



# Chester County Council Meeting

R. Carlisle Roddey Government Building  
1476 J A Cochran Bypass | Chester, SC 29706  
Monday, March 4, 2024 | 6:00 PM

## AGENDA

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

### 3. APPROVAL OF MINUTES

- a) February 20, 2024 Council Meeting Minutes

### 4. CITIZEN'S COMMENTS

### 5. PUBLIC HEARING

- a) Needs and Assessment Hearing for Community Development Block Grant  
Grazier Rhea, Catawba Regional Council of Governments
- b) 3<sup>rd</sup> Reading of 2024-2  
Amending Ordinance 2021-8 to adopt to the County's General Fund Balance Policy and provide for other related matters.
- c) 3<sup>rd</sup> 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.
- d) 3<sup>rd</sup> 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.
- e) 3<sup>rd</sup> Reading of 2024-5  
Providing for the allocation of funds held in the County's Capital Project Fund and providing for other related matters.

- f) 3<sup>rd</sup> 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.

## **6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS**

- a) 2<sup>nd</sup> Reading of 2024-7  
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.
- b) 2<sup>nd</sup> Reading of 2024-8  
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.
- c) 1<sup>st</sup> Reading of 2024-9  
To amend the County's organizational chart to provide for reorganization of and positions in Animal Control and County Fire (formerly Rural Fire); and to provide for related matters.
- d) 1<sup>st</sup> Reading of 2024-10  
To amend Chapter 46 – streets, sidewalks, and other public property, Article IV – Use of public roads, Sections 46-93 of the Code of Ordinances of the County of Chester, South Carolina, to provide for revisions to litter enforcement; and to provide for other related matters.
- e) Resolution (2024-1) to accept the Memorandum of Understanding for Great Falls Fire Department.

## 7. CONSENT AGENDA

- a) 3<sup>rd</sup> 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) 3<sup>rd</sup> 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) 3<sup>rd</sup> 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) 3<sup>rd</sup> 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) 3<sup>rd</sup> 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.
  
- f) 2<sup>nd</sup> Reading of 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

## 8. CONSENT AGENDA

*Approval of the Consent Agenda will uphold the Planning Commission's decision to deny the rezoning request.*

- a) 3<sup>rd</sup> 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) 3<sup>rd</sup> 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) 3<sup>rd</sup> 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) 3<sup>rd</sup> 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.

## 9. ADMINISTRATOR'S REPORT

## 10. OLD BUSINESS

## 11. NEW BUSINESS

- a) Emergency Services Update  
Kell Benson, Emergency Services Director



## **12. EXECUTIVE SESSION**

## **13. ACTIONS FOLLOWING EXECUTIVE SESSION**

## **14. COUNCIL COMMENTS**

## **15. 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 Government Building  
1476 J.A. Cochran Bypass, Chester, SC 29706  
Tuesday, February 20, 2024 | 6:00 PM

## MINUTES

*Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman Mike Vaughn, Councilman Corey Guy, Councilwoman Erin Mosley, Councilman John Agee, Councilman William Killian, County Administrator Brian Hester, Clerk to Council Kristie Donaldson, Administrative Assistant Kalli Oliver, and Legal Council Michael Kozlarek*

**1. CALL TO ORDER** *Chairman Branham called the meeting to order.*

### **2. PLEDGE OF ALLEGIANCE AND INVOCATION**

*Allegiance was recited and the invocation was given by Councilman Guy.*

### **3. APPROVAL OF MINUTES**

- a) February 5, 2024 Council Minutes  
*Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Vote 7-0 to approve.*

### **4. CITIZEN'S COMMENTS**

*Steven Person, 744 Spirit Cir., addressed Council regarding being opposed to rezonings on Fernwood Dr.  
John Massey, 171 E. Lacy St., addressed Council honoring fallen officers.*

### **5. ORDINANCES | RESOLUTIONS | PROCLAMATIONS**

- a) 2<sup>nd</sup> Reading of 2024-2  
Amending Ordinance 2021-8 to adopt to the County's General Fund Balance Policy and provide for other related matters.  
*Vice Chairman Wilson motioned to approve, second by Chairman Vaughn. Vote was 7-0 to approve.*
- b) 2<sup>nd</sup> 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.  
*Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote was 7-0 to approve.*
- c) 2<sup>nd</sup> 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.  
*Councilman Vaughn motioned to approve, second by Councilman Agee. Vote was 7-0 to approve.*
- d) 2<sup>nd</sup> Reading of 2024-5  
Providing for the allocation of funds held in the County's Capital Project Fund and providing for other related matters.  
*Councilwoman Mosley motioned to approve, second by Councilman Guy. Vote was 7-0 to approve.*
- e) 1<sup>st</sup> 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  
*Councilman Guy motioned to approve, second by Councilwoman Mosley. Vote was 7-0 to approve.*

- f) 1<sup>st</sup> 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.  
*Councilman Vaughn motioned to approve, second by Councilman Agee. Vote 7-0 to approve.*
- g) 1<sup>st</sup> 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.  
*Councilman Agee motioned to approve, second by Vice Chairman Wilson. Vote 7-0 to approve.*

## 6. ADMINISTRATOR’S REPORT

*Administrator Hester updated about the positive progress at Lewis Fire Department substation, remembering the sacrifices of first responders, and valuable information being obtained by attending the Legislative Conference in Columbia.*

## 7. CONSENT AGENDA

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*Councilman Guy motioned to deny, second by Councilwoman Mosley. Vote was 7-0 to deny.*

## 8. OLD BUSINESS

- a) 2<sup>nd</sup> Reading of CCMA24-01  
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the property must be by April 1<sup>st</sup>, 2024, if property has not closed by April 1<sup>st</sup>, 2024 the zoning would revert back to RS1.

*Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson. Vote was 7-0 to approve.*

## 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.

*Councilman Agee motioned to approve, second by Councilwoman Mosley. Vote was 7-0 to approve.*

- b) Update regarding full-time firefighters with Richburg Fire Department.  
Tyson Melton.

## 10. EXECUTIVE SESSION

- a) Personnel Matter regarding County Administration.

*Councilwoman Mosley motioned to go into Executive Session, second by Councilman Guy.*

*Vote was 7-0 to proceed into Executive Session.*

## 11. COUNCIL ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding County Administration matter.

*Vice Chairman Wilson motioned to go back into regular session, second by Councilman Guy.*

*Vote was 7-0 to proceed with regular session.*

## 12. COUNCIL COMMENTS

## 13. ADJOURN

*Councilwoman Mosley motioned to adjourn, second by Councilman Guy. Vote was 7-0 to adjourn.*

7:20pm

*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.

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Use profanity.

Stray from the subject.

Make comments personally attacking an individual member of Council.



**MEMORANDUM**

**TO:** Chester County Council  
**FROM:** Grazier Rhea, Catawba Regional Council of Governments  
**DATE:** February 20, 2024  
**SUBJECT:** Needs Assessment Hearing

In order to apply for Community Development Block Grant funds, localities must complete a needs assessment process to gather input from citizens concerning the community needs.

The County's Needs Assessment Hearing will be held at 6:00 p.m. on Monday, March 4, 2024. At this hearing, Catawba Regional Council of Governments staff will present the identified community needs and receive additional comments concerning the current needs, especially as they relate to the low and moderate income persons in Chester County. The hearing will also review the program performance of the Dawson Drive Sewer Upgrade Project, which was funded, in part with Community Development Block Grant funds.

Attached is a list of the needs that were identified in the 2023 Needs Assessment. This can be used as a guide to identify Chester County's community needs for 2024. This list will be updated at the hearing on March 4.

Also attached is an overview of the proposed use of Community Development Block Grant funds for the 2024-2025 program year. The next funding round for the Community Development Block Grant program is April 2024. Applications must be requested by March 22, 2024 and applications are due April 22, 2024. Infrastructure projects will be eligible in the spring funding round. Community Enrichment and Local Priorities application requests will be due August 16, 2024, with applications due September 16, 2024. Business Development and Ready to Go Public Facilities applications may be submitted at any time during the year.

For additional information, please contact Christine Schwartz, Angela Kirkpatrick, Eleanor Mixon, Elizabeth Morgan, Katherine Farrand, or Grazier Rhea, with Catawba Regional Council of Governments, at 803-327-9041.



# CHESTER COUNTY, SC PRIORITIZED COMMUNITY NEEDS

MARCH 2023

The following lists the top priority needs of Chester County:

1. Upgrade water, sanitary sewer, and storm sewer infrastructure and services in low and moderate income areas including infrastructure upgrades in the East Chester, Lancaster Street, Saluda Street, and McClure Street areas in the City of Chester: water upgrades in Lincolnville Street neighborhood; and storm drainage in the Cedar Grove area of Chester County. This also includes the upgrade of the Sandy River Wastewater Treatment Plant.
2. Address slums and blighted areas. This includes the clearance of Brownfield areas as well as the following abandoned mills: Great Falls Mill Numbers 1, 2 and Number 3, Eureka Mill, and the Gayle Mill. This also includes the demolition of dilapidated buildings and residences in low and moderate income areas.
3. Renovate or construct the following facilities:
  - Facility for the joint location of services to include SC DHEC, SC Works, and the Chester County Board of Disabilities and other agencies
  - Probate Judge Offices – Federal Building
  - County recreation complex
  - County jail
4. Create a strategic plan for housing
5. Support additional Chester County Library facilities to provide education and training for low and moderate income citizens in order to enhance employment opportunities.
6. Expand water, sanitary sewer, and storm sewer services to low and moderate income areas currently not being served.
7. Construct and upgrade of infrastructure to promote economic development through the expansion of existing industries and location of new industries.
8. Extend water, sewer, and other infrastructure services to affordable housing sites in order to promote housing opportunities for low and moderate income persons.
9. Extend water and sewer along the I-77 corridor, including the SC Highway 97 interchange at Exit 55.
10. Implement improvements to make the I-77 and SC Highway 9 interchange less dangerous, including the addition of turning lanes.
11. Upgrade sidewalks to include Ashford Street from Ella to the J.A. Cochran Bypass, the area from Parkway Avenue to the J.A. Cochran Bypass, York Street, the Gayle Mill neighborhood, Brendale Street, areas along J.A. Cochran Bypass, and sidewalks in the Town of Fort Lawn.
12. Continue to further fair housing in Chester County.



## COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

2024 – 2025

The following is a summary of the proposed uses of CDBG funds for the 2024-2025 program year. These program uses are subject to change prior to final adoption by the SC Department of Commerce.

The Community Development Block Grant Small Cities Program is administered in South Carolina by the SC Department of Commerce, Office of Grants Administration. The State CDBG program will receive an estimated \$19.8 million from the U.S. Department of Housing and Urban Development (HUD) in 2024.

State CDBG grants are awarded to eligible local governments that are not “entitlement areas”. All local governments in the Catawba Region, with the exception of the City of Rock Hill, are eligible to apply.

All CDBG projects must address one of the three following national objectives:

- Benefit low and moderate income persons
- Eliminate slums and blight
- Address urgent community needs that pose a serious threat to the health or welfare of the community.

Three key goals for the CDBG program are to provide decent housing, economic opportunities, and a suitable living environment. Each project must meet one of the following outcomes identified by HUD:

- Affordability
- Accessibility
- Sustainability

The primary CDBG grant programs are Community Development, Business Development, and Regional Planning. There will be \$17.6 million allocated for Community Development Programs, which includes four subcategories of Community Infrastructure, Community Enrichment, Local Priorities, and “Ready to Go”. Following is a description of each of program.

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## I. Community Development

### A. Community Infrastructure

**Funds Available:** \$9,000,000\*\* (estimated)

**Grant Maximum:** \$1,000,000 (A waiver may be considered for a project addressing an urgent and compelling need, regional solution, or system-wide improvements, as well as the extent of leveraging and a reasonable CDBG cost.)

**Grant Minimum:** \$50,000

**Match:** 10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

**Eligible Activities:** Water, sewer, roads, or drainage activities.

**Outcome:**

Contribute to creation of healthy, resilient and sustainable residential communities through water, sewer, roads, drainage or other activities that address one or more of the priorities listed in order of importance:

1. Significant improvements to existing infrastructure to address health concerns, meet required quality standards, ensure community sustainability or improve resiliency.
2. Projects that result in more viable regional infrastructure solutions or that provide new access to services near business centers where it is cost effective to address documented health threat.
3. Upgrades to infrastructure to address quality standards where there are only general health concerns or provide new services that are not near business centers when it is cost effective to address a documented health threat.

Note: Priority will not be assigned to infrastructure improvements that are necessary because of a lack of maintenance and repairs. Similarly, a priority may be not be assigned if new service is proposed for an isolated neighborhood and there is no documented health threat or the service is not cost effective given the number of households committed to benefit.

**Application Requests due: March 22, 2024, at 5:00 p.m.**

**Applications due: April 22, 2024, at 5:00 p.m.**





## **B. Community Enrichment**

**Funds Available:** \$7,170,654 (estimated)

**Grant Maximum:** \$750,000

[Note: A waiver of the grant maximum, up to \$1 million, may be considered for projects proposing Priority 1 or 2 activities in counties designated as Development Status Tier 3 or 4. (i.e. a county-wide health department or DSS facility).]

**Grant Minimum:** \$50,000 (planning grants are subject to a \$50,000 maximum with a potential waiver for infrastructure studies with adequate documentation.)

**Match:** 10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

### **Eligible Activities:**

#### **1. First priority - Economic Competitiveness**

- Brownfield projects or demolition of obsolete buildings
- Downtown streetscape improvements. Projects must include a plan for retail/small business support.
- Planning by professional engineers and architects for regional infrastructure, hazard mitigation, resiliency and sustainability for eligible public infrastructure and facilities, broadband, brownfields clean up and redevelopment, or master drainage studies

#### **2. Second priority - Education and Workforce Development**

- Libraries facilities or services (fixed or mobile), including renovation or new construction and equipment for internet connectivity
- Publicly owned childcare facilities (facilities intended primarily for children age 12 and under, e.g. daycare centers and Head Start preschool centers)
- Other publicly owned facilities principally designed as multi-service centers that will be used for educational programming or workforce training
- Publicly owned transportation-oriented public facilities or services to serve LMI workforce populations

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### 3. Third priority – Safe and Healthy Communities

- Public safety facilities and services in LMI areas, such as a police substation. Primary police stations are not eligible.
- Demolition of vacant, dilapidated residential structures in a targeted LMI neighborhood
- Fire substations or fire trucks for existing stations that serve LMI residential areas if there will be a documented ISO (Insurance Services Office) reduction or expansion of service
- Publicly owned health and/or social services facilities or equipment in underserved LMI areas
- ADA accessibility and energy efficiency improvements for CDBG eligible public facilities (i.e., replacing windows, upgrading HVAC, etc.)
- New or upgraded sidewalks in LMI residential areas

Equipment for public service activities must be for new or expanded services and generally associated with a significant capital investment in facilities. Only major pieces of equipment that have a durable life of five years will be considered for funding.

#### **Outcome:**

This program is designed to fund facilities, services, and other activities that strengthen existing communities and support a high quality of life within the following state priority areas:

1. Increasing economic competitiveness, resiliency and narrowing the digital divide
2. Education and workforce development
3. Safe and healthy communities

**Application Requests due: August 16, 2024, at 5:00 p.m.**

**Applications due: September 16, 2024, at 5:00 p.m.**

### **C. Local Priorities Program**

**Funds Available:** \$1,000,000 (estimated)

**Grant Maximum:** \$300,000

**Grant Minimum:** \$50,000

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**Match:** 10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

**Outcome:**

This program is designed to meet community development needs that are not typically funded through the other CDBG programs or one of the other HUD partner programs.

**Eligible Activities:**

These funds will be used for alternative grant activities and partnerships that meet community development needs of eligible municipalities. Local priority projects could include historic preservation, innovation, energy conservation, parks, and trails/greenways. New or expanded public service activities are also eligible.

Projects should have significant leveraging, impact, and community support while still meeting a National Objective and all other requirements. Consideration for funding will be based on state priorities listed below:

**1. First Priority**

- Projects that impact economic development or increase economic competitiveness

**2. Second Priority**

- Projects that address public health and safety, quality of life, or improve the long-term sustainability of the community

**3. Third Priority**

- Projects that address resiliency or help narrow the digital divide

**Application Requests due: August 16, 2024, at 5:00 p.m.**

**Applications due: September 16, 2024, at 5:00 p.m.**

**D. “Ready to Go” Public Facilities Program**

**Funds Available:** \$500,000

**Grant Maximum:** \$500,000

(Note: A wavier will be considered for infrastructure projects addressing an urgent and compelling need, regional solution, or system-wide improvements, as well as the extent of leveraging and a reasonable CDBG cost - generally \$15,000 per household or less)

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**Grant Minimum:** \$50,000

**Match:** 10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

**Eligible Activities:**

The project must be an eligible public facility improvement under the Community Infrastructure, Community Enrichment, or Local Priorities program. All required project activities leading up to bidding must be complete prior to submission of the application including but not limited to: project design, environmental review, acquisition and permits. CDBG funds may only be used for construction or demolition. Brownfields projects may be considered if significant upfront investment of local funds has been made and all other program requirements are met (including voluntary clean up contract (VCC) with DHEC and local government ownership). Local and other funds must be used for pre-bid activities and will count toward the match requirements of the program. Projects must be advertised for bid within 60 days of grant award.

**Outcome:**

This program is designed to stimulate the local economy by addressing urgent or compelling community needs, encouraging the timely implementation of CDBG eligible projects, and being cost effective.

**Applications will be accepted on an ongoing basis, based on funding availability.**

Program clarifications:

1. Projects must address an urgent and compelling need.
2. The project requires an upfront investment of local and other funds for planning, project design, and permitting that is substantially equivalent to the required 10% local match.
3. Projects must be eligible public facility improvements, and CDBG pays only for construction or demolition and administration.

## **II. Business Development Program**

**Funds Available:** \$1,000,000

**Grant Maximum:**

- Job creation/retention \$10,000/ job
- Area economic development \$500,000

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- Local goods and services:
  - Service area less than 20% poverty or 70% LMI      \$350/LMI person
  - Service area equal/more than 20% poverty or 70% LMI      \$1,000/LMI person

Waiver: The maximum grant limit may be waived, by the Secretary of Commerce, where it is determined that the increased cost is appropriate and necessary to address state and local economic development needs as long as CDBG requirements will still be met.

**Grant Minimum:**      \$50,000

**Match:**                      10% local match or other equivalent contribution required. Projects to assist businesses in the provision of goods and services must have a minimum of 25% leveraging including a 10% match from the local government.

**Eligible Activities:**

Infrastructure to assist new or expanding businesses that will result in the creation or retention of jobs, 51% of which must be available to low and moderate income persons.

**Outcome:**

This program provides financial resources for local governments to pursue opportunities that create new jobs, retain existing employment, stimulate private investment, and revitalize or facilitate the competitiveness of the local economy. Funding will be prioritized based on the following order:

- New or expanding businesses tied to job creation
- Area economic development activities not associated with job creation
- New or expanding local businesses that provide essential goods and services in predominately LMI communities

**Applications will be accepted on an ongoing basis, based on funding availability.**

**III. General CDBG Program Requirements:**

- A unit of local government may apply for a third project if they have no more than two open grants that have not exceeded a 30-month grant period.
- A unit of local government is limited to one streetscape project at a time.
- A unit of local government is limited to one open Ready-to-Go project at a time.

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- A unit of local government may not have more than one project for the same general target area/neighborhood open at the same time

Catawba Regional Council of Governments' staff is available to assist local governments with the development of potential CDBG projects and application preparation. If you are interested in submitting a CDBG application, contact *Grazier Rhea, Angela Kirkpatrick, Christine Schwartz, Eleanor Mixon, Katherine Farrand, or Elizabeth Morgan* at (803) 327-9041.

### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on Monday, March 4, 2024 at 6:00 p.m., in the R. Carlisle Roddey Government Complex, 1476 J.A. Cochran Bypass, Chester, SC, Chester County will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities, and economic development. At this public hearing, Chester County will provide the results of its needs assessment and the activities which might be undertaken to meet identified needs, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income.

This public hearing is also being held to review the program performance and accomplishments conducted under the Dawson Drive Sewer Upgrade Project (CDBG #4-CI-20-003). This project consisted of the upgrade of 8" sewer lines and manholes to serve the Dawson Drive area. The total project cost was \$1,275,728.00, which included \$1,070,336.50 for construction costs, \$137,275.50 for engineering, \$14,116.00 for acquisition, and \$54,000.00 for administration. Of the total project cost, \$804,000.00 was covered with CDBG funds, and \$471,728.00 was covered by Chester County Wastewater Recovery.

This public hearing and the matters to be discussed are subject to the provisions of Chester County's Citizens Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program, providing for the participation of the citizens of Chester County in the planning and implementation of community and economic development projects that will involve CDBG funds.

The Citizens Participation Plan is available for review in the Chester County Administrator's Office from 8:30 a.m. to 5:00 p.m. Monday through Friday. Persons with questions or comments concerning the public hearing or the Citizens Participation Plan may contact the Office: PO Drawer 580, Chester, SC 29706 (Telephone: 803-385-5133).

Chester County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Mike Levister, Director/ADA Coordinator, PO Drawer 580, Chester, SC 29706 (Telephone: 803-581-0942), has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's regulations. Assistance will be provided to accommodate the special needs of disabled persons, upon request. Parking is available at the back of the building.



CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-7

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.

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, by and through its County Council, previously enacted one or more ordinances, with amendments, and one or more resolutions, with amendments, and various employee and/or personnel handbooks, and employment policies, and procedures;

WHEREAS, the County has changed its form of government from Council-Supervisor to Council-Administrator, which resulted in the need to update certain personnel system policies and procedures as contemplated by South Carolina Code Annotated section 4-9-30(7) (collectively, "County Policies");

WHEREAS, the County Council recognizes that the administration, development, and implementation of additional administrative employment policies and procedures of the County, not inconsistent with State law and the County Policies, are and shall be the province of the County Administrator according to South Carolina Code Annotated section 4-9-630 (collectively, "Administrative Policies");

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

**Section 1. Recission of Existing Ordinances, Handbooks, Policies, and Procedures.** The County rescinds each existing ordinance, employee and/or personnel handbook, employment policy and procedure, and each related item.

**Section 2. Employee Handbook.** The County hereby adopts an employee and/or a personnel handbook a copy of which is attached to, and incorporated in, this Ordinance by reference as Exhibit A, as the County Council's definitive statement of the County Policies.

**Section 3. Confirmation of County Administrator Authority.** The County Council confirms the County Administrator's authority to development and implement the Administrative Policies as the County Administrator deems appropriate for the lawful and efficient operation of the County so long as such Administrative Policies are not inconsistent with either State law or the County Policies.

**Section 4. Amendment to County Code.** Chapter 2, Article VI, Division 1, Sections 2-267 of the Code of Ordinances of the County of Chester, South Carolina ("County Code"), be and is hereby stricken in its entirety and replaced with the following: "Sec. 2-267. – Personnel handbook. Personnel regulations established by the County Council shall be published in a personnel handbook and made available to each employee of the County. The administration, development, and implementation of additional administrative employment policies and procedures of the County, not inconsistent with State law and the County's personnel handbook, are and shall be the province of the County Administrator. Neither the County's personnel handbook nor any administrative policy or procedure shall constitute an employment contract between the County and any County



employee.”

**Section 5. Subsequent Changes.** Notwithstanding the adoption of the County Policies, including the Personnel Handbook by this Ordinance, the County Council is entitled to amend the County Policies by subsequent resolution.

**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. Codification.** The County shall codify the substantive portion of Section 4 of this Ordinance in Chapter 2, Article VI, Division 1 of the County Code as Section 2-267, or as otherwise appropriately numbered, online as soon as practicable and in print as part of the County’s next, regular, re-codification.

**Section 8. Savings Clause.** Nothing in this Ordinance abrogates, diminishes, or otherwise alters any matter that arose under Chapter 2, Article VI, Division 1, Sections 2-267 of the County Code and/or the personnel handbook then-existing prior to the enactment of this Ordinance and any matter that so arose shall be administered according to such provisions as they existed prior to the enactment of this Ordinance.

**Section 9. Effective Date.** This Ordinance is effective immediately on third reading by the County Council.

[ONE SIGNATURE PAGE AND ONE EXHIBIT 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

[ONE EXHIBIT FOLLOWS]  
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**EXHIBIT A**  
**EMPLOYEE HANDBOOK**

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-8

**REVOKING EXISTING PROCUREMENT/CONTRACTING POLICIES, HANDBOOKS, AND MANUALS AND RELATED POLICIES AND PROCEDURES AND THEIR RELATED ENABLING ORDINANCES; ADOPTING A PURCHASING/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.**

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 5: Finance and Taxation, Article V: Procurement, Section 26-136, through and including Section 26-142 of the Code of Ordinances of the County of Chester, South Carolina ("County Code"), and one or more procurement and/or contracting ordinances, manuals, handbooks, or other similar policies and procedures, which collectively provide for the County's purchasing and contracting practices;

WHEREAS, the County has changed its form of government from Council-Supervisor to Council-Administrator, which resulted in the need to update certain procurement and contracting practices as contemplated by South Carolina Code Annotated section 4-9-160 (collectively, "County Policies");

WHEREAS, the County Council recognizes that the administration, development, and implementation of additional administrative procurement/contracting policies and procedures of the County, not inconsistent with State law and the County Policies, are and shall be the province of the County Administrator according to South Carolina Code Annotated sections 4-9-620 and 4-9-630(1)-(3) (collectively, "Administrative Policies");

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

**Section 1. Recission of Existing Ordinances, Handbooks, Policies, and Procedures.** The County rescinds each existing ordinance, procurement/contracting manual and each related item.

**Section 2. Procurement Manual.** The County hereby adopts a purchasing/contracting manual, a copy of which is attached to, and incorporated in, this Ordinance by reference as Exhibit A, as the County Council's definitive statement of the County's Policies.

**Section 3. Confirmation of County Administrator Authority.** The County Council confirms the County Administrator's authority to development and implement the Administrative Policies as the County Administrator deems appropriate for the lawful and efficient operation of the County so long as such Administrative Policies are not inconsistent with either State law or the County Policies.

**Section 4. Amendment to County Code.** Chapter 5: Finance and Taxation, Article V: Procurement, Section 26-136, through and including Section 26-142 of the Code of Ordinances of the County of Chester, South Carolina ("County Code"), be and are hereby stricken in their entirety and replaced with the following:

## CHAPTER 5: FINANCE AND TAXATION

### ARTICLE V: PURCHASING

**Sec. 26-136. Purchasing and Contracting.** Purchasing and contracting regulations established by the County Council shall be published in a Purchasing and contracting policy manual and made available, upon request, to each vendor as part of any purchasing/contracting process. As part of the purchasing and contracting process, the County authorizes the use a “purchasing cards.” The administration, development, and implementation of additional administrative purchasing and contracting policies and procedures of the County and the use of “purchasing cards,” not inconsistent with State law and the County’s purchasing and contracting policy manual, are and shall be the province of the County Administrator. Any potential vendor participating in the County’s purchasing/contracting process shall be bound by the County’s processes and procedures, including any dispute resolution provisions.

**Section 5. Subsequent Changes.** Notwithstanding the adoption of the County Policies, the County Council is entitled to amend the County Policies by subsequent resolution.

**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. Codification.** The County shall codify the substantive portion of Section 4 of this Ordinance in Chapter 5: Finance and Taxation, Article V: Purchasing, Section 26-136, or as otherwise appropriately numbered, online as soon as practicable and in print as part of the County’s next, regular, re-codification.

**Section 8. Savings Clause.** Nothing in this Ordinance abrogates, diminishes, or otherwise alters any matter that arose under Chapter 5, Article V, Section 26-136 of the County Code and/or the procurement policy manual then-existing prior to the enactment of this Ordinance and any matter that so arose shall be administered according to such provisions as they existed prior to the enactment of this Ordinance.

**Section 9. Effective Date.** This Ordinance is effective immediately on third reading by the County Council.

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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

[ONE EXHIBIT FOLLOWS]  
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**EXHIBIT A**  
**CHESTER COUNTY**  
**PURCHASING AND CONTRACTING**  
**POLICIES AND PROCEDURES MANUAL**

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-9

TO AMEND THE COUNTY'S ORGANIZATIONAL CHART TO PROVIDE FOR REORGANIZATION OF AND POSITIONS IN ANIMAL CONTROL AND COUNTY FIRE (FORMERLY RURAL FIRE); AND To PROVIDE FOR 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 desires to provide: (a) within the Animal Control Department, for the transition of one shelter coordinator/animal control officer to two, part-time animal care attendants, as more fully depicted on the organizational chart, a copy of which is attached as Exhibit A ("Updated Animal Control Chart"); and (b) within the Emergency Services Department, by (i) providing for separate organizational charts for County Fire and Emergency Medical Services (which is a pictorial, but non-substantive change) and (ii) creating an organizational chart for County Fire, which includes Rural Fire, and provides for the addition of one leadership position and six, full-time firefighter positions as a result of the memorandum of understanding between the County and the Town of Great Falls, as more fully depicted on the three organizational charts, a copy of each of which is attached as composite Exhibit B "Updated Emergency Services Chart");

**WHEREAS**, the County does not anticipate the addition of these positions will have an impact on the County's current fiscal year budget, as enacted (and, as may have been, from time to time, amended);

**NOW, THEREFORE**, the Council ordains that the County's (a) Updated Animal Control Chart is adopted as described in the recitals and depicted on Exhibit A and (b) Updated Emergency Services Chart is adopted as described in the recitals and depicted on Exhibit B.

**Section 1.** Except as amended by this Ordinance, County's organizational chart(s) shall remain unchanged and in full force and effect.

**Section 2.** The County Administrator is empowered to take whatever further actions and execute whatever documents as may be proper to effect this Ordinance's intent.

**Section 3.** 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.

**Section 4.** This Ordinance does not vest any rights in any person or entity, and the County reserves the right to repeal or amend this Ordinance, at any time, from time to time, as often as the County, in its sole discretion, deems appropriate.

[ONE SIGNATURE PAGE AND TWO EXHIBITS FOLLOW]  
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**CHESTER COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_

Joe Branham  
Chairman, County Council

[SEAL]

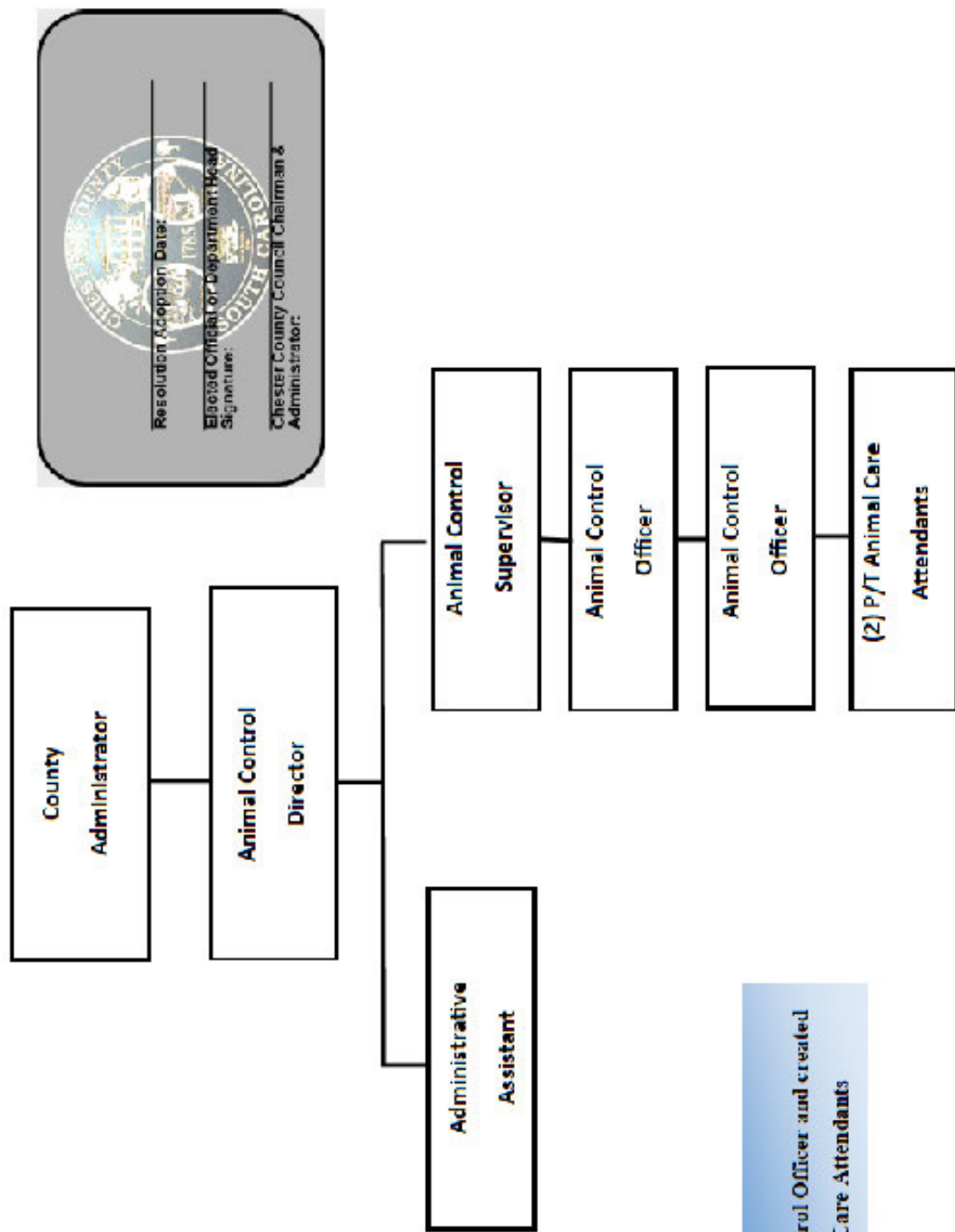
Attest:

\_\_\_\_\_  
Kristie Donaldson  
Clerk to County Council

First Reading:            March 4, 2024  
Second Reading:        March 18, 2024  
Public Hearing:            April 1, 2024  
Third Reading:            April 1, 2024

EXHIBIT A  
UPDATED ANIMAL CONTROL CHART

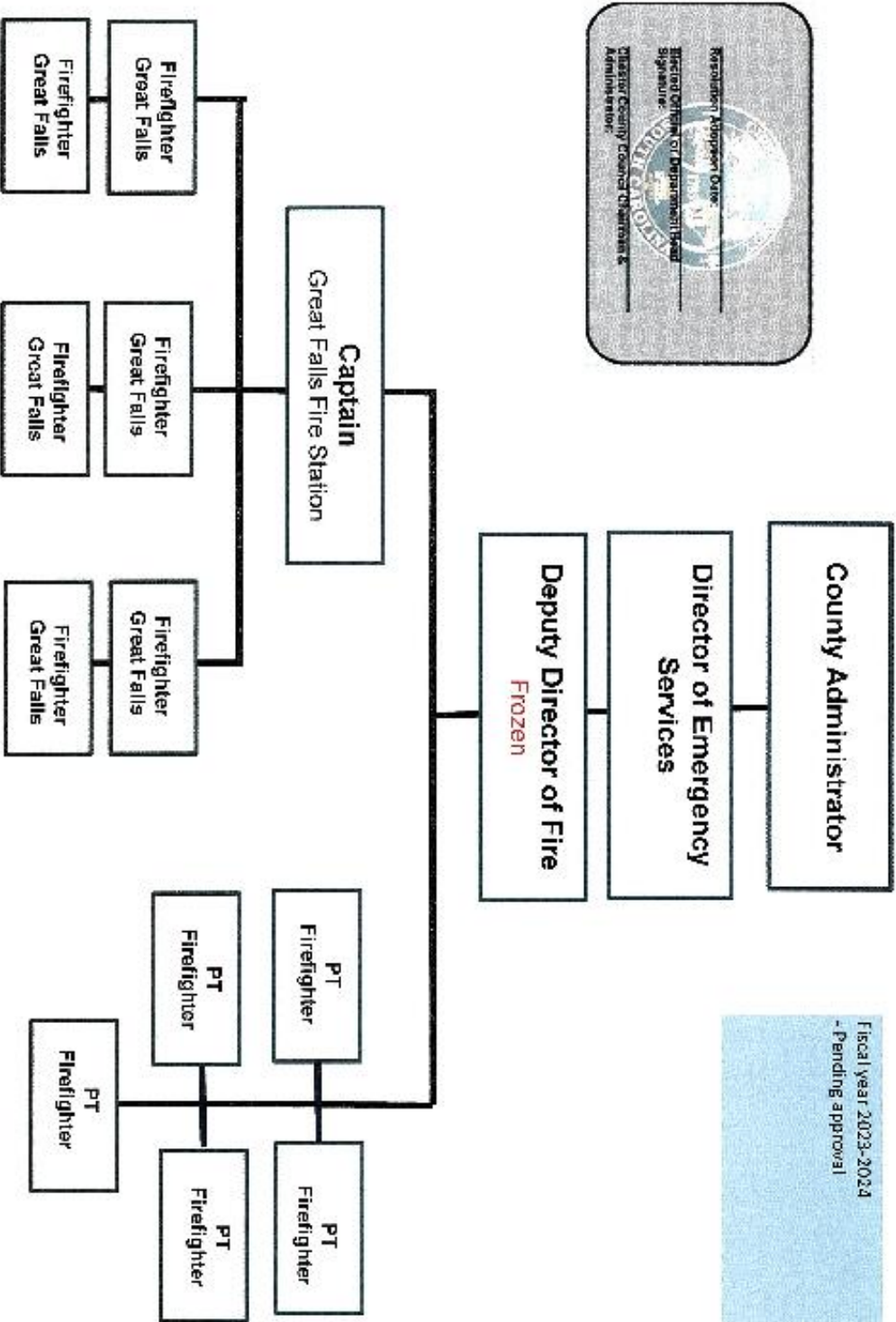
# Animal Control – Organizational Chart



Fiscal year 2023-2024  
Moved one Animal Control Officer and created  
Two Part Time Animal Care Attendants

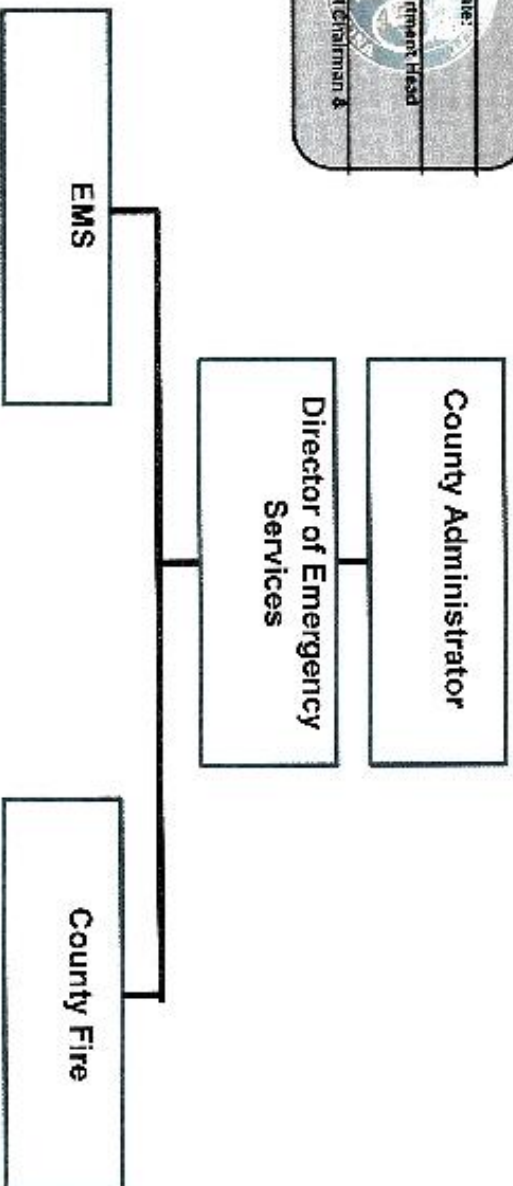
**EXHIBIT B**  
UPDATED EMERGENCY SERVICES CHART

# COUNTY FIRE – ORGANIZATIONAL CHART

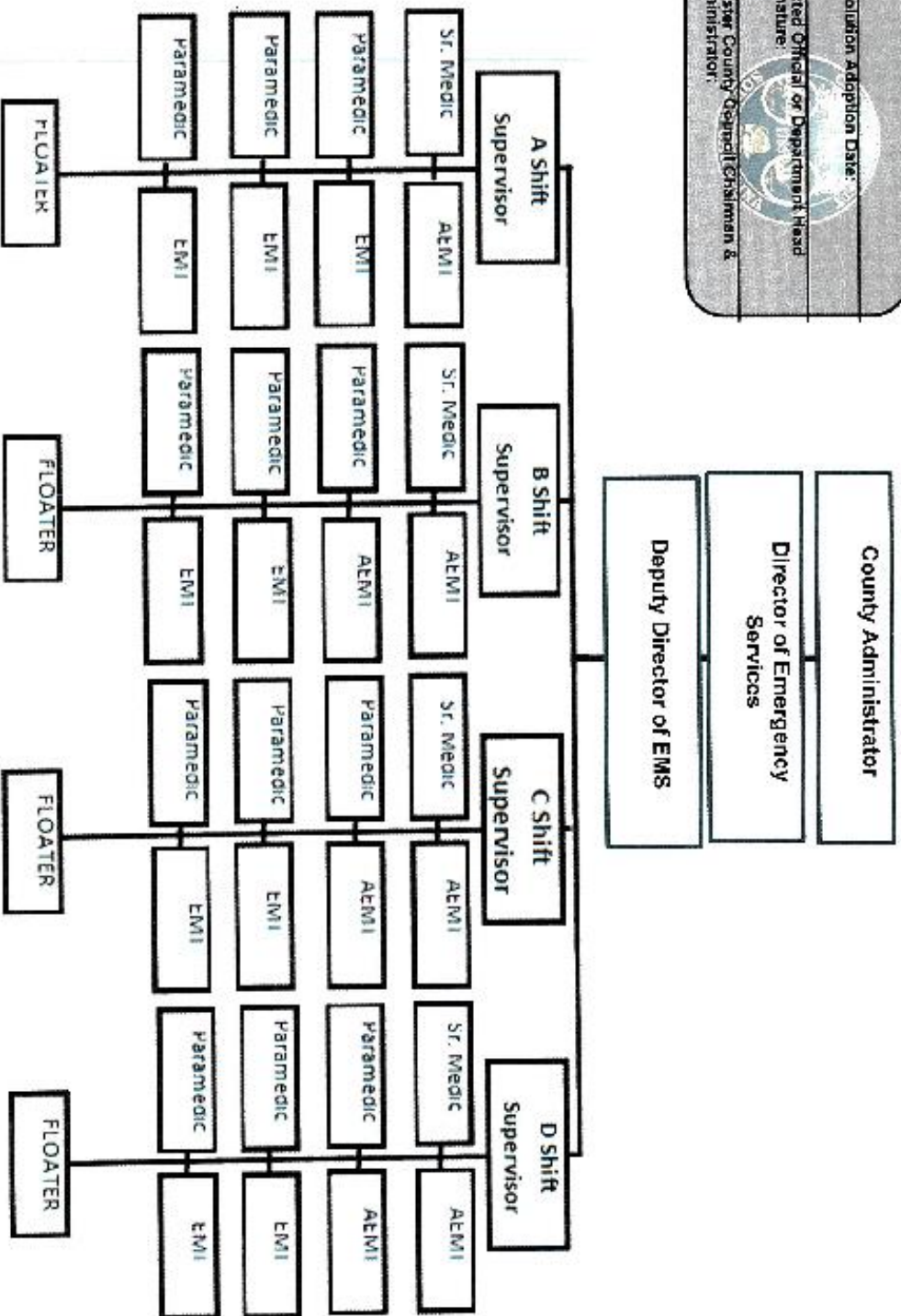


Fiscal Year 2023-2024  
 - Pending approval

# EMERGENCY SERVICES – ORGANIZATIONAL CHART



# EMERGENCY MEDICAL SERVICES – ORGANIZATIONAL CHART



**CHESTER COUNTY, SOUTH CAROLINA**

**ORDINANCE NO. 2024-10**

**TO AMEND CHAPTER 46 – STREETS, SIDEWALKS, AND OTHER PUBLIC PROPERTY, ARTICLE IV – USE OF PUBLIC ROADS, SECTIONS 46-93 OF THE CODE OF ORDINANCES OF THE COUNTY OF CHESTER, SOUTH CAROLINA, TO PROVIDE FOR REVISIONS TO LITTER ENFORCEMENT; 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**, the County previously enacted Chapter 46, Article IV, Section 46-93 of the Code of Ordinances of the County of Chester, South Carolina (“County Code”), which provides for various matters related to litter enforcement; and

**WHEREAS**, the County Council desires to provide for revisions to Section 46-93 to clarify certain aspects of litter enforcement.

**NOW, THEREFORE**, the Council ordains that Chapter 46, Article IV, Section 46-93 of the County Code, be and is hereby amended, as and if amended, as noted between the “\*” by removing all those matters showing a strikethrough in the text and adding all those matters showing an underline in the text as follows:

\*\*\*\*\*

**Sec. 46-93. Litter control ordinance.**

This article shall be referred to as the Chester County Litter Control Ordinance and is enacted under the home rule authority of the county council to provide remedies and penalties for illegal litter and dumping as defined herein, in the unincorporated areas of the county and to provide authority for the county litter enforcement officer to enforce the provisions of this article.

(1) Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Litter* means all discarded waste materials including, but not limited to, rubbish, garbage, trash, refuse, sand, gravel, yard clippings, limbs, leaves, slag, paper, plastic, rubber, tires, waste building materials at construction sites, bottles, glass, aluminum cans, cigarette butts, cigarette filters, shell-fish, or other discarded materials of every kind and description.

*Litter receptacle* means those containers adopted by the county.

*Person* means an individual, partnership, co-partnership, cooperative, firm, company, public or private corporation, political subdivision, agency of the county, trust, estate, joint structure company or any other legal entity or its legal representative, agent or assigns.

*Public or private* means, but is not limited to, the right-of-way of any road or highway, any body of water or watercourse, park, playground, conservation or recreation area, timberlands, forests, buildings, refuge, and residential or farm properties.

*Solid waste* means all refuse including, but not limited to, bulk, debris, garbage, recyclable materials, rubbish and trash.

*Vehicles* means every device capable of being moved upon a public highway, body of water, or public property and in, upon, or by which any person's property is or may be transported or drawn upon a public highway, body of water, or public property.

- (2) Litter, loose materials, and solid waste to be covered to prevent escape during transportation, penalties.
  - a. No vehicle which transports litter, loose materials, or solid waste shall be driven or moved on any highway, body of water, or public property unless the litter, loose material, or solid waste is secured by means of a covering which is fastened securely so as to prevent any of its load from dropping, sifting, leaking, or otherwise escaping from the vehicle.
  - b. A person violating the provision of this section is guilty of a misdemeanor and, upon conviction, ~~must~~ shall be fined not less than \$100.00 nor more than \$500.00 or imprisoned for not more than 30 days for each offense, or both. The court may further impose one of the following:
    1. In the sound discretion of the court in which conviction is obtained, the person may be directed to pick up and remove from any public street or highway or public right-of-way for a distance not to exceed one mile any litter, loose material, or solid waste the person has deposited and any and all litter, loose material, or solid waste deposited thereon by anyone else prior to the date of execution of sentence; or
    2. In the sound discretion of the court in which conviction was obtained, the person may be directed to perform other forms of public service as may be ordered due to physical or other incapacities, ~~which shall be under the supervision of the court.~~
- (3) Prima facie evidence; inferred presumption.
  - a. Whenever litter, loose materials or solid waste are thrown, dropped, deposited, dumped, sifted, leaked, or otherwise escape from any motor vehicle, boat, airplane or other conveyance in violation of this section, it shall be prima facie evidence that the operator of the conveyance has committed a violation of this article.
  - b. Whenever any litter which is dumped, deposited, thrown or left on public or private property in violation of this article is discovered to contain any articles, including without limitation, letters, bills, publications or other writings which display the name of a person thereon in such a manner as to indicate such person, it shall be inferred that such person has violated this article.
- (4) Littering on public or private property or waters prohibited; exceptions; responsibility for removal; penalties.
  - a. No person may dump, throw, drop, deposit, discard or otherwise dispose of litter or other solid waste upon any public or private property or waters in the county whether from a vehicle or otherwise, including without limitation, a public highway, public park, campground, forest land, recreational area, road, street or alley except as follows:
    1. When the property is designated by the state or the county or any of its agencies or political subdivisions for the disposal of litter and other solid waste and it is authorized by the proper public authority to use the property for that purpose.
    2. Placed into a litter receptacle or container installed on such property; and is placed in a manner that the litter is prevented from being carried away by the elements upon a part of the private or public property or waters.
  - b. No person or persons may dump, throw, discard, drop, or otherwise dispose or leave any litter or other solid waste other than household garbage or recyclables as specified at county waste and recycling centers, or leave such specified items after the center has closed.
  - c. Responsibility for the removal of litter or other solid waste from public or private property or receptacles is upon the person convicted under this section. However, if there is no conviction, the responsibility is upon the owner of the property or upon the owner of the property where

the receptacle is located. If there is no conviction and, in the discretion of the county ~~supervisor~~ administrator or his designee, an undue hardship is created for the owner of the property, assistance in removing the litter or other solid waste may be provided by the county.

- d. A person who violates the provisions of this section in an amount less than 15 pounds in weight or 27 cubic feet in volume is guilty of a misdemeanor and upon conviction ~~must~~ shall be fined not less than \$100.00 or more than \$200.00; or imprisoned for not more than 30 days for each offense, or both. In addition to a fine and for each offense under the provisions of this section, the court shall also impose a minimum of five hour litter and other solid waste gathering labor or other form of public service as the court may order because of physical or other incapacities, ~~which shall be under the supervision of the court.~~
- e. The fine for deposit of a collection of litter or other solid waste in an area or facility not intended for public deposit of litter or other solid waste is \$200.00. The provisions of this item apply to a deposit of litter or other solid waste in an area or facility not intended for public deposit of litter or other solid waste, but this does not prohibit a private property owner from depositing litter or other solid waste as an enhancement to their property if the depositing does not violate applicable state and local health and safety regulations. In addition to a fine and for each offense under the provisions of this section, the court shall also impose a minimum of five hour litter and other solid waste gathering labor or other form of public service as the court may order because of physical or other incapacities, ~~which shall be under the supervision of the court.~~
- f. The court, in lieu of payment of the monetary fine imposed for a violation of this section, may direct the substitution of additional litter or other solid waste gathering labor, or other form of public service as it shall order due to physical or other incapability's, ~~which labor or public service shall be under the supervision of the court,~~ not to exceed one hour for each \$5.00 of fine imposed.
- g. For the second and subsequent convictions under subsections d. or e. of this section, a minimum of 20 hours of community service shall be imposed in addition to a fine.
- h. In addition to other punishment authorized by the section, in the discretion of the court in which conviction is obtained, the person so convicted may be directed by the court to pick up and remove from any public place or any private property, with permission of the owner upon which it is established by competent evidence that the convicted person has deposited litter or other solid waste, all such litter or other solid waste deposited on the place or property by anyone before the date of execution of sentence.
- i. Magistrates and municipal courts have jurisdiction to try violations of this article and shall order the publication of the names of those persons convicted for violations of this article in a news publication of local circulation.
- j. Any person who violates the provisions of this section in an amount exceeding 15 pounds in weight or 27 cubic feet in volume, but not exceeding 500 pounds or 100 cubic feet, is guilty of a misdemeanor and upon conviction, ~~must~~ shall be fined not less than \$200.00 and no more than \$500.00 or imprisoned for not more than 90 days, or both. In addition, the court shall require the violator to pick up litter or other solid waste or perform other community service commensurate with the offense committed as required by state statute.
- k. Any person who violates the provisions of this section in an amount exceeding 500 pounds in weight or 100 cubic feet in volume is guilty of a misdemeanor and upon conviction, ~~must~~ shall be fined not less than \$500.00 nor more than \$1,000.00, or imprisoned not more than one year, or both. In addition, the court may order the violator to:
  1. Remove or render harmless the litter or other solid waste dumped in violation of this subsection;
  2. Repair or restore property damaged by, or pay the cost of damages arising out of the dumping of litter or other solid waste in violation of this subsection; and/or



3. As required by state statute, perform community public service relating to the removal of litter or solid waste dumped in violation of this sub-section or relating to the restoration of an area polluted by litter or solid waste dumped in violation of this section by the person so convicted or others.
  - l. A motor vehicle, vessel, aircraft, container, crane, winch, or machine involved in the disposal of more than 500 pounds in weight or more than 100 cubic feet in volume of litter or other solid waste in violation of this section is declared contraband and is subject to seizure and summary forfeiture to the county.
  - m. The Court shall impose at least the minimum fine, or the minimum imprisonment, or both, for a violation of this section. No part of a fine or imprisonment imposed pursuant to this section may be suspended. Offenders who do not appear for court without notification to the court may have their hearing rescheduled at the discretion of the court. Failure to appear a second time without notice will result in the issuance of a bench warrant.
  - n. The court may permit and recognize a roadside bond offered by the litter enforcement officer to the violator. A roadside bond will include a fine and a requirement for community service.
  - o. ~~All~~For community service required by the court, ~~shall be under the supervision of the court and~~ the violator may be required to provide "before and after" photographs to the court as evidence of the performance of the community service.
- (5) Abandoning chemicals or hazardous materials in the county.
  - a. No hazardous or potentially hazardous wastes shall be placed in waste disposal containers or dumped at the county landfill.
  - b. It shall be unlawful for any person to abandon any chemicals or hazardous/potentially hazardous material in Chester County.
  - c. Hazardous/potentially hazardous materials include without limitation:
    1. Any substance designated under the Clean Water Act and the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) as posing a threat to waterways and the environment when released.
    2. Hazardous materials shall include such materials as flammable solids, corrosive liquids, radioactive materials, oxidizing materials, potentially explosive materials, poisonous gases, and hazardous materials known or suspected of chronic toxicity.
- (6) Nothing in this section shall be construed as granting any cause of action against the State, any political subdivision, or any employee thereof acting in their official capacity to an individual performing community service under this section who is completing litter pickup without direct oversight, including any claim under workers compensation. Routine follow up to ensure completion of litter pickup by any County, municipality, or State employee is not considered oversight.

\*\*\*\*\*

**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 46, Article IV of the County Code as Section 46-93, 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.

**Savings Clause.** Nothing in this Ordinance abrogates, diminishes, or otherwise alters any matter that arose under Chapter 46, Article IV, Section 46-93 of the County Code then-existing prior to the enactment of this Ordinance and any matter that so arose shall be administered according to such provisions as they existed prior to the enactment of this Ordinance.

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

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**CHESTER COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Joe Branham  
Chairman, County Council

[SEAL]

Attest:

\_\_\_\_\_  
Kristie Donaldson  
Clerk to County Council

First Reading:           March 4, 2024  
Second Reading:        March 18, 2024  
Public Hearing:           April 1, 2024  
Third Reading:          April 1, 2024

SOUTH CAROLINA ) RESOLUTION 2024-1 OF  
 ) CHESTER COUNTY, SOUTH CAROLINA  
CHESTER COUNTY )

**APPROVING A FIRE SERVICES AGREEMENT WITH THE TOWN OF GREAT FALLS REGARDING FIRE PROTECTION AND RELATED EMERGENCY SERVICES; AND PROVIDING FOR OTHER RELATED MATTERS.**

WHEREAS, Chester County, South Carolina (“County”) is a political subdivision of the State of South Carolina;

WHEREAS, the Town of Great Falls (“Town”) is an incorporated municipality and body corporate and politic created and existing under the laws of the State of South Carolina;

WHEREAS, the County is dedicated to providing support to the incorporated municipalities in the County’s jurisdiction;

WHEREAS, the Town determines it is more economical and efficient for the County to provide fire protection and related emergency services in the Town’s jurisdiction and to pay the County the appropriated funds available for such purposes;

WHEREAS, the County and the Town desire to provide for a fire services agreement, the substantially final form of which is attached to this Resolution as Exhibit A (“FSA”), in which the County provides, with the Town’s consent, fire protection and related emergency services inside the municipal limits of the Town;

WHEREAS, the South Carolina Constitution, Article VIII, Section 13, provides that any county, incorporated municipality, or other political subdivision may agree with the State or with any other political subdivision for the joint administration of any function and exercise of powers and the sharing of the costs thereof;

WHEREAS, the County and the Town each acknowledge that the FSA is an intergovernmental agreement authorized under Article VIII, Section 13, of the South Carolina Constitution;

WHEREAS, the County and the Town desire to memorialize their understanding of the arrangement for fire protection and related emergency services in the Town by approving, executing, and delivering the FSA;

**NOW, THEREFORE, THE COUNTY COUNCIL RESOLVES:**

**Section 1.** The FSA, with whatever changes are (a) not adverse to the County and (b) approved by the County Administrator (after advice of County Attorney), is approved and is incorporated by reference in this Resolution as if set forth fully in the Resolution’s body. The County Administrator’s execution of the final FSA is conclusive evidence of approval.

**SECTION 2.** All resolutions and parts thereof in conflict herewith are, to the extent of such conflict, repealed.

**Section 3. Effective Date.** This Resolution is effective after its adoption by County Council.

RESOLVED: March 4, 2024

**CHESTER COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_

Joe Branham  
Chairman, County Council

[SEAL]

Attest:

\_\_\_\_\_  
Kristie Donaldson  
Clerk to County Council

**EXHIBIT A**  
**SUBSTANTIALLY FINAL FORM OF FIRE SERVICES AGREEMENT**

**CHESTER COUNTY, SOUTH CAROLINA**  
**FIRE SERVICES AGREEMENT WITH**  
**TOWN OF GREAT FALLS, SOUTH CAROLINA**

This FIRE SERVICES AGREEMENT (“Agreement”) is made and entered in by and between the CHESTER COUNTY, SOUTH CAROLINA (“County”), and the Town of Great Falls, South Carolina (“Town”) (each a “Party,” collectively, “Parties”), and shall be effective on the date that the Agreement has been signed by the last of the Parties. Each party is responsible for any approval requirements of each respective governing bodies as may be required under the laws of the State of South Carolina.

WHEREAS, the County is a political subdivision of the State of South Carolina;

WHEREAS, the Town is an incorporated municipality and body corporate and politic created and existing under the laws of the State of South Carolina;

WHEREAS, the South Carolina Constitution, Article VIII, Section 13, provides that any county, incorporated municipality, or other political subdivision may agree with the State or with any other political subdivision for the joint administration of any function and exercise of powers and the sharing of the costs thereof;

WHEREAS, the County and the Town acknowledge that this Agreement is an intergovernmental agreement authorized under Article VIII, Section 13, of the South Carolina Constitution;

WHEREAS, the County is dedicated to providing support to the incorporated municipalities in the County’s jurisdiction;

WHEREAS, the Town determines it is more economical and efficient for the County to provide fire protection and related emergency services in the Town’s jurisdiction and to pay the County the appropriated funds available for such purposes; and

WHEREAS, the Parties desire to memorialize their understanding of arrangement for fire protection and related emergency services in the Town;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties hereto agree as follows:

**I. Authorization to Provide Service.** The Town hereby authorizes the County to provide sole and exclusive fire protection and related emergency services in the Town’s jurisdiction to the extent the Town would be lawfully permitted to provide the same services under South Carolina law as an incorporated municipality. The Town shall not, and shall not permit others to, provide fire protection and related emergency services in the Town’s jurisdiction during the Term of this Agreement.

**II. Terms of Fire Services.** This Agreement applies to all calls for service occurring within the Town. The County shall provide fire services of the same tenor and responsiveness as generally available for all fire service provided by the County in the County, provided, however the County shall allocate specific resources to the Town consistent with the County’s ownership of certain real and personal property assets and the employment of no less than two firefighters on a 24-hour per day, year-round basis, with an additional firefighter available during weekdays, consistent with the County’s general fire protection plans.

**III. Payment.** The Town shall pay the County \$175,000 per year during each fiscal year (July 1-June 30) of this Agreement beginning July 1, 2024.

**IV. Equipment.** All real and personal property located at 506 Chester Avenue, Great Falls, South Carolina 29055, is and shall remain the County’s property throughout the term of this Agreement and for all periods following this Agreement with such disposable, replacement, and otherwise as the County may make with such property. The County

shall be responsible for its own equipment and personnel; further, each Party agrees to waive any and all claims that Party may have against the other Party for compensation of any loss, damage, personal injury, or death occurring as a result of any performance under the terms of this Agreement.

**V. Recordkeeping.**

A. The County shall be primarily responsible for maintaining records relating to each call. However, each Party shall maintain records of activities of its personnel, if any, that it would otherwise generate within its own jurisdiction including, but not limited to, incident reports. Each Party shall make these records available to the other Party upon request and without cost.

B. Each Party shall be primarily responsible for responding to South Carolina Freedom of Information (“FOIA”) requests relating to the emergency incident for any records responsive and in that Party’s possession.

**VI. Transition of Service.** The Town shall continue to be directly responsible for paying payroll and benefits of the Town’s fire service employees, until the earlier of: (a) such time as the County provides notice to the Town that the County is taking over such employments matters, and (b) June 30, 2024, at whichever earlier point the County shall become responsible for providing such services, provided, however, from the effective date of this Agreement, the County’s Director of Rural Fire Services shall oversee the Town’s fire service employees regarding fire protection and related emergency services.

**VII. Terms of the Agreement.**

A. Term: Termination. The payments due from the Town to the County under Section III of this Agreement shall continue in effect through and including June 30, 2029. Expiration of the payments due under Section III of this Agreement shall not impair the authorization provided under Section I of this Agreement, which shall expire no sooner than December 31, 2054.

STILL WANT CONSENT TO PROVIDE SERVICE AFTER THIS DATE]

B. Termination. Each Party shall have the right to terminate this Agreement upon 365 days’ prior written notice to the other Party. Such notice shall be effective upon actual receipt by the other Party.

C. Costs. Each Party shall bear its own costs and expenses in complying with this Agreement. For the avoidance of doubt, this Agreement shall in no manner affect the compensation, pension, or retirement rights of any personnel whatsoever.

D. Entire Agreement: Amendments. This Agreement represents the entire agreement between the Parties with respect to the subject matter of this Agreement and supersedes any existing agreements, written or otherwise, among the Parties concerning the subject matter of this Agreement. This Agreement shall not be modified, amended, or changed in any manner except upon express written consent of each of the Parties.

E. Other Agreements. THIS AGREEMENT DOES NOT ALTER, IN ANY WAY, EXISTING AGREEMENTS WITH OTHER AGENCIES FOR FIRE SERVICES AND/OR MUTUAL AID, INCLUDING, FOR EXAMPLE, THE SOUTH CAROLINA STATEWIDE MUTUAL AID AGREEMENT.

F. Assignment. This Agreement may not be assigned by either Party hereto without the express written consent of the other Party. This Agreement shall be binding upon the respective successors and permitted assigns of the Parties.

G. Employment Status. Nothing herein shall be construed or interpreted to imply that the County’s firefighters responding in accordance with this Agreement shall be the Town’s employees.

H. Insurance. Each Party shall maintain suitable insurance coverage for general liability, automobile liability, workers’ compensation for the benefit of their own employees, and other such coverage as may be required by law or deemed advisable by individual Parties.

I. No Indemnification or Third-Party Rights. To the extent provided by law, the Parties shall be solely responsible for the acts and omissions of their respective employees, officers, and officials, and for any claims, lawsuits, or damages that arise from the activities of their employees, officers, and officials under this Agreement. No right of indemnification is created by this Agreement, and the Parties expressly disclaim such right. This Agreement shall not be deemed to give rise to or vest any rights or obligations in favor of any person or entity not a party to this Agreement.

J. Choice of Law. This Agreement shall be governed by and interpreted under the laws of the State of South Carolina.

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IN WITNESS WHEREOF, the duly authorized representatives of each of the Parties hereto have executed this Agreement as of the dates set forth below.

**CHESTER COUNTY, SOUTH CAROLINA**

---

Brian Hester  
County Administrator

Date: \_\_\_\_\_

**TOWN OF GREAT FALLS, SOUTH CAROLINA**

---

Joshua Brantley  
Mayor

Date: \_\_\_\_\_

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

[ONE EXHIBIT FOLLOWS]  
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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.

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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.

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

**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 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 4<sup>th</sup>.

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 1<sup>st</sup>, 2024, and if the closing is not completed by April 1<sup>st</sup>, 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 7FCR-DDRW-AF3B-LY1
---------------------	---

<i>Brandi Hinson</i>	dotloop verified 12/15/23 11:08 AM EST ZG9D-BGDG-B9EE-700M
----------------------	--

 Date: \_\_\_\_\_

Applicant signature: 

<i>Mike O'Connor</i>	dotloop verified 12/14/23 10:25 PM EST 7DVF-GG-UHQFQS
----------------------	---

<i>Krystal M O'Connor</i>	dotloop verified 12/15/23 10:46 AM EST JFMA-SPUG-OWMCKG
---------------------------	---

 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.

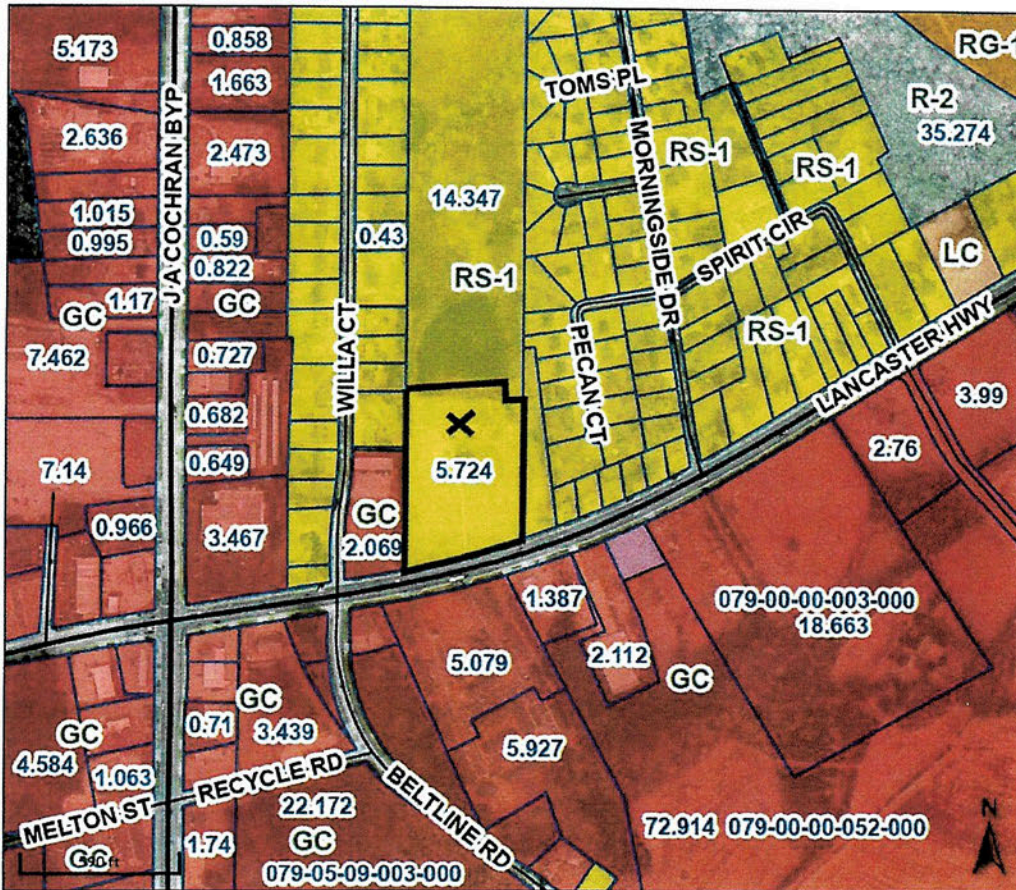
Sincerely,

	<small>dotloop verified 12/14/23 3:32 PM EST 9H4I-59BT-JS48-SXAS</small>		<small>dotloop verified 12/14/23 12:38 PM EST W8FV-B4GP-MVVR-U04U</small>
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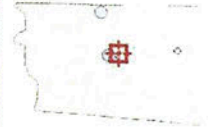
Brandi and Keith Hinson  
641 Lancaster Hwy  
Chester, SC 29706







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
	<b>\$300.00</b>

*Thank you for your payment.*



PLAT OF SURVEY FOR

FUELED FINANCIAL, LLC  
 LOCATED AT 641 LANCASTER HIGHWAY  
 CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA

DECEMBER 15, 2023

REFERENCES: TAX MAP #079-04-02-098  
 D.B. 1269 PG. 282; D.B. 1272 PG. 185  
 PALM CAB, E.S. 54 PG. 58  
 TRACTS 'A' & 'B'

DONALD DEAN BROWN  
 D.B. 797 PG. 257; D.B. 75-5 PG. 9

3/4" P.P.E(F)

S 88°25'49"E 419.68'

LINE TABLE

L-1	S 02°03'05" W	179.70'
L-2	S 02°24'40" W	107.31'
L-3	S 02°18'54" W	215.98'
L-4	S 02°19'33" W	52.33'
L-5	S 02°20'51" W	131.99'
L-6	S 02°22'28" W	170.96'
L-7	S 02°22'11" W	89.95'
L-8	S 01°59'22" W	196.34'
L-9	S 02°28'11" W	81.34'
L-10	S 02°16'18" W	40.93'
L-11	S 02°20'18" W	200.03'
L-12	S 02°31'16" E	99.86'
L-13	S 02°35'52" E	99.77'
L-14	S 02°33'21" E	99.77'
L-15	S 02°44'20" E	100.78'
L-16	S 01°54'13" E	199.34'
L-17	S 02°28'05" E	98.93'
L-18	S 02°16'13" E	100.09'
L-19	S 02°21'44" E	200.05'
L-20	S 02°32'34" E	199.23'
L-21	S 01°58'13" E	200.82'
L-22	S 02°24'06" E	100.20'
L-23	S 02°19'55" E	100.00'
THE LINE		
L-24	S 89°01'44" E	49.03'
L-25	S 89°31'16" E	167.67'
L-26	S 87°17'49" E	63.00'
L-27	S 02°19'18" W	61.00'
C-1 A=66'		
R=3779.94'		
C=65'		
S 74°58'07" W		
R=5779.94'		
C-2 A=344.46'		
S 57°15.94'		
R=5779.94'		
C=55'		
S 78°04'48" W		
R=3779.94'		
C-3 A=25.60'		
S 34°44.35'		
R=3779.94'		
C=25.60'		
S 80°52'41" W		

PRESSLY PLACE

PECAN HILLS

TOM'S PLACE

RICHARD'S ROAD

TRACT "D" 14.411 ACRES

PECAN COURT

ENCROACHMENTS

HOUSE

GAZONC

1 STY FRAME

HOUSE

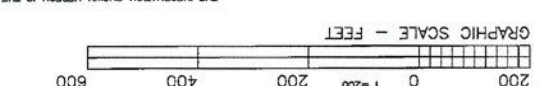
EXISTING IRON PIN TO INK MILLA COURT C-3

NEW IRON PIN

RAILROAD SPIKE

P.P. PINCHED PIPE

NO NEW LOTS OR LINES ESTABLISHED



NOTE:  
 NIP = NEW IRON PIN  
 PK = RAILROAD SPIKE  
 P.P. = PINCHED PIPE

NO NEW LOTS OR LINES ESTABLISHED

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY COMPLETED UNDER THE SUPERVISION OF WILLIAM V. HIPPE AND WAS ACCORDANCE WITH THE STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 40, CHAPTER 21 AND IS OF CLASS - A STANDARD. THIS MEASUREMENT WAS OBTAINED USING THE D.M.D. METHOD. BUSINESS

NOTED STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

WILLIAM V. HIPPE, P.L.S. 17597

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

MAGNETIC NORTH

**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.

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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 TC

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): Trent Fanning 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.

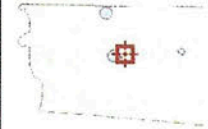
Owner's signature: Date: 02/15/2023  
 Applicant signature: Date: 12/15/2023

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  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



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**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:  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:**

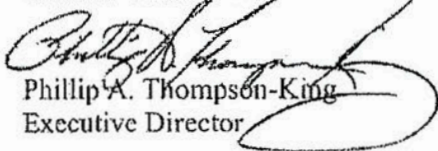
- Payment of all applicable CWR tap and capacity fees.

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 ~~RS~~ R62 

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: ~~88~~ 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:

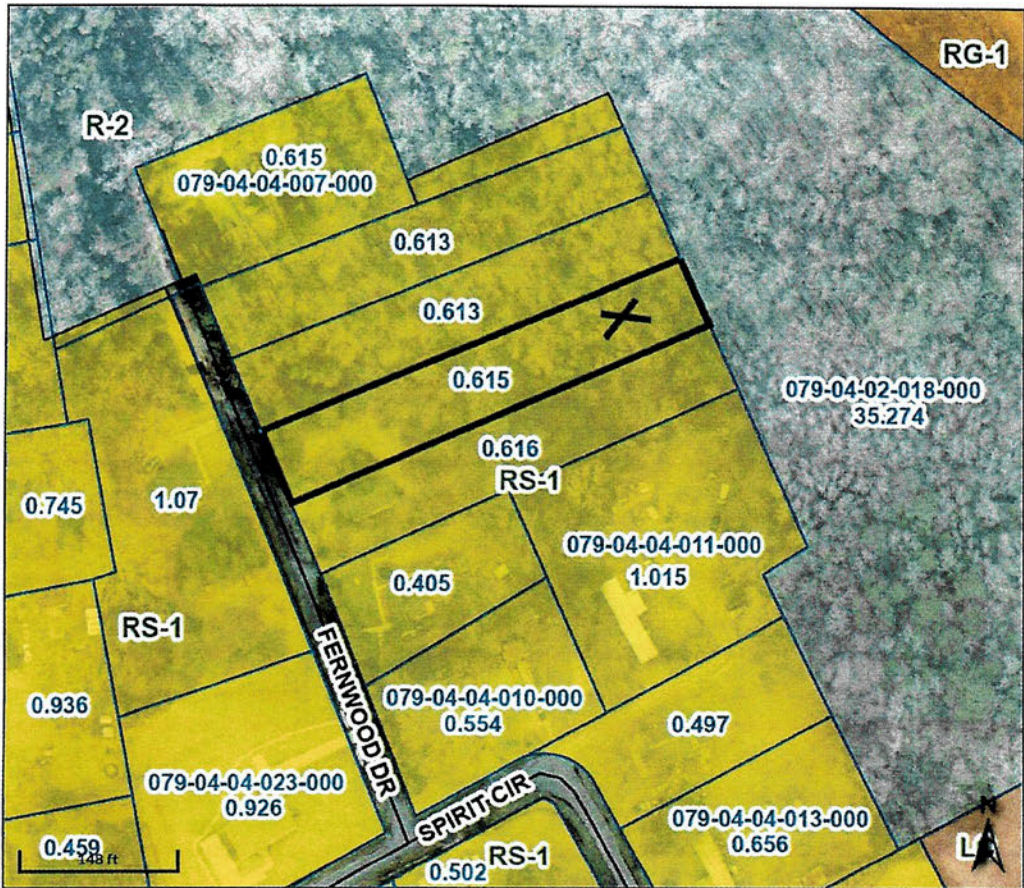
Applicant (s): Trent Fring for EP Group LLC  
 Address 1188 Pinecrest Dr Rock Hill SC 29732  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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

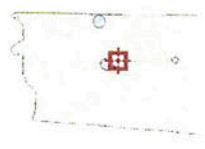
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature:  Date: 17/15/2023  
 Applicant signature:  Date: 15/15/2023

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#



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**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

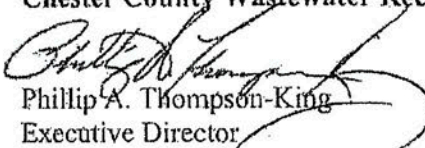
**Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:**

- 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, Chester, SC 29702  
 Telephone: \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

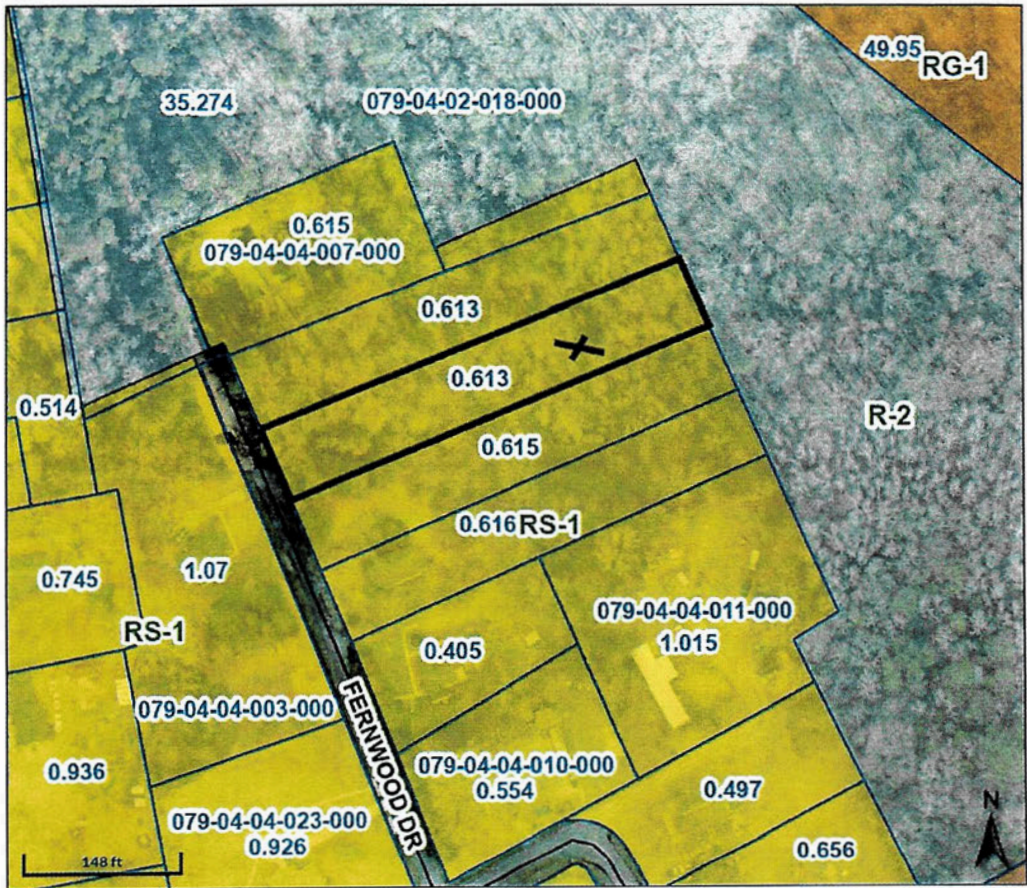
Owner(s) if other than applicant(s): same as applicant  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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

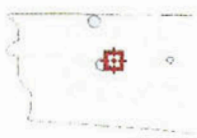
Owner's signature: [Signature] Date: 12/5/2023  
 Applicant signature: [Signature] Date: 12/5/2023

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				
	<i>(Note: Not to be used on legal documents)</i>				

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

Name 2

Address 1

Address 2

Zip Code

Activity Date

Land Value

Building Value

Total Market Value

Total Tax Value

Codes

District  Fire Code  CITY SUB

Town

Subdivision

Neighborhood  SINGLE FAMILY RES

Use Class

Description

Legal

Location

Street Number  Street Name  Suffix  Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#



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**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**

<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> 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 Latta*  
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 (R)

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): Treed Erving For EP Group LLC  
 Address 1188 Pinecrest Dr Oak Hill SC 29732  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

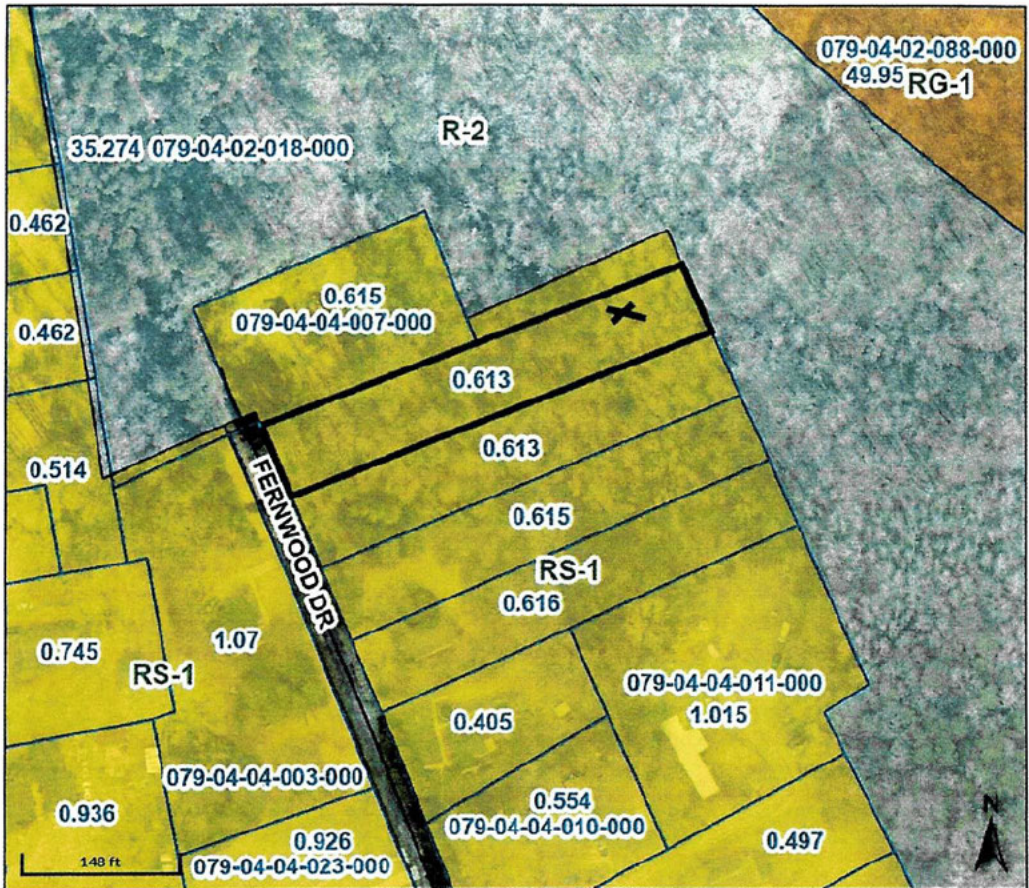
Owner(s) if other than applicant(s): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ cell \_\_\_\_\_ work \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

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

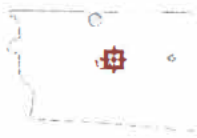
Owner's signature: [Signature] Date: 12/15/2023  
 Applicant signature: [Signature] Date: 12/15/2023

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





*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

