



## **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**

#### **Agenda**

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
  - a. October 16, 2023 Council minutes.
- 4. Citizen Comments**
- 5. Ordinances/Resolutions/Proclamations**
  - a. A Proclamation Recognizing Family Court Awareness Month.
  - b. **2023-25** A Resolution to Amend the Assessor's Organization Chart to add the Position Deputy Assessor Director.
  - c. **2023-26** A Resolution to Amend the Magistrate's Organization Chart for Magistrates Court.
  - 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.
  - e. **2023-28** A Resolution to Establish the Capital Reserve Fund and To Approve Certain Expenditures as Available.
  - 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.
- 6. Administrator's Report**
- 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.
  - 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.
  - 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.

d. Request to add a streetlight on the corner of Meadowbrook Road and Nelson Road. Councilman Killian.

**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.

**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.

**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.

2. Clustered single-family development, provided the Board of Zoning Appeals determines:	NAICS CODE	NAICS DESCRIPTION	PARKING
<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>	N/A	Private households	2 for each dwelling unit

**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.

Maximum number of units	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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- 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.
  - 2. Justice Assistance Grant # 5G001023 Court Security Radios \$19,440-10% match.
  - 3. Federal Fiscal Year 2024 Highway Safety Grant (Overtime for Checkpoints for DUI \$23,000- 0% match.
  - 4. Highway Safety Grant- In car camera maintenance and storage \$10,000 – 0% match.
  - 5. Hwy Safety Grant-Body Worn Camera maintenance and storage \$67067.49 -0% match.

**9. Executive Session**

- 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**

- a. Action taken regarding Economic Development.
- b. Action taken regarding Project 2106.
- c. Action taken regarding real estate matters.
- d. Action taken regarding the Administrator’s Office.
- e. Action taken regarding Economic Development matters.

**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 MINUTES

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

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

**Monday, October 16th, 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, County Administrator Brian Hester, County Attorney Joanie Winters and Clerk to Council Karen Lee. **Absent:** Councilman William Killian.

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 2<sup>nd</sup>, 2023 Council Minutes.**  
Vice Chairman Wilson motioned to approve, second by Councilman Vaughn. Motion carried.
4. **Citizen Comments**

Joan Hyde, 2440 Gill Jordan Rd, Chester addressed Council regarding being opposed to Gaston Spring and Griffin Land Holding rezoning requests.

Mac Flores, 4501 Garrow Rd, Houston Texas addressed Council stating he represented Ecoplexus that was looking to develop multiple projects in Chester County.

John Massey, 171 East Lacy St, Chester addressed Council regarding cemeteries in the County that needs restoration and perpetual maintenance.

Edward Hartis, 5472 Foxcroft Rd, addressed Council and asked Council to look at the zoning ordinance regarding installing car ports in the front yard.

Donnann Espitia, 1564 Millen Rd, Chester addressed Council regarding being opposed to Gaston Springs rezoning request.

Bill Clark, 1461 Ashington Dr, Chester, addressed Council regarding being opposed to Griffin Land Holdings rezoning request.

Fran Sudol Hutchins, 3236 Fishing Creek Church Rd, Chester addressed Council regarding being opposed to Gaston Springs rezoning request.

Robin Dodson, 3631 Hernandez Road, Richburg addressed Council regarding being opposed to Gaston Springs rezoning request.

Bridget Grant, 100 North Tryon St, Charlotte NC addressed Council regarding being in favor of Griffin Landholdings rezoning request.

Joanna Angle, 2762 Blaney Rd, Chester addressed Council regarding being opposed to Griffin Land Holdings rezoning request.

Benji Layman, 8720 Red Oak Blvd, Charlotte, NC addressed Council regarding being in favor of Gaston Springs rezoning request.



Cheri Kiley, 2532 Rodman Rd, Chester addressed Council regarding being opposed to Griffin Land Holdings rezoning request.

**5. Public Hearing-**Chairman Branham opened the public hearing.

**a. 3<sup>rd</sup> Reading of 2023-19 Approving The Execution And Delivery Of A Development Agreement Between The County And Gaston Springs LLC Regarding The Gaston Farms Road Project; And Other Related Matters.** Dorothy Neely, 4440 Friendship Drive, Edgemoor, SC spoke against approving the development agreement.

**6. Ordinances/Resolutions/Proclamations**

**a. 3<sup>rd</sup> Reading of 2023-19 Approving The Execution And Delivery Of A Development Agreement Between The County And Gaston Springs LLC Regarding The Gaston Farms Road Project; And Other Related Matters.** Councilman Agee motioned to deny, second by Councilman Vaughn. Councilman Guy stated he wanted to have the money placed into a restricted fund so it could be used in the area the development would be in. Administrator Hester stated he and Attorney Winters had discussed drafting an ordinance for council to review and approve funds from development agreements would stay within the impacted areas and only used for growth. Vice Chairman Wilson, Councilman Guy and Councilwoman Mosley voted in favor. Vote 2-4. Motioned failed. Councilman Guy motioned to approve the development agreement for \$5000 dollars per home, the money would be put into some type of trust to be used for the area that is affected, second by Councilwoman Mosley.

Administrator Hester stated there would be legal limitations putting revenue into a trust.

Attorney Winters asked Councilman Guy if he was asking for a trust or if he was asking for the money to go into a restricted account.

Councilman Guy stated that was correct a restricted account. Councilwoman Mosley withdrew her second.

Councilman Guy restated his motion to approve and added any monies that are collected via the development agreement be put into a restricted account and used for the affected area, second by Councilwoman Mosley. Vote 4-2 to approve. Councilman Agee and Vaughn opposed.

**7. Administrator's Report**

Administrator Hester provided the following report:

1. Parks and Recreation Supervisor position has been filled; start date Oct. 23<sup>rd</sup>.
2. Project Manager position was also filled, Harold Hayes from Los Angeles, California but originally from Chester would be starting in two to three weeks.
3. Kell Benson was hired as the Emergency Services Director.
4. Animal Control Director position was filled by Lance Davis of York County.
5. An Animal Control officer was also hired.
6. SC Works plans to provide the County with two college students in the vet tech program to work part time with no cost to the County or taxpayers. They would work 240 hours each helping at the Animal Control office.

**8. Old Business**

**a. 3<sup>rd</sup> Reading of CCMA23-09 Gaston Springs LLC/Benji Layman request a portion (20.04 acres) of Tax Map #114-00-00-059-000 located at Gaston Farm Road and adjacent to I-77 to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). The Planning Commission voted 5-2 to approve.** Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Vote 4-2 to approve. Councilman Agee and Vaughn opposed.

**b. 3<sup>rd</sup> Reading of CCMA23-10 Gaston Springs LLC/Benji Layman request a portion (150.76 acres) of Tax Map #114-00-00-015-000 located at Gaston Farm Road and adjacent to I-77 to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). The Planning Commission voted 5-2 to approve.** Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote 4-2 to approve. Councilman Agee and Vaughn opposed.

**9. New Business**

**a. Rural Fire Commission is requesting budgeted grant money for Fire Departments to apply for \$5000-dollar matching Forestry grants. Director Kell Benson.** Mr. Benson stated the county allocates \$5000 to each County fire department, he wanted to streamline the request for all South Carolina Forestry and VFA Grants. Councilman Vaughn motioned to approve, second by Councilman Agee. Motion carried.

**b. 1<sup>st</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. Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Motion carried.**

**c. 1<sup>st</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 five-year reverter clause and no entry off of Rodman Road, second by Vice Chairman Wilson. Vice Chairman Wilson stated he didn't like not knowing what type of business would go there and wanted to give citizens a better idea of how it would end up if its approved.**

Bridgett Grant, Land Use consultant from Moore Van Allen stated when the water and sewer gets extended to the site, Rodman Park would have the ability to access the tap at the property line. They would meet all the requirements of the ordinance for parking and the layout of roads. They did a fit study to see what could fit on the site but having a specific tenant in mind gave them maximum flexibility, but they could go back and restrict some of the uses. Vote 3-3 tie vote. Motion failed.

Council asked Administrator Hester to reach out to Griffin Land Holdings to find out the intended use and any other information.

Administrator Hester asked Council to send him feedback on the information he obtains.

**d. 1<sup>st</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. Mr. Sanders stated the plant had been idled for twelve years but wanted to reopen to supply the area. Councilwoman Mosley motioned to approve, second by Councilman Guy. Motion carried.**

## 10. Executive Session

Councilman Guy motioned to go to executive session, second by Vice Chairman Wilson. Motion carried.

**a. Economic Development Matter-Project 2369.**

## 11. Council Actions Following Executive Session

Councilman Vaughn motioned to go back to regular session, second by Councilman Guy. Motion carried.

**a. Action taken regarding Project 2369. Vice Chairman Wilson motioned to allow Economic Development to proceed with negotiations, second by Councilwoman Mosley. Motion carried.**

## 12. Council Comments

Chairman Branham thanked Administrator Hester for the good news and progress he had made in hiring and filling the open positions.

## 13. Adjourn

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

**Time: 8:30 PM.**

*Karen Lee, Clerk to Council*

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

STATE OF SOUTH CAROLINA )  
 )  
CHESTER COUNTY )

**PROCLAMATION**

**A PROCLAMATION  
FAMILY COURT AWARENESS MONTH**

**WHEREAS**, the mission of the Family Court Awareness Month Committee (FCAMC) is to increase awareness on the importance of a family court system that prioritizes child safety and acts in the best interest of children, and;

**WHEREAS**, the mission at the FCAMC is fueled by the desire to create awareness and change in the family court system for the conservatively estimated, 58,000 children a year ordered into unsupervised contact with abusive parents, while honoring the hundreds of children who have been reported as murdered during visitation with a dangerous parent, and;

**WHEREAS**, the mission of the FCAMC is to increase awareness on the importance of empirically-based education and training on domestic violence and child abuse, including emotional, psychological, physical, and sexual abuse, as well as childhood trauma, coercive control, and post separation abuse for judges and all professionals working on cases within the family court system, and;

**WHEREAS**, the mission of the FCAMC is to increase awareness on the importance of using scientifically valid, evidence-based, treatment programs and services that are proven in terms of safety, effectiveness, and therapeutic value, and;

**WHEREAS**, the mission at the FCAMC is to educate judges and other family court professionals on evidence-based, peer-reviewed research. Such research is a critical component to making decisions that are truly in the best interest of children. This research includes The Adverse Childhood Experiences (ACEs) Study (co-principal investigator: Vincent Felitti, Kaiser Permanente-CDC); Child Custody Evaluators' Beliefs About Domestic Abuse Allegations (principal investigator: Daniel Saunders, University of Michigan, sponsored by the National Institute of Justice); and Child Custody Outcomes in Cases Involving Parental Alienation and Abuse Allegations (principal investigator: Joan S. Meier, GW Law School, sponsored by the National Institute of Justice), and;

**NOW, THEREFORE**, I, Joe Branham, declare the Month of NOVEMBER, to be FAMILY COURT AWARENESS MONTH.

I encourage all residents to support their local communities' efforts to prevent the harm of children in the hands of family members and to honor and value the lives of children.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 6<sup>th</sup> Day of November, in the Year of our Lord, Two Thousand, Twenty-Three.

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Joe Branham  
Chester County Council Chairman

Attest: \_\_\_\_\_  
Karen Lee, Clerk to Council



STATE OF SOUTH CAROLINA        )  
  )  
COUNTY OF CHESTER                )

**A RESOLUTION TO AMEND THE ASSESSOR’S OFFICE ORGANIZATIONAL CHART TO ADD THE POSITION KNOWN AS DEPUTY ASSESSOR**

**WHEREAS**, the Assessor has requested a position known as Deputy Assessor to provide backup leadership in the absence of the Assessor, and with the corresponding job description that outlines the duties of same; and

**WHEREAS**, this position has the reporting function to the Assessor; and

**WHEREAS**, this position does not currently appear on the Organizational Chart of the Assessor’s Office; and

**WHEREAS**, Section 4-9-30(6) of the Code of Laws of South Carolina empowers the County Council “...establish such agencies, departments, boards, commissions and positions in the County as may be necessary and proper to provide services of local concern for public purposes, to prescribe the functions thereof and to regulate, modify, merge or abolish such agencies, departments, boards, commissions and positions...”

**WHEREAS**, County Council established by ordinance the methods by which the County Council shall establish agencies, departments and positions and alter existing agencies, department and positions.

**WHEREAS**, this method was determined that County Council must effect any changes to agencies, departments and positions either as a part of the budget process or be approved by the Council by a duly adopted resolution.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Chester County Council does hereby add the position of Deputy Assessor onto the organizational chart of the Parks, Recreation, & Tourism for such time as this position is funded by the County budget.

DONE IN MEETING DULY ASSEMBLED, this 6<sup>th</sup> day of November 2023.

**COUNTY COUNCIL OF CHESTER COUNTY**

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Joseph R. Branham  
County Council of Chester County

ATTEST:

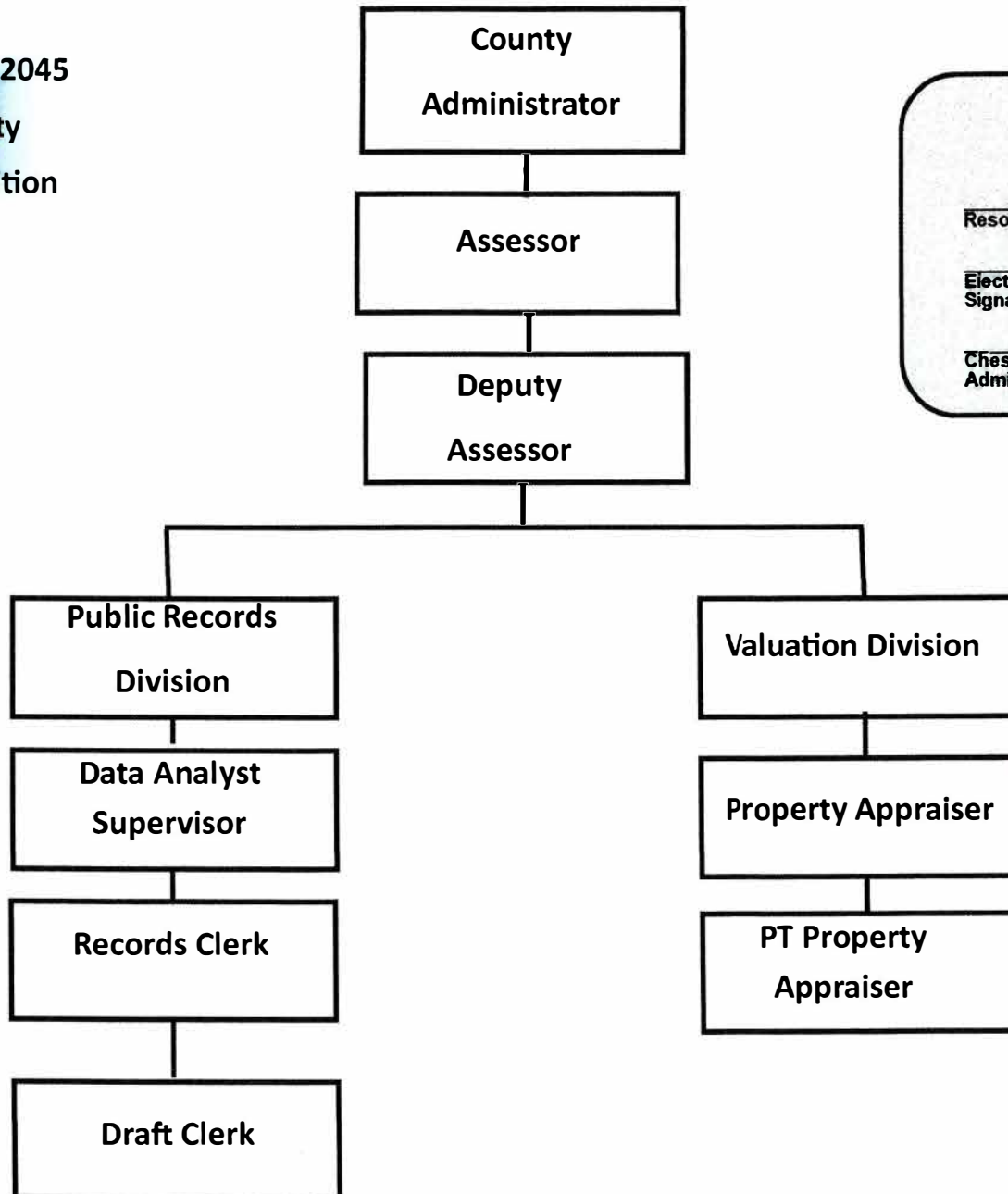
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Karen Lee  
Clerk to County Council of Chester County

# NEW ASSESSOR – ORGANIZATIONAL CHART

Fiscal Year 2023-2045

- Create Deputy Assessor position



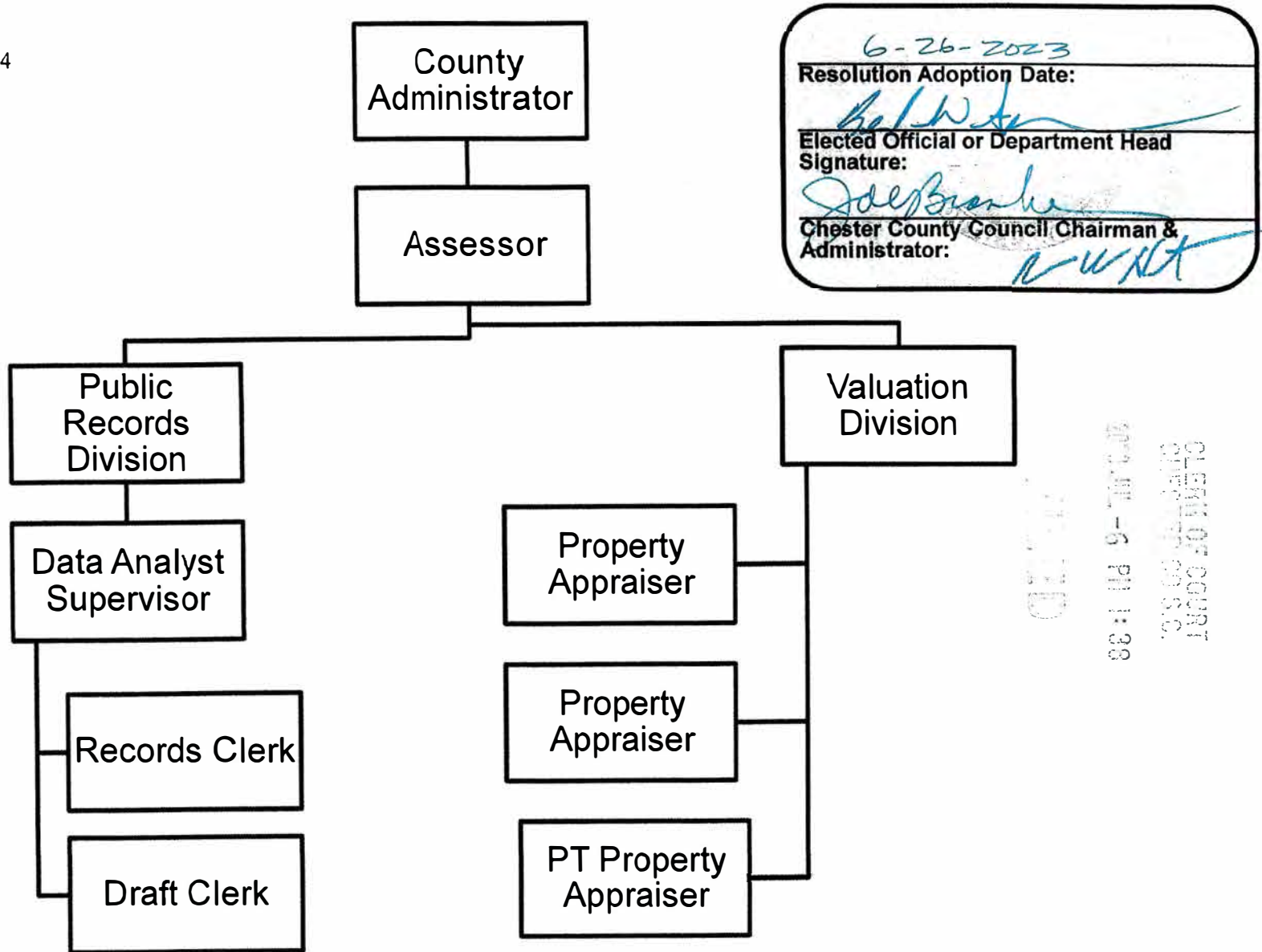
Resolution Adoption Date: \_\_\_\_\_

Elected Official or Department Head Signature: \_\_\_\_\_

Chester County Council Chairman & Administrator: \_\_\_\_\_

# OLD ASSESSOR – ORGANIZATIONAL CHART

Fiscal year 2023-2024  
- No Changes



6-26-2023  
Resolution Adoption Date:  
Elected Official or Department Head Signature:  
Chester County Council Chairman & Administrator:

CLERK OF COURT  
2023 JUN -6 PM 1:38



STATE OF SOUTH CAROLINA     )  
  )  
COUNTY OF CHESTER            )

**A RESOLUTION TO AMEND THE ORGANIZATIONAL CHART TO  
RESTRUCTURE POSITIONS IN THE MAGISTRATE’S OFFICE FOR CENTRALIZED COURT**

**WHEREAS**, the Chief Magistrate has requested to restructure the organizational chart to create a more efficient flow in its centralized court; and

**WHEREAS**, the Magistrate’s Office currently has two Full Time employees and two Part-Time employees; and

**WHEREAS**, the Chief Magistrate has requested this be amended to be one Full Time employee and four Part Time employees; and

**WHEREAS**, Section 4-9-30(6) of the Code of Laws of South Carolina empowers the County Council “...establish such agencies, departments, boards, commissions and positions in the County as may be necessary and proper to provide services of local concern for public purposes, to prescribe the functions thereof and to regulate, modify, merge or abolish such agencies, departments, boards, commissions and positions...”

**WHEREAS**, County Council established by ordinance the methods by which the County Council shall establish agencies, departments and positions and alter existing agencies, department and positions.

**WHEREAS**, this method was determined that County Council must effect any changes to agencies, departments and positions either as a part of the budget process or be approved by the Council by a duly adopted resolution.

**WHEREAS**, the office of the Magistrate Court is under the jurisdiction of the Senator for District 17 of the State of South Carolina and any amendments to the organizational chart must be approved by the Senator.



**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Chester County Council does hereby amend the organizational chart of the Magistrate's Office upon approval of the Senator for District 17, and for such time as this position is funded by the County budget.

DONE IN MEETING DULY ASSEMBLED, this 6<sup>th</sup> day of November 2023.

**COUNTY COUNCIL OF CHESTER COUNTY**

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Joseph R. Branham  
County Council of Chester County

ATTEST:

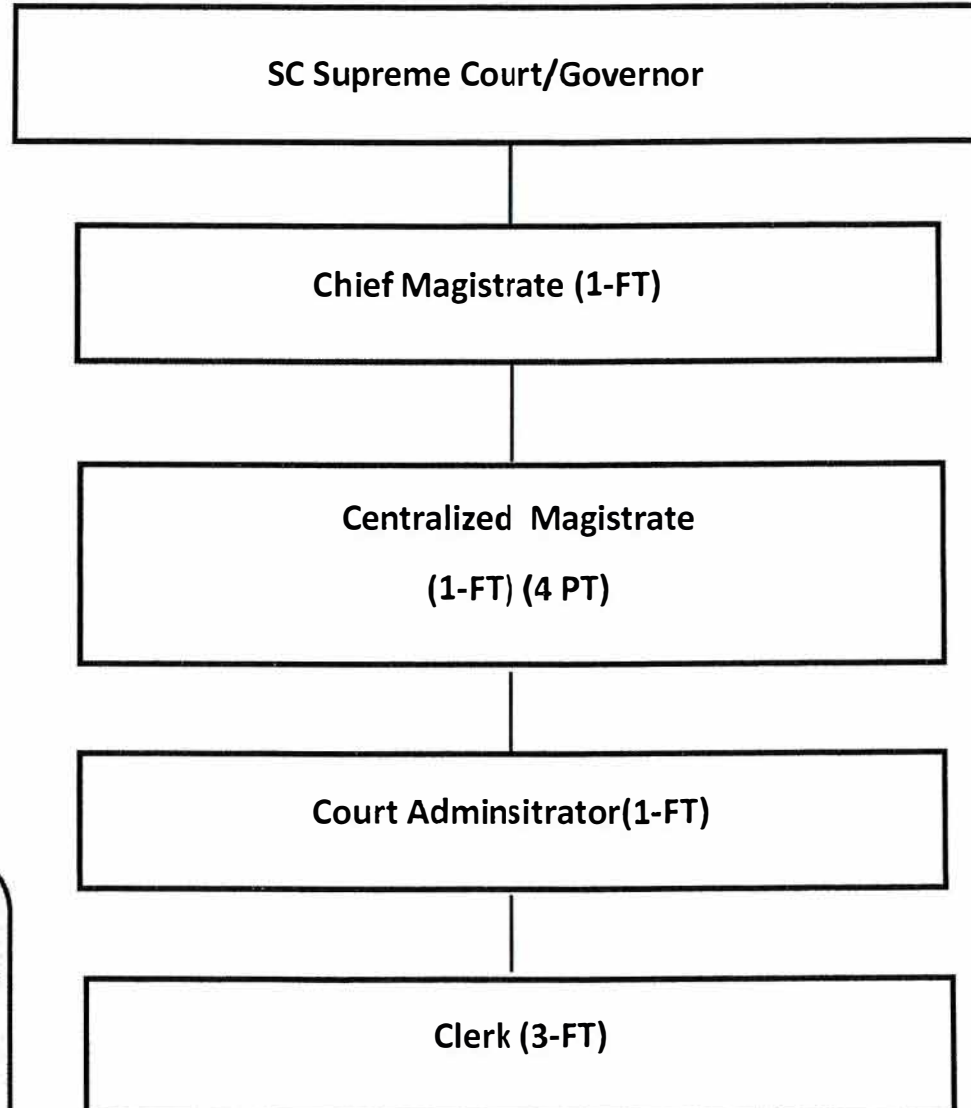
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Karen Lee  
Clerk to County Council of Chester County

# NEW MAGISTRATES – ORGANIZATIONAL CHART

Fiscal year 2023-2024

- Centralized Magistrates  
Headcount change to 1 ft  
and 4 PT



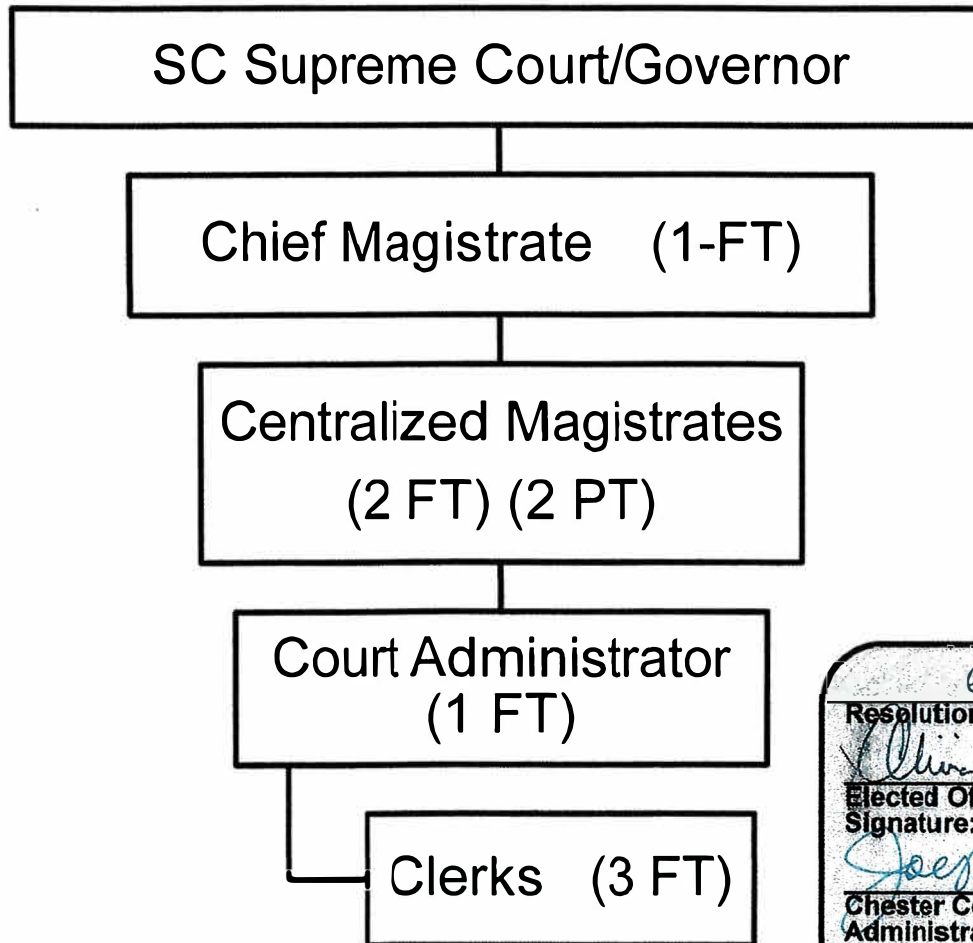
Resolution Adoption Date: \_\_\_\_\_

Elected Official or Department Head  
Signature: \_\_\_\_\_

Chester County Council Chairman &  
Administrator: \_\_\_\_\_

# OLD MAGISTRATES – ORGANIZATIONAL CHART

Fiscal year 2023-2024  
- No Changes



CLERK OF COURT  
JUL 11 2023  
6 PM 1:37

6-26-2023  
Resolution Adoption Date:  
*Clive Wilford*  
Elected Official or Department Head  
Signature:  
*Joe Branch*  
Chester County Council Chairman &  
Administrator:  
*[Signature]*



STATE OF SOUTH CAROLINA )  
)  
COUNTY OF CHESTER )

**AN RESOLUTION TO AMEND THE PUBLIC WORKS ORGANIZATIONAL CHART TO AMEND THE TITLE OF THE POSITION CURRENTLY KNOWN AS NUISANCE ABATEMENT OFFICER**

**WHEREAS**, the position of Nuisance Abatement Officer was approved during the budget process with this title and with the reporting authority to the Public Works Director; and

**WHEREAS**, this position should be known as Litter Enforcement/Nuisance & Abatement Officer with a report authority to the Recycling/Litter Control Coordinator; and

**WHEREAS**, Section 4-9-30(6) of the Code of Laws of South Carolina empowers the County Council "...establish such agencies, departments, boards, commissions and positions in the County as may be necessary and proper to provide services of local concern for public purposes, to prescribe the functions thereof and to regulate, modify, merge or abolish such agencies, departments, boards, commissions and positions..."

**WHEREAS**, County Council established by ordinance the methods by which the County Council shall establish agencies, departments and positions and alter existing agencies, department and positions.

**WHEREAS**, this method was determined that County Council must effect any changes to agencies, departments and positions either as a part of the budget process or be approved by the Council by a duly adopted resolution.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Chester County Council does hereby amend the title of the position currently approved as Nuisance & Abatement Officer to be known as Litter Enforcement/Nuisance & Abatement Officer with a reporting authority to the Recycling/Litter Control Coordinator for such time as this position is funded by the County budget.

DONE IN MEETING DULY ASSEMBLED, this 6<sup>th</sup> day of November 2023.

**COUNTY COUNCIL OF CHESTER COUNTY**

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Joseph R. Branham  
County Council of Chester County

ATTEST:

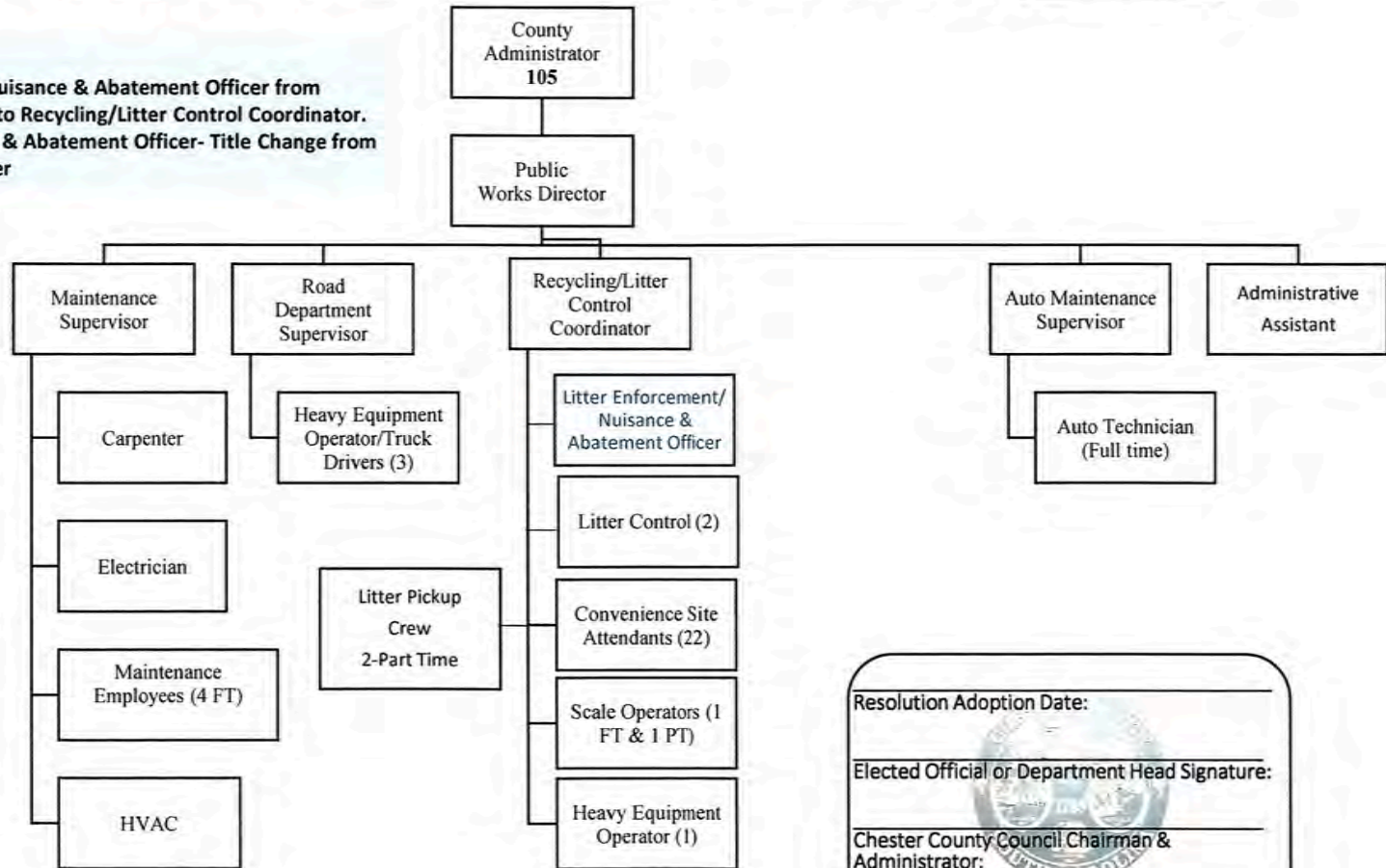
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Karen Lee  
Clerk to County Council of Chester County

# NEW PUBLIC WORKS – ORGANIZATIONAL CHART 2023-2024

Fiscal year 2023-2024

Moved Litter Enforcement/Nuisance & Abatement Officer from under Public Works Director to Recycling/Litter Control Coordinator.  
Litter Enforcement/Nuisance & Abatement Officer- Title Change from Nuisance & Abatement Officer



Resolution Adoption Date: \_\_\_\_\_

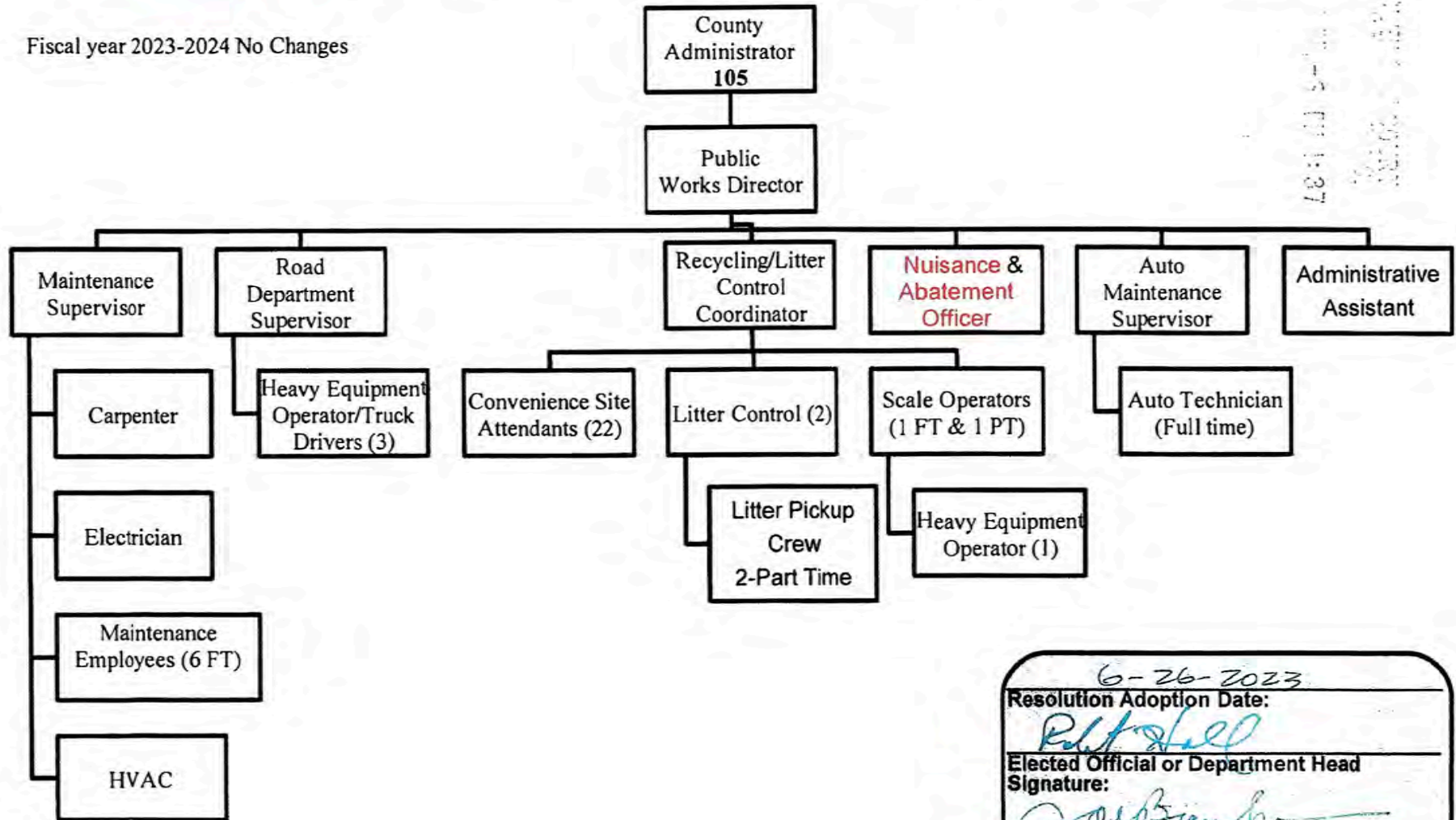
Elected Official or Department Head Signature: \_\_\_\_\_

Chester County Council Chairman & Administrator: \_\_\_\_\_



# OLD PUBLIC WORKS – ORGANIZATIONAL CHART 2023–2024

Fiscal year 2023-2024 No Changes



6-26-2023

Resolution Adoption Date:

*[Signature]*

Elected Official or Department Head Signature:

*[Signature]*

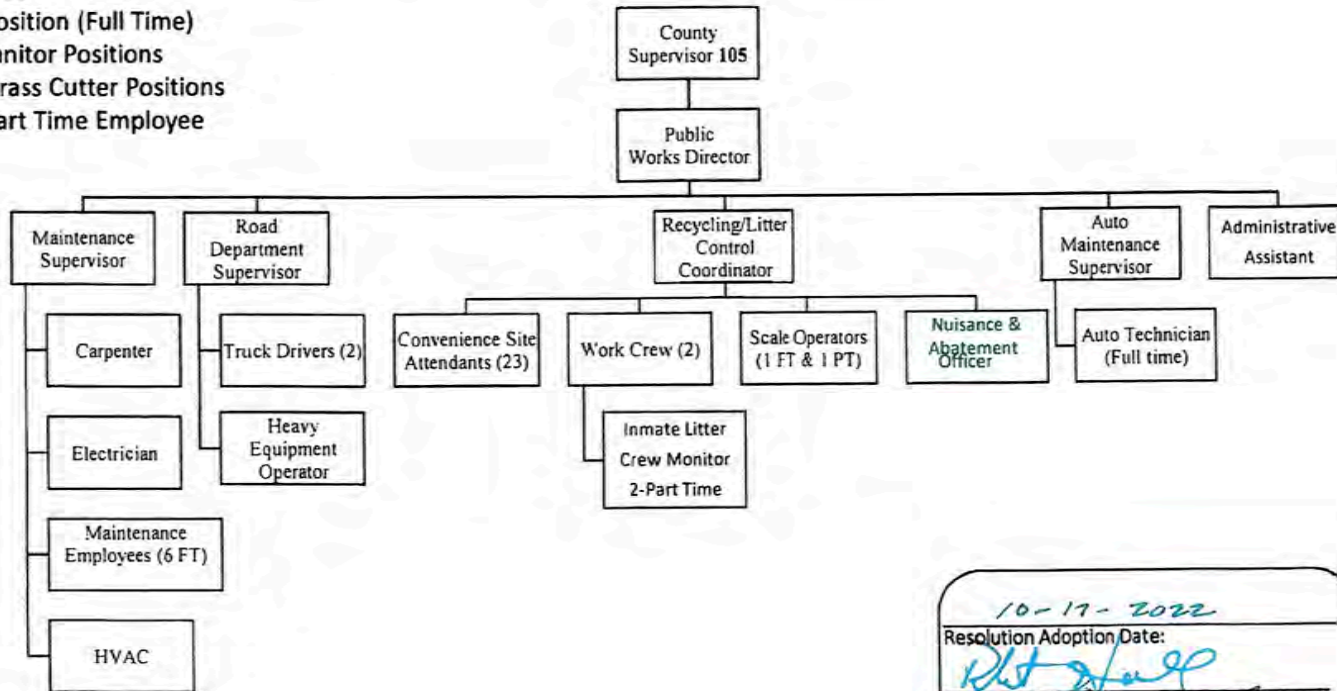
Chester County Council Chairman & Administrator:

*[Signature]*

## PUBLIC WORKS – ORGANIZATIONAL CHART 2022 –2023

Fiscal year 2022-2023

- Added HVAC Position (Full Time)
- Removed (2) Janitor Positions
- Removed (2) Grass Cutter Positions
- Removed (1) Part Time Employee



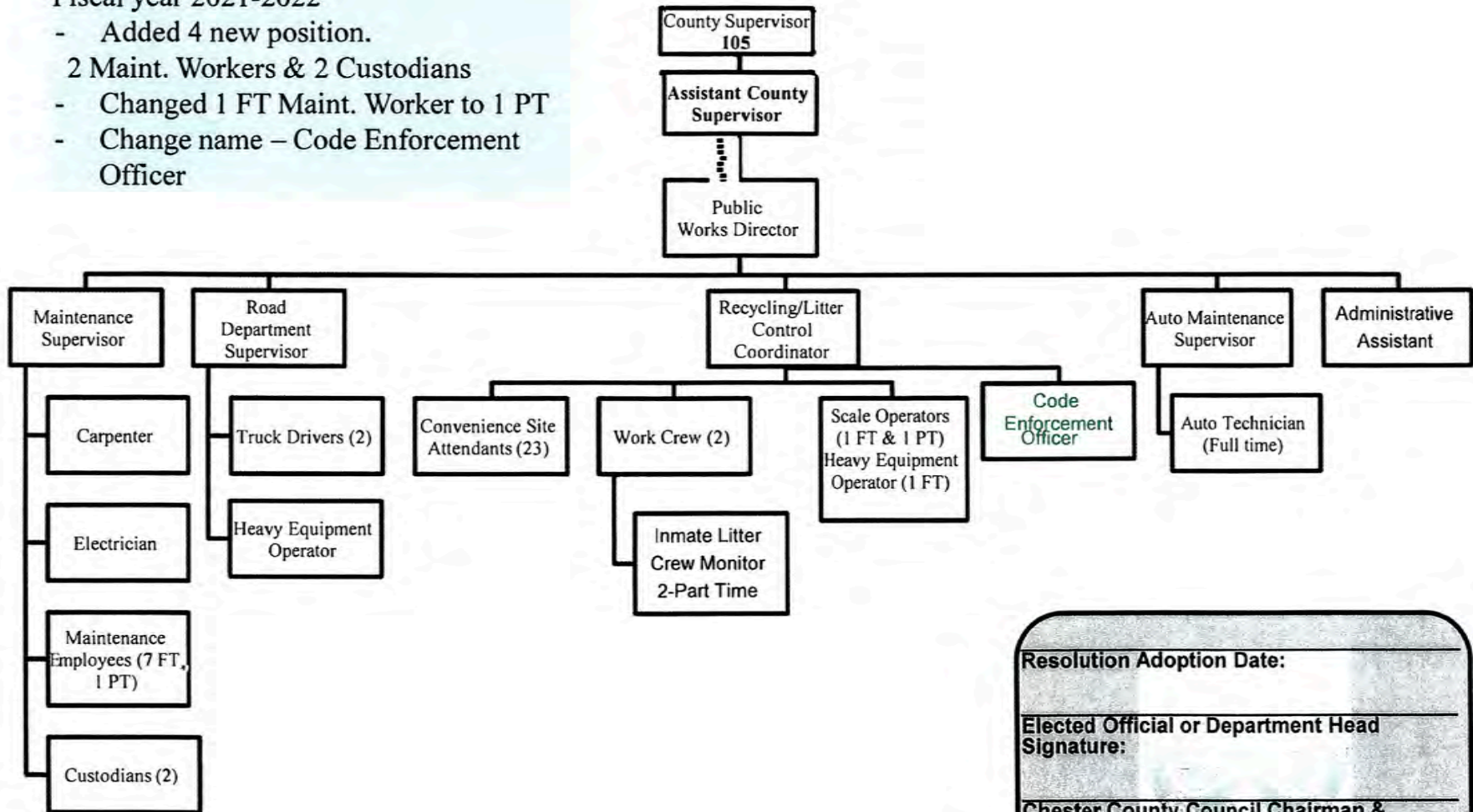
10-17-2022  
 Resolution Adoption Date:  
*[Signature]*  
 Elected Official or Department Head Signature:  
*[Signature]*  
 Chester County Council Chairman & Supervisor:



# PUBLIC WORKS – ORGANIZATIONAL CHART 2021 – 2022

Fiscal year 2021-2022

- Added 4 new position.
- 2 Maint. Workers & 2 Custodians
- Changed 1 FT Maint. Worker to 1 PT
- Change name – Code Enforcement Officer



**Resolution Adoption Date:** \_\_\_\_\_

**Elected Official or Department Head Signature:** \_\_\_\_\_

**Chester County Council Chairman & Supervisor:** \_\_\_\_\_

6.2 million with 50% being around 12.5 million to give a range for now. Currently it's at 10.1 million and expected to be about 10.5 million to close out the fiscal year. Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 5-0 to approve.

**b. 2<sup>nd</sup> Reading of 2021-9 Ordinance to Repeal section 46-94 of the Chester County Code-transporting loose material.** Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve.

**c. Resolution 2021-13 To Approve Chester County 2021-2022 Departmental Organizational Charts.** Human Resource Director Hyatte Kelsey stated there were several changes to the charts. In the Supervisor department the executive administrative assistant position was dissolved and replaced with assistant county supervisor. In Building Maintenance four new positions were added, two maintenance workers who will be cutting grass since a reduction in some of the grass contracts had been eliminated. Also, two custodians' positions were added he believed the plan was to reduce or eliminate some of those contracts as well. An Animal Control Director was added to the Animal Control department, the Treasurer's department restructured their chart and added a Grants Writer. In EMS the Operation Manager was unfrozen. The Road Dept also unfroze a truck driver position. The Assessor's office restructured their chart to make it flow with what everyone does. In Human Resources he stated he changed the name from Risk/Benefits Technician to Benefits Administrator/Risk Tech. Mr. Kelsey stated Litter Enforcement/Nuisance Abatement Officer change to Code Enforcement Officer. The IT Director had requested adding a GIS Technician (unfunded) as a placement position to his chart. He and 911 Director Doug McMurray were in the process of trying to find a way to fund the position since there is a great need to have someone handle the County's GIS system. The other was title change from Moral Wellness Director to Parks & Recreation Director.

Councilman Wilson asked if Mr. Kelsey's office would supply the County Attorney job descriptions for the Assistant County Supervisor and the Grant's Writer positions for her to review along with Council seeing them as well. Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

## 7. **Old Business**

**a. 3<sup>rd</sup> Reading of CCMA21-14:** Judy Funderburk request Tax Map # 158-01-08-007-000 located at 1474 Catawba River Road, Fort Lawn, SC be rezoned from R1 (Rural One) to RG-2 (General Residential). *Planning Commission voted 6-0 to deny.* Councilman Vaughn motioned to approve the rezoning, second by Councilman Wilson. Vote 5-0 to approve.

**b. 2<sup>nd</sup> Reading of CCMA21-17:** - David Woods request Tax Map # 079-01-14-017-000 located at 730 Sugarplum Road, Chester be rezoned from RG-1 (Multi Family) to RG-2 (General Residential). Planning Commission voted 7-0 to approve. Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 5-0 to approve.

**c. 2<sup>nd</sup> Reading of CCMA21-18:** - Eugene Raffaldt request Tax Map # 161-01-00-011-000 located at 5584 Brooklyn Road, Great Falls be rezoned from RG-1 (Multi Family) to RG-2 (General Residential). Planning Commission voted 7-0 to approve. Councilman Vaughn motioned to approve, second by Councilwoman Guy. Vote 5-0 to approve.

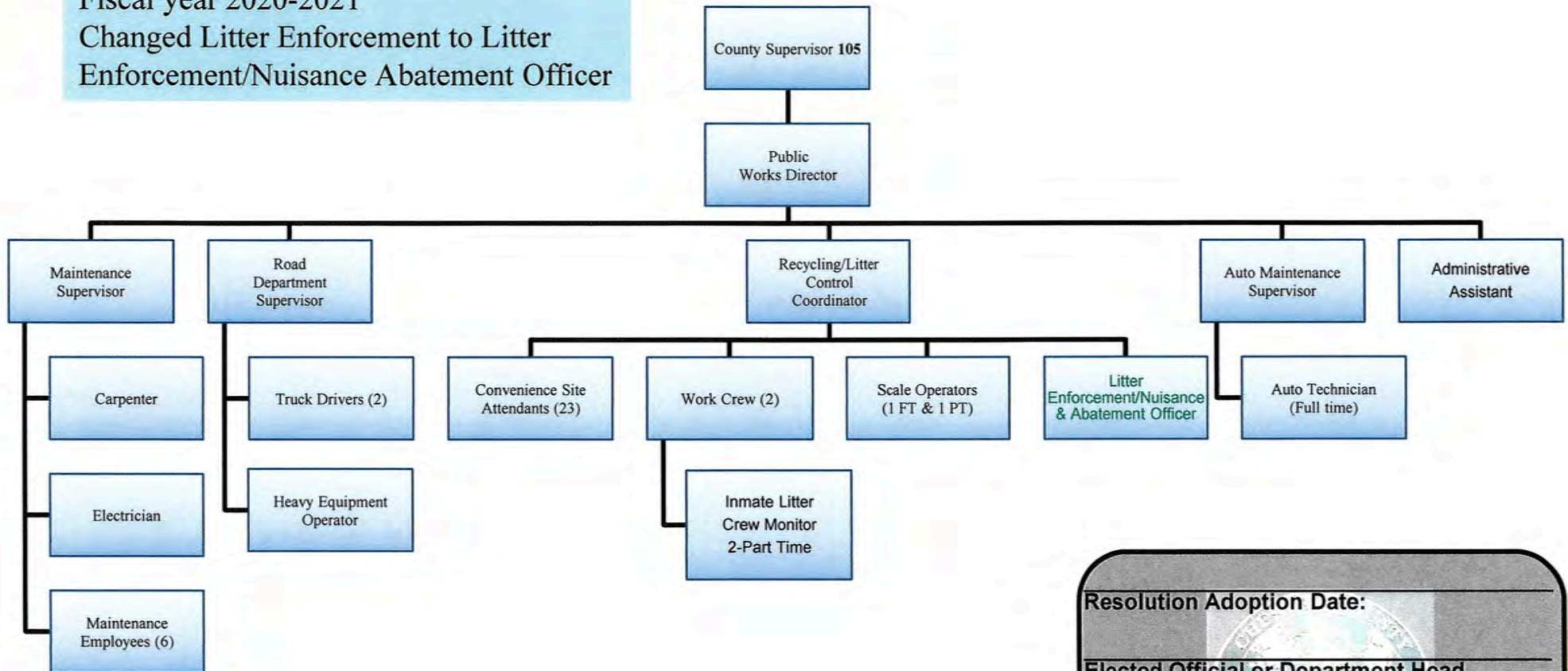
**d. 2<sup>nd</sup> Reading of CCMA21-19:** - Carolina Gypsum, LLC request Tax Map # 080-02-02-006-000 located at 531 Wilson Street, Chester be rezoned from GC (General Commercial) to ID-2 (Limited Industrial). Planning Commission vote 7-0 to approve. Vice Chairman Branham motioned to approve with a reverter clause if the applicant closed the business, it would revert back to GC, second by Councilman Jordan. Vote 5-0 to approve.



# PUBLIC WORKS – ORGANIZATIONAL CHART

2020-2021

Fiscal year 2020-2021  
 Changed Litter Enforcement to Litter  
 Enforcement/Nuisance Abatement Officer



Resolution Adoption Date: \_\_\_\_\_

Elected Official or Department Head  
 Signature: \_\_\_\_\_

Chester County Council Chairman &  
 Supervisor: \_\_\_\_\_

Chairman Stuart motioned to allocate \$4000 dollars to the Treasurer's budget due to the waiver of the fees, second by Councilman Oliphant. Vote 6-0 to approve.

Chairman Stuart motioned to allocate \$750.00 dollars to the Litter Enforcement Office for additional cost, second by Councilman Oliphant. Vote 6-0 to approve.

**3. Discuss Departmental Organization Charts for 2020-2021.**

The org charts were discussed, changes made were:

1. Animal Control Enforcement- change to show administration reports to the ACE Supervisor.
2. Moral Wellness- change name from Parks & Recreation Director to Moral Wellness & Recreation Director.
3. Planning & Zoning- Code Enforcement Frozen (correct typo to read 2020-2021 instead of 2012-2021).
4. Voter's Registration- Keep Part Time Census and add Expiration Date as August 30, 2020.
5. Public Works- Change Litter Enforcement to Litter/Nuisance Abatement Officer.
6. EMS-Operation Manager frozen.
7. Tax Assessor- change title from Administrative Assistant to Secretary.

Chairman Stuart motioned to adopt the changes by consent agenda, second by Councilwoman Guy. Vote 6-0 to approve.

**4. Ordinances/Resolutions/Proclamations**

- a. **3rd Reading of Ordinance 2020-16** Chester County Fiscal Year 2020/2021 Budget to Establish Operating And Capital Budgets For The Operation Of The County Government Of Chester County, South Carolina For The Fiscal Year Commencing July 1, 2020; To Provide For The Levy Of Taxes For Chester County For The Fiscal Year Commencing July 1, 2020; To Provide For The Expenditure Of Tax Revenues And Other County Funds; To Provide For Other County Purposes; To Authorize The County To Borrow Money In Anticipation Of Taxes And To Provide For The Repayment Of Sums Borrowed By The County Governing Body; To Provide For The Payment Of Tort Claims And Worker's Compensation Claims Against Chester County; To Provide For Certain Fiscal And Other Matters Relating To County Government.

Chairman Stuart motioned to approve the budget, second by Councilman Oliphant. Vote 6-0 to approve.

- b. **Resolution 2020-12** To Approve Chester County 2020-2021 Departmental Organizational Charts Approved under 3.3 of the agenda.

- c. **Resolution 2020-13** To Lift the Closure of All Chester County Fields and Sports Facilities.  
Vice Chairman Branham motioned to open all fields and facilities, second by Councilwoman Guy. Vote 6-0 to approve.

5. **Adjourn**-Councilman Wilson motioned to adjourn, second by Vice Chairman Branham. Vote 6-0 to approve.

Time: 6:00 pm

\_\_\_\_\_  
K. Shane Stuart, Chairman & County Supervisor

\_\_\_\_\_  
Karen Lee, Clerk to Council

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

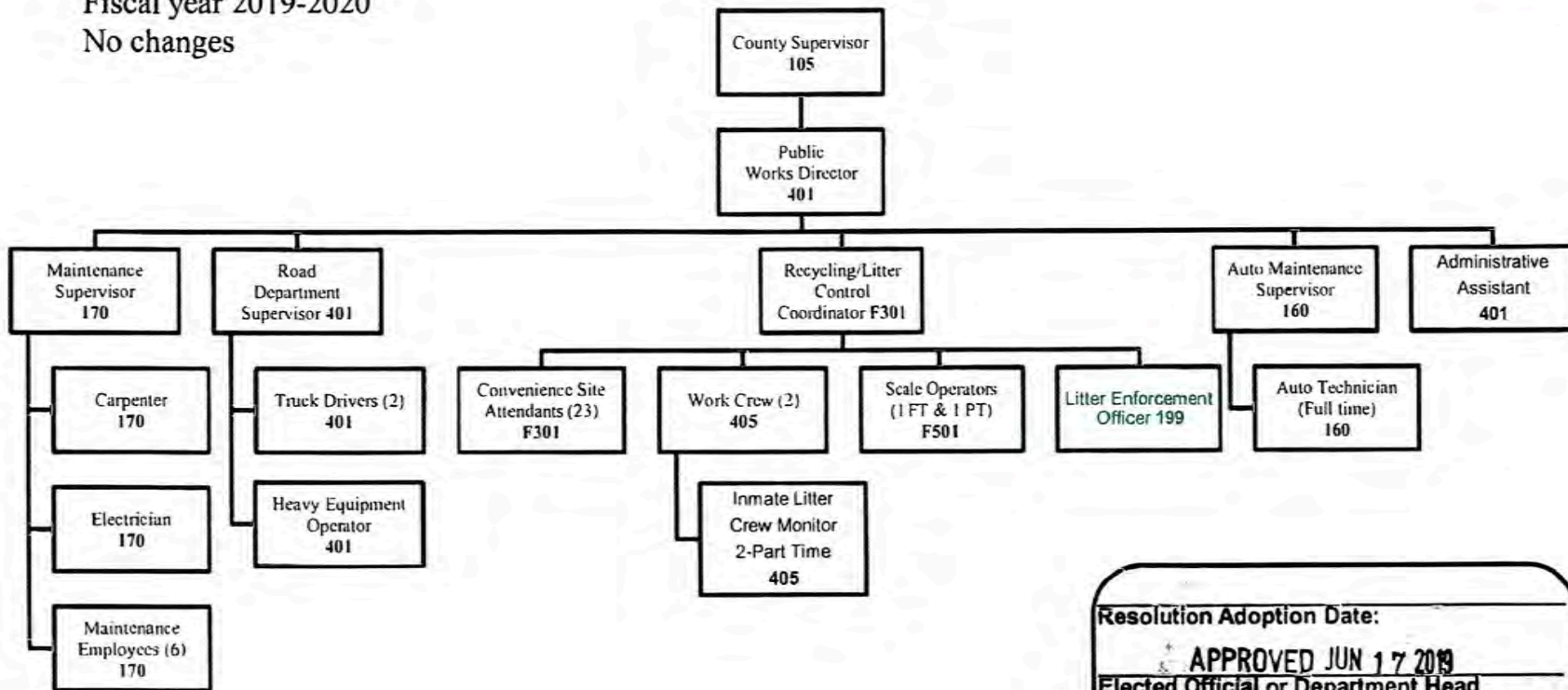


# PUBLIC WORKS – ORGANIZATIONAL CHART 2019–2021

FILED  
27 AUG 19 PM 1:03

CLERK OF CRT CHESTER SC

Fiscal year 2019-2020  
No changes

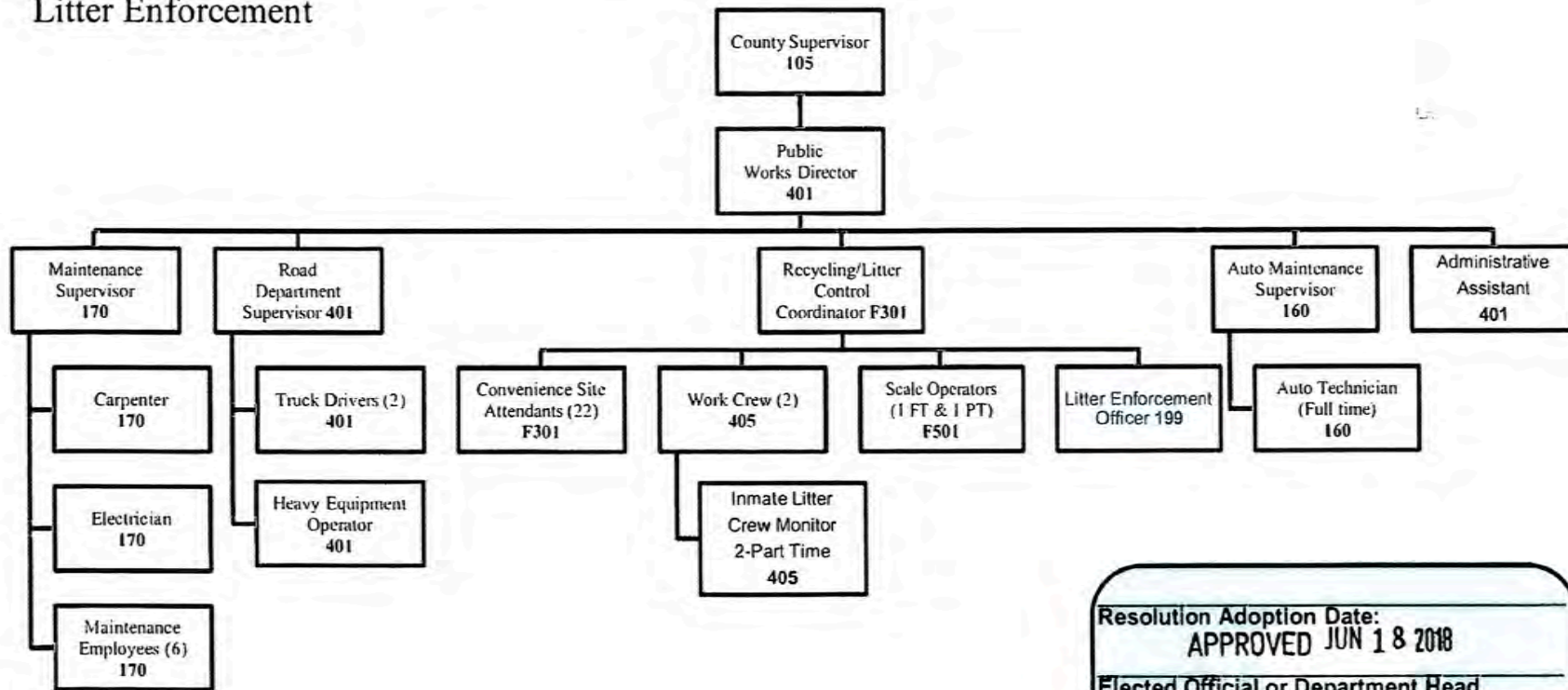


Resolution Adoption Date:  
**APPROVED JUN 17 2019**  
 Elected Official or Department Head  
 Signature:  
*Ellis Jenkins*  
 Chester County Council Chairman & Supervisor:  
*[Signature]*

# PUBLIC WORKS – ORGANIZATIONAL CHART 2018-2019

## Approved Changes for 2018-19:

-Title change, Code Enforcement to Litter Enforcement



Resolution Adoption Date:  
**APPROVED JUN 18 2018**

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Elected Official or Department Head  
 Signature:  
*Ellis Faulkner*

---

Chester County Council Chairman &  
 Supervisor:  
*[Signature]*



Treasurer is satisfying a bill that is owed. Mr. Darby, the process should start at procurement first, if the budget money is not there it should not go any further. The sheriff used the allotment funds to purchase the truck, when something is given to me and does not look right I go to Mr. Stuart.

Chairman Stuart called for the question, all in favor to approve the amended budget 2018-2019, Vote was 4-2 to approve. Council Member Wilson and Oliphant opposed.

**e. Resolution to Adopt the 2018/2019 Organizational Chart**

Chairman Stuart motioned to approve the 2018/2019 Organization Chart, second by Council Member Oliphant. Discussion: Chairman Stuart, the changes to the organizational chart under the supervisor includes a Parks and Recreation Director, he asked County Attorney Winters to do a job description for this position. Executive Administrative Assistant from part time to full time, title change from IT coordinator to IT Director. Assessor Office: Secretary to Administrative Assistant. **Public Works: Code enforcement to Litter Enforcement Officer.** Building & Zoning: Chief Building Inspector to Code Enforcement Officer. Magistrate: Great Falls magistrate and clerk moved to centralized magistrate and clerk. Clerk of Court: new deputy which will be funded through her funds. New org charts for the Delegate office and Airport. Vote was 6-0 to approve.

**f. Second Reading of An Ordinance Allocating Fee In Lieu Of Tax Collections for Some Property Located in The County; And Other Related Matters**

Chairman Stuart asked if Council was ok with four percent to the fire districts and five percent to economic development. Council Member Oliphant stated it should say "up to".

Council Member Jordan stated the way it reads the lessor of four percent; how will Council know what the percentage will be for the fire districts since it could be substantially less than four percent which was not the intent for his proposal of this ordinance. He stated he does not like the way its set up and would like more information. Council Member Oliphant motioned to approve, second by Council Member Jordan with discussion. Michael Kozlerek stated its currently drafted if a fire district was not going to receive four percent to start with, this would give them a windfall if it was just set at four percent. The idea was its whatever it is up to a cap of four percent, currently to his understanding none of the fire districts in the county get four percent based on their millage except for the Chester Fire district which is higher. As far as he knows everyone else is less than four percent.

Council Member Jordan stated he would like to know what the percentages are since it does not state it in the ordinance, the five percent is straight out for economic development and that's great but the purpose for this is to fund some of the fire districts. With more industries coming in comes more calls so the need is greater. If it diminishes the four percent we may need to put a flat rate in. Council Member Oliphant stated just take the calculation out and leave it up to four percent since each fee in lieu varies. Council Member Jordan stated it needs to be consistent with each fire district, right now it can be voted on the way it is, maybe before the third reading council could have workshop to iron this out. Vote was 5-1 to approve. Council Member Lucas opposed.

**g. Resolution to Adopt the 2018/2019 Lease with Res Care to Rent a Portion of the Library Building.** Council Member Oliphant motioned to approve, second by Council Member Guy. Vote 6-0 to approve.



STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF CHESTER             )

**A RESOLUTION TO ESTABLISH THE CAPITAL RESERVE FUND AND TO APPROVE CERTAIN EXPENDITURES AS AVAILABLE**

**WHEREAS**, during the 2023-2024 budgeting process, this Council determined that a Capital Reserve Fund should be created; and

**WHEREAS**, this fund would carry a balance of approximately Two Million Dollars and No Cents (\$2,000,000.00), a balance that would be predicated upon the Council's approval and County needs; and

**WHEREAS**, Section 4-9-140 of the Code of Laws of South Carolina empowers the County Council "...adopt annually and prior to the beginning of the fiscal year operating and capital budgets for the operation of county government and shall in such budgets identify the sources of anticipated revenue..."

**WHEREAS**, it is the intention of County Council to create a Capital Reserve Fund with an initial balance of \$2,000,000.00 for the funding of certain needs, which are enumerated in Exhibit A, attached hereto and incorporated by reference.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

The Chester County Council does hereby create a Capital Reserve Fund with an initial balance of \$2,000,000.00 and approves the Fund to be used for the funding of the needs listed on Exhibit A as such items become necessary.

DONE IN MEETING DULY ASSEMBLED, this 6<sup>th</sup> day of November 2023.

**COUNTY COUNCIL OF CHESTER COUNTY**

---

Joseph R. Branham, Chair  
County Council of Chester County

ATTEST:

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Karen Lee, Clerk to County Council of Chester County



Chester County Government		
Capital Reserve Items		
2023-2024 Budget		
Department	Request(s)	Recommended
155 - Voter Registration	ADA Accessibilty Requirements	35,000.00
170 - Building Maintenance	Track Skid Steer	60,000.00
	Great Falls Memorial Buidling Improvements	100,000.00
	Airport - Roof Restoration and Hanger Improvements	110,000.00
160-County Garage	(1) Mid-size SUV Fleet Vehicle	37,000.00
	Diagnostic Tool	6,000.00
275 - Chester Magistrate	Flooring	26,000.00
301 - Sheriffs Office	(1) Patrol Car with Equipment	63,000.00
	Flock Camera	25,000.00
	Tablets for Property Crimes Unit	7,000.00
365-Animal Control	Large & Small Animal Traps	1,500.00
350 - Fire	Rural Fire Equipment (Turnout Gear etc)	40,000.00
	30,000 gallon water tank	80,000.00
401 - Road Dept	(1) Backhoe w/ Thumb and Front Bucket	145,000.00
	Brush Boom	16,000.00
	Wood Chipper	56,000.00
405-Litter Control	(1) Pick-up Truck	43,000.00
501 - EMS	Great Falls Station Bay Improvements	10,000.00
	Chester EMS Renovation Office to Bedroom	10,000.00
	(1) Mid-size SUV Vehicle - Supervisor	37,000.00
	EMS Furniture	7,000.00
601-Parks, Receration, & Tourism	(2) Pick-up Trucks	92,000.00
	Lawn Mower Trailer	4,000.00
	Field Aerator	2,000.00
	Field Sprayer	2,000.00
	Utility Vehicle	17,000.00
	Lawn Mower	15,000.00
	Field Drag Machine	28,000.00
	Box Blade	2,000.00
	Minor Tools and Equipment and Maintenance	32,994.00
602-Project Manager	(1) Mid-size SUV Vehicle	37,000.00
	Office Equipment	5,000.00
	Design Software	3,765.00
VARIOUS	Recruiting/Retirment/Interim Payouts	50,000.00
		1,205,259.00

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: \_\_\_\_\_

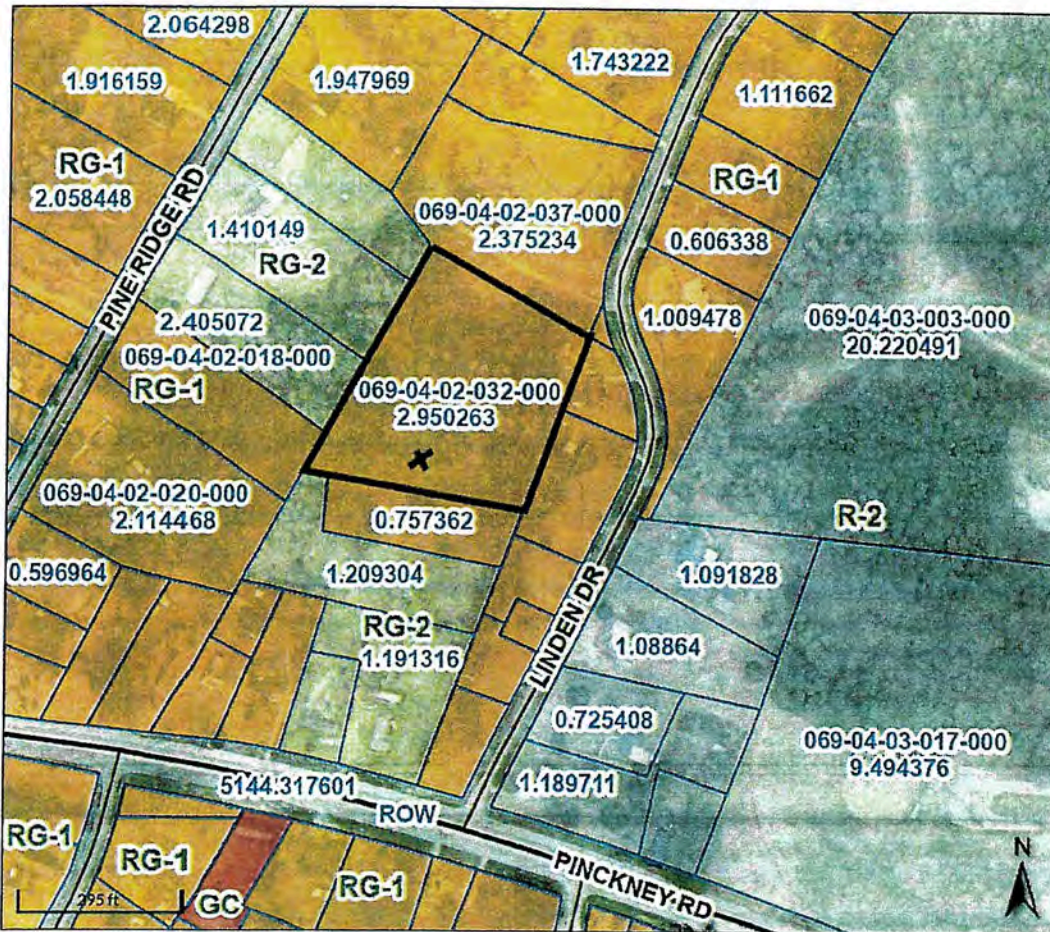
Owner(s) if other than applicant(s): same as Applicant  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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: [Signature] Date: 07/24/2023  
 Applicant signature: [Signature] 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



LINE TABLE		
LINE	LENGTH	BEARING
L1	16.24	S77°37'30\"/>
L2	36.00	S17°19'30\"/>
L3	47.80	S15°29'24\"/>
L4	28.81	N25°22'57\"/>
L5	41.23	N25°17'42\"/>



*Handwritten signature and date: 05/23*

Position - Survey reference to the State of North Carolina  
 Subordinate Survey  
 located in the town of Chesler  
 Chester County, South Carolina

Owner  
**KRYMCO LASHEA WRIGHT**

P.O. BOX 24164  
 CHARLOTTE, NC 28221  
 (704) 527-8222

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE FOREGOING SURVEY INFORMATION HAS BEEN ACCURATELY MEASURED, CALCULATED, AND PLOTTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN NORTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO KNOWN ENCUMBRANCES OR PROSPECTIVE ENCUMBRANCES TO THIS SURVEY.

*Handwritten signature and date: 05/23*



**IMMEDIATELY REMOVE FROM THIS PLAT**

41 C. S. 24-203 (b) 2

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						
ESTIMATED MARKET VALUE				Lot # 1						
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:**

---

TATYANA KELLY  
  
886 PINE RIDGE RD  
CHESTER, SC 29706

**Receipt No. 6914**

---

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

**Payment Items**

---

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

**Form of Payment**

---

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

*Thank you for your payment.*

Chester County Planning Commission Minutes

September 19, 2023

**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).**

John Floyd stated his address is 100 North Tryon Street, Charlotte, NC is my business address. Thank you. Again, I'm here on behalf of Griffin Land Holdings on their zoning map amendment application. This is a rezoning that's supported by Chester County Economic Development because it has the potential to attract some significant economic investment to the area. This is not a project specific rezoning. It's a proactive approach to go ahead and get the project, get the property rezoned to ID-2 so it's sitting there so that if you have someone that's interested in coming in and making an investment in the area, you've got the property available, they don't have to go through the rezoning process. This the site is approximately 180 acres. It's located off of Lancaster Highway and Rodman Road. And you can see there and kind of the top middle. It is adjacent to the Rodman Sports Complex, and I'll talk about that in a minute. Zoning in the area is a mix of Rural R2 to restricted and limited, limited industrial and general commercial. And again, we're seeking to amend the zoning from R2 to Limited Industrial. Prior to this rezoning effort, the applicant did undertake to rezone the property for a residential use and that faced a lot of opposition. A lot of the opposition that we heard was about the impact that that type of use would have on government services and public services. There were complaints about what would it do for schools. What would it do for water and sewer usage, traffic, those sorts of things. And so, we went back to the drawing board and tried to find a use that would, again, kind of maximize the highest and best use of the property that would be something that was more akin to what the residents had indicated they were willing to live with in this location. And so, you know, an industrial type use is something that is not going to have any real impact on schools, it's not going to have significant water and sewer usage, it's not going to have significant traffic impact. So that's why we're proposing to change the R2. Given its location it's right off Lancaster highway and close to I 77. We also think this is a perfect site for an industrial type project. Again, the project has support from Chester County Economic Development, they've actually shown the site to some prospects, in the hopes of getting some economic, some further economic development here. And you know, I'm told from Kris Phillips, that economic development that the city or the county has been successful in lowering some investment here when they've got property that is already in place for use where new investors new companies can come in and don't have to go through the rezoning process. So that's what we're hoping to do here. The rezoning is consistent with the Chester County comprehensive plan. Those are quotations out of the comprehensive plan. But it's really true on two fronts. First, I think the comprehensive plan, the comprehensive plan is clearly in favor of promoting and protecting industrial development in certain areas. The second point that I'll make and again this has to do with the Rodman Sports Complex is that the property as a plan talks about supporting and promoting the development of recreational facilities and we think that this is something that can help with that process. On the first point, if you look at the map on the comprehensive plan, where should we grow, that reddish color area right along the Lancaster Highway corridor that's what we're talking about kind of right in the middle between town of Chester and I-77 pretty much right where the Highway 9 sign is, that's where the property is located. And so, we think again, it's consistent with the plan to have some growth here. As to the second point on helping support and promoting the development of recreational facilities. Again, the Rodman Sports Complex is adjacent to the property and there have been discussions about extending water and sewer to that facility so that you can actually have working bathrooms as well as providing right-away access. So perhaps you could have multiple points of entry, which could alleviate some congestion that happens when the park is in heavy use. Again, this is a traditional rezoning. So, we haven't submitted any kind of site plan. This is not a project specific rezoning. But I did want to give you



an idea this is a conceptual drawing of what it could look like. One thing I'll point out is given the topography and the streams and stuff that are here, this is not a site that lends itself to having kind of the mass, you know, 1 million square foot giant industrial building that I think people would be scared to have. You're gonna end up with kind of pockets of development in certain areas, smaller buildings, as this thing would get built out over time. And so, you would have a different, multiple tenants in it, but everybody would be you know, some kind of light industrial, limited Industrial, light manufacturing type use that's permitted under the ordinance. With that, I'm happy to take any questions that you might have but that is all the information I have for you at this point.

Chairman Raines asked would any of your access to the property be off Rodman Road or would it all be off Number 9?

Mr. Floyd stated Well, I think anything that we would do, would have to go I mean, again, there's not a specific project at this point. So, I can't speak to here's where the access point would be. We would have to go through the development process and get approvals for anything that would be done.

Chairman Raines asked you don't have any information from DOT, about roads or anything.

Mr. Floyd said no, sir.

Commissioner Hough stated that was my question also because I know it's residential on Rodman Road, the Highway 9 is commercial. So that was my question also. And I know if you back up the slide one slide with a conceptual drawing, I noticed you have two entryways on Highway 9 but nothing on Rodman Road. Tentatively.

Mr. Floyd stated, that's correct. Again, this is purely I don't want you to think that like this is what we're going to build it is conceptual just so you can kind of see what the civil engineer what they could do on the property where you try to lay it out and make the best use. But yeah, I think given, you're talking about an industrial purpose coming in off of Lancaster Hwy would probably make the most sense. But I don't want to, you know, give you the impression that I'm guaranteeing that would not be something that they would ask for but again, it would have to go through normal approval process with DOT and all that sort of stuff.

Chairman Raines stated any member of public present may wish to speak in favor of this rezoning request. Okay, so I have a list here of six individuals, one, scratched out their name, so make it five. I'll just call these in order ask you to come up and state your name and address for the record. State if you're pro or con. That's fine if you so desire to change your mind. So, George Kanellos. Sorry about mispronunciations.

George Kanellos stated Mr. Chairman, members of the committee, thank you for the opportunity to speak is here me all right. Yes, very good. To address the first part of it is pros and cons. Sometimes it's unknown, because of the lack of knowledge of what will go there. It was and may ask you a question too. That's 9 below but where's Rodman Road on that map please?

Chairman Raines stated where the "R" is in vary.

Mr. Kanellos stated okay, I gotcha. Yeah. That's further up. I come on two capacities right here. One of them is that my mother in our family has property in Rodman, both sides of Rodman Road, both sides of Millen Road, across the railroad tracks. And um, and I also one of the board members for the Rodman Community Center. We've tried to get up and go in from the old church, you know, it's who wanted a

place for not only the old people, but all the new people as well, to have a place to come and enjoy music or events. And I also realized that change, change is inevitable but to set the stage, I think it's if you don't consider it a boast, it's just the fact that, that all my maternal grandparents were here in this particular area. Before the American Revolutionary War, land grants, Scottish Presbyterians, I suppose it my mother's the last of the Rodman sisters. I've lost both Aunts within the last couple of years. They all moved away and then during the, I guess World War II and then they came back years later in the same neighbors were still not only there but same light fixtures with a single light burning from the wire in the ceiling. But there it was their grandfather, Sydney Alexander Rodman, that wanted to create a town. His brother was Lafayette Rodman was in Waxhaw and the two brothers connected the railroads and thought they would let their towns take off. Was it that time that the little Oak Grove Church was, was built and bought, I suppose, are paid for by my great grandfather. It was a depot you know; this is 1889. So, it's a long time ago, but this property, I believe, was inherited from the estate of James Henry perhaps, and his father Lamberth Henry. I remember, I wasn't there but remember reading it in the documents that he had donated the land on which the church was built in part, only to say that it's kind of a tide in place and you know, it's been the same for a very long time. My great grandfather had large fish and 5000 some acres of land, and of course, when he died, everything was mortgaged and during the Depression, all he got was 20 acres due back to him and then he died just shortly thereafter. Is one looks at communities too and impacts is a finger out. That we have to consider what the impacts are on them. Once again, remember I, I've said that changes inevitable so I can't say a complete negative. Nor does this be, nor is this too scary. I did want to know kind of where it ran out into Rodman Road but that one you look at a small center like that in historic space. It's an asset not on any scale that could ever compare to York's Brattonsville, but it is one of Chester's small, tiny treasures and when you consider that space, Catawba site of Native American Indian, African American house site, landowner house site. So, you have this village that's there. I work I still work in Washington on the historic preservation that's at the White House. And so, I still it's been there, I've been there 30 years. It's not boast. It's just the fact and so I tried to as we consider changes and in the complex new additions, buildings. My job is to review plans just like you would be submitting plans and submitting them for the authorities. And most you think that the President might defer to me, it's never happened, but it's you give the input of what you can and I think that my biggest question before I sit down and I'm sure I've overstayed my time, but it is just the knowledge of as much knowledge as we have or that we can get from a potential developer, so that, that the visual aspect of the development is minimize setbacks, which it looks like it is, landscape, concerns or traffic but of course, it's a heck of a lot less than multifamily use. So I don't know whether I properly represent a landowner as well as a member of the community center but it's, it's my desire is that whenever this goes to City Council for approval that it's done with great care and with great caution, considering maintaining what really Chester is which I find, in my opinion is no different from my grandparents that loved it terribly, and my parents, my grand, my mother. They loved it very much that we maintain as much as we can in our rural spaces. Thanks very much. If you have questions, please.

Commissioner Grant stated we need to set a time limited Mr. Chairman.

Chairman Raines asked if anyone had any questions, and also stated okay, I hesitate to say three minutes because I let the first gentleman speak but try to keep your remarks as brief and concise as possible. I hate to beat on the gavel and say you have to stop talking but be reasonable if you will. Thank you. Robert Knox. Okay, state your name or address for the record, please.

Robert W. Knox stated he lives at 1125 West Edgemont Drive, Lancaster, SC and came to plead with you all on this rezoning that we have this land that I own, my brother, myself, and my sister have been in our family for generations. The Knox Farm is on 56 and was established in 1767. So, this is going deep in the

ground as far as roots are concerned. You know, I'd like to point out. We're talking about new industries and things, but I like, which y'all already know like to point out, in Fort Lawn we've got a winery down there. They can't find enough people to work there. As you, we got the Close plant it's a beautiful plant. You can't get it. You got Leroy plant, it's down. Can get, there's nobody coming here. And as you come on up the road to Richburg we got there, we got the tire company. Still can't get enough people to run the tire company like it should be. And so, as we come up on Number 9, we say a lot of things just as there's not being, we don't have enough people to work to keep these things going. And what we don't want, we don't want factories to come in, build, and then they don't have enough people to work them. First thing you know, then you got a vacant building. And there's you know, that's an eye sore. I know y'all know all these things that Chester's going through. Lancaster is going through the same thing. But, you know, I plead with you know, to really look at this again, but we don't, you know, Chester's a beautiful place. Number 9 is a beautiful road going all the way and like I said, we don't want you know, I'm not saying that what they build is gonna be bad places. And bad industries and say, well, we don't know which, you know, the workforce has got a lot to do with what's going to happen in the future for us plans are concerned. And I thank you very much.

Chairman Raines stated next speaker will be Roxann James.

Roxann James stated good evening, my name is Roxann James. I live at 3007 Steel Village Road in Rock Hill, South Carolina, Chester County. And you asked pro or con. Well, I don't know. Because we don't know what they got coming in. I know they don't have an end user at this time. My main concern is like George said the rural Rodman community is so precious to us. I would say setbacks, multiply by three, leave the trees, don't clear cut. Leave Rodman Road alone. You think about all the people that come to Rodman ballfield and they're bringing their children of all ages and we're getting ready to build four more baseball fields. Wow. You've got your youth in the future of Chester County right there next door. What kind of industries are gonna come into here? I would also ask and then I'm gonna sit down, reverter clause. They want to change it too industrial. Okay, y'all decide how many years and what type of thing they gotta do. And two years to keep it industry or five years. I don't care, put a time limit on it. You know, I would just ask that as a citizen and thank you very much.

Chairman Raines stated William Clark.

William Clark stated yes, William Clark 1461 Ashington Drive, which is really just a driveway off Blaney Road in Chester. I know John Floyd pretty well. We've been on both sides of arguments like this. And he's a very compelling fellow and a very honest man. So, we're not on the same side this time. I'm against this. For some of the reasons that have been stated. This seems to me like a counterpart of land banking. This is zone banking. Is that what you want? How can we, how can we, I'm an adjacent landowner. I have more property in common with this probably than anyone in the room or anyone in the world. How can we possibly mount a, an intelligent defense or argument if we don't know what, what it is? This is a list of the things allowable on ID-2. Some would be absolutely fine. And we could be pro, some would be absolutely horrible. 100-foot-tall light towers, smelly smoke? Noise is the main thing that we worry about. So, I would I don't understand if this is a common thing that you get asked to do. But if it is, I would wonder if it's a smart thing to do. Because now that these, these drawings, as John said, are just ideas. If I had if I were king, I would have one building goes now each of these potential multiple buildings could be a polluter. If we had a one building to, one project to deal with. We could work with that. My family by the way they used to be a process where adjacent landowners were allowed to meet with the project under question. I don't know what happened to that. But when we met with Roseburg, I cannot tell you how cooperative they were. And they allowed us to make suggestions and they changed their plans based on our suggestions. You know, some, somewhat and



then we could become a supporter rather than negative. So, I don't know what happened to that process. But if I don't know if you all make your rules or the County Council makes your rules, but that ought to be a rule in my opinion. When you share a property line with, with rezoning especially when it's an up zoning like this, which could be a mess. We're agricultural. I think the property owners ought to get a little head start on knowing what's going on. What else. That's, that's the main thing I can if I knew what was coming, I'd be more articulate and I'd be more you'd hear my voice cracking more, because it's some things that you can approve, and some things that are awful for this site. Okay, that's it for me. But can you answer is this a common thing where you have an unannounced project, and you're just rezone like land banking? That you're not going to let it nuclear dump? Come here, and stay over this? Yeah, I know. You probably wrote it. There's some nice things and some not nice things. That's all I'm saying. Thank you for your attention.

Someone from the audience asked if they could speak in place of Jeff Sebo, and Chairman Raines asked them if they signed up to speak. They stated no, but Chairman Raines told them he will give them 2 minutes.

Robin Dobson stated I do live very close to this; well I live really actually the other side of the interstate 3631 Hernandez Road in Richburg. So, all around this property. I've looked today at Beacon all around this property from back behind it all the way across the Interstate is R2, is R2 except for one little exception is ID-1. It's 3.4 acres. So, this is all, this is all agricultural land. Mr. Clark has a huge cattle farm right there. All right. We have a lot of industrial two zoning. We have Luck Stone heavy ID once you go on to start with Carolina poly and the wood place all those places are ID-2 along east. So, once it starts at the end of all this R2 your industrial starts very, we are very worried about what Luck Stone is going to do. You go to the other end to Albemarle, you've got all that industrial, let's space out our industrial and keep it, don't put an ID-2 right in the middle of a R2 because we have need for Executive housing. We're gonna have some big people coming in for Albemarle and some of these other big companies, they're gonna, they're gonna want five or 10 acre lots. Why couldn't this be? Five or 10 acre lots. It's also adjacent to a ballpark. It's adjacent to the Rodman complex, we have no Greenway in Chester County. We have no designated land. That's for our recreation. So, I say let's do something different besides ID-2. Let's get some Greenway space. Let's I'm for, I'm for growth, I'm for smart growth, but there's no reason to put ID-2 right in the middle of 1000 acres of R2. When you got ID-2, you got it to plenty of ID-2 up this way. You've got ID-2 across the highway. Across from sharers property. So, let's keep some space where we can live happily. And so that's all I have to say. I'm just I'm very, very against an open-ended bank, zoning Bank, which is something Mr. Clark said I never knew that term but thank you. I'm not in favor of it. We need other places.

Chairman Raines stated thank you. Okay that'll end public comment for the meeting. I'll entertain a motion.

Commissioner Grants stated I got one question for staff. When was the last time the Comprehensive Plan was rewritten or revised? It's been what about five years.

Planning Director Mike Levister stated the Comprehensive Plan for Chester County was updated in 2023.

Commissioner Grant stated okay, okay. Well before, before that now my question is Highway 9 corridor all the way from the other side of the interstate all the way to Chester, like he showed has been the foreseeable future is for industrial. Am I correct.

Planning Director Mike Levister stated Chris may be able to talk more on the gateway masterplan.

Chairman Raines stated okay.

Commissioner Hough stated I have another question, forgive me I'm sorry. From what I can see here, you have two access on nine with a property in front of it that's going to block most of this or highway 9 away from being seen. And in this drawing, we have no access on Rodman Road. I think that's what would affect the residential part the most. And it's a question I was asking behind the scenes, is it possible to do an approval with a recourse clause like she was saying for five years and can't we restrict access on Rodman is that possible?

Planning Director Mike Levister stated you can put anything you want but when the county council has the authority to add or subtract which y'all's recommendation is, but you can make a recommendation whatever you feel comfortable with whatever your decision or your motion wants to be.

Chairman Raines stated but if that's approved, it goes with the property as it's on any conditions we put on it that are approved.

Planning Director Mike Levister said correct.

Commissioner Hough stated I understand what he's saying Hwy 9 is developed, there's gonna be developed out that way I'm sure commercially or industrial, do a lot of that corridor. But with Rodman Road in residential and you have two accesses is on 9 already. Anyway, that would be my suggestion.

Chairman Raines stated let's get a motion on the floor first.

Commissioner Grant stated I make a motion that we approve, Mr. Chairman.

Chairman Raines stated he seconds.

Planning Director Mike Levister stated if you're going to put, so you need to remove your second he got to remove his motion and then y'all got to make whatever stipulation you want to put in your motion. You got to state whatever you want to make your recommendation in your motion.

Chairman Raines removed his second.

Commissioner Grant removed his motion.

Commissioner Hough stated my recommendation would be not to have access on Rodman there because we have two accesses on 9. And then also the five-year reverter clause. That would be my recommendation. My opinion.

Chairman Raines stated I second that. Okay, so your motion is to approve rezoning to ID-2 with conditions that no access, street access Rodman Road and a five-year reverter clause is that correct?

Commissioner Hough said correct.

Commissioner Grant stated remember what when it does come back up again. We'll have to make sure that we restrict that access off of Rodman Road. Because he's got to come back to us whenever something comes in here.

Chairman Raines stated yeah, you got to have a site plan that's been done. But if we make that motion and it goes with the zoning at a property and that'll be a condition of that, I understand. Okay, so anybody have any thoughts about how we decide what it is and how we decide to move forward. I look at it from this standpoint, is it perfectly in line with the comprehensive plan. I don't think that ID-1 and 2 is overly speculative for the area and you know, we had a couple of months ago proposed to put houses there. And that was too much traffic for and all the reasons it's been stated. I mean, we have a plan from the county that says this is how we'd like to grow and the property owner seeking to do that. I think it's well within reason to grant in my opinion. The gentleman made a point about one big building, but if you clearly look at the streams, I'm no site engineer anything but I don't think they're gonna let you divert all that natural drainage and that kind of stuff. I think if you start getting permits and things, you're gonna be too much like this plan has shown because of the layout of the property, and the general topography of it. I don't think it could be subdivided from this and one ID-2 and four ID-1 you know, just whatever happens to be. They could ask for rezoning and zone it down or just put a property in there that meets both classifications. But that's just my thoughts. Anyone else have any, anything they would like to state?

Commissioner Grant stated I think you hit the nail on the head.

Commissioner Hough motioned to approve with a 5-year reverter clause and no entry off Rodman Road, second by Chairman Raines. Vote 6-0 to approve.

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 # CCMA23-12 Invoice # 7073

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

Please give your reason for this rezoning request:

The Map Amendment request is submitted for approval to allow a mix of industrial uses on the subject property as permitted in the ID-2 district.

*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: All uses permitted under ID-1 and ID-2.

Property Address Information

Property address: Highway 9 & Highway 909  
Tax Map Number: 106-00-00-121-000 Acres: 180.39

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

PLEASE PRINT:

Applicant (s): Griffin Land Holdings, LLC c/o John H. Ross  
Address P.O. Box 1561, Monroe, NC 28111  
Telephone: [redacted] cell [redacted] work [redacted]  
E-Mail Address: [redacted]

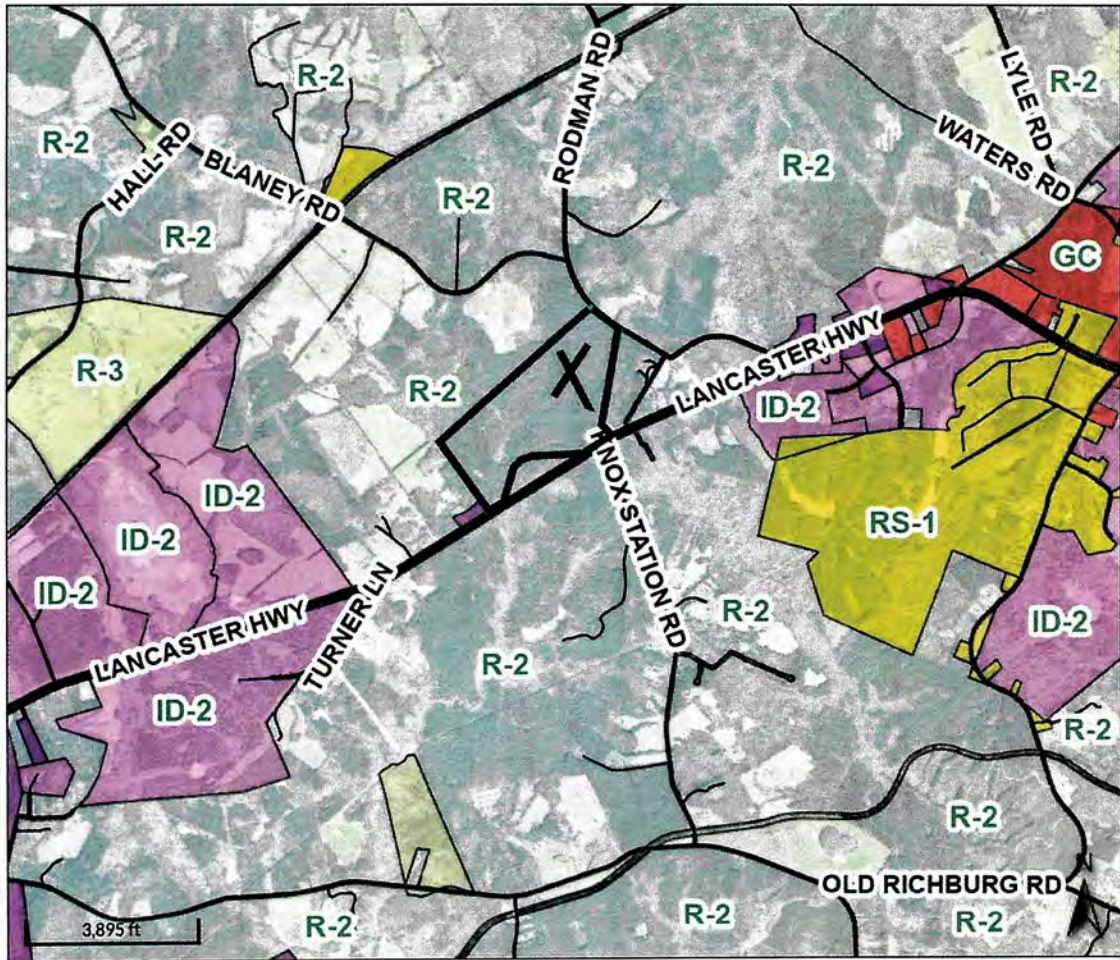
Owner(s) if other than applicant(s): Thomas Eckles and Ralph Eckles  
Address: 131 Shoreman Rd., Spartanburg, SC 29307  
Telephone: [redacted] cell [redacted] work [redacted]  
E-Mail Address: [redacted]

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

Owner's signature: Thomas Eckles Ralph Eckles Date: 7/20/2023 | 9:26 AM PDT  
Applicant signature: [Signature] Date: 7/20/2023

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





Overview

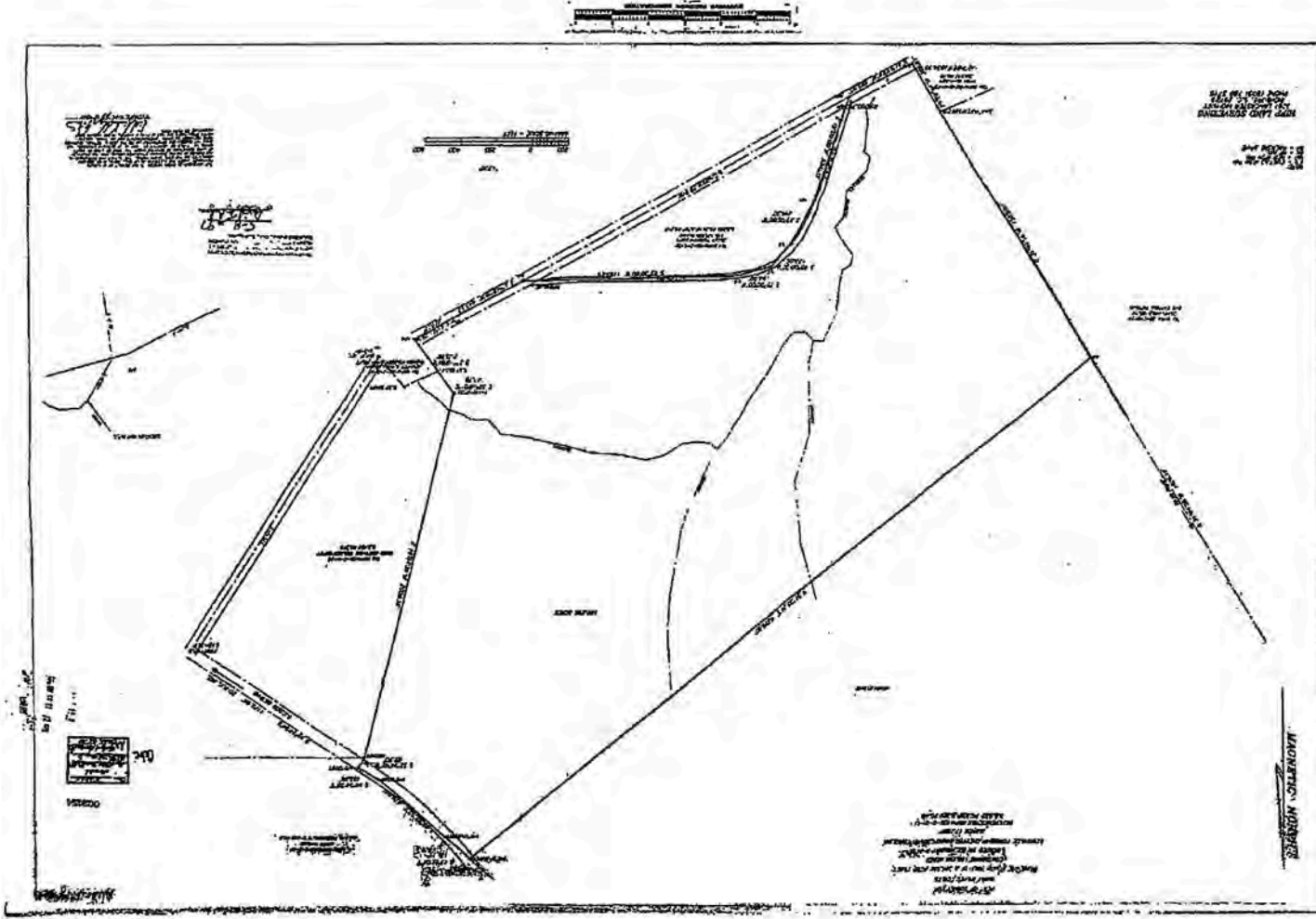


Parcel ID	106-00-00-121-000	Alternate ID	n/a	Owner Address	ECKLES THOMAS W AND
Sec/Twp/Rng	n/a	Class	LA		RALPH B ECKLES
Property Address		Acreage	180.392		131 SHOREHAM ROAD
					SPARTANBURG SC 29307
District	06				
Brief Tax Description	HWY 9 & HWY 909				
	(Note: Not to be used on legal documents)				

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

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6





FARM APPRAISAL CARD

SOUTH CAROLINA

COUNTY Chester

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

TAX MAP <u>106-0-0-121</u>	DISTRICT <u>1</u>	DATE OF APPRAISAL				APPRAISER		
TRANSFERRED FROM		Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
<u>MARGARET M. HENRY</u>		<u>717</u>	<u>020</u>	<u>182.296</u>	<u>C</u>	<u>P-6</u>	<u>5-8-97</u>	<u>90E-12112</u>
<u>Mary Wilkes Eckles</u> <small>Recorded 1-8-02</small>		<u>810</u>	<u>99</u>	<u>182.296</u>	<u>CAB</u>	<u>S-105</u>	<u>12-28-01</u>	<u>#</u>
<u>WRT Eckles Enterprises LP</u>		<u>1259</u>	<u>88</u>	<u>1.82296</u>	<u>CAB</u>	<u>P-6</u>	<u>11-26-18</u>	<u>Name change</u>
<u>Mary Eckles Rev Trust</u>		<u>1279</u>	<u>300</u>	<u>1.82296</u>	<u>C</u>	<u>S-105</u>	<u>6-21-19</u>	<u>\$1.00</u>

106-00-00-121-000  
 ECKLES THOMAS W AND  
 RALPH B ECKLES  
 131 SHOREHAM ROAD  
 SPARTANBURG SC 29307

PROPERTY LOCATION	GENERAL DATA	COST DATA	INCOME APPROACH	
St., Rt. & No. <u>Highway 9 &amp; Highway 10</u>	Yr. Built	Land	Econ. Rent	Cap. Rate
City	Economic Life	Imp.	Expenses	Income
Use	Condition	L. H.	Net Inc.	Cap. Rate
Subdivision	Quality	Total	Land Inc.	Imp. Value
Legal Description	Annual Rent	Stamps	Imp. Inc.	Land Value
	Bldg. Permit <u>R2</u>	Old Map Ref.	Recap	Total Value
	Mort.	File No.	Int. Rate	

STANDARD CLASSIFICATION		PROPERTY DATA		LAND VALUATION					
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	CLASS	ACRES	MARKET VALUE		USE VALUE	
Progressive	Paved Road	Buildings	Electricity			Price per Acre	Total	Price per Acre	Total
Static	Earth Road	Pavement	Water		<u>102</u>				
Regressive	Railroad	Fence	Gas	<u>4T</u>	<u>182</u>	<u>81</u>	<u>14750</u>		
Old	Water	Landscaping	Sewer				<u>8262</u>		
New	Airport	Well	All Utilities						

LAND			
Number of Acres <u>182</u> <u>102</u>	Number of Lots	Number of Front Ft.	Per Lot Value
Per Acre Value <u>750</u> <u>2,000</u>	Number of Front Ft.	Per Front Ft. Value	Value for Fr. Ft.
Value for Acres <u>14000</u>	Per Lot Value	Value for Lots	Total Land Value
Returned Area	Per Front Ft. Value	Value for Fr. Ft.	
Legal Area <u>182.296</u>	Value for Lots		
Planimetered Area	Value for Fr. Ft.		
Total Land Value			

ESTIMATED MARKET VALUE				TOTAL	<u>182</u>				
LAND VALUATION BY YEAR									
	Land Acres or Lots	Improvement	Total						
Number	<u>182</u> <u>102</u>			19 <u>02</u>	19	19 <u>007</u>	19 <u>000</u>	19 <u>006</u>	19 <u>102</u>
Cost Approach				<u>182</u>		<u>102</u>	<u>182</u>	<u>102</u>	
Market Approach				Market Value	<u>364,000</u>	<u>408,000</u>	<u>364,000</u>	<u>204,000</u>	
Income Approach				Use Value	<u>14,250</u>	<u>4</u>	<u>19,700</u>	<u>8250</u>	
Correlated Value				Difference					
Assessed %									
Reviewed by		Date							

106-0-0-121-000 to Kiehbas... Eise...



**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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Bridget Grant  
  
100 North Tryon Street  
Charlotte, NC 28202-4003

**Receipt No. 7073**

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**Date** 08/18/2023  
**Cashier** jchappell

**Payment Items**

---

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

**Form of Payment**

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Check	548619	\$300.00
		<b>\$300.00</b>

*Thank you for your payment.*

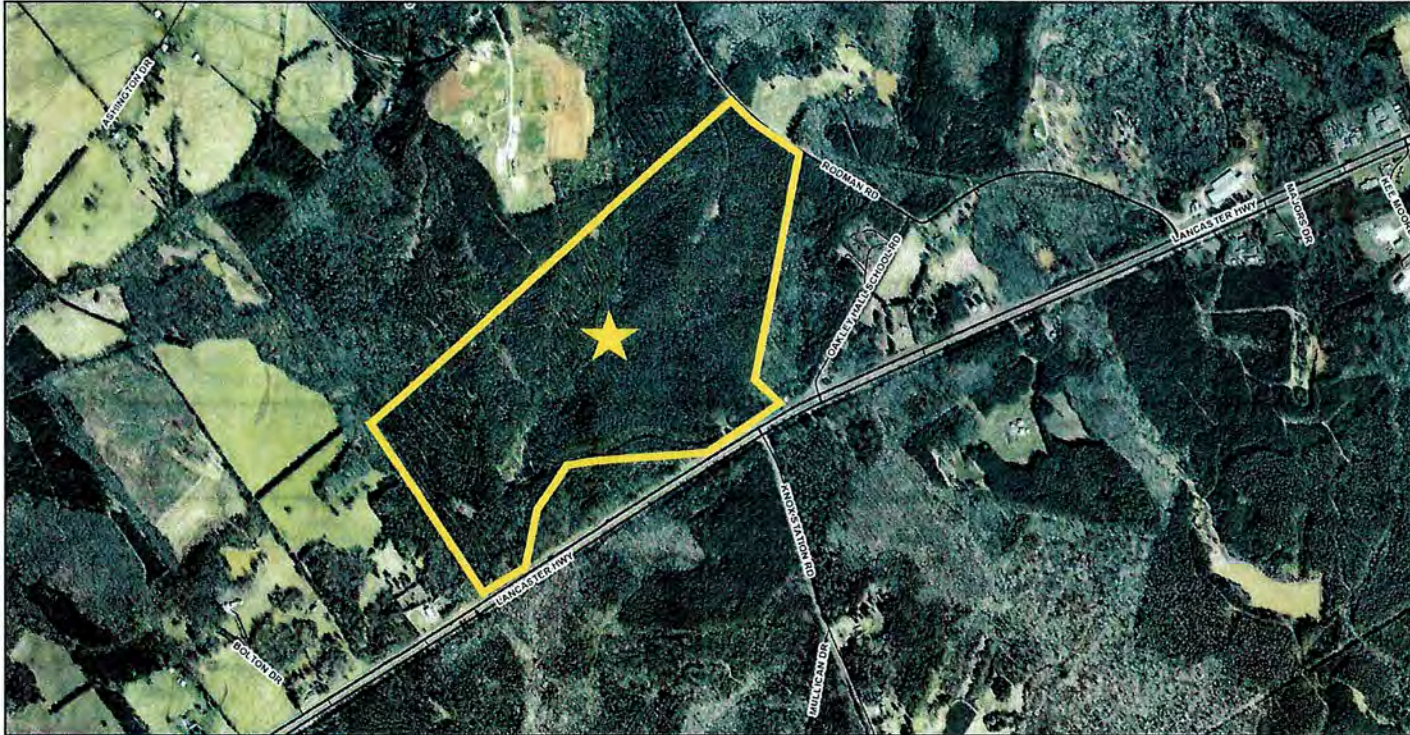
# GRIFFIN LAND HOLDINGS, LLC LANCASTER HIGHWAY

PLANNING COMMISSION MEETING  
SEPTEMBER 19, 2023

**Moore & Van Allen**



## AERIAL SITE CONTEXT



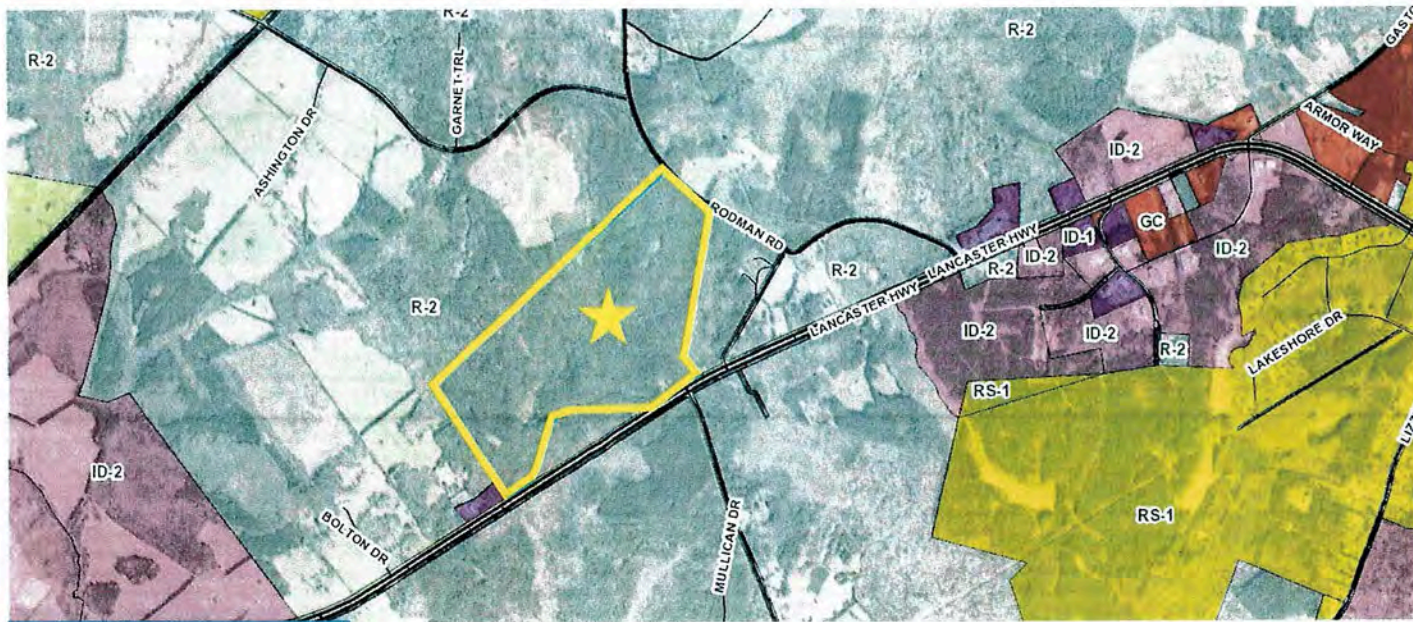
180.39 Acres

- Site is located north of the intersection at Lancaster Hwy and Knox Station Rd.

**Moore & Van Allen**



## SITE LOCATION & ZONING



180.39 Acres

- The Site is zoned R-2
- Proposed zoning is ID-2 (Limited Industrial) to allow development of the site with industrial uses

**Moore & VanAllen**

## PROPOSED ZONING OVERVIEW & BENEFITS

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- Zoning from R-2 (Rural Two) to ID-2 (Limited Industrial)
- Previous efforts to rezone the site to residential faced opposition; community suggested industrial uses
- No impacts on schools
- Typically lower “peak hour/rush hour” traffic
- Not project 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 (jobs)*
  - *This type of site can help Chester “win” opportunities*

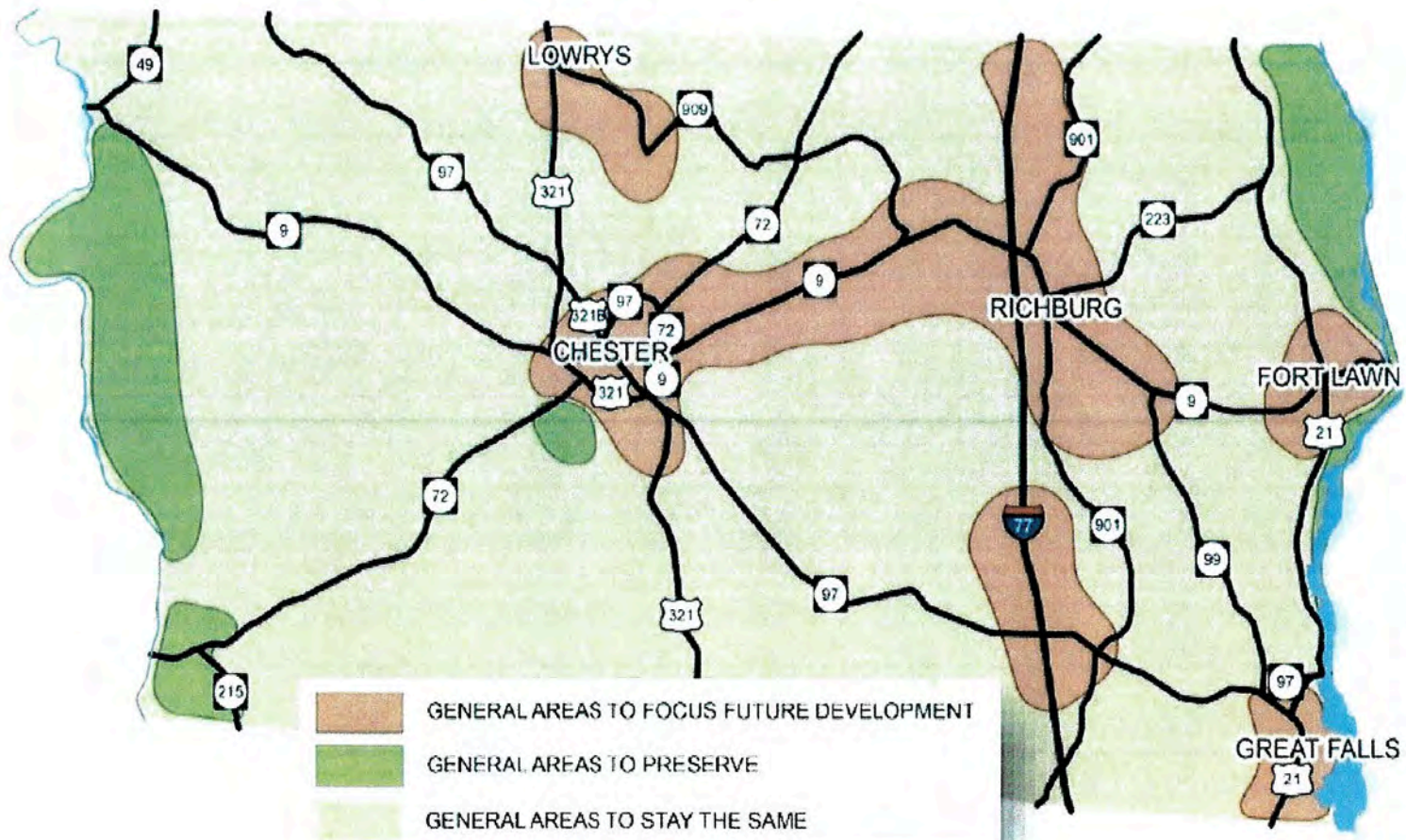


## CONSISTENT WITH COMPREHENSIVE PLAN

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- “Protect existing industrial developments while promoting new industries and economic development opportunities.”
- “Continue to create an environment which leads to increased industrial investment for the Chester County economy.”
- “Promote the maintenance and development of recreation facilities . . . that support healthy lifestyles and combat chronic illnesses affecting Chester County Residents.”
- “Continue to support existing recreation assets . . .”

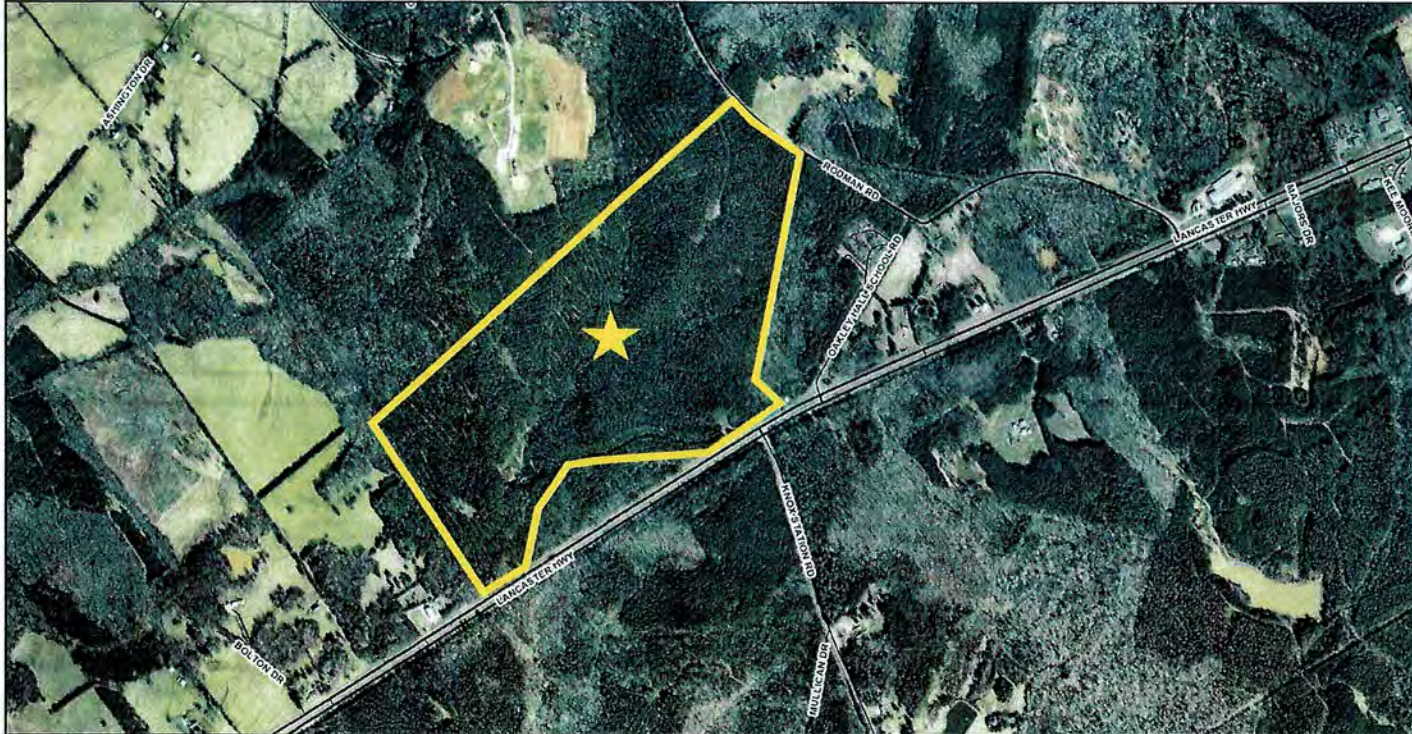
# Where Should We Grow?



**Moore & VanAllen**



## Rodman Sports Complex



- Sewer for future park expansion
- R/W dedication to provide connection between park and Rodman Road

**Moore&VanAllen**



# CONCEPTUAL SITE PLAN





## ID-2 (LIMITED INDUSTRIAL)

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- ID-2 districts are intended for a general variety of medium industrial and commercial uses which do not create nuisances beyond the property boundaries.
- Permitted Uses include:
  - warehousing and logistics
  - centralized administrative offices
  - some manufacturing
  - agriculture and forestry
  - limited retail
- Prohibited Uses include:
  - animal processing
  - chemical manufacturing
  - hazardous waste,

THANK YOU

**Moore&VanAllen**

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.

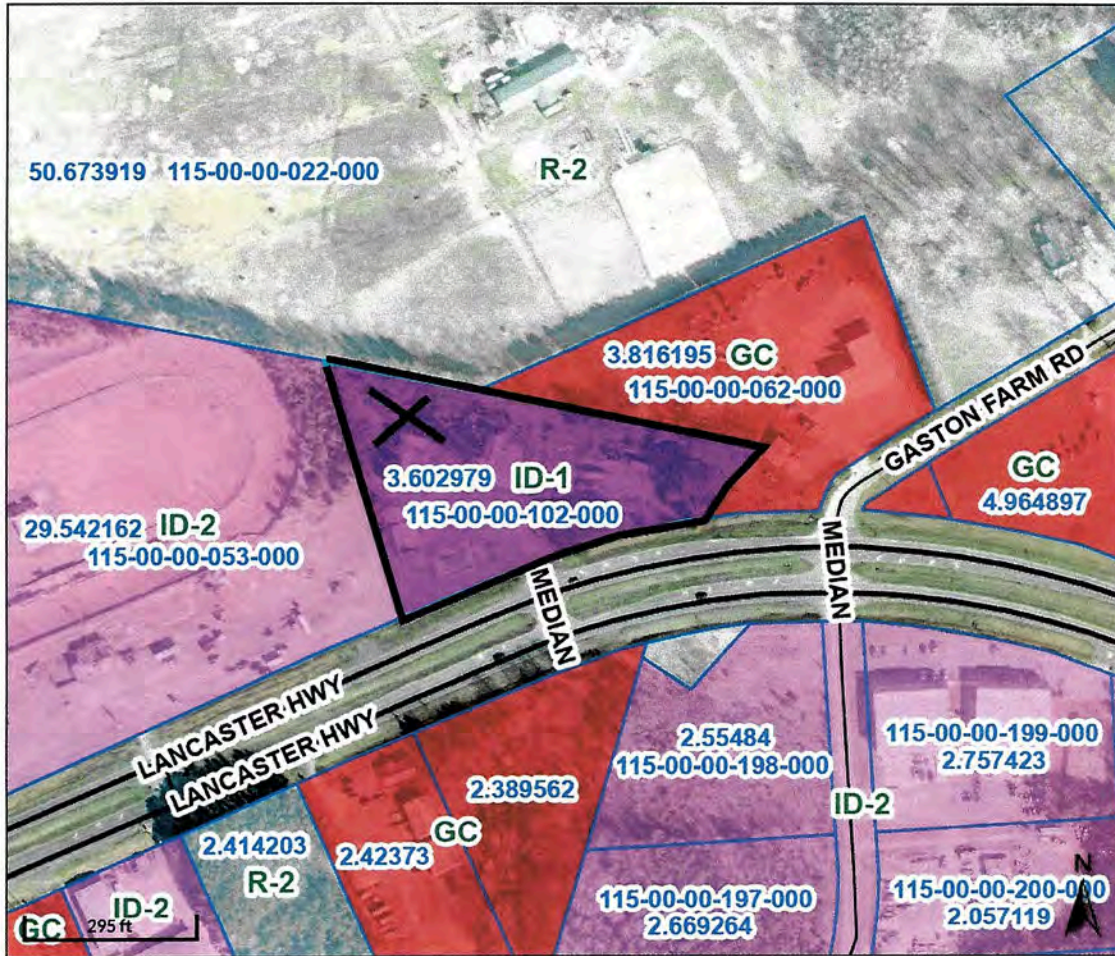
To facilitate opening this plant, we hereby appoint Jeff Sanders, VP and General Manager Charlotte Division to represent Thomas Concrete of Carolina, Inc. in requesting appropriate zoning regarding the property at 2707 Lancaster Hwy, Chester, SC 29706.

Sincerely,

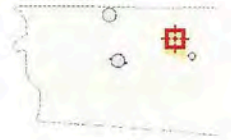
A handwritten signature in black ink, appearing to read "W. Porter", with a long horizontal line extending to the right.

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

Map Number 
Real 
History Year 
 Find

Name 1 
Other Map Number 
Alerts

Owner Information

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

Codes

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

Location

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

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

Scroll by: MAP#



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

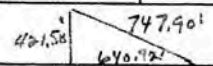
DISTRICT	DATE OF APPRAISAL	APPRaiser
3		
TRANSFERRED FROM	Deed Book	Deed Page
Adrian H. Logan	621	257
Adrian H. Logan Corrected Deed <sup>Recorded 1-7-93</sup>	632	122
Alvin C. Thompson	644	202
Thomas D. Sutton, Jr.	666	256
Thomas D. Sutton, Jr.	705	182

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.				

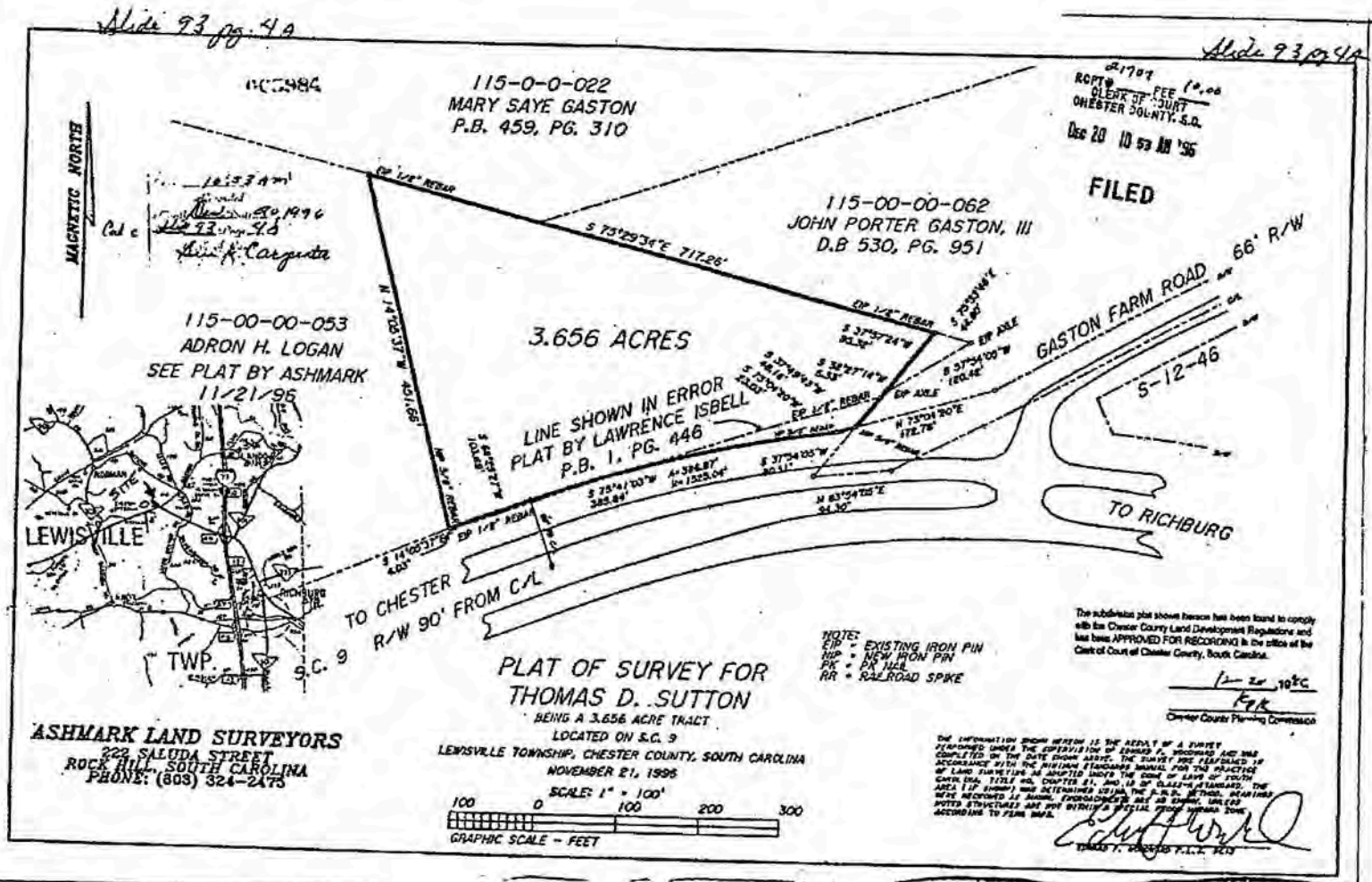
STANDARD CLASSIFICATION		PROPERTY DATA		LAND VALUATION					
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	CLASS	ACRES	MARKET VALUE		USE VALUE	
Progressive	Paved Road	Buildings	Electricity			Price per Acre	Total	Price per Acre	Total
Static	Earth Road	Pavement	Water						
Regressive	Railroad	Fence	Gas						
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		Value for Lots							
Planimetered Area		Value for Fr. Ft.							
Total Land Value									

ESTIMATED MARKET VALUE				LAND VALUATION BY YEAR				
	Land Acres or Lots	Improvement	Total	19__	19__	19__	19__	19__
Number	1.07							
Cost Approach	44,900							
Market Approach								
Income Approach								
Correlated Value	143,600		143,600					
Assessed %								
Reviewed by								

702  
26



C. L. J. 115-0-0-102 115-0-0-102









**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: \_\_\_\_\_

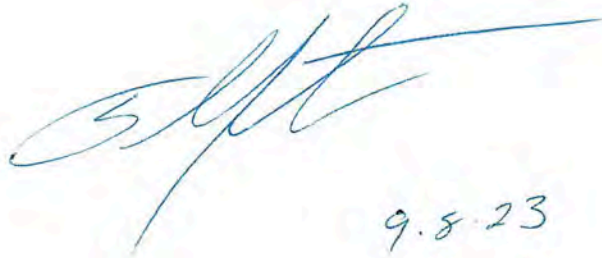
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

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

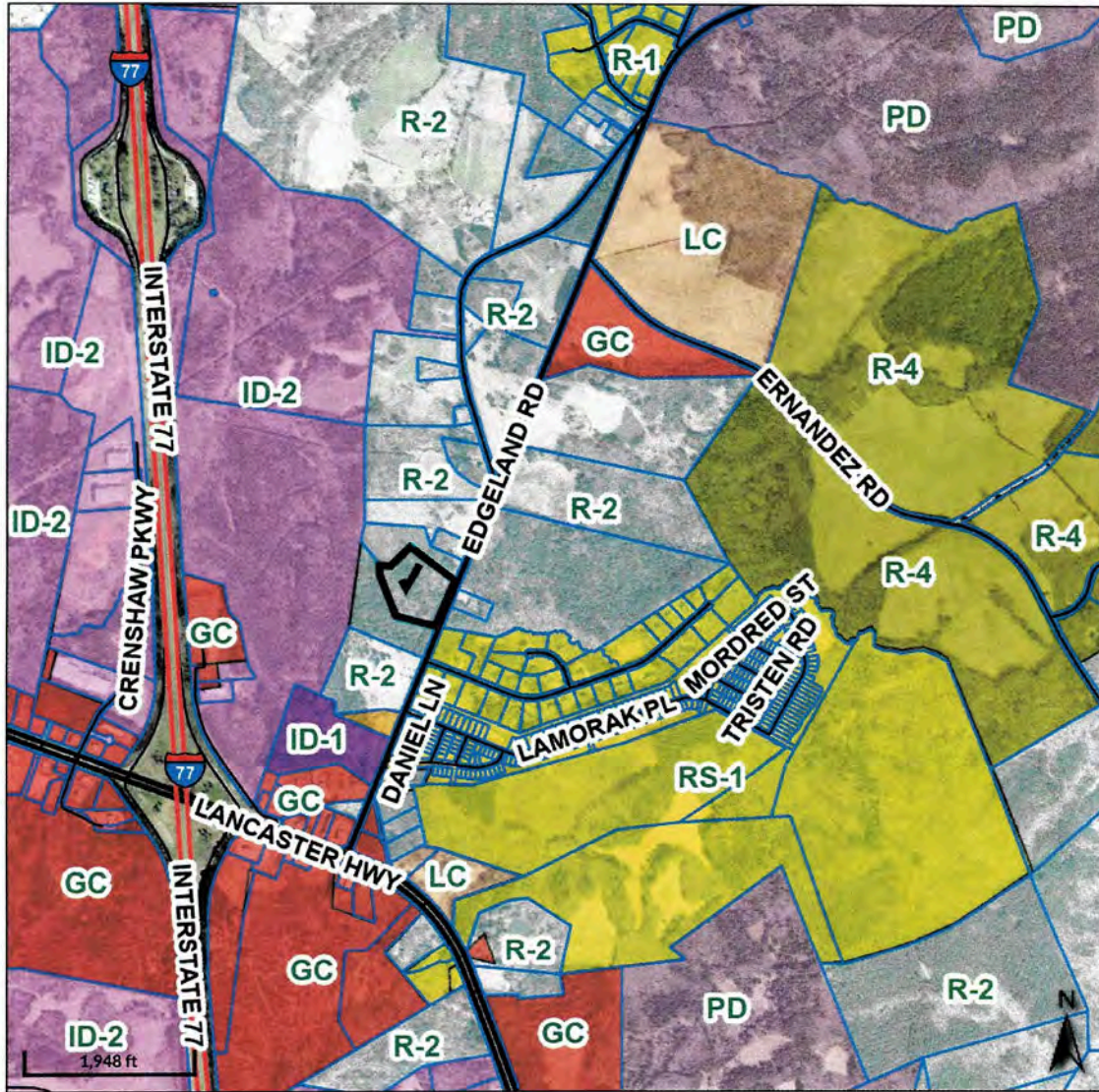
CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



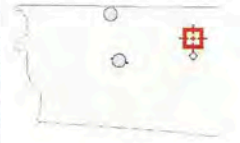
I CRAIG SHAFNER AM IN A  
AGREEMENT W/ ROBERT REID FOR  
REZONING OUR PROPERTY IN RICHBURG  
TO COMMERCIAL PROPERTY.

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

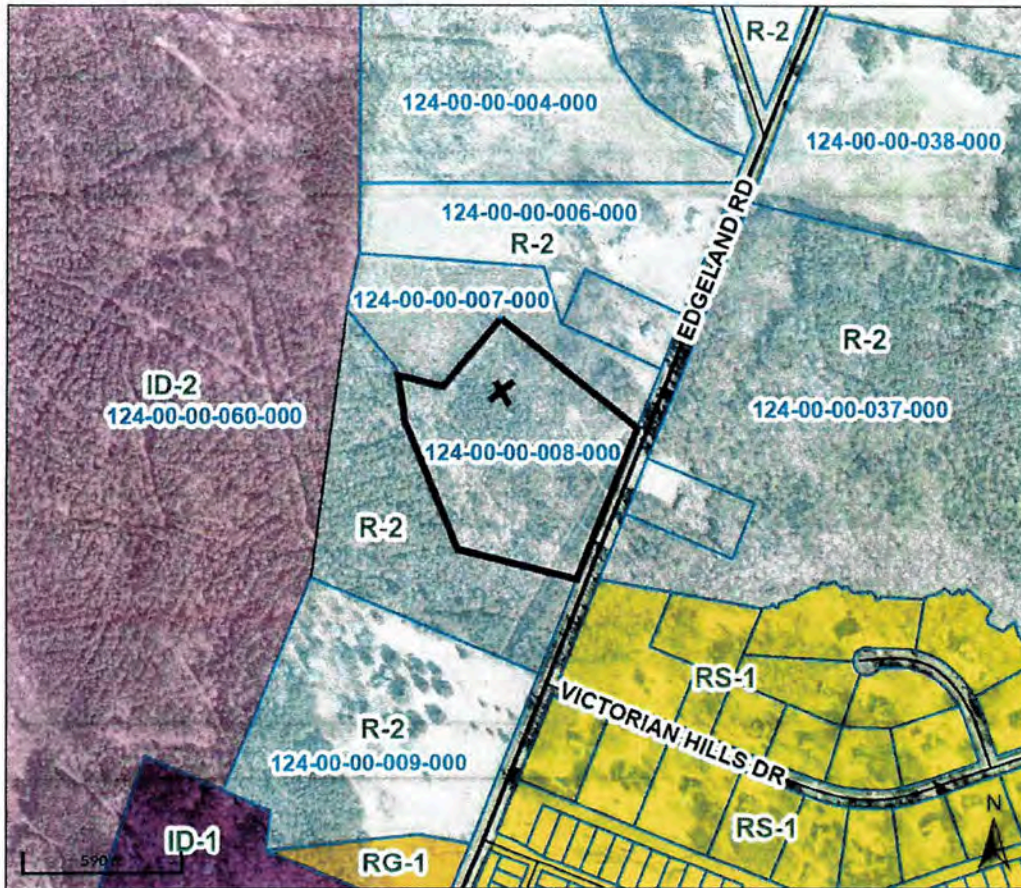
District 03  
 Brief Tax Description n/a

(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#

FARM APPRAISAL CARD

SOUTH CAROLINA

CARD OF CARDS

COUNTY CHOCOLA

TAX MAP <u>104-00-00-008-000</u>	DISTRICT <u>19</u>	DATE OF APPRAISAL <u>9/9/22</u>	APPRaiser <u>[Signature]</u>
124-00-00-008-000 REID ROBERT LUMMUS III-SURVIVO SHAFTNER CRAIG ANDREW-SURV 105 E LOCKMAN ST FORT MILL SC 29715		TRANSFERRED FROM	Deed Book Deed Page Acres or Lots Plat Book Plat Page Date of Sale SALES PRICE
		<u>Edward C. Burns</u>	<u>452</u> <u>399</u> <u>10.00</u>
		<u>Lula Burns</u>	<u>539</u> <u>767</u> <u>10.00</u>
		<u>Lucinda &amp; Edith F. McKay</u>	<u>586</u> <u>320</u> <u>10.00</u>
		<u>Carlos D. Valdez-et al</u> <small>Recorded 12-10-92</small>	<u>630</u> <u>275</u> <u>10.06</u> <u>CAB</u> <u>SI. 10/185</u> <u>P-4A</u> <u>12-3-92</u> <u>\$69,500.00</u>
		<u>Virginia T. Lyle</u>	<u>1221</u> <u>227</u> <u>10.06</u> <u>10-30-17</u> <u>\$75,000</u>

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

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

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

LAND VALUATION BY YEAR					
	2018	1993	1995	2000	1996
Market Value	<u>50,000</u>	<u>15,000</u>	<u>27,000</u>	<u>40,000</u>	<u>50,000</u>
Use Value		<u>400</u>	<u>750</u>	<u>800</u>	<u>800</u>
Difference					<u>00</u>

4/20

10/6

2004 Dec 5000 and 140500 to REID ROBERT LUMMUS III on Dec 14 23 page 165 A 2024

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

House Done for 2001

2000  
6046

APR 2001

Location

Physical Characteristics

Size

Adjusted Sales Price

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

TOTAL		
2000	40,300	30,200
<b>Additions or Deductions</b>		
Item No.	Area or Quant.	Unit Cost
2000		
Porch 1 place	148.15	2024
		1900
		4526
<b>Total Additions</b>		
<b>REMARKS</b>		
73		
Bul 16.8 x 16.14 = 2711		
7.21 x 16.02 = 115.5		
4311		
2000		
18,000		
+ A 4,000		
14,800		
06/lot 12000		
44800		
16800		

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



Slide 135 p. 6A

Slide 135 p. 6A

FILED

Dec 17 1982

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



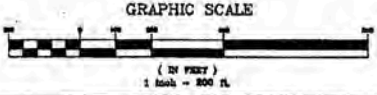
JOSEPH F. MARTIN  
DB. 462 PG. 140



Done 11/27/82  
Recorded  
Book 485 Page 64  
Book 485 Page 64  
Book 485 Page 64  
Book 485 Page 64

- 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*  
12/10/82

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

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

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

**Chapter 4 DISTRICT REGULATIONS**

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

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



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

**Issued to:**

---

ROBERT L REID III  
  
3458 ERNANDEZ ROAD  
RICHBURG, SC 29729

**Receipt No. 7121**

---

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

**Payment Items**

---

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

**Form of Payment**

---

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

*Thank you for your payment.*



Chester County Planning Commission Minutes

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:

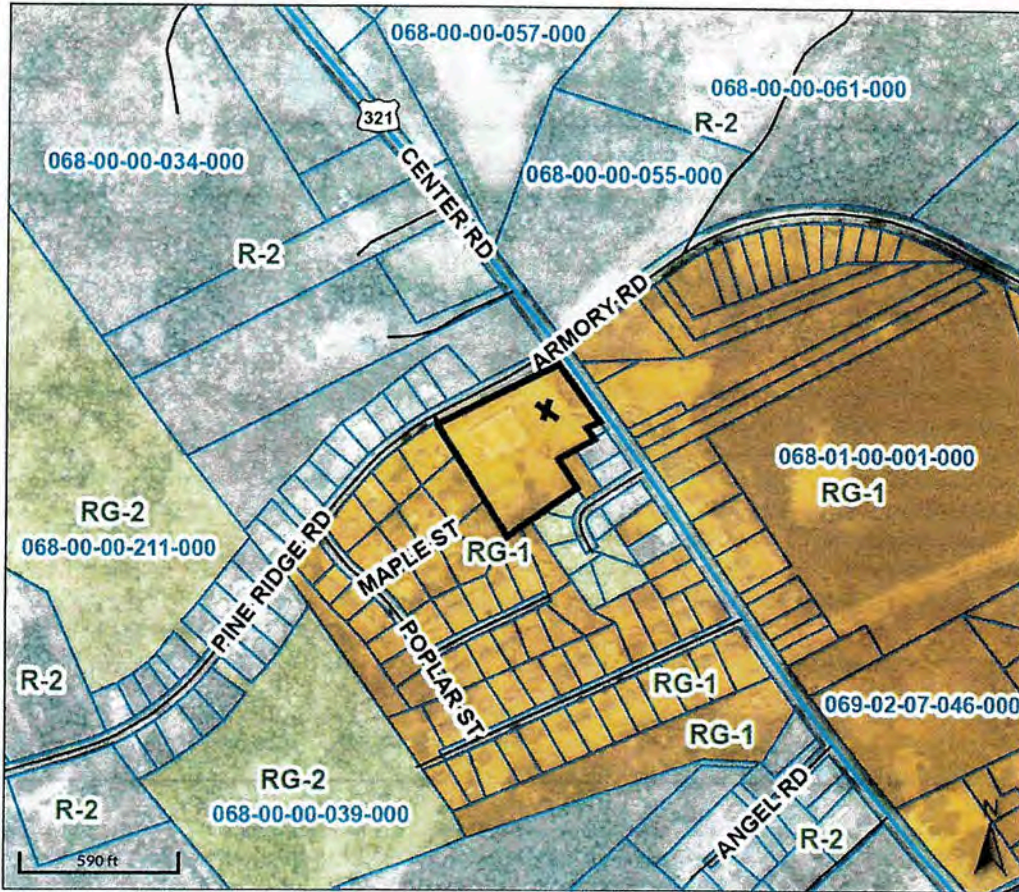
Applicant: Rodney L. Coldwell  
 Address: 1568 Brentfield Drive, Rock Hill, SC 29732 (for mail) PO Box 1338, Chester, SC 29706  
 Telephone: [redacted] cell: [redacted] work: na  
 E-mail Address: [redacted]

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

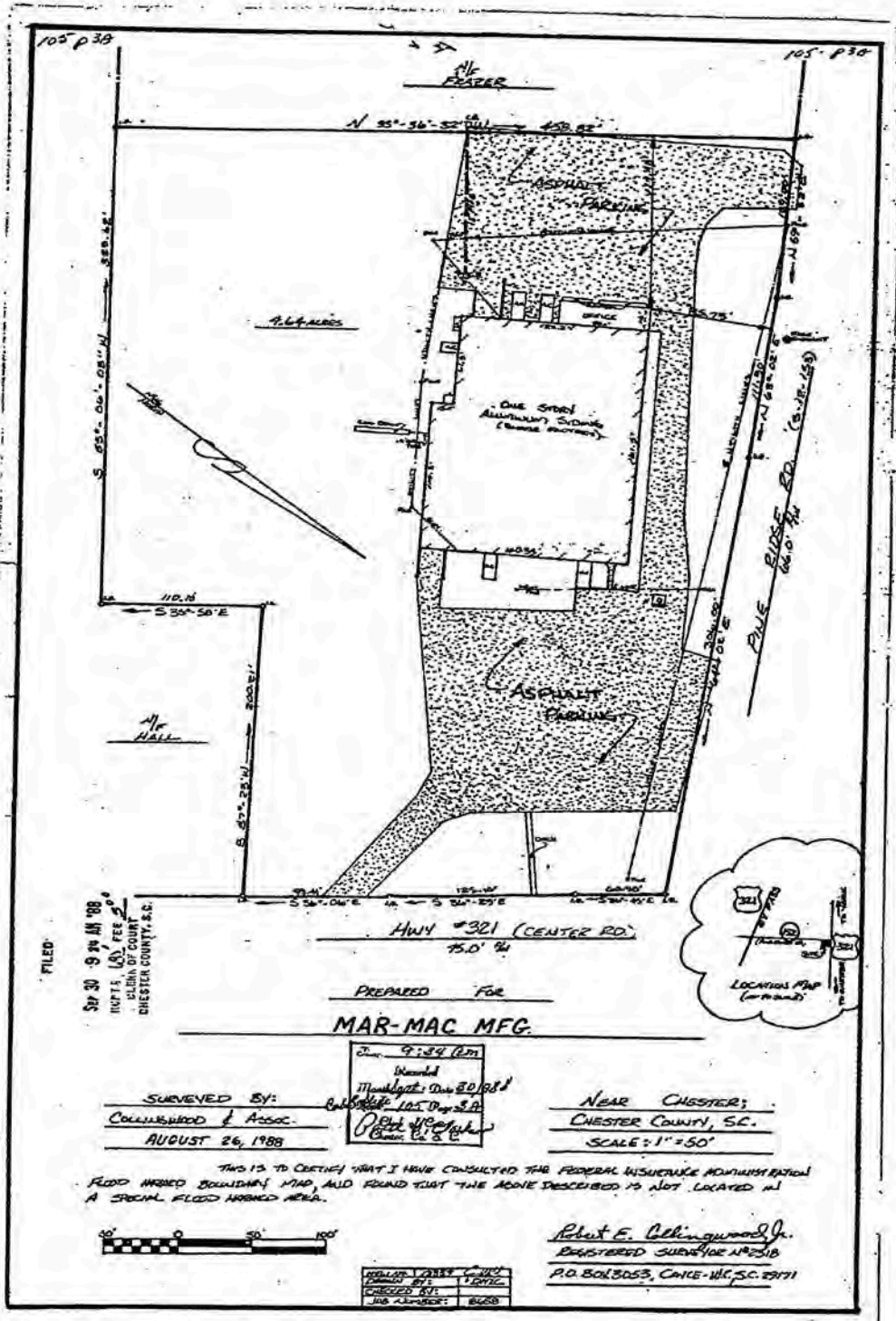


Parcel ID	069-01-00-035-000	Alternate ID	n/a	Owner Address	COLDWELL RODNEY L
Sec/Twp/Rng	n/a	Class	C		P O BOX 1338
Property Address	619 PINE RIDGE RD	Acres	4.405		CHESTER SC 29706
District	02				
Brief Tax Description	CENTER RD				
	(Note: Not to be used on legal documents)				

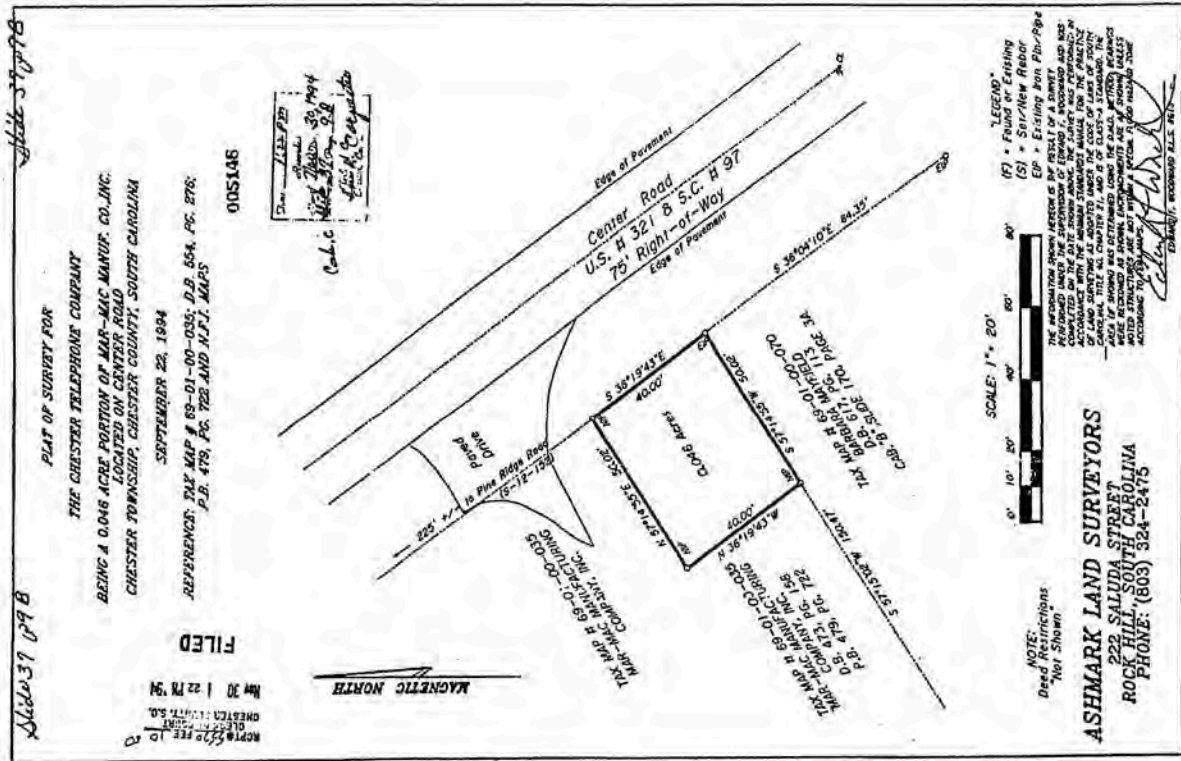
Date created: 9/12/2023  
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Developed by  **Schneider**  
 GEOSPATIAL









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	20	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 ac			4-24-96	\$150,000			Topography
Lloyd & the Kenzie + 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
Number		1	1										
Correlated Value													
Appeal Value													
Assessed %		10,000	100,000	100,000									
Reviewed By													
Date													Total Land Value

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

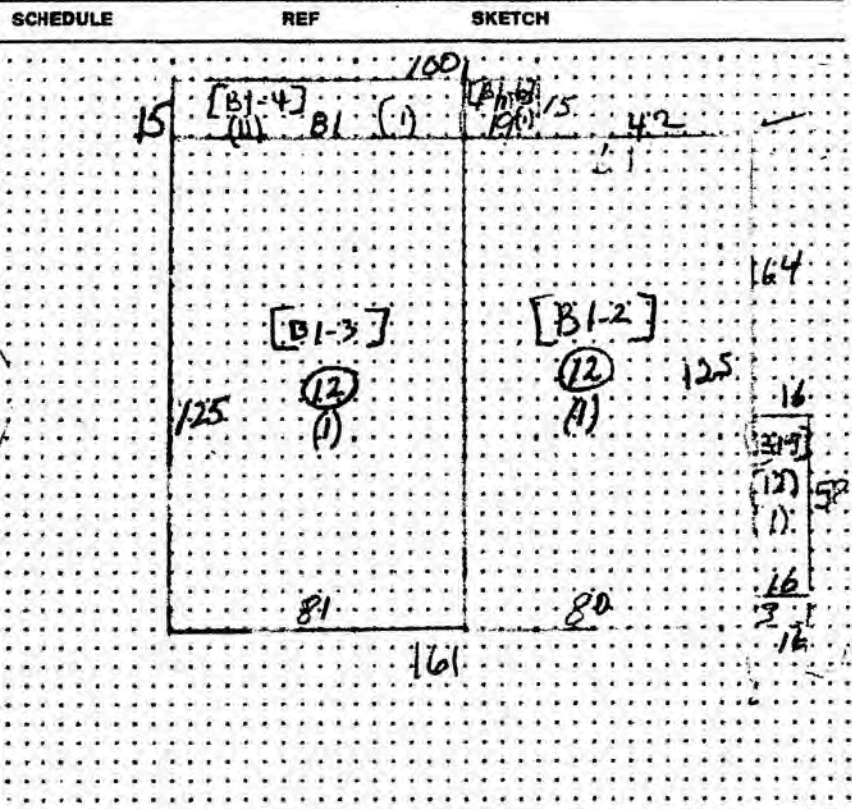
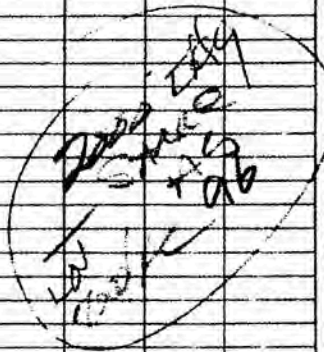
Date \_\_\_\_\_ \* For 1997 Tax Year Picked up By Tax Comm. 11/10/98



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>	Terrazzo								
Solid Com. Br.	Reinf. Conc.	<b>GER. TILING - 13</b>							
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.	<b>CEILINGS - 7</b>	Bath Rm. Fir.							
Face Br. Veneer	B 1 2 3 4								
Com. Br. Veneer	Plaster								
Concrete Block	Metal	<b>MISC. - 14</b>							
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	<b>INTERIOR FIN. - 8</b>	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							
Lead Bearing	Plast. Bd.	Pass Elev.							
	Panel	Freight Elev.							
<b>STORE FRONT - 3</b>	Unfin.	Decking							
Plate Glass Met. Fr.		Yr. Bullt							
Plate Glass Wd. Fr.	<b>PARTITIONS - 9</b>	Yr. Remodel							
Average Recess	Wd. Stud	Fireplace							
Deep Recess	Tile or C. B.	Steel Fr. Sash							
No. Entrances	Brick	Wood Fr. Sash							
Display Island	Sheetrock	Fire Escapes							
Ultra Mod. Front	Panel								
Modern Front									
Average Front	<b>ENVIRONMENTAL - 10</b>								
Poor Front	Steam								
	Hot Water								
<b>BASEMENT - 4</b>	Forced Air								
Area $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ F	Electric	<b>LIGHTING - 13</b>							
Fin. $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ F	Unit Heaters	Good							
Apts. Stock Sales	Air Cond.	Average							
Boiler Rm. Only	Oil	Poor							
<b>ROOF AND TYPE - 5</b>	Gas	Flourescent							
Metal	Stoker	Incandescent							
Reinf. Conc.	No Heat	<b>LOCATION</b>							
Tar & Gravel	<b>WIRING - 11</b>	Exc.							
Composition	Knob & Tube	Good							
Flat	Armored Cable	Fair							
Gable	Pipe Conduit	Poor							
	Romex								



		Cond.	E	G	F	P	Type Const.	Cond.	Quality	Yr. Bld	Area	Floor	SB	B	1	2	3	4	
		Remarks					Remarks	Cond.	Quality	Yr. Bld	Area	Wall Heights							
Total Additions		100																	
REMARKS		100																	
Office		100								1975	822								
MSO		100								1976	10000								
Shopping		100								1976	1025								
MSO		100								1975	96								
MSO		100								1975	22553								
MSO		100								1975	46902								
Perimeter		100								1975	602								

GRM X MARKET RENT =  
 LOT 4.5 X 7,000 = 31,500  
 Lot 4.59 X 7,000 = 34,450

COMMERCIAL INDUSTRIAL APPRAISAL CARD  
SOUTH CAROLINA COUNTY Chester

CARD \_\_\_\_\_ 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											



Planned Area - 4 ACRES

ZONING			
Residential	Industrial		
Commercial	Agricultural		

ESTIMATED MARKET VALUE				LEASE _____ BK _____ PG. _____ NO. YRS. _____ REM. YRS. _____ RENT _____ L/P _____									
	Ac.	LOTS	IMPS.	LAND VALUATION									
Number		1 lot		TOTAL	Frontage	Depth	Depth Factor	Unit	Unit Value	Lot Value	Corner Influence	Distracting Influences	Total
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

**\$300.00**

**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 was 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
<p><b>1. Child day care, preschool nursery,</b> provided the Board of Zoning Appeals determines:</p> <ul style="list-style-type: none"> <li>a. applicable State regulations are met;</li> <li>b. minimum 1-acre lot;</li> <li>c. minimum 200 square feet of open space per child enclosed by fence at least 5 feet in height;</li> <li>d. structures minimum of 25 feet from residential property line;</li> <li>e. conditions imposed for safety, traffic, impact on district;</li> <li>f. the use is compatible with the district.</li> </ul>	6244	Child day care services	1 per employee, Plus, one off-street drop off & pick up space
<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>	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

**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.

## Grant Awards:

- **Justice Assistance Grant #5G004520 Spectrometer for Narcotics Division-**  
**\$27,000 – 10% Match**
- **Justice Assistance Grant #5G001023 Court Security Radios**  
**\$19,440.00 – 10% Match**
- **Federal Fiscal Year (FFY) 2024 Highway Safety Grant (Overtime for Checkpoints for DUI)**  
**\$23,000 – 0% match**
- **Hwy Safety Grant – In car camera maintenance and storage**  
**\$10,000- 0% match**
- **Hwy Safety Grant – Body Worn Camera maintenance and storage**  
**\$67067.49- 0% match**