



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, April 1, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) March 18, 2024 Council Meeting Minutes
- b) March 23, 2024 Council Retreat Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) 3rd 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.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 3rd 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.

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

9. NEW BUSINESS

- a) 1st Reading of CCMA24-06 Michael R. Franklin requests Tax Map #079-04-02-002-000 at 651 Lancaster Hwy., Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.
- b) Proclamation in Support of Fair and Equitable Housing
- c) Proclamation for Major Charlton H. Blanks, USMC (Ret.)
- d) Emergency Management Update
Ed Darby, EMA Director
- e) Policy regarding Council Member attendance at Meetings

10. BOARDS AND COMMISSIONS

- a) Appointment to the Accommodations Tax Board (District 5)
Councilman Guy
- b) Appointment to the Hazel Pittman Board (District 4)
Vice Chairman Wilson

11. EXECUTIVE SESSION

- a) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property – Tax Map # 201-11-06-015-000
- b) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property – Tax Map # 079-03-07-019-000
- c) Receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims – Landfill

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding negotiations incident to proposed contractual arrangements and proposed sale or purchase of property – Tax Map # 201-11-06-015-000

- b) Action taken regarding negotiations incident to proposed contractual arrangements and proposed sale or purchase of property – Tax Map # 079-03-07-019-000
- c) Action taken regarding legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims – Landfill

13. COUNCIL COMMENTS

14. 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
Monday, March 18, 2024 | 6:00 PM

MINUTES

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman William Killian, Councilman Corey Guy, Councilman Mike Vaughn, Councilman John Agee, Councilwoman Erin Mosley, County Administrator Brian Hester, Interim County Attorney Michael Kozlarek

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6:02pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

Allegiance was recited and invocation given by Councilman Guy.

3. APPROVAL OF MINUTES

a) March 4, 2024 Council Meeting Minutes

Councilwoman Mosley motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve. Councilman Wilson recused his vote due to his absence of the March 4th meeting.

4. CITIZEN'S COMMENTS

John Massey, 171 E Lacy Street, asking council to create virtual memorials for Veterans and First Responders.

5. PUBLIC HEARING

a) 3rd 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

b) 3rd 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.

c) 3rd 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.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

Consent Agenda

Councilman Vaughn asked that d) 2024-10 be removed from Consent Agenda due to comments on the matter. Chairman Branham moved 2024-10 to Old Business.

Councilman Vaughn motioned to approve Consent Agenda (a-c), second by Vice Chairman Wilson, Vote 7-1 to approve.

a) 3rd 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

b) 3rd 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.

c) 3rd 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.

d) ~~2nd Reading of 2024-10~~ (Moved to Old Business)

~~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.~~

7. ADMINISTRATOR’S REPORT

Administrator Hester announced the job posting for County Attorney, the repair of railroad tracks on York Rd., and that budget meetings that began this week. He also announced Household Hazardous Waste Day on April 6th. Mr. Hester addressed the Commerce Drive intersection repair and the delay with SCDOT. Mr. Hester called Mr. Kris Phillips to the podium to speak about his resignation from Chester County Economic Development.

8. OLD BUSINESS

a) 2nd 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.

Councilman Vaughn motioned to approve, second by Councilwoman Mosley, Vote 7-0 to approve.

b) Resolution 2024-2 to amend the county’s organizational chart to provide for reorganization of and positions in Animal Control and Emergency Services; and to provide for related matters.

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

9. NEW BUSINESS

a) Resolution 2024-3 authorizing the transfer of certain personal property; and providing for other related matters.

Councilwoman Mosley motioned to approve, second by Councilman Vaughn. Vote 7-0 to approve.

b) Animal Control Department Update

Jessica Ruckart, Animal Control Director

10. BOARDS AND COMMISSIONS

a) Reappointment for two members of the Radio Users Advisory Committee:
John Faulkner, EMS and Ben Grant, Sheriff’s Office
Term Renewal of March 15, 2024

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

11. EXECUTIVE SESSION

Legal advice concerning Chester County Wastewater Recovery (CWR)

Councilman Guy motioned to go into Executive Session, second by Councilwoman Mosley. Vote 7-0 to proceed into Executive Session.

12. ACTIONS FOLLOWING EXECUTIVE SESSION

Chairman Branham made a motion to come out of Executive Session, second by Councilman Vaughn. Vote 7-0 to resume regular session.

Action taken regarding Chester County Wastewater Recovery (CWR)

Councilwoman Mosley made the motion to authorize the County Administrator in consultation with the Interim County Attorney and the County Treasurer to move forward with conceptual planning to provide Chester Wastewater Recovery with financial support of up to \$5 million dollars, if necessary and as last money to be expended, for the Rock Hill extension project to move forward, which funds may come from any available source. Second by Councilman Guy, Vote 7-0 to approve.

13. COUNCIL COMMENTS

Councilman Vaughn announced that Dearborn St. in Great Falls is being repaved.

Vice Chairman Wilson invited citizens and council to the North Chester Fire Department Substation Grand Opening on April 6th.

Councilwoman Mosley congratulated Administrator Hester on his 1-year anniversary.

14. ADJOURN

Councilwoman Mosley motioned to adjourn, second by Councilman Vaughn. Vote 7-0 to adjourn.

8:10pm

Kristie Donaldson

Clerk to Council



Chester County Council Retreat

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Saturday, March 23, 2024 | 9 AM

MINUTES

Present: Chairman Joe Branham, Vice Chairman Pete Wilson, Councilman William Killian, Councilman Mike Vaughn, Councilman Corey Guy, Councilwoman Erin Mosley, Councilman John Agee, County Administrator Brian Hester, Planning and Zoning Director Mike Levister, Clerk to Council Kristie Donaldson

1. PLANNING AND GROWTH IN CHESTER COUNTY

Brian Hester, *County Administrator*

Mike Levister, *Planning and Zoning Director*

Administrator Hester spoke with Council about Planning and the importance of Planning for the future and growth of Chester County. Mr. Hester discussed the comprehensive plan and showed appreciation to Ms. Bridget Grant with Moore&VanAllen and Dr. Clark for their hard work involving the Industrial Park located on Lancaster Highway. Mr. Hester spoke about the need for hiring a Planner for Chester County and what that position may consist of. Mr. Hester discussed the 2020-2030 Chester County Comprehensive Plan and the importance of Public Engagement. Mr. Levister presented Council with information about Planned Developments in Chester County. He spoke about the Moratorium that was previously implemented and additional requirements that were included in the zoning ordinance when the Moratorium was lifted.

2. RETAIL RECRUITMENT CONSULTING PARTNERSHIP

Lacey Bacchus, *Senior Director for Community Partnerships*

Retail Strategies

Ms. Bacchus spoke with Council about how their company can work with software and data to best determine which retail businesses would be a good fit for the community. She then explained the analyses and how Retail Strategies would then recruit the businesses to come to the area.

3. COUNCIL AND STAFF RECESS FOR LUNCH

Council members took a 30 minute recess for lunch.

4. FOLLOW UP QUESTIONS AND DISCUSSION

Council members and staff briefly discussed the hope of future growth on the JA Cochran Bypass and the need for hiring a Planner for Chester County.

5. ADJOURN

Chairman Branham adjourned the meeting at 1:22pm.

Kristie Donaldson, Clerk to Council

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



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: 3-19-24 Case # CCMA24-06 Invoice # 7726

The applicant hereby requests that the property described to be rezoned from RS1 to GC LC ^{MRE} 2/13/2024

Please give your reason for this rezoning request:
THIS REQUEST IS FOR POSSIBLE FUTURE DEVELOPEMENT IN THIS AREA.

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: 651 LANCASTER HIGHWAY/CHESTER SC 29706
 Tax Map Number: 79-04-02-002 Acres: 1.35

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

PLEASE PRINT:

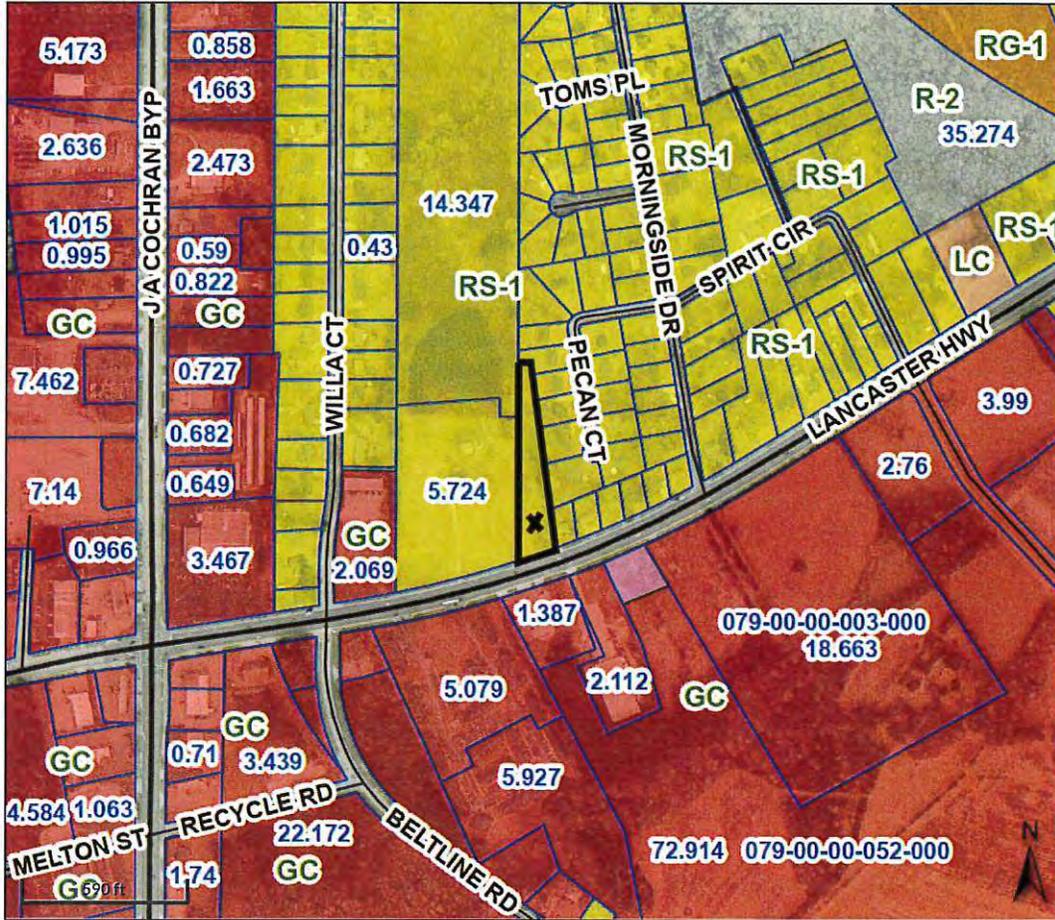
Applicant (s): MICHAEL R. FRANKLIN
 Address 651 LANCASTER HIGHWAY/CHESTER S.C. 29706
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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

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

Owner's signature: Michael R. Franklin Date: 2/5/2024
 Applicant signature: Michael R. Franklin Date: 2/5/2024

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



Overview



Parcel ID	079-04-02-002-000	Alternate ID	n/a	Owner Address	FRANKLIN MICHAEL R
Sec/Twp/Rng	n/a	Class	R		651 LANCASTER HIGHWAY
Property Address	651 LANCASTER HWY	Acreage	1.27		CHESTER SC 29706
District	02				
Brief Tax Description	LANCASTER R				
	(Note: Not to be used on legal documents)				

Date created: 2/6/2024
 Last Data Uploaded: 2/6/2024 2:12:13 AM

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

CARD _____ OF _____ CARDS

COUNTY _____

TAX MAP 79-4-2-2 Michael R Franklin 651 Lancaster Rd Chester SC 29706	DISTRICT <u>2</u>		DATE OF APPRAISAL				APPRAISER			
	TRANSFERRED FROM			Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
	Viola P. Franklin (b int.)			507	856	1.5ac	428	255	2-9-90	\$6,000.00
	John G. Franklin - Deed of Dist. ^{rec'd 11-14-96}			706	348	1.5ac			11-12-96	
	John Reid Franklin			752	200	1.35c	2	99	2-19-99	20,000.00

PROPERTY DATA		COST DATA		MOBILE HOME		INCOME APPROACH	
St., Rt. & No. <u>Lancaster Rd.</u>	Yr. Built	Land	Make			Monthly Rental	
City	Economic Life	Imp.	Model			G. M. M.	
Use	Condition	L. H.	Yr. Built			Indicated Value	
Subdivision	Quality	Total	Condition				
Legal Description	Annual Rent	Stamps	Size				
	Bldg. Permit	Old Map Ref.					
	Mort.	File No.					

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

LAND		LOT SIZE	FRONT	DEPTH	REAR	OTHER
Number of Acres <u>2ac</u>	Number of Lots					
Per Acre Value	Number of Front Ft.					
Value for Acres	Per Lot Value					
Returned Area <u>2ac</u>	Per Front Ft. Value					
Legal Area <u>1 1/2 A</u>	Value for Lots					
Planimetered Area <u>1 1/2 A</u>	Value for Fr. Ft.					
Total Land Value						

ESTIMATED MARKET VALUE			
	Land Acres or Lots	Improvement	Total
Number	<u>1 lot</u>		
Cost Approach <u>7000 R</u>	<u>15,000</u>	<u>22,600</u>	<u>37,600</u>
Market Approach			
Income Approach <u>R</u>	<u>15,000</u>	<u>27,600</u>	<u>42,600</u>
Correlated Value			
Assessed %			
Reviewed by	Date		

Remarks & Description

Zoning R2

b15

Current Year (2024) Changes



Search Options

Alerts

Owner Information

Post Initials	<input type="text" value="CW"/>	Reason for Change	<input type="text"/>	Activity Date	<input type="text" value="06/04/2021"/>
Name 2	<input type="text"/>			Land Value	<input type="text" value="15,000"/>
Address 1	<input type="text" value="651 LANCASTER HIGHWAY"/>			Building Value	<input type="text" value="34,800"/>
Address 2	<input type="text" value="CHESTER SC"/>			Total Market Value	<input type="text" value="49,800"/>
Zip Code	<input type="text" value="29706"/>			Total Tax Value	<input type="text" value="49,800"/>

Codes

District	<input type="text" value="02"/>	Fire Code	<input type="text" value="CS"/>	<input type="text" value="CITY SUB"/>
Town	<input type="text"/>	Neighborhood	<input type="text" value="RS1"/>	<input type="text" value="SINGLE FAMILY RES"/>
Subdivision	<input type="text"/>	Use Class	<input type="text"/>	
Description	<input type="text" value="LANCASTER R"/>			
Legal	<input type="text"/>			

Additional Information

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

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number Real History Year
 Name 1 Other Map Number

Alerts

Owner Information

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

Codes

District Fire Code CITY SUB
 Town
 Subdivision Neighborhood SINGLE FAMILY RES
 Description Use Class
 Legal

Location

Street Number Street Name Suffix Direction

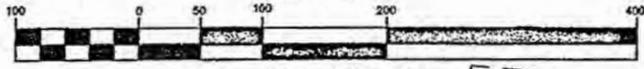
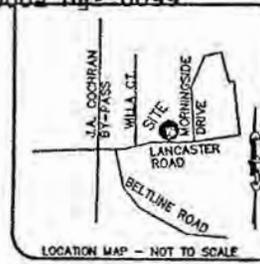
Additional Information

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

Scroll by: MAP#

REFERENCE TAX MAP #79-04-02-002
DEED BOOK 706, PAGE 348
PLAT BOOK 428, PAGE 255

**PLAT OF SURVEY FOR
MICHAEL R. FRANKLIN
BEING THE PROPERTY OF
JOHN REID FRANKLIN**
LOCATED ON LANCASTER ROAD
CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA
FEBRUARY 13, 1999



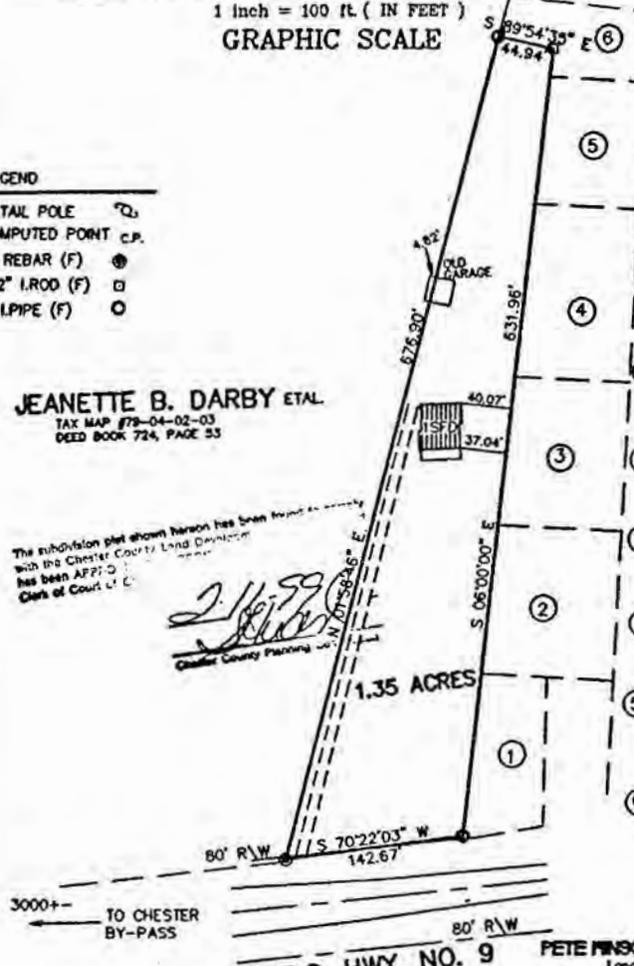
1 inch = 100 ft. (IN FEET)
GRAPHIC SCALE

- LEGEND**
- RETAL POLE
 - COMPUTED POINT
 - #5 REBAR (F)
 - 1/2" I. ROD (F)
 - 1" I. PIPE (F)

JEANETTE B. DARBY ETAL
TAX MAP #79-04-02-03
DEED BOOK 724, PAGE 53

The subdivision plat shown herein has been found to conform with the Chester County Land Division Ordinance and has been APPROVED by the Clerk of Court of C.

2/16/99
James P. Hinson
Chester County Planning



- 1 DONALD E. LAW JR.
079-04-02-032
D.B. 677, PAGE 174
CAB. "C" SLIDE 48 PG. 2A
- 2 MARY B. ROSE
079-04-02-060
D.B. 661, PAGE 181
CAB. "C" SLIDE 29 PG. 2B
- 3 ALAN L. RAKES
079-04-02-053
D.B. 720, PAGE 57
CAB. "B" SLIDE 5 PG. 2A
- 4 FRED J. MINTER
079-04-02-048
D.B. 563, PAGE 99
- 5 MARK A. McNEIL
079-04-02-049
D.B. 681, PAGE 282
CAB. "C" SLIDE 54 PG. 3A
- 6 THOMAS M. PETTUS JR.
079-04-02-050
D.B. 687, PAGE 197
CAB. "C" SLIDE 62 PG. 3A

3000+- TO CHESTER BY-PASS

S.C. HWY. NO. 9

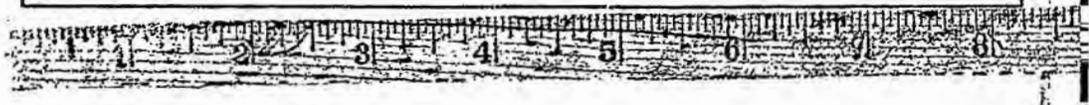
Map Prepared By:
PETE HINSON LAND SURVEYING AND MAPPING
Land Surveying and Mapping Services
JAMES P. HINSON, P.L.S.
P.O. BOX 983
CHESTER S.C. 29706
Mobile: (803)518-8815
Phone: (803)561-5887

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF JAMES P. HINSON AND WAS COMPLETED ON THE DATE SHOWN ABOVE. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 40, CHAPTER 21, AND IS OF CLASS-A STANDARD. THE AREA (IF SHOWN) WAS DETERMINED USING THE D.M.D. METHOD. BEARINGS WERE RECKONED AS SHOWN. ENCROACHMENTS ARE AS SHOWN, UNLESS NOTED. STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

NO NEW LOT LINES ESTABLISHED.
NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.
SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN

James P. Hinson
JAMES P. HINSON P.L.S. 18265

FILED, RECORDED, INDEXED
02/19/1999 04:01:45PM
Rec Fees 5.00 St Fees 0.00
Co Fees 0.00 Pages 1
Clerk of Court
Sue K. Carpenter



STATE OF SOUTH CAROLINA)
)
CHESTER COUNTY)

PROCLAMATION

A PROCLAMATION IN SUPPORT OF FAIR AND EQUITABLE HOUSING

WHEREAS, the State of South Carolina enacted the South Carolina Fair Housing law in 1989; and,

WHEREAS, the Chester County Council desires that all its citizens be afforded the opportunity to attain a decent, safe, and sound living environment; and

WHEREAS, the Chester County Council supports fair and equitable housing for all of its citizens, regardless of race, religion, color, sex, national origin, disability, and/or other familial status in the sale, rental or provision of other housing services;

WHEREAS, April is recognized nationally as Fair Housing Month;

NOW, THEREFORE, I, Joe Branham, Chairman of Chester County Council, do hereby proclaim the month of **APRIL 2024** as **FAIR HOUSING MONTH** throughout Chester County.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 1st Day of April, in the Year of our Lord, Two Thousand, Twenty-Four.

Joe Branham
Chairman, Chester County Council

Attest: _____
Kristie Donaldson
Clerk to Council

SOUTH CAROLINA)
)
CHESTER COUNTY)

PROCLAMATION OF
CHESTER COUNTY, SOUTH CAROLINA

**HONORING MAJOR CHARLTON H. BLANKS, UNITED STATES
MARINE CORPS. (RET.)**

WHEREAS, in addition to many other accomplishments:

- (a) Major Charlton H. Blanks was born in 1938 in Chester County, South Carolina;
- (b) Major Blanks graduated from Chester High School as a member of the Future Farmers of America, and while growing up, worked on his family farm and for Borden Creamery;
- (c) Major Blanks attended Clemson Agriculture College of South Carolina before transferring to and graduating from the University of South Carolina in 1961 as a member of the ROTC Program;
- (d) Major Blanks enlisted in the United States Marine Corps as a Private First Class, eventually becoming an officer after attending Officer Candidate School in Quantico, Virginia;
- (e) Major Blanks, in addition to other training, trained at Camp Pendleton, California, and Fort Holabird, Maryland;
- (f) Major Blanks participated in three tours in Vietnam (1964, 1968, and 1975) as an infantry and intelligence officer;
- (g) Following his military service, Major Blanks has taught 8th grade science and senior physics in the Chester County school system;
- (h) Major Blanks has volunteered with the Marine Corps League, American Legion Post 27, and the Disable American Veterans, Chapter 19, in which he is a Life Member and has served as a Senior Vice-Commander;
- (i) For over 25 years, Major Blanks has organized and participated in various Memorial Day and Veterans Day ceremonies in the County; and
- (j) In 2021, Major Blanks announced his retirement.

NOW, THEREFORE, I, Joe Branham, Chairman of Chester County Council, on behalf of the County Council of the Chester County, South Carolina, do hereby issue this Proclamation to Major Charlton H. Blanks, USMC (Ret.) in recognition of his many achievements, and extend to him the County's gratitude and appreciation for his many years of exemplary service to our Country and his amazing accomplishments.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 1st Day of April, in the Year of our Lord, Two Thousand, Twenty-Four.

Joe Branham
Chairman, Chester County Council

Attest: _____
Kristie Donaldson
Clerk to Council



EMERGENCY MANAGEMENT AGENCY
CHESTER COUNTY, SOUTH CAROLINA



- 1. Radiological Preparedness-** Chester County plays a pivotal role as a host county, anticipated to welcome over 70,000 evacuees from York County in the event of a General Emergency at the Catawba Nuclear Station. Chester County Emergency Management oversees four designated reception centers strategically located across Richburg, Great Falls, and Chester. To bolster preparedness, we maintain state-of-the-art radiological monitoring equipment, conducting rigorous quarterly service checks on more than 50 devices to ensure seamless operational readiness. On April 11th we're set to conduct a comprehensive full-scale exercise. With the participation of over 70 volunteers, our readiness will be rigorously evaluated and graded by agencies including FEMA, DHEC, and the Nuclear Regulatory Commission. This exercise serves as a critical milestone in validating and enhancing our response capabilities, ensuring we're well-equipped to safeguard our community in times of crisis.
- 2. School Safety-** We've facilitated groundbreaking meetings with school district officials, bringing together 10 agencies comprising 50 members united in our commitment to enhancing school safety, incident response, and reunification efforts. Through collaborative efforts, we're currently in the process of updating school floor plans, a project that typically incurs costs exceeding \$50,000 per school. These updates provide first responders with precise and comprehensive insights into each school across Chester County. Furthermore, the school district is actively contributing to the funding required for GIS map upgrades, underscoring our collective dedication to ensuring the safety and security of our educational institutions.
- 3. EOC / Field Operations-** We've leveraged grant funds to enhance our Emergency Operations Center (EOC) and Mobile Command Vehicle, ensuring state-of-the-art capabilities. This includes the installation of upgraded computers and cameras in both the Mobile Command Vehicle and EOC, significantly improving mapping and incident overlay visuals. Additionally, we've integrated monitors and controllers in our EOC conference room, enabling senior staff to access and analyze the same comprehensive information available within the EOC. Furthermore, live video feeds from the field can now be seamlessly accessed in the Mobile Command Vehicle, EOC, and conference room, fostering real-time situational awareness and decision-making.
- 4. Grants-** At present, EMA is overseeing 12 grants, collectively amounting to approximately \$375,000, dedicated to vital special projects. We maintain a proactive stance, continuously pursuing grant opportunities as they arise to support our initiatives. One recent milestone includes the completion of the airport generator project. Recognizing the Chester/Catawba Regional Airport's status as critical infrastructure, especially during times of significant disasters, this endeavor holds paramount importance. In the event of a major crisis, the airport serves as a crucial lifeline for swift deployment of essential manpower and supplies. Notably, the airport currently accommodates fixed-wing medical flights post-sunset. The installation of this generator ensures operational continuity, empowering the airport to function seamlessly during area power outages by illuminating runway lights, navigational beacons, radios, fuel tanks, and facility lighting, thereby bolstering our region's resilience and response capabilities.
- 5. EVERYTHING ELSE!**



EMERGENCY MANAGEMENT

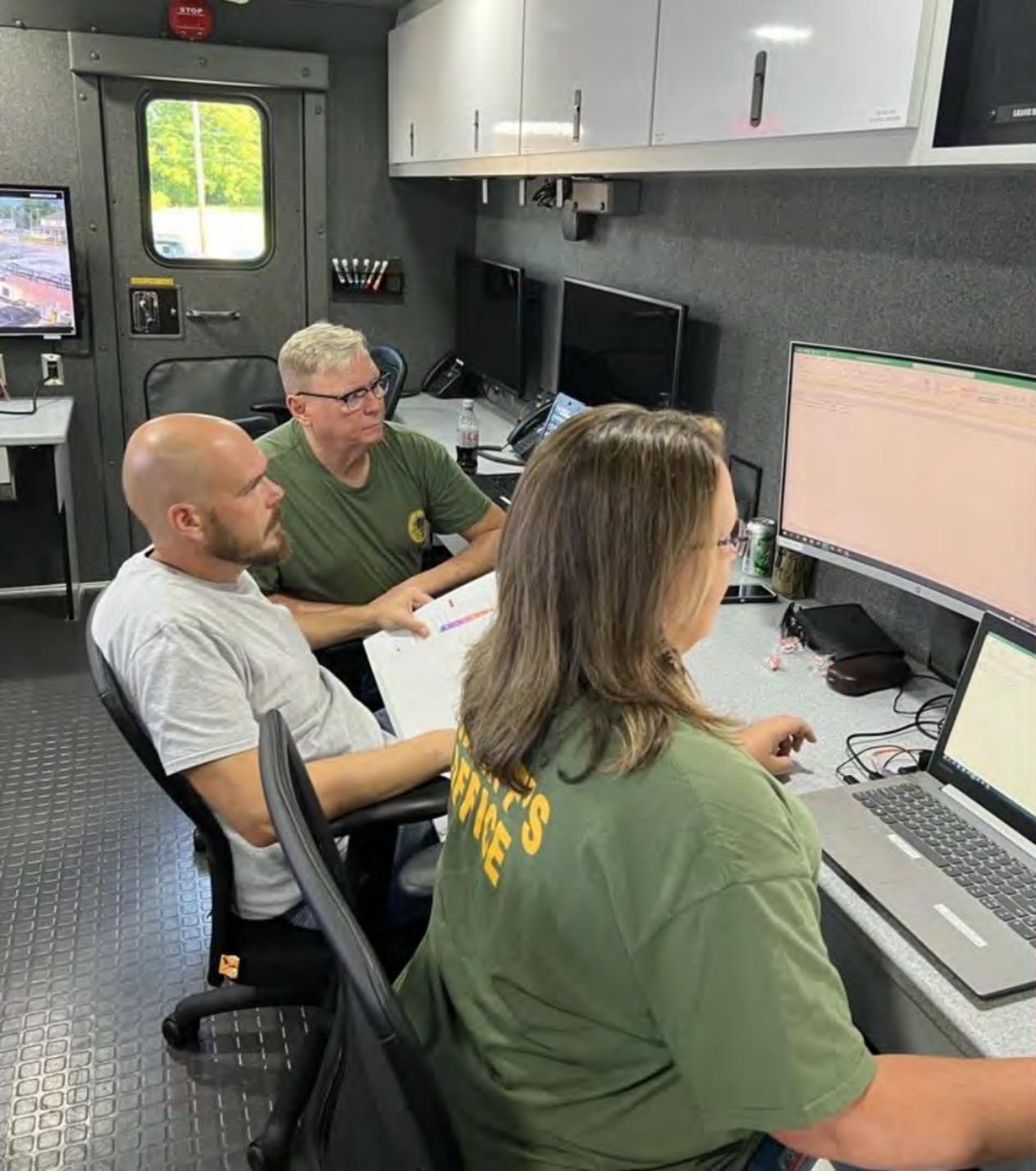
CHESTER COUNTY













Application for Chester County, South Carolina Boards and Commissions

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

Date: March 25, 2024

Board or Commission Appointment being sought: ATAX

Name: Roxann Y. James Occupation: Retired

Street Address: 3007 Steele Village Road, Chester Cty, Rock Hill, SC 29730

Mailing Address: (if different from above) _____

Telephone (Home): _____

Cell: _____

E-Mail: _____

Do you live in Chester County / yes / no.

Date of Birth: _____

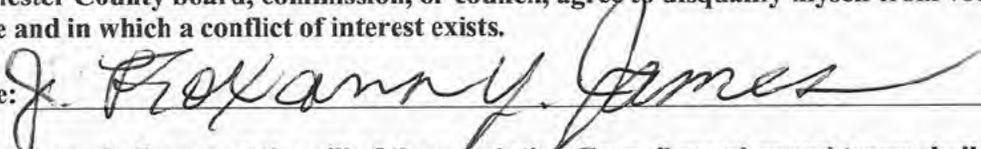
If recommended by a Council Member, indicate their name: _____

In which Council District do you reside? Please indicate (1-7) 5

Are you presently serving on a County Board or Commission? no If "yes" when does your term expire?

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

Signature: _____



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

- Accommodation Tax Board
- Ad-Hock Burnt House Cemetery
- Airport Commission
- Assessment of Appeals Board
- Catawba Mental Health
- Catawba Regional Council of Government
- Catawba Regional Workforce
- Chester County Library
- Chester Metropolitan District
- Construction Board of Appeals
- Fort Lawn Fire Protection District
- Gateway Steering Committee
- Hazel Pittman Center
- John Keziah Park
- Lando Rural Fire

- Lewis Fire Protection District
- Olde English District
- Parks and Recreation Board
- Planning Commission
- Radio Users Advisory Committee
- Richburg Fire District Commission
- Rural Fire Commission
- Solid Waste Advisory Board
- Zoning Board of Appeals

Application for Chester County, South Carolina Boards and Commissions

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

Date: 3-28-2024

Board or Commission Appointment being sought: Alcohol and Drug Commission (Hazel Pittman)

Name: Carol Grant Occupation: _____

Street Address: 1151 Crooked Creek Lane, Chester, SC 29704

Mailing Address: (if different from above) _____

Telephone (Home): _____ Cell: _____

E-Mail: _____ Do you live in Chester County yes / no.

Date of Birth: _____

If recommended by a Council Member, indicate their name: ~~MINSTER~~ Pete Wilson

In which Council District do you reside? Please indicate (1-7) 4

Are you presently serving on a County Board or Commission? NO If "yes" when does your term expire?
1 / 1

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

Signature: Carol Grant

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

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