

Chester County Planning Commission Minutes

June 18, 2024

1. **Call to Order** – Chairman Raines called meeting to order.

Quorum Established: Chairman Raines, Commissioners, Azzie Hill, Marvin Grant, Nancy Walley, and Douglas Josey present. Israel Bunting Sr. present but unable to vote due to training required, with Commissioner Shawn Hough absent with prior notification.

Staff: Mike Levister and Jaime Chappell

2. **Approval of Agenda** – Commissioner Grant motioned to approve, second by Commissioner Walley. Vote 5-0 to approve.
3. **Approval of Minutes from April 16, 2024, Meeting** Chairman Raines motioned to approve, second by Commissioner Grant. Vote 4-0 to approve.
4. **Approval of Minutes from May 21, 2024, Meeting** Commissioner Walley motioned to approve, second by Commissioner Josey. Vote 4-0 to approve.

5. **New Business**

- a. **CCPLDP24-02- Preliminary Plat for Richburg Meadows Subdivision with 400 lots located on Gaston Farm Road, Richburg, SC- 291.716 acres. Tax Map # 114-00-00-015-000 and 114-00-00-059-000 with PD (Planned Development District) zoning district.**

Chairman Raines stated this is their first preliminary plat from their engineering firms about slopes and utilities, streets, curbs, things of that nature. From what I understand these things to be developed is that is provided to the staff with a checklist and all the codes and ordinances pertaining to that. And then it's reviewed by staff that it meets all of that criteria that the County set forth for plan development as far as all of those items go. In the last meeting, Miss Walley saw where a stamp, when it was approved, the notary public was official, but by the time we got it, it expired. But I wasn't either here nor there, and I think that was that was acceptable to the situation.

Commissioner Walley stated that's correct.

Commissioner Grant stated when we approve it, it doesn't go to County Council, right. Just want to make that clear.

Planning Director Mike Levister stated so if you all approved the preliminary plat tonight, and the next step for the developer was he'd create a bond and he would present it to the county and then the county attorney and the county looks at it and county council gets approval of that. Then they will start with the actual final plat process. And then there'll be ready for construction.

Commissioner Walley stated that this development is already approved by the County Council.

Chairman Raines stated that's correct. The zoning has been approved. And this front preliminary plot, plat rather meets all the criteria that the county stated is necessary for them to move forward. And the bond will be the financial aspect of that. That to ensure that they do what they've said they're going to do.

Chairman Raines motioned to approve, second by Vice Chairman Hill and Commissioner Josey. Vote 5-0 to approve.

b. CCLDV24-05 York Pathology Associates requests a Street Access Easement for Tax Map #108-00-00-006-000 located off Peden Bridge Road, Chester, SC 29706.

Chairman Raines stated is the applicant here tonight.

The applicant was not present.

Chairman Raines stated Mr. Boyd do you have anything to say or just here to see.

Mr. Boyd stated from the audience, I'm just here to listen.

Chairman Raines stated to a female member of the audience, "would you like to speak." Can you step to the podium please and state your name and address and tell me what your concerns are.

Callie LePoint stated she lives at 1750 Peden Bridge Road, on the other side of Leslie, on the other easement. So, when I purchased the property, okay, I know there's 260 acres in the back. And I know I have an access road but what's going to happen all of a sudden to my access for that it's changed. I have lived there for six years now. I drive, I walk my dogs down there, I go to the creek. I want to know what's gonna happen.

Chairman Raines stated so, you want to know what's going to be different going forward? The way I understand the easements is right now, they don't have legal authority to get to their property as landlocked if you want to call it that, and the road may have already been there. But they don't, they can't just take it from you. This is your permission granted to give them access to use twelve and a half of your property, 12 and a half feet of Mr. Boyd's so they can have a road to get to their property.

Ms. LePoint stated what's that doing for me? What am I getting out of this other than access. Everybody's gonna be going up and down that road? And is it going to be rezone into a subdivision such as the 204 acres of lands and all that stuff going on? I mean, I don't know.

Chairman Raines stated that would be a different application and a different type of roads.

Ms. LePoint stated so what are my options as my land? It's my land. What are my options? I mean, I live here.

Chairman Raines stated can you speak to that Mike. I think the applicant has a reasonable expectation to have access to their property.

Planning Director Mike Levister stated so basically, when talking to Mr. Boyd the access or that road already there, but when talking with their attorney, it ain't ever been actually documented anywhere. So, they want to make a legal access easement to their property. That way in the future, they won't ever be an issue. As far as a plan development there's a lot of requirements that have to be on the road before you can ever access that road.

Chairman Raines stated that road would have to be a major road, relatively speaking. It'd be four feet wide and a whole different access.

Planning Director Mike Levister stated plus, you'd have to have approval on encroachment permit from South Carolina Department of Transportation.

Commissioner Josey stated this property isn't accessible off Firetower.

Planning Director Mike Levister stated no.

Commissioner Josey stated so, it's a different piece of property.

Planning Director Mike Levister stated correct.

Mr. Boyd stated from the audience that they had access through Mr. Young's land at one point and time to build a pond on that property.

Commissioner Josey stated Roy and Barbara.

Planning Director Mike Levister stated step here so it will pick you up.

Mr. Boyd stated this is my understanding from talking to neighbors and relatives that have more of a history on the land than I do. I don't even know if I was alive when this was happening but at some point in time, they did get access from Mr. Young to come across one of his pastures to build a, construct a new pond on the property. And to my knowledge, just speaking to other people, they actually obtained an address off Firetower Road for that property.

Commissioner Josey stated how do they get there now.

Planning Director Mike Levister stated the dirt road. That's their access to that property but their attorneys is afraid they may be an issue because there's never any legal document in a deed anywhere or documented on a plat. So, he's wanting to do the legal part that makes the deed reference something.

Mr. Boyd stated the only other concern I had when I talked to Mr. Levister about was, there was a process that we initially went through before it came to being a name street or deemed a street that me

and Miss LePoint had to sign off on. It was a rezoning, building and zoning document that the current landowners had, and they required both her and my signature for them to use the road but then it came up that Miss LePoint is using the road as her driveway. But I don't understand why that same process wasn't here for her to use it since I own half of it. If she was going to have a driveway put off of that road, wouldn't I need to consent her using that road since half of its mine.

Chairman Raines stated before this request you mean.

Mr. Boyd said yes sir.

Ms. LePoint stated again when I purchased the property six years ago, I don't know what's going on with all this easement nonsense, okay. The property between ours that are straight down that road, I get the easement but now they're trying to take our road, our land, basically take our land. I don't see how that can happen.

Chairman Raines stated well they're not taking it, it's a sharing of the land.

Ms. LePoint stated Whoa okay. How am I getting the sharing point of that. What do I get out of that sharing.

Chairman Raines stated they're legally entitled to have access to their property and that's the mechanism that they all refuse to do that. I'm not a lawyer so, I don't know.

Ms. LePoint stated so, when I purchased my property, I know that was an access road. But again, our land goes right down the middle of it, they can get access. So, what do they need it to be a bigger road. When I was there, I wasn't allowed to name the road unless you had to have houses on it. Now it needs to be a named road all of a sudden, I mean, something's going on and I don't understand it.

Chairman Raines stated that's a county ordinance that requires that.

Ms. LePoint stated there's no houses down there so why do they need to name the road.

Planning Director Mike Levister stated that's a process they wanted to do now because we told them, you know, if you don't want to name the road, that's fine, but somebody's going to name the road eventually when somebody builds something on that 200-acre parcel that they're selling it to. So, you either name it now or are you going to name it later, they will have to sign the same document.

Commissioner Josey stated so, there's no other property for an easement.

Planning Director Mike Levister stated do what now?

Commissioner Josey stated just these two.

Planning Director Mike Levister stated yeah, correct. The road is already existing. It's just never been documented anywhere on a deed or a plat.

Commissioner Walley stated well, I have a question. So, back to what, I'm sorry, Mr. Boyd. Is that right? To what you said that they had an easement at one time to go back in there and build a pond. Is that what you said.

Chairman Raines stated off of Firetower Road.

Mr. Boyd stated from the audience and then eventually stepped to the podium and said they were given permission by a landowner, Mr. Young. It's my understanding that's the access that they had the type of equipment needed back there to construct the pond, this dirt road goes over Bull Run Creek, which is why it is from here to this wall. And then they wouldn't be able to take that type of heavy equipment across the bridge that they constructed. They had to go round Firetower Road to get the access. I think to her point, you know, what we were concerned with there's plenty of rural property around there, you know, for them to get access to our access to their property through but I don't know what channel they would have to go through to get it. I don't know if that will require them. buying the land. We both kind of feel you have lines that exist. And you're giving somebody unrestricted access to your property. And you're using it for means of egress and whatever but at the same time, there's maintenance that has got to be kept up on the road. You know, during this whole process for I even knew I had a rider a signature was needed by me, the current landowner would come down and, you know, cut trees as needed. And, you know, pretty much butcher them. I mean, I've dealt with trespassers, I've dealt with people that this property owner, let lease the land for hunting purposes, hunting on my property is it's been somewhat of a nuisance, but in the efforts of just being a good neighbor. I kept my mouth shut. So, I mean, it does kind of raise some concern is what happens now. The guy that is purchasing land, I mean, I don't know him at all. I know he's from Charlotte. He's introduced himself seems like a nice guy, but there again, I mean, he's just much stranger to me as the guy who owns it now. As the guys I run into that were down there and the guys that have littered the guys that have trespassed, so I think, at the end of the day, me and her are just trying to protect what's ours. It's not to be a nuisance or cut anybody off from access. It's just trying to protect with a little bit of land we had.

Ms. LePoint stated when they had the hunting, when they were hunting, and the deer landed on my property, they would come over to the property and get the deer off the property. It's like, this is my property. It's just wrong. So, I have 20 acres and it's like my last thing.

Commissioner Grant stated Mike, this is presently zoned R2. Is that correct?

Planning Director Mike Levister said correct.

Commissioner Grant stated do we know what the intended use is gonna be? Is he going to build a home because York Pathology Associates.

Planning Director Mike Levister stated he's selling the property. The applicant is going to end up selling that property.

Commissioner Josey stated that's why he's putting in for the easement.

Planning Director Mike Levister said correct. He wants to make sure, I guess their attorney for whoever's buying it wants to make sure that there won't be an issue with the already existing easement, but it's never been deeded anywhere in a plat or on the deed of record.

Commissioner Grant stated so, we don't know what the intended use in the future is.

Planning Director Mike Levister stated correct, we do not because he's not rezoning.

Commissioner Grant stated they would have to come back to us if they request another zoning.

Planning Director Mike Levister stated correct, yes sir.

Commissioner Josey stated it's in R2 now.

Planning Director Mike Levister stated correct.

Chairman Raines stated generally speaking, how are easements treated in the eyes of the law? Is this something that.

Planning Director Mike Levister stated you're giving somebody, you're granting somebody to access through your property to access their property.

Chairman Raines stated their entitled to that access to their property in this manner.

Planning Director Mike Levister stated correct. They will still own whatever percentage to 12 and a half foot. It's still their property, they're just given them the access to access their property.

Commissioner Josey stated they are doing that now.

Commissioner Walley stated Let me ask a question to you Mike. So, anytime if I go out and buy a piece of property that I know there's no road to I have the right to?

Planning Director Mike Levister stated you have to have permission as they signed off on saying that they were in agreement for them to use that access. Nobody can just come and say I'm gonna create a 25-foot easement across your property to access mine. That's why they had to sign the thing. And then about the road name. They wanted to name the road in the same process. So, everybody that's going to actually use that road is an agreement to the name of that road, and they signed that application for that road name given saying that they was good with the name that was being proposed.

Commissioner Bunting stated okay. Mike, I know I'm not a voting member. And I understand what you all are saying in what you saying that easement is already there. But it just hadn't been put on a plat.

Planning Director Mike Levister stated that its not on the plat and it's never been any language in the deed to that property.

Commissioner Bunting stated that the easement is there, and that's why we are here today because the easement is there already.

Planning Director Mike Levister stated correct. It's already there. But y'all as the body has that authority to grant that easement to be approved. So, after the next step if you all approve it, then they would create the plat as in your application. They'd bring it in, and we'd stamp it.

Commissioner Josey stated so, what would change?

Planning Director Mike Levister stated nothing. Except for it's actually documented on the plat and the deed.

Commissioner Josey stated I see on here that it's noted as Bull Run Creek Lane. That's what they are proposing.

Planning Director Mike Levister stated correct.

Commissioner Bunting stated that you are giving them the opportunity to name it, name the road.

Planning Director Mike Levister stated that all three, the applicant, Mr. Boyd, and I'm sorry I didn't catch your name are all in agreement with the name that was picked.

Commissioner Walley stated I got; I don't mean to be difficult. I have another question. How do you know there's an easement already there? How do you determine that if it's not documented anywhere? I mean, I got dirt roads all over my farm.

Planning Director Mike Levister stated that access as Mr. Boyd has said they've used for forever. That road, that access has been there forever. It's documented as a dirt road but not as a legal easement.

Commissioner Walley stated that it's not a legal easement now.

Planning Director Mike Levister stated correct. It's the access that's used to access that property.

Commissioner Walley stated I mean I got people.

Planning Director Mike Levister stated if it was documented as a legal easement, we wouldn't be here tonight.

Commissioner Walley stated I mean, I can see it both ways because I got people that hunt next door and they've used my dirt road to and I don't want them to all of a sudden decide that their easement because it's not.

Planning Director Mike Levister stated they would have to come to the process.

Commissioner Walley stated so, this is not an easement.

Planning Director Mike Levister stated right now, it's just the access that they've used for all these years, and it's never documented anywhere in a deed or a plat of existing property. They're trying to do, their attorney, whoever the buyer is, is wanting to make sure they just document it somewhere. That is a legal easement.

Chairman Raines stated by virtue of them having used it in the past. Is it grandfather? Is that really not here or there.

Planning Director Mike Levister stated that one goes back to legal not me.

Chairman Raines stated that's kind of what I thought.

Planning Director Mike Levister stated when I looked at it, I pulled the deed and plat.

Commissioner Josey stated it's probably off a handshake.

Planning Director Mike Levister stated probably.

Chairman Raines stated or verbal agreement.

Commissioner Walley stated that they were letting hunt back there or whatever.

Planning Director Mike Levister stated or whatever the access was for.

Commissioner Walley stated it would have been nice to know the intended use in the future would be.

Ms. LePoint stated I don't have problem with them having access to where they have access to now, I don't want this to be this way though. Because that's gonna allow them to get a subdivision. That's exactly what's gonna happen. He's from Charlotte, I used to be in development. I understand what happens. Okay, he's setting it up so he can do that. Then he's gonna buy another piece of property there and pop it over the other land.

Chairman Raines stated this would be the first step, that's what you are saying. Well that you know, nothing here tonight allows any of that.

Ms. LePoint stated I understand that, this is just the set up for it.

Planning Director Mike Levister stated the 25 ft easement would never meet the requirements of a main road for a planned development.

Chairman Raines stated it would be much more extensive.

Planning Director Mike Levister stated correct, it would have to be wider. Plus, it would have to come back to y'all for Planned development.

Commissioner Grant stated that's what I thought to start with.

Planning Director Mike Levister stated he would come back to y'all for rezoning and then y'all would make the recommendation to county council for three readings.

Ms. LePoint stated so why can't we do that later at that time, when that actually occurs? Why can't we just leave it the way it is right now and they can access the way they're supposed to? Well, because then if they have it, then they gotta go through that process.

Commissioner Josey stated probably if they're borrowing the money, the bank won't give them the money less they have easement to that property.

Commissioner Grant stated possibly.

Planning Director Mike Levister stated like you said, I mean, that's a legal thing with the attorney that called when they made the application. And I think that may be an issue. You got a piece of property doesn't have an actual deeded easements.

Commissioner Josey stated it's landlocked and they don't have a legal easement.

Chairman Raines stated okay, any other discussion, questions. We got the cart before the horse here.

Vice Chairman Hill stated since the situation is as it is, some of us not quite sure. I move to deny this request.

Commissioner Walley stated I second that.

Commissioner Josey stated can I ask a question? So, is there not a clause that you could put in there that you could not put a plan development in there later? Because I see the point of them and I see the point of you know, the guy will sell for I don't know what he's selling it for, or to.

Planning Director Mike Levister stated that would be a recommendation that has to come from the body of the planning commission. And you could ask for that and we can have you say that and say you'd like to see that on the deed, then we can refer that information to the actual surveyor. Whatever, that would be a decision that the body has to make tonight as if they want to put any restrictions on it.

Commissioner Walley stated if we deny it tonight, what is the process, can they come back and ask for it again.

Planning Director Mike Levister stated yeah, they would have to sign off on it and maybe next time they wouldn't sign off on it. So then it don't even get presented to y'all.

Commissioner Josey stated that it would have stipulation on it.

Commissioner Walley stated it would been nice if they have showed up to tell us the plans.

Chairman Raines stated Mr. Boyd, Ms. LePoint would you be good with a restriction or proposed restriction that it couldn't be rezoned.

Mr. Boyd and Ms. LePoint stated from the audience that they both would be okay with restrictions about rezoning the property.

Chairman Raines stated you're pretty much happy with the situation is now, you're just worried about going forward? What would happen down the road.

Ms. LePoint stated our lifestyles would change.

Commissioner Josey stated oh, I agree. I would want that.

Ms. LePoint stated from the audience, I walk my dog down to the creek without, you know, leashes or anything. I got 20 acres. I want to be able to do that. That's why I bought my property. And it's fine. I mean, they come through there when they need to come through. They're okay with that.

Chairman Raines stated from a practical standpoint, you couldn't put 400 houses there because you don't have water and sewer, it would have to be bigger lodge for water and septic tanks and things along those lines. But point taken you can still have a development. That's right.

Planning Director Mike Levister stated also just remind you in our zoning, if you got more than 200 homes, you got to have two access points. So, they wouldn't ever have but one. That's why I'm saying there's a lot of stipulations before we could ever move forward with a plan development.

Chairman Raines stated you could sell 10 acre lots back there.

Ms. LePoint stated there's more land over there that could pop over to the other. We got it.

Commissioner Walley stated you got a motion on the floor.

Chairman Raines stated I was going to say, would you be willing to withdraw your second and the motion and discuss this along these lines? Or do you want to. You wouldn't. it's up to you.

Commissioner Walley stated I'm good with where I voted.

Chairman Raines stated okay, we got a question on the floor. We have a motion and a second to deny easement as it's been presented. All in favor, please raise your right hand.

Vice Chairman Hill motioned to deny, second by Commissioner Walley. Vote 2-3 to approve.

Chairman Raines stated motion fails. So now they have to reapply, right?

Planning Director Mike Levister stated you just approved it.

Commissioner Walley stated you just approved it.

Chairman Raines stated we disapprove. We have. We don't do this very often.

Commissioner Walley stated you approved it.

Commissioner Josey stated you can approve it with the stipulations and restrictions.

Planning Director Mike Levister stated now you can't because her motion was to deny. And then there were only two in favor of denying and three in favor to not denying it.

Chairman Raines stated Oh, I can I put stipulations on it now.

Commissioner Walley stated no you can't.

Chairman Raines stated but I can't do nothing.

Commissioner Bunting stated had to do it beforehand, took the vote.

Commissioner Walley stated since we I mean; I know it's already voted but Mike they keep they can't widen the road in any way or anything. It's gonna stay just like it is.

Planning Director Mike Levister stated the body just approved the plat as it's been presented with 25 foot, 12 and a half on one side.

Commissioner Josey stated with stipulations.

Planning Director Mike Levister stated do what now.

Commissioner Walley stated they want to put stipulations.

Chairman Raines stated we can't have another vote.

Commissioner Bunting stated they have stipulations because they can't be any wider than that, correct.

Planning Director Mike Levister stated you just approved a plat that was presented to y'all tonight.

Commissioner Bunting stated it can't be widen any further than that in order to develop.

Chairman Raines stated that's right. That's the standard for an easement, 25 ft.

Planning Director Mike Levister stated correct, minimum 25 ft require for an access.

Chairman Raines stated wider. What's been discussed, potential happens much wider access and a whole different process.

Planning Director Mike Levister stated correct, yes, sir.

Ms. LePoint stated yeah, can I understand what just happened here. I really don't get what just happened.

Commissioner Walley stated we voted, the two of us voted your side and those three voted to let it happen.

Ms. LePoint stated great guys, appreciate you.

Commissioner Josey stated it was under my understanding that we put stipulations in there. When we voted. It would go back on the floor. I mean, I see their point too.

Planning Director Mike Levister stated the only way you could have put the stipulations on it, Douglas, is if they would have withdrew their motion and second.

Commissioner Walley stated we didn't know.

Planning Director Mike Levister stated whoever made the motion would had to make a motion to approve it with stipulations or whatever language that they wanted to put in there.

Vice Chairman Hill stated I would have to resend my motion.

Chairman Raines stated I voted that way because I'm comfortable with anything going forward has to happen is a huge process. It's not just coming up here and saying I want to do this a lot more involved.

Commissioner Josey stated and they said they were okay, you know how it is now and that's the way it is now. Isn't that right.

Planning Director Mike Levister stated correct.

Chairman Raines stated yes.

Ms. LePoint stated That means they can go in and do something right now with it. That's what just happened here to that road right now. That's what just happened here.

Commissioner Bunting stated no um, let me speak. The way that it currently is now is the way it is going to remain. Nothing larger can go back here because the road would have to be extended wider than you already have it. So, nothing can come back there. That's going to make the road any wider.

Mr. Boyd stated the road is not 25 Ft right now.

Commissioner Bunting stated you taken what 12, taking so many feet from each of your property which making it the 25 feet whatever 24 feet.

Ms. LePoint stated right, you guys just gave up my property to these people.

Commissioner Bunting stated no, the road is already there. An easement is already there. Understand it that's already there. Okay. It's not changing.

Ms. LePoint stated so, you're willing to put something on writing but that road will never change the way it is right now. At this point.

Commissioner Bunting stated it's gonna be on, it's gonna be on the mat. For what 25 feet, it's gonna be documented as 25 feet? If the people let, now, if the people want to put something larger back there, they cannot without approval. So, right now you're not losing anything.

Ms. LePoint stated the road is like 10 feet. So, you're just right now they can only go to 25 feet with what y'all just did. They can go in there and they can change it right now to 25 feet is what you just said right? Is that what just happened.

Commissioner Bunting stated legally it's already that wide as an easement.

Commissioner Walley stated no.

Ms. LePoint stated no, it's not. There's no easement.

Commissioner Bunting stated I thought it was an easement but just when documented as one.

Planning Director Mike Levister stated it's an access that has always been there.

Commissioner Bunting stated okay access, the difference between access and easement.

Planning Director Mike Levister stated it's different, I mean it's the same road or access point.

Commissioner Walley stated can they go in and make it 25 feet or they gotta leave it the 10 foot it is. I'm asking.

Planning Director Mike Levister stated you just approved a plat for a 25 ft access easement.

Commissioner Walley stated so they can go in and change it to 25 feet instead of a 10 or 12 foot it is.

Planning Director Mike Levister stated why would you make it I mean; I'm just saying why would I invest money to make it wider when it's already got access for to that property? That's a determination, I can't answer that question but y'all approved a plat for 25 feet.

Commissioner Walley stated so, they can go in and change it to 25 feet.

Planning Director Mike Levister stated it's a possibility.

Commissioner Bunting stated okay, I'm sorry. I misunderstood. I apologize.

Ms. LePoint stated so again, what y'all just did an access road that we allow people to go back to access their property has just been changed to now 25 feet where people can go in and out is what you just did to me that you just did to me, y'all. You three.

Commissioner Josey stated yes, they are going in and out already.

Chairman Raines stated they had access already, nothings changed. They already had that, same access.

Ms. LePoint stated I'll send you pictures when it all changes sir.

c. RNC24-02 York Pathology Associates request naming a street access easement on Tax Map #108-00-00-006-000 off Peden Bridge Road, Chester, SC 29706. The name requested is Bull Run Creek Lane and approved by the 911 Address Coordinator

Chairman Raines stated we also have documents to where applicants have signed off that this was acceptable, acceptable name out of three. This one we've chosen some of the others may have had similar sounding names it would confuse 911 personnel, but this is the name has been chosen.

Commissioner Grant motioned to approve, second by Commissioner Walley. Vote 5-0 to approve.

6. Comments/Discussion

Commissioner Walley stated I suppose we have a meeting next month.

Commissioner Grant stated do y'all, can you all used these back. I'll never use them again.

Planning Director Mike Levister stated you can leave it and I'll give it back to him if he wants it.

Commissioner Grant stated okay good.

Vice Chairman Hill stated it's a pretty penny to mail that stuff.

7. Adjourn Chairman Raines motioned to adjourn, seconded by Commissioner Walley. Vote 5-0 to adjourn. Time 7:08 PM.

Notice of Meeting: Public Notices providing time, date, and place for this meeting were posted in the Chester County Government Complex, Chester County Court House, and published in the **May 29, 2024**, The News and Reporter. All properties were also posted.