parcel;</li> <li>b. Minimum individual lot size of 14,520 square feet;</li> <li>c. lot requirements per house may be waived;</li> <li>d. zero interior lot line setback may be allowed;</li> <li>e. Subdivision Regulations are met;</li> <li>f. adequate provisions for access and traffic safety providing for safe and efficient access into, within, and out of the development for the vehicles, pedestrians and emergency vehicles;</li> <li>g. public water and sewer are available for the property;</li> <li>h. the use is compatible with the district.</li> </ul>	<p><b>NAICS CODE</b> N/A</p>	<p><b>NAICS DESCRIPTION</b> Private households</p>	<p><b>PARKING</b> 2 for each dwelling unit</p>
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**g. 2<sup>nd</sup> Reading of CCTA23-03** PD – Chester County Zoning Ordinance – Text Amendments Planned Development District Regulations Chapter 4 § 4-130 Recommendation to add New Text: PD Planned Development District Regulations. Planning Commission voted 6-0 to approve.

<p>Maximum number of units</p>	<p>The number of units shall not exceed the guaranteed allotment for service of water and wastewater. Should the water and wastewater guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.</p>
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**8. New Business**

- a. Approval of Bid Project 22209-0012 Lewis Fire Station to lowest bidder Faulkner Development and Engineering in the amount of \$874, 530.00 dollars. Project Manager Harold Hayes.
- b. Approval of the 2024 Council & CTC Meeting Dates.

**9. Executive Session**

- a. Personnel matter regarding the County Administrator.

**10. Council Actions Following Executive Session**

- a. Action taken regarding the County Administrator.

**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 Complex**

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

**Monday, November 6th, 2023 at 6:00 PM**

**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, County Attorney Joanie Winters and Clerk to Council Karen Lee.

1. **Call to Order-** Chairman Branham called the meeting to order.
2. **Pledge of Allegiance and Invocation-** Pledge was recited in unison; Councilman Guy gave the invocation.
3. **Approval of Minutes**
  - a. **October 16, 2023 Council minutes.**  
Councilman Guy motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve. Councilman Killian was not present for the 10-16-2023 meeting.
4. **Citizen Comments**

Michael McClinton, 620 Pine Ridge Road, Chester addressed Council regarding being opposed to the Rezoning of CCMA23-15.

Bridget Grant, 100 North Tryon St, Charlotte, NC addressed Council regarding being in favor of rezoning CCMA23-12.

John Massey, East Lacy St, Chester addressed Council regarding recognizing Veterans Day 2023 by adding their names to the Operation Remember Kiosk.

Edna McClurkin, 620 Pine Ridge Road, Chester addressed Council regarding being opposed to the rezoning of CCMA23-15.

Cheri Kiley, 2532 Rodman Road, Chester addressed Council regarding being opposed to the rezoning of CCMA23-12.

Vernon Hughes, 535 Poplar St, Chester signed up but chose not to speak.  
Debra Hughes, 609 Ebony Grove Lane, Chester signed up but chose not to speak.
5. **Ordinances/Resolutions/Proclamations**
  - a. **A Proclamation Recognizing Family Court Awareness Month.**  
Chairman Branham read the proclamation aloud and stated this was a worthy cause.
  - b. **2023-25 A Resolution to Amend the Assessor's Organization Chart to add the Position Deputy Assessor Director.** Councilman Agee stated the Horry County Assessor came up and evaluated the assessor's office and asked County Administrator if this was part of his recommendation.

Administrator Hester stated it was not part of the Horry County Assessor recommendation, but this was being done as part of his succession planning. Assessor Rick Anderson had this in the works prior to the audit. Administrator Hester said he had asked all department directors to name someone to mentor in case of their absence. Someone

could fill that position while they were out. Councilman Agee motioned to approve, second by Councilwoman Mosley. Vote 6-1 to approve. Councilman Agee opposed.

**c. 2023-26 A Resolution to Amend the Magistrate's Organization Chart for Magistrates Court.** Administrator Hester stated Senator Fanning and Chief Magistrate Olivia Williford had met with him to discuss changing the organization chart to have one full time and four-part time magistrates. It was easier to hire part-time magistrates since they could hold other jobs where a full-time magistrate couldn't. He stated Senator Fanning had approved but would also need approval in January when they go back in session. Councilman Agee motioned to approve, second by Councilwoman Mosley. Vote 6-1 to approve. Councilman Killian opposed.

**d. 2023-27 A Resolution to Amend the Public Work's Organization Chart to Amend the Title of The Position Currently Known as Nuisance Abatement Officer.** Administrator Hester stated this position reports directly to the Recycling Coordinator, the charts that were approved in June were incorrect and had this position reporting to the director. At the same time, the job title was incorrect, which had the title of Nuisance & Abatement and should be Litter Enforcement & Nuisance Abatement Officer. Councilman Agee motioned to approve, second by Vice Chairman Wilson. Motion carried.

**e. 2023-28 A Resolution to Establish the Capital Reserve Fund and To Approve Certain Expenditures as Available.** Administrator Hester stated the list Council had he would explain the money and where it came from and how it is and how much the County has. This is the first year in quite a while that we've been above that number. We're \$3.9 million above where we need to be. We projected it to be 2.1 million, and we stated these are capital items that we will come back and revisit to approve once we close out the books and we know precisely what that dollar amount is and that dollar amount turned into even more. Again, we went from thinking we were going to have about 2.1 million to 3.9 million a lot of that has to do with interest and some other things some really good job by our directors and our sheriff and our other county officials on savings at the end of last year. And so that plus we purchased some of the items that were on that list with end of the year money from departments that had saved so we purchased that capital with their capital what we've considered their capital reserve. Instead of telling you we need 2.1 million in capital, I'm telling you that it's 1.2 million and we have 3.9 in excess of our fund balance. Mr. Darby and myself are meeting with Mr. Kozlarek later this week. And what we're going to do in that meeting is basically review our fund balance policy and determine the best course of action to place those funds and we'll call it a reserve account that will allow us as a county to be able to use that for special needs and projects and when I say allow us with Council's approval, but if we needed a fire truck, we wouldn't have to go borrow money for it. Or if we needed an overage you know, contingency on a project that we need to get finished. For some of these items. We will come to council. And basically, what I'm telling you is we're going to end up with about 2.7 million this year and what we'll call a capital reserve fund, because of this, we will be able to roll that money every year and anything in excess of fund balance. We can put it to it and that way we don't have to allocate it to capital and spend it in that year. Councilman Guy motioned to approve, second by Councilman Killian. Motion carried.

**f. 1<sup>st</sup> Reading in Title Only of 2023-20 Authorizing An Amendment To The Infrastructure Credit Agreement, By And Between Chester County, South Carolina, And Morcon, Inc., Dated September 6, 2022, To Provide For Additional Infrastructure Credits; And Addressing Other Related Matters.** Bond Attorney Michael Kozlarek stated there is a special source revenue credit agreement in place that was approved last year by county council that was covering a \$4,480,000 expansion of the existing facility. That credit is a 39% credit for a five-year period that begins with the fee payment that was paid this year. Morcon is making an additional expansion. He used the exact number that they gave of \$10,009,422 dollars. This credit would be only on that new investment, not the total investment. It would be for a five-year period, and it would be a 30% credit and that would begin with a fee payment that is due in January of 2024. There, in addition to the current credit on the original investment, what would be the new credit on the new investment, he used the exact number they gave of approximately \$10 million. The addition in the agreement would be a floor so that by including both credits on their tax bill, the current amount that is being paid for 2023 would be the base amount that would be paid going forward. So that in no way could the math ever work out so that applying for both of those credits, their bill would be lower than what they're currently paying now. So, there is a base or a floor to what is currently being

paid as of this year as fee payment. Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Motion carried.

## 6. Administrator's Report

Administrator Hester provided the following report:

Harold Hayes was hired as the Project Manager.

Adam Bedard was hired as the Parks/Recreation Supervisor.

Two Animal Control officers were hired.

Administrator Hester thanked County Attorney Joanie Winters and Bond Attorney Michael Kozlarek for all the great work they do behind the scenes and they're very passionate about Chester County.

## 7. Old Business

a. 2<sup>nd</sup> Reading of CCMA23-11 Tatyana Latil Kelly request Tax Map #069-04-02-051-000 located at 522 Gloria Drive, off Pinckney Road to be rezoned from Multi-Family Residential District (RG-1) to General Residential District (RG-2). The Planning Commission voted 6-0 to approve. Councilman Killian motioned to approve, second by Councilwoman Mosley. Motion carried.

b. 2<sup>nd</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 with a five-year reverter clause and no entry off Rodman Road. Councilwoman Mosley motioned to approve with the conditions provided in the email from Ms. Grant stated along with a 100-foot buffers with the five-year reverter clause and no access to Rodman Road, second by Councilman Killian. Vote 4-2 to approve. Councilman Guy and Agee opposed. See attached email.

c. 2<sup>nd</sup> Reading of CCMA23-13 Jeff Sanders request Tax Map #115-00-00-102-000 located at 2707 Lancaster Hwy., Chester, SC 29706 to be rezoned from Restricted Industrial District (ID-1) to Limited Industrial District (ID-2). The Planning Commission voted 6-0 to approve. Councilman Agee motioned to approve, second by Councilman Killian. Motion carried.

d. Request to add a streetlight on the corner of Meadowbrook Road and Nelson Road. Councilman Killian. Councilman Killian motioned to approve, second by Councilman Guy. Motion carried.

## 8. New Business

a. 1<sup>st</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. Councilwoman Mosley motioned to approve with a reverter clause if the property is sold it would revert back to R2, second by Councilman Killian. Vote 6-0 to approve. Councilman Agee recused.

b. 1<sup>st</sup> Reading of CCMA23-15 Rodney L. Coldwell request Tax Map #069-01-00-035-000 located at 619 Pine Ridge Road, Chester, SC 29706 to be rezoned from Multi-Family Residential District (RG-1) to Limited Commercial District (LC). Planning Commission voted 4-2 to approve. Councilman Agee motioned to deny, second by Councilman Guy. Vote 6-1 to deny. Vice Chairman Wilson opposed.

c. 1<sup>st</sup> Reading of CCTA23-02 RS-1 – Chester County Zoning Ordinance – Text Amendment Single Family Residential District Uses Chapter 4 § 4-109 RS-1 Special Exception Recommendation to Remove Text: RS-1 SPECIAL EXCEPTION Item #2. Planning Commission voted 6-0 to approve.

<p><b>2. Clustered single-family development</b>, provided the Board of Zoning Appeals determines:</p> <ul style="list-style-type: none"> <li>a. detached single-family units on minimum of 2 acre development parcel;</li> <li>b. Minimum individual lot size of 14,520 square feet;</li> <li>c. lot requirements per house may be waived;</li> <li>d. zero interior lot line setback may be allowed;</li> <li>e. Subdivision Regulations are met;</li> <li>f. adequate provisions for access and traffic safety providing for safe and efficient access into, within, and out of the development for the vehicles, pedestrians and emergency vehicles;</li> <li>g. public water and sewer are available for the property;</li> <li>h. the use is compatible with the district.</li> </ul>	<p><b>NAICS CODE</b> N/A</p>	<p><b>NAICS DESCRIPTION</b> Private households</p>	<p><b>PARKING</b> 2 for each dwelling unit</p>
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Councilman Agee motioned to approve, second by Councilwoman Mosley. Motion carried.

**d. 1<sup>st</sup> Reading of CCTA23-03 PD – Chester County Zoning Ordinance – Text Amendment Planned Development District Regulations Chapter 4 § 4-130 Recommendation to add New Text: PD Planned Development District Regulations. Planning Commission voted 6-0 to approve.**

<p>Maximum number of units</p>	<p>The number of units shall not exceed the guaranteed allotment for service of water and wastewater. Should the water and wastewater guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.</p>
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Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Motion carried.

**e. Request to accept Grants awarded to the Sheriff Department-Sheriff Dorsey**

**1. Justice Assistance Grant # 5G004520 Spectrometer for Narcotics Division \$27,000-10% match.**

Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Motion carried.

**2. Justice Assistance Grant # 5G001023 Court Security Radios \$19,440-10% match.**

Councilman Vaughn motioned to approve, second by Councilman Guy. Motion carried.

**3. Federal Fiscal Year 2024 Highway Safety Grant (Overtime for Checkpoints for DUI \$23,000- 0% match. Councilwoman Mosley motioned to approve, second by Councilman Killian. Motion carried.**

**4. Highway Safety Grant- In car camera maintenance and storage \$10,000 – 0% match.**

Councilwoman Mosley motioned to approve, second by Councilman Vaughn. Motion carried.

**5. Hwy Safety Grant-Body Worn Camera maintenance and storage \$67067.49 -0% match.**

Councilwoman Mosley motioned to approve, second by Councilman Guy. Motion carried.

**9. Executive Session**

Councilwoman Mosley motioned to go to Executive Session, second by Councilman Guy. Motion carried.

**a. Receive legal advice regarding Economic Development.**

**b. Economic Development Matter-Project 2106.**

**c. Receive legal advice regarding real estate matters.**

**d. Personnel matter regarding the Administrator’s Office.**

**e. Receive legal advice regarding Economic Development Matters.**

**10. Council Actions Following Executive Session**

Vice Chairman Wilson motioned to go back to Regular session, second by Councilwoman Mosley. Motion carried.

**a. Action taken regarding Economic Development. Information only.**

**b. Action taken regarding Project 2106. Information only.**

**c. Action taken regarding real estate matters. Information only.**

**d. Action taken regarding the Administrator's Office. Information only.**

**e. Action taken regarding Economic Development matters. Information only.**

**11. Council Comments**

Councilwoman Mosley announced event dates for Canned for a Cause on November 7<sup>th</sup>, vendors participating were The Cake Lady Café on the 7<sup>th</sup>, Pot Belly BBQ and Palmetto Snow on the 8<sup>th</sup>, Decarne Soms Grill and Kona Ice on the 9<sup>th</sup>. The collected items would benefit Fort Lawn Community Center, Turning Point of Chester, Grasp Ministerial Association and Food pantry. On Friday, November 10<sup>th</sup> the Veterans Day Ceremony will be held at 11am at the War Memorial Building to honor fourteen veterans with quilts of valor including a Chester County employee Charlton Blanchett.

**12. Adjourn**

Councilman Guy motioned to adjourn, second by Councilman Killian. Motion carried.

Time: 9:30 PM

Karen Lee, Clerk to Council



**From:** Bridget Grant

**Sent:** Monday, November 6, 2023 11:28 AM

**To:** [cguy@chestercountysc.gov](mailto:cguy@chestercountysc.gov); [jagee@chestercountysc.gov](mailto:jagee@chestercountysc.gov); 'mvaughn@ChesterCountysc.gov' <[mvaughn@ChesterCountysc.gov](mailto:mvaughn@ChesterCountysc.gov)>; 'jbranham@chestercountysc.gov' <[jbranham@chestercountysc.gov](mailto:jbranham@chestercountysc.gov)>; 'pwilson@chestercountysc.gov' <[pwilson@chestercountysc.gov](mailto:pwilson@chestercountysc.gov)>; 'wbkillian@chestercountysc.gov' <[wbkillian@chestercountysc.gov](mailto:wbkillian@chestercountysc.gov)>; 'emosley@chestercountysc.gov' <[emosley@chestercountysc.gov](mailto:emosley@chestercountysc.gov)>

**Cc:** [bhester@chestercountysc.gov](mailto:bhester@chestercountysc.gov); John Ross [REDACTED]; Will Walters <[REDACTED]>

**Subject:** Griffin Land Holdings | Lancaster Highway 2nd Reading

Good morning Members of the Chester County Council,

We look forward to seeing you at your meeting later this evening.

As part of the first reading and public hearing we were asked to provide some additional detail to further our efforts to rezone the 180+ acres on Lancaster Highway to ID-2.

We've been working in coordination with Mr. Hester and Michael Kozlarek to establish an approach to provide certainty on the proposed redevelopment of the site. The development team is proposing to file mutually agreed upon restrictive covenants upon rezoning.

The restrictive covenants will confirm uses permitted in ID-2, including but not limited to:

- warehousing and logistics
- centralized administrative offices
- some manufacturing
- agriculture and forestry
- limited retail

It is understood, the ***following uses are not permitted in ID-2:***

- animal processing
- chemical manufacturing
- hazardous waste,

The following uses are permitted in ID-2, but shall be **prohibited through the restrictive covenants:**

- Manufacturing of tobacco products,
- Zoos and botanical gardens
- Solar farms
- Poultry hatcheries
- Government facility (correctional facility limited to pre-trial detention),
- Septic tank service
- Communications tower
- Airports
- Sports, racetracks, fairgrounds (Spectator sports, racetracks, stadiums, fairs, etc.)

In addition, we will commit to a **50' perimeter buffer** and **no vehicular access to Rodman Road**.

I've attached a **concept plan** that reflects the maximum building layout for the site. While this is not a final plan, it defines clear development areas and potential building locations established by the site's natural features and streams. Also attached you will find **sample industrial building elevations**; these buildings reflect the style of buildings commonly constructed for the uses permitted in ID-2.

We appreciate your consideration on this proposal and would like to amplify:

- Industrial uses have no impacts on schools
- Typically lower "peak hour/rush hour" traffic
- Not project (tenant) specific to allow for a range of options/flexibility to meet market demands
- Building on Chester County's success in recent years
- Taking a proactive approach create highly marketable site. **"Zoning-ready"**
  - ***It's a partnership to advance the goals to attract business***
  - ***Great location for Tier 2 and Tier 3 suppliers***
  - ***40 minutes north of Scout Motors (4,000 jobs)***
  - ***This type of site can help Chester "win" opportunities/new jobs***

As always, we appreciate your time on this matter and look forward to the opportunity for continued collaboration on economic development efforts.

Best,

Bridget



**Bridget Grant**

Co-head Zoning, Entitlement and Land Use

Land Use and Development Consultant



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**Moore&VanAllen**

100 North Tryon Street  
Suite 4700  
Charlotte, NC 28202-4003  
Tel: 704.333.1000  
W: 





# SAMPLE INDUSTRIAL BUILDINGS



# POTENTIAL CONCEPTUAL SITE PLAN

FINAL BUILDING LOCATIONS MAY VARY; CONCEPT REFLECTS POTENTIAL MULTIPLE BUILDING PLAN/LAYOUT



**SAMET**  
 P.O. Box 8050  
 Greensboro, NC  
 27419  
 (336) 544-2600  
 FAX  
 (336) 544-2635

PRELIMINARY SITE PLAN  
 ECKLES PROPERTY  
 LANCASTER HIGHWAY INDUSTRIAL PARK  
 CHESTER, SC

REVISION	BY

DRAWN BY: BJT  
 CHECKED BY: BJT  
 DATE: JUN 01, 2023  
 SCALE: 1" = 200'  
 JOB NUMBER: 2  
 SHEET NUMBER: 1



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR CHESTER COUNTY  
ORDINANCE NO. 2023-20

AUTHORIZING AN AMENDMENT TO THE INFRASTRUCTURE CREDIT AGREEMENT, BY AND BETWEEN CHESTER COUNTY, SOUTH CAROLINA, AND MORCON, INC., DATED SEPTEMBER 6, 2022, TO PROVIDE FOR ADDITIONAL INFRASTRUCTURE CREDITS; AND ADDRESSING OTHER RELATED MATTERS.

WHEREAS, Chester County, South Carolina (“County”), and Morcon, Inc. (“Company”) entered an Infrastructure Credit Agreement, dated September 6, 2022 (“IC Agreement”);

WHEREAS, pursuant to the IC Agreement, the Company agreed to invest no less than \$3,167,654 during the period beginning on January 1, 2021, and ending on December 31, 2025, to expand the Company’s manufacturing facility in the County;

WHEREAS, pursuant to the IC Agreement, the County agreed to provide a 39% Infrastructure Credit for each year for six, consecutive years, beginning with the Company’s payment due on or before January 15, 2023;

WHEREAS, according to information supplied to the County by the Company, the Company has exceeded its investment commitment under the IC Agreement by investing more than \$4,480,000 in the County during the Investment Period (as defined in the IC Agreement);

WHEREAS, the Company has represented to the County that the Company intends to invest an additional \$10,009,422 on or before December 31, 2027, and has requested the County authorize an amendment of the IC Agreement to provide for additional Infrastructure Credits and extend the Company’s performance under the IC Agreement; and

WHEREAS, the Company has caused to be prepared and presented to this meeting an amendment to the IC Agreement to effectuate the additional Infrastructure Credits.

NOW THEREFORE, BE IT ORDAINED, by the County, acting by and through its County Council (“Council”):

**Section 1. Approval of SSRC.** The County hereby approves and ratifies a special source revenue credit with respect to investments in the Project (as defined in the IC Agreement) placed in service during the period beginning on January 1, 2023, and ending on December 31, 2027, of 30% per year for 5 consecutive years beginning with the payment due on or before January 15, 2024, all as set forth more particularly in the Amendment.

**Section 2. SSRC Amendment.**

(a) The form, terms, and provisions of the Amendment presented to this meeting, and attached to this Ordinance as Exhibit A, are approved and all of the terms, provisions, and conditions of the Amendment are incorporated in this Ordinance by reference.

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

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

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

**Section 5. *Effective Date.*** This Ordinance is effective from and after its third reading, following a public hearing, by the Council.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOWS]  
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

CHESTER COUNTY, SOUTH CAROLINA

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Joe Branham, Chairman  
Chester County Council

(SEAL)  
ATTEST:

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Karen Lee  
Clerk, Chester County Council

First Reading: November 6, 2023  
Second Reading: November 20, 2023  
Public Hearing: November 20, 2023  
Third Reading: December 4, 2023





31, 2027 (“Investment Period 2”), a 30% SSRC for each year for 5 years beginning with the payment due on or before January 15, 2024 (“SSRC 2”).

During Investment Period 1, the Company invested in real and personal property that would have otherwise been subject to *ad valorem* property taxes but for the execution and delivery of this Agreement. Such investment shall be reported on a separate “Schedule A” on the Company’s annual PT-300 (or successor) filing. The SSRC 1 shall apply to reduce the payments in lieu of taxes otherwise due for assets placed in service during Investment Period 1.

During Investment Period 2, the Company agrees to invest at least \$10,009,422 in real and personal property that would otherwise be subject to *ad valorem* property taxes but for the execution and delivery of this Agreement. Such investment shall be reported on a separate “Schedule A” on the Company’s annual PT-300 (or successor) filing. The SSRC 2 shall apply to reduce the payments in lieu of taxes otherwise due for assets placed in service during Investment Period 2.

If any aggregate, net payment(s) due in lieu of taxes after SSRC 1 and SSRC 2 are applied would be less than \$[actual aggregate 2023 payments in lieu of taxes due] (“Minimum Payment”), then SSRC 1 and SSRC 2 shall be reduced proportionally to account for any shortfall such that the Company shall never pay an amount less than the Minimum Payment; provided, however, that SSRC 1 and SSRC 2 shall not be reduced below \$0 for any payments in lieu of taxes due hereunder.

2. Except as amended by this Amendment, the Infrastructure Credit Agreement shall otherwise remain in full force and effect.

[ONE SIGNATURE PAGE FOLLOWS]  
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

IN WITNESS WHEREOF, **CHESTER COUNTY, SOUTH CAROLINA**, and **MORCON, INC.**, each pursuant to due authority, have duly executed this Amendment to Infrastructure Credit Agreement, all as of the date first above written.

CHESTER COUNTY, SOUTH CAROLINA

\_\_\_\_\_  
Joe Branham, Chairman  
Chester County Council

(SEAL)  
ATTEST:

\_\_\_\_\_  
Karen Lee  
Clerk, Chester County Council

**MORCON, INC.**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Chester County Planning Commission Minutes

September 19, 2023

**CCMA23-11 Tatyana Latil Kelly request Tax Map #069-04-02-051-000 located at 522 Gloria Drive, off Pinckney Road to be rezoned from Multi-Family Residential District (RG-1) to General Residential District (RG-2).**

Tatiana Kelly stated her address is 522 Gloria Drive.

Chairman Raines stated so, um, tell us a little bit about this. And I think from information you're wanting to put a manufactured home on the property.

Ms. Kelly said yes. It's a double wide trailer. And so, I'm trying to use my land. Well, I have learned so I'm trying to move from my current residence to my land.

Chairman Raines stated so there's no improved structures on the land. It's just an open property and this will be a first time. You have access to sewer and water, or would you have to put in a septic or anything.

Ms. Kelly said yes, she has water and sewer.

Chairman Raines stated the zoning requested is what's needed for your mobile for yourself or for your residential structure.

Ms. Kelly said yes.

Chairman Raines stated okay, we've heard from the applicant. So, there's any member of the public present tonight wishes to speak in opposition to this rezoning. Is a member of public present and I wish to speak in favor of this rezoning request. Okay, we have no public comment. I'm sure the structure she gonna build will be better than anything with any age on it would be more energy efficient. Sounds like a good fit for the neighborhood.

Commissioner Walley motioned to approve, second by Commissioner Williams. Vote 6-0 to approve.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 9-19-23 Case # CCMA23-11 Invoice # 6914

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

Please give your reason for this rezoning request:

To get a manufacturing home

Copy of plat must be presented with the application request

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

Property Address Information

Property address: 522 Gloria Drive off of Pickney Rd  
 Tax Map Number: 069-04-02-051-000 Acres: 1.26 +/-

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

PLEASE PRINT:

Applicant(s): Tatiana Latif Kelly  
 Address: 880 Pine Ridge Rd Chester, SC 29706  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

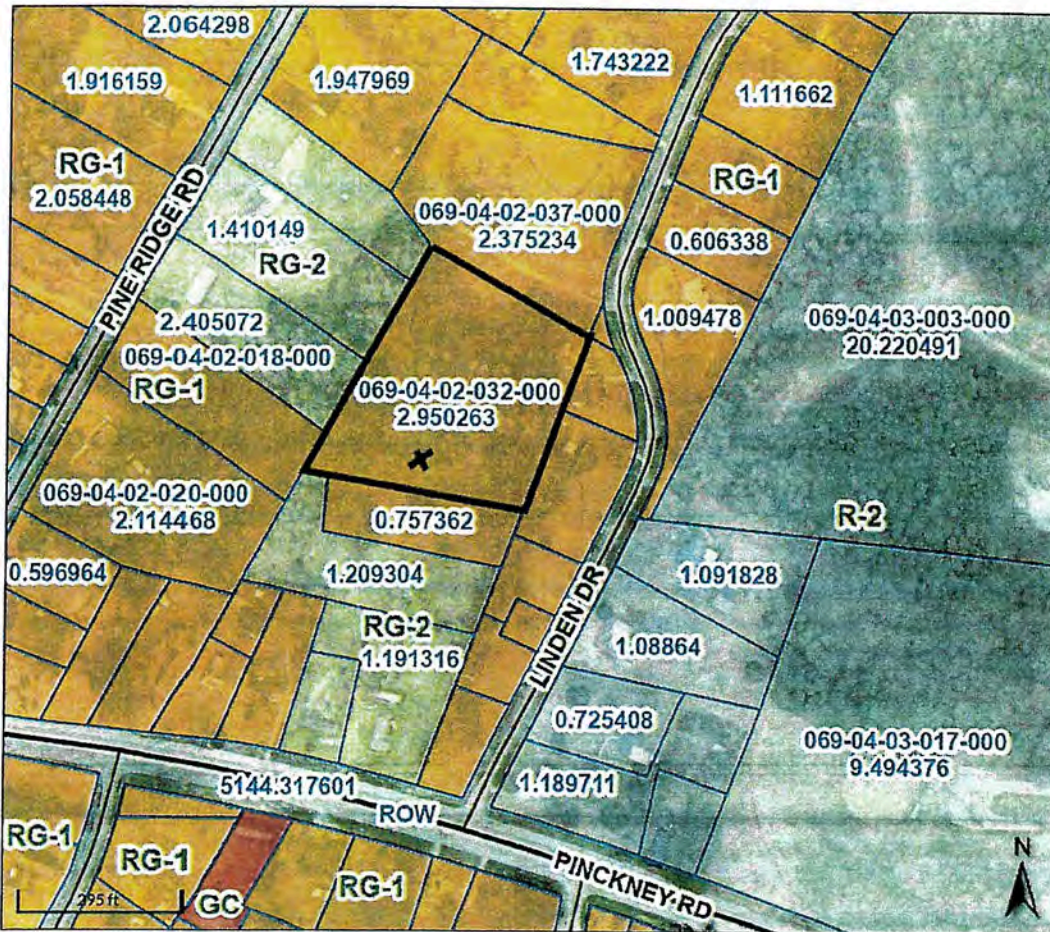
Owner(s) if other than applicant(s): same as Applicant  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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: Tatiana Kelly Date: 07/24/2023  
 Applicant signature: Tatiana Kelly Date: 07/24/2023

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





Overview



Parcel ID	069-04-02-032-000	Alternate ID	n/a	Owner Address	WRIGHT KONIKO LASHEA
Sec/Twp/Rng	n/a	Class	RL		PO BOX 124
Property Address		Acreege	2.95		CHESTER SC 29706
District	O2				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

**\* PLEASE SEE RECORDED PLAT \*  
MS. KELLY LOT IS LOT #1**

Date created: 7/31/2023  
Last Data Uploaded: 7/31/2023 3:12:16 AM

Developed by Schneider  
GEO SPATIAL



DATE OF SURVEY: 08/14/2013  
 SURVEYOR: JAMES R. WRIGHT  
 JOB NO.: 13010001  
 COUNTY: CHESTER  
 STATE: SOUTH CAROLINA



LINE	LENGTH	BEARING
L1	16.24	S77°37'30" W
L2	36.00	S17°19'30" W
L3	47.80	S16°29'24" W
L4	28.81	N23°22'27" E
L5	41.23	N22°47'42" E



I, the undersigned, being a duly licensed and sworn Surveyor in the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent.

*James R. Wright*  
 08/14/2013

Position: Chesler, within the town of Chesler, Chester County, South Carolina

Subordinate Survey  
 located in the town of Chesler  
 Chester County, South Carolina

Owner:  
 KRYSTKO LASHEA WRIGHT

**CSC of NC PC**  
 P.O. BOX 24160  
 CHARLOTTE, NC 28221  
 (704) 372-2222



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE FOREGOING SURVEY INFORMATION HAS BEEN ACCORDING WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE USUALLY FOR SURVEYS IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROBLEMS OTHER THAN THOSE LISTED HEREIN.

13010

TAX MAP 06040402011-001  
 MR. BENEY, CLYDE C. JR.  
 DB 1024 PG 12  
 Zone PG 1

TAX MAP 06040402017-001  
 MR. WHECOSA LYNN SCHWALLE  
 DB 1201 PG 89  
 Zone PG 1

TAX MAP 0590402017-000  
 MR. MATTHEW B. WINGHESTER  
 DB 106 PG 12  
 Zone PG 2

TAX MAP 06040402012-000  
 MR. PATRICIA D. JORDENSON  
 DB 844 PG 128  
 Zone PG 1

TAX MAP 06040402011-000  
 MR. THEODORE TRAVIS  
 DB 1038 PG 111  
 Zone PG 1

TAX MAP 06040402011-000  
 MR. CLARA WENDIT CORNWELL  
 & WATER W. CORNWELL, SR.  
 DB 404 PG 255  
 Zone PG 1

TAX MAP 06040402013-000  
 MR. WRIGHT CATO ESTATE  
 & JANEY WRIGHT  
 DB 046 PG 700  
 Zone PG 2

TAX MAP 06040402013-000  
 MR. WRIGHT CATO ESTATE  
 & JANEY WRIGHT  
 DB 046 PG 700  
 Zone PG 2

TAX MAP 06040402015-000  
 MR. TAYLOR MICHAEL BEPOLLAN  
 DB 130 PG 277  
 Zone PG 1

TAX MAP 06040402015-000  
 MR. WRIGHT CATO ESTATE  
 & JANEY WRIGHT  
 DB 046 PG 700  
 Zone PG 2

APPROVED FOR THE BOARD OF ADJUSTMENT

RESIDENTIAL APPRAISAL CARD

CARD 1 OF 1 CARDS

TAX MAP 069-04-02-051-000				TRANSFERRED FROM	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE
TATYANA KELLY PO BOX 124 CHESTER SC 29706				KONIKO LASHEA WRIGHT	1423	116	CB E	S130P2	05/26/23	\$1.00
PROPERTY LOCATION										
Physical Address										
District	02									
Zoning	RG-1									
LAND										
Legal Area	1.26 ac									
Number of Acres	1.26 ac			PROPERTY DESCRIPTION						
Per Acre Value				FIRE CODE:CI Lot # 1						
ESTIMATED MARKET VALUE										
Year	Land Value	Improvement Value	Total							
2024	20,000		20,000							
REMARKS										
THIS PARCEL WAS PART OF 069-04-02-032-000 ON 05/26/23 FOR 2024										





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

**Issued to:**

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TATYANA KELLY  
  
886 PINE RIDGE RD  
CHESTER, SC 29706

**Receipt No. 6914**

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**Date** 07/24/2023  
**Cashier** ichappell

**Payment Items**

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Map Amendment rezoning applicat	\$150.00
	<b>\$150.00</b>

**Form of Payment**

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Credit Card	\$150.00
	<b>\$150.00</b>

*Thank you for your payment.*



Chester County Planning Commission Minutes

September 19, 2023

**CCMA23-13 Jeff Sanders request Tax Map #115-00-00-102-000 located at 2707 Lancaster Hwy., Chester, SC 29706 to be rezoned from Restricted Industrial District (ID-1) to Limited Industrial District (ID-2).**

Jeff Sanders stated my name is Jeff Sanders. My address is 376 Green Pond Road in Clover, South Carolina. Representing Thomas Concrete, I'm the general manager there. This plant site was acquired from Sutton Ready Mix in 1996 and the plant ran sporadically from 96 to 2012 and it's been idled since then. We're servicing a growing volume of work from a Rock Hill site to this area. And that along with conversations with the Economic Development Manager led to the feeling that this would be a good time to reopen the plant. Between the last time the plant ran and today Chester County implemented zoning, and this was zoned I1, and we need I2. We're hoping that this would be approved since the adjacent property, the racetrack, is currently zoned I2. The reopening of this site would actually reduce traffic. We're servicing work here now it just puts us closer to the work that we're trying to get to. The site footprint would remain the same. The only change would be that we'll clean up the property and will repaint the plant. Our plan is to start with one plant manager with six drivers and grow the business as allowed. Excuse me. We currently have teammates who live in Chester and would like to be closer to work. Appreciate your consideration, we'll answer any questions.

Chairman Raines stated your service area for this location could be Lancaster, Fairfield County, Chester County.

Mr. Sanders stated probably not Fairfield County. We're a perishable product. So, we try to stay about 20-25 minutes. That in the fact that we're everybody's struggling to find drivers. So, we try to stay within probably 20 to 25 minutes of the site.

Chairman Raines stated so you'd be servicing the Chester side of the Rock Hill and that area.

Mr. Sanders stated yes sir and maybe the southern side of Rock Hill probably just Chester. That's the reason we would have a fewer number of drivers starting out.

Chairman Raines stated is the plant just out of curiosity, is it ready to start up or it requires a lot of.

Mr. Sanders stated it's going to require, it's gonna require a fair amount of work. We started the work because we didn't realize that the zoning had been implemented. So, we're doing what we can short of having the power hooked up because that's got to be done after zoning is redone. So, it's got a fair amount of work. A big part is just painting it. It's not a pretty piece of equipment right now.

Chairman Raines stated you said it shut down in what year.

Mr. Sanders stated I think around 2012. I've been here nine years and it was not running when I was here so I'm thinking around 2012 was the last time the plant ran.

Chairman Raines stated Mike we had zoning before then right, it just happened to be.

Planning Director Mike Levister stated you didn't have zoning once operation was started up. You had zoning when the building was closed but now to reopen it, since it's been vacant.

Chairman Raines stated but it was ID-1 by grandfathered in.

Planning Director Mike Levister stated correct when Chester County came in that's what it was currently zoned.

Chairman Raines stated when we adopted zoning they requested ID-1.

Planning Director Mike Levister stated I think the people that was hired through the county that went around. They picked the zoning, and the landowner had the opportunity to request it to be a different zoning if you felt that you weren't in the current, correct zoning.

Chairman Raines stated I was just curious. I know we've had zoning longer than that. So, I suspect that that's what the situation was. Okay. Anyone else have any questions for them?

Commissioner Hough asked what's your tentative start date on that?

Mr. Sanders stated I actually have a job that as soon as we could. We've got a job that's about eight minutes from that site. We're going to service it out of our Rock Hill plant for now so ASAP for us.

Chairman Raines asked would you be selling to the general public as well.

Mr. Sanders stated we'd be selling to homeowner's, home builders, general contractor, and the general public. We expect the majority of the work here would be residential right now.

Commissioner Hough stated it's needed that's for sure.

Mr. Sanders said good.

Chairman Raines stated any further questions? Would any member of the public present tonight wish to speak in favor of this rezoning request. Any member of public present wish to speak in opposition to this rezoning request?

A member of the audience stated from their seat that they just want to say, I'm wanting to be no air pollution, no mixing all your sand and your dust. How do you keep all that.

Planning Director Mike Levister and Chairman Raines stated at the same time, she would have to come to the podium.

Chairman Raines stated state your name and address for the record.

Robin Dobson stated I love concrete. I love concrete. Don't get me wrong. Don't ever call cement. Don't ever call it cement. Robin Dodson 3631 Hernandez Road, Richburg, South Carolina. I'm just, I'm just very concerned that we make sure that the things we're allowing, and I know that concrete plant is very much needed. But let's just make sure that we have, I don't know you put scrubbers on it. I don't know how you keep all that from floating in the air. But we've already got Luck Stone and we already know that they are going to be putting a lot of silica dust in the air. We don't need more. We don't need more dust in the air. So Okay. All right.

Chairman Raines stated thank you. Yes, you right, you applied for permits. I was gonna, I was gonna add that for you.

Mr. Sanders stated we have to apply for air permits, we have to apply for quality or water quality permits. I don't say this just because I work there but Thomas is very committed to being environmentally friendly. We do things to recycle concrete to where we're not landfilling it. We will be within the compliance that the state requires and will and will be above that. Okay. Thank you.

Chairman Raines stated already been a concrete plant.

Commissioner Grant stated Miss Azzie Lee Hill who is not her tonight, unfortunately. Her and Lawrence Shuler went around and looked at all the zoning.

Chairman Raines stated they are the ones that did the initial zoning.

Commissioner Grant stated they are the ones that made it ID-1 because it was already there.

Chairman Raines stated okay I didn't know that. Okay, any discussion about the question at hand was already a plan, right? Just good access to the road. And I think like you said, of course, I poured some concrete a while back and I think it had to come from somewhere in Rock Hill. I had sort of asked them politely to go ahead and bring it right at the edge of the timeframe. I guess it was pretty dry when he got there. Had to put a bunch of water in it.

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



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 9-19-23 Case # CCMA23-13 Invoice # 7078

The applicant hereby requests that the property described to be rezoned from I01 to I02

Please give your reason for this rezoning request:  
 This plant was in operation in the late 90's and 2000's but was idled around 2010 due to not having enough volume to support the facility. Several of our customers have upcoming projects in this area and we would like to re-open the plant to service those projects. We would hire 6 - 8 local people to operate this location but need it rezoned since new zoning was implemented a few years ago.

*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: 327320

Property Address Information

Property address: 2707 Lancaster Hwy, Chester, SC 29706  
 Tax Map Number: 115-00-00-102-000 Acres: 3.60

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

PLEASE PRINT:

Applicant (s): Jeff Sanders  
 Address 3701 North Graham St, Charlotte, NC 28206  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

Owner(s) if other than applicant(s): Thomas Concrete of Carolina, Inc.  
 Address: 3701 North Graham St, Charlotte, NC 28206  
 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] William L. Porter, Corp. Secretary Date: 8-17-23

Applicant signature: [Signature] Date: 9/18/23

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





August 14, 2023

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

Greetings:

In anticipation of upcoming projects in the area surrounding Thomas Concrete of Carolina Inc's Concrete plant located in Chester county, South Carolina we would like to reopen the plant.

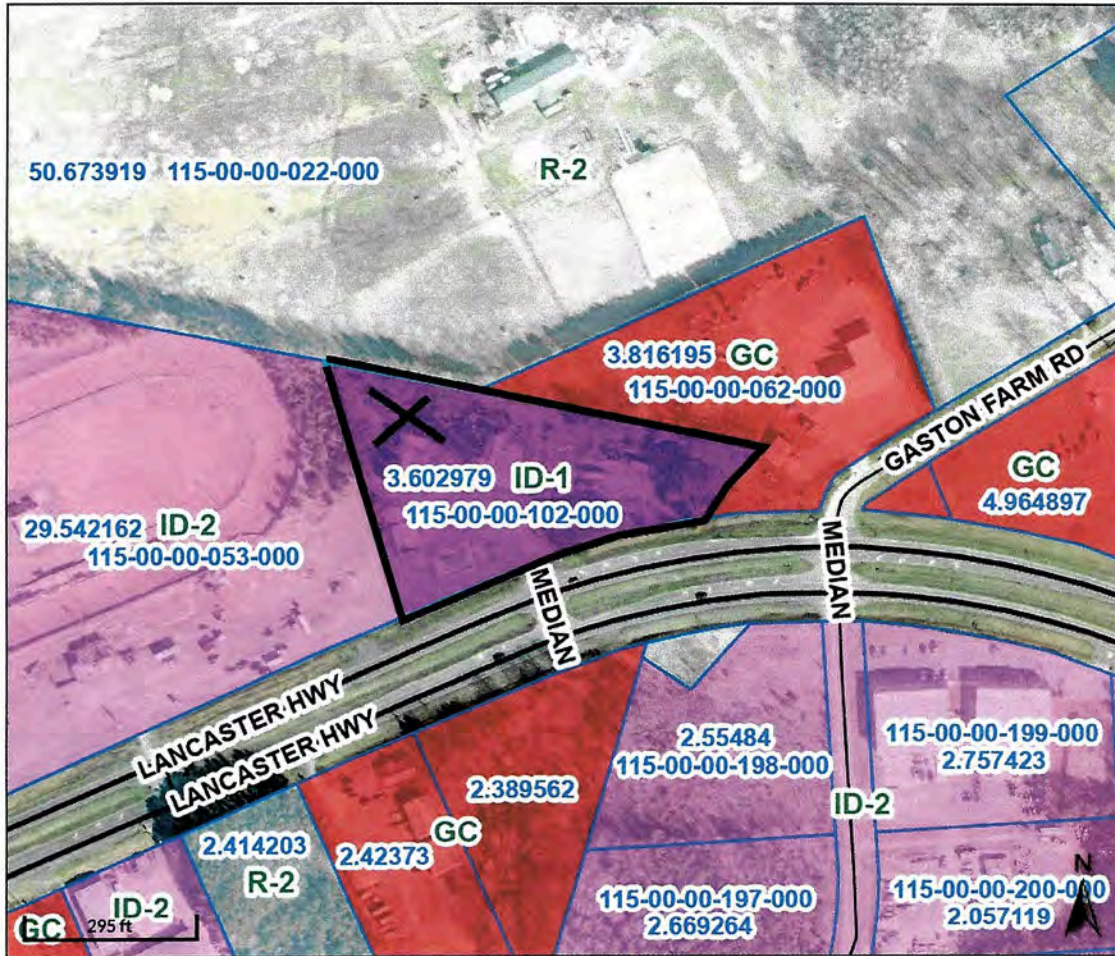
It is our understanding the location currently is not zoned to operate a ready-mix concrete plant NAICS CODE 327320.

To facilitate opening this plant, we hereby appoint Jeff Sanders, VP and General Manager Charlotte Division to represent Thomas Concrete of Carolina, Inc. in requesting appropriate zoning regarding the property at 2707 Lancaster Hwy, Chester, SC 29706.

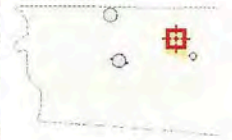
Sincerely,

A handwritten signature in black ink, appearing to read "W. Porter", with a long horizontal line extending to the right.

William L. Porter  
Corporate Secretary  
Thomas Concrete of Carolina, Inc.



Overview



Parcel ID	115-00-00-102-000	Alternate ID	n/a	Owner Address	THOMAS CONCRETE OF SOUTH CAR.
Sec/Twp/Rng	n/a	Class	C		2500 CUMBERLAND PKWY SE
Property Address	2707 LANCASTER HWY	Acreage	3.603		SUITE 200
					ATLANTA GA 30339
District	03				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 9/26/2023  
 Last Data Uploaded: 9/26/2023 2:10:19 AM

Developed by Schneider GEOSPATIAL



Owner and Location
X

**Next Year (2024) Changes**

Search Options

<u>Map Number</u>	<input type="text" value="115-00-00-102-000"/>	<input type="text" value="Real"/>	<input type="text" value="01994493"/>	<u>History Year</u>	<input type="text"/>		<u>Alerts</u>
<u>Name 1</u>	<input type="text" value="THOMAS CONCRETE OF SOUTH CAR."/>	<u>Other Map Number</u>	<input type="text"/>				

Owner Information

<u>Post Initials</u>	<input type="text" value="CW"/>	<u>Reason for Change</u>	<input type="text"/>	<u>Activity Date</u>	<input type="text" value="06/04/2021"/>
<u>Name 2</u>	<input type="text" value="2500 CUMBERLAND PKWY SE"/>	<u>Land Value</u>	<input type="text" value="143,600"/>		
<u>Address 1</u>	<input type="text" value="SUITE 200"/>	<u>Building Value</u>	<input type="text"/>		
<u>Address 2</u>	<input type="text" value="ATLANTA GA"/>	<u>Total Market Value</u>	<input type="text" value="143,600"/>		
<u>Zip Code</u>	<input type="text" value="30339"/>	<u>Total Tax Value</u>	<input type="text" value="143,600"/>		

Codes

<u>District</u>	<input type="text" value="03"/>	<u>Fire Code</u>	<input type="text" value="LA"/>	<input type="text" value="LANDO"/>
<u>Town</u>	<input type="text"/>	<u>Neighborhood</u>	<input type="text" value="ID1"/>	<input type="text" value="RESTRICTED INDUSTRIAL"/>
<u>Subdivision</u>	<input type="text"/>	<u>Use Class</u>	<input type="text"/>	
<u>Description</u>	<input type="text"/>			
<u>Legal</u>	<input type="text"/>			

Location

<u>Street Number</u>	<input type="text" value="2707"/>	<u>Street Name</u>	<input type="text" value="LANCASTER HIGHWAY"/>	<u>Suffix</u>	<input type="text"/>	<u>Direction</u>	<input type="text"/>
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Additional Information

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

Scroll by: MAP#

FARM APPRAISAL CARD

SOUTH CAROLINA

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

COUNTY III

115-0-0-102  
 Thomas Concrete of South Carolina  
 P.O. Box 12544  
 Raleigh, North Carolina 27605

DISTRICT	DATE OF APPRAISAL	APPRaiser					
3							
TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
Adrian H. Logan	621	257	3ac	B	312	5-27-92	\$15,000
Adrian H. Logan-Corrected Deed	632	122	3.59ac	1	443	12-30-92	By ee other co. Co.
Alvin C. Thompson	644	202	3.59	1	443	8-31-93	\$42,362.00
Thomas D. Sutton, Jr.	666	256	3.59			10-17-94	L+A
Thomas D. Sutton, Jr.	705	182	3.59			11-17-94	L+A

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

Thomas D Sutton SR. 708 341 3.59 12-17-96 \$109,680

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	Price per Acre	Total
Static	Earth Road	Pavement	Water						
Regressive	Railroad	Fence	Gas						
Old	Water	Landscaping	Sewer						
New	Airport	Well	All Utilities						
LAND									
Number of Acres		Number of Lots							
Per Acre Value		Number of Front Ft.							
Value for Acres		Per Lot Value							
Returned Area		Per Front Ft. Value							
Legal Area 3.59ac		Value for Lots							
Planimetered Area		Value for Fr. Ft.							
Total Land Value									

ESTIMATED MARKET VALUE				LAND VALUATION BY YEAR				
Number	Land Acres or Lots	Improvement	Total	19__	19__	19__	19__	19__
Cost Approach	44,900							
Market Approach								
Income Approach								
Correlated Value	143,600		143,600					
Assessed %								
Reviewed by								

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_









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

**Issued to:**

---

Jeff Sanders

3701 North Graham Street  
Charlotte, NC 28206

**Receipt No. 7078**

---

**Date** 08/18/2023

**Cashier** ichappell

**Payment Items**

---

Map Amendment rezone property	\$300.00
	<b>\$300.00</b>

**Form of Payment**

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Check	5909	\$300.00
		<b>\$300.00</b>

*Thank you for your payment.*



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: \_\_\_\_\_

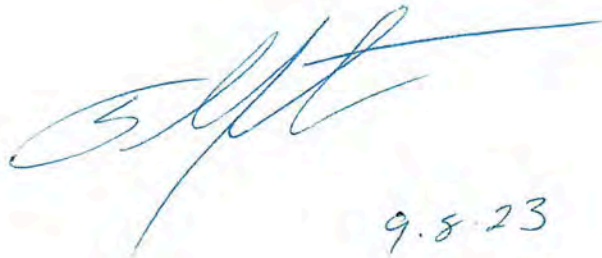
Owner(s) if other than applicant(s): Robert Reid + Craig Shaffer  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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

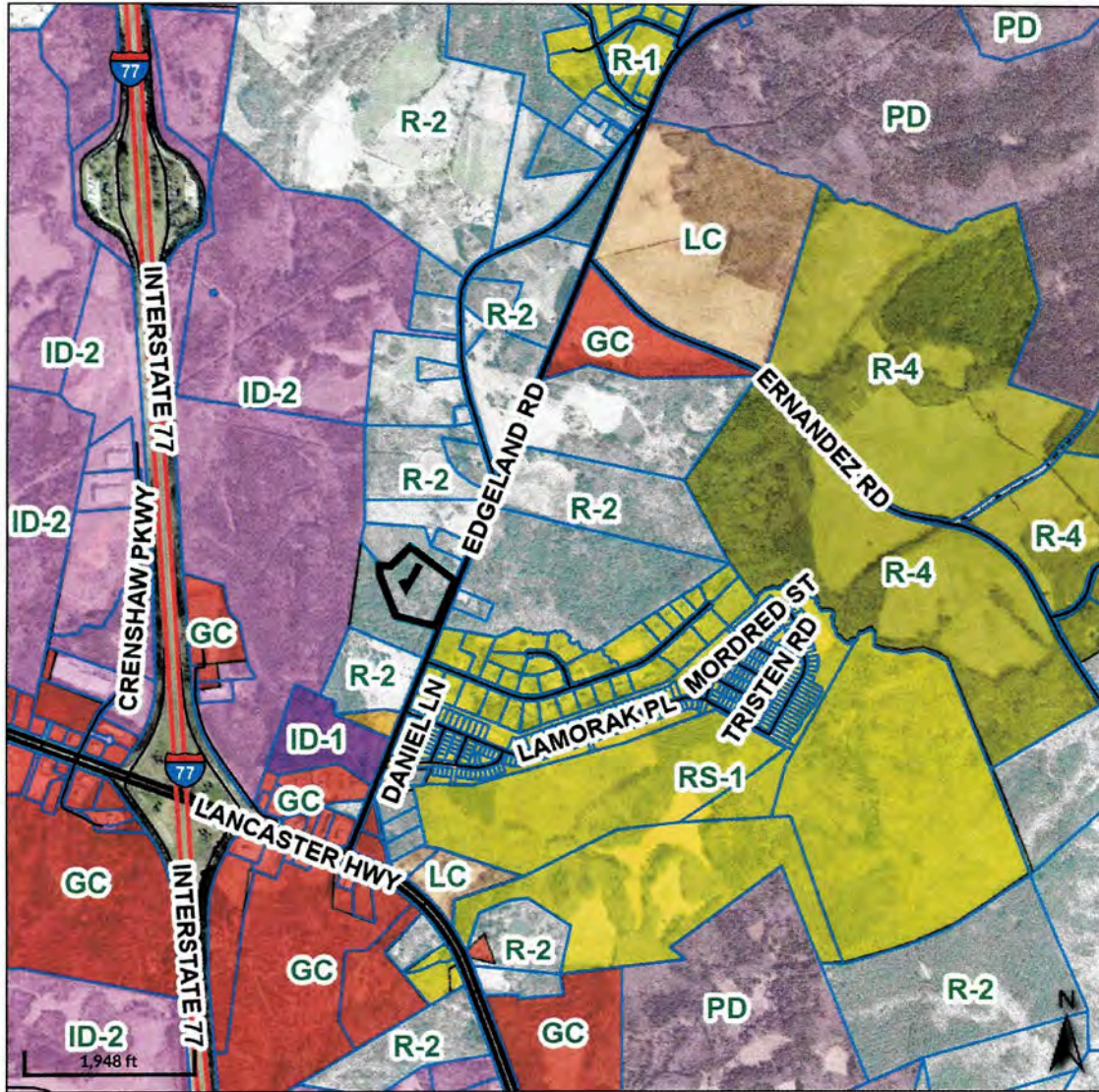
CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.

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

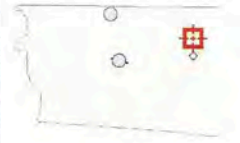
A handwritten signature in blue ink, appearing to read 'C. Shafer', with a long horizontal flourish extending to the right.

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

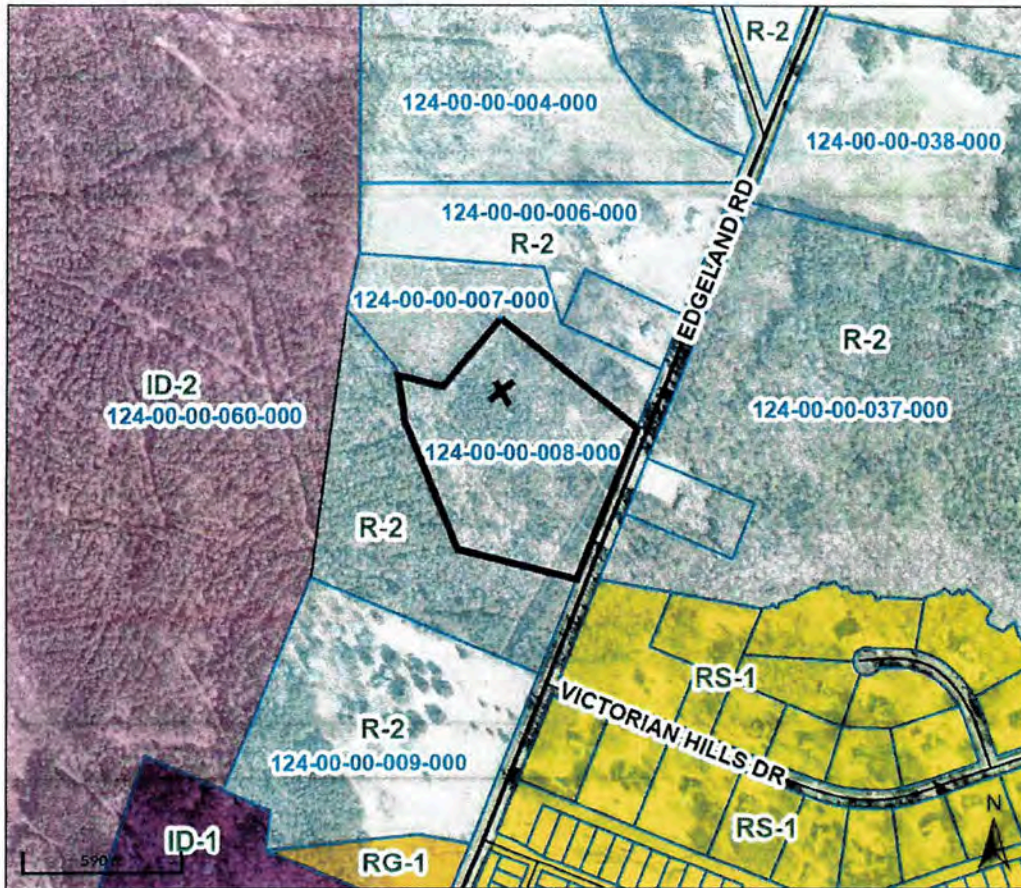
District 03  
 Brief Tax Description n/a

(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:

Scroll by: MAP#







Slide 135 p. 6A

Slide 135 p. 6A

FILED

Dec 17 1982

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



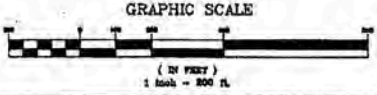
JOSEPH F. MARTIN  
DB. 462 PG. 140



Time 4:00 PM  
Recorded  
Joseph J. Lyle, P.E.  
Book 85 Page 66  
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
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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:**

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ROBERT L REID III  
  
3458 ERNANDEZ ROAD  
RICHBURG, SC 29729

**Receipt No. 7121**

---

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

**Payment Items**

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

**Form of Payment**

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

*Thank you for your payment.*

Chester County Planning Commission Minutes

October 17, 2023

**CCMA23-15 Rodney L. Coldwell request Tax Map #069-01-00-035-000 located at 619 Pine Ridge Road, Chester, SC 29706 to be rezoned from Multi-Family Residential District (RG-1) to Limited Commercial District (LC).**

Chairman Raines stated Mr. Coldwell, can you state your name and address for the record please.

Rodney Coldwell stated his address was 619 Pine Ridge Road, in Chester.

Chairman Raines stated okay, so tell us a little bit about your plans for asking for rezoning here and what you intend to do with this property?

Mr. Coldwell stated let me back up here just a little bit because the property which was developed by Marmac Corporation in 1974 was developed as an industrial site. Marmac eventually moved their operation, I believe they moved offshore. And so, prior to actual zoning of that area, I bought the property and put my corporation in there. And we've been running manufacturing there since 1996 up until 2018 when I shut down manufacturing. So, the property itself has always been manufacturing. It's my understanding from Bill Marion, that the way the zoning was done was the property was a grandfather, because the zoning was done after we were already there and were in operation that the property of the grandfather for the level two industrial. But once any operations shut down or the property was going to be sold, it reverted to the residential, but it wasn't originally. There was I guess just the reversion on the whole thing. I did not understand that until Mr. Longbasin came up for a tour. And he called me later that afternoon and he said do you realize your property is zoned for residential? Which caught me totally off guard. I have the property up for sale but any sale to a commercial operation it is predicated to rezone.

Chairman Raines asked what type of manufacturing have you been doing?

Mr. Coldwell stated they were applying liquid polymer to fabric.

Chairman Raines stated a textile type operation.

Commissioner Grant asked is that in operation now.

Mr. Coldwell stated no, we had to shut it down in 2018.

Chairman Raines stated nothing been there in five years. McClinton can't make out the first name, if you state your name and address for the record.

Edna McClinton stated she lives at 620 Pine Ridge Road, Chester, SC. Okay. First of all, I'll say thank you for the opportunity to speak this afternoon. Me and a lot of the residents are here about this. We're very concerned about it. Me and my husband are a 30 plus year residents of 620 Pine Ridge. I am right across the road from him. It has been other things in there. It's open and some other things have been in there. We, the committee, want to know why it wants to be rezoned now. Because it's always been there. As he said Johnson Marmac was there years ago. And all of a sudden now he wants it commercial. Well, we the residents want to stay residential. It's a very nice community and it's very quiet. We all upkeep our homes. We're worried about property value as also our property taxes. And also, someone is there now. It's an eyesore. I have pictures. It's a camper there. It's a trailer there. There's another big

thing there with pipes coming out. The streetlight that shines on this property had been out for years and no streetlights there. So, we don't know a lot of the comings and goings, and we just don't want it. It's an eyesore as it is. We would like for it to stay just like it is. We want it to stay residential. We don't want it commercial. We're not trying to stop growth of Chester. The other end of Pine Ridge has just recently very nice houses. So, we're not at all trying to stop growth. We want the right growth. Also have the pictures if you want to look at them. Because it's a very bad eyesore for me and my husband, and my first neighbor is a much eyesore because we go right out that door and again. And so, and you know, we don't know what's going to come there. If he does make it commercial, what kind of, he could sell it to anyone. And the ones of us here are lifelong residents, we plan to retire. Some of us are already retired and those are homes, and we just don't want it. We're going to stay just like it is, it has nothing to do with growth. But we just wanted to stay residential.

Commissioner Hough stated I have a question; you say that there's a business. What's going on in there now.

Ms. McClinton stated I don't know what's in there, but someone is in there.

Commissioner Hough stated so is it a business in there or no, I'm just asking for verification.

Ms. McClinton stated a couple of months ago they were gonna have a party and they had asked them could they park over there, and we the residents didn't want the party. I stopped in all my morning run and spoke with the man that was in there. And they went in there doing something, so there was stuff in there that day, yes sir. I went inside the building, and it was stuff. It looked like fabric, some wiring. It was stuff but it was stuff there. The lights were on and someone was in there and I guess someone is living in that camper. As we speak. Like I say I have a picture if you want to see it this is a camper there. It's a camper. It's a trailer. Another black thing with a whole bunch of stuff in it. And it's always something going on over there. And like I say at night that lights out, so we don't know what's going on over there because the streetlight has been out for a while. And several times me and my husband had been sitting on the porch and we see car drive up parked there for a while and then they leave. And we had to make a big stink about him letting people park there for that party. And he did, he was very nice. He came and spoke with me. He called the police and told them that we didn't want it. He also put up barricades that day. Because, you know, all of the citizens that live out there, either working or retired it's very quiet. And we would like for it to just stay like that.

Chairman Raines stated so the applicant blocked a party from accruing there, he put up barriers.

Ms. McClinton said yes, he did, he put up barricades. He's very nice. And I don't have anything, he's called me before, he called me the other day about something. It's nothing against him. We just want it's residential, its homes, and we want it to stay there. And then if you lived there and you walked out the door and saw what we saw you wouldn't want it there either. I mean, we just want our home to stay residential. And these are everybody that's for it. If you all want to stand up and I also have the people that couldn't attend, they signed petitions that two the ladies, three of the ladies in the neighborhood. So, they signed a lot. We got a lot of petitions from the neighbors that wanted it to stay residential. Yes sir.

Chairman Raines stated anyone have any other questions.

Commissioner Hough stated can I ask one more question.

Commissioner Grant stated it's been there a long time.

Commissioner Walley stated since 96', I mean it's been a company, a commercial company since 1996.



Ms. McClinton said yes but it wasn't zoned as commercial. It was zoned as residential.

Chairman Raines stated yep that's why we are here. That's what we are being asked to correct.

Ms. McClinton stated well you say corrected but like I say it's been a residential place. It is zoned residential right now.

Commissioner Walley stated yes, I understand that, but the reason is, am I correct or wrong. The reason is, is because he closed it for five years and so it reverts back. Is that not, It was commercial at one time.

Chairman Raines stated no, it stays what it is, but going forward if he's going to be successful at selling it, it needs to have zoning classification that someone can use it. Otherwise, I would assume it's going to sit there in a state of disrepair and keep going down because I don't think anyone is going to build houses or turn it into houses.

Commissioner Walley stated it takes up the whole borders if you were going to do that.

Chairman Raines stated but yeah, you're corrected by virtue of him, I guess. Legally speaking, if you stop, seize to have a use for a place then when you go to reconstitute that business, you have to meet the current zoning.

Commissioner Walley stated yeah, I rode out there and looked at it.

Ms. McClinton asked was it ever zoned as commercial?

Chairman Raines said no.

Commissioner Walley stated the building took effect ma'am before zoning was in effect.

Ms. McClinton stated so you made a zoning committee so everything would be zoned right, right.

Chairman Raines stated no, the way, we didn't have zoning at all. So, it was implemented on sort of a gentleman's agreement type thing. If you had property and it was residential, and you wanted to be commercial. They were just zone it commercial as a starting point. And that's what happened here. It has always been residential. And it was built on before any of that existed. So, we got grandfathered, if you want to call it that into that location with a business there. But in today's world, it needs to be rezoned to a. It's not like it's heavy industrial, ID-1 or 2 where you could have a whole lot of heavy, heavy, heavy stuff. This is just a generalized type commercial district that will allow light manufacturing, things like you had. And like I say, it'd be going forward I would assume that if he's not able to sell a property, it's gonna sit there and look like it is now. If you rezone it, then he may be able to sell it someone come in and put up a legitimate business if you want to call that, cleaned it up, make it look presentable, but that building is probably gonna be there anyway because at one point it was legal if you want to call it that, because zoning didn't exist. And it was grandfathered in as this zoning classification for a different use. I know it's a little crazy as far as understanding how we got here and what we're trying to understand to do tonight.

Commissioner Hough stated Mike are we clear on that. That something grandfather's in because we have run into this before. Does it grandfather in but once the place closes and it's no longer grandfathered in, is that the way that works?

Planning Director Mike Levister said Yes. So, the way the zoning ordinance reads is, if a non-conforming use was established before the county adopted the zoning then it can continue as that operation of commercial, but once it's been abandoned for six months or longer than you lose that opportunity to continue that non-conforming use. So, it's been out of business for five years. So now he's lost that grandfather cause and nothing else can go in that facility until it gets rezoned.

Ms. McClinton stated we don't want it rezoned. We don't want it rezoned; we want it to stay residential. Because if you do limited and then you make it a high one up, we don't know what can go in there.

Chairman Raines stated that would be revisited. Let's just say we grant this rezoning request for him to have a permitted use for what he's trying to do with this property. And then at some point in the future, whoever he sells it to wants to do something different and they would have to apply just like he's done. Come back. You will have an opportunity to speak, your neighbors would have an opportunity to speak. We will vote on it. The county council will vote on it, and approval it or disapproval from an official voting standpoint. So, it's not just you start down this road, and you go wherever you want. This is all part of the process. My concern is that if we deny this then who knows how long you're going to have an absolute eyesore there, and I think you'd have a chance now of having something legitimate cleaned up around it. It falls under all the noise ordinance. It's all under it. You know what they can do is relatively speaking, limited under this rezoning classification.

Ms. McClinton stated to the community in the audience you've got anything to say, you better step up because it sounds like they are gonna do it.

Someone in the audience asked can you make a junkyard over there.

Ms. McClinton stated that's what he got. It's a junkyard now. It's an eyesore now.

Comments were made by the audience as to what limited commercial is and if rezoned, they can do what they want over there.

Commissioner Grant stated no they can't. Limited commercial has a limited amount that can go there.

Ms. McClinton stated but you're not telling us what limited is.

Commissioner Grant stated we have the book out and we are working on it.

Ms. McClinton stated we want to know what limited is. I know we ain't Victoria Hill, we're Pine Ridge. We like what we like. Sure do.

Commissioner Walley stated I was kind of like my thoughts were like something Mr. Raines was saying. Something else went in there then maybe they would clean all that up. You know the eyesore that you see now.

Vice Chairman Hill stated Mr. Raines can I ask her a question.

Chairman Raines stated yes ma'am go ahead.

Vice Chairman Hill asked were you all living there when it was, I can remember it was Johnson Marmac.

Ms. McClinton stated I wasn't, but several residences were. A lot of them were. Some of them worked there.

Commissioner Walley stated she rode by there on both ends.

Ms. McClinton stated you went by there.

Commissioner Walley stated I rode by there Sunday.

Ms. McClinton stated thank you.

Commissioner Walley stated which we usually do with most of the things coming before us. And I agree it's not a great looking place. And I would hope that would get fixed.

Chairman Raines stated I think Mr. Levister has gone to look at the zoning. I'm looking at it in my book and it says it exempts auto repair. I don't think you can have a junkyard. You can't work on cars, but is by in large, offices, doctors' offices, daycares. Things of that nature. And it's a long list.

Ms. McClinton stated so can another manufacturing company come there.

Chairman Raines stated it meets these guidelines; you know it has a tier type process. You got limited commercial allows this, general commercial allows that plus this and up the chain is ID-1, 2, and 3. Which ID-3 is heavy industrial. I can't imagine any scenario where you're getting anywhere near any of that. But the point being, you know my concern is, I understand your pride in your property in your neighborhood and all that kind of stuff, but I don't see that getting any better, I just see it getting worse if we don't grant this.

Ms. McClinton stated why would you say it could get worse.

Chairman Raines stated because he could walk off from it. It will be that way 10 years from now it'd be grown up. He never cuts the grass. It's basically just left like it is. Trailer still sitting there.

Ms. McClinton stated it's not being took care of now.

Chairman Raines stated that's my point.

Ms. McClinton stated he could sell it to anybody, so here we go.

Chairman Raines stated someone could come in and if he leaves it like it is, the only thing they can do is build house on it. And I agree with you it's a dilemma, but it's sort a like lesser of two or three evils in my opinion.

Ms. McClinton stated so he could build houses on it now.

Chairman Raines stated yeah.

Ms. McClinton stated so if we leave it like it is, he can sell it to someone, and sell it to someone that can build houses. They got beautiful houses on the other end of town. It ain't no manufacture company, there ain't nothing over there. So, it's not that he can't sell it. He just can't sell it for commercial, right.

Chairman Raines stated that's right. But you do have a commercial structure there that's very large. Okay, any other questions.

A female member from the audience was asking a question and Chairman Raines asked them to step to the podium to ask their question so he can respond.

The female member of the audience stated I was wondering could they not wait, once it's sold then rezone it then you will know what what's going to be in there. And what you know they're gonna be producing.

Chairman Raines stated it would be the same kind of thing. Zoning is a broad list of things allowed.

The same member of the audience stated but then you will have your residential people more comfortable with what's gonna happen in their neighborhood.

Chairman Raines stated but what I'm saying is, let's just say there's a list of ten things that are allowed. If you if he's wanting to do one and you say Yeah, like that one. He rezones it. Next week, he'd come in and do the one that you'd least like, because it's all under the same umbrella of being able to be allowed under that. You understand what I'm saying? So, you can't really pick and choose I just want him to do this one thing, it's a list of things that are all permitted under that zoning classification.

The same member of the audience stated but then you're making these residential people susceptible to their residents going down, how about the gentleman he's selling it to put junkyard there. That's going to make their property value go down. Correct.

Chairman Raines stated not necessarily. A dilapidated property will make your property value go down. A well-kept business is quiet and don't disturb the neighbors. I don't think would necessarily make your property values go down. So, that's a theoretical answer. It could happen just as well, property values going down with a commercial business there. Can you state your name and address please.

The same member of the audience stated my name is Carla Mobley and I live at 666 Pine Ridge Road.

Commissioner Grant asked did you give her a copy of this Mike.

Planning Director Mike Levister said yes.

Chairman Raines stated we've already had a whole bunch of discussion. Anyone have a motion.

Commissioner Grant stated Mr. Chairman I'm torn between what the residents want and what he would like to do to sell the property. Hopefully somebody will come in and make it better. When you look at the list of what is allowed there, it's very, I don't want to say calm so to speak, but it's electronic supply, convenient store, fruit vegetable market, health care, clothing, jewelry, sporting goods is the number of uses that can go in that building. But someone is gonna have some money to tear it down or come in and do it. And apparently, he doesn't have the money. We're in a dilemma. If we don't rezone it's become a greater eyesore and a drug hangout. That's what it's going to become.

Commissioner Walley stated can I ask Mr. Coldwell something. Is that permitted. The applicant.

Chairman Raines said yes.

Commissioner Walley stated Mr. Coldwell I don't recall hearing you say you are selling it.



Mr. Coldwell stated from the audience yes he was selling it.

Commissioner Walley stated do you have a buyer now.

Mr. Coldwell stated from the audience yes, Jeff Jensen.

Chairman Raines stated do you mind coming up and are you willing to say what your intended use for this is.

Jeff Jensen stated his address was 619 Pine Ridge Road, Chester, SC.

Commissioner Walley stated you need to speak into the microphone.

Mr. Jensen stated I'm Jeff Jensen 619 Pine Ridge Road. Chester, South Carolina and yes, we are wanting to purchase the property from Mr. Coldwell. But obviously if it's not zoned to allow us to do electronics repair, then we would have an issue with not being able to do that. I can attest to Edna's concerns about the way it looks right now. Yes, there is a camper out there. We're not living in that camper, by the way just to state. We're not living in that camper. There are some vehicles that we brought with us to put on the property to store. There's been tractor trailers stored on that property for many, many years. Actually, more than what we're there now. And there's still some there now. But our intentions are to repaint, to reroof the building, and repaint the building. If my wife approves maybe like red like an old barn and with white trim and make it look very professional. The lawn has been maintained and mowed on the backside of the property, but it does appear that as you come into the property that people coming into the neighborhood are throwing their fast food away out there in the trash on the corner before they get to their house in the neighborhood. And that's, I'd like to see that. I would dress that personally and clean it up. As it goes. As you look there right now it's a mess. So, so. So yeah, the building is old. It needs a lot of maintenance. It needs upkeep but we're prepared to take that challenge on and, and our goal also was Mr. Coldwell had stayed on the premises for 25 years. And we would like to continue that ability with the limited commercial having the ability to have a dwelling.

Chairman Raines asked could you repeat that last part.

Mr. Jensen stated I would like to continue to have a dwelling.

Commissioner Hough stated I have a question. You said your address is 619, are you living there presently.

Mr. Jensen stated no sir.

Commissioner Hough stated you have it listed as your address.

Mr. Jensen stated no sir.

Commissioner Hough stated what did you say your address was, I'm sorry.

Mr. Jensen stated the building the property of the address we are speaking with.

Commissioner Walley stated I think we need your address for the record. Your Charlotte address.

Mr. Jensen stated 3837 Bonray Drive, Charlotte, NC 28226.

Commissioner Grant stated you say you're going to put a furniture repair place.

Mr. Jensen stated no, no. the primary. For the last 12 years I've been in audio video and electronics installation services. We install security cameras and that's another thing the security in the area is it needs security definitely. But we will be putting security cameras up for that purpose. But we install security cameras for law enforcement, public sector, child advocacy centers, and do sound systems and low voltage. I'm a low voltage contractor by trade. And we will continue that code as a low voltage contractor with electronics repair.

Commissioner Hough stated I have one other question, I'm sorry just to clarify what you said, he had lived there for 25 years, is that what you said.

Mr. Jensen said yes.

Commissioner Hough stated, so you're planning on living there as well?

Mr. Jensen stated yes sir, it's my understanding is that limited commercial will allow for a dwelling. Yeah, so basically, we would want to actually turn it into a barndominium. So, we're very concerned with the way it looks as well. So, warehouse, barndominium. So, we're definitely concerned with, we want it to look a lot nicer than it looks now. We're just not going to put anything into it. If we can do. We're not going to purchase it if we can't do it. And I agree with what you're saying it will just sit there and dilapidated and it will become an infestation.

Commissioner Hough stated I'm sorry just want to clarify. So, you're gonna live there and run a business there, also is what you're gonna do.

Mr. Jensen stated Yes, sir.

Commissioner Walley asked will the RV trailer be staying in the back lot there.

Mr. Jensen stated that No, no, no. It does not have to. I mean, I don't know what the rules are for that, but I wouldn't obey the rules for that.

Chairman Raines stated the classification states single family multi-family residential is allowed but not mobile homes or motorhomes.

Mr. Jensen stated correct, this is an RV.

Chairman Raines stated as Mr. Grant said we have somewhat of a dilemma. I think in my opinion, overall, we would be better to rezone. I will make a motion that we rezone the property, as it has been stated for limited commercial for the reasons stated in the last 20 minutes of the discussion.

Chairman Raines motioned to approve, second by Commissioner Grant. Vote 4-2 to approve.

Chairman Raines stated as I said earlier, our opinions just an advisory. We get to come in here and argue with you for lack of a better term and try to make some sense of it. County Council will actually vote officially. As I stated earlier, they do allow public comments and no response from them at all. You can

get up and speak in three minutes and say what's on your mind. You're welcome to follow up with staff when those meetings will be start and when they will be held. Council meets twice of month. Will go from there. We thank you everyone for coming tonight.

Chairman Raines started to read next case number.

Commissioner Grant suggested we wait until everyone that was leaving, leaves so they could hear.



**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 # CCMA23-15 Invoice # 7164

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

Please give your reason for this rezoning request:

619 Pine Ridge Road has been a manufacturing, warehousing, and commercial site for almost 50 years. However, the present zoning is RG-1. Before pursuing a potential purchase, several industrial and/or commercial buyers have asked for the property to be rezoned.

*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: 619 Pine Ridge Road, Chester, SC 29706  
 Tax Map Number: 069-01-00-035-000 Acres: 4.594

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

**PLEASE PRINT:**

Applicant: Rodney L. Coldwell  
 Address: 1568 Brentfield Drive, Rock Hill, SC 29732 (for mail) PO Box 1338, Chester, SC 29706  
 Telephone: [redacted] cell: [redacted] work: na  
 E-mail Address: [redacted]

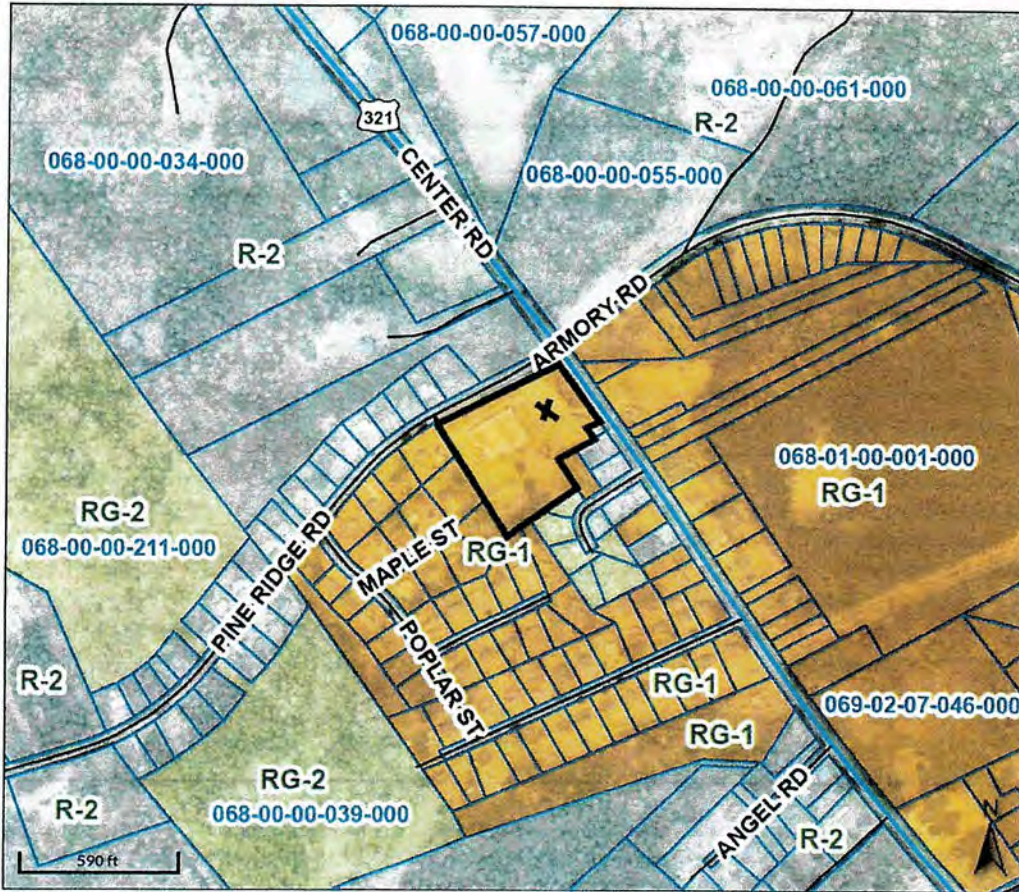
Owner(s) if other than applicant(s): SAME  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

**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: 9/8/2023  
 Applicant signature: [Signature] Date: 9/8/2023

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





Overview



Parcel ID	069-01-00-035-000	Alternate ID	n/a	Owner Address	COLDWELL RODNEY L
Sec/Twp/Rng	n/a	Class	C		P O BOX 1338
Property Address	619 PINE RIDGE RD	Acres	4.405		CHESTER SC 29706
District	02				
Brief Tax Description	CENTER RD				
	(Note: Not to be used on legal documents)				

Date created: 9/12/2023  
 Last Data Uploaded: 9/12/2023 2:09:02 AM

Developed by  Schneider  
 GEOSPATIAL



Sheet 37 of 78

Sheet 37 of 78 B

PLAT OF SURVEY FOR  
 THE CHESTER TELEPHONE COMPANY  
 BEING A 0.046 ACRE PORTION OF MAP-MIC MANUF. CO. INC.  
 LOCATED ON CENTER ROAD  
 CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA  
 SEPTEMBER 22, 1994

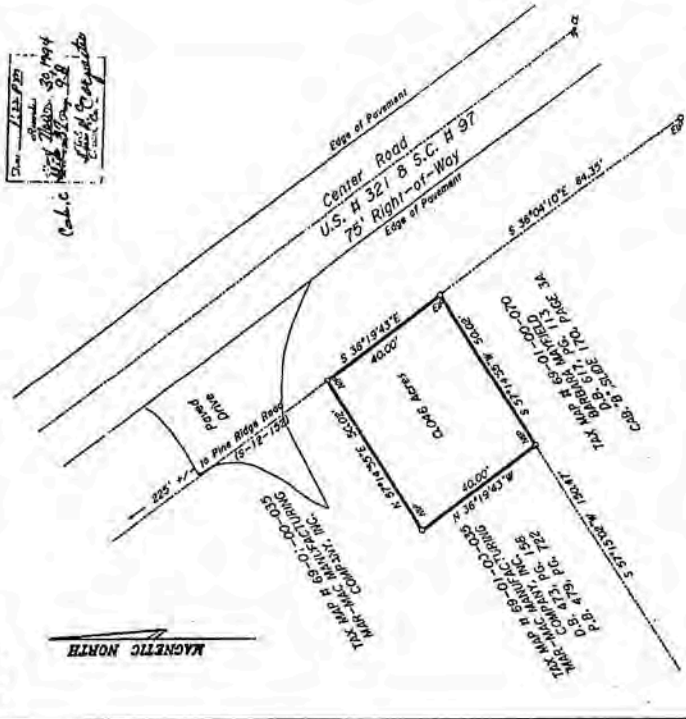
REFERENCE: T&E MAP # 69-01-00-035, D.B. 564, P.C. 275;  
 P.B. 478, P.C. 722 AND N.T.J. MAPS

005146

Calcic  
 11/23/94  
 11/23/94  
 11/23/94

FILED  
 NOV 30 12 PM '94  
 REC'D  
 DEPT. OF REGISTRATION  
 COLUMBIA, S.C.

MAGNETIC NORTH



LEGEND:  
 (F) = Found or Existing  
 (S) = Set/New Rebar  
 Ep = Existing Iron Pin-Flag

NOTE:  
 Deed Restrictions  
 "Not Shown"

SCALE: 1" = 20'

ASHMARK LAND SURVEYORS  
 225 SALUDA STREET  
 ROCKFELLER, SOUTH CAROLINA  
 PHONE: (803) 324-2475

THE ABOVE SURVEY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA. THIS SURVEY WAS COMPLETED ON THE DATE SHOWN ABOVE. THE JUDICIAL ACTS OF THE STATE OF SOUTH CAROLINA, TITLE 40, CHAPTER 21, AND ALL LAWS, STATUTES, ORDINANCES, AND REGULATIONS WHICH RELATE TO SURVEYING AND THE PRACTICE THEREOF ARE HEREBY ACKNOWLEDGED AND I AM AWARE OF THE SAME.

EDWARD H. WILSON  
 LICENSED SURVEYOR  
 LICENSE NO. 10000





Next Year (2024) Changes



Search Options

Map Number  Real  History Year

Name 1  Other Map Number

Alerts

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

Town

Subdivision

Neighborhood  RURAL 2

Use Class

Description

Legal

Location Street Number  Street Name  Suffix  Direction

Additional Information

Appraisal Appeal  Owner Occupied

Agricultural Use  Reappraisal Notice

Rollback  TIF  Base

MCIP  Industrial Park ID

Exempt



COMMERCIAL-INDUSTRIAL APPRAISAL CARD  
SOUTH CAROLINA COUNTY Chester

CARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS  
PROPERTY CLASS \_\_\_\_\_

069-01-00-035-000  
COLDWELL RODNEY L

P O BOX 1338  
CHESTER SC  
29706

DISTRICT <u>2</u>	DATE OF APPRAISAL	APPRAISER
Occupants Name & Address — Lessee		Property Location
		St. Rt. & No.
		Legal Desc.
		State Standard Class
		Occupancy

Transferred From	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	Sales Prices	Aff-idavit	Mortgage	Stamps
John Paul Brown (his int.)	474	103	2 lots	468	52	12-3-74	\$16-A			
Lois D. Jackson	477	545	2 lots	468	52	9-15-75	\$2500			
Richard Hall et al	479	710	2 lots	468	52	9-30-75	\$1 Dec'd			
JOHNSON LAURA-MAE INC.	479	714	2.45	479	709	11-20-76	\$1,699 <sup>25</sup>			
Johnson-Laura Mae, Inc.	531	90	4.2 <sup>ac</sup>	48F		6-25-85	100,000 <sup>25</sup>			
Richard A. Hall et al	473	158	4 <sup>ac</sup>	479	722	10-3-74	\$5899 <sup>50</sup>			
Chester JLM Inc	554	276	4.6 <sup>ac</sup>			9-28-88	\$220,000-			
Max-Mac Manufacturing Company, Inc.	696	158	4 <sup>ac</sup>			4-24-96	\$150,000			Topography
Lloyd & the Kenjia + et al	883	249	4.5 <sup>ac</sup>			2-15-05	\$150,000			Level
Expenses		Income		Static	Earth Road	Pavement	Water	High		
Net Inc.		Cap. Rate		Regressive	Railroad	Fence	Gas	Low		
Inc. to Land		Imp. Value		Old	Water	Landscaping	Sewer	Rolling		
Inc. to Imp.		Land Value		New	Airport	Well	All Utilities	Swampy		
Recapture		Total Value	RG-2							

ZONING			
Residential	Industrial		
Commercial	Agricultural		

ESTIMATED MARKET VALUE				LEASE _____ BK _____ PG. _____ NO. YRS. _____ REM. YRS. _____ RENT _____ L/P _____									
Number	Ac.	LOTS	IMPS.	TOTAL	LAND VALUATION								
					Frontage	Depth	Depth Factor	Unit	Unit Value	Lot Value	Corner Influence	Distracting Influences	Total
Correlated Value													
Appeal Value													
Assessed %													
Reviewed By													
Date													Total Land Value

Measured By 69-1-2-04 combined with this parcel 9/15/88

Date \_\_\_\_\_ \* For 1997 Tax Year Picked up By Tax Comm. <sup>As to copy</sup> <sub>PT 165/178</sub>

COMMERCIAL BUILDING RECORD

\* Bld. Not to Scale

FOUNDATION - 1		FLOORS - 6				PLUMBING - 12				ADDITIONS COMPUTATIONS				SCHEDULE		REF		SKETCH					
Concrete		B	1	2	3	4	Bath Rooms					Item No.	Area	Unit Cost	Total								
Conc. Block	Concrete					Toilet Rooms																	
Tile	Earth					Water Closets																	
Brick	Hardwood					Urinals																	
Stone	Pine					Lavatories																	
	Carpet					Sinks																	
<b>EXTERIOR WALLS - 2</b>		<b>CEILINGS - 7</b>				<b>MISC. - 14</b>																	
Solid Com. Br.	Reinf. Conc.					GER. TILING - 13																	
C. Br. on Tile or CB	Tile					Bath Fir. & WSCT.																	
Face Br. on Com. Br.						Ter. Fir. & WSCT.																	
F. Br. on Tile or C.B.						Bath Rm. Fir.																	
Face Br. Veneer		B	1	2	3	4																	
Com. Br. Veneer	Plaster																						
Concrete Block	Metal																						
Tile	Sheet Rock					Fire Proof Const.																	
Reinf. Conc.	No Ceiling					Mill Const.																	
Cut Stone Facing	Acoust.					Rein. Con. B. & Cts.																	
T. C. Facing						Steel Frame																	
Stone or T. C. Trim						Steel Beams & Col																	
Stucco on Tile or C.B.		B	1	2	3	4	Steel Trusses																
Siding	Pine					Steel or Bar Joist																	
Shingles	Hardwood					Tbr Beams & Cols.																	
Metal	Plaster					Wood Joist																	
Party Wall	Sheetrock					Sprinkler System																	
Load Bearing	Plast. Bd.					Pass Elev.																	
	Panel					Freight Elev.																	
	Unfin.					Decking																	
<b>STORE FRONT - 3</b>		<b>PARTITIONS - 9</b>				<b>ENVIRONMENTAL - 10</b>																	
Plate Glass Met. Fr.						Yr. Remodel																	
Plate Glass Wd. Fr.						Fireplace																	
Average Recess	Wd. Stud					Steel Fr. Sash																	
Deep Recess	Tile or C. B.					Wood Fr. Sash																	
No. Entrances	Brick					Fire Escapes																	
Display Island	Sheetrock					Total Additions																	
Ultra Mod. Front	Panel					REMARKS																	
Modern Front						Cond.	E	G	F	P	Type Const.	Cond.	Quality	Yr. Bld	Area	Floor	SB	B	1	2	3	4	
Average Front						Int. Fin.					Office	Good	1975	822	Wall Heights								
Poor Front						Layout					MFD	Poor	1975	1000									
						Hot Water					"	"	1976	1025									
<b>BASEMENT - 4</b>		<b>LIGHTING - 13</b>																					
Area ¼ ½ ¾ F	Electric					Good					Shops	Avg	Avg	1975	1215	225537	7665	199,577					
Fin. ¼ ½ ¾ F	Unit Heaters					Average					CO. entrance	Poor	"	96	22,553								
Apts. Stock Sales	Air Cond.					Poor					MFD	"	"	785									
Boiler Rm. Only	Oil					Flourscent					Painting	"	"	4670	46,902								
<b>ROOF AND TYPE - 5</b>		<b>LOCATION</b>																					
Metal	Stoker					Incandescent																	
Reinf. Conc.	No Heat																						
Tar & Gravel																							
Composition																							
Flat																							
Gable																							

GRM X MARKET RENT

Total

LOT 4.5x7,000 = 31,500  
 Lot 4.5x7,000 = 34,450

COMMERCIAL INDUSTRIAL APPRAISAL CARD  
SOUTH CAROLINA COUNTY Chester

GARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS  
PROPERTY CLASS \_\_\_\_\_

69-1-0-44	DISTRICT <u>2</u>	DATE OF APPRAISAL	APPRAISER
Occupants Name & Address — Lessee		Property Location	
Johnson-Laura Mae, Inc. c/o W. P. Johnson Penn Lake Road Chester, S. C. 29706		St. Rt. & No.	
		Legal Desc.	
		State Standard Class	
		Occupancy	

Transferred From	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	Sales Prices	Affidavit	Mortgage	Stamps
Richard A. Hall, et al	473	158	4 Ac.	479	722	10-3-74	\$5,899 <sup>50</sup>			

INCOME APPROACH				PROPERTY DATA									
Econ. Life		Int. Rate		Neighborhood		Transportation		Land Imp.		Utilities		Topography	
Econ. Rent		Cap. Rate		Progressive		Paved Road		Buildings		Electricity		Level	
Expenses		Income		Static		Earth Road		Pavement		Water		High	
Net Inc.		Cap. Rate +		Regressive		Railroad		Fence		Gas		Low	
Inc. to Land		Imp. Value		Old		Water		Landscaping		Sewer		Rolling	
Inc. to Imp.		Land Value		New		Airport		Well		All Utilities		Swampy	
Recapture		Total Value											



Plan measured AREA - 4 ACRES

ZONING			
Residential	Industrial		
Commercial	Agricultural		

ESTIMATED MARKET VALUE				LEASE _____ BK _____ PG. _____ NO. YRS. _____ REM. YRS. _____ RENT _____ L/P _____											
	Ac.	LOTS	IMPS.	TOTAL		LAND VALUATION								Total	
Number		1 lot				Frontage	Depth	Depth Factor	Unit	Unit Value	Lot Value	Corner Influence	Distracting Influences		
Correlated Value		3,050	62,000												
Appeal Value		741	3,000												
Assessed %															
Reviewed By															
Date															
														Total Land Value	

Measured By \_\_\_\_\_ Date \_\_\_\_\_





**Building & Zoning Department**

1476 J A Cochran Bypass

Chester, SC 29706

Phone: (803) 581-0942

Fax: (855) 930-0979

**Issued to:**

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RODNEY COLDWELL

1568 BRENTFIELD DRIVE  
ROCK HILL, SC 29732

**Receipt No. 7164**

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Date 09/08/2023

Cashier shudson

**Payment Items**

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

**Form of Payment**

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Check	2854	\$300.00
		<b>\$300.00</b>

*Thank you for your payment.*



October 17, 2023

**CCTA23-02 RS-1 – Chester County Zoning Ordinance – Text Amendments**  
**Single Family Residential District Uses Chapter 4 § 4-109 RS-1 Special Exception**  
**Recommendation to Remove Text: RS-1 SPECIAL EXCEPTION Item #2**

<p><b>2. Clustered single-family development,</b>          provided the Board of Zoning Appeals determines:</p> <ul style="list-style-type: none"> <li>a. detached single-family units on minimum of 2 acre development parcel;</li> <li>b. Minimum individual lot size of 14,520 square feet;</li> <li>c. lot requirements per house may be waived;</li> <li>d. zero interior lot line setback may be allowed;</li> <li>e. Subdivision Regulations are met;</li> <li>f. adequate provisions for access and traffic safety providing for safe and efficient access into, within, and out of the development for the vehicles, pedestrians and emergency vehicles;</li> <li>g. public water and sewer are available for the property;</li> <li>h. the use is compatible with the district.</li> </ul>	<p>N/A</p>	<p>Private households</p>	<p>2 for each dwelling unit</p>
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Chairman Raines stated what's the reason for this Mike. We just sort of cleaning up a lot of redundancy in our ordinance. This next thing is sort of a catch all.

Planning Director Mike Levister stated that was a recommendation to the County Administrator Brian Hester from John Agee and Erin Mosley to make a text amendment to that section. So, it was presented to y'all, for y'all's recommendation.

Commissioner Walley stated Mr. Agee would you like to step up and explain to us why you came up with this thought.

John Agee stated he was County Councilman from District One. This recommendation came from Michael Kozlarek, the county attorney that does a lot of zoning items. What happened, Y'all approved housing development next to Dr. Yousefian. The County Council voted it down. The Zoning Board of Appeals overrode the County Council. There's a doctrine called a non, now I can't remember now but in other words County Council appointed the Zoning Board of Appeals and you can't delegate it. So non delegated authority to the Zoning Board. Our own Zoning Board overrode the County Council. And that was not permissible. But going back to what you were talking about, my brother-in-law was the chairman of the Zoning Board when all this was created. And that was put in at that particular point and time. So, what Michael Kozlarek recommended to Mr. Hester was to take this particular part out and add a new part in there. Where what y'all say to the County Council and what the County Council says stays. For the sake of argument, don't do it either the Zoning Board of Appeals accept this minor recommendation. Zoning Board of Appeals will still function, still do all the things they need to do. And that's what this is all about.

Commissioner Walley stated Mike do other counties follow this.

Planning Director Mike Levister stated basically what we're removing is given the Zoning Board of Appeals the authority to approve a cluster development. So that's the difference between y'all voted. The county council voted on a plan development. The plan development and cluster development if you look at the definitions are two different types of construction. So, the zoning when it was put in place in RS-1 which is the only district that allows a cluster development can be approved by the Zoning Board of Appeals as long as it meets the requirements. So now we got a recommendation to remove that to where the Zoning Board of Appeals won't have to have authority to approve a cluster development. So, all developments will come through to the Planning Commission to County Council.

Commissioner Hough stated so County Council can still approve it, they just don't the overriding power, correct.

Chairman Raines stated the ZBA doesn't.

Councilman Agee stated the only way the County Council could override the Zoning Board of Appeals is to sue them. And those are the people we appointed.

Chairman Raines stated that's under the current set up and this will rectify that.

Planning Director Mike Levister you just removing the authority for the Zoning Board of Appeals to be able to approve a cluster development from now on. When you remove this section from the RS-1 special exception. The only way you can do it.

Commissioner Hough stated that the cluster development doesn't sound good anyway.

Planning Director Mike Levister stated the thing is, every planned development or every subdivision would have to come in front of the Planning Commission and make their recommendation to County Council and the County Council gives three chances, three readings. So, it just removes that section.

Councilman Agee stated one other thing it does to do is put the authority to y'all to recommend to us. That's what important is for y'all to recommend to County Council.

Commissioner Grant motioned to approve, second by Commissioner Hough. Vote 6-0 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: 10-17-23 Case # CCTA23-02 Invoice # N/A

NAICS CODE Number: N/A

**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 4 §4-109 RS-1 Single Family Residential District Uses. Special Exception Item #2 Clustered Single-Family Development.

**REASON FOR PROPOSED TEXT CHANGE:**

The County Administrator had a recommendation from Council members John Agee and Erin Mosley to remove Special Exception Item #2 Clustered Single-Family Development from Chapter 4 §4-109.

Applicant (s) Signature:  Date: 9/14/2023

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

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



**Chapter 4: DISTRICT REGULATION**

**§ 4-109 RS-1 - Single Family Residential District Uses.**

<b>RS-1 SPECIAL EXCEPTION</b> [approved by Board of Zoning Appeals after hearing]	NAICS CODE	DESCRIPTION	PARKING SPACES REQUIRED
<b>1. Child day care, preschool nursery,</b> provided the Board of Zoning Appeals determines: a. applicable State regulations are met; b. minimum 1-acre lot; c. minimum 200 square feet of open space per child enclosed by fence at least 5 feet in height; d. structures minimum of 25 feet from residential property line; e. conditions imposed for safety, traffic, impact on district; f. the use is compatible with the district.	6244	Child day care services	1 per employee, Plus, one off-street drop off & pick up space
<b>2. Clustered single-family development,</b> provided the Board of Zoning Appeals determines: a. detached single-family units on minimum of 2 acre development parcel; b. Minimum individual lot size of 14,520 square feet; c. lot requirements per house may be waived; d. zero interior lot line setback may be allowed; e. Subdivision Regulations are met; f. adequate provisions for access and traffic safety providing for safe and efficient access into, within, and out of the development for the vehicles, pedestrians and emergency vehicles; g. public water and sewer are available for the property; h. the use is compatible with the district.	N/A	Private households	2 for each dwelling unit



Chester County Planning Commission Minutes

October 17, 2023

**CCTA23-03 PD – Chester County Zoning Ordinance – Text Amendments**

**Planned Development District Regulations Chapter 4 § 4-130**

**Recommendation to add New Text: PD Planned Development District Regulations**

<b>Maximum number of units</b>	The number of units shall not exceed the guaranteed allotment for service of water and wastewater. Should the water and wastewater guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.
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Planning Director Mike Levister stated basically what we are doing is adding another requirement in this section for Plan Development. Basically, to make it short is if Mr. Raines wanted to come to the county and propose the subdivision for 1000 homes, but only has to water and sewer availability for 400. He can't propose 1000 Subdivision because he only has capacity. And also, when you get that water and sewer availability letter it has an expiration date on it. Well, if you don't have construction started before the expiration date, then the property is going to revert back to the current zoning. Prime example is Winchester. Winchester was proposed for 1150 and got rezone but only has capacity for like 400 homes. So they can only develop 400 homes at a time.

Chairman Raines stated sorry about that misinterpretation. Okay, it goes along with those that attended the planning workshop the other day. Very much a question in the County are we out running our infrastructure. This helps manage this a lot better from a standpoint of efficiently using what we have. Somebody can't come in and take up a bunch of paastan set on it so to speak. Gives us better planning tool going forward.

Commissioner Grant motioned to approve, second by Commissioner Walley. Vote 6-0 to approve.



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

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**ZONING TEXT AMENDMENT APPLICATION**

Meeting Date: 10-17-23 Case # CCTA23-03 Invoice # N/A

NAICS CODE Number: N/A

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

**REASON FOR PROPOSED TEXT CHANGE:**

The County Administrator had a recommendation from Council member Pete Wilson to add the maximum number of units to Chapter 4 §4-130 PD Planned Development District Regulations.

Applicant (s) Signature:  Date: 9/14/2023

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

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

**Chapter 4 DISTRICT REGULATIONS**

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

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

<b>Minimum district area:</b>	4 acres
<b>Minimum lot area for structure and maximum density:</b>	Set in approved plan.
<b>Minimum lot width, yards, setbacks:</b>	Set in approved plan.
<b>Maximum number of units</b>	The number of units shall not exceed the guaranteed allotment for service of water and wastewater. Should the water and wastewater guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.
<b>Maximum structure height:</b>	35 feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae];
<b>Off street parking and loading requirements:</b>	Set in approved plan.
<b>Screening:</b>	Set in approved plan, but not less than landscaping required by supplemental regulations, Chapter 5.
<b>Signs:</b>	Set in approved plan, but not greater than signs allowed by supplemental regulations, Chapter 5.
<b>Subdivision regulations:</b>	Applicable regulations must be met.
<b>Supplemental regulations:</b>	See Chapter 5.





CHOOSE

# CHESTER COUNTY

FOR BUSINESS. FOR LIFE.

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

**Date:** November 14, 2023  
**To:** County Council  
**From:** Harold Hayes  
**Subject:** Approval of Bid – Lewis Fire Station

Chester County Council Members,

On October 19, 2023, Chester County received six (6) responsive bids for project 22209-0012. We would like to award the bid to the lowest bidder - Faulkner Development and Engineering, LLC of Hickory Grove, South Carolina, in the amount of \$874,530.00.

Respectfully,

A handwritten signature in black ink, appearing to read 'H. Hayes', is written over a horizontal line.

Harold Hayes | County Project Manager | Chester County Government  
O 803-899-8817 | [hhayes@chestercountysc.gov](mailto:hhayes@chestercountysc.gov) | [www.chestercountysc.gov](http://www.chestercountysc.gov)





CHOOSE

**CHESTER COUNTY**

FOR BUSINESS. FOR LIFE.

**Bid Comparison Sheet**  
**Lewis Fire Station**  
**Chester County, South Carolina**

No.	Quantity	Unit	Item Description	Faulkner Development and Engineering, LLC Hickory Grove, South Carolina		Fern Creek Group, LLC. Chester, South Carolina		J.M. Cope, Inc. Rock Hill, South Carolina		Holden Building Company, Inc. Greensboro, North Carolina		Hoes Contracting Inc. Monroe, North Carolina		Salem Builders, LLC. Rock Hill, South Carolina	
				Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	1	LS	Mobilization Bonds	\$40,000.00	\$40,000.00	\$24,412.48	\$24,412.48	\$30,000.00	\$30,000.00	\$178,811.05	\$178,811.05	\$30,000.00	\$30,000.00	\$28,500.00	\$28,500.00
2	1	AC	Site Clearing and Grubbing	\$15,000.00	\$15,000.00	\$18,367.99	\$18,367.99	\$4,000.00	\$4,000.00	\$16,100.00	\$16,100.00	\$15,400.00	\$15,400.00	\$36,000.00	\$36,000.00
3	1	EA	Construction Entrance	\$6,500.00	\$6,500.00	\$5,797.98	\$5,797.98	\$6,000.00	\$6,000.00	\$4,600.00	\$4,600.00	\$5,500.00	\$5,500.00	\$6,500.00	\$6,500.00
4	1	EA	Concrete Washout	\$1,500.00	\$1,500.00	\$1,159.08	\$1,159.08	\$2,500.00	\$2,500.00	\$2,300.00	\$2,300.00	\$2,200.00	\$2,200.00	\$3,000.00	\$3,000.00
5	325	LF	Silt Fence	\$6.00	\$1,950.00	\$9.97	\$3,240.25	\$6.00	\$1,950.00	\$6.90	\$2,242.50	\$7.00	\$2,275.00	\$12.00	\$3,900.00
6	1,000	SY	Erosion Control Matting	\$4.00	\$4,000.00	\$2.75	\$2,750.00	\$7.00	\$7,000.00	\$4.60	\$4,600.00	\$7.00	\$7,000.00	\$6.00	\$6,000.00
7	1	LS	Earthwork (On-Site Excavation Backfill/Import/Compaction - Unclassified)	\$225,000.00	\$225,000.00	\$137,331.37	\$137,331.37	\$118,488.00	\$118,488.00	\$78,641.60	\$78,641.60	\$198,770.00	\$198,770.00	\$657,970.00	\$657,970.00
8	1,300	SY	6-inch Grade Aggregate Base Course (GABC)	\$16.00	\$20,800.00	\$20.77	\$27,001.00	\$13.00	\$16,900.00	\$15.53	\$20,189.00	\$10.00	\$13,000.00	\$21.50	\$27,950.00
9	1,300	SY	8-inch Concrete Pavement 5,000 psi	\$95.00	\$123,500.00	\$104.52	\$135,876.00	\$55.00	\$71,500.00	\$112.39	\$146,107.00	\$80.00	\$104,000.00	\$84.60	\$109,980.00
10	1	EA	Proposed Domestic Well	\$35,000.00	\$35,000.00	\$31,413.00	\$31,413.00	\$12,500.00	\$12,500.00	\$9,657.90	\$9,657.90	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
11	200	LF	1-inch Water Service Line	\$20.00	\$4,000.00	\$11.77	\$2,354.00	\$20.00	\$4,000.00	\$24.30	\$4,860.00	\$50.00	\$10,000.00	\$25.00	\$5,000.00
12	170	LF	1 1/2-inch Wastewater Force Main	\$40.00	\$6,800.00	\$15.45	\$2,626.50	\$20.00	\$3,400.00	\$18.90	\$3,213.00	\$70.00	\$11,900.00	\$41.18	\$7,000.00
13	10	LF	4-inch Gravity Wastewater Line	\$100.00	\$1,000.00	\$22.73	\$227.30	\$25.00	\$250.00	\$33.75	\$337.50	\$100.00	\$1,000.00	\$700.00	\$7,000.00
14	1	LS	Septic System (complete) w/ grinder pump	\$25,000.00	\$25,000.00	\$23,895.19	\$23,895.19	\$40,000.00	\$40,000.00	\$46,334.70	\$46,334.70	\$75,000.00	\$75,000.00	\$33,000.00	\$33,000.00
15	1	LS	Signage and Striping	\$5,000.00	\$5,000.00	\$1,971.50	\$1,971.50	\$1,300.00	\$1,300.00	\$862.50	\$862.50	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00
16	160	LF	Remove and Replace Existing 4-Foot Wire Fence	\$35.00	\$5,600.00	\$29.49	\$4,718.40	\$35.00	\$5,600.00	\$69.00	\$11,040.00	\$66.00	\$10,560.00	\$20.00	\$3,200.00
17	40	SY	Concrete Sidewalk and Pads (5-Foot Wide)	\$72.00	\$2,880.00	\$175.04	\$7,001.60	\$50.00	\$2,000.00	\$85.39	\$3,415.60	\$175.00	\$7,000.00	\$87.50	\$3,500.00
18	10	EA	Bollards	\$400.00	\$4,000.00	\$298.30	\$2,983.00	\$716.00	\$7,160.00	\$442.75	\$4,427.50	\$900.00	\$9,000.00	\$500.00	\$5,000.00
19	5	EA	Parking Blocks	\$400.00	\$2,000.00	\$100.19	\$500.95	\$150.00	\$750.00	\$230.00	\$1,150.00	\$150.00	\$750.00	\$50.00	\$250.00
20	1	AC	Grassing	\$5,000.00	\$5,000.00	\$2,816.43	\$2,816.43	\$7,840.00	\$7,840.00	\$4,025.00	\$4,025.00	\$3,500.00	\$3,500.00	\$4,000.00	\$4,000.00
21	1	LS	Landscaping (Allowance)	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
22	1	EA	Generator w/ Concrete Pad	\$25,000.00	\$25,000.00	\$40,480.00	\$40,480.00	\$36,547.00	\$36,547.00	\$34,500.00	\$34,500.00	\$46,000.00	\$46,000.00	\$65,000.00	\$65,000.00
23	1	LS	Building Complete (Pre-Engineered Metal Building, Mechanical, Electrical, Plumbing, Interior Finish)	\$305,000.00	\$305,000.00	\$415,128.73	\$415,128.73	\$587,595.00	\$587,595.00	\$555,395.00	\$555,395.00	\$654,145.00	\$654,145.00	\$565,691.00	\$565,691.00
24	2	EA	Light Poles with Lights	\$4,000.00	\$8,000.00	\$2,970.00	\$5,940.00	\$2,700.00	\$5,400.00	\$4,600.00	\$9,200.00	\$7,000.00	\$14,000.00	\$1,200.00	\$2,400.00
<b>TOTAL BASE BID</b>				<b>\$874,530.00</b>	<b>\$874,530.00</b>	<b>\$899,992.75</b>	<b>\$899,992.75</b>	<b>\$974,680.00</b>	<b>\$974,680.00</b>	<b>\$1,142,009.85</b>	<b>\$1,142,009.85</b>	<b>\$1,248,000.00</b>	<b>\$1,248,000.00</b>	<b>\$1,608,841.60</b>	<b>\$1,608,841.60</b>



## **2024 COUNTY COUNCIL & CCTC MEETING DATES**

All Meeting Dates Will Be Held At 6:00 PM at The R. Carlisle Roddey  
 Chester County Government Building, 1476 J. A. Cochran Bypass in The Council  
 Chambers Unless Otherwise Specified.

<b>Tuesday</b>		<b>January 2</b>	<b>6:00 PM</b>
<b>Tuesday</b>	<b>CTC at 5:30 PM</b>	<b>January 16</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>February 5</b>	<b>6:00 PM</b>
<b>Tuesday</b>		<b>February 20</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>March 4</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>March 18</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>April 1</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>April 15</b>	<b>6:00 PM</b>
<b>Monday</b>	<b>CTC at 5:30 PM</b>	<b>May 6</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>May 20</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>June 3</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>June 17</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>July 1</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>July 15</b>	<b>6:00 PM</b>
	<b>No meeting SCAC Conference</b>	<b>August 5</b>	
<b>Monday</b>		<b>August 19</b>	<b>6:00 PM</b>
<b>Tuesday</b>	<b>CTC at 5:30 PM</b>	<b>September 3</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>September 16</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>October 7</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>October 21</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>November 4</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>November 18</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>December 2</b>	<b>6:00 PM</b>
<b>Monday</b>		<b>December 16 ***If Needed***</b>	<b>6:00 PM</b>

**The dates, times and locations are subject to change depending on emergencies, etc.**