



CHESTER COUNTY COUNCIL MEETING

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Monday, September 19th, 2022 at 6:00 PM

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance and Invocation**
- 3. Approval of Minutes**
 - a. September 6th, 2022 Council Minutes.
 - b. September 8th, 2022 Special Called Minutes.
- 4. Citizen Comments**
- 5. Ordinances/Resolutions/Proclamations**
 - a. **2022-10** Resolution to create Chester County 250 Committee.
 - b. **2022-11** Resolution to adopt the Modified Rodman Master Plan.
- 6. Old Business**
 - a. **3rd Reading of CCMA22-12:** George Wilmore request Tax Map # 160-03-01-008-000 on Louise Drive to be rezoned Multi-Family Residential District (RG-1) to General Residential District (RG-2). *Planning Commission voted 7-0 to approve.*
 - b. **3rd Reading of CCMA22-13:** James Alex Shelton and Austin Taylor Rhodes request Tap Map # 080-01-02-001-000 on Transportation Drive to be rezoned Multi-Family Residential District (RG-1) to Limited Industrial District (ID-2). *Planning Commission voted 7-0 to approve with a reverter clause if the trucking company stopped being a trucking business the property would revert back to RG1 Multi Family Residential zoning.*
 - c. **2nd Reading of CCMA22-14** Jason & Leslie Willis request Tax Map # 047-00-00-035-000 on Walnut Grove Lane to be rezoned from Rural Three District (R3) to Rural Two District (R2). *Planning Commission voted 6-0 to approve.*
 - d. **2nd Reading of CCMA22-15** Arthur Lee Gaston II, VGHT LLC, and Saja Realty LLC request 0.12 acres of Tax Map # 070-00-00-013-000 on Thomas E Davis Lane to be rezoned from Rural Two District (R2) to Multi-Family Residential District (RG1). *Planning Commission voted 6-0 to approve.*
 - e. **2nd Reading of CCMA22-16** Randall and Jennifer Simoes request Tax Map # 132-00-00-211-000 on Starnes Road to be rezoned from Rural Two District (R2) to Limited Industrial District (ID-2). *Planning Commission voted 5-1 to approve.*

f. 2nd Reading of CCMA22-17 Fielding Homes LLC C/O Isaacs Group request 160.33 acres of Tax Map # 114-00-00-015-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.*

g. 2nd Reading of CCMA22-18 Fielding Homes LLC C/O Isaacs Group request 19.27 acres of Tax Map # 114-00-00-059-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.*

h. 2nd Reading of CCMA22-19 D.R. Horton Inc request Tax Map # 135-00-00-019-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

i. 2nd Reading of CCMA22-20 D.R. Horton Inc request Tax Map # 135-00-00-020-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

j. 2nd Reading of CCMA22-21 D.R. Horton Inc request Tax Map # 135-00-00-032-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

k. 2nd Reading of CCMA22-22 D.R. Horton Inc request 9.45 acres of Tax Map # 136-00-00-042-000 on Lancaster Hwy to be rezoned from Restricted Industrial District (ID-1) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.*

7. New Business

- a. Approval of a multi-year contract for Carolina Metals Group – Michael Wade / Susan Cok
- b. Approval of Bid # RFB 22-54.02 EMA Parking Lot to Armstrong Contractors in the amount of \$128,484.00. – Susan Cok.

8. Executive Session

- a. To receive legal advice regarding the hiring of the County Administrator. Attorney Winters.

9. Council Actions Following Executive Session

- a. Action taken regarding legal advice of the hiring of the County Administrator.

10. Council Comments

11. 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.

↓ ***PUBLIC NOTICE*** ↓

Chester County Council has relaxed some of the COVID measures put into place for personal appearances at County Council meetings but continues to encourage social distancing while in County facilities.

Guidelines for Addressing Council

Citizens Comments:

- Each citizen will be limited to three minutes.

Public Hearings:

- Each speaker will be limited to a three-minutes.
When introduced:
- Approach the podium, state your name and address.
- Speak loudly and clearly making sure that the microphone is not obstructed.
- Do not address the audience – direct all comments to Council.
- Do not approach the Council table unless directed.

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

- Use profanity
- Stray from the subject
- Make comments personally attacking an individual member of Council.



CHESTER COUNTY COUNCIL MEETING MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J A Cochran Bypass, Chester, SC 29706

Tuesday, September 6th, 2022 at 6:00 PM

Present: Interim Chairman Dr. Frederick, Vice Chairman Branham, Councilman Jordan, Councilwoman Guy, Councilman Vaughn, Councilman Wilson, Councilman Killian, County Attorney Winters, and Clerk to Council Lee.

1. **Call to Order-** Interim Chairman Dr. Frederick called the meeting to order.
2. **Pledge of Allegiance and Invocation** – Pledge was recited in unison; Councilwoman Guy gave the invocation.

Interim Chairman Dr. Frederick stated 1st Reading of CCMA22-23 John H. Ross for Applicant: Griffin Land Holdings, LLC request Tax Map # 106- 00-00-121-000 on Hwy 9 and Hwy 909 be rezoned from (Rural Two) R2 to Planned Development (PD). *Planning Commission voted 6-0 to deny.* The applicant withdrew their request, he called for a motion to remove agenda item 8.n. Councilwoman Guy motioned to remove agenda item 8.n. second by Vice Chairman Branham. Vote 6-0 to approve.

3. **Approval of Minutes**

a. August 25th, 2022 Special Called Minutes. Councilman Vaughn motioned to approve, second by Councilman Jordan. Vote 4-0 to approve. Councilwoman Guy and Councilman Killian was absent from the August 25th meeting and did not vote.

b. August 15th, 2022 Council Minutes. Councilman Wilson motioned to approve, second by Councilman Vaughn. Vote 5-0 to approve. Councilman Killian was absent from the August 25th meeting and did not vote.

4. **Citizen Comments**

Brenda McBayer, 2633 Starnes Road, Edgemoor, SC addressed Council regarding being opposed to rezoning CCMA22-16.

Brandon Pridemore, 1186 Stonecrest Blvd, Tega Cay, SC addressed Council regarding his support for rezoning CCMA22-19 thru to CCMA22-22.

Cheyenne Williams, 708 Valentine Trail, Chester, SC addressed Council regarding being opposed to rezoning CCMA22-17 and 18.

Dr. LaFarah Frazier, Clinton College addressed Council regarding her concerns with GITI Tire.

Benji Layman, 517 Sutton Road, Fort Mill, SC addressed Council regarding his support for rezoning CCMA22-17 and 18.

Bill Marion, PO Box 608, Chester, SC addressed Council regarding his support for rezoning CCMA22-14 and 15.

Allen Dickard, 10601 Agnes Douglas Rd, Fort Mill addressed Council regarding being opposed to rezoning CCMA22-17 and 18.

Jeff Lech, Blvd of Alles, Pittsburg addressed Council regarding her concerns with GITI Tire.

Curt Shumate, Columbia SC addressed Council regarding her concerns with GITI Tire.

Ron Thompson, 2615 Steele Village Rd, Rock Hill addressed Council regarding being opposed to rezoning CCMA22-17 and 18.

Thomas Funderburk, 2649 Starnes Rd, Edgemoor, SC addressed Council regarding being opposed to rezoning CCMA22-16.

Joan Heid, 2440 Gill Jordan Rd, Chester addressed Council regarding being opposed to rezoning CCMA22-17 and 18.

Shawna Allen, 921 Spruce St, Charlotte, NC addressed Council regarding her concerns with GITI Tire.

Melissa Reyes, 6638 Bluegill Rd, Charlotte, NC addressed Council regarding her concerns with GITI Tire.

James Duke, 712 Patriot Parkway, Rock Hill, SC addressed Council regarding her concerns with GITI Tire.

Joe Ligon, 2655 Knox Station Road, Chester, SC addressed Council regarding being opposed to all Planned Development rezonings on the agenda.

Roxanne James, speaking on behalf of Pleasant Grove United Methodist Church 2868 Gaston Farm Road, Chester, SC addressed Council regarding being opposed to rezoning CCMA22-17 and 18.

5. Public Hearing

- a. **3rd Reading 2022-15 Authorizing The Execution And Delivery Of An Infrastructure Credit Agreement Between Chester County, South Carolina, And Project Paper To Provide For The Provision Of Special Source Revenue Credits; And Other Related Matters.** No one signed up to speak.
- b. **3rd Reading 2022-16 An Ordinance to create a deadline for the registration of bidders for individuals wanting to bid at the Chester County Delinquent Tax Sale.** Angela Boyd and Sherry East signed up to speak but was not present.

6. Ordinances/Resolutions/Proclamations

- a. **3rd Reading 2022-15 Authorizing The Execution And Delivery Of An Infrastructure Credit Agreement Between Chester County, South Carolina, And Project Paper To Provide For The Provision Of Special Source Revenue Credits; And Other Related Matters.** Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.
- b. **3rd Reading 2022-16 An Ordinance to create a deadline for the registration of bidders for individuals wanting to bid at the Chester County Delinquent Tax Sale.** Councilman Wilson motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

- c. Resolution 2022-9 A Resolution To Authorize The County Of Chester, By Chester County Council, To Sell Certain Equipment And Vehicles Of The County Identified Herein Upon Such Terms And Conditions As Described. Councilman Wilson motioned to approve and allow the funds to go the departments the vehicles and equipment came from, second by Councilman Vaughn. Vote 6-0 to approve.

7. Old Business

a. From CCTC:

1. **Approval of Sign Reimbursement for \$6903.36 for sign materials to the Recycling department.** Councilman Vaughn motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.
 2. **Approval of Road Reimbursement for \$ 49,670.03 for road materials to the Road department.** Vice Chairman Branham motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.
 3. **Approval to the SCDOT in the amount of \$500.00 for dedication markers Major General Gary T. McCoy Road Memorial Highway Dedication Sign.** Councilwoman Guy motioned to approve, second by Councilman Killian. Vote 6-0 to approve.
- b. **2nd Reading of CCMA22-12: George Wilmore request Tax Map # 160-03-01-008-000 on Louise Drive to be rezoned Multi-Family Residential District (RG-1) to General Residential District (RG-2). Planning Commission voted 7-0 to approve.** Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.
 - c. **2nd Reading of CCMA22-13: James Alex Shelton and Austin Taylor Rhodes request Tap Map # 080-01-02-001- 000 on Transportation Drive to be rezoned Multi-Family Residential District (RG-1) to Limited Industrial District (ID-2). Planning Commission voted 7-0 to approve with a reverter clause if the trucking company stopped being a trucking business the property would revert back to RG1 Multi Family Residential zoning.** Councilman Jordan motioned to approve, second by Councilwoman Guy. Vote 6-0 to approve.

8. New Business

- a. **Council to authorize the approval of \$10,000 grant from Halfway There Rescue for spay & neuter with a 50% match. - Kelli Simoneau.** Vice Chairman Branham motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.
- b. **Approval of Bid RFP 2223-01 Generator & Installation- Fort Lawn Fire Department awarded to Carolina Electrical Resources in the amount of \$48,832.00. - Susan Cok.** Councilman Jordan motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.
- c. **Approval of Bid RFP 2223-02 Generator & Installation – Chester-Catawba Regional Airport awarded to Carolina Electrical Resources in the amount of \$68,322.00 – Susan Cok.** Councilwoman Guy motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.
- d. **Setting the 2022 Tax Millage- Donnie Wade and Tommy Darby.** Councilman Wilson motioned to approve, second by Vice Chairman Branham. Vote 6-0 to approve.
- e. **1st Reading of CCMA22-14 Jason & Leslie Willis request Tax Map # 047-00-00-035-000 on Walnut Grove Lane to be rezoned from Rural Three District (R3) to Rural Two District (R2). Planning Commission voted 6-0 to approve.** Councilman Wilson motioned to approve, second by Councilman Jordan. Vote 6-0 to approve.

- f. **1st Reading of CCMA22-15** Arthur Lee Gaston II, VGHT LLC, and Saja Realty LLC request 0.12 acres of Tax Map # 070-00-00-013-000 on Thomas E Davis Lane to be rezoned from Rural Two District (R2) to Multi-Family Residential District (RG1). *Planning Commission voted 6-0 to approve.* Councilman Jordan motioned to approve, second by Councilman Wilson. Vote 6-0 to approve.
- g. **1st Reading of CCMA22-16** Randall and Jennifer Simoes request Tax Map # 132-00-00-211-000 on Starnes Road to be rezoned from Rural Two District (R2) to Limited Industrial District (ID-2). *Planning Commission voted 5-1 to deny.* Councilman Jordan motioned to deny, second by Councilman Wilson. Vote 6-0 to deny.
- h. **1st Reading of CCMA22-17** Fielding Homes LLC C/O Isaacs Group request 160.33 acres of Tax Map # 114-00-00-015-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.* Councilman Wilson motioned to uphold the Planning Commission decision to approve, second by Vice Chairman Branham. After much discussion Vice Chairman Branham withdrew is second, Councilman Wilson withdrew his motion to approve. Councilman Wilson motioned to deny, second by Councilwoman Guy. Vote 6-0 to deny.
- i. **1st Reading of CCMA22-18** Fielding Homes LLC C/O Isaacs Group request 19.27 acres of Tax Map # 114-00-00-059-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 5-1 to approve.* Councilman Wilson motioned to deny, second by Councilman Vaughn. Vote 5-1 to deny. Vice Chairman Branham opposed.
- j. **1st Reading of CCMA22-19** D.R. Horton Inc request Tax Map # 135-00-00-019-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.* Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 4-3 to deny. Interim Chairman Dr. Frederick broke the tie.
- k. **1st Reading of CCMA22-20** D.R. Horton Inc request Tax Map # 135-00-00-020-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.* Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 4-3 to deny. Interim Chairman Dr. Frederick broke the tie.
- l. **1st Reading of CCMA22-21** D.R. Horton Inc request Tax Map # 135-00-00-032-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.* Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 4-3 to deny. Interim Chairman Dr. Frederick broke the tie.
- m. **1st Reading of CCMA22-22** D.R. Horton Inc request 9.45 acres of Tax Map # 136-00-00-042-000 on Lancaster Hwy to be rezoned from Restricted Industrial District (ID-1) to Planned Development District (PD). *Planning Commission voted 6-0 to approve.* Vice Chairman Branham motioned to approve, second by Councilwoman Guy. Vote 4-3 to deny. Interim Chairman Dr. Frederick broke the tie.
- n. **WITHDREW** **1st Reading of CCMA22-23** John H. Ross for Applicant: Griffin Land Holdings, LLC request Tax Map #106-00-00-121-000 on Hwy 9 and Hwy 909 be rezoned from (Rural Two) R2 to Planned Development (PD). *Planning Commission voted 6-0 to deny.*

- 9. Executive Session-** Councilman Jordan motioned to go to executive session, second by Councilwoman Guy. Vote to approve.
- a. To receive legal advice regarding Project 2228. Attorney Winters.
 - b. To receive legal advice regarding Project 2281. Attorney Winters.
 - c. To receive legal advice regarding the Planning Commission. Interim Chairman Dr. Frederick.
 - d. To receive legal advice regarding the Sheriff's Office. Attorney Winters.
- 10. Council Actions Following Executive Session-** Councilwoman Guy motioned to back to regular session Second by Councilman Wilson. Vote was 6-0 to approve.
- a. Action taken regarding Project 2228. Information only.
 - b. Action taken regarding Project 2281. Information only.
 - c. Action taken regarding Planning Commission. Information only.
 - d. Action taken regarding the Sheriff's Office. Information only.
- 11. Council Comments-**None
- 12. Adjourn-** Councilwoman Guy motioned to adjourn, second by Councilman Jordan. Vote 6-0 to adjourn.

Time 9:15 PM

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

CHESTER COUNTY COUNCIL SPECIAL CALLED MINUTES

R. Carlisle Roddey Chester County Government Complex

1476 J.A. Cochran Bypass Chester, SC 29706

Thursday, September 8th, 2022 at 9:00 AM

MINUTES

Present: Vice Chairman Branham, Councilman Jordan, Councilwoman Guy, Councilman Vaughn (Zoom), Councilman Wilson, County Attorney Winters, and Clerk to Council Lee.

Absent: Interim Chairman Dr. Frederick and Councilman Killian.

1. **Call to Order-** Vice Chairman Branham called the meeting to order.
2. **Executive Session-**Councilwoman Guy motioned to go to executive session, second by Councilman Jordan. Vote 5-0 to approve.
 - a. To receive legal advice regarding the hiring of the County Administrator. Attorney Winters.
3. **Council Actions Following Executive Session-** Councilman Vaughn motioned to go back to regular session, second by Councilman Killian. Vote 5-0 to approve.
 - a. **Action taken regarding legal advice of the hiring of the County Administrator.**
Taken as information.
4. **Adjourn-** Councilman Jordan motioned to adjourn, second by Councilwoman Guy. Vote 5-0 to adjourn.



STATE OF SOUTH CAROLINA)
)
 COUNTY OF CHESTER)

RESOLUTION NO 2022-10

A RESOLUTION TO RECOGNIZE AND APPROVE THE CHESTER COUNTY 250 COMMITTEE

WHEREAS, the State of South Carolina has created the South Carolina American Revolution Sestercentennial Commission, also known as the 250th Anniversary Commission or SC250; and

WHEREAS, the mission of the SC250 Commission is to celebrate and promote South Carolina’s role in the American Revolution by educating, engaging, and inspiring South Carolinians and visitors; and

WHEREAS, S.C. Code §4-9-30(6) authorizes the Chester County Council to establish such agencies, departments, boards, commissions, and positions in the county as may be necessary and proper to provide services of local concern for public purposes, to prescribe the functions thereof and to regulate, modify, merge or abolish any such agencies, departments, boards, commissions and positions; and

WHEREAS, Chester County Council wishes to engage in a partnership with the SC250 Commission to further its mission by creating a local committee named the Chester County 250 Committee; and

WHEREAS, the Chester County 250 Committee will focus on important events, people, and places during the Revolutionary Era within Chester County to promote, observe and celebrate Chester County’s role in the American Revolution by educating, engaging, and inspiring South Carolinians and visitors; and

WHEREAS, this partnership is expected to result in local projects that may include without limitation, creating visible historical sites to attract tourists, supporting celebrations, restoring local historical markers, rebuilding local historical infrastructure, and the like to enhance historical tourism opportunities.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL FOR CHESTER COUNTY, SOUTH CAROLINA, DULY ASSEMBLED THAT THE FOLLOWING RESOLUTION IS HEREBY ADOPTED:

1. Chester County does hereby create the Chester County 250 Committee as its official committee for the American Revolution Sestercentennial.
2. Chester County will partner, support and corroborate with the South Carolina American Revolution Sestercentennial Commission (SC250).
3. Chester County will support and partner with the Chester County 250 Committee in its local efforts to educate, engage and inspire South Carolinians and our visitors, thereby enhancing historical tourism opportunities in Chester County.

Enacted and approved this ____ day of _____, 2022.

CHESTER COUNTY, SOUTH CAROLINA

By: _____
Dr. Wyle Frederick
Interim Supervisor, Chester County

Attest:

By: _____
Clerk to County Council
Chester County, South Carolina



Resolution 2022-11

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHESTER)

A RESOLUTION TO ADOPT THE MODIFIED RODMAN MASTER PLAN

WHEREAS, Chester County wishes to strategically plan for the future growth and prosperity of Chester County in the area of recreation; and

WHEREAS, Chester County has, with the assistance of an outside engineering firm, analyzed the proposed plan for the recreational facilities known as Rodman and have modified the original conceptual rendering for this facility to reduce the baseball/softball fields from five down to four; and

WHEREAS, the modified plan has been reviewed and approved by the Chester County Parks and Recreation Advisory Board on September 12, 2022, in a duly called meeting of the Board whose minutes are attached and incorporated herein by reference; and

WHEREAS, it is the belief of Chester County Council that this modified plan as attached and incorporated herein by reference will better meet the safety and useful needs for the anticipated growth in recreation in the community.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Chester County Council does hereby adopt the modified Rodman Master Plan as presented.

DONE IN MEETING DULY ASSEMBLED, this 19th day of September 2022.

COUNTY COUNCIL OF CHESTER COUNTY

Dr. Wylie Frederick, Interim Supervisor
County Council of Chester County

ATTEST:

Karen Lee
Clerk to County Council of Chester County

At the last meeting on September 12, 2022, the Chester County Parks and Recreation Advisory Board made a motion to recommend council approve Alliance Consulting Engineers, inc. proposed conceptual drawing p22029, dated August 1st 2022, which is a modification of the Rodman Master Plan from five baseball/softball fields to four baseball/softball fields.

Hiawatha Clifton made the motion, seconded by Justin Temple. The vote carried unanimously.



ESTIMATED PARK CAPACITY

EXISTING FOUR (4) SOCCER FIELDS:
 PLAYERS AND COACH: 17/TEAM X 2 TEAMS X 4 FIELDS= 136 PEOPLE
 PLAYERS FAMILY AND SUPPORT: 2.5 X 136= 340 PEOPLE
 STAFF/REFEREES: 5 STAFF AND 4 REFEREE PER FIELD X 4= 21 PEOPLE

EXISTING ADULT BASEBALL FIELD IN REAR:
 PLAYERS AND COACH: 16/TEAM X 2 TEAMS = 32 PEOPLE
 PLAYERS FAMILY AND SUPPORT: 2.5 X 32= 80 PEOPLE
 STAFF/REFEREES: 3 STAFF AND 3 REFEREE/COREKEEPER= 6 PEOPLE

PROPOSED QUADRUPLEX YOUNG BASEBALL/SOFTBALL FIELDS:
 PLAYERS AND COACH: 16/TEAM X 2 TEAMS X 4 FIELDS= 128 PEOPLE
 PLAYERS FAMILY AND SUPPORT: 2.5 X 32= 320 PEOPLE
 STAFF/REFEREES: 5 STAFF AND 3 REFEREE/COREKEEPER PER FIELD= 17 PEOPLE

MAXIMUM CAPACITY OF THE PARK WITH BASEBALL AND SOCCER TOURNAMENTS ONGOING SIMULTANEOUSLY: 1,080 PEOPLE ONSITE

MINIMUM PARKING SPACES PER ZONING CODE: 1,080 / 4 = 270 SPACES

PARKING SUMMARY

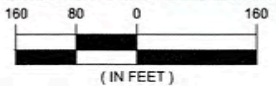
EXISTING AND PROPOSED PARKING ALONG THE MAIN ENTRANCE: 200 SPACES
 (WHICH INCLUDES: 8 ADA IN THE MIDDLE AND 12 ADA AT THE ADULT FIELD FOR VA DAY)

PROPOSED PARKING AT THE PLAYGROUND: 7 SPACES (2 ADA)

PROPOSED PARKING NORTH OF THE QUADRUPLEX FIELDS: 61 SPACES (WHICH INCLUDES: 4 ADA SPACES)

TOTAL PROVIDED: 270 SPACES (EXISTING AND PROPOSED)

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.



Project No.: P22029
 August 1, 2022

**PROPOSED CONCEPTUAL LAYOUT FOR
 RODMAN SPORTS COMPLEX
 AT THE INTERSECTION OF BLANEY AND RODMAN ROAD
 CHESTER COUNTY, SOUTH CAROLINA**



PRELIMINARY



- A. **CCMA22-12 George Wilmore request Tax Map # 160-03-01-008-000 on Louise Drive to be rezoned Multi-Family Residential District (RG-1) to General Residential District (RG-2).** Mr. Wilmore has property that's on Louise Drive, he would like to give his cousin, a piece of the property to put a home on and to live comfortably in the small community of Georgetown with her family.

Chairman Raines asked Mr. Wilmore according to his application his intent is to place a manufactured home on the property. Mr. Wilmore responded that's correct.

Chairman Raines then stated, "that's why you need that rezoned to allow for that." Mr. Wilmore responded, that's correct.

Chairman Raines then asked if he had water and sewer available on this property? Mr. Wilmore stated yes sir, there used to be a home there before, but we tore it down.

Chairman Raines then stated to Mr. Wilmore, you are putting the new home on the same site where the previous home was? Mr. Wilmore answered, "that's correct."

Chairman Raines asked the commissioners if they had any questions for the applicant? None

Chairman Raines motioned to approve this request, second by Commission Smith. Vote 7-0 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: 7-19-22 Case # CCMA22-12 Invoice # 5287

The applicant hereby requests that the property described to be rezoned from R6-1 to R02

Please give your reason for this rezoning request:
to allow MANUFACTURED home

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 814

Property Address Information

Property address: on Louise Drive 2513 Louise Drive
 Tax Map Number: 160-03-01-008-000 Acres: _____

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

PLEASE PRINT:

Applicant (s): GEORGE WILMOGE
 Address: 2624 GEORGETOWN RD. GREAT FALLS SC 29055
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

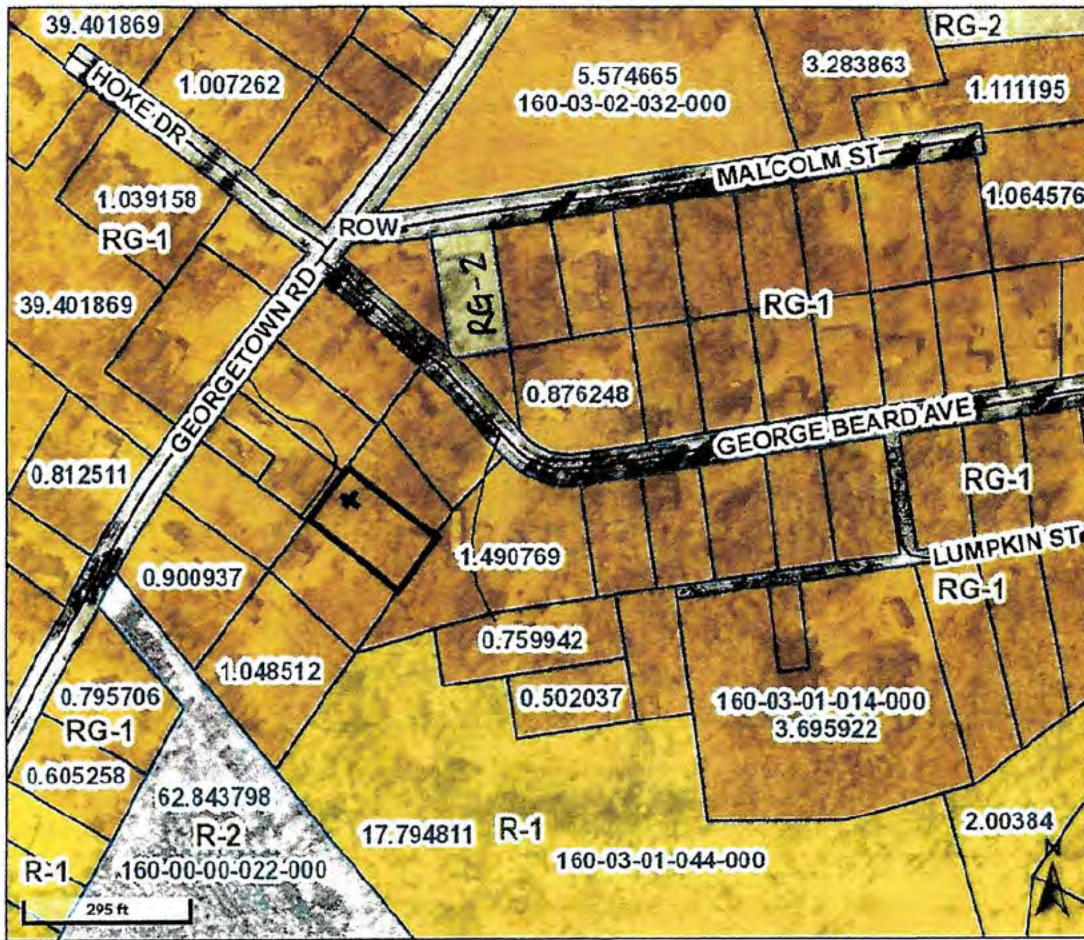
Owner(s) if other than applicant(s): GEORGE WILMOGE
 Address: 2624 GEORGETOWN RD GREAT FALLS SC 29055
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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: 6/6/2022

Applicant signature: [Signature] Date: 6/6/2022

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



Overview

Legend

Roads

- Secondary Road
- SC Highway

- Municipals
- Parcels

Chester County Zoning

- AG
- BI Basic Industrial
- C1 - Central Commercial District
- C2 - General Commercial District
- CC Core Commercial
- EDD
- GC
- GR General Residential
- HC Highway Commercial
- I - Industrial
- I1 - Industrial Distr
- ID 1
- ID 2
- ID-3
- LC

- R-3
- R-4
- R10 One Family Residential
- R6 One and Two Family Residential
- R8 One Family Residential
- RG-1
- RG-2
- RIV
- RS-1
- County Boundary
- LI Limited Industri
- MF Multi-family Residential
- NC Neighborhood Commercial
- NCH Neighborhoo Commercial - Historic
- PD Planned Development
- R-1
- R-2



Overview

Legend

- Roads
 - Secondary Road
 - SC Highway
- Municipals
- Parcels
- County Boundary

Parcel ID	160 03-01 008-000	Alternate ID	n/a	Owner Address	WILMORE GEORGE
Sec/Twp/Rng	n/a	Class	RN		2624 GEORGETOWN ROAD
Property Address		Acreeage	n/a		GREAT FALLS SC 29055
District	01				
Brief Tax Description	GEORGETOWN				
	(Note: Not to be used on legal documents)				

*green line is
Louise Dr.*

Date created: 6/10/2022
Last Data Uploaded: 6/10/2022 5:05:03 AM

Developed by Schneider
GEOSPATIAL

- A. **CCMA22-13 James Alex Shelton and Austin Taylor Rhodes request Tap Map # 080-01-02-001-000 on Transportation Drive to be rezoned Multi-Family Residential District (RG-1) to Limited Industrial District (ID-2).** Tim Helline (from Carolina Farms and States, who was representing the family selling 75 acres) and Austin Rhodes (applicant) stepped to podium. Mr. Rhodes stated he was trying to buy six acres and wanted to change the zoning from residential to industrial. They are starting a trucking company, nothing big. It'll probably be maximum of 10 trucks. Right now, the land is set up with two acres that is already cleared. They don't plan on taking any more than the 2 acres, with no intentions of cutting down any more trees. The two acres currently cleared is the part they are fencing in and using for the business. They plan to do daily and long hauls, so the trucks would not be on the lot most of the time. It's located in that little pocket on Transportation Drive, behind SCDOT and Dialysis Center located on the J A Cochran Bypass.

Commissioner Grant asked if the only access to the business would be on Transportation Drive?

Tim Helline answered that is correct, there is no access to Hilltop Drive or Ashford Road, only Transportation Drive.

Tim Helline stated that the land with road frontage to J A Cochran Bypass and Transportation Drive was the only acreage he was selling from the family's 75 acres that would be Industrial use. Preserving the rest for residential use. Mr. Helline was asked if water and sewer was available. He indicated that the property has access with water and sewer.

Chairman Raines asked if there was any member of the public present that would like to speak in opposition to this rezoning request. A member of the neighborhood from Hilltop Drive, Troy Canupp stood up and step to the podium.

Troy Canupp spoke on behalf of the Hilltop Drive neighborhood. He stated that most of the concerns were address by Mr. Rhodes and Mr. Helline after hearing their rezoning request. He then stated that himself and the neighborhood still had some concerns that were not addressed regarding the trucking business, such as hours of operations, sight, and sound nuisances, and concerned with the business being small now but could grow in the future and how they may affect their neighborhood and tax values of their properties.

Chairman Raines answered Troy Canupp's question about the tax value by stating that businesses add to the tax base, and they are taxed differently.

Mr. Rhodes answered Troy Canupp's question about hours of operation, with tentatively 7 AM to 5 PM.

Mr. Helline answered Troy Canupp's question regarding the sight and noise nuisance by explaining the location of the rezoning request, and his plans with the remaining 68 acres that the family he represents is selling.

Chairman Raines ask if there were any questions for the speaker? None

Chairman Raines ask if there were anyone wanting to speak in favor of the rezoning? None

Commissioner Howell motioned to approve, seconded by Chairman Raines. Commissioner Smith suggested a reverter clause stating if the trucking company stopped being a business that the property would revert back to Multi-Family Residential District (RG-1). Chairman Raines reminded the Commissioners that the property in question does not touch the neighborhood that opposes the rezoning. Commission Howell and Chairman Raines removed their original motions. Commissioner Howell motioned to approve with reverter clause, seconded by Chairman Raines with a statement of reservations about putting a reverter clause on everything that the Planning Commission approves, but second the motion to approve. Vote 7-0 Approved



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

James Alex Shelton
 Jan Alex Rhodes
 6/15/22

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: July 19th 2022 Case # CCMA22-13 Invoice # 5304

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

James Alex Shelton
 Jan Alex Rhodes
 6/15/22

Please give your reason for this rezoning request:

My business partners (Austin Rhodes) and I (Alex Shelton) are requesting rezoning of the below listed property so that we can open and operate a small trucking company. We plan to fence the cleared portion of the land and grow the business to roughly 20-25 operating semi-trucks and trailers.

AG1 - ~~R8~~ ID2

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: 484121

Property Address Information

Property address: Transportation Dr.
 Tax Map Number: 080-01-02 001-000 Acres: 6

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

PLEASE PRINT:

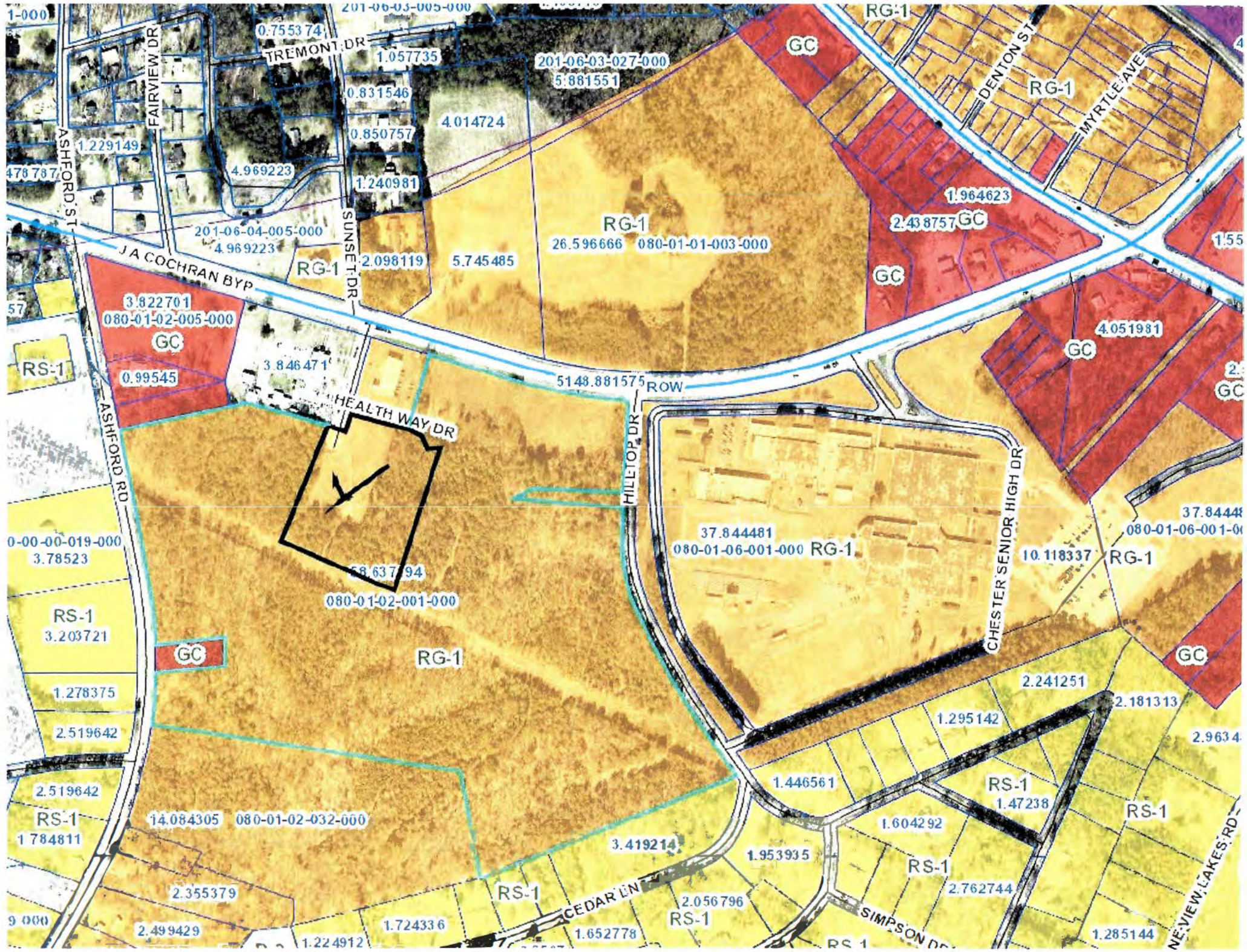
Applicant (s): James Alex Shelton, Austin Taylor Rhodes
 Address: 774 Lagan Court, Fort Mill, SC 29715
 Telephone: [Redacted] cell [Redacted] work _____
 E-Mail Address: _____

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: 6/14/22
 Applicant signature: [Signature] Date: 6/14/22

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



1-000

201-06-03-005-000

RG-1

0.755374
TREMONT DR

1.057735

201-06-03-027-000
5.881551

GC

RG-1

1.229149

0.831546

4.014724

0.850757

1.240981

1.964623

201-06-04-005-000
4.969223

RG-1

2.098119

5.745485

RG-1

26.596666 080-01-01-003-000

2.438757 GC

GC

155

3.822701
080-01-02-005-000
GC

0.99545

3.846471

5148.881575 ROW

GC

4.051981

25

GC

RS-1

HEALTH WAY DR

HILLTOP DR

CHESTER SENIOR HIGH DR

0-00-00-019-000
3.78523

37.844481
080-01-06-001-000 RG-1

37.84448
080-01-06-001-000

10.118337 RG-1

58,637.94
080-01-02-001-000

RG-1

GC

RS-1

3.203721

GC

1.278375

2.519642

2.241251

2.181313

2.9634

RS-1

1.784811

14.084305 080-01-02-032-000

3.419214

1.446561

RS-1

1.47238

RS-1

2.355379

RS-1

CEEDAR LN

RS-1

1.953935

RS-1

SIMPSON DR

2.762744

1.285144

NEW VIEW LAKES RD

9 000

2.499429

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1.724336

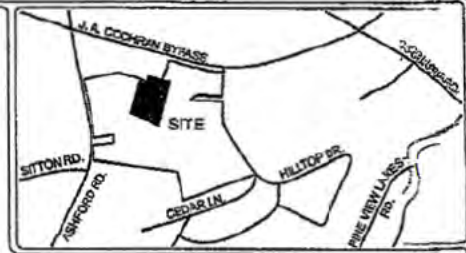
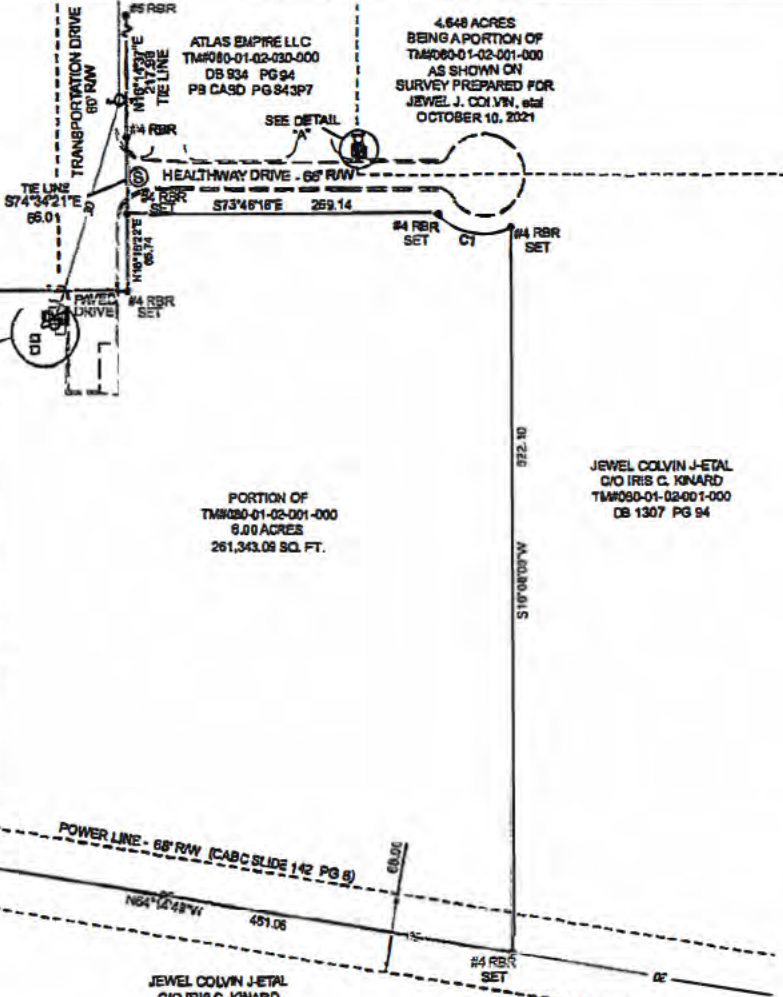
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2.056796

RS-1

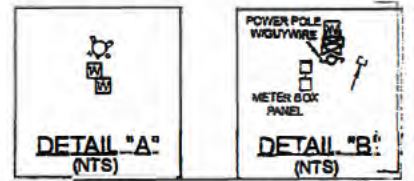
LEGEND	
UTILITY POLES	
WATER METER	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
WATER VALVE	
OVERHEAD ELECTRIC	
METER	

SOUTH CAROLINA
STATE HIGHWAY
TM#201-06-04-013-000
DB 374 PG 264

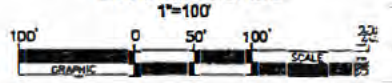


LOCATION MAP (NTS)

- NOTES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO F.I.R.M. # 45022024C, DATED SEPTEMBER 16, 2011.
FLOOD ZONE LINES ARE SCALED FROM CURRENT FEMA RATE MAPS. SCALE VARY FROM 1"=500' TO 1"=2500' AND ARE NOTED AS BEING APPROXIMATE. FOR CHAIN OF TITLE PURPOSES, JOEL E. WOODS & ASSOCIATES, INC. DOES NOT CONDUCT OR ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD ZONE LINES.
 2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 3. JOEL E. WOODS & ASSOCIATES, INC. IS NOT LIABLE FOR ANY AND ALL EASEMENTS SHOWN OR NOT SHOWN HEREON. SETBACKS TO BE VERIFIED BY THE OWNER WITH THE COUNTY, CITY, TOWN AND/OR HOA.
 4. REFERENCE DEED BOOK 1307 PAGE 94.



GRAPHIC SCALE



SUBDIVISION SURVEY
OF
A PORTION OF TM#080-01-02-001-000
LOCATED ON HEALTHWAY DRIVE
IN THE CHESTER TOWNSHIP
CHESTER COUNTY, SOUTH CAROLINA
PREPARED FOR
CAROLINA FARMS AND ESTATES

W JOEL E. WOOD & ASSOCIATES
PLANNING • ENGINEERING • MANAGEMENT

P.O. BOX 286 CLOVER, SC 29710 (704) 352-2822

SURVEY DATE: 6/8/2022	CAD/COMP/IC: PROJ: 220508	FB# MC-1: VERY BARE
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Certificate of Accuracy:
I hereby state that to the best of my professional knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Standards Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no viable encroachments or projections other than shown. This plat is property of Joel E. Wood & Associates, Inc., is certified only to the persons or entity named herein, and must contain the original signature and raised seal to be valid.

Date: 6/8/2022

Michael E. Coffer, II
Michael E. Coffer, II
28114
S.C. Registration No.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	50.00'	58.99'	63.64'	S63°45'41"E



Chester County Planning Commission Meeting August 16th, 2022

CCMA22-14 Jason & Leslie Willis request Tax Map # 047-00-00-035-000 on Walnut Grove Lane to be rezoned from Rural Three District (R3) to Rural Two District (R2).

Bill Marion stated I'm an attorney here in Chester, South Carolina. Mr. And Mrs. Willis asked me to represent them tonight. They have a tract of land that is zoned R3 that is well surrounded by R2 tracts of land, and they would like this tract to be zoned R2. So, their other land zoned the same way. Chairman Raines asked if all the property is contiguous to the other. Attorney Marion stated yes. Chairman Raines asked if any member of public present tonight wish to speak in favor of this rezoning or any member of the public presence might wish to speak in opposition to this rezoning. Okay, hearing no public comment. Commissioner Grant motioned to approve, second by Commissioner Walley. Vote 6 0 to Approve.



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 8-16-22 Case # CCMA22-14 Invoice # 5438

The applicant hereby requests that the property described to be rezoned from R-3 to R-2

Please give your reason for this rezoning request:

To connect 2 parcels that I own To put on a Tax Map

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: 2626 Walnut Grove Lane Chester, SC 29706
 Tax Map Number: 047-00-0-035-000 Acres: 95

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

PLEASE PRINT:

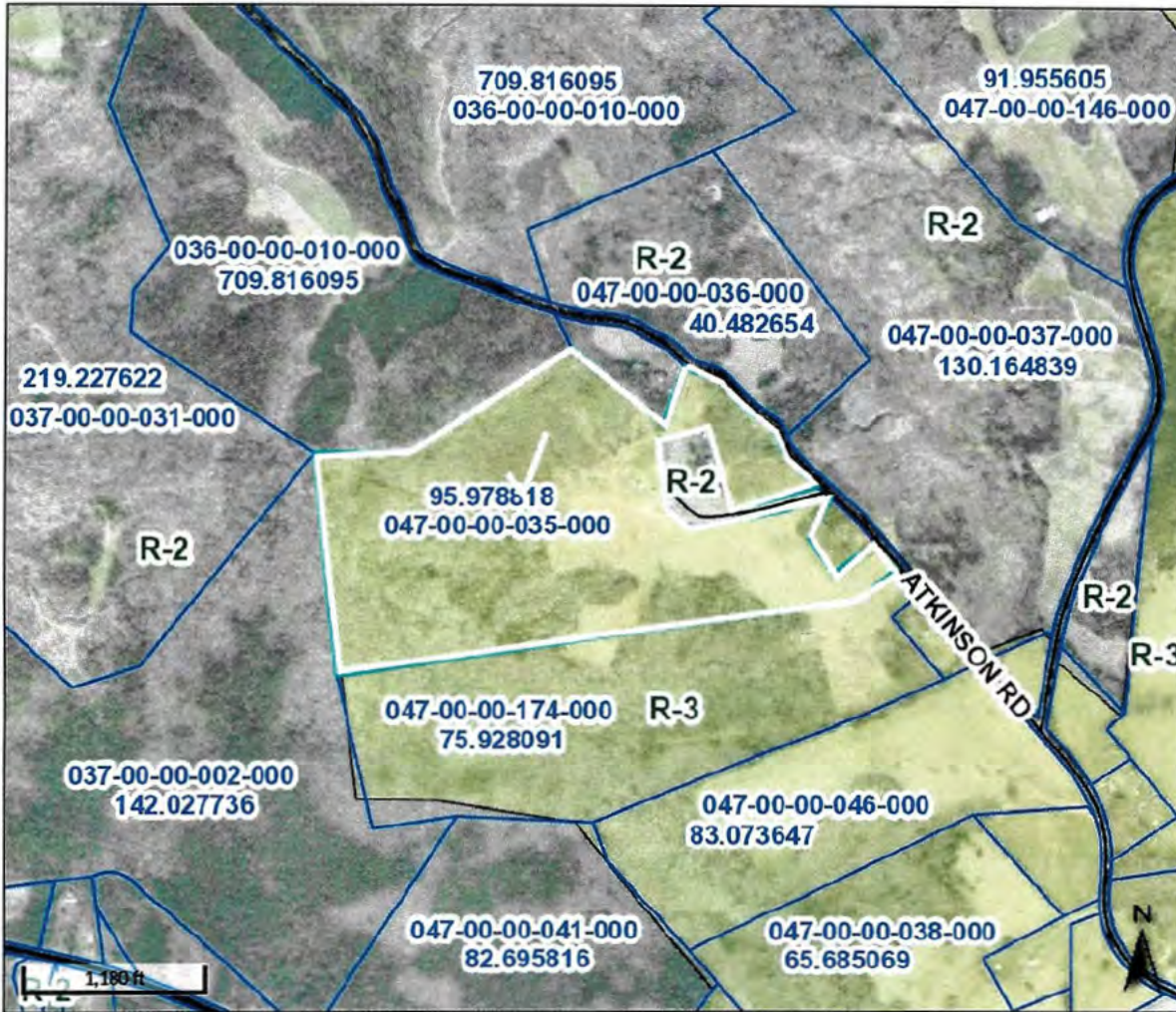
Applicant (s): Jason Willis Leslie Willis
 Address 2026 Walnut Grove Lane Chester, SC 29706
 Telephone: _____ cell _____ work _____
 E-Mail Address: _____

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: Jason and Leslie Willis Date: 7-14-22
 Applicant signature: Jason and Leslie Willis Date: 7-14-22

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



Overview



Parcel ID	047-00-00-035-000	Alternate ID	n/a	Owner Address	WILLIS JASONE -SURVIVORSHIP & WILLIS LESLIES -SURVIVORSHIP 2026 WALNUT GROVE LN CHESTER SC 29706
Sec/Twp/Rng	n/a	Class	LA		
Property Address	1775 ATKINSON RD	Acreage	95.979		
District	01				
Brief Tax Description	RD 402				
	(Note: Not to be used on legal documents)				

Date created: 8/24/2022
Last Data Uploaded: 8/24/2022 3:11:16 AM

Developed by  **Schneider**
GEOSPATIAL

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-15 Arthur Lee Gaston II, VGHT LLC, and Saja Realty LLC request Tax Map # 070-00-00-013-000 on Thomas E Davis Lane to be rezoned from Rural Two District (R2) to Multi-Family Residential District (RG1).

Attorney Marion stated he was representing both Arthur Lee Gaston, Saja Realty LLC and VGHT LLC. This one is of course not to rezone the entire tax map. It's only to rezone the 0.12-acre parcel. If you look at the survey, did all y'all get a copy of it? Patsy A. Davis Young whose parents were deeded a lot which is presently zoned RG-1 and is shown as parcel B Pasty A. Davis. When the applicants had all their lands surveyed, they found out that Mrs. Davis's house projects 6.8 feet onto a portion of tax map number 070-00-00-013-000. The portion that we're asking to be rezone is bounded by a dirt drive on one side and Thomas E. Davis Road on the other. This would allow Mrs. Young to have her house all on one lot. It would make it fit the setback lines of the current zones. So, we're asking to rezone the .12 acres so this property can be deeded to her so that her house will not straddle a lot line.

Chairman Raines stated you are cleaning up the deeds and the property lines.

Attorney Marion stated yes.

Commission Williams asked if the road would be extended.

Attorney Marion stated they are not asking for a road extension and not privy if that may happen in the future.

Chairman Raines asked if anyone wished to speak in opposition to this request. Vera James, I live on Thomas E. Davis Lane. My question to you Mr. Marion is why he is rezoning as a multifamily instead of as residential and doing it that way rather than doing it as a multifamily.

Attorney Marion stated the other lots that surround Mrs. Young's property are presently zoned RG-1 which is what we're going for. Mrs. Holmes's lot next door is presently zoned RG-1. Brenda Worthy's lot is zoned RG-1. Serena Davis Jones's lot is zoned RG-1. James Edward Davis's lot is zoned RG-1. So, we're trying to do is to bring this small lot in which is surrounded by two streets and surrounding property into the same zone as the others. We did not create those zones.

Director Levister stated that RG1 is multi-Family and if this is approved by the Planning Commission and County Council approves, then both properties will be zoned the same. Commissioner Howell motioned to approve, second by Commissioner Grant. Vote 6-0 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: 8-16-22 Case # CCMA22-15 Invoice # 5439

The applicant hereby requests that the property described to be rezoned from R2 to R61

Please give your reason for this rezoning request:

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: vacant lot adjacent to 582 Thomas E. Davis Lane, Chester, SC containing 0.12
 Tax Map Number: portion 070-00-00-013-000 Acres: 0.12 acre

Any structures on the property: yes no . If you checked yes, draw locations of structures on plat or blank paper. See plat attached, Dwelling located on TMS 069-06-00-027 projects 6.8 feet onto the property which is sought to be rezoned so it can be sold to Patsy A. Davis Young the owner of TMS 069-06-00-027.
PLEASE PRINT:

Applicant(s): Arthur Lee Gaston, II
 Address P. O. Box 608, Chester, SC 29706
 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: _____ Date: _____

Applicant signature: Arthur Lee Gaston, II Date: 7/13/2022

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

STATE OF SOUTH CAROLINA)

RESOLUTION

COUNTY OF CHESTER)

A meeting was held this the 13th day of July, 2022 in the offices of VGHT, LLC a South Carolina Limited Liability Company, to consider the re zoning of a tract of land containing 0.12 acres, more or less from R-2 to RG 1 in Chester County, SC. That the tract of land to be rezoned is more particularly described on Exhibit "A" attached hereto.

That all members of VGHT, LLC were present at the meeting, including Helen H. Kluiters, as trustee of the sole member.

And Whereas, in order to accomplish the Zoning Map Amendment (Rezoning) Application a Resolution is required by the said VGHT, LLC authorizing a person to appear on behalf of the applicant.

And Whereas, the Applicant, VGHT, LLC by its sole Member wishes to appoint, W.L.D. Marion of Chester, SC as its Agent at the hearing to represent the said VGHT, LLC to appear at the hearing at the Department of Planning, Building & Zoning, for Chester County, SC for the re-zoning of the said parcel.

And Whereas, the said VGHT, LLC, and reviewing all the facts herein, it is resolved:

That W.L.D. Marion of Chester, SC shall appear as the Agent of VGHT, LLC at any re zoning hearing at the Department of Planning, Building & Zoning for Chester County, SC.

IN WITNESS WHEREOF, the parties have hereinto set their hands and seal this 13th day of July, 2022.

VGHT, LLC

By: Helen H. Kluiters
Helen H. Kluiters, as Trustee
of Trust B fbo Helen H. Kluiters
created under the Amended and
Restated Trust of Virginia Gaston
Hennig U/A dated December 27, 2005

Its:Member

STATE OF SOUTH CAROLINA)

RESOLUTION

COUNTY OF CHESTER)

A meeting was held this the 13th day of July, 2022 in the offices of SAJA REALTY, LLC a South Carolina Limited Liability Company, to consider the re zoning of a tract of land containing 0.12 acres, more or less from R 2 to RG 1 in Chester County, SC. That the tract of land to be rezoned is more particularly described on Exhibit "A" attached hereto.

That all members of SAJA REALTY, LLC were present at the meeting, including Julian Hennig III, as trustee of the sole member.

And Whereas, in order to accomplish the Zoning Map Amendment (Rezoning) Application a Resolution is required by the said SAJA REALTY, LLC authorizing a person to appear on behalf of the applicant.

And Whereas, the Applicant, SAJA REALTY, LLC by its Member wishes to appoint, W.L.D. Marion of Chester, SC as its Agent at the hearing to represent the said SAJA REALTY, LLC to appear at the hearing at the Department of Planning, Building & Zoning, for Chester County, SC for the re zoning of the said parcel.

And Whereas, the said SAJA REALTY, LLC, and reviewing all the facts herein, it is resolved:

That W.L.D. Marion of Chester, SC shall appear as the Agent of SAJA REALTY, LLC at any re-zoning hearing at the Department of Planning, Building & Zoning for Chester County, SC.

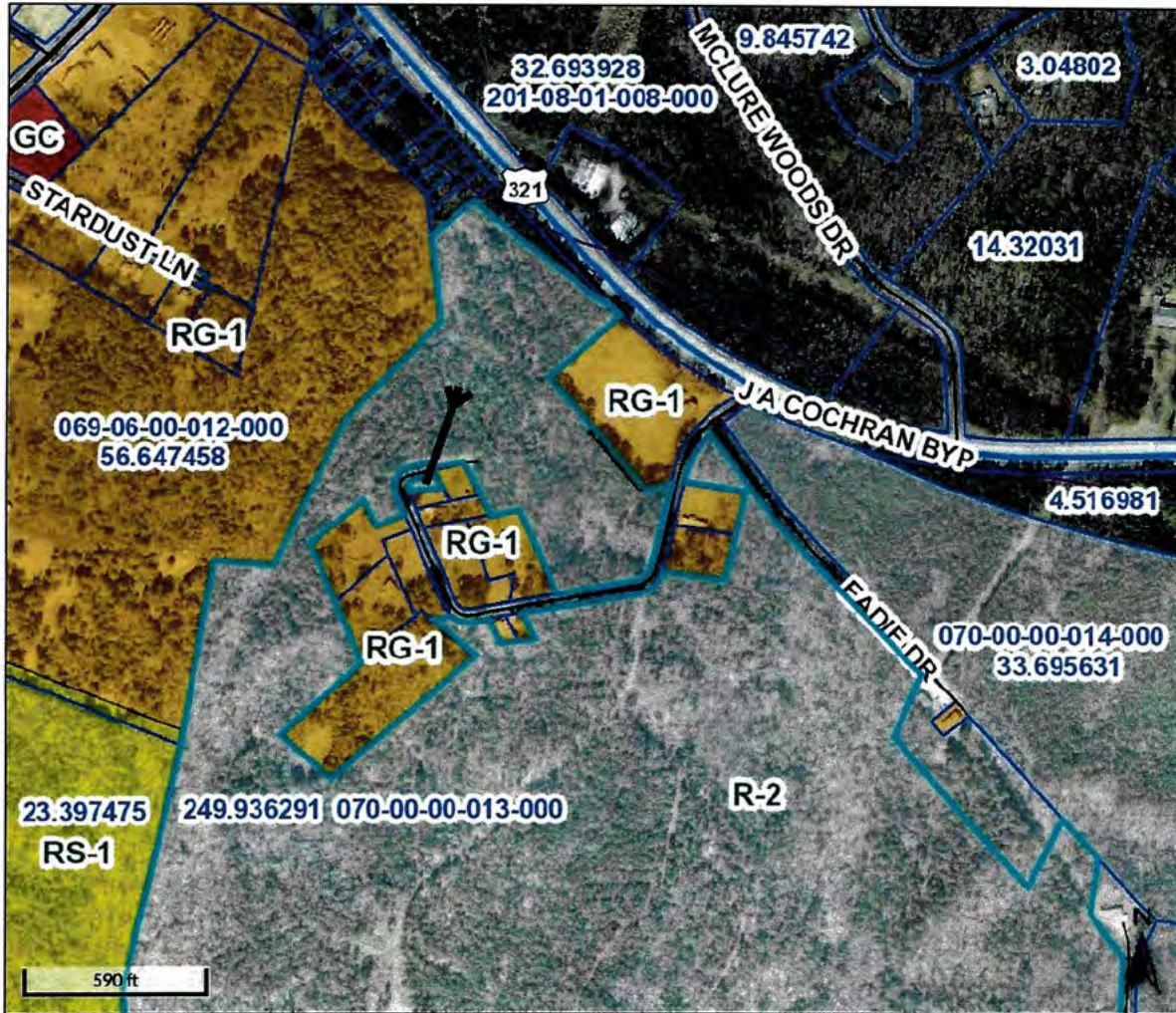
IN WITNESS WHEREOF, the parties have hereinto set their hands and seal this 13th day of July, 2022.

SAJA REALTY, LLC

By: Julian Hennig III

Julian Hennig III, as Trustee
of Trust B fbo Julian Hennig III
created under the Amended and
Restated Trust of Virginia Gaston
Hennig U/A dated December 27, 2005

Its:Member



Overview



Parcel ID	070-00-00-013-000	Alternate ID	n/a	Owner Address	SAJA REALTY LLC
Sec/Twp/Rng	n/a	Class	LA		VGHT LLC
Property Address		Acreage	226		4 CASTLE HALL COURT
					COLUMBIASC 29209
District	02				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 8/19/2022
 Last Data Uploaded: 8/19/2022 4:48:16 AM

Developed by  **Schneider**
 GEOSPATIAL

CCMA22-16 Randall and Jennifer Simoes request Tax Map # 132-00-00-211-000 on Starnes Road to be rezoned from Rural Two District (R2) to Limited Industrial District (ID-2).

Mrs. Simoes stated So first and foremost, we'd like to thank the board for your time and attention tonight. We appreciate it. We think it's important that we provide some background on ourselves since we are new to the community. We moved here in 2019. Mrs. Simoes is a registered nurse with 27 years of experience, and a nurse executive at a large insurance company. She practices clinically on the weekends at Atrium and Uptown in the Intensive Care Unit. Randy has been successfully self employed for 36 years as an owner operator and as the President of two companies. With his 36 years of experience, his knowledge base for safety courses and scope of his work full knowledge of regulatory guidelines is imperative as well as his compliance with the FMCSA which is the Federal Motor Carrier Association. Regarding our residence, I'm going to do this in sections so that we can kind of get like a little foundation if you will. We feel it's important that a clear history is voiced not only to the board members but to our neighbors as well, who are misinformed and making assumptions to what is fact versus what is fiction. Prior to purchasing our home in December 2019 Randy contacted the Chester zoning office by phone. In hand during this call, were the listing paperwork for the property that was for sale as well as the tax papers for this property. We have nine acres of land. One acre was residential, and eight acres was agricultural. Randy explained during this call our transportation business and what he had for equipment to meet the needs of his employment. All was clear to go. You're under agricultural is what we were told. We move forward with the purchase of our property we had completed our homework to ensure compliance. We then requested a building permit to build a 46X28X14 garage, which we utilize to do our own repairs and maintenance. We were granted a permit in the building process began. We requested an electrical permit and a line be placed. Duke Energy came and installed what was requested. COVID hit and the permitting process was then on hold for an electrical permit for us to get lights in the building. Once COVID worries lessened we reached out to the zoning department to request the electrical permit. It is at this time that we were advised that the that the zoning needed to be changed.

For our transportation business it needed to be changed to limited industrial. R-2 did not allow for it and neither did agricultural. We are now advised that we are taxed as agricultural not zoned agricultural. Perhaps this is a gray area. But when folks are calling for guidance property owners or prospective property owners would hope to be receiving the correct zoning guidelines. This would not be in our control. We'd like to make it very clear that we are not dodging the appropriate zoning codes as allege which is inaccurate information. For the last two years and eight months. Randy has been going to work every day with his truck and assorted trailers depending on his work requirements for that day. He is and always has been cautious with noise, aware of our surroundings, and operates in a safe manner. He has been accident free, never had any tickets on his license for 36 years. Within the last 90 days, we've hired a part time worker who was fully vetted as a driver by me and my husband. Our driver has 20 years of driving experience and a clean record as well. He takes our truck home with him nightly. It is not on our property. During the last two years and eight months, we have not received one complaint. We have not received one complaint from our neighbors nor the zoning board. The only thing that has changed is the orange sign on our front lawn.

You get into your pickup, your SUV, or your coop to go to work. Randy gets in his truck. That's how he gets to work. Let's talk about the scope of work that Randy does. We own and operate a transportation and excavation company. The transportation company uses said trucks and trailers to move excavating

equipment to and from job sites along with materials that may or may be needed, such as steel, sand, or rock. The transportation entity also has contractual commitments in the plate glass industry. This scope of work is called collet i.e., plate glass, which is transported from factories to a 50X50-foot cement lined bin in small portions is then reloaded in larger portions and transported 200 miles to the crush plant where they crush it down into a sand form that is used on the highway lines which give sparkle. So, if you all are driving at night and you have the white lines on the road and their sparkle, that's the crush glass. This material is nonhazardous does not contain any lead and therefore safe to the environment. We are not running a crushing plant on our property which has also been alleged and again, not fact. The current glass pile that we have is short term as the lease on the property where the glass was stored in Charlotte was negated as the property was sold. With respect to the roads, we respect the fact that there was concern with the road however respectfully, they were in disrepair when we arrived in 2019. According to multiple sources, the roads have been in this condition since the early 80s, especially Starnes Rd. As a company we pay our fair share of road taxes to the state of South Carolina. Therefore, it's not our fault that the state can't appropriate funds accordingly for road improvements. Furthermore, Starnes Road is a public road non posted which means there's no signs on Starnes Road that says no trucks allowed with a speed limit of 50 miles per hour. And it's also a state-maintained road. Randy is not the only commercial vehicle that is on Starnes Road on any given day. I think with COVID and folks working from home including myself, you get a flavor of what traffic patterns are. There was a lot of building of new developments all around us, which also ramps up traffic. Our neighborhood, Randy and I both grew up in the country in Massachusetts. That's where we're from his Massachusetts. We appreciate the sense of peace that it brings. We're not looking to cause an uproar on Starnes Road. We are not building a trucking depot. We are not expanding into the remaining acreage that we have. We are not building a distribution center of any sort. If you were to drive by our residence all you would see is a brick house on the hill. In closing, my husband and I are honest, hardworking people just like you. Our integrity is important to us as is our work name. We embrace family values to know us as individuals or as a couple. Were fun to be with. We are working people just like you working to pay our bills, be upstanding citizens, as well as an active part of this community. Our goal was to not rustle the community, but to find a common ground.

Commissioner Grant asked how many trucks a day come out of your driveway.

Mr. Simoes stated that he leaves in the morning, he comes home in the afternoon. My driver comes in the afternoon he leaves in the afternoon. Some days I do two or three trips into my yard with the collet on average we do about 15 turns in and out of that on the road per week. On average, that's on average, about 15 times in and out per week between the two of us. There's three in the fleet. three total is one spare mine and his. So, two are on the road and he has only two drivers. So again, that's on average about 15 trips per week, up and down from Harmony Church Road to our driveway.

Commissioner Grant asked how much weight he carried on the trucks.

Mr. Simoes stated 80,000 pounds.

Commissioner Grant stated so this is a tractor trailer semi-truck.

Mr. Simoes stated yes.

Chairman Raines asked if anyone wished to speak in favor for this rezoning request.

John Olvera 2678 Starnes Road, okay. Mr. Simoes pretty much said what I was going to say except I have a couple of questions or caveats that I wouldn't be in favor of this except I just want insurance that it will not change the tax base on my house nor its valuation. That's my only concern.

Planning Director Levister stated he had spoken with Auditor Donnie Wade who said it would not change the tax base. Chairman Raines asked if anyone wished to speak in opposition of this rezoning request.

Brenda McBrayer, 2633 Starnes Road and I've lived there for over 20 years. She's the Vice President with First Citizens Bank here in Chester, and she's worked there for 43 years. She wanted to tell you up front that she not against growth in Chester County. That's not why I'm standing here. I'm a charter member of the Chester Economic Development Association, and I am support. I'm in support of business and residential growth. I just want it to happen the right way. Spot zoning is not the right way in Chester County. My concerns about this are changing from R2 to ID2 will affect property values because if an appraiser comes out to look at your property, he's going to look for the highest and best use of that land and change in spot zoning will affect that. An ID2 class, do you know what that houses I means? I'm sure you do, but it houses Giti Tire, it houses Sun fiber, and Guardian Glass. Trust me, Starnes Road is not the place for it. The quality of life is my concern to people while people jog, people ride golf carts, people bike, I mean, you know and with those big semi-trucks as he described, you know that changes our quality of life. And they're exactly right Starnes Road was a mess before they got here. But Starnes Road was built as a country road and it was built as a Farm to Market Road, which means local traffic only. This will affect the condition of that road going forward if we would ever get it paved. But right now, it's alligator cracks all over the base of the road is over 50% failed at this time. We cannot support those heavy trucks like Hwy 9 and 901. Now I don't want to shut the guy's business down I'm not for that. I would just like for y'all to do an order that will allow him adequate time. Do not change the zoning to ID2, because that will open spot zoning. I would like for y'all to give him adequate time to relocate his business in Chester County and it be in a zone for his business, ID 2 needs to go forward for the future of our county. And listen, I believe in our slogan, choose Chester for business for life. And this I'm standing up here I must tell you that my daughter is Nikki Nash came up with that slogan and I believe in it choose Chester for business for life. And thank you so much for listening to me and for your consideration and not spot zoning.

Commissioner Grant stated we did a spot zoning quite a few years ago and it didn't work out too well.

Commissioner Howell asked the gentleman on 901 and Westbrook. That was spot zoning, but he had a reverter clause and it was the same type of business. He asked staff when his reverter clause time limit was up.

Director Levister stated Matt Lawson is still in operation. He calls every couple of times and checks for parcel or what the current zoning is because he's still looking for a parcel that is already rezoned so he doesn't have to go through rezoning process. On that date he must cease business and the property rezones back to the current zoning. That was the commissions reverter clause. He got two years, limited 10 trucks because that's what was already in operation, and he couldn't make any more improvements to the office space. It had to stay the same square footage so basically, his business had to stay established as it is now.

Commissioner Grant I wouldn't even be in favor of this with a reverter clause. Because this is a neighborhood. I mean, there are nice homes down there. And the road is not in that great condition in my opinion. But the road is not that good for 80,000 pound vehicle going over it 50 times a week as he stated.

Chairman Raines stated I agree. And, you know, we don't need to get into businesses spot zoning at all. So, let's go ahead and make a motion to have a discussion. I move that we deny this rezoning request as it's been presented, second by Commissioner Howell.

Chairman Raines stated this road is barely more than a gravel road now.

Mrs. Simoes stated Y'all were talking like there's no commercial vehicles on Starnes Road. what I am saying is that there's other 18 wheeler trucks and heavy duty trucks that are on this road. But if you take us out of the picture, if we're worried about the roads, so to avoid any trucks, if you will, coming down, then you're going to have to put signs up. I mean, we've got a lot of development around our road right now. We're down near Richburg. And there's a lot of traffic on our road right now. I've noticed it since I've been home working with COVID. My office is right in the front of the house. There are a lot of heavy-duty trucks going by. Not just Randy.

Chairman Raines stated we're not discussing a road usage issue. We're discussing the rezoning issue. I don't think anybody has made the statement that your trucks were solely responsible for that, but it would add to, you know, the detriment of the road obviously, but as you point out other vehicles but we're not here to discuss road usage and part of the problem is if we rezone your property to that there's a lot of other businesses that could come in there when you leave ID2 something else could move in there in the middle of a residential area when it's purely residential when there's nothing near that is ID2 to okay so that's the problem going forward.

Mrs. Simoes stated whose responsibility is that those are that we're given the wrong information when we buy my house, and you know, none of it was none of y'all. I think we're the ones that were called but now we're in a bad spot. We call the county get the wrong information. And now we must move I mean; I'm not selling my house. I'm telling you that right now it doesn't seem fair to us.

Chairman Raines stated if we were to say give you a year, could you move your business somewhere else would that be an option?

Mrs. Simoes stated what choices we got? Chester's for business but the business can't, you know, we're just trying to make a living. Chairman Raines stated what was discussed previously, that we have done previously, is a gentleman came in much like yourself and misunderstood the rules. Who's ever side that misunderstanding happened on I don't know, but we gave him a period of time to keep the trucks you had in your case, we could say you keep the two trucks you got, and you have a year or two to move and after that, no matter what happens, you're rezoning. Your rezoning is going to revert to R2 you're going to have to lose your business you're going to have to either stop doing business or do business somewhere else. Mr. Simoes stated if he could ask Mike a question. Am I to understand in our zone I can have one commercial vehicle on the property in the R2 is that correct?

Planning Director Levister stated parked, it doesn't say running the business.

Mr. Simoes stated what my wife stated earlier, that's my travel to work and from work vehicle. When this all happens, and I decide to move the business, is that truck able to come to my house park and leave in the morning, correct?

Planning Director Levister stated that was correct.

Mr. Simoes stated can we have two years to relocate?

Chairman Raines stated but that was a hypothetical situation. I mean, it'll be up to the commission to either support or deny that we've had one comment that one member is not in favor that because of the road because of the area just doesn't support this at all. In my opinion. It is spot zoning even on a temporary basis. And I'm hesitant to do it because of the number of resident houses, open land, and stuff like it, there's nothing business related in that area. Now, if you can still drive your truck in and out of there regardless of what we do, then you're welcome to do that, but I don't know that we're going to support you know, that quite frankly. I'm not. I'm not in favor of zoning.

Mr. Simoes asked where that leaves us regarding our trucks and grading equipment.

Chairman Raines stated that leaves him being able to drive his truck in and out of his neighborhood. Commissioner Howell asked if the property was agricultural? Planning Director Levister confirmed that it is zoned R2, taxed agricultural. Chairman Raines motioned to deny, second by Commissioner Howell. Vote 5-1 Deny. Commissioner Williams voted in favor.



Chester County, South Carolina
 Department of Planning, Building &
 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: August 16, 2022 Case # CCMA 22-16 Invoice # 5352

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

Please give your reason for this rezoning request:
 out building for light business use for repairs and maintaining of owned equipment
For Transportation and Grading Companies
David Simons Inc
Answer Equipment CO Inc

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: 484110

Property Address Information

Property address: 2526 Starnes Rd Edgemoor, SC
29712
 Tax Map Number: 132-00-00-211 2.066 Acres:

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

PLEASE PRINT:

Applicant(s): Randall & Jennifer
Simoes
 Address 2526 Starnes Rd Edgemoor, SC
29712
 Telephone: _____ (Randy) _____ work

E-Mail Address: _____

Owner(s) if other than applicant(s): Same as Above
 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.

Applicant signature: [Signature] Date: 6/21/2022

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

June 24, 2022

Randy Simoes
2526 Starnes Rd
Edgemoor, SC 29712

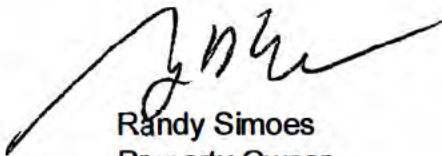
Mr Mike Levister, Director
Chester County Planning and Zoning
1476 J A Cochran Bypass
Chester, SC 29706

Dear Mr Levistor:

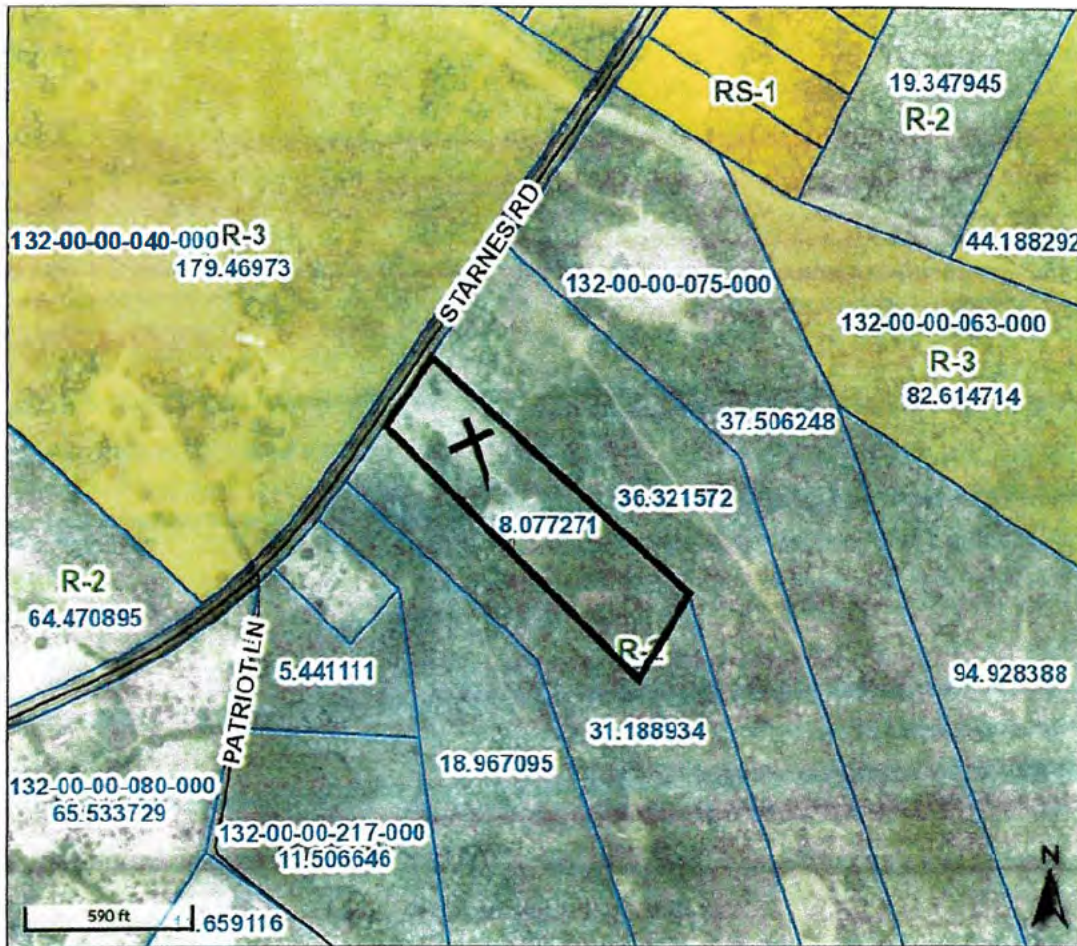
I am in the process of filing an application for a survey of my property at 2526 Starnes Rd in Edgemoor. Because of my work schedule, it is difficult for me to find the time to coordinate the paper work in person. My next- door neighbor, Jim Hicklin has offered to deliver and receive the paper work to the proper county offices on my behalf.

I am therefore requesting your approval for my neighbor to pinch hit for me.

Yours truly,

A handwritten signature in black ink, appearing to read 'Randy Simoes', written over a horizontal line.

Randy Simoes
Property Owner



Overview



Parcel ID	132-00-00-211-000	Alternate ID	n/a	Owner Address	SIMOE JENNIFER L -SURV AND
Sec/Twp/Rng	n/a	Class	LA		RANDALL D SIMOE
Property Address	2526 STARNES RD	Acreage	8.077		2526 STARNES RD
					EDGEMOOR SC 29712

District 03
 Brief Tax Description n/a
 (Note: Not to be used on legal documents)

Date created: 6/27/2022
 Last Data Uploaded: 6/27/2022 3:14:25 AM

CCMA22-17 Fielding Homes LLC C/O Isaacs Group request Tax Map # 114-00-00-015-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

Chris Robusto stated he was with Fielding Homes and lives at 517 Sutton Road North, Fort Mill, SC. and Benji Layman with the Isaacs Group and lives at 720 Red Oak Boulevard Charlotte, North Carolina. Mr. Layman stated the name of our subdivision we're proposing Richburg Meadows. Again, this is what the Isaac's group with engineer, and this is a building homes DRB group product. Just a little information about the two of us. We're both local with over 20 years of experience in the area. We've got probably a dozen or more projects in the Charlotte and surrounding area. This development is a single family development. We've got quite a few of those down in York County and then up into Lake Wylie, Gastonia, and in Charlotte. What we're asking for is the rezoning of two parcels. Like you said, each parcel has a piece that we're requesting rezone, and a piece that we're requesting to remain as ID2 to the reason for that there. You'll see in the next slide there's kind of a natural divide of the property of a creek that we're going to try to keep that apart from what we're doing now. And a lot of that comes down to sewer capacity. But the larger track we're asking for rezoning of 160 acres of the 265 to PD and then the smaller track 20 acres of the 22.07, 2.8 would remain ID2. This is a sketch of our proposed site plan which is 400 single family lots. This is on 180 acres total. So that's just over two lots per acre our lot widths are 60 and 70 feet with a minimum lot size of 7000 square feet. Some of the notable items to point out for this size site. We're only at two lots per acre, which gives us the ability, and there's a lot of natural creeks and ponds on the side that will maintain will have over 40 acres of open space that will remain as tree save, ponds, Creek, and buffers, that's over 20% of the site. That's not including any type of amenities on the site. Again, the existing creeks and the two large ponds that are on the site, they'll remain undisturbed. Each unit or each lot will have four parking spaces on the lot to garage to driveway. That the driveways will be long enough where they are outside of sidewalks so that's two spaces that are obstructing roads and sidewalks.

There will have an additional pocket park throughout the site kind of in areas of various amenities. So, there will be opportunities for additional guest parking throughout. We did have a minimum 50 foot buffer around the site which I think is the new criteria of the PD regulations. We have been working with Sewer District and we've secure sewer for 400 Lots which is kind of why we kept it as shown and that's why we're requesting the rezoning for this portion. And then just to note that we do have a road cross section on the plan, and it does have sidewalk and planning strips on both sides of the road. Usually, the big item we hear about is traffic you know with a project of this size what will we do to mitigate traffic concerns? We did have a traffic report that's been reviewed and approved by SCDOT. It was done by Davenport engineering. The entrances will have two entrances into the site they'll both have a right turn lane. And then the additional improvements that we'll have are down at Hwy 9. We'll have a right turn lane from Highway 9 on to Lyle Road and then a left turn lane from Lyle Road on the Highway 9 so those are required and approved by SCDOT as mitigation for the site. In addition, we'll have to continue to monitor the intersection at Gaston Farm Road and Lyle Road to see if that's going to warrant any type of, currently it's a two-stop condition. If we need to add stop signs to that. Just a little detail on architecture architectural elevations. The product has no vinyl siding. It's all cementitious material. finished floors are usually raised, raised at least a foot above the sidewalk to kind of give that typical appearance that you see 30 year architectural shingles and decorative garage doors, and again the garages are 25 feet from the public sidewalks that gives plenty of room for a car to park without overhanging, and just a little

information on the homes itself. They're going to be between about 1400 and square feet to 2300 square feet and starting price will be about \$328 to \$359,000. That's it as far as our presentation.

Mr. Robusto stated just a little bit about Fielding. So, we are Crescent Resources. We are the residential arm of Crescent Resources. So, everyone is probably familiar with all the subdivisions that we build all around Lake Wylie and in Lake Norman, the closest one we'll have is Mason's Bend, which is right in Fort Mill. As you go across the river. We've got a big project there that we've done. Our product that we're proposing to do here is represented in that neighborhood and I met with our adjacent neighbors, the Pleasant Grove United Methodist Church yesterday, talked with them and explain to them what we're doing as their neighbors. If we go back and look at the site plan, one of the things that we're doing is the white area basically on the bottom and on the right side of the page, that's going to stay the existing zoning that it is we're only rezoning the portion. And the reason is Benji had stated is that the sewer that we're able to purchase and get capacity for so that's kind of what drove our numbers when we started on that that avenue back in November and December of last year is that's why that we're here. The little notch out that's there on the on the side of the page. That's the rest stop on I-77. So, our property goes all along that rest stop area and hits the frontage road on I 77. Right along that area over there. Like Benji had stated sewer is good we've had conversations on how to get the water there. We've talked to the church about getting them water. They talked to me tonight about getting them sewer as well. That's something that we would entertain in our development process that we're going through here. We build a really nice home. Masons Bend is a great subdivision Fort Mill is happy with it. I think we can come a little bit further down and provide some good housing here. And we're available for whatever questions.

Commissioner Grant asked if they said they must have water to the site or if its already there.

Mr. Layman stated we will be extending water to the site. Mr. Robusto stated there's no water on Gaston Farm Road right now. So, we'll have to come down Lyle and then turn right. And go up Gaston farm to enter our project and then we'll I'm sure will be required to extend it to our northern most boundary on Gaston farm.

Chairman Raines asked how many years to build out this project.

Mr. Robusto stated were figuring five to six years' worth of build time to do the 400 units. Schedule wise if things go as we're currently projecting, we'd purchased the property in April or May of next year. We will start development it will take a year's worth of development because of the offsite road improvements we've got to do with the turn lanes and connecting to the sewer. So, we've figured about a year or so we wouldn't even start vertical construction until 2024, and then at Christmas time in 2024 our first you know, beginning of 2025 would be our first residence there and it will take about five to six years to sell and build this many homes at the level of homes that we built. Basically 2024, before we get into 2025. When I met with the church last night, it'd be close to 2030 probably by the time it's completed and we're doing warranties and everyone's living there. We'll have an amenity center. We have a project at Lake Wylie called Paddlers Cove right near 49 and we're going to do that amenity package. It's got a pool and a cabana and playground for kids with walking trails with 40 acres of open space I don't know whoever's been out on the Hicklin property before but great ponds and tree cover and canopy that runs down through there that we'll be able to maintain. Because we're not cramming lots in on this thing.

Chairman Raines stated would there be a homeowner's association.

Mr. Robusto stated you would have a homeowner's association that would be managed by a company and all the rules that would follow along with that process and working with staff along the way. We've obviously come up with the guidelines that we've already established here to present.

Commissioner Howell asked if there would be improvements to Lyle and Gaston Farm Road.

Mr. Robusto stated the traffic impact analysis came back on Lyle, when we go back to Hwy 9, we must put a left turn lane in, but it will only be kind of at that, part that's there on Gaston Farm we have our turn lanes that will go into the subdivisions. We must do those. We talked about doing a four way stop that Lyle and Gaston farm obviously with our new traffic, when talking with the church last night and they've asked for stop signs with blinkers on them to make sure that people can see so that's something we'll be talking to SCDOT about there will be no traffic circles.

Commissioner Howell asked if the utilities are going to be buried.

Mr. Robusto answered yes

Commissioner Walley asked about the houses they showed in the pictures if they would all look the same and would the garage be in front.

Mr. Robusto stated the garage will be in the front because these lots are 60 and 70 foot wide. What Benji did not include in this picture is we're going to offer a ranch offering the smaller square footages will be ranches. There're four different products that are in that ranch line and we can get copies to you the plans that we're proposing. But there'll be a series of ranch homes that as well as two story homes in there and they're not huge houses. I think we're staying, you know, in the mid 2000's square foot range. Masons Bend has enormous homes and some of them, but you know, from 1500 to 2500 sq ft. is probably where we'll end up being. That's where we think we'll come out of the gate with offerings.

Attorney Winters asked if they would be willing to enter into a development agreement with the county.

Mr. Robusto said yes.

Chairman Raines stated from the literature, all your construction will be on hardee siding. It will be no vinyl.

Mr. Robusto stated the vinyl would be maybe on the windows or the treatment, the standard stuff and we list them out very specifically. I mean, there may be some columns that get done but the broad siding on the front and the rears. We have windows on the side of our homes as well. I know that's probably new for some people that we have windows all the way around our homes. And we'll have hardee plank siding on our houses.

Commissioner Howell asked if the houses would be 20 feet apart or more.

Mr. Robusto stated there'll be more than that the bodies are 40 foot wide on the 70 foot lot. So, you will end up 15 on the one lot and 10 on the other should be 25 feet wide. Between houses so you'll have

decent size yards understood that from staff in the beginning the lot size was a concern. So, we again asked for lots of a little bit bigger.

Chairman Raines asked if anyone wished to speak in favor for this rezoning request.

Roxann James, 3007 Steele Village Road, Rock Hill, SC I'm a member of Pleasant Grove United Methodist Church. and I do pay Chester County taxes. This is beautiful plan and from what I gather when he met with my church last night. There were a lot of great comments about protecting our cemetery. And he has shown that by his plans, of having you know, a nice easement around our cemetery. But it's like everything else you know will our local home taxes go up? And that's probably not what you can answer, but I had to ask.

Chairman Raines asked if anyone wished to speak in opposition for this rezoning request.

Robin Dodson. I live at 3631 Hernandez Road Richburg, South Carolina And what I heard him say is that you want the PD zoning and PD zoning are not single family residential only. PD zoning is a mix of commercial different types housing, like Lando village, I know you've all looked at Lando village you've got your senior citizen center, you've got your market center. You've got your houses down by the river and they are talking about one type of house I didn't hear anything about. I think of a PD as being like Baxter, where you've got places where people can go and when I think of a PD I think of, and you guys know section six of the of the law. You go there and you stay there you don't leave. Once you get home from work, you stay there because the things are there that you need. And single family residential in my opinion does not meet a PD zoning requirement. And so, I don't understand how they could ask that, have y'all read section six of the code.

Planning Director Levister read the definition for PD Planned Development from the Chester County Zoning Ordinance where it read, "a planned development district *may permit mixture use type of housing,*" it did not say shall it says may.

Ms. Dodson stated so Chester County's ordinance supersedes what the state recommends for PD's. You've read that Ms. Winters.

Attorney Winters stated not every county has zoning and so under home Rule counties were permitted to create their own zoning. I don't know when that code was created, but it's been around I've been here for 20 years, it's been here that long.

Ron Thompson. The address is 2615 Steele Village Road. Rock Hill but again Chester County. I pass this piece of property twice a day at least. Yes, Gaston Farm Road is a farm to market road. The road is while it's not as bad as Lyle Road not as bad as Millen Road. It is not a good road and you're looking at if you put 400 homes here, and they've already said four parking places. You know that's an average for a house now. You'd have kids you're going to have four cars. So, you're looking at 1600 more cars per day. Going out on to Gaston Farm and Lyle Road, making that left turn on to Hwy 9 from Lyle Road where there is already there's not a traffic light there. GT, if you go out of there seven o'clock in the morning, you already take your life into your hands, because there's a lot of traffic right there. You have this many more cars coming in and out of that neighborhood. You're going to have a lot of traffic. You're also going to be adding traffic going up and down Fishing Creek Church Road, which is in bad shape for people coming over to highway 72. I just don't think the roads and the infrastructure in that area is up to par for this and adding

a turn lane here and there. And making a four way stop is not the answer. So, I think this development is too large. You're looking at 1400 to 1600 square foot houses. Yeah, they're nice in the beginning. But you look at some of the other neighborhoods. What's this neighborhood going to be in 10 years? Yeah. Is it going to be a quality neighborhood or is it going to be another rundown cookie cutter subdivision, which is what I suspect it will be.

Commissioner Howell asked if they would entertain maintaining the road during construction. If it was destroyed.

Mr. Robusto stated they could check with SCDOT about how they grant us rights to maintain a road. I don't know how we do that I can investigate I don't know the answer to that. No one's asked me to take responsibility for county road before. So, I can't I don't know the answer that. We haven't done that in an instance before like this. We can absolutely investigate it and get back with us before our next presentation.

Commissioner Howell stated what I was getting at is if the road was destroyed then Crescent would rebuild, would fund the road to be repaired or replaced.

Mr. Robusto stated I'm not going to be able to sign the company up to rebuild the road. That's going to be way beyond me, to agree to that. Thank you.

Donnann Espitia stated we live at 1564 Millen Road. It's a Chester address, but we're over there in Richburg and Millen meets up with Lyle, and I'm just wondering with, you know, several 1000 more people, where are they going to go to school? Our schools are full as it is, and our fifth graders must go to school at the middle school because there's no more room for them at the elementary school. The high school is falling apart. Who's going to provide I mean; our sheriff doesn't have enough deputies as it is to patrol our county. So, I don't know who's going to be serving and protecting these people. Our EMT and fire are already overworked. I just don't see how we can sustain this many new people coming into our little country town. They're very beautiful homes for Charlotte or Fort Mill. But I just don't see how they have a place here in our community.

My name is Doug Becker 1528 Grandparents Road, York County, not Chester County but I'm a stone's throw from Chester County Line. Our concern is that traffic can't get out on Highway nine they're going to come our way they will come down Fishing Creek Road they're going to hit Humpback Bridge Road, straight up Dunlap Roddey Road and over to try to hit the interstate. If it can't get out one way to go the other. We just fought quarry. Miss Roxanne help with that. That was going to be the incident there with all the trucks. I'm glad it didn't happen. But that is our concern is all the traffic is going to come our way. Thank you.

Hi, my name is Blair McCrainey. My husband and I have recently relocated back to this area about six months ago. We're renting a house out in Edgemoor on Edgeland Road. But we are about to finish our custom home Knox Station Road. My son just started kindergarten two days ago at Lewisville Elementary School. I'm a Lewisville high school graduate. And then a Winthrop graduate. My husband and I have spent the past nearly 10 years working anywhere from Charlotte out to the Catawba nuclear station and everywhere in between. And for the past 10 years we have moved further and further and further south trying to escape all these developments that are crashing in. Strangely enough, all our friends are doing the same thing. They are not afraid to sell a home and move away, change jobs, move a business,

everything that they need to do to get away from all of this that seems to be coming on all corners of Richburg and Chester County. There's nothing wrong with growth but I believe there's a right way to do it. And I think the way we're looking at doing it right now just feels so intense. Renting in Edgemoor has given us about, like I said about six months to sort of see what's happening already in that area with the three developments that are already coming, and it has really ravaged that area. I'm very concerned about my kids in school, like the other ladies mentioned. What are we going to do? How is the infrastructure of our area going to support all these developments that seem to want to come and how in the world are we going to continue to attract people that want to come buy large pieces of land and build nice, large 3000 plus square footage custom homes. If we could have just done that in Fort Mill? We could have just done that in Charlotte. What is Chester offering us that those places couldn't and that's what I want everybody to think about. If we can that's what we're afraid is going to happen.

Commissioner Grant motioned to approve, second by Chairman Raines. Vote 5-1 to approve. Commissioner Walley opposed.



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: 8-16-22 Case # CCMA22-17 Invoice # 5407

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

Please give your reason for this rezoning request:
To provide 400 single family lots in a master planned community

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: 236117

Property Address Information

Property address: Gaston Farm Road adjacent to I-77
 Tax Map Number: 114-00-00-016-000 Acres: 160.33

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

PLEASE PRINT:

Applicant(s): Fielding Homes, LLC and The Isaacs Group (Benji Layman)
 Address 227 W. Trade Street Suite 1610 Charlotte, NC 28202 8720 ite 420 Charlotte, NC
 Telephone: cell work
 E-Mail Address:

Owner(s) if other than applicant(s): Miller Development Company
 Address: 112 East Boulevard Suite 200 Charlotte, NC 28203
 Telephone: ce 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: 7/12/22
 Applicant signature: [Signature] Date: 7/12/22

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

We are proposing to rezone a portion of two parcels (114-00-00-015-000 and 114-00-00-059-000) located on Gaston Farm Road to PD to accommodate 400 single family lots. The request is to rezone approximately 160 acres of parcel 114-00-00-015-000 (104.50 to remain as ID-2) and approximately 19.30 acres of parcel 114-00-00-059-000 (2.80 acres to remain ID-2). The total to remain as ID-2 is approximately 107.30 acres.

The entire development will consist of single family lots with widths of either a minimum of 60' or a minimum of 70' in width and a minimum area of 7,000 square feet. The density for the development works out to 2.25 lots/acre based on 400 lots across approximately 180 acres.

There will be multiple pocket parks spread throughout the development which will include dog stations, benches, and enhanced landscaping. There will also be a main amenity area which will include a pool and cabana. A great effort has been made to maintain the existing ponds (two separate ponds) and streams (along with buffers) and leave those as natural open space.

Streets are designed to Chester County standard and consist of 26' of pavement as well as sidewalk on both sides. These roads will be constructed to County paving sections and turned over to the County upon request. Along with the pocket parks, there will be small areas of surface parking that can be used for overflow. Each lot will consist of a total of 4 unobstructed parking spaces (2 in the garage and 2 in the driveway; outside of the sidewalk). A TIA is being performed and coordinated with SCDOT so that the necessary road improvements will be constructed to mitigate traffic concerns.

All applicable County and State regulations will be met with regards to landscaping, erosion control, and permanent storm water detention/water quality. During construction multiple sediment basins will be constructed to control surface run off. A buffer will be provided off of all streams to allow for room to collect construction run off and send this water to ponds to settle. Water will then be skimmed off the top and clean water will be released at a slow rate or draw down time over several days. In the final condition, two large ponds will be provided to treat and detail storm water. Again, this will be released at a rate lower than existing conditions. Landscaping will be provided per code. Also, existing trees will remain undisturbed along the creek buffers and in areas around the perimeter of the property.

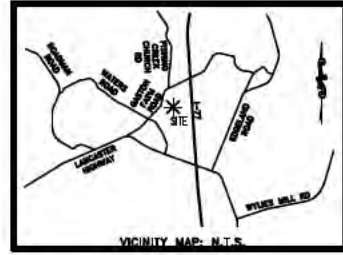
The development will have an HOA and will have covenants. This will provide direction on all easement information as well as maintenance responsibilities for common open space as well as maintenance for storm water ponds. The covenants will be recorded to assure compliance.

Sewer capacity was paid for 400 lots and it is anticipated the infrastructure will be constructed to ensure the capacity agreement stays in place. It is anticipated that full build out will occur around 2029.

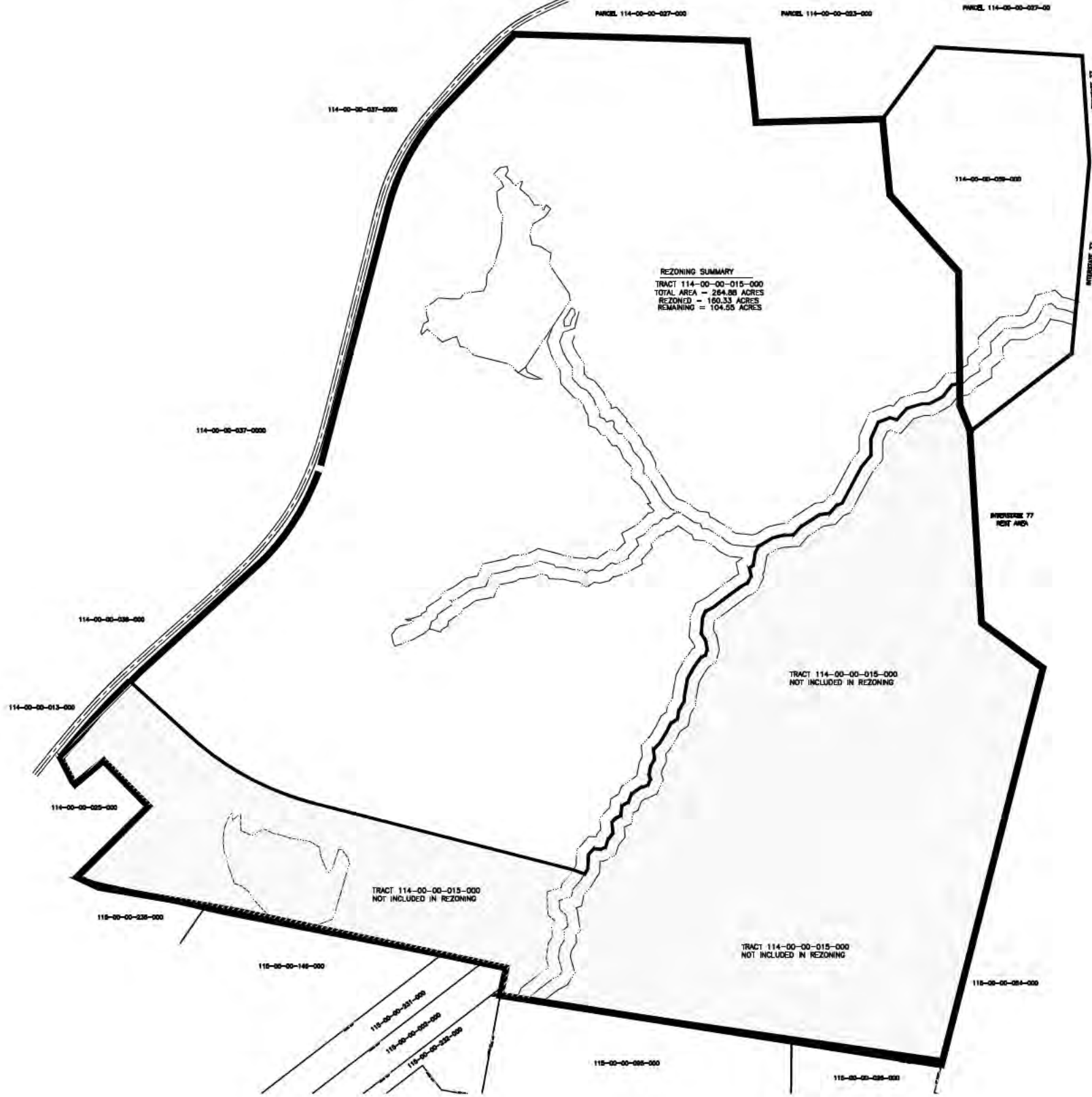
The approach with this project has been a little different than other proposed developments in the market today. This project proposes a nice product on lots that are a little wider and bigger than other PD development and built at a lower density. The lot layout has been based on the natural features of the property and will provide nice amenities without trying to fit too much.

HICKLIN SUBDIVISION

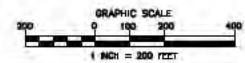
CHESTER COUNTY, SOUTH CAROLINA



DEVELOPMENT DATA
 PROPOSED ZONING: RD
 COUNTY: CHESTER COUNTY
 TAX PARCEL: 114-00-00-015-000
REZONING SUMMARY
 TRACT 114-00-00-015-000
 TOTAL AREA = 264.88 ACRES
 REZONED = 160.33 ACRES
 REMAINING = 104.55 ACRES



PRELIMINARY
FOR REVIEW PURPOSES ONLY

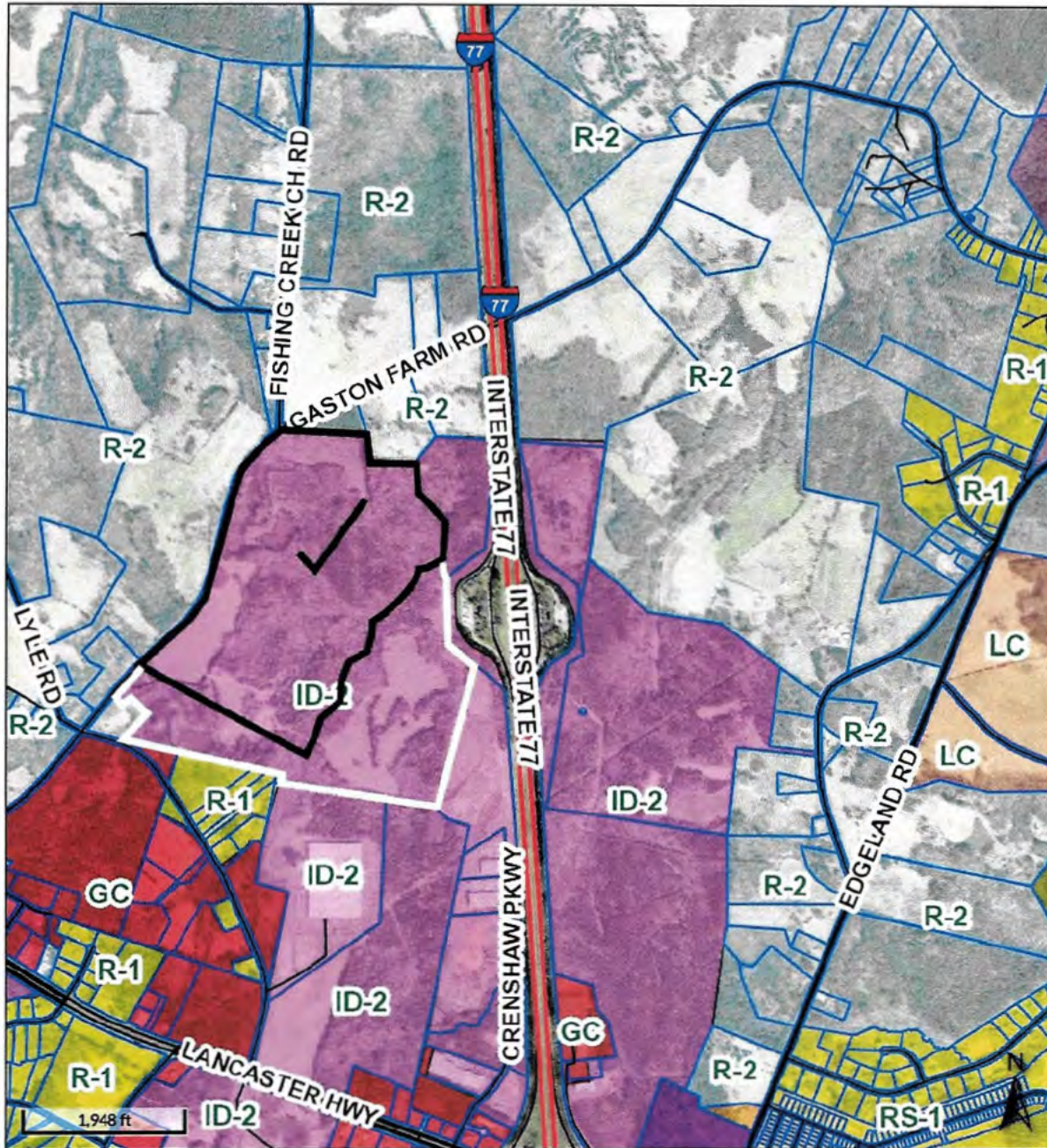


NO.	BY	DATE	REVISION

ISAACS
 CIVIL ENGINEERING DESIGN AND SURVEYING, INC.
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 597-5449 FAX (704) 597-5555

Project: **HICKLIN SUBDIVISION**
 CHESTER COUNTY, SOUTH CAROLINA
 Re: **REZONING #1**
TRACT 114-00-00-015-000
 File # 2021-02290 Date 12/01
 Design By: FPL/CH
 Drawn By: FPL/CH
 Date: 1/20/22

RZ1.0



Overview



Date created: 9/2/2022
Last Data Uploaded: 9/2/2022 4:50:38 AM

Developed by  Schneider
GEOSPATIAL

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-18 Fielding Homes LLC C/O Isaacs Group request Tax Map # 114-00-00-059-000 on Gaston Farm Road to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD). Commissioner Grant motioned to approve, second by Commissioner Howell. Vote 5 1 to approve. Commissioner Walley opposed.



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: 8-16-22 Case # CC.MA22-18 Invoice # 5407

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

Please give your reason for this rezoning request:

To provide 400 single family lots in a master planned community

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: 236117

Property Address Information

Property address: Gaston Farm Road adjacent to I-77
 Tax Map Number: 114-00-00-059-000 Acres: 19.27

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

PLEASE PRINT:

Applicant (s): Fielding Homes, LLC and The Isaacs Group (Benji Layman)
 Address 227 W. Trade Street Suite 1610 Charlotte, NC 28202 8720 Red Oak Blvd Suite 420 Charlotte, NC
 Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
 E-Mail Address: [REDACTED]

Owner(s) if other than applicant(s): Miller Development Company
 Address: 112 ard Suite 200 C 28203
 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: [Signature] Date: 7/12/22
 Applicant signature: [Signature] Date: 7/12/22

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

We are proposing to rezone a portion of two parcels (114-00-00-015-000 and 114-00-00-059-000) located on Gaston Farm Road to PD to accommodate 400 single family lots. The request is to rezone approximately 160 acres of parcel 114-00-00-015-000 (104.50 to remain as ID-2) and approximately 19.30 acres of parcel 114-00-00-059-000 (2.80 acres to remain ID-2). The total to remain as ID-2 is approximately 107.30 acres.

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There will be multiple pocket parks spread throughout the development which will include dog stations, benches, and enhanced landscaping. There will also be a main amenity area which will include a pool and cabana. A great effort has been made to maintain the existing ponds (two separate ponds) and streams (along with buffers) and leave those as natural open space.

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All applicable County and State regulations will be met with regards to landscaping, erosion control, and permanent storm water detention/water quality. During construction multiple sediment basins will be constructed to control surface run off. A buffer will be provided off of all streams to allow for room to collect construction run off and send this water to ponds to settle. Water will then be skimmed off the top and clean water will be released at a slow rate or draw down time over several days. In the final condition, two large ponds will be provided to treat and detail storm water. Again, this will be released at a rate lower than existing conditions. Landscaping will be provided per code. Also, existing trees will remain undisturbed along the creek buffers and in areas around the perimeter of the property.

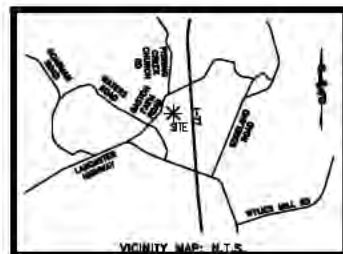
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Sewer capacity was paid for 400 lots and it is anticipated the infrastructure will be constructed to ensure the capacity agreement stays in place. It is anticipated that full build out will occur around 2029.

The approach with this project has been a little different than other proposed developments in the market today. This project proposes a nice product on lots that are a little wider and bigger than other PD development and built at a lower density. The lot layout has been based on the natural features of the property and will provide nice amenities without trying to fit too much.

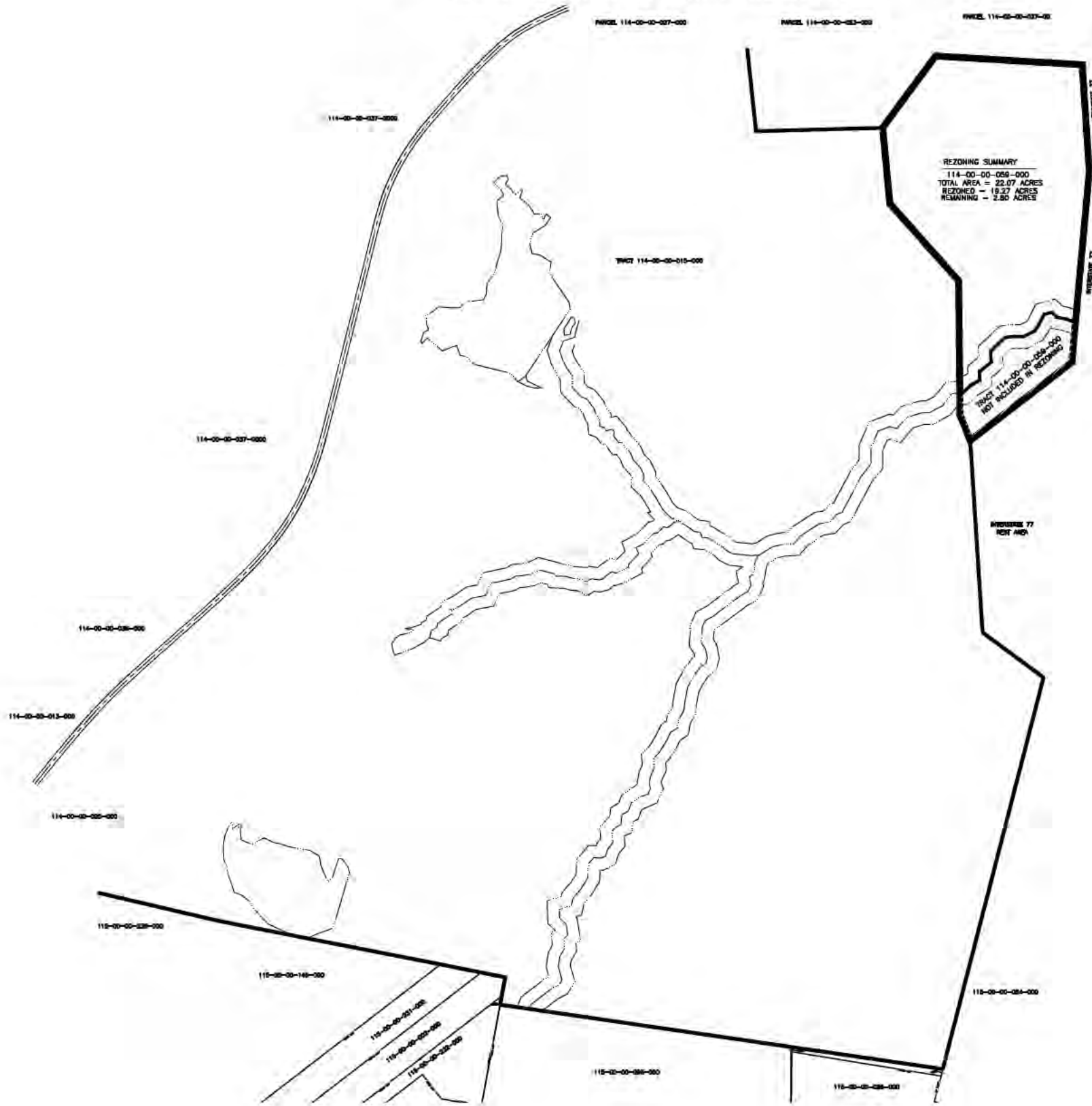
HICKLIN SUBDIVISION

CHESTER COUNTY, SOUTH CAROLINA



DEVELOPMENT DATA
 PROPOSED ZONING: PD
 COUNTY: CHESTER COUNTY
 TAX PARCEL: 114-00-00-059-000

REZONING SUMMARY
 TRACT 114-00-00-059-000
 SMALL TRACT = 22.07 ACRES
 REZONED = 19.27 ACRES
 REMAINING = 2.80 ACRES



PRELIMINARY
 FOR REVIEW PURPOSES ONLY

HICKLIN SUBDIVISION
 CHESTER COUNTY, SOUTH CAROLINA

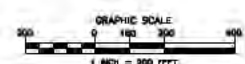
REZONING #2
TRACT 114-00-00-059-000

Prepared By: J.L.
 Design By: J.L.
 Drawn By: J.L./J.M.
 Date: 12/01/01

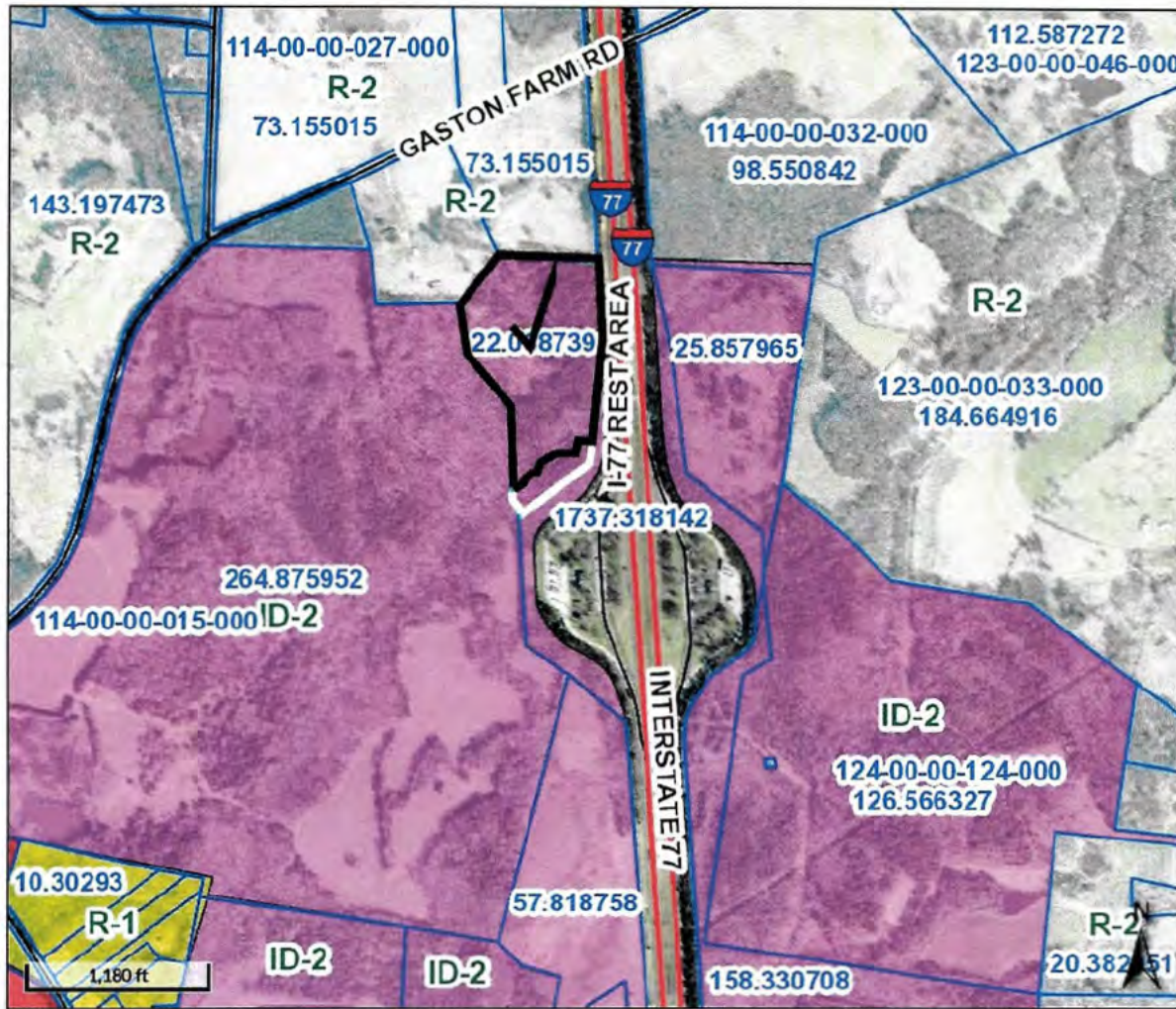
ISAACS
 CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 292-5449 FAX (704) 292-5555

R22.0



NO.	BY	DATE	REVISION



Overview



Parcel ID	114-00-00-059-000	Alternate ID	n/a	Owner Address	MILLER THOMAS BROWN
Sec/Twp/Rng	n/a	Class	LA		MILLER CHARLES STEPHEN
Property Address		Acreage	22		1682 PLEASANT GROVE RD
					CHESTER SC 29706
District	03				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 9/2/2022
 Last Data Uploaded: 9/2/2022 4:50:38 AM

Developed by  **Schneider**
 GEOSPATIAL

CCMA22-19 D.R. Horton Inc request Tax Map # 135-00-00-019-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

Brandon Pridemore 1186 Stonecrest Boulevard Tega Cay, South Carolina. I'm with Argo Harrison Associates as a consulting engineer. Troy Karski. D R Horton at 8025 Arrowood Boulevard Charlotte, North Carolina. Mr. Pridemore stated I'm here on behalf of D R Horton. But you have the plan before you and the site are approximately 494 acres total. It is the Richburg Magnolia property which is currently zoned ID-1 and ID-2. We are proposing it as a PD with eight and a half acres to be retained for commercial along Hwy 9. It does have a density of 1124 total units of build out, but it is a gross density of only 2.3 units an acre looks at it the intent right now is to develop it as two product types 50-foot lot. But it's proposed 1124 total lots with 50 foot lots and 60 foot lots. The 50 foot lots will make up about 65% of the total lots and the 60 foot lots will be 35%. A couple of things that I wanted to point out to is we're going to propose this as three master phases about 400 lots at a time. The build out for that is expected to be about 8 to 10 years from today, assuming we're able to get through the process to get rezoned. One of the things to, I wanted to point out was the amount of open space that we're proposing on the site out of the 494 acres. We have almost 240 acres that'll be left as open space preserving a lot of perimeter areas around creeks and streams, you know, environmental sensitive areas that is almost 50% of our site premium preserving open space.

I know in past presentations and discussions I've heard from this commission as well was amenities and open space. And we also in addition to that open space, we have nine pocket parks proposed including the central amenity, which I believe is going to be a pool and Cabana and then we'll have intermittent pocket parks spread throughout the community. So, every person would be within about a five to-10 minute walking distance of an improved open space. The PD does require as the last applicant said a 50-foot perimeter setback. On the non-road frontage sides, we do have a 30-foot dedicated setback and buffer along the highway. From a traffic standpoint we have completed a traffic study Kimberly Horn is our consultant that has done that. We're working through that with SCDOT its currently on the review, but we are proposing four access points. We have two primary access points right to Hwy 9 directly and we will have full access at those with turn lanes included along Hwy 9 and then we'll be connecting to Lewisville High School adding a third lane to the Lewisville High School Road to help circulation there. And then we'll also be connected to Sloan Road. And just to kind of preface and address the comments I heard from Mr. Howell earlier road. It's kind of an intermediate road if you will. D R Horton is prepared in discussions with SCDOT to improve that road upon completion of the project. Whether it'd be resurfacing, full depth reclamation, you know I've prepped these guys that would be one of the commitments we need to make so we are prepared to do that as well.

From a development agreement standpoint, I heard Ms. Winters ask as well, Ben Johnson with Robinson Bradshaw, I believe has been in communication with you on D R Horton's behalf and they will enter into a development agreement. From a product standpoint, they're proposing one to two story products. They're still working on the programming, so we don't have elevations for you. But that you know, they're trying to be very specific to this community and what the needs would be, and I believe you're also proposing active adult for a portion of this as well. Active adult as you well know comes out a little bit higher price point, it's maintained lawns and homes, you know, targeted toward those 50 and older generally, but it's really open to anybody who wants to purchase into that portion of this development. Outside of that we're here to answer any questions you might have. I did want to bring a point to as you know, we're bordered right with the high school and middle school. We think with the interconnectivity

that we have; you know, we're going to help reduce traffic to a point to your point Mr. Howell, you know, we're going to take the industrial uses off the table. We're going to convert it to residential, but as you can see, we've got interconnectivity from road sidewalks right to the high school and middle school. And then of course, elementary school. I'm sorry, and the middle school is just right up the road from us. So, we think again, it's a great spot to build the residential community. Outside of that, we're here to answer any questions you might have.

Commissioner Howell asked What is your average home per outlet for the development?

Mr. Pridemore stated our average home per outlet if you look at it from that standpoint, we're about 280 homes per access point.

Commissioner Howell stated these are 200 our minimum or maximum, I should say, as a question for staff.

Planning Director Levister stated in our zoning ordinances it says if there's more than 200 homes, he must have a minimum of two access points.

Commissioner Grant did you say you would revamp the road. And what's the square footage you're looking to build?

Mr. Pridemore stated Yes, sir. We've agreed with SCDOT that as we move forward with construction documents. Again, assuming we're fortunate enough to get this rezoning approved. We will work with SCDOT to look at that road and improve it as needed. It is actually very similar to what you just saw and buildings we are looking at the 1700 to 2500 square foot. We have a lot of different products. So, it's hard to really put you know, exact number on that but 17 to 25 is what we're looking at right now. And we're similar price point starting in the low threes. Obviously, that's subject to change based on market conditions.

Commissioner Howell asked would there be any ranch homes, and would they be handicap accessible houses?

Mr. Karski stated Yes, all the active. He mentioned the active adult that's all going to be ranch product. So, we call it age targeted. It's not restricted by any means, but all our ranch product is a little bit has a couple higher end finishes and helps sell to the fifty-five and up community that may want that. Most I will say will probably be slab houses. Yes, there could be some basements in there as well depending on how grading works. Some handicap accessible but can't guarantee.

Chairman Raines asked what type of building materials would have on the exterior.

Mr. Karski stated right now we haven't completely selected that. We are open to projecting all hardee board if that's what is required with a developer's agreement. But we will typically have a mix of exterior facades with a mix of stone and hardee board and in certain locations vinyl.

No one spoke in favor or opposition to the rezoning request.

Chairman Raines stated my only concern with this is going back to the previous issue, which is the size of it, but we have an 8 to 10 year build out. That's a lot. There's a fair amount of time to prepare for what's

coming in but I think the access is good. It's right off Hwy 9. And I think you're seeing keeping with some of the I don't know if you want to call them newer or some of the conceptual build out of places to where you do truly have a walking community have a school adjacent to it. Use property with the school for walking. You have a walking neighborhood and that type of stuff. I think it fits well with zoning from that standpoint of encouraging rather than a place to drive into and drive to the grocery store and be in your cars truly a community where you know your neighbors. Commissioner Hill motioned to approve, second by Commissioner Grant. Vote 6-0 Approved



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 8-16-22 Case # CCMA22-19 Invoice # 5414

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

Please give your reason for this rezoning request:

Map amendment request made to create a cohesive master planned mixed-use community providing for single family residential and supporting commercial opportunities along the Highway 9 Corridor east of I-77

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 & 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: 3939 Lancaster Highway
 Tax Map Number: 135-00-00-019-000 Acres: 108.04

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

PLEASE PRINT:

Applicant(s): D.R. Horton, Inc.
Address 8025 Arrowridge Boulevard, Charlotte, NC 28273
 Telephone: N/A work N/A
 E-Mail Address:

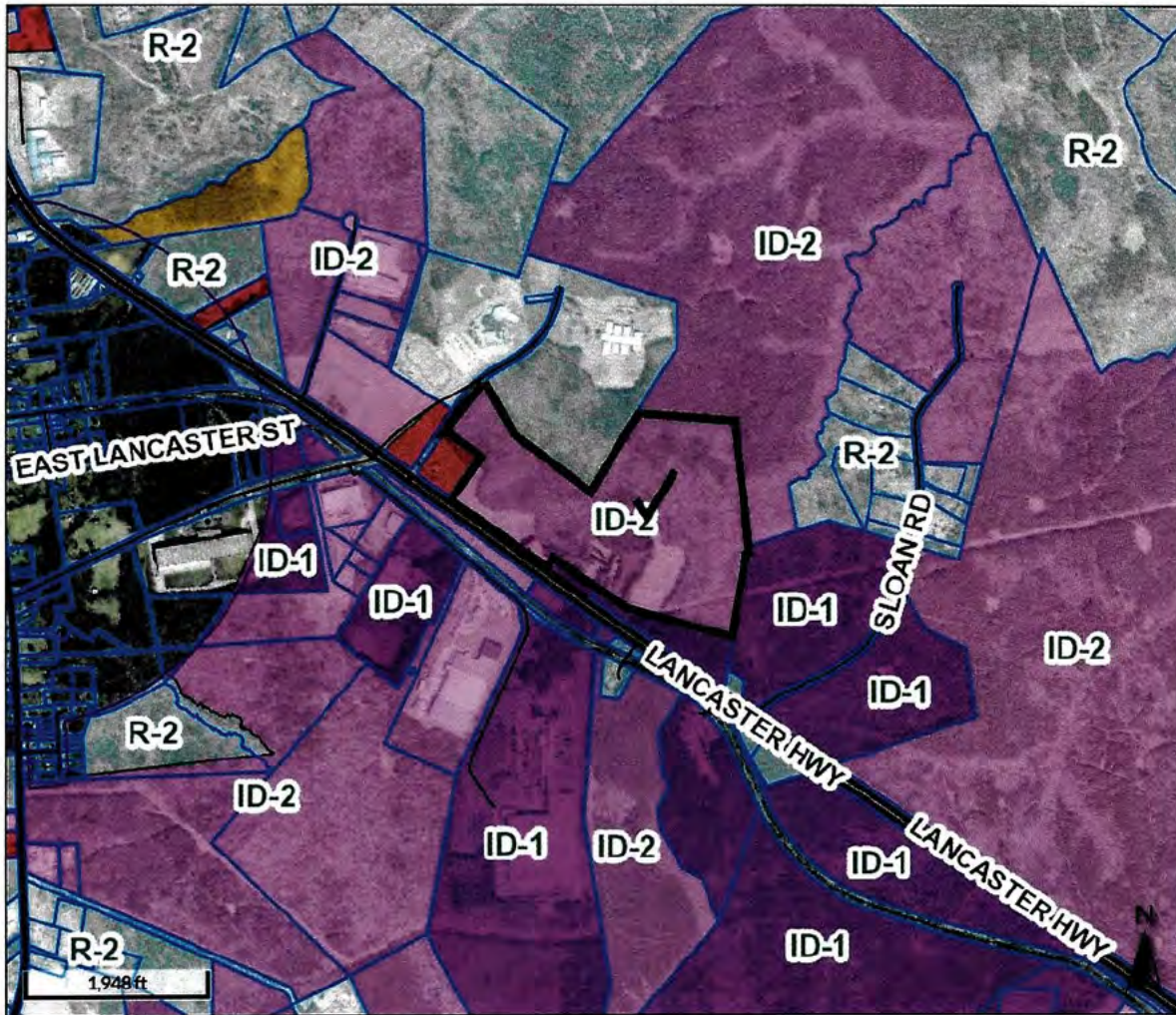
Owner(s) if other than applicant(s): Richburg Magnolias, LLC
Address: P.O. Box 1107, Lancaster, SC 29721
 Telephone: cell N/A work N/A
 E-Mail Address: N/A

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

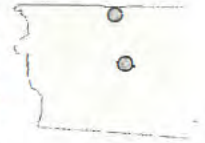
Owner's signature: Date: 4-19-2022

Applicant signature: Date: 4/19/2022

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



Overview



Parcel ID	135-00-00-019-000	Alternate ID	n/a	Owner Address	RICHBURG MAGNOLIAS LLC
Sec/Twp/Rng	n/a	Class	AC		PO BOX 1107
Property Address	3939 LANCASTER HWY	Acreage	101.135		LANCASTER SC 29721
District	04				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 8/22/2022
 Last Data Uploaded: 8/22/2022 3:19:22 AM

Developed by  **Schneider**
 GEOSPATIAL

**MAGNOLIA RICHBURG PLANNED DEVELOPMENT
RICHBURG MAGNOLIAS & LEWISVILLE T-1 PROPERTIES
CHESTER COUNTY, SOUTH CAROLINA**

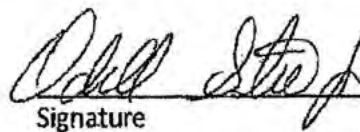
AGENT AUTHORIZATION

On behalf of Richburg Magnolias, LLC and Lewisville T-1 Properties, LLC (Sellers), I/we hereby appoint and grant D.R. Horton, Inc. (Purchaser) and its representatives authorization to file for and seek rezoning and development approvals associated with the following properties:

Tax Parcels: 135-00-00-019-00
135-00-00-020-00
135-00-00-032-00
136-00-00-042-000 (portion of equal to 9.45 acres)

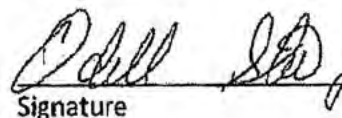
I/We hereby acknowledge Purchaser's intent to rezone to a Planned Development District consisting of single family residential and limited commercial development, subject to approval by the Chester County Council.

Property Owner Signature(s):

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-20 D.R. Horton Inc request Tax Map # 135-00-00-020-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

No one spoke in favor or opposition to the rezoning request. Commissioner Howell motioned to approve, second by Commissioner Walley. Vote 6 0 Approved



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 8-16-22 Case # CCMA 22-20 Invoice # 5414

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

Please give your reason for this rezoning request:

Map amendment request made to create a cohesive, master planned mixed-use community providing for single family residential and supporting commercial opportunities along the Highway 9 Corridor, east of I-77

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: Lancaster Highway
 Tax Map Number: 135-00-00-020-000 Acres: 289.62

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

PLEASE PRINT:

Applicant (s): D.R. Horton, Inc.
 Address 8025 Arrowridge Boulevard, Charlotte, NC 28273
 Telephone: [REDACTED] cell N/A work N/A
 E-Mail Address: [REDACTED]

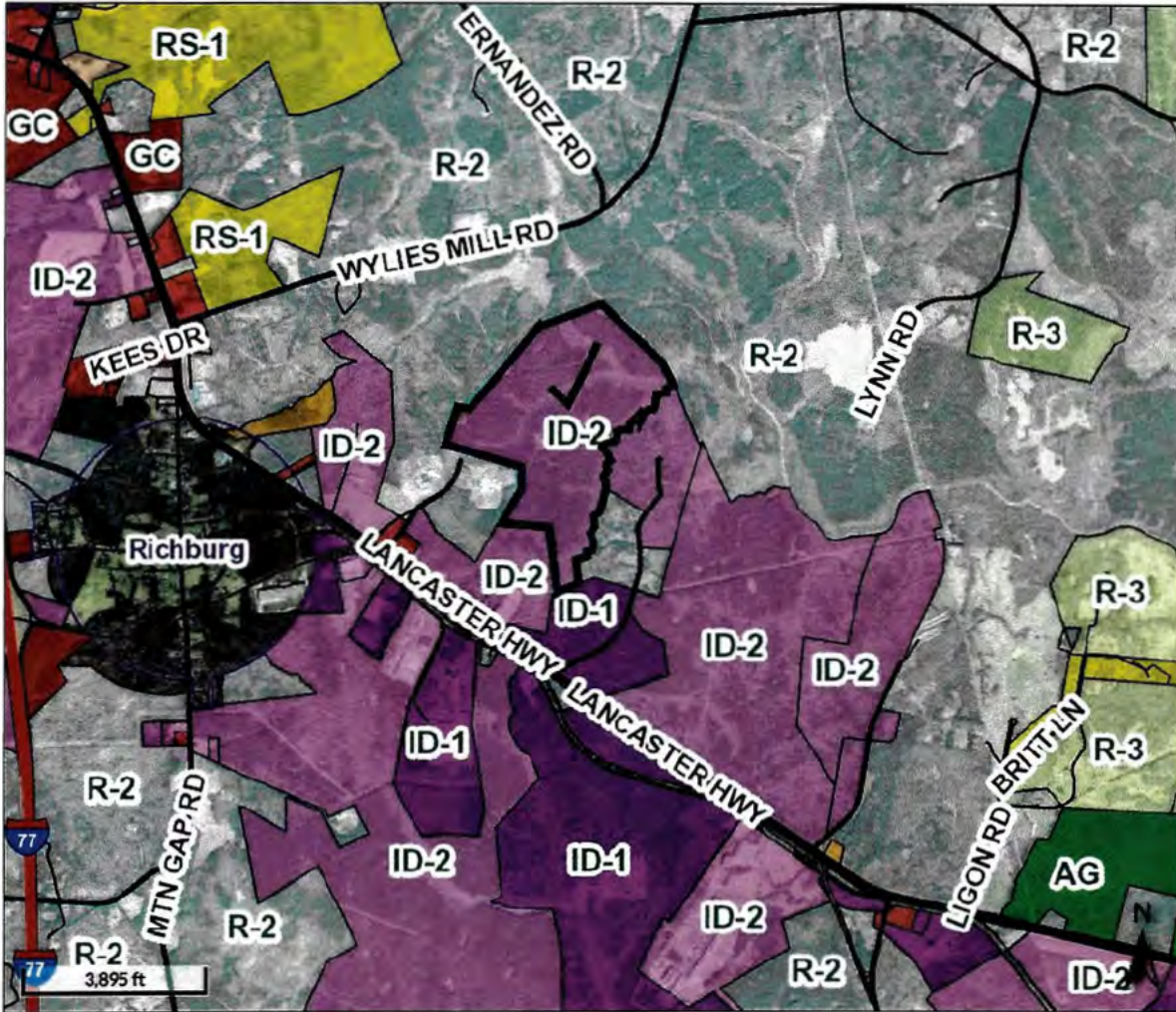
Owner(s) if other than applicant(s): Richburg Magnolias, LLC
 Address: P.O. Box 1107, Lancaster, SC 29721
 Telephone: _____ cell N/A work N/A
 E-Mail Address: N/A

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Owner's signature: [Signature] Date: 4-19-2022

Applicant signature: [Signature] Date: 4/19/2022

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



Overview



Parcel ID	135-00-00-020-000	Alternate ID	n/a	Owner Address	RICHBURG MAGNOLIAS LLC
Sec/Twp/Rng	n/a	Class	AC		PO BOX 1107
Property Address		Acreage	285.304		LANCASTER SC 29721
District	04				
Brief Tax Description	R01-80-069				
	(Note: Not to be used on legal documents)				

Date created: 8/22/2022
 Last Data Uploaded: 8/22/2022 3:19:22 AM

Developed by  **Schneider**
 GEOSPATIAL

**MAGNOLIA RICHBURG PLANNED DEVELOPMENT
RICHBURG MAGNOLIAS & LEWISVILLE T-1 PROPERTIES
CHESTER COUNTY, SOUTH CAROLINA**

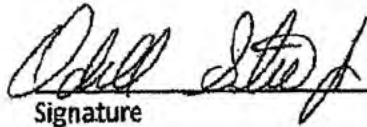
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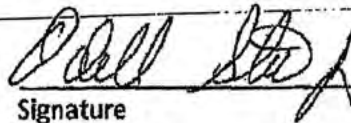
Tax Parcels: 135-00-00-019-00
135-00-00-020-00
135-00-00-032-00
136-00-00-042-000 (portion of equal to 9.45 acres)

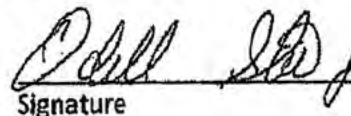
I/We hereby acknowledge Purchaser's intent to rezone to a Planned Development District consisting of single family residential and limited commercial development, subject to approval by the Chester County Council.

Property Owner Signature(s):

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-21 D.R. Horton Inc request Tax Map # 135-00-00-032-000 on Lancaster Hwy to be rezoned from Limited Industrial District (ID-2) to Planned Development District (PD).

No one spoke in favor or opposition to the rezoning request. Chairman Raines motioned to approve, second by Commissioner Grant. Vote 6-0 Approved.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 8-16-22 Case # CCMA22-21 Invoice # 5414

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

Please give your reason for this rezoning request:

Map amendment request made to create a cohesive, master planned mixed-use community providing for single family residential and supporting commercial opportunities along the Highway 9 Corridor, east of I-77

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 a 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: Lancaster Highway
 Tax Map Number: 135-00-00-032-000 Acres: 86.62

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

PLEASE PRINT:

Applicant (s): D.R. Horton, Inc.
Address 8025 Arrowridge Boulevard, Charlotte, NC 28273
 Telephone: _____ cell N/A work N/A
 E-Mail Addr _____

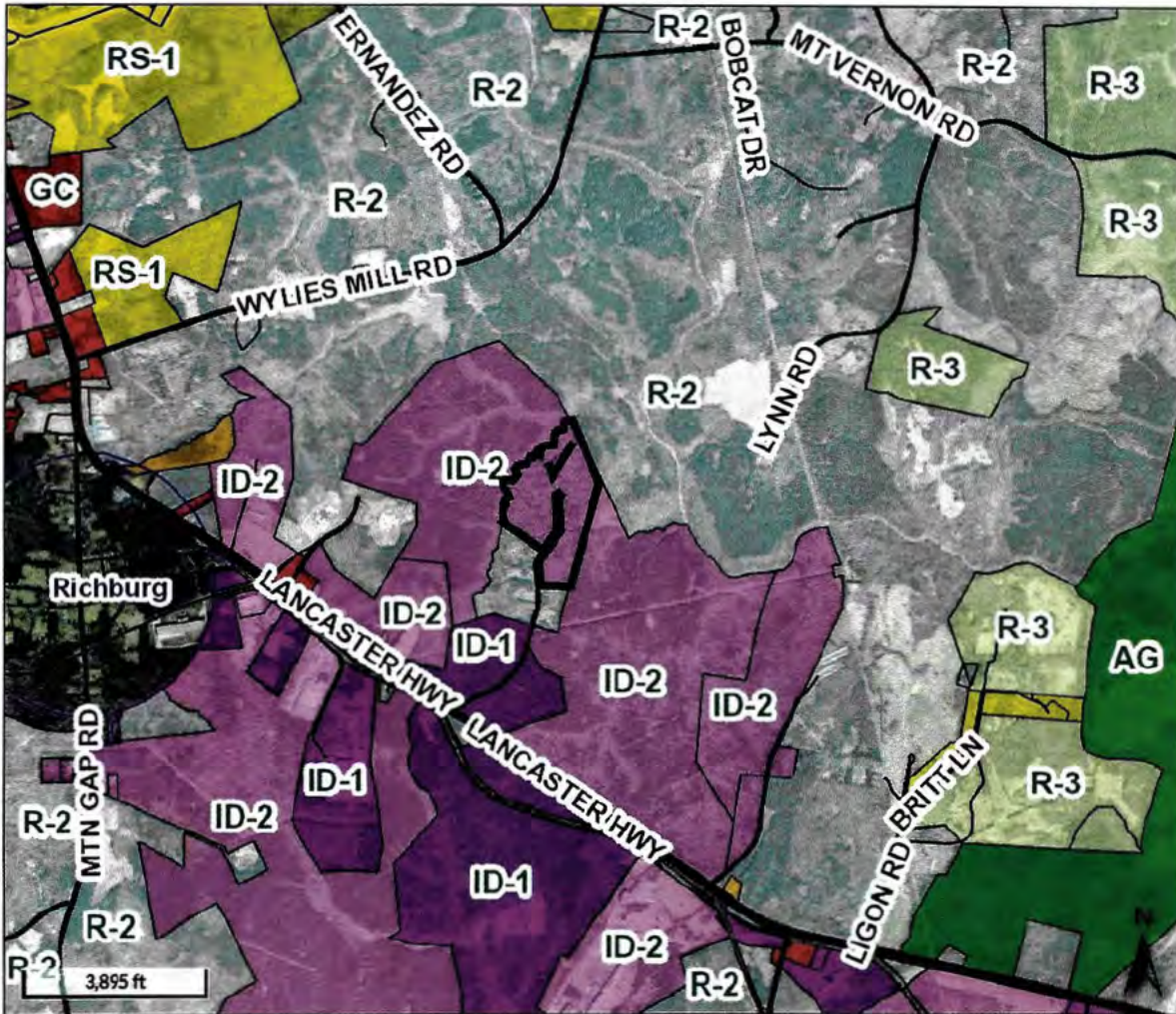
Owner(s) if other than applicant(s): Richburg Magn oads, L LC
Address: P.O. Box 1107, Lancaster, SC 29721
 Telephone: _____ cell N/A work N/A
 E-Mail Address: N/A

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: 4-19-2022

Applicant signature: [Signature] Date: 4/19/2022

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



Overview



Parcel ID	135-00-00-032-000	Alternate ID	n/a	Owner Address	RICHBURG MAGNOLIAS LLC
Sec/Twp/Rng	n/a	Class	AC		P O BOX 1107
Property Address		Acreage	87.579		LANCASTER SC 29721
District	04				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 8/22/2022
 Last Data Uploaded: 8/22/2022 3:19:22 AM

Developed by  **Schneider**
 GEOSPATIAL

**MAGNOLIA RICHBURG PLANNED DEVELOPMENT
RICHBURG MAGNOLIAS & LEWISVILLE T-1 PROPERTIES
CHESTER COUNTY, SOUTH CAROLINA**

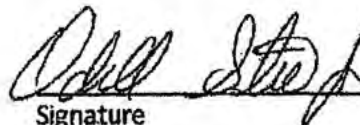
AGENT AUTHORIZATION

On behalf of Richburg Magnolias, LLC and Lewisville T-1 Properties, LLC (Sellers), I/we hereby appoint and grant D.R. Horton, Inc. (Purchaser) and its representatives authorization to file for and seek rezoning and development approvals associated with the following properties:

Tax Parcels: 135-00-00-019-00
135-00-00-020-00
135-00-00-032-00
136-00-00-042-000 (portion of equal to 9.45 acres)

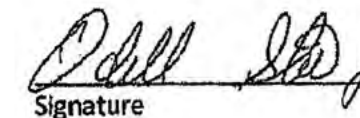
I/We hereby acknowledge Purchaser's intent to rezone to a Planned Development District consisting of single family residential and limited commercial development, subject to approval by the Chester County Council.

Property Owner Signature(s):

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

Chester County Planning Commission Meeting August 16th, 2022

CCMA22-22 D.R. Horton Inc request Tax Map # 136-00-00-042-000 (PORTION) on Lancaster Hwy to be rezoned from Restricted Industrial District (ID-1) to Planned Development District (PD). No one spoke in favor or opposition to the rezoning request. Chairman Raines motioned to approve, second by Commissioner Howell and Commissioner Howell. Vote 6-0 Approved.



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

Zoning Map Amendment (Rezoning) Application

Fee: \$150.00

Meeting Date: 8-16-22 Case # CCMA22-22 Invoice # 5414

The applicant hereby requests that the property described to be rezoned from ID-1 to PD

Please give your reason for this rezoning request:

Map amendment request made to create a cohesive, master planned mixed-use community providing for single family residential and supporting commercial opportunities along the Highway 9 Corridor, east of I-77

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: Lancaster Highway
 Tax Map Number: 136-00-00-042-000 (Portion) Acres: 9.45 (Part of PD)

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

PLEASE PRINT:

Applicant(s): D.R. Horton, Inc.
Address 8025 Arrowridge Boulevard, Charlotte, NC 28273
 Telephone: _____ cell N/A work N/A
 E-Mail Address: _____

Owner(s) if other than applicant(s): Lewisville T-1, LLC %Odell Steele Jr.
Address: P.O. Box 1107, Lancaster, SC 29721
 Telephone: _____ cell N/A work N/A
 E-Mail Address: N/A

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: Odell Steele Jr Date: 4-19-2022

Applicant signature: Carole Jule Date: 4/19/2022

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



Overview



Parcel ID	136-00-00-042-000	Alternate ID	n/a	Owner Address	LEWISVILLE T-1 LLC
Sec/Twp/Rng	n/a	Class	AC		%ODELL STEELE JR
Property Address		Acreage	596.28		P O BOX 1107
					LANCASTER SC 29721
District	04				
Brief Tax Description	TR 2379				
	(Note: Not to be used on legal documents)				

Date created: 8/22/2022
 Last Data Uploaded: 8/22/2022 3:19:22 AM

Developed by Schneider
 GEOSPATIAL

**MAGNOLIA RICHBURG PLANNED DEVELOPMENT
RICHBURG MAGNOLIAS & LEWISVILLE T-1 PROPERTIES
CHESTER COUNTY, SOUTH CAROLINA**

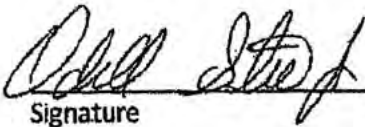
AGENT AUTHORIZATION

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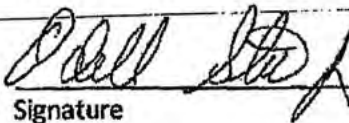
Tax Parcels: 135-00-00-019-00
135-00-00-020-00
135-00-00-032-00
136-00-00-042-000 (portion of equal to 9.45 acres)

I/We hereby acknowledge Purchaser's intent to rezone to a Planned Development District consisting of single family residential and limited commercial development, subject to approval by the Chester County Council.

Property Owner Signature(s):

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date

 4-19-2022
Signature Date



CAROLINA METALS GROUP

249 N. Hartman Rd Dallas, NC 28130

Chester county
2605 Dawson Drive
Chester SC

September 10, 2022

Whereas Chester County herein after known as “the County”, wishes to enter into a service agreement with Carolina Metals Group LLC., herein after known as “contractor”.

Whereas the County desires to separate and divert portions of recyclable materials from its designated sites as well as stimulate a growing recycling market.

Whereas the County desires to separate and sell scrap metals at the various sites to the contractor for the purpose of recycling.

Whereas, the contractor will collect the recyclable materials at an area of designated sites to be determined by both parties of this agreement.

Now therefore, for the consideration herein stated and subject to the conditions provided herein, the County and the Contractor do hereby enter into this agreement for the separation and collection of scrap metal, as follows:

Article I

The County shall separate and store various scrap metal in an area agreeable to both County and Contractor at the designated facility.

Article II

The County shall provide the necessary personnel, equipment, and facilities for the collection and storage of scrap metal. The scrap metal to be collected are identified as stoves,

refrigerators, freezers, air conditioners, water heaters, bath tubs, culverts, exercise equipment, bicycles, lawn equipment, grills, structural steel, tin, and miscellaneous steel.

Article III

The Contractor shall load and haul the scrap metal when the company advises that it has collected approximately 150 tons.

Article IV

The Contractor shall provide all personnel, trucking, equipment and other resources for the loading and transportation of the scrap metal. The Contractor shall provide the County proof of liability insurance and workers compensation coverage on all employees of at least \$1,000,000.00 per occurrence with an insurance carrier which is at least rated "A" or VII" by A.M. Best(or equivalent if not rated by A.M. Best and maintain in full force and effect during the term of the contract and renewals all certificates of insurance shall name county as additional insured with respect to general liability coverage and shall require that county be provided with at least thirty days advance written notice of cancellation.

Article V

The County agrees that the title to the scrap metal shall pass to the Contractor at the time which it is loaded into the Contractors trailer. The County shall assume all responsibility for the scrap metal until loaded by the Contractor.

Article VI

The Contractor shall assume liability for all applicable state and federal laws, including but not limited to transportation of the scrap metal and any applicable laws governing the processing of scrap metal.

Article VII

The Contractor will be responsible for the removal of Freon. The contractor shall adhere to and comply with all environmental laws, rules and regulations with removal of Freon. Also, the Contractor shall meet all requirements of the 608 Clean Air Act. The Contractor will supply the County with Freon manifest upon completion of the job.

Article VIII

The Contractor shall pay the company market value minus \$30 per ton for the scrap metal removed from the designated facility. The scrap metal value shall be determined by reference to American Metal Market Shredder Feed Southeast minus \$30 per ton on the second Friday publication for the month that the scrap metal is removed. The contractor will also charge a \$190.00 haul fee for each haul coming from the convenient sites to the landfill.

Article IX

Except, as herein after set forth, the terms of this agreement is for five years from the date set forth, with one option to renew said agreement for an additional five years, the said renewal option to be exercised automatically unless notice of termination is given by either party thirty (30) days prior to the end of this contract. County warrants that there are funds available to make all payments until the end of the fiscal year and will use its best efforts to obtain funds to make all payments in each subsequent fiscal period through the end of all agreement terms. If the appropriation request to the legislative body for funds is denied, County may terminate this agreement on the last day of the Fiscal period for which funds have been appropriated.

Article XI

The Contractor, its agents, employees, contractors and sub-contractors shall not discriminate on the basis of race, color, creed, national origin, ancestry, age, sex, religion, or disability in any policy or practice. Contractor shall abide by all applicable U.S. Federal and North Carolina Labor Laws, including, but not limited to, Occupational Safety and Health Regulations, Fair Labor Standards Act, an American with Disabilities Act and regulations pursuant therein.

Article XIII

The parties recognize and agree this agreement constitutes the entire agreement, and any amendments hereto shall be made only in writing and executed by both parties. Any correspondence relating to this agreement shall be forwarded to the respective parties by U.S. Certified Mail, Return Receipt Requested at the address indicated below.

The effective date of this agreement shall be September 10, 2022. The above conditions comprise the entire duties and obligations of this agreement and are understood and agreed by the County and Contractor as witnessed and authorized below.

Chester County

Carolina Metals Group LLC

Name

Name

Title

Title

Date

Date



Chester County, South Carolina

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

Date: September 19, 2022
To: County Council
From: Susan M. Cok
Subject: Approval of Bid – EMA Parking Lot

Chester County Council Members,

On August 12, 2022, the Purchasing Office and Public Works issued RFB 22-54.02. The bids were opened on September 8, 2022. We would like to award the bid to the lowest bidder Armstrong Contractors, LLC out of Columbia, SC in the amount of \$128,484.00.

Respectfully,

Susan M. Cok

Susan M. Cok,
Director of Contracts and Procurement

