



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Government Building
1476 J.A. Cochran Bypass, Chester, SC 29706
Tuesday, February 20, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) February 5, 2024 Council Minutes

4. CITIZEN'S COMMENTS

5. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 2nd Reading of 2024-2
Amending Ordinance 2021-8 to adopt to the County's General Fund Balance Policy and provide for other related matters.
- b) 2nd Reading of 2024-3
Providing for the allocation of fees received from development agreements, project agreements, and other similar arrangements entered into by the County and one or more developers—and providing for other related matters.
- c) 2nd Reading of 2024-4
Amending Chapter 2: Administration, Article IV: Officers and Employees, Division 5 – County Attorney, of the Code of Ordinances of Chester County to provide for the position of County Attorney and other related matters.
- d) 2nd Reading of 2024-5
Providing for the allocation of funds held in the County's Capital Project Fund and providing for other related matters.
- e) 1st Reading of 2024-6
To amend Chapter 2: Administration, Article II: County Council, Section 2-26 – Clerk, of The Code of Ordinances off The County of Chester, South Carolina
- f) 1st Reading of 2024-7 (Title Only)
Revoking existing employee/personnel handbooks and related employment policies and procedures and their related enabling ordinances and resolutions; adopting an employee/personnel handbook; confirming the County Administrator's authority to set administrative employment policies and procedures; making conforming changes to the County Code of Ordinances; and providing for other related matters.

- g) 1st Reading of 2024-8 (Title Only)
Revoking existing procurement/contracting policies, handbooks, and manuals and related policies and procedures and their related enabling ordinances; adopting a procurement/contracting manual, including the use of purchasing cards; confirming the county administrator's authority to set administrative policies and procedures; making conforming changes to the County Code of Ordinances; and providing for other related matters.

6. ADMINISTRATOR'S REPORT

7. CONSENT AGENDA

- a) 2nd Reading of CCMA24-02
Trent Erving for EP Group LLC request Tax Map #079-04-04-008-000 located at 614 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- b) 2nd Reading of CCMA24-03
Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- c) 2nd Reading of CCMA24-04
Trent Erving for EP Group LLC request Tax Map #079-04-04-028-000 located at 622 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.
- d) 2nd Reading of CCMA24-05
Trent Erving for EP Group LLC request Tax Map #079-04-04-029-000 located at 624 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny.

8. OLD BUSINESS

- a) 2nd Reading of CCMA24-01
Krystal and Mike O'Connor request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission voted 6-0 to approve, contingent the closing on the property must be by April 1st, 2024, if property has not closed by April 1st, 2024 the zoning would revert back to RS1.

9. NEW BUSINESS

- a) Approval of acceptance of The Lutz Foundation Grant in the amount of \$20,000 to purchase two new drones and provide training and certifications for drone operators. Sheriff's Office is requesting a grant match of \$5,000.
Captain Peebles.
- b) Update regarding full-time firefighters with Richburg Fire Department.
Tyson Melton.

10. EXECUTIVE SESSION

- a) Personnel Matter regarding County Administration.

11. COUNCIL ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding County Administration matter.

12. COUNCIL COMMENTS

13. ADJOURN

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

Guidelines for Addressing Council

Citizens Comments:

Each citizen 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.

Public Hearings:

Each speaker will be limited to three minutes.

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

Use profanity.

Stray from the subject.

Make comments personally attacking an individual member of Council.



CHESTER COUNTY COUNCIL MEETING

**R. Carlisle Roddey Chester County Government Building
1476 J.A. Cochran Bypass Chester, SC 29706
Monday, February 5th, 2024 at 6:00 PM**

MINUTES

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

1. **Call to Order-** Chairman Branham called the meeting to order. Chairman Branham stated that 9d would be stricken from the agenda.
2. **Pledge of Allegiance and Invocation-** Allegiance was recited: Councilman Guy gave the invocation.
3. **Approval of Minutes**
 - a. **January 16th, 2024 Council Minutes.** Councilwoman Mosley motioned to approve, second by Councilman Vaughn. Vote was 7-0 to approve.
 - b. **February 2nd, 2024 Special Called Minutes.** Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Vote 6-0 to approve. Councilman Killian was absent from that meeting and did not vote.
4. **Citizen Comments**

John Massey, 171 East Lacy Street, addressed Council regarding Operation Remember.
Steven Person, 744 Spirit Circle, addressed Council regarding being opposed to rezonings on Fernwood Drive.
Stephen Fairfax. 608 Fernwood Drive, regarding being opposed to rezonings on Fernwood Drive.
5. **Public Hearing-** Chairman Branham opened the Public Hearing, no one signed up to speak.
 - a. **3rd Reading of 2024-1 To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act. (to be named the Chester County Historical Cemetery Advisory Committee.)** Chairman Branham closed the Public Hearing.
6. **Ordinances/Resolutions/Proclamations**
 - a. **3rd Reading of 2024-1 To Amend The Ordinance That Created The Burnt Meeting House Cemetery Advisory Committee And To Adopt Its Enabling Act. (to be named the Chester County Historical Cemetery Advisory Committee.)** Councilman Vaughn motioned to approve, second by Councilwoman Mosley.

b. 1st Reading of 2024-2 Amending Ordinance 2021-8 To Adopt To The County's General Fund Balance Policy; And To Provide For Other Related Matters. Councilman Agee motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.

c. 1st Reading of 2024-3 Providing For The Allocation Of Fees Received From Development Agreements, Project Agreements, And Other Similar Arrangements Entered Into By The County And One Or More Developers; And Providing For Other Related Matters. Councilman Agee motioned to approve, second by Councilwoman Mosley. Vote 7-0 to approve.

d. 1st Reading of 2024-4 To Amend Chapter 2: Administration, Article Iv: Officers And Employees, Division 5 – County Attorney, Of The Code Of Ordinances Of The County Of Chester, South Carolina, To Provide For The Position Of County Attorney; And Other Related Matters. Councilman Agee motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

e. 1st Reading of 2024-5 Providing For The Allocation Of Funds Held In The County's Capital Project Fund; And Providing For Other Related Matters. Vice Chairman Wilson motioned to approve, second by Councilman Killian. Vote 7-0 to approve.

7. Administrator's Report

Administrator Hester gave the following updates:

1. Signage removal on the bypass. Director Levister is reviewing the sign ordinance to give it more structure.
2. Working with DOT to clean up grass on the sidewalks and arterial roads.
3. CTC-submitted first quarterly report and received a good report.
4. Catawba Mental Health and Catawba Regional Workforce Boards have openings.
5. Airport overlay went well. Had a lot of attendees.

8. Old Business

a. 3rd Reading of CCMA23-17 Kabelo Ramatapa request Tax Map #079-01-10-011-000 off Saluda Road, located behind 2051 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission voted 6-0 to approve. Councilman Guy motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.

b. Update regarding Capital Project Sales Tax. Project Manager Harold Hayes.

Project Manager Hayes gave an update on the Capital Project sales tax.

9. New Business

From CTC: Consent Agenda for 9.a and b.

- a. Approval of Reimbursement for \$ 30,366.41 for road/sign materials to the Road Department.
- b. Approval of bid 22-54.07 Chester CTC 2024 Resurfacing of 12 Roads to LCI- Lineberger Construction, Inc in the amount of \$ 1,532,460.78 dollars.
Vice Chairman Wilson motioned to approve, second by Councilman Killian. Vote 6-0 to approve. Councilman Vaughn was not virtually in attendance when vote was taken.

- c. **Consideration of Bond for Woodhaven Planned Development District. (Village Drive). Attorney Kozlarek.** Attorney Mosser stated that the bond was in compliance. Councilman motioned to approve, second by Councilman Killian. Vote 6-0 to approve. Councilman Vaughn was not virtually in attendance when vote was taken.
- d. ~~Approval to use fund balance to purchase a grass truck in the amount of \$ 27,300 dollars for the Lewis Tax District. Jay Williams~~ Removed from the agenda.
- e. **1st Reading of CCMA24-01** Krystal and Mike O'Connor request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC). Planning Commission voted 6-0 to approve, contingent the closing on the property must be by April 1st, 2024, if property has not closed by April 1st, 2024 the zoning would revert back to RS1. Vice Chairman Wilson, second by Councilwoman Mosley. Vote 7-0 to approve.
- f. **1st Reading of CCMA24-02** Trent Erving for EP Group LLC request Tax Map #079-04-04-008-000 located at 614 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny. Councilman Guy motioned to deny, second by Vice Chairman Wilson. Vote 7-0 to deny.
- g. **1st Reading of CCMA24-03** Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny. Councilman Agee motioned to deny, second by Councilwoman Mosley. Vote 7-0 to deny.
- h. **1st Reading of CCMA24-04** Trent Erving for EP Group LLC request Tax Map #079-04-04-028-000 located at 622 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny. Councilman Guy motioned to deny, second by Councilman Killian. Vote 7-0 to deny.
- i. **1st Reading of CCMA24-05** Trent Erving for EP Group LLC request Tax Map #079-04-04-029-000 located at 624 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2). Planning Commission voted 6-0 to deny. Councilwoman Mosley motioned to deny, second by Councilman Killian. Vote 7-0 to deny.

10. Boards and Commissions

a. Resignation from the Zoning Board of Appeals- Councilman Killian.

Councilman Killian motioned to accept Ella Spann's resignation, second by Vice Chairman Wilson. Vote 7-0 to approve.

b. Appointment to the Zoning Board of Appeals. - Councilman Killian.

Councilman Killian motioned to appoint Pete Skidmore, second by Councilman Guy. Vote 7-0 to approve.

c. Appointment to the Planning Commission. - Councilman Guy.

Councilman Guy motioned to appoint Israel Bunting, Sr., second by Councilman Killian. Vote 7-0 to approve.

d. Appointment to the Tax Assessment Board. - Councilman Guy.

Councilman Guy motioned to appoint Dr. William Clark., second by Councilman Killian. Vote 7-0 to approve.

e. Appointment to the Radio Advisory Committee Board. – County Council.

Councilman Agee motioned to appoint John Faulkner, second by Councilman Guy. Vote 7-0 to approve.

f. Appointment to the Lando Fire Protection District. - County Council.

Councilman Agee motioned to appoint Mary Hall, second by Councilman Guy. Vote 7-0 to approve.

11. Executive Session- Councilwoman Mosley motioned to go into Executive Session, second by Councilman Guy. Vote 7-0 to approve. Councilman Agee recused himself from 11b. due to a conflict of interest.

a. Economic Development matter project 2373.

b. To receive legal advice regarding CWR.

c. To receive legal advice regarding solar panels.

d. To receive legal advice regarding Great Falls Fire Department.

e. To discuss a personnel matter-Clerk to Council

12. Council Actions Following Executive Session- Councilwoman Mosley motioned to back into Regular Session, second by Councilman Guy. Vote 7-0 to approve.

a. Action taken regarding project 2373. Taken as information only.

b. Action taken regarding CWR. Vice Chairman Wilson motioned to deny the request from CWR for taxing authority, second by Councilman Vaughn, Vote 5-1 to deny. Councilman Killian opposed. Councilman Agee recused and did not vote.

c. Action taken regarding solar panels. Councilman Guy motioned to adopt a policy not to provide incentives to solar projects except for a levelized net value fee in lieu of tax payments, second by Vice Chairman Wilson. Vote 6-1 to approve. Councilman Agee opposed.

d. Action taken regarding the Great Falls Fire Department. Councilman Vaughn made a motion to authorize the County Administrator to our attorney MOU consistent with the Executive Session that was held tonight, second by Councilwoman Mosley. Vote 7-0 to approve.

e. Action taken regarding Clerk to Council matter.

Chairman Branham made a motion to authorize the County Administrator to negotiate and extend an offer of employment to the Clerk to Council consistent with the Executive Session discussion, second by Councilman Vaughn. Vote 6-1 to approve. Councilman Killian opposed.

13. Council Comments- no comments

14. **Adjourn- Councilwoman Mosley motioned to adjourn, second by Vice Chairman Wilson. Vote 7-0 to adjourn.**

Time 10:50 PM

Kristie Donaldson
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.

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-2

AMENDING ORDINANCE 2021-8, TO ADOPT TO THE COUNTY'S GENERAL FUND FUND BALANCE POLICY; AND TO PROVIDE FOR OTHER RELATED MATTERS.

WHEREAS, the County, by and through its County Council, is authorized and empowered to provide for the County's internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, on or about July 6, 2021, the County, by and through its County Council, enacted Ordinance No. 2021-[], which adopted the County's General Fund Fund Balance Policy ("Old Policy");

WHEREAS, the County Council and the County Administrator, in consultation with the County Treasurer, have reviewed the Initial Policy and its application over the intervening fiscal years, particularly in light of the general purposes for which a fund balance policy might be adopted, including for example, to ensure sufficient reserves are maintained for anticipated and unanticipated expenditures and revenue shortfalls, to provide flexibility throughout one or more fiscal years so as to permit a county to make adjustments in funding of programs approved in connection with the county's annual budget, to consider the historical performance of a county's financial metrics, and to maintain a strong fiscal position regardless of short-term economic trends;

WHEREAS, having completed this review, the County Council now intends to rescind the Old Policy and adopt a revised General Fund Fund Balance Policy, a copy of which is attached to this Ordinance as Exhibit A, and incorporated in this Ordinance by reference ("Policy");

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

Section 1. Rescission of Old Policy. The County rescinds the Old Policy.

Section 2. Adoption of General Fund Fund Balance Policy. The County adopts the Policy.

Section 3. Authorization for County Officials to Execute Documents. The County Council authorizes the County Administrator, the County Treasurer, and Clerk to County Council to execute and consent to documents and instruments as may be necessary to effect this Ordinance's intent.

Section 4. Reservation to County. This Ordinance is not a contract with any entity. The County reserves the right to amend this Ordinance at any time, from time to time, as often as the County, in its sole discretion, deems appropriate, and without intending to permanently amend or repeal this Ordinance or the Policy, provide for the use of amounts allocated according to the Policy by such means as are described in the Policy and if not so described, by subsequent resolution or ordinance as generally applicable under State law.

Section 5. Budget Ordinance Amendment. Notwithstanding the enactment of the County's annual budget ordinance, it is the County Council's intent that this Ordinance and the Policy remain in full force and effect unless and until the County Council enacts a subsequent ordinance specifically revising or repealing this Ordinance and/or the Policy.

Section 6. General Repealer. Each ordinance, resolution, order, policy, or similar directive, or any part of the same, in conflict with this Ordinance is, to the extent of that conflict, repealed.

Section 7. Effective Date. This Ordinance is effective immediately on third reading by the County Council.

CHESTER COUNTY, SOUTH CAROLINA

By: _____
Joe Branham
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading: February 5, 2024
Second Reading: February 20, 2024
Public Hearing: March 4, 2024
Third Reading: March 4, 2024

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EXHIBIT A
GENERAL FUND FUND BALANCE POLICY

Section 1. Purpose. This General Fund Fund Balance Policy (“Policy”) is intended to provide guidelines for the preparation and execution of the annual General Fund budget to ensure that sufficient reserves are maintained for unanticipated expenditures and revenue shortfalls. This Policy is intended to preserve flexibility throughout the fiscal year to provide for adjustments in funding for programs approved in connection with the annual budget. This Policy has been established following an historical review of the County’s financial metrics, recognizing that the thresholds stated in this Policy are for “minimum balances,” rather than (except as otherwise explicitly stated) “maximum balances.” A principal objective of establishing and maintaining this Policy is for the County to maintain a strong fiscal position regardless of short-term economic trends. This Policy is not intended to address fund balances in any County fund other than the County’s General Fund.

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

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

Section 3. Authority to Commit Funds. The County Administrator in consultation with the County Treasurer (or the County Treasurer’s designee) shall recommend the commitment of funds for specific purposes. Funds being committed as part of the Committed Fund Balance requires the enactment of an ordinance, including explicit intent to commit such funds in the County’s annual budget ordinance. Any attempt to release funds from a committed status requires the enactment of an ordinance, including explicit intent to release such funds in any amendment to the County’s annual budget ordinance. Any funds assigned as part of the Committed Fund Balance shall be reported to County Council at its next regular meeting.

Section 4. Authority to Assign Funds. The County Administrator in consultation with the County Treasurer (or the County Treasurer’s designee) shall recommend the assignment of funds for specific purposes. Funds being assigned as part of the Assigned Fund Balance requires a majority vote of County Council. The same action is required to change the assignment. Any funds assigned as part of the Assigned Fund Balance shall be reported to County Council at its next regular meeting. If an annual budget ordinance includes the use of Fund Balance as a source of balancing the budget, then the County Treasurer (or the County Treasurer’s designee) shall record the amount of the Fund Balance so use as an “Assigned Fund Balance.”

Section 5. Financial Stabilization Fund. The County Council has the authority to establish a Financial Stabilization Fund, which will be part of the, if any, Committed Fund Balance. The County may establish a Financial Stabilization Fund for the purpose of providing funds for an urgent event that affects the health, welfare, or safety of the County’s residents or visitors (e.g., hurricane, flood, pandemic, etc.). The minimum level for the Financial Stabilization Fund is 5% of projected General Fund expenditures for the then-current fiscal year. Only County Council, through whatever action may be properly taken under the circumstances, may determine whether sufficient urgency exists to expend funds held in the Financial Stabilization Fund. If

Financial Stabilization Fund fund balance drops below 5%, then the County Administrator in consultation with the County Treasurer shall develop a plan to present to the County Council to replenish the Financial Stabilization Fund fund balance to the established minimum level during the subsequent two fiscal years.

Section 6. Nonspendable and Restricted Funds.

- A. Nonspendable Funds are those funds that cannot be spent because they are either:
 - i. Not in spendable form (*e.g.*, inventories and prepaids); or
 - ii. Legally or contractually required to be maintained intact.
- B. Restricted Funds are those funds that have constraints placed on their use either:
 - i. Externally by creditors, grantors, contributors, or laws or regulation, or other governments; or
 - ii. By law through constitutional provisions or enabling legislation.

The County Treasurer (or the County Treasurer's designee) shall report all Nonspendable Funds and all Restricted Funds in the County's financial records.

Section 7. Order of Use of Spendable Funds. When Restricted Funds and Unrestricted Funds are available for expenditure, the County Treasurer shall first spend Restricted Funds, unless the expenditure would violate any legal restrictions on the use of the Restricted Funds.

When Committed Funds, Assigned Funds, and Unassigned Funds are available for expenditure, then the Treasurer shall first spend Committed Funds, then Assigned Funds, and finally Unassigned Funds unless other, more specific restrictions exist with respect to the particular purpose for which the expenditure would be made.

Section 8. Unassigned Fund Balance. Unassigned Fund Balance is the residual amount of Fund Balance in the County's General Fund. The Unassigned Fund Balance represents resources available for spending. The County shall maintain an appropriate level of Unassigned Fund Balance to cover expected and, to the extent possible, unexpected expenditures and revenue shortfalls.

The County Council may access Unassigned Fund Balance with enactment of an ordinance, including an amendment to the County budget. The County Treasurer (or the County Treasurer's designee) shall quarterly report Unassigned Fund Balance shortfall projections, if any, to the County Council.

The minimum level for the Unassigned Fund Balance is 25% of projected General Fund expenditures for the then-current fiscal year. If Unassigned Fund Balance drops below 25%, then the County Administrator in consultation with the County Treasurer shall develop a plan to present to the County Council to replenish the Financial Stabilization Fund fund balance to the established minimum level during the subsequent fiscal year.

The maximum level for the Unassigned Fund Balance is 50% of projected General Fund expenditures for the then-current fiscal year. If, based on the most-recent fiscal year's audited financial statements, the Unassigned Fund Balance exceeds 50%, then, without further action of the County Council, the County Treasurer shall transfer such overage to the County's "Capital Project Fund" for use in funding, and/or providing financing for, the costs arising out of or relating to capital projects throughout the County.

The enactment of any ordinance that would result in the Unassigned Fund Balance dropping below the minimum level requires the affirmative vote of 2/3 vote of the County Council, then present and voting.

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-3

PROVIDING FOR THE ALLOCATION OF FEES RECEIVED FROM DEVELOPMENT AGREEMENTS, PROJECT AGREEMENTS, AND OTHER SIMILAR ARRANGEMENTS ENTERED INTO BY THE COUNTY AND ONE OR MORE DEVELOPERS; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the County, by and through its County Council, is authorized and empowered to provide for the County's internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, the County, has enjoyed, and expects to continue to enjoy, economic development through various capital investments and job creation opportunities in the County (each, a "Project");

WHEREAS, many of the investments are confirmed through the use of development agreements, project agreements, or other similar arrangements, which require some type of develop fee, impact fee, or other similar fee (but excluding permitting fees, design review, and other similar or related fees) (collectively, by whatever name called, but excluding special source or infrastructure credit arrangements and fee in lieu of taxes arrangements, "Development Agreements," each, a "Development Agreement") between the County and each Project developer; and

WHEREAS, the County has considered various options for allocating revenue arising out of or relating to each Project and the related Development Agreements and finds it is in the County's best interest uniformly to apply revenue generated from each Project and the related Development Agreements to ensure continued economic development growth and success;

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

Section 1. Allocation of Development Agreement Revenue. The County allocates 100% of each payment actually received by the County as a result of a Development Agreement to a special fund, to be held by the County Treasurer, called the "Development Fee Fund." The County shall use the amounts held in the Development Fee Fund to fund, and/or provide financing for, the costs arising out of or relating to the development of public facilities and services in the same general geographic area in which the Project giving rise to the payment is located, except that expenditures for law enforcement and emergency services are presumed to be necessary on a County-wide basis, and, provided, however, the County is not required to use amounts held in the Development Fee Fund for the same purposes for which the funds were collected under a Development Agreement. The County Administrator, in the County Administrator's discretion, is entitled annually (by fiscal year) to use up to an aggregate of 5% of the balance of the funds held the Development Fee Fund. The County Council may provide for the use of other amounts held in the Development Fee Fund by subsequent resolution or ordinance.

Section 2. Authorization for County Officials to Execute Documents. The Council authorizes the County Administrator, the County Treasurer, and Clerk to County Council to execute and consent to documents and instruments as may be necessary to effect this Ordinance's intent.

Section 3. Reporting Requirement. The Council directs the County Administrator to report no less than quarterly to the Council regarding any, if any, discretionary spending, as described in Section 1, made by the County Administrator during the prior quarter.

Section 4. Reservation to County. This Ordinance is not a contract with any entity. The County reserves the right to amend this Ordinance at any time, from time to time, as often as the County, in its sole discretion, deems appropriate, and without intending to permanently amend or repeal this Ordinance, provide for the use of amounts held in the Development Fee Fund by subsequent resolution or ordinance.

Section 5. Budget Ordinance Amendment. Notwithstanding the enactment of the County's annual budget ordinance, it is the County Council's intent that this Ordinance remain in full force and effect unless and until the County Council enacts a subsequent ordinance specifically revising or repealing this Ordinance.

Section 6. General Repealer. Each ordinance, resolution, order, policy, or similar directive, or any part of the same, in conflict with this Ordinance is, to the extent of that conflict, repealed.

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CHESTER COUNTY, SOUTH CAROLINA

By: _____
Joe Branham
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading: February 5, 2024
Second Reading: February 20, 2024
Public Hearing: March 4, 2024
Third Reading: March 4, 2024

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-4

TO AMEND CHAPTER 2: ADMINISTRATION, ARTICLE IV: OFFICERS AND EMPLOYEES, DIVISION 5 – COUNTY ATTORNEY, OF THE CODE OF ORDINANCES OF THE COUNTY OF CHESTER, SOUTH CAROLINA, TO PROVIDE FOR THE POSITION OF COUNTY ATTORNEY; AND OTHER RELATED MATTERS.

WHEREAS, the County, by and through its County Council, is authorized and empowered to provide for the County’s internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, the County previously enacted Chapter 2: Administration, Article IV: Officers and Employees, Division 5 – County Attorney, of the Code of Ordinances of the County of Chester, South Carolina (“County Code”), which provides for the County to have a county attorney; and

WHEREAS, as a result of a change in the form of the County’s government from Council-Supervisor to Council-Administrator, by this Ordinance, the County Council intends to update Chapter 2, Article IV, Division 5, of the County Code.

NOW, THEREFORE, the Council ordains that Chapter 2, Article IV, Division 5, Sections 2-210 through and including 2-213 of the County Code be stricken in their entirety and replaced with everything between the “*” below, and the same be enacted and codified in the County Code as provided in this Ordinance and, more generally, as provided in the procedural portions in the County Code:

DIVISION 5. – COUNTY ATTORNEY

Sec. 2-210. Position Established.

The position of County Attorney be and hereby is established. The County Attorney shall be a member in good standing of the South Carolina Bar with at least ten years’ experience as a licensed and practicing attorney and at least seven years’ experience in local government practice, shall be hired by and serve at the pleasure of the County Administrator. The County Administrator shall not hire a person to be the County Attorney if that person has a potential conflict of interest by means of their personal or business relationships with either the County Administrator or any member of council, as the personal and business relationships are described in Chapter 13 of Title 8 of the South Carolina Code of Laws 1976, as amended. Further, the County Attorney shall not entertain any conflict of interest to the extent prohibited by the South Carolina Rules of Professional Conduct for attorneys but is permitted to seek waivers of such conflicts from the County Administrator as, and to the extent permitted by the South Carolina Rules of Professional Conduct. The County Administrator may require the County Attorney to be a full-time employee of the County and may further require that the County Attorney not provide full-time services to any other City or County in the State of South Carolina.

Sec. 2-211. Duties.

The County Administrator shall provide for, and is entitled to amend, at any time, and from time to time, the County Attorney’s duties, however, the County Council anticipates the County Attorney’s duties may generally include the following:

- a. Represent the County in the courts and administrative agencies in the State;

- b. Assist in preparing and reviewing County documents, including, for example, ordinances, resolutions, and contracts;
- c. Attend Council meetings as and if requested by the County Administrator;
- d. Serve as an advisor to the parliamentarian at Council meetings, as and if requested by the presiding officer of the meeting; and
- e. Provide legal advice and opinions to County Administrator.

The County Council may select a member of County Council, the County Administrator, the County Attorney, the Clerk to County Council, or another individual to serve as parliamentarian at Council meetings. In the County Administrator's sole discretion, each of the County Attorney's duties may be performed by other competent legal counsel.

Sec. 2-212. Additional County Representation.

The County Administrator may engage other competent legal counsel to represent the County as, if, and when the County Administrator determines it is appropriate to do so. Each additional legal counsel engaged by the County Administrator shall report to the County Administrator.

Sec. 2-213. Compensation.

The County Administrator shall set the compensation for each attorney, including the County Attorney, providing representation to the County, with the annual appropriations provided by Council for legal services.

Repealer. Each ordinance, resolution, regulation, order, or other directive of the County, and each part of the same, in conflict with this Ordinance, is, to the extent of that conflict, repealed, and replaced by this Ordinance.

Codification. The County shall codify the contents of this Ordinance in Chapter 2, Article IV, Division 5 of the County Code as Section 2-210 through and including Section 2-213, or as otherwise appropriately numbered, online as soon as practicable and in print as part of the County's next, regular, re-codification.

Reservation of Code Sections. Section 2-214 through and including Section 2-234 of the County Code remain reserved for future use.

Rights Reserved to County. This Ordinance does not vest any rests in any person or entity, and the County reserves the right to repeal or amend this Ordinance and other portions of the County Code, at any time, from time to time, as often as the County, in its sole discretion, deems appropriate.

Severability. If any part of this Ordinances is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

[SIGNATURE PAGE FOLLOWS]
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CHESTER COUNTY, SOUTH CAROLINA

By: _____
Joe Branham
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading: February 5, 2024
Second Reading: February 20, 2024
Public Hearing: March 4, 2024
Third Reading: March 4, 2024

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-5

PROVIDING FOR THE ALLOCATION OF FUNDS HELD IN THE COUNTY'S CAPITAL PROJECT FUND; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the County, by and through its County Council, is authorized and empowered to provide for the County's internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, the County, has enjoyed, and expects to continue to enjoy, fiscal success in the County through revenue growth based on development, coupled with careful control of expenditures;

WHEREAS, on or about March 4, 2024, the County, by and through its County Council, enacted Ordinance No. 2024-2, which adopted the County's General Fund Fund Balance Policy ("Policy");

WHEREAS, the Policy created a "Capital Project Fund" for the purposes of providing funding, and/or financing for, the costs arising out of or relating to the County's capital projects needs and the need for related services throughout the County (collectively, "Projects");

WHEREAS, the County Council and the County Administrator, in consultation with the County Treasurer, have reviewed the Policy, the creation of the Capital Project Fund, and the potential expenditures for Projects;

WHEREAS, the County intends by the Ordinance to provide the mechanism by which the County may use amounts held in the Capital Project Fund;

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

Section 1. Allocation of Development Agreement Revenue. The County confirms creation of the "Capital Project Fund," as described in the Policy. The County shall use the amounts held in the Capital Project Fund to fund, and/or provide financing for, the costs arising out of or relating to the County's capital projects needs and the need for related services throughout the County. The County Administrator, in the County Administrator's discretion, is entitled annually (by fiscal year) to use up to an aggregate of 5% of the balance of the funds held the Capital Project Fund. The County Council may provide for the use of other amounts held in the Capital Project Fund by subsequent resolution or ordinance.

Section 2. Authorization for County Officials to Execute Documents. The Council authorizes the County Administrator, the County Treasurer, and Clerk to County Council to execute and consent to documents and instruments as may be necessary to effect this Ordinance's intent.

Section 3. Reporting Requirement. The Council directs the County Administrator to report no less than quarterly to the Council regarding any, if any, discretionary spending, as described in Section 1, made by the County Administrator during the prior quarter.

Section 4. Reservation to County. This Ordinance is not a contract with any entity. The County reserves the right to amend this Ordinance at any time, from time to time, as often as the County, in its sole discretion, deems appropriate, and without intending to permanently amend or repeal this Ordinance, provide for the use of amounts held in the Capital Project Fund by subsequent resolution or ordinance.

Section 5. Budget Ordinance Amendment. Notwithstanding the enactment of the County's annual budget

ordinance, it is the County Council's intent that this Ordinance remain in full force and effect unless and until the County Council enacts a subsequent ordinance specifically revising or repealing this Ordinance.

Section 6. General Repealer. Each ordinance, resolution, order, policy, or similar directive, or any part of the same, in conflict with this Ordinance is, to the extent of that conflict, repealed.

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CHESTER COUNTY, SOUTH CAROLINA

By: _____
Joe Branham
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading: February 5, 2024
Second Reading: February 20, 2024
Public Hearing: March 4, 2024
Third Reading: March 4, 2024

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-6

TO AMEND CHAPTER 2: ADMINISTRATION, ARTICLE II: COUNTY COUNCIL, SECTION 2-26 – CLERK OF THE CODE OF ORDINANCES OF THE COUNTY OF CHESTER, SOUTH CAROLINA, TO PROVIDE FOR THE POSITION OF CLERK TO COUNTY COUNCIL; AND OTHER RELATED MATTERS.

WHEREAS, the County, by and through its County Council, is authorized and empowered to provide for the County’s internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, the County previously enacted Chapter 2: Administration, Article II: County Council, Section 2-26. Clerk of the Code of Ordinances of the County of Chester, South Carolina (“County Code”), which provides for the County to have a Clerk to County Council; and

WHEREAS, as a result of a change in the form of the County’s government from Council-Supervisor to Council-Administrator, by this Ordinance, the County Council intends to update Chapter 2, Article II, Section 2-26 of the County Code.

NOW, THEREFORE, the Council ordains that Chapter 2, Article II, Section 2-26 of the County Code be stricken in its entirety and replaced with everything between the “*” below, and the same be enacted and codified in the County Code as provided in this Ordinance and, more generally, as provided in the procedural portions in the County Code:

Sec. 2-26. Clerk.

The council shall appoint a person, not a member of the council to serve as clerk for an indefinite term. The clerk shall be an employee, and serve at the pleasure, of council. The clerk shall record all proceedings of the council and keep a journal of the proceedings which shall be open to public inspection; deliver copies of the minutes of each council meeting to all members of council prior to the next regular meeting; keep a register of all ordinances and resolutions, assigning them a number and arranging them in order of introduction, and shall assist in their indexing and codification; attest the signature of the chair, vice chair or county administrator on official instruments or documents. During the disability or extended absence of the clerk, the council may designate an acting clerk. The clerk shall be subject to the general employment policies, including any handbook or manual applicable to county employees, except insofar as the general employment policies provide the county administrator with the right to suspend or terminate the clerk’s employment. On behalf, and for the benefit, of the council, the county administrator shall provide day-to-day administrative supervision, including providing for additional duties, of the clerk.

Repealer. Each ordinance, resolution, regulation, order, or other directive of the County, and each part of the same, in conflict with this Ordinance, is, to the extent of that conflict, repealed, and replaced by this Ordinance.

Codification. The County shall codify the contents of this Ordinance in Chapter 2, Article II, of the County Code as Section 2-26, or as otherwise appropriately numbered, online as soon as practicable and in print as part of the County’s next, regular, re-codification.

Rights Reserved to County. This Ordinance does not vest any rests in any person or entity, and the

County reserves the right to repeal or amend this Ordinance and other portions of the County Code, at any time, from time to time, as often as the County, in its sole discretion, deems appropriate.

Severability. If any part of this Ordinances is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

[SIGNATURE PAGE FOLLOWS]
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CHESTER COUNTY, SOUTH CAROLINA

By: _____
Joe Branham
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading: February 20, 2024
Second Reading: March 4, 2024
Public Hearing: March 18, 2024
Third Reading: March 18, 2024

Chester County Planning Commission Minutes

January 23, 2024

CCMA24-02 Trent Erving for EP Group LLC request Tax Map #079-04-04-008-000 located at 614 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2).

Chairman Raines stated so, Mr. Irving, you present, not here. Okay so if you read our package, looks like they're planning on clearing the lots and placing manufactured housing there is that correct, Mr. Levister?

Planning Director Mike Levister stated correct.

Chairman Raines stated okay, and those would be approved or whatever standard those houses have to be approved to. And the reason for the zoning change because you can't have that in RS-1 district.

Planning Director Mike Levister stated RS-1 doesn't allow manufactured housing, RG-2 does. That's why he's requesting the rezoning request to be able to install manufactured housing on the four parcels that he owns on Fernwood Drive.

Commissioner Hough stated Mike, I have a question for you. There's a lot size minimum meet the RG-2 standards.

Planning Director Mike Levister stated water and sewer availability on those sites. Yes sir.

Chairman Raines stated it would be different if it was septic tank.

Planning Director Mike Levister stated if it was private water and sewer, it wouldn't meet the requirements.

Chairman Raines stated okay, thank you Mike. Okay, so we'll have one individual sign up to make comments is Debra Person, 744 spirits circled Miss Person. If you will just state your name and address for the record and tell us your concern.

Debra Person stated I'm Debra Person, P-E-R-S-O-N, 744 Spirits Circle Drive. My property is on Spirit Circle and on Fernwood. My biggest concern is everybody that lives on Fernwood is in houses, brick and mortar houses. I don't understand the reasoning for sale, transferring it back into mobile homes. Okay, that's one question. The other question I have is, is this going to be rental properties? That's a big concern. When you think manufactured home, you think rental and we are a very quiet neighborhood. We're all family. Where everybody knows everybody. Is he going to be selling lots to individuals or is this going to be for mobile homes for better words. Those are my questions. Okay.

Chairman Raines stated so your first question was, why not brick and mortar home? You're talking about every house on the street is a brick veneer house.

Ms. Person stated yes, sir. Well, or a siding. We're all wood or cement bricks.

Gentleman from the audience stated their all the houses on foundations.

Chairman Raines stated So all I can say is his zoning that he's asking for in house now would allow vinyl sided houses. I mean, if they were stick built, that's what RS one would basically you would have to build on site. So granted they would have a foundation but it wouldn't necessarily be brick veneer. And I mean they are building standards for all of this you know, do what he's got to do. He just not gonna come out and put up something to his satisfaction. You know, I mean, there are standards through the building department that he has to meet and the per the per the zoning, classification and per building codes and things.

Ms. Person stated Mr. Raines I understand that but manufacturer homes would not fit in with the community that we had their own from what that's basically what I'm saying.

Commissioner Hough stated I'm familiar with that area is that subdivision right behind the laundromat across from Sam's home center.

Chairman Raines stated it's one street down? Well, it's not it's not behind. It's not that dead end street.

Commissioner Hough stated it's over one. But it is all single-family homes in there. I don't know. I don't know there are any manufacturer homes in there. Is there Mike.

Planning Director Mike Levister stated manufactured housing is on Spirit Circle. There's three of four on Spirit Circle that you drive onto to get to Fernwood, but not none on Fernwood. They are on Spirit Circle, which is to circle park at Fernwood, off middle of it.

Chairman Raines stated you know, Mike we don't have any control over what someone does what property wants is developed do we? Rental and the applicants not here.

Planning Director Mike Levister stated the application has on there if you read what he put on there, please give me a reason for rezoning requests and brand-new manufactured homes will be built for resale. So, he's looking to resale the property and the unit once it's installed.

Chairman Raines stated okay, so you know, based on application it sounds like he's going to sell houses. Yeah. Not have rental property. So, maybe just mentioned for discussion sake, we'll vote separately. Each of these four properties are contiguous to one another. So basically, the same conditions exist for each of the four. Just keep that in mind as you're, as we're moving forward.

Commissioner Hough stated I would have a little bit of concern with putting manufactured housing in that single family housing and that could affect the values of the property. I would think single family houses versus manufactured house pretty big difference.

Chairman Raines stated you're in the building businesses, is manufactured housing require a brick underpinning.

Commissioner Hough stated masonry underpinning, not brick. I could do a hardiplank siding or anything. Typically, on a double wide you would do a brick underpinning and if you do a brick and print it has a foundation but to me it is different than a stick the home for sure.

The gentleman from the audience had something to say but did not sign up to speak.

Chairman Raines stated okay, step to the podium. State your name and address please.

Juan Rivera stated I live directly across the street from these four properties. That was once one property. My address is 619 Fernwood Drive and right across the street. We've been looking at Woods for 10 years. And then all of a sudden, they came and cleared this property. There was still a house there. They tore it down. So many different things is going to happen to this property. So, all four houses we could sit on our front porch and there they are, right in our face, four trailers. Nobody wants to say that. A house is built on its foundation. A trailer, the foundation is put around it. So, I mean, nobody wants to wake up and come on their porch and say four trailers. Just think about the cars, we live, it's a dead-end road. At least four cars per house, that's 16 cars. I just don't see that happening. I mean, that's up to you guys. But I just don't see how that can be changed like that. And I just wanted to voice my concerns about that.

Chairman Raines stated if somebody has a motion, we will discuss it.

Vice Chairman Hill asked if Mrs.'s what's her name?

Chairman Raines stated Debra Person.

Vice Chairman Hill stated did he want to speak.

Chairman Raines stated she did.

Vice Chairman Hill stated no, her husband.

Commissioner Walley asked Mr. Person if there was something you wanted to add to.

Mr. Person stated from the audience that when they cleared that property, they left a lot of garbage.

Chairman Raines stated if you could state your name and address and make your remarks brief, because we got to speak people speaking it didn't sign up and, you know.

Mr. Person stated I was signed up, but my wife wanted to speak instead.

Chairman Raines stated go ahead and stated your name and address.

Steven Person stated my name is Steven Person. I'm her husband, and we live at 744 Spirit Circle. We're both retired military. We moved here to live behind our daughter. Who lives on Morningside. Now the property goes down at a 35-degree angle from the road. There are no drains, there's one ditch on our side of the road. That's it and all the houses around that side set down 8 feet below the road. When we get rain, I paid to have a French drain put in all the way around my yard because when it rains, we had water. I have a back drive where I put in so we can unload groceries to our house in our freezer. The rain comes across my driveway this deep. I put the French drain in, and it drains into Fernwood on one side and Spirits Circle on the other side of my house. That property goes down at 35 degrees and angle to a small bunch of trees that are left and there's a creek down there. Now Miss Roberts, Linda Roberts who lives at 628 She is not here because she's very handicapped. Her yard goes down at 45 degrees and her back fence is in the creek because the water has come up from the rain recently. We're concerned that they're either gonna build that land up a lot, which will push the water to other parts of the properties or else they're gonna put down some sort of foundation, which will be this high, the front and this high in the back because there's they're gonna take. I'm retired military, and I would say that would take probably 160 tons of dirt to bring that up to be level even close to the road and our nearest two neighbors are sitting below the road by six to 12 feet which means the water would run to their yards. And that was the reason I put the French drain into the one ditch that's going down Fernwood towards the big drain which every time somebody comes by one of those big lawn tractors and they knock it off the bricks and it collapses. So, my concern was the fact that the ground if you if you see it out there, you'd realize that oh, my god from the top of the road to the back of the yard. It's at least 60 feet down. Thank you.

Chairman Raines stated does anyone have a motion.

Commissioner Grant stated I'll motion we disapprove Mr. Chairman.

Chairman Raines stated okay, motion to disapprove and second from Mr. Hough. Okay explain your reason. Let's have a little discussion.

Commissioner Hough stated I'm concerned not reason I would second as I'm concerned about the fact that mobile homes over time, they wear a little faster and houses you know, I mean, they don't last as long. Therefore, to appreciate something I'm concerned about his biggest property by being attacked. That's why it's making it hard on you. I'm sorry. Did you want me to repeat? What I said was I'm concerned with the fact that mobile homes tend to wear faster than stick built home you know, they're made of quite the same material, so they were out a little faster the doors were out the interior parts carpets, cabinets, they were out faster. Therefore, they depreciate when they do wear so I would be concerned about the depreciation of the manufactured home affecting the pricing of the set of single-family home stick-built homes that are there. That's why I second it.

Commissioner Grant stated my concern you all, I don't see why I couldn't build a house as cheap as putting in a manufactured home. They put it in a small home all over the county and York County right now so and they sell like hotcakes. Let him come back with a stick-built home.

Commissioner Hough stated can I add one thing? And I would like to say to you guys, I mean, there's you can't stop the development as a man owns the property. He cleared the property. The property is zoned what it's zoned for it's not, I understand you have woods there at one time, but development comes. I mean, people's children grow up, they need a place to live. I mean, it's just yeah, I agree. But if it's approved through zoning, then we don't have a say in how they develop it. Something's going to come here. Nobody's gonna buy property, clear, and spend that money and not do something.

Chairman Raines stated under his current zoning, he could build four houses there that are stick built. Wouldn't be is already zoned out couldn't do anything about it. Yeah. And that's one of the concerns I had, you know, if they do change gears, there's nothing we can do about the drainage. And I understand that.

Mr. Rivera stated from the audience that there's going to be a lot of maintenance that's going to have to go along that road. It's already sinking down on Miss Linda.

Chairman Raines stated it's not a great road anyway.

Commissioner Hough stated yeah, but our concern is more for the fact that is conducive to what's there with you guys. So that's really what we're here for. We can't do that by the drainage is more of an Army Corps of Engineers type thing, anything to do with us. We're more concerned with zoning and being conducive to what's there.

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



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: 1-23-24 Case # CCMA24-02 Invoice # 7521

The applicant hereby requests that the property described to be rezoned from RS-1 to ~~R62~~ R62 R7C

Please give your reason for this rezoning request:
Brand new manufactured home will be built for resale.

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: 614 Fernwood Dr
 Tax Map Number: 079-04-04-008-000 Acres: 0.6253

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

PLEASE PRINT:

Applicant (s): Treat Ferring for EP Group LLC
 Address 1188 Pinecrest Dr Rock Hill, SC 29732
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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

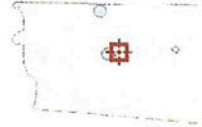
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Date: 02/15/2023
 Applicant signature: Date: 12/15/2023

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



Overview



Parcel ID	079-04-04-008-000	Alternate ID	n/a	Owner Address	EP GROUP LLC
Sec/Twp/Rng	n/a	Class	RN		1188 PINECREST DR
Property Address	614 FERNWOOD DR	Acres	n/a		ROCK HILL SC 29732
District	02				
Brief Tax Description	MORNINGSIDE DRIVE				
	(Note: Not to be used on legal documents)				

Date created: 12/15/2023
 Last Data Uploaded: 12/15/2023 2:10:52 AM

Developed by  Schneider
 GEOSPATIAL

Next Year (2024) Changes



Search Options

Map Number Real History Year
 Name 1 Other Map Number

Alerts

Has Additional Comments
Current Year Record Exists

Owner Information

Post Initials	<input type="text" value="CW"/>	Reason for Change	<input type="text"/>	Activity Date	<input type="text" value="11/09/2023"/>
Name 2	<input type="text"/>			Land Value	<input type="text" value="22,000"/>
Address 1	<input type="text" value="1188 PINECREST DR"/>			Building Value	<input type="text"/>
Address 2	<input type="text" value="ROCK HILL SC"/>			Total Market Value	<input type="text" value="22,000"/>
Zip Code	<input type="text" value="29732"/>			Total Tax Value	<input type="text" value="22,000"/>

Codes

District	<input type="text" value="02"/>	Fire Code	<input type="text" value="CS"/>	<input type="text" value="CITY SUB"/>
Town	<input type="text"/>	Neighborhood	<input type="text" value="RS1"/>	<input type="text" value="SINGLE FAMILY RES"/>
Subdivision	<input type="text"/>	Use Class	<input type="text"/>	
Description	<input type="text" value="TRACT # 1 = 0.6273 AC"/>			
Legal	<input type="text"/>			
Location	Street Number <input type="text" value="614"/>	Street Name	<input type="text" value="FERNWOOD DR"/>	Suffix <input type="text"/>
				Direction <input type="text"/>

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" value="Y"/>	MCIP	<input type="checkbox"/>	Industrial Park ID	<input type="text"/>
Rollback	<input type="text"/>			Exempt	<input type="checkbox"/>		



155 Wylie Street • P.O. Box 550 • Chester, South Carolina • 29706
(803) 385-5123 • www.chestermetrosc.com

Solving the water needs of tomorrow, today.

WATER AVAILABILITY REQUEST FORM (For Informational Purposes)

Date: 03/01/2022

A. Name: EP Group LLC - Trent Erving

Phone# (803) 984-1954

Address: _____

E-mail trenterving@gmail.com

B. Project Name: Residential

Project Location: 614 Fernwood Dr, Chester, SC 29708

Parcel Number: 079-04-04-008-000

C. Type of Development

Residential Multi-Family Commercial Industrial Institutional

Number of Units: 1

Anticipated Water Capacity Required (GPM) 15

District Use Only

- Existing water service is at the requested location. Existing water service size is: _____
- New service is required at the requested location.
- Capital Recovery Fee is required.
- Tap Fee is required.

Approved By: *Andrew Little* Date: 03/04/2022
District Engineer



VIA Electronic Mail

November 14, 2023

Chester County
Building and Zoning
PO Box 580
Chester, SC 29706

Re: Chester Sewer District
Wastewater Availability Letter
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity sites located at 614 Fernwood Drive Chester, South Carolina 29706. The tax map number for the property is:

- 079-04-04-008-000

Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:

- Payment of all applicable CWR tap and capacity fees.

Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at 614 Fernwood Drive, Chester, South Carolina 29706.

If you require additional information, please call me at (803) 377-3541.

Sincerely,
Chester County Wastewater Recovery


Phillip A. Thompson-King
Executive Director

Cc: J. Michael Hunter, Maintenance Superintendent, CWR
Tony Young, Wastewater Operations Director, CWR
Joel Manning, Finance Analyst and Manager, CWR
Trent Erving
File

Chester County Planning Commission Minutes

January 23, 2024

CCMA24-03 Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2).

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



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: 1-23-24 Case # CCMA24-03 Invoice # 7521

The applicant hereby requests that the property described to be rezoned from RS-1 to R2 R62

Please give your reason for this rezoning request:
Grand new manufactured home to be built for resale

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: 626 Fernwood Dr
 Tax Map Number: 079-04-04-027-000 Acres: .6253

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

PLEASE PRINT:

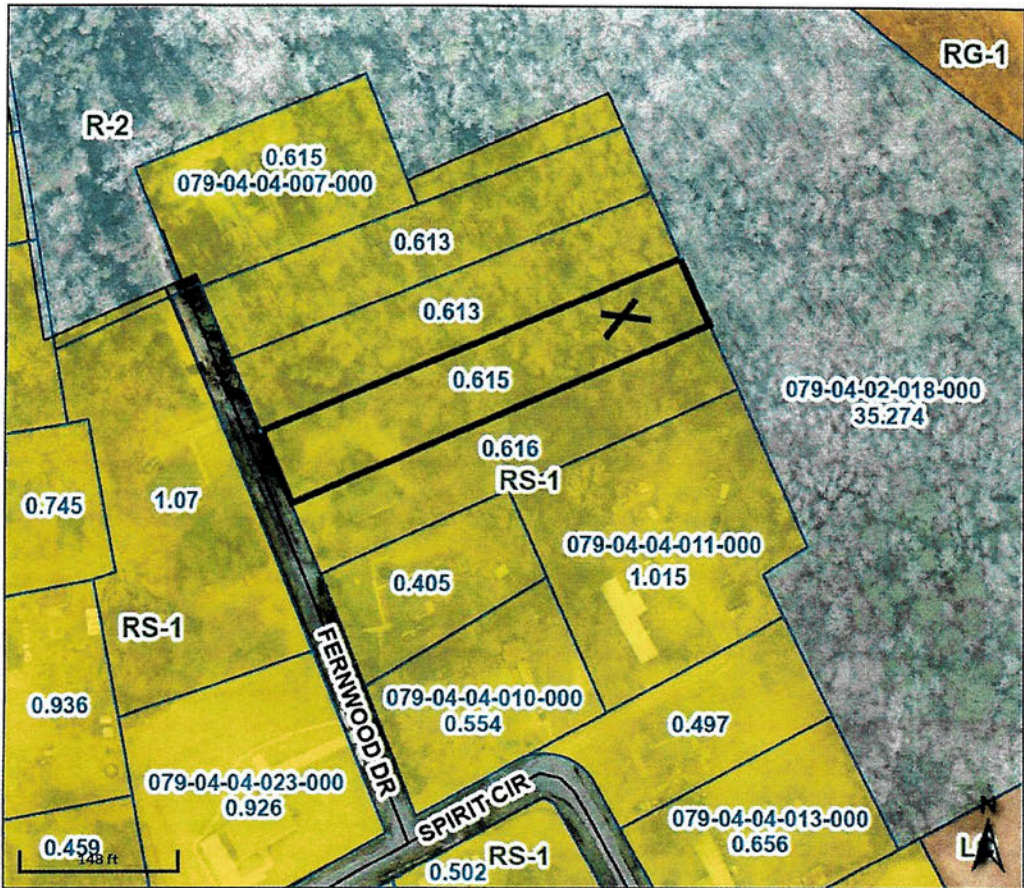
Applicant (s): Trent Erving for EP Group LLC
 Address: 1188 Proccress Dr Rock Hill SC 29732
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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

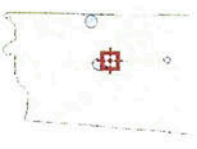
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Date: 1/15/2023
 Applicant signature: Date: 1/15/2023

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



Overview



Parcel ID	079-04-04-027-000	Alternate ID	n/a	Owner Address	E P GROUP LLC
Sec/Twp/Rng	n/a	Class	RN		1188 PINECREST DR
Property Address	620 FERNWOOD DR	Acreage	n/a		ROCK HILL SC 29732
District	02				
Brief Tax Description	TRACT 2				
	(Note: Not to be used on legal documents)				

Date created: 12/15/2023
 Last Data Uploaded: 12/15/2023 2:10:52 AM



Next Year (2024) Changes



Search Options

Map Number Real History Year

Name 1 Other Map Number

Alerts

Has Additional Comments
Current Year Record Exists

Owner Information

Post Initials Reason for Change Activity Date

Name 2

Address 1 Land Value

Address 2 Building Value

Zip Code Total Market Value

Total Tax Value

Codes

District Fire Code CITY SUB

Town Neighborhood SINGLE FAMILY RES

Subdivision Use Class

Description

Legal

Location Street Number Street Name Suffix Direction

Additional Information

Appraisal Appeal Owner Occupied TIF

Agricultural Use Reappraisal Notice MCIP Base

Rollback Exempt Industrial Park ID

Scroll by: MAP#



Solving the water needs of tomorrow, today.

WATER AVAILABILITY REQUEST FORM (For Informational Purposes)

Date: 03/01/2022

A. Name: EP Group LLC - Trent Erving

Phone# (803) 984-1954

Address: _____

E-mail trenterving@gmail.com

B. Project Name: Residential

Project Location: 614 Fernwood Dr. Chester, SC 29706

Parcel Number: 079-04-04-008-000

C. Type of Development

Residential

Multi-Family

Commercial

Industrial

Institutional

Number of Units: 1

Anticipated Water Capacity Required (GPM) 15

District Use Only

- Existing water service is at the requested location. Existing water service size is: _____
- New service is required at the requested location.
- Capital Recovery Fee is required.
- Tap Fee is required.

Approved By: _____

District Engineer

Date: 03/04/2022



VIA Electronic Mail

November 14, 2023

Chester County
Building and Zoning
PO Box 580
Chester, SC 29706

Re: Chester Sewer District
Wastewater Availability Letter
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity sites located at 614 Fernwood Drive Chester, South Carolina 29706. The tax map number for the property is:

- 079-04-04-008-000

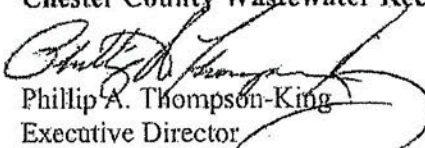
Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:

- Payment of all applicable CWR tap and capacity fees.

Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at 614 Fernwood Drive, Chester, South Carolina 29706.

If you require additional information, please call me at (803) 377-3541.

Sincerely,
Chester County Wastewater Recovery


Phillip A. Thompson-King
Executive Director

Cc: J. Michael Hunter, Maintenance Superintendent, CWR
Tony Young, Wastewater Operations Director, CWR
Joel Manning, Finance Analyst and Manager, CWR
Trent Erving
File

Chester County Planning Commission Minutes

January 23, 2024

CCMA24-04 Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2).

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



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: 1-23-24 Case # CCMA24-04 Invoice # 7521

The applicant hereby requests that the property described to be rezoned from RS-1 to R2 R62 (P2)

Please give your reason for this rezoning request:
Brand new manufactured home to be built for resale

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: 622 Fernwood Dr
 Tax Map Number: 079-04-04-028-000 Acres: 1.625

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

PLEASE PRINT:

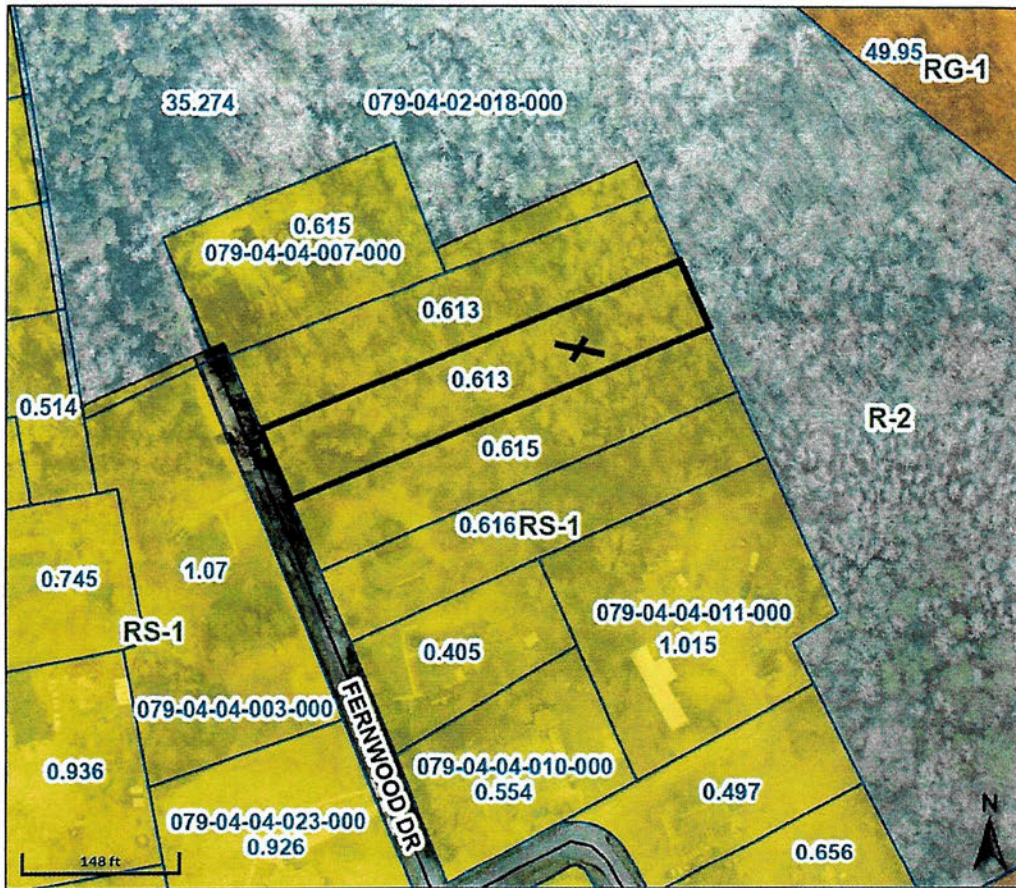
Applicant (s): Trent Forney for EP Group LLC
 Address: 1188 Pinecrest Dr Rock Hill, SC 29732
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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

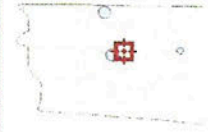
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: [Signature] Date: 12/5/2023
 Applicant signature: [Signature] Date: 12/5/2023

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



Overview



Parcel ID	079-04-04-028-000	Alternate ID	n/a	Owner Address	E P GROUP LLC
Sec/Twp/Rng	n/a	Class	RN		1188 PINECREST DR
Property Address	622 FERNWOOD DR	Acreage	n/a		ROCK HILL SC 29732
District	02				
Brief Tax Description	TRACT 3				

(Note: Not to be used on legal documents)

Date created: 12/15/2023
 Last Data Uploaded: 12/15/2023 2:10:52 AM

Developed by  **Schneider**
 GEOSPATIAL



Next Year (2024) Changes



Search Options

Map Number Real History Year

Name 1 Other Map Number

Alerts

Has Additional Comments
Current Year Record Exists

Owner Information

Post Initials Reason for Change Activity Date

Name 2

Address 1 Land Value

Address 2 Building Value

Zip Code Total Market Value

Total Tax Value

Codes

District Fire Code CITY SUB

Town Neighborhood SINGLE FAMILY RES

Subdivision Use Class

Description

Legal

Location Street Number Street Name Suffix Direction

Additional Information

Appraisal Appeal Owner Occupied TIF

Agricultural Use Reappraisal Notice MCIP Base

Rollback Exempt Industrial Park ID

Scroll by: MAP#



155 Wylie Street • P.O. Box 550 • Chester, South Carolina • 29706
(803) 385-5123 • www.chestermetrosc.com

Solving the water needs of tomorrow, today.

WATER AVAILABILITY REQUEST FORM (For Informational Purposes)

Date: 03/01/2022

A. Name: EP Group LLC - Trent Erving

Phone# (803) 984-1954

Address: _____

E-mail trenterving@gmail.com

B. Project Name: Residential

Project Location: 814 Fernwood Dr, Chester, SC 29706

Parcel Number: 079-04-04-008-000

C. Type of Development

Residential

Multi-Family

Commercial

Industrial

Institutional

Number of Units: 1

Anticipated Water Capacity Required (GPM) 15

District Use Only

Existing water service is at the requested location. Existing water service size is: _____

New service is required at the requested location.

Capital Recovery Fee is required.

Tap Fee is required.

Approved By: _____

District Engineer

Date: 03/04/2022



VIA Electronic Mail

November 14, 2023

Chester County
Building and Zoning
PO Box 580
Chester, SC 29706

Re: Chester Sewer District
Wastewater Availability Letter
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity sites located at 614 Fernwood Drive Chester, South Carolina 29706. The tax map number for the property is:

- 079-04-04-008-000

Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:

- Payment of all applicable CWR tap and capacity fees.

Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at 614 Fernwood Drive, Chester, South Carolina 29706.

If you require additional information, please call me at (803) 377-3541.

Sincerely,
Chester County Wastewater Recovery


Phillip A. Thompson-King
Executive Director

Cc: J. Michael Hunter, Maintenance Superintendent, CWR
Tony Young, Wastewater Operations Director, CWR
Joel Manning, Finance Analyst and Manager, CWR
Trent Erving
File

Chester County Planning Commission Minutes

January 23, 2024

CCMA24-05 Trent Erving for EP Group LLC request Tax Map #079-04-04-027-000 located at 620 Fernwood Drive, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Residential District (RG-2).

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



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: 1-23-24 Case # CCMA24-05 Invoice # 7521

The applicant hereby requests that the property described to be rezoned from RS-1 to RZ RG2 (P)

Please give your reason for this rezoning request:
Brand new manufactured home to be built for resale

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: 624 Fernwood Dr
 Tax Map Number: 079-04-04-029-000 Acres: .625

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

PLEASE PRINT:

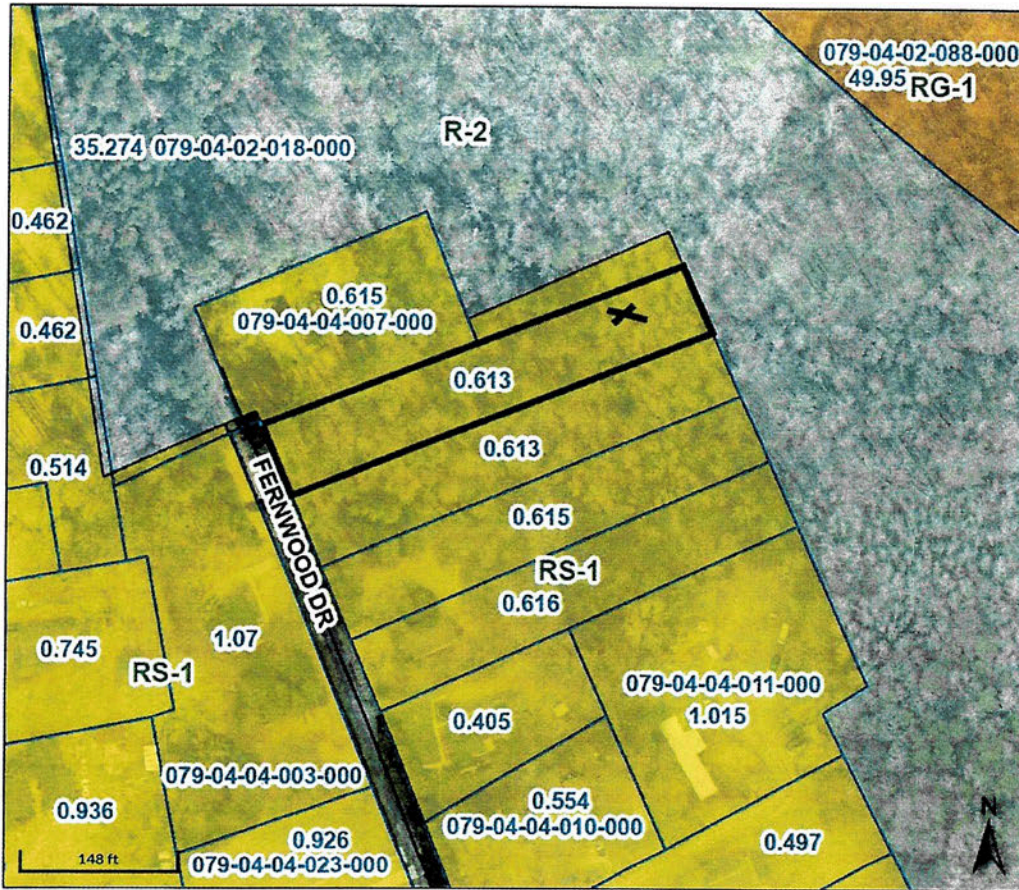
Applicant(s): Trent Erving For EP Group LLC
 Address 1188 Pinecrest Dr Lak Hill, SC 29732
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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

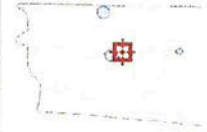
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: [Signature] Date: 12/15/2023
 Applicant signature: [Signature] Date: 12/15/2023

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



Overview



Parcel ID	079-04-04-029-000	Alternate ID	n/a	Owner Address	EP GROUP LLC
Sec/Twp/Rng	n/a	Class	RN		1188 PINECREST DR
Property Address	624 FERNWOOD DR	Acres	n/a		ROCK HILL SC 29732
District	02				
Brief Tax Description	TRACT 4				

(Note: Not to be used on legal documents)

Date created: 12/15/2023
 Last Data Uploaded: 12/15/2023 2:10:52 AM

Developed by  **Schneider**
 GEOSPATIAL



Solving the water needs of tomorrow, today.

WATER AVAILABILITY REQUEST FORM (For Informational Purposes)

Date: 03/01/2022

A. Name: EP Group LLC - Trent Erving

Phone# (803) 984-1954

Address: _____

E-mail trenterving@gmail.com

B. Project Name: Residential

Project Location: 814 Fernwood Dr, Chester, SC 29706

Parcel Number: 079-04-04-008-000

C. Type of Development

Residential

Multi-Family

Commercial

Industrial

Institutional

Number of Units: 1

Anticipated Water Capacity Required (GPM) 15

District Use Only

- Existing water service is at the requested location. Existing water service size is: _____
- New service is required at the requested location.
- Capital Recovery Fee is required.
- Tap Fee is required.

Approved By: Andrew Little
District Engineer

Date: 03/04/2022



VIA Electronic Mail

November 14, 2023

Chester County
Building and Zoning
PO Box 580
Chester, SC 29706

Re: Chester Sewer District
Wastewater Availability Letter
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity sites located at 614 Fernwood Drive Chester, South Carolina 29706. The tax map number for the property is:

- 079-04-04-008-000

Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:

- Payment of all applicable CWR tap and capacity fees.

Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at 614 Fernwood Drive, Chester, South Carolina 29706.

If you require additional information, please call me at (803) 377-3541.

Sincerely,
Chester County Wastewater Recovery


Phillip A. Thompson-King
Executive Director

Cc: J. Michael Hunter, Maintenance Superintendent, CWR
Tony Young, Wastewater Operations Director, CWR
Joel Manning, Finance Analyst and Manager, CWR
Trent Erving
File

Chester County Planning Commission Minutes

January 23, 2024

CCMA24-01 Krystal and Mike O'Connor request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to General Commercial District (GC).

Krystal O'Connor stated her address is 385 Burns Road, York, SC. So, we're looking to get it rezoned to commercial to open up a business there. We currently have a business in Hickory Grove, South Carolina. We're looking to open up a second location. That's my husband, Michael. My kids.

Commission Hough stated we can't hear, can you speak up a little bit.

Ms. O'Connor stated I'm sorry, do I need to repeat.

Chairman Raines stated I think we're good. You can just pull the mic a little closer to you.

Ms. O'Connor stated all right. So, we're just looking to open up on another a second location for our current business. The property we're looking at purchasing is a good size property. We think it would be great here and Chester. We've done fairly good and hickory grove. So, we're looking at open up the second one. I don't know what other questions you may have.

Chairman Raines asked what is your business?

Ms. O'Connor stated I'm so sorry. It's Safe Trip Trailers is the name of our business. We are a trailer dealer. Also, we sell portable buildings and we're fixing to start doing golf carts and things like that.

Chairman Raines stated just your typical farm trailer, a little bit bigger than that.

Ms. O'Connor stated yes sir, utility trailers so we do everything from like a 5x10 single axle pull behind trailer to we've done as big as like a gooseneck. We don't really do like big hotshot trailers. Anything like that. It's mainly everyday use. Car trailers, some farm trailers, equipment trailers.

Chairman Raines stated your plans are to construct some type of structure on the property or are you going to use what's there.

Ms. O'Connor stated there is a currently, there's a home there. We think we could probably use that that. That was our plan and do some modifications to it that you guys would need to have done for us to be able to run a business out of it.

Chairman Raines stated I only have one person signing speak tonight and that's for the next four cases.

The owner of the property spoke from the audience and stated I'm the owner of the property.

Chairman Raines stated okay, excuse me, go ahead. You're right, there is an issue I need to talk to you about.

Brandi Hinson stated regarding zoning and 641 Lancaster Highway. Y'all excuse me, because I'm gonna have to read this off on my phone because if I don't forget everything.

Chairman Raines stated okay, is it the reverter clause letter.

Ms. Hinson stated it is, um, we're excited for them to have our property, we really are. I hope that everything works out and they get it. But we've had some unforeseen events in our own lives lately. So that's definitely in my mind as far as what would happen. We've got a question concerning the zoning how it would work if by some chance the buyers were to back out for reasons beyond their control. I know they have every intention of buying our property, but by some chance. As owners of the property, we want to make sure the property would revert back to residential any event that that has happened after it was already zoned commercially, or we'd like to know the process it would need to go through to make sure we could live there if an unforeseen thing like this happened, and I may not mean something beyond their control. I mean we don't know what's gonna happen after that last meeting and they got in their cars to go home.

Chairman Raines stated you mean time frame you're talking about it's just until the property closes.

Ms. Hinson answered yes.

Chairman Raines stated once they make a deal, close the property is no longer a concern. For any party.

Ms. Hinson stated I mean, after we sign the paperwork, I would not have any more concerns.

Chairman Raines stated we have this request for a reverter clause and typically we put some timeframe on that. And typically, you know, with a development or something that may be several years to get everything going, but in your case, I mean, what would you consider? Two months, a month?

Ms. Hinson stated well, I mean, I think after we sign the paperwork after we meet with our attorney, and we sign all that last paperwork, that's all I'm concerned about, because once we sign the papers with our attorneys, everything will be final.

Commissioner Hough stated it's going to take longer than that.

Planning Director Mike Levister stated well, I guess, you don't have to sit down Brandi. I'm not taken over. So basically, her concern is that she would like by to request that their real estate agent put in your packet is that it would be the rezoning would be approved continuance of selling the property. So, if they don't purchase it, then it would revert back with the letter and but that would have to be stated as I told Brandi and then the real estate agent, that's the request that they can make, but that there has to

be a motion and a recommendation from y'all. It wouldn't be like a normal read reverter clause which have y'all been watching county council, they trying to get away with that? Because it's hard to keep control of that.

Chairman Raines stated they are trying to get away from doing that.

Planning Director Mike Levister stated so what she requested as you read, continuance of the actual sale of a property.

Chairman Raines stated so we're not tying it any type of timeframe, you want to contingent on the sale of the property.

Planning Director Mike Levister stated they don't sell the property to those people, because they're the actual applicant that on the application.

Chairman Raines stated do we want to leave that open ended for two months, six months? I mean, it depends on business.

Planning Director Mike Levister stated it would be a recommendation that y'all make with y'all's motion.

Commissioner Grants stated once they sign the papers it's over, right.

Planning Director Mike Levister stated it's not really like a reverter clause. I mean it, it revert back to the current zoning but it's really tied to the continuance of the property being sold from the Hinson's to the O'Connor's.

Chairman Raines stated I'm good with making it contingent on the sale of the property.

Planning Director Mike Levister stated then they would just let us know, then we would make that recommendation to our GIS, that the property gets rezoned from the current zoning to the new of GC. We would hold off until somebody notified us to the sale of the property. That's the only way we could keep control over, somebody would have to let the county know that the sale was final.

Commissioner Hough stated I would think you probably need to be open about six months because sometimes commercial sales take a little longer and like a residential sale, you know, a residential sale, you'd only have 45 days anyway, commercial sometimes.

Chairman Raines stated this letter sort of implies to me that it's gonna be much quicker than that.

Ms. O'Connor stated our closing date is for the date after it's approved. We made it, the contract and everything so as soon as we have the approval for the rezoning, we would be closing the next day.

Chairman Raines stated so that's after the third reading from County Council.

Ms. O'Connor stated yes sir.

Commissioner Hough stated how long will that be Mike, when will that last meeting be, you know?

Commissioner Walley stated it would be March.

Planning Director Mike Levister stated I wasn't prepared for that question. So, the next will be March the fourth.

Chairman Raines stated okay, March 4th.

Commissioner Walley stated let's just say April Fool's, April 1. You know, because County Council, something may happen, and they may not.

Planning Director Mike Levister stated yeah, I mean, it's not a guarantee. As everybody knows, it may not be on the actual February the fifth document the County Administrator has that authority to what gets put on the docket and what does it. We just gave them the time. I mean in any time they can make an agreement to go ahead and purchase the property during the rezoning request at any time. As I told Brandi, you know, they feel comfortable. Maybe they can close out before the actual third reading.

Ms. Hinson stated they're trying to, they have a deadline, I think with their business, and I don't want to interfere with that. They have a business. They have a deadline with their business, and they are wanting to start a business and I don't want to interfere with that in any way.

Chairman Raines stated yeah, we don't want to try to hold that up. You know, we've never really made it too open ended because then you know, somebody's got to track all this going on. And, you know, go revert the property back if the conditions aren't met or whatever. So, we tried to make that sort of reasonable.

Ms. Hinson stated I'm just thinking of unforeseen.

Chairman Raines stated both parties are good with April 1. Is our end date and you know if it's approved, that's pretty much a non-issue.

Ms. O'Connor stated yes sir. So, it just to make sure I understand it because like I said, I'm new to I'm new to all this. So, I just wanna make sure I understand. So, it will be approved for zoning or if it gets approved through zoning for all the votes, then it would have a reverter clause that, but it would already be approved, correct.

Chairman Raines stated that's correct the property. The motion would be that if the property is approved and not closed on by April 1, then it will revert back to its original zoning. And that's why Mr. Hough asked, "did you need longer in case something were to happen?" But if you feel confident, you got that lined up? I mean, I'd give you six months, if that's what you need. But if you don't think that's necessary, you know.

Ms. O'Connor stated we're good with we've got everything situated to go ahead and purchase it. Our hold up was, we just wanted to make sure that it got approved for the zoning that we need for our business, because we've already gone through that situation before purchasing a property, and then it didn't get rezoned in another county. So, we just we didn't want to have that situation again.

Chairman Raines stated I'm good with that.

Ms. O'Connor stated thank you so much.

Chairman Raines stated any discussion amongst the commission. Any more questions? Anybody need to be clarified? Anybody have a motion.

Commissioner Grant motioned to approve the rezoning request with a contingent that the closing on the property must be completed by April 1st, 2024, and if the closing is not completed by April 1st, 2024, the property will revert to RS-1 zoning, second by Commissioner Josey. Vote 6-0 to approve.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 1-23-24 Case # CCMA24-01 Invoice # 7519

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

RS-1 Single Family Residential

 to

GC- General Commercial

Please give your reason for this rezoning request:

We are purchasing the property at 641 Lancaster Highway, Chester, SC 29706. We are requesting that the zoning be changed from the current RS-1 Single Family Residential to the GC- General Commercial to open our business at this location.

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: 423390

Property Address Information

Property address: 641 Lancaster Hwy, Chester, SC 29706
 Tax Map Number: 079-04-02-098-000 Acres: 5 acres

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

PLEASE PRINT:

Applicant (s): Krystal and Mike O'Connor
 Address: 385 Burns Road, York, SC 29745
 Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
 E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Brandi and Keith Hinson
 Address: 641 Lancaster Hwy, Chester, SC 29706
 Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
 E-Mail Address: [REDACTED]

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

Owner's signature:

<i>Keith Hinson</i>	dotloop verified 12/15/23 11:59 AM EST 7ECR-ODRW-AF3B-LIYI	<i>Brandi Hinson</i>	dotloop verified 12/15/23 11:08 AM EST ZG9D-BGDG-89EE-700M
---------------------	--	----------------------	--

Date: _____

Applicant signature:

<i>Mike O'Connor</i>	dotloop verified 12/14/23 6:25 PM EST 7EDY-GG1-LHCJ-FHGS	<i>Krystal M O'Connor</i>	dotloop verified 12/15/23 10:07 AM EST NPM-SPUD-DMWCKRQJ
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Date: _____

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

December 14, 2023

Brandi and Keith Hinson
641 Lancaster Hwy
Chester, SC 29706

Attention: Chester County Council

Re: Request for Reverter Clause on Rezoning Application for Tax Map # 079-04-02-098-000

Dear Chester County Council,

Please accept this request to add a Reverter Clause to the rezoning application for the approximate 5 acres located at 641 Lancaster Hwy, Chester, SC 29706 and identified by tax # 079-04-02-098-000. Currently, this property is under contract, contingent on rezoning the property from the current RS-1 zoning to the commercial GC zoning. This property is planned to close immediately following the rezoning process and approval if received.

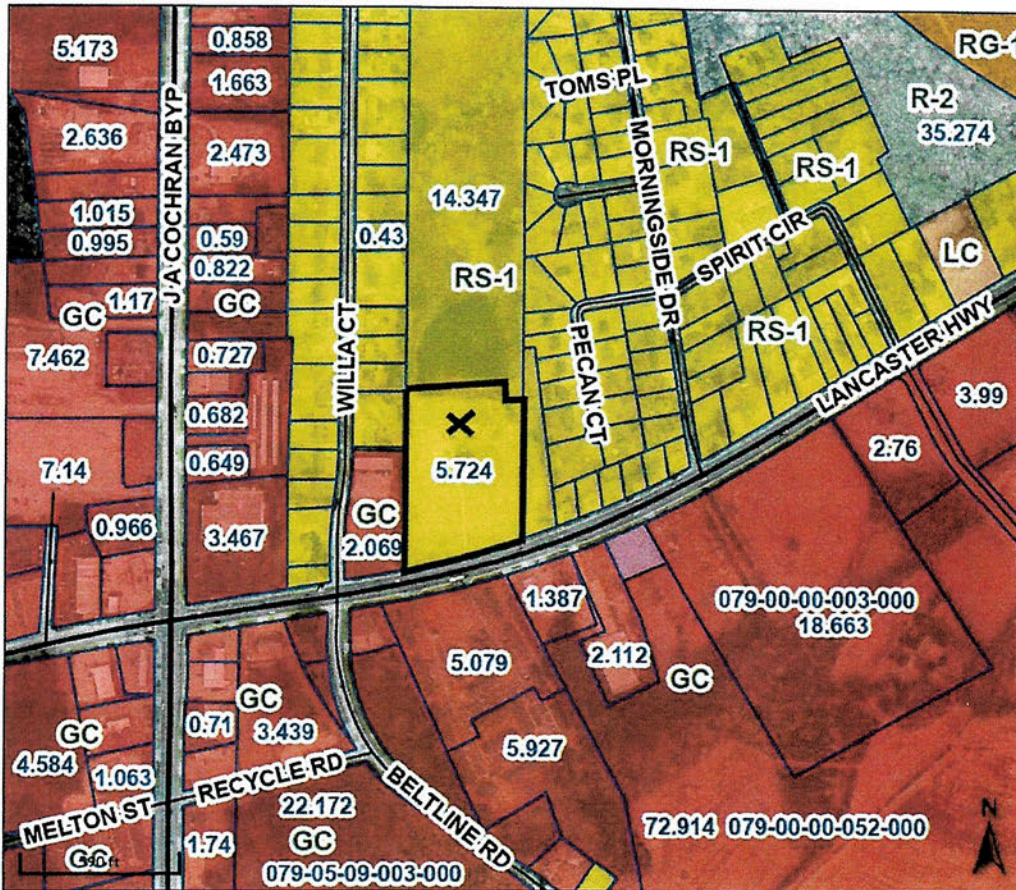
The prospective buyers plan to move forward with the purchase and have already put time and money into making this happen. In the event that the deal does not close, and zoning to commercial has already been approved, we request for the property zoning to revert back to the original RS-1 zoning. This property currently serves as a residence for our family and we would not be in a position to move without the completion of this sale.

We thank you for your consideration and time. Please feel free to reach out to us with any questions.

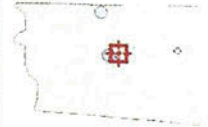
Sincerely,

<i>Brandi Hinson</i>	dotloop verified 12/14/23 3:32 PM EST 9H4T-598T-J54B-5XAS	<i>Keith Hinson</i>	dotloop verified 12/14/23 12:38 PM EST W8FV-B4GP-MVVR-U04U
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Brandi and Keith Hinson
641 Lancaster Hwy
Chester, SC 29706
(803) 209-3213



Overview



Parcel ID 079-04-02-098-000
 Sec/Twp/Rng n/a
 Property Address 641 LANCASTER HWY

Alternate ID n/a
 Class R
 Acreage 5.724

Owner Address HINSON KEITH L
 HINSON BRANDI
 641 LANCASTER HWY
 CHESTER SC 29706

District 02
 Brief Tax Description n/a
 (Note: Not to be used on legal documents)

Date created: 12/15/2023
 Last Data Uploaded: 12/15/2023 2:10:52 AM

Developed by Schneider
 GEOSPATIAL

Next Year (2024) Changes



Search Options

Map Number Real History Year

Name 1 Other Map Number

Alerts

Has Additional Comments

Owner Information

Post Initials Reason for Change

Name 2 Activity Date

Address 1 Land Value

Address 2 Building Value

Zip Code Total Market Value

Total Tax Value

Codes

District Fire Code CITY SUB

Town

Subdivision

Neighborhood

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



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

Issued to:

Krystal and Mike O'Connor

385 Burns Road
York, SC 29745

Receipt No. 7519

Date 12/15/2023
Cashier WebPublic

Payment Items

Map Amendment Rezoning 5 acre tract to GC	\$300.00
	<hr/>
	\$300.00

Form of Payment

Web Payment	\$300.00
	\$300.00

Thank you for your payment.



AWARD CONTRACT

Mr. David Peoples, Program Director
Chester County Sheriff's Office
2740 Dawson Drive
Chester, South Carolina 29706

THE AWARDED FUNDS WILL BE USED ONLY FOR THE STATED PURPOSE AS DESCRIBED BELOW:

\$20,000.00 To Add Two Smaller Drones To the Drone Program with monitoring equipment and training

THE GRANT PERIOD WILL BEGIN ON JANUARY 8, 2024 AND END ON AUGUST 1, 2024.

ANY GRANT FUNDS NOT USED FOR THIS STATED PURPOSE WILL BE RETURNED TO THE LUTZ FOUNDATION.

GRANTEES MUST PROVIDE PAID RECEIPTS FOR ALL GRANT FUNDS ON OR BEFORE AUGUST 1, 2024.

A SITE VISIT WILL BE MADE AFTER THE COMPLETION OF THE PROGRAM/PROJECT.

MEDIA COVERAGE MUST BE MADE TWICE (2) - ONCE TO ACKNOWLEDGE THIS GRANT AND AGAIN WHEN THE PROGRAM/PROJECT IS COMPLETE.

YOUR SIGNATURES ON THIS DOCUMENT CONSTITUTE THE GRANTEE'S ACCEPTANCE AND AGREEMENT TO THESE TERMS AND CONDITIONS

_____ Date _____
Grantee's Signature and Title

_____ Date _____
Grantee's Signature and Title