



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Tuesday, January 21, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) December 2, 2024 Council Meeting Minutes
- b) January 6, 2025 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) Ordinance 2024-17 Authorizing the grant of a right-of-way and easement of approximately 0.109 acres of real property with improvements, if any, located along South Carolina Highway 9, Chester, South Carolina, with County TMS #125-00-00-072-000; and providing for other related matters.
- b) Ordinance 2024-18 Authorizing the transfer of approximately 2.2 acres of real property with improvements, if any, located on Dawson Drive, Chester, South Carolina, associated with county TMS #069-00-00-019-000; and providing for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2025-1 (Title Only)
An ordinance authorizing the issuance and sale of not exceeding \$250,000 fire protection district improvement revenue bonds of Chester County, South Carolina, for the purpose of defraying the cost of improvements to the Richburg Fire Protection District; prescribing the form and details of the bond; providing for the payment of the principal of and interest on the bond from the revenues derived from the operation of the system; providing for the acceptance and administration of grants and donations; creating and establishing certain funds and accounts; and making other covenants and

agreements in connection with the foregoing; and other related matters.

b) 1st Reading of Ordinance 2025-2

An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and P2280; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto.

c) 1st Reading of Ordinance 2025-3 (Title Only)

An ordinance authorizing the execution and delivery of a fee in lieu of tax and special source revenue credit agreement by and between Chester County and Project P2285; providing for a fee in lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.

d) 1st Reading of Ordinance 2025-4 (Title Only)

An ordinance authorizing the execution and delivery of an infrastructure credit agreement by and between Chester County and Project P2443, including any related or affiliated entities and any sponsor affiliates, whereby Chester County will enter into an infrastructure credit arrangement with the company; and providing for other related matters.

e) 1st Reading of Ordinance 2025-5

An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and Project P2373; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto.

f) Resolution 2025-1 Authorizing the disposition of certain personal property; and providing for other related matters.

g) Resolution 2025-2 Declaring the County's intent to reimburse itself for certain expenditures made prior to the County's consummation of a federally tax-exempt financing.

h) Resolution 2025-3 Providing preliminary approval for certain incentives to induce investors identified for the time being as Project P2280, acting for itself, one or more current or future affiliates, and other project sponsors (collectively, "company") to establish or expand certain facilities in Chester County, South Carolina ("county"), including (1) a negotiated fee in lieu of ad valorem tax arrangement; (2) inclusion of the project site in a multi-county industrial or business park; (3) special source credits to be applied against fees in lieu of ad valorem taxes; and (4) other related matters.

7. ADMINISTRATOR'S REPORT

8. CONSENT AGENDA

- a) 3rd Reading of Ordinance 2024-17
Authorizing the grant of a right-of-way and easement of approximately 0.109 acres of real property with improvements, if any, located along South Carolina Highway 9, Chester, South Carolina, with County TMS #125-00-00-072-000; and providing for other related matters.
- b) 2nd Reading of CCMA24-15 James Christopher Gaddy and Kathleen P. Gaddy request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 6-0 to approve.

9. OLD BUSINESS

- a) 2nd Reading of CCMA24-13 John Agee request Tax Map #124-00-00-052-000 located next to 3302 Lancaster Hwy, Richburg, SC 29729 to be rezoned from Single Family Residential District (RS-1) to Rural Two District (R2). The Planning Commission voted 6-0 to approve.
- b) 2nd Reading of CCMA24-14 Joaquim and Joanne Goncalves request Tax Map #122-00-00-066-000 located at 2482 Clinton Road, Edgemoor, SC 29712 to be rezoned from Rural Two District (R-2) to Rural One District (R-1). The Planning Commission voted 6-0 to approve.

10. NEW BUSINESS

- a) Bid Acceptance for Animal Control Shelter
- b) Lutz Grant Match Request
Jessica Roof, Animal Control Director
- c) 1st Reading of CCMA24-16 Antwon Caldwell request Tax Map #079-05-10-005-000 located at 590 Beltline Road, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Single Family Residential District (RS-1). The Planning Commission voted 5-0 to approve.
- d) Statement regarding Municipal Building and Fire Codes
Councilman John Agee

11. BOARDS AND COMMISSIONS

- a) Airport Commission Appointments
 - 1. Council Appointment
 - 2. Council Appointment
 - 3. Council Appointment
 - 4. Council Appointment

- b) Chester County Historical Cemeteries Advisory Committee Appointments
Erin Mosley, Vice Chair
 - 1. Council Appointment
 - 2. Council Appointment
 - 3. Council Appointment

- c) Catawba Regional Council of Governments
 - 1. Resignation of Citizen Member
 - 2. Appointment of Citizen Member
 - 3. Appointment of Council Member

- d) District 3 Appointments by Councilman Bobby Raines
 - 1. Accommodations Tax Board
 - 2. Chester County Library Board
 - 3. Construction Board of Appeals
 - 4. Parks and Recreation Advisory Board
 - 5. Planning Commission
 - 6. Rural Fire Commission

- e) District 4 Appointments by Chairman Pete Wilson
 - 1. Board of Assessment Appeals
 - 2. Chester County Library Board
 - 3. Hazel Pittman Center Board of Directors
 - 4. Parks and Recreation Advisory Board
 - 5. Planning Commission
 - 6. Zoning Board of Appeals

- f) District 6 Appointments by Councilman William Killian
 - 1. Accommodations Tax Board
 - 2. Board of Assessment Appeals
 - 3. Chester County Library Board
 - 4. Construction Board of Appeals
 - 5. Hazel Pittman Center Board of Directors
 - 6. Parks and Recreation Advisory Board
 - 7. Planning Commission
 - 8. Rural Fire Commission
 - 9. Zoning Board of Appeals

12. EXECUTIVE SESSION

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2480
- b) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2492
- c) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2493
- d) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2501

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2480
- b) Action taken regarding Project P2492
- c) Action taken regarding Project P2493
- d) Action taken regarding Project P2501

14. COUNCIL COMMENTS

15. ADJOURN

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

Guidelines for Addressing Council	
Citizens Comments: Each citizen will be limited to three minutes.	Public Hearings: Each speaker will be limited to three minutes.
When introduced: Approach the podium, state your name and address. Speak loudly and clearly making sure that the microphone is not obstructed. Do not address the audience – direct all comments to Council. Do not approach the Council table unless directed.	Anyone addressing Council will be called out of order if you: Use profanity. Stray from the subject. Make comments personally attacking an individual member of Council.



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, December 2, 2024 | 6:00 PM

MINUTES

Council Appreciation Dinner was held at 5pm prior to the meeting.

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

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and Councilman Guy gave the invocation.

3. APPROVAL OF MINUTES

- a) November 18, 2024 Council Meeting Minutes

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

4. CITIZEN'S COMMENTS

Alan Smith, 2255 Grace Lane of Edgemoor, addressed Council concerning CCMA24-14 rezoning request that was approved by the Planning Commission. Mr. Smith expressed that the rezoning that allows three houses, a new barn, and an existing barn with a one-acre pond on five acres of land does not fit the Edgemoor area or Chester County. He also expressed concerns about septic loads and water table, access to Clinton Road, and potential vehicle accidents.

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) Resolution 2024-13 Authorizing the retirement and property transfer of K-9 Deputy Daisy
Councilman Agee motioned to approve, second by Councilwoman Mosley. Vote 7-0 to approve.
- b) A Proclamation honoring K-9 Deputy Daisy
Chairman Branham presented the Proclamation honoring K-9 Deputy Daisy.
- c) A Proclamation honoring Captain Richard R. Grant
Chairman Branham presented the Proclamation honoring Captain Grant.

- d) A Proclamation honoring Chief Andrew H. Martin
Chairman Branham presented the Proclamation honoring Chief Martin.

7. ADMINISTRATOR'S REPORT

Administrator Hester mentioned the new gold lettering in Council Chambers, which was installed by 321 Graphics as part of upgrades and renovations in the building. Mr. Hester announced that this is the last meeting of 2024, with the next meeting being on January 6, 2025. He stated that the January 6 meeting would only involve the swearing-in of elected officials and the election of the chair and vice chair. Mr. Hester also provided the schedule for the county offices and landfill/recycling center closures during the Christmas and New Year's holidays. He mentioned the last chance to sign up for the Citizens Academy, with applications being accepted until December 15. Administrator Hester updated on the FEMA Disaster Survivor Assistance Program, noting that the Damage Recovery Center will be at the Gateway from December 9 to December 21 to help with applications. Mr. Hester then announced the hiring of Amelia Henderson as the new events coordinator at the Gateway, providing her background and experience. Mr. Hester stated that the search for a new Public Works Director is ongoing, and they hope to have an offer made by the beginning of next week.

8. CONSENT AGENDA

Councilman Vaughn motioned to approve items A through E under the Consent Agenda, second by Councilwoman Mosley. Vote 7-0 to approve.

a) 2nd Reading of Ordinance 2024-17

Authorizing the grant of a right-of-way and easement of approximately 0.109 acres of real property with improvements, if any, located along South Carolina Highway 9, Chester, South Carolina, with County TMS #125-00-00-072-000; and providing for other related matters.

b) 2nd Reading of Ordinance 2024-18

Authorizing the transfer of approximately 2.2 acres of real property with improvements, if any, located on Dawson Drive, Chester, South Carolina, associated with county TMS #069-00-00-019-000; and providing for other related matters.

c) 3rd Reading of CCTA24-01 ID-1 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-120 ID-1 Restricted Industrial District Regulations
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

Add New Text: "Vegetative Buffer" as defined as "An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. Light maintenance, defined as manual or small equipment removal of underbrush, pruning and trimming of trees up to ½ the height of the tree, and tree removal up to four inches in diameter at breast height (DBH), is permitted within the buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning

Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship. A nonconforming structure or use of land existing on the effective date of this ordinance is grandfathered and may continue in usage, but no additional land disturbing activities within the vegetative buffer may occur on said properties.

- d) 3rd Reading of CCTA24-02 ID-2 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-122 ID-2 Limited Industrial District Regulations
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. Light maintenance, defined as manual or small equipment removal of underbrush, pruning and trimming of trees up to ½ the height of the tree, and tree removal up to four inches in diameter at breast height (DBH), is permitted within the buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship. A nonconforming structure or use of land existing on the effective date of this ordinance is grandfathered and may continue in usage, but no additional land disturbing activities within the vegetative buffer may occur on said properties.

- e) 3rd Reading of CCTA24-03 ID-3 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-124 ID-3 General Industrial District Regulations
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. Light maintenance, defined as manual or small equipment removal of underbrush, pruning and trimming of trees up to ½ the height of the tree, and tree removal up to four inches in diameter at breast height (DBH), is permitted within the buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship. A nonconforming structure or use of land existing on the effective date of this ordinance is grandfathered and may continue in usage, but

no additional land disturbing activities within the vegetative buffer may occur on said properties.

9. OLD BUSINESS

10. NEW BUSINESS

- a) 1st Reading of CCMA24-13 John Agee request Tax Map #124-00-00-052-000 located next to 3302 Lancaster Hwy, Richburg, SC 29729 to be rezoned from Single Family Residential District (RS-1) to Rural Two District (R2). The Planning Commission voted 6-0 to approve. *Councilman Agee recused himself from voting on this matter and stated his veteran's classification changed and he had to get his property rezoned to resolve the issue. Councilman Guy motioned to approve, second by Councilman Killian. Vote 7-0 to approve.*
- b) 1st Reading of CCMA24-14 Joaquim and Joanne Goncalves request Tax Map #122-00-00-066-000 located at 2482 Clinton Road, Edgemoor, SC 29712 to be rezoned from Rural Two District (R-2) to Rural One District (R-1). The Planning Commission voted 6-0 to approve. *Councilman Killian motioned to approve, second by Councilman Agee. Vote 6-1 to approve.*
- c) 1st Reading of CCMA24-15 James Christopher Gaddy and Kathleen P. Gaddy request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 6-0 to approve. *Councilman Guy motioned to approve, second by Councilman Killian. Vote 7-0 to approve.*
- d) Parks, Recreation, and Tourism Department Update and Comments
Britt Stoudenmire
Mr. Britt Stoudenmire acknowledged that his last official day as Director of Parks, Recreation, and Tourism in Chester County had arrived. He expressed deep appreciation to each County Council member for the opportunity to serve and make an impact in his hometown. Mr. Stoudenmire thanked each council member and reflected on the meaningful connections he made with individual members, expressing appreciation for their support, feedback, and personal interactions. He emphasized the positive impact of his time working with the council and acknowledged the strength and potential of Chester County moving forward. Mr. Stoudenmire offered heartfelt thanks on behalf of himself and his family and assured council that he would remain involved in the county's tourism moving forward.
- e) Building Dedication
Vice Chairman Wilson
Vice Chairman Wilson made a motion to Council to approve Resolution 2024-14 to dedicate the Chester County Fire Service Building to Chairman Branham in honor of his years of dedication to Chester County. Second by Councilman Vaughn. Vote 7-0 to approve.

11. BOARDS AND COMMISSIONS

- a) Chester County Historical Cemeteries Advisory Committee Resignation
Erin Mosley, Council Member At-Large
Councilwoman Mosley motioned to accept the resignation of Mr. Tally Johnson from the Chester County Historical Cemeteries Advisory Committee, second by Councilman Agee. Vote 7-0 to accept.
- b) Chester County Historical Cemeteries Advisory Committee Appointment
Erin Mosley, Council Member At-Large
Councilwoman Mosley motioned to appoint Mr. Billy Sanders to the Chester County Historical Cemeteries Advisory Committee, second by Councilman Guy. Vote 7-0 to appoint.

12. EXECUTIVE SESSION

Councilwoman Mosley motioned to enter executive session, second by Councilman Vaughn. Vote 7-0 to enter executive session.

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2460
- b) Personnel matter regarding the County Administrator

13. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Vaughn motioned to return to regular session, second by Councilman Guy. Vote 7-0 to return to regular session.

- a) Action taken regarding Project P2460
Chairman Branham stated that no action was taken but Economic Development waws granted permission to proceed with negotiations.
- b) Action taken regarding the County Administrator
Chairman Branham stated that Administrator Hester's performance was discussed, and he received all high marks. He thanked Mr. Hester for all his hard work during the past year.

14. COUNCIL COMMENTS

Councilman Agee announced the Richburg and Fort Lawn Christmas Parades and encouraged citizens to attend.
Councilman Vaughn announced the county-wide food distribution would be held on December 7th.
Chairman Branham announced the passing of Mrs. Tammy Crenshaw and expressed his condolences to the Crenshaw family.

15. ADJOURN

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



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, January 6, 2025 | 6:00 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman William Killian, Councilman Bobby Raines, Councilman Mike Vaughn, Councilman Corey Guy, Councilman John Agee, County Administrator Brian Hester, County Attorney Nicole Workman, Clerk to Council Kristie Donaldson

1. CALL TO ORDER, OPENING REMARKS, AND PLEDGE OF ALLEGIANCE

Councilman Pete Wilson, District 4

The meeting was called to order at 6pm. Councilman Wilson overviewed the agenda and stated there would be no business discussed at this meeting, only the swearing in and election of officers. Councilman Wilson announced that the next meeting is scheduled for Tuesday, January 21st due to the observance of Martin Luther King, Jr. Day on Monday, January 20th. The pledge of allegiance was recited.

2. INVOCATION

Dr. Wylie Frederick

The invocation was given by Dr. Wylie Frederick.

3. INTRODUCTION

Brian Hester, County Administrator

Administrator Hester introduced all council members being sworn into office.

- a) Robert W. Raines, Jr, County Council District 3
sworn in by The Honorable Judge Brian Gibbons
- b) Pete Wilson, Chester County Council District 4
sworn in by The Honorable Judge Brian Gibbons
- c) William Killian, County Council District 6
sworn in by The Honorable Judge Angela Killian

4. ADMINISTRATION OF OATH OF OFFICE

County Attorney Nicole Workman initiated the administration of oath of office for Councilman Robert Raines, Councilman Pete Wilson, and Councilman William Killian.

5. ELECTION OF OFFICERS

Nicole Workman, County Attorney

- a) County Council Chair
Attorney Workman took nominations for the Council Chair position. Councilman Agee nominated Councilman Guy. Councilman Vaughn nominated Councilman Wilson for the Chair position. Councilman Guy and Councilman Wilson accepted their nominations. Votes: Councilman Killian voted for Councilman Guy, Councilman Wilson voted for himself,

Councilman Vaughn voted for Councilman Wilson, Councilman Guy voted for himself, Councilman Raines voted for Councilman Wilson, Councilman Agee voted for Councilman Guy, and Councilwoman Mosley voted for Councilman Wilson. Attorney Workman confirmed votes with Madam Clerk. Vote 4-3 for Councilman Wilson.

b) County Council Vice Chair

Attorney Workman took nominations for the Council Vice Chair position. Chairman Wilson nominated Councilwoman Mosley. Councilman Guy nominated Councilman Killian. Councilwoman Mosley and Councilman Killian accepted their nominations. Councilman Killian voted for himself, Councilman Wilson voted for Councilwoman Mosley, Councilman Vaughn voted for Councilwoman Mosley, Councilman Guy voted for Councilman Killian, Councilman Raines voted for Councilwoman Mosley, Councilman Agee voted for Councilman Killian, and Councilwoman Mosley voted for herself. Attorney Workman confirmed the votes with Madam Clerk. Vote 4-3 for Councilwoman Mosley.

6. COUNCIL COMMENTS

Chairman Wilson thanked everyone for the opportunity to serve and expressed his commitment to having efficient and professional meetings where everyone's voice was heard. He was excited about the bright and prosperous future for Chester County and believed the next year or two would be the best for the county.

Councilman Guy welcomed the new council member, Robert Raines, and the returning council members, Pete Wilson and William Killian. He also expressed that he looked forward to a prosperous year in Chester County. Councilman Guy noted that since he had been on the council, they had experienced some prosperous times and done really well. Councilman Guy stated that he looked forward to the council continuing to grow Chester County.

Councilman Bobby Raines stated that he was looking forward to working with the current members who had been on the council for several years. Councilman Raines expressed that he wanted to draw on their experience and learn a lot, in the hopes of being able to make Chester County a better place to live.

Vice Chair Mosley welcomed the new Councilman Raines. She said she looked forward to continuing the work and atmosphere that the council had created throughout the county. Vice Chair Mosley noted that this also reflects well on the county's employees and staff, and she wanted to extend her appreciation to them, as without their efforts, the council could not do what they do. Vice Chair Mosley expressed her happiness for the new year and the new things going on, and said she was excited to do some good stuff. She thanked the citizens for entrusting the council members in their positions.

Councilman Agee expressed his appreciation for Councilman Raines being on the council. Councilman Agee said Mr. Raines had done a wonderful job as the chairman of the Planning Commission, and he looked forward to working with him and the rest of the council.

Councilman Agee stated that everyone needed to understand that Chester County was going to change, and the council had to figure out how to make the county a better place. Agee then requested that there be a discussion about building codes and fire codes on the agenda for the council meeting on January 21st.

Councilman Killian stated that the council members should be fair about everything they do and do things straight from their heart. Councilman Killian stated he was going to do whatever it took to make Chester better and thanked the council for the opportunity to serve.

Councilman Vaughn welcomed new Council member Bobby Raines and offered his support and assistance. Councilman Guy announced the MLK Parade being held on Sunday, January 19th.

7. ADJOURNMENT

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

AUTHORIZING THE GRANT OF A RIGHT-OF-WAY AND EASEMENT OF APPROXIMATELY 0.109 ACRES OF REAL PROPERTY WITH IMPROVEMENTS, IF ANY, LOCATED ALONG S.C. HIGHWAY 9, CHESTER, SOUTH CAROLINA, WITH COUNTY TMS #125-00-00-072-000; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the County Council ("Council") of Chester County, South Carolina ("County") finds:

- (a) the County previously acquired real property located on S.C. Highway 9, Chester, South Carolina, with a preliminary property description as provided on the attached Exhibit A ("Property");
- (b) South Carolina law, specifically South Carolina Code Annotated section 4-9-130, authorizes counties to sell, alienate, convey, and otherwise dispose of real property and personal property to third parties; and
- (c) the County desires to provide for conveyance of Property to Chester Sewer District, D/B/A Chester County Wastewater Recovery, according to a Right-of-Way and Easement Agreement, the substantially final form of which is attached as Exhibit B ("Agreement").

NOW, THEREFORE, by a majority vote of the Council members present, the County **ORDAINS** that the limited interest in the Property be conveyed;

BE IT FURTHER ORDAINED that the Chair of County Council and/or the County Administrator are hereby authorized, empowered and directed to execute, acknowledge, and deliver the Agreement in the name of and on behalf of the County, and the Clerk to County Council is hereby authorized and directed to attest the same, and thereupon to cause the Agreement to be delivered to the purchaser. The Agreement is to be in substantially the form now before this meeting and hereby approved, with such minor changes therein as shall be approved by the officials of the County executing the same, upon advice of County Attorney, and as are not materially adverse to the County, such official's execution thereof to constitute conclusive evidence of such official's approval of any and all changes or revisions therein from the form the Agreement now before this meeting; and

BE IT FURTHER ORDAINED that the County Administrator, and/or his designee (each, an "Authorized Official"), in consultation with the County Attorney, is authorized to prepare, or have prepared, the form of the transfer documents that are customarily used for similar transactions in this State; (c) authorizes the Authorized Official to provide information to the purchaser as is necessary and prudent to consummate the Property's transfer; and (d) authorizes the Authorized Official, the Chair of County Council, and in the Chair's absence, the Vice-Chair of County Council, and the Clerk to County Council, as appropriate, to execute, attest, and deliver those documents that may be reasonably necessary to consummate the Property's transfer (the execution of those documents by the County's representatives acting as conclusive evidence that the documents are approved by the County).

BE IT FURTHER ORDAINED that any ordinance, resolution, or order of County Council, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

ENACTED BY the County Council on January 21, 2025, and effective immediately.

CHESTER COUNTY, SOUTH CAROLINA

BY: _____

**PETE WILSON, CHAIRMAN
CHESTER COUNTY COUNCIL**

[S E A L]

ATTEST:

**KRISTIE DONALDSON
CLERK TO COUNTY COUNCIL**

First Reading:	November 18, 2024
Second Reading:	December 2, 2024
Public Hearing:	January 21, 2025
Third Reading:	January 21, 2025

[Remainder of Page Substantively Blank]

Exhibit A

THIS MAP WAS COMPILED FROM THE FOLLOWING :
CHESTER COUNTY TAX MAP NO. 125-00-00-072-000.



VICINITY MAP
NOT TO SCALE



AREA OF PERMANENT UTILITY EASEMENT = 0.109 ACRE

EXHIBIT NO. 5

AECOM

101 Research Drive
Columbia, SC 29203
803.254.4400 tel 803.771.6676 fax
www.aecom.com



CHESTER COUNTY WASTEWATER RECOVERY

SKETCH OF UTILITY LINE EASEMENT ACROSS
PROPERTY OF

CHESTER COUNTY

CHESTER COUNTY

NEAR RICHBURG, S.C.

DATE: June 21, 2024

SCALE: 1" = 60'

PAGE 1 OF 1

Exhibit B

STATE OF SOUTH CAROLINA	)	TMS #: 125-00-00-072-000
	)	
	)	RIGHT-OF-WAY AND
COUNTY OF CHESTER	)	EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that CHESTER COUNTY, SOUTH CAROLINA (“*Grantor*”), a South Carolina body politic, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid to the undersigned at and before the sealing of these presents by CHESTER SEWER DISTRICT, D/B/A CHESTER COUNTY WASTEWATER RECOVERY (“*Grantee*”), receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release to Grantee, its successors and assigns, the following (collectively, the “*Easement*”):

A NON-EXCLUSIVE PERPETUAL RIGHT-OF-WAY & EASEMENT for the installation, maintenance, repair and replacement of underground Sewer Facilities (as described below) under and through an area twenty feet (20’) in width along S.C. Highway 9 (the “*Permanent Easement Area*”), being an approximately **0.109 acre** portion of certain property owned by Grantor located in the County of Chester, State of South Carolina, and being part of **Tax Map No. 125-00-00-072-000**, containing 1.00 acre, more or less, and being part of the property conveyed to Grantor by Board of Trustees of the Rock Hill District of United Methodist Church, as shown by that certain deed dated April 11, 1996 and recorded on April 22, 1996 in Deed Book 695, Page 234, in the Office of the Clerk of Court for Chester County, South Carolina (“*Grantor’s Tract*”). The Permanent Easement Area, and a portion of Grantor’s Tract, are shown on an exhibit prepared by AECOM entitled “Exhibit No. 5. Sketch of Utility Line Easement Across Property of Chester County” a copy of which is attached hereto and made a part hereof as **Exhibit A**.

AND

A TEMPORARY CONSTRUCTION RIGHT-OF-WAY & EASEMENT (the “*TCE*”) as shown on Exhibit A (the “*TCE Area*”), which TCE Area will be cleared and graded only to the extent required for initial installation of Sewer Facilities. The TCE shall automatically expire and terminate on the earlier of (a) six months after construction, testing and inspection of the Sewer Facilities is completed, and the project is accepted by Grantee, or (b) two (2) years after the date of this instrument. Upon completion of work, Grantee shall restore the TCE Area to a condition reasonably similar to the condition existing immediately prior to commencement of work. It being agreed that no trees or like vegetation are to be permitted in the Permanent Easement Area. The Grantee in the performance and exercise of its rights and obligations under this Easement shall not interfere in any manner with the current or future existence and operation of any and all public and private rights of way, sanitary sewers, water mains, storm drains, gas mains, poles, aerial and underground electrical and telephone wires, cable television, and other communications, utility, or County property, without the express written approval of the Grantor and/or the owner or owners of the affected property(ies) or the holder of such property interests.

The Easement is granted for the purpose of enabling Grantee to construct, lay, maintain, operate, renew, enlarge, replace, repair and remove a line or lines of underground sewer pipe or pipes, together with all necessary appurtenances, within and under the Permanent Easement Area, which pipe line or lines shall be used in the transmission of sewage (collectively, “***Sewer Facilities***”), with the right at any and all times to enter upon the Permanent Easement Area for any purpose in connection with the inspection, maintenance, operation, renewal, enlargement, replacement or repairing of the Sewer Facilities and with the right to do all necessary excavation, installation, construction and maintenance work within the Permanent Easement Area.

Grantor covenants and agrees, for Grantor and its successors and assigns, as a covenant running with the land over which the Easement is granted, that (1) Grantor will not engage in, and will not permit the engaging in, any activities or uses of the Permanent Easement Area such as the excavation, blasting, use of explosives, or other usage of the Permanent Easement Area which would damage or tend to damage or injure or obstruct the underground Sewer Facilities or materially interrupt or interfere with the normal and usual service or operation of the Sewer Facilities; and (2) no buildings or structures of any kind, either temporary or permanent, shall at any time be placed or constructed within the Permanent Easement Area.

Upon completion of any and all work under this instrument, Grantee shall repair and/or restore the Permanent Easement Area and TCE Area to a condition reasonably similar to the condition existing immediately prior to commencement of work, with the exception that no trees or like vegetation shall be permitted in the Permanent Easement Area.

Grantor hereby disclaims any representations or warranties of any kind, either express or implied, either under common law, by statute, or otherwise, as to (I) the quality, nature, adequacy or physical condition of the property including, but not limited to, any structural elements, foundation, access, landscaping sewage or utility systems at the property, if any; (II) the quality, nature, adequacy or physical condition of soils and ground water or the existence of ground water at the property; (III) the existence, quality, nature, adequacy or physical condition of any utilities serving the property; (IV) the development potential of the property, its value, its profitability, its habitability, merchantability or fitness, suitability or adequacy of the property for any particular purpose; (V) the zoning or other legal status of the property; (VI) the compliance of the property or its operations with any applicable code, statute, law, ordinance, rule, regulation, covenant, permit, authorization, standard, condition or restriction of any governmental or regulatory authority; (VII) the quality of any labor or materials relating in any way to the property; (VIII) the square footage or acreage of the property; and (VIII) any warranty of title.

This instrument will run with title to the Permanent Easement Area so long as it is used by Grantee for public utility purposes. If Grantee abandons or ceases to use the Permanent Easement Area, Grantee shall, upon request of the owner of fee simple title to the Permanent Easement Area, execute and record a written instrument terminating this instrument and all easements and other rights of Grantee hereunder in accordance with applicable law.

Grantee shall deliver written notice of its intent to commence construction, laying, renewing, enlarging, replacing, repairing, and removing of its Sewer Facilities within the Permanent

Easement Area to Grantor at least five (5) days prior to commencement of any work, except in the event of an emergency, as reasonably determined by Grantee.

TO HAVE AND TO HOLD all and singular the said right-of-way and easement hereby granted to Grantee, its successors and assigns forever.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

WITNESS the parties' hands and seals as of the _____ day of _____, 2025.

SIGNED SEALED AND DELIVERED

**CHESTER COUNTY, SOUTH
CAROLINA**

IN THE PRESENCE OF:

By: _____ (SEAL)

Print name: _____

Print Name: _____

Its: _____

Print name: _____

STATE OF SOUTH CAROLINA)

)

COUNTY OF CHESTER)

ACKNOWLEDGMENT

I, the undersigned Notary Public for South Carolina, do hereby certify that _____, as _____ of **CHESTER COUNTY, SOUTH CAROLINA**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument; and further, that the subscribing witnesses are not a party to this transaction.

WITNESS my hand and seal this _____ day of _____, 2025.

_____ (SEAL)

Print name: _____

Notary Public for S. C.

My commission expires: _____

[NOTARIAL SEAL]

**AUTHORIZING THE TRANSFER OF APPROXIMATELY 2.2 ACRES
OF REAL PROPERTY WITH IMPROVEMENTS, IF ANY, LOCATED
ON DAWSON DRIVE, CHESTER, SOUTH CAROLINA, WITH
COUNTY TMS #069-00-00-019-000; AND PROVIDING FOR OTHER
RELATED MATTERS.**

WHEREAS, the County Council ("Council") of Chester County, South Carolina ("County") finds:

- (a) the County previously acquired real property located on Dawson Drive, Chester, South Carolina, with a preliminary property description as provided on the attached Exhibit A ("Property");
- (b) South Carolina law, specifically South Carolina Code Annotated section 4-9-130, authorizes counties to sell, alienate, convey, and otherwise dispose of real property and personal property to third parties; and
- (c) the County desires to provide for conveyance of Property to Leroy Springs & Company, Inc. as provided in the Agreement for Exchange of Property, the substantially final form of which is attached as Exhibit B ("Agreement").

NOW, THEREFORE, by a majority vote of the Council members present, the County **ORDAINS** that the limited interest in the Property be conveyed;

BE IT FURTHER ORDAINED that the Chair of County Council and/or the County Administrator are hereby authorized, empowered and directed to execute, acknowledge, and deliver the Agreement in the name of and on behalf of the County, and the Clerk to County Council is hereby authorized and directed to attest the same, and thereupon to cause the Agreement to be delivered to the purchaser. The Agreement is to be in substantially the form now before this meeting and hereby approved, with such minor changes therein as shall be approved by the officials of the County executing the same, upon advice of County Attorney, and as are not materially adverse to the County, such official's execution thereof to constitute conclusive evidence of such official's approval of any and all changes or revisions therein from the form the Agreement now before this meeting; and

BE IT FURTHER ORDAINED that the County Administrator, and/or his designee (each, an "Authorized Official"), in consultation with the County Attorney, is authorized to prepare, or have prepared, the form of the transfer documents that are customarily used for similar transactions in this State; (c) authorizes the Authorized Official to provide information to the purchaser as is necessary and prudent to consummate the Property's transfer; and (d) authorizes the Authorized Official, the Chair of County Council, and in the Chair's absence, the Vice-Chair of County Council, and the Clerk to County Council, as appropriate, to execute, attest, and deliver those documents that may be reasonably necessary to consummate the Property's transfer (the execution of those documents by the County's representatives acting as conclusive evidence that the documents are approved by the County).

BE IT FURTHER ORDAINED that any ordinance, resolution, or order of County Council, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

ENACTED BY the County Council on January 21, 2025, and effective immediately.

CHESTER COUNTY, SOUTH CAROLINA

BY: _____
CHAIRMAN, CHESTER COUNTY COUNCIL

[SEAL]

ATTEST:

KRISTIE DONALDSON
CLERK TO COUNTY COUNCIL

First Reading:	November 18, 2024
Second Reading:	December 2, 2024
Public Hearing:	January 21, 2025
Third Reading:	February 3, 2025

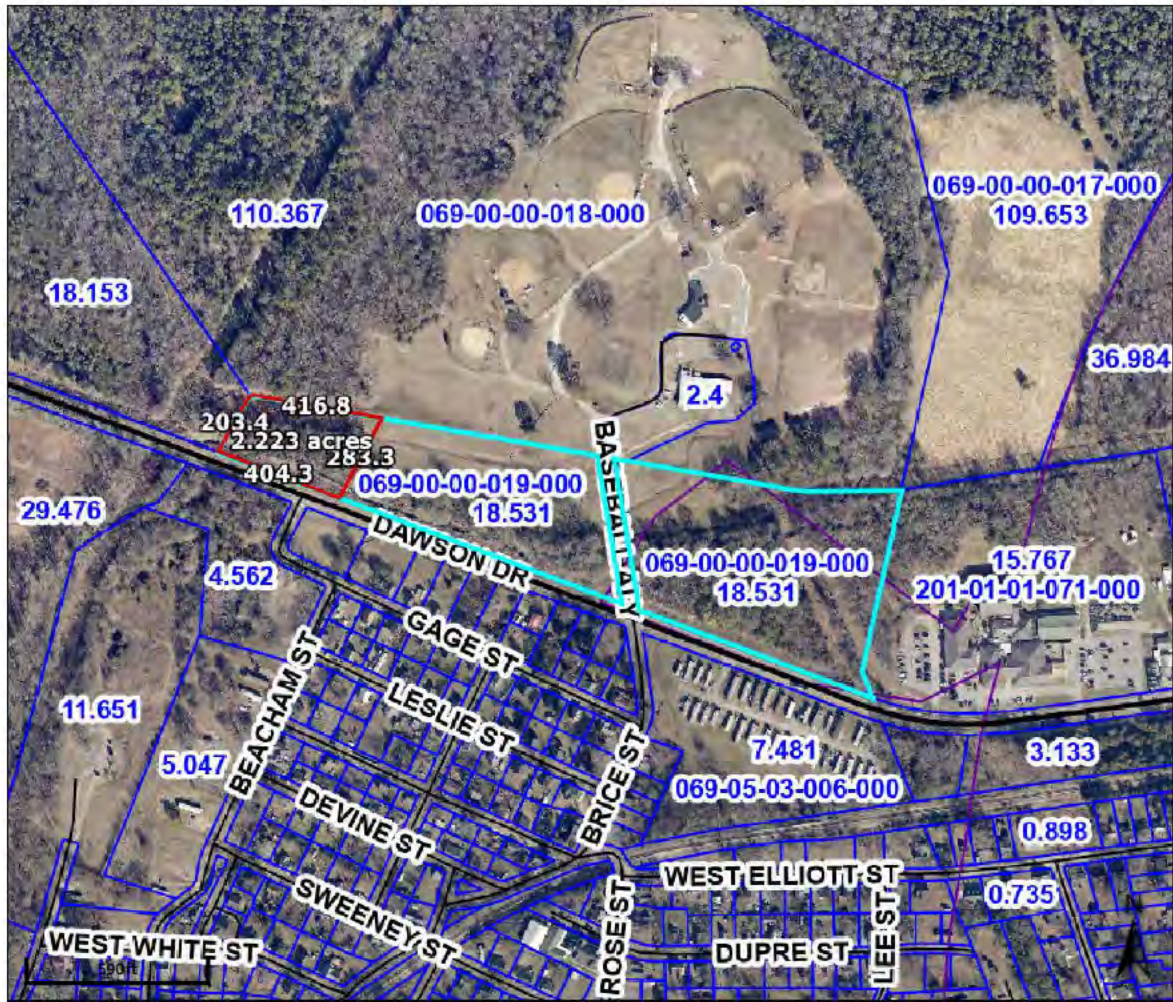
Exhibit AParcel ID 069-00-00-019-000Sec/Twp/Rng n/aProperty AddressDistrict 02Brief Tax Description n/aAlternate ID n/aClass EXAcreage 18.531Owner Address CHESTER COUNTYP.O. DRAWER 580 CHESTER SC 29706(Note: Not to be used on legal documents)Date created: 8/14/2024Last Data Uploaded: 8/14/2024 2:35:30 AM Developed by

Exhibit B**AGREEMENT FOR
EXCHANGE OF PROPERTY**

THIS AGREEMENT FOR EXCHANGE OF PROPERTY (the “**Agreement**”) is made and entered into as of the latest date of execution set forth on the signature page hereto (the “**Effective Date**”), between **LEROY SPRINGS & COMPANY, INC.**, a South Carolina nonprofit corporation (“**LSC**”), with an address of c/o The Springs Company, 312 N. White Street, Fort Mill, SC 29715 (P.O. Box 1449; 29716), Attention: Alex Sullivan, and **CHESTER COUNTY**, a South Carolina political subdivision (the “**County**”), with an address of 1476 J.A. Cochran Bypass, Chester, SC 29706 (LSC and the County may be referred to herein individually as a “**Party**” and collectively as the “**Parties**”; and, the Party receiving title to real property as set forth herein may be referred to as the “**Acquiring Party**” and the Party conveying title to real property may be referred to as the “**Conveying Party**”).

Statement of Purpose

LSC owns the LSC Ballfields Parcel (defined below). County owns the County Parcel (defined below). The Parties desire to simultaneously exchange their respective properties subject to the terms and conditions of this Agreement.

NOW, THEREFORE, subject to the terms and conditions of this Agreement, and in consideration of the premises, the respective agreements herein set forth and other valuable consideration, receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Description of LSC Ballfields Parcel**. The real property owned by LSC which is the subject of this Agreement consists of an approximately **34.941 acre** parcel containing several ball fields and related improvements, located in the northeastern quadrant of the intersection of U.S. Highway 321 (Lowry’s Highway) and Dawson Drive in Chester County, South Carolina, being part of **Tax Parcel No. 069-00-00-018-000**, as shown on **Exhibit A** and **Exhibit A-1** hereto (collectively, with all rights, privileges and easements appurtenant thereto, the “**LSC Ballfields Parcel**”, with the remainder of **Tax Parcel No. 069-00-00-018-000**, containing approximately **75 acres**, being referred to in this Agreement as the “**LSC Remainder Parcel**”).

2. **Description of County Parcel**. The real property owned by County and to be exchanged with LSC pursuant to this Agreement consists of an undeveloped parcel of land containing **2.2 acres**, more or less, located adjacent to the LSC Remainder Parcel with approximately 400’ of frontage on Dawson Drive in Chester County, South Carolina, being part of **Tax Parcel No. 069-00-00-019-000**, as shown on **Exhibit B** hereto (collectively, with all rights, privileges and easements appurtenant thereto, the “**County Parcel**”) (the County Parcel and the LSC Ballfields Parcel may be collectively referred to herein as the “**Property**”).

3. **Simultaneous Exchange**. The Parties acknowledge and agree that (a) the exchange of Property contemplated by this Agreement must occur simultaneously at Closing; (b) for purposes of this Agreement, and at or prior to Closing, the Parties will agree in writing on the agreed values of the LSC Ballfields Parcel and the County Parcel; (c) these values are for internal accounting purposes only and may not reflect the fair market value of each parcel; and (d) neither County nor LSC would enter into an agreement to convey its portion of the Property to the other without the other Party’s covenant to simultaneously convey its portion of the Property to the other pursuant to this Agreement.

4. Closing; Inspections. The closing of the transaction contemplated by this Agreement (“**Closing**”) shall occur within thirty (30) days of the adoption of a final, unappealable ordinance by Chester County Council approving exchange of the Property pursuant to this Agreement (the “**Ordinance**”) (which Ordinance is anticipated to be adopted in January, 2025), but no later than one hundred twenty (120) days after the Effective Date, at a time and location mutually satisfactory to the Parties. Prior to Closing, each Party, at its sole cost, shall have the right to conduct reasonable and customary inspections of the Property it is acquiring under this Agreement including, without limitation, a survey, title search and Phase I ESA (collectively, “**Inspections**”); provided, however, an Acquiring Party may not undertake invasive testing (i.e., soil borings, removal of trees or brush, Phase II ESA, etc.) on the Conveying Party’s portion of the Property without the Conveying Party’s prior written consent, which will not be unreasonably withheld.

Furthermore, at least thirty (30) days prior to Closing, County, at its sole cost and expense, shall obtain and deliver to LSC for review a preliminary draft of a Class A boundary survey, showing the following (the “**Survey**”):

(a) the subdivision of the LSC Ballfields Parcel and the County Parcel from their respective parent tracts;

(b) the 20’ access easement shown on the plat recorded June 4, 2014, in Plat Cabinet E, Slide 5, Page 4A, Office of the Clerk of Court for Chester County, SC (the “**Clerk’s Office**”), and being the “Access Drive” described in the Easement Agreement between LSC and Chester-Lancaster Disabilities & Special Needs Board, Inc. recorded August 25, 2014, in Book 1107, Page 148, in the Clerk’s Office (the “**LSC – CLDSNB Easement**”);

(c) a new access and utilities easement thirty feet (30’) in width burdening the LSC Ballfields Parcel for the benefit of the LSC Remainder Parcel, for (i) vehicular and pedestrian access to and from the LSC Remainder Parcel, Baseball Alley (aka Brice Street) and Dawson Drive and (ii) installation, construction, repair, replacement, maintenance, operation and use of utilities lines, equipment and fixtures (the “**New Easement**”); and

(d) any other matters mutually agreed upon by the Parties.

The Survey must be reasonably satisfactory to the Parties and shall be recorded at Closing.

5. Transfer of Title to the Property. At Closing, (a) LSC shall execute and deliver a limited warranty deed conveying marketable and insurable fee simple title to the LSC Ballfields Parcel to County (the “**Ballfields Deed**”), (b) County shall execute and deliver a limited warranty deed conveying marketable and insurable fee simple title to the County Parcel to LSC, and (c) each Party shall also execute and deliver any customary documents reasonably required by each Party or its respective counsel or title insurance company. Each limited warranty deed shall convey the applicable part of the Property free and clear of all liens, encumbrances, and claims, but subject to ad valorem taxes, rollback taxes, rights-of-way, easements and restrictive covenants of record and matters that would be revealed by a current survey of the applicable Property; provided, without limiting the foregoing, the Ballfields Deed will also include the following: (a) a restrictive covenant, running with the land and binding the County, its successors and assigns, limiting use of the LSC Ballfields Parcel to public recreational facilities, a public park, or other public use, with a right of reverter in favor of LSC and other customary enforcement rights; (b) reserved easements with respect to the LSC – CLDSNB Easement and the New Easement; and (c) a “together with” grant of LSC’s rights and obligations under the LSC – CLDSNB Easement, subject to LSC’s reserved rights set forth in the Ballfields Deed.

6. Closing Costs. Documentary stamp taxes (if applicable) and other closing costs shall be allocated between the Parties as is customary in commercial real estate closings in South Carolina, with each Conveying Party being considered the seller and each Acquiring Party being considered the buyer. The County shall pay the costs of the Survey. Ad valorem real estate taxes and assessments for the year in which Closing occurs, if any, shall be prorated between the Parties. Otherwise, each Party shall bear its own expenses in connection with this exchange.

7. Brokerage Commission. The Parties acknowledge and agree that no broker has been involved in the transaction contemplated hereby.

8. Conditions Precedent. The Parties' obligations to proceed to Closing under this Agreement are conditioned only upon (a) the Property being in substantially the same condition as existed on the Effective Date, (b) no material portion of the Property having been taken by condemnation, eminent domain or other governmental acquisition proceeding, and no such proceeding shall be contemplated or pending, (c) the representations and warranties set forth in Section 9 of this Agreement must be materially true and correct, (d) title to the Property must be marketable and insurable, subject only to the same matters of record or survey as existing on the Effective Date, (e) the Survey must be satisfactory to each Party and approved for recording at Closing; and (f) Chester County Council must have adopted the Ordinance and provide authorization for the exchange of County Parcel (each, a "**Condition**"). If any Condition is not satisfied as of Closing, then any Party may terminate this Agreement by delivering written notice to the other Parties, in which event the Parties shall have no further rights or obligations hereunder.

9. Mutual Representations and Warranties. Each Conveying Party makes the following representations and warranties with respect to its Property:

(a) Conveying Party owns an undivided 100% marketable and insurable fee simple title to its Property, free and clear of all liens, claims and encumbrances, subject only to the lien of ad valorem taxes, utilities easements, and other non-lien matters of record.

(b) Neither Conveying Party nor its Property is subject to any claim, demand, suit, unfiled lien, proceeding or litigation of any kind, pending or outstanding, or, threatened or likely to be made or instituted.

(c) Conveying Party has no knowledge of, and has not received, with respect to its Property, any notice from any governmental agency, property owners association, adjacent landowners or any other party of, (i) any violation of restrictive covenants, zoning ordinances, subdivision ordinances, watershed regulations, or other governmental laws, regulations or orders, including, without limitation, any laws relating to hazardous substances; (ii) pending or threatened condemnation proceedings; (iii) any proceedings that could or would cause the change, redefinition or other modification of the zoning classification, or of other legal requirements applicable to the Property or any part thereof; or (iv) any violation of any federal, state, local or administrative order or requirement relating to environmental conditions or hazardous materials (as defined below), or the presence of any hazardous substance or hazardous material affecting any part of its Property.

(d) No other individual or entity has any right or option to acquire, lease or possess its Property, or any part thereof, except for Acquiring Party pursuant to this Agreement (and, with respect to the LSC Ballfields Parcel, the County pursuant to the Lease Agreement with LSC dated as of January 1, 2015, as amended, which shall be modified as of Closing to remove the 34.941 acre premises (i.e., the LSC Ballfields Parcel) from the description of the Leased Premises).

(e) From the Effective Date through Closing, Conveying Party (i) shall maintain its Property in good condition, (ii) shall not commit or permit waste upon its Property, (iii) shall not modify, remove or permit the removal of anything from its Property, including, but not limited to, trees, buildings, fixtures or improvements, without Acquiring Party's prior written consent, and (iv) shall not grant any other individual or entity any interest in its Property or execute any agreements or contracts affecting its Property that would be binding on the Acquiring Party after Closing, without the Acquiring Party's prior written consent, which will not be unreasonably withheld or conditioned.

Each Party acknowledges that it has an opportunity to inspect the Property prior to Closing, and that except as expressly set forth above, the Parties make no representations or warranties with respect to any part of the Property. Furthermore, County acknowledges that it has leased the LSC Property for approximately 10 years prior to the Effective Date, and is therefore familiar with the condition of the LSC Ballfields Parcel. At Closing, LSC and County shall each be deemed to have accepted the applicable part of the Property "AS-IS" in its existing condition, except as expressly set forth above in this Section.

Each Acquiring Party agrees to indemnify and hold harmless the Conveying Party against all fees, costs, claims or demands (including, without limitation, reasonable attorneys' fees) (collectively, "Claims") incurred by the Conveying Party at any time before or after Closing as a result of or related to any Inspections conducted by the applicable Acquiring Party. Furthermore, each Conveying Party agrees to indemnify and hold harmless the Acquiring Party against all Claims incurred by the Acquiring Party and arising out of the inaccuracy of any representation or warranty of the applicable Conveying Party under this Agreement, or the applicable Conveying Party's breach of any covenant under this Agreement. Each Party's covenants, representations and warranties under this Agreement will survive Closing (and any earlier termination or expiration of this Agreement) for one year.

10. Defaults; Remedies.

(a) If a Party defaults (the "Defaulting Party") under this Agreement and the Defaulting Party does not cure such default within ten (10) days after the non-defaulting Party's ("Non-Defaulting Party") delivery of written notice to the Defaulting Party, the Non-Defaulting Party shall be entitled to all rights and remedies available at law or in equity, including but not limited to the right to sue for specific performance, but damages shall be limited only to costs incurred not to exceed \$10,000.00 for each Party.

(b) The prevailing Party in a lawsuit shall have the right to collect its reasonable attorneys' fees and court costs incurred in enforcing or interpreting this Agreement.

11. Miscellaneous.

(a) Survival of Provisions. All the terms, conditions, representations, warranties, and agreements contained herein shall, as applicable, survive Closing for one (1) year.

(b) Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina.

(c) Entire Agreement; Counterparts. This Agreement contains the entire understanding and agreement by and between the Parties, and all prior or contemporaneous oral or written agreements or instruments are merged herein, and no amendment to this Agreement shall be effective unless the same is in writing and signed by the Parties. This Agreement may be executed in one or more counterparts, each of which will be considered to be an original. All those counterparts together will constitute the same instrument, which may be sufficiently evidenced by one counterpart.

(d) Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective permitted successors and assigns. The Parties shall not assign their rights or obligations under this Agreement without the prior written consent of all Parties.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed, sealed and delivered as of the Effective Date.

LEROY SPRINGS & COMPANY, INC.,
a South Carolina corporation

[SEAL]

By: _____

Name: _____

Title: _____

Date: _____, 2024

CHESTER COUNTY,
a South Carolina political subdivision

[SEAL]

By: _____

Name: _____

Title: _____

Date: _____, 2024

EXHIBIT A**[LSC Ballfields Parcel]****qPublic.net™** Chester County, SC

(The LSC Ballfields Parcel is the parcel shown in red, less the 2.4 acre Chester – Lancaster Disabilities & Special Needs Board parcel. The LSC Ballfields Parcel is also shown as 34.941 acres on the survey entitled “Plat of Survey for Leroy Springs & Company, Inc. Located Off Dawson Drive” dated September 5, 2014, prepared by Hipp Land Surveying, Inc., a copy of which is attached hereto as **Exhibit A-1.**)

EXHIBIT A-1

[LSC Ballfields Parcel]

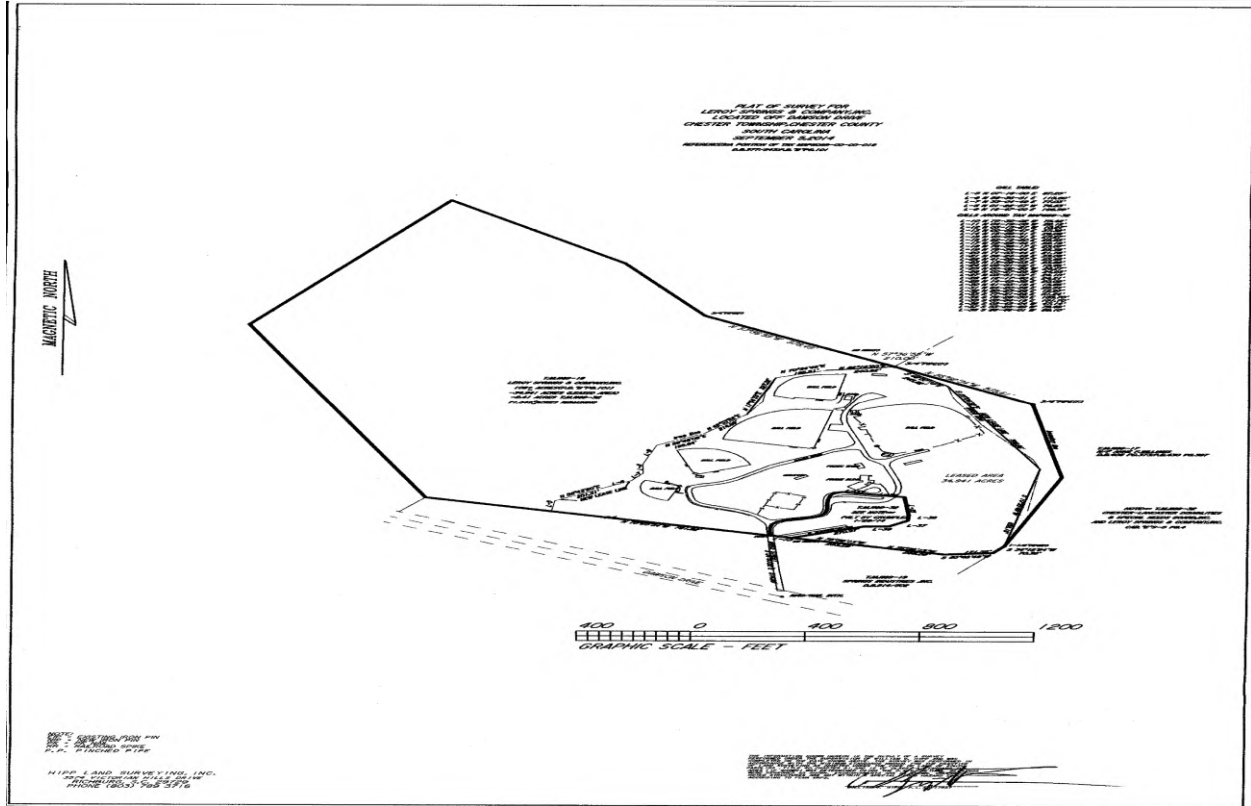


EXHIBIT B

[County Parcel]

 **qPublic.net**™ Chester County, SC



(The County Parcel is the 2.223 acre parcel shown in red.)

ORDINANCE NO. 2025-2

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN CHESTER COUNTY, AND PROJECT 2280; THE INCLUSION OF CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY IN A MULTI-COUNTY INDUSTRIAL PARK; THE PROVISION OF CREDITS AGAINST FEE IN LIEU OF TAX PAYMENTS; THE EXECUTION AND DELIVERY OF SUCH DOCUMENTS AS MAY BE NECESSARY TO EFFECT THE INTENT OF THIS ORDINANCE; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Chester County, South Carolina (“County”), acting by and through its County Council (“County Council”), is authorized and empowered, under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended through the date hereof (“Code”), particularly Title 12, Chapter 44 thereof (“Negotiated FILOT Act”) and Title 4, Chapter 1 of the Code (“Multi-County Park Act” or, as to Section 4-1-175 thereof, and, by incorporation, Section 4-29-68 of the Code, “Special Source Act”) (collectively, “Act”), and by Article VIII, Section 13 of the South Carolina Constitution: (i) to enter into agreements with certain investors to establish projects through which the economic development of the State of South Carolina (“State”) will be promoted and trade developed, thus utilizing and employing the manpower, agricultural products, and natural resources of the State; (ii) to covenant with such investors to accept certain fee in lieu of *ad valorem* tax (“FILOT”) payments including, but not limited to, negotiated FILOT (“Negotiated FILOT”) payments, with respect to a project; and (iii) to permit investors to claim special source revenue credits against their FILOT payments (“Special Source Credits”) to reimburse such investors for expenditures in connection with certain infrastructure and other qualifying property related to a project (“Special Source Improvements”); (iv) to create, in conjunction with one or more other counties, a multi-county industrial or business park to allow certain enhanced income tax credits to such investors and to facilitate the grant of Special Source Credits;

WHEREAS, the County and York County, South Carolina (“York”), entered into the Master Agreement Governing the York-Chester Industrial Park dated as of December 31, 2012, as amended and restated (“Park Agreement”);

WHEREAS, pursuant to Section 1.01(a) of the Park Agreement, the boundaries of the park created therein (the “Park”) may be enlarged pursuant to ordinance of the County Council of the County and delivery of notice of such enlargement to York County;

WHEREAS, Project 2280, acting for itself, one or more affiliates, and/or other project sponsors (“Company”), propose to invest in, or cause others to invest in, the establishment of certain facilities to be operated primarily for logistical operations, at one or more locations in the County (“Project”), which the Company expects will result in aggregate investment of at least \$25,343,846 and the creation of approximately 21 new, full-time equivalent jobs in the Project;

WHEREAS, based solely on information provided to the County by the Company, the County has determined that the Project will subserve the purposes of the Act and has made certain findings pertaining thereto in accordance with the Act;

WHEREAS, in accordance with such findings and determinations, and in order to induce the Company to locate the Project in the County, the County Council adopted a Resolution on January 21, 2025, whereby the County formally identified the Project as a “project” within the meaning of the Act, and, subject to certain conditions described therein, authorized County officials to provide the benefits of a negotiated FILOT, a multi-county industrial or business park, and Special Source Credits with respect to the Project;

and

WHEREAS, the County and the Company have agreed to specific terms and conditions of such arrangements as set forth herein and in a Fee in Lieu of Tax and Incentive Agreement by and among the County and the Company with respect to the Project (“FILOT Agreement”), the substantially final form of which is attached to this Ordinance as Exhibit B and presented to this meeting, which FILOT Agreement is anticipated to be dated as of the third reading of this Ordinance, or such other date as the parties may agree; and

WHEREAS, it appears that the FILOT Agreement now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered by the County for the purposes intended.

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

Section 1. Evaluation of the Project. Based solely on information provided by the Company, County Council has evaluated the Project on the following criteria and based upon the advice and assistance of the South Carolina Department of Commerce and the South Carolina Department of Revenue:

- (a) whether the purposes to be accomplished by the Project are proper governmental and public purposes;
- (b) the anticipated dollar amount and nature of the investment to be made; and
- (c) the anticipated costs and benefits to the County.

Section 2. Findings by County Council. Based solely on information provided by and representations of the Company and the advice and assistance of the South Carolina Department of Commerce and the South Carolina Department of Revenue, as required, County Council hereby finds that:

- (a) the Project constitutes a “project” as that term is defined in the FILOT Act;
- (b) the Project will serve the purposes of the FILOT Act;
- (c) the investment by the Company in the project is anticipated to be approximately \$25,343,846 with the creation of approximately 21 new, full-time equivalent jobs, within 5 years from the “Commencement Date” as such term is defined in the Negotiated FILOT Act;
- (d) the Project will be located entirely within the County;
- (e) the Project will benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise adequately provided locally;
- (f) the Project will not give rise to a pecuniary liability of the County or any municipality nor a charge against its general credit or taxing power of the County or any municipality;
- (g) the purposes to be accomplished by the Project are proper governmental and public purposes;
- (h) the inducement of the location of the Project is of paramount importance; and
- (i) the benefits of the Project to the public are greater than the costs to the public.

Section 3. Fee-in-Lieu of Taxes Arrangement. Pursuant to the authority of the Negotiated FILOT Act,

the Project is designated as “economic development property” under the Negotiated FILOT Act and there is hereby authorized a fee-in-lieu of taxes arrangement with the Company which will provide Negotiated FILOT payments to be made with respect to the Project based upon a 6% assessment ratio and a fixed millage of rate of 495.8 mills, all as more fully set forth in the FILOT Agreement.

Section 4. Special Source Revenue Credits. As reimbursement to the Company for expenditures on Special Source Improvements, the County will provide to the Company Special Source Credits under the Special Source Act as set forth in the FILOT Agreement.

Section 5. Execution of the FILOT Agreement. The form, terms and provisions of the FILOT Agreement presented to this meeting and filed with the Clerk of the County Council be and hereby are approved, and all of the terms, provisions and conditions thereof are hereby incorporated herein by reference as if such FILOT Agreement were set out in this Ordinance in its entirety. The Chairman of the County Council, the County Administrator and the Clerk of the County Council be and they are hereby authorized, empowered and directed to execute, acknowledge and deliver the FILOT Agreement in the name and on behalf of the County, and thereupon to cause the FILOT Agreement to be delivered to the Company. The FILOT Agreement is to be in substantially the form now before this meeting and hereby approved, or with any changes therein as shall not materially adversely affect the rights of the County thereunder and as shall be approved by the County Attorney and the officials of the County executing the same, their execution thereof to constitute conclusive evidence of their approval of all changes therein from the form of FILOT Agreement now before this meeting.

Section 6. Inclusion of Project in Multi-County Park. The County hereby consents to the inclusion of the Property in the Park, and it will use its best efforts to ensure the Project is included, if not already included, and will remain, in the boundaries of a multi-county industrial or business park pursuant to the provisions of the Multi-County Park Act and Article VIII, Section 13 of the State Constitution, as set forth in the FILOT Agreement.

Section 7. Miscellaneous.

(a) The Chairman of the County Council, the County Administrator and all other appropriate officials of the County are hereby authorized to execute, deliver and receive any other agreements and documents as may be required by the County in order to carry out, give effect to and consummate the transactions authorized by this Ordinance;

(b) This Ordinance shall be construed and interpreted in accordance with the laws of the State of South Carolina;

(c) This Ordinance shall become effective immediately upon approval following third reading by the County Council;

(d) The provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder; and

(e) All ordinances, resolutions and parts thereof in conflict herewith are, to the extent of the conflict, hereby repealed.

[SIGNATURE PAGE FOLLOWS]
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CHESTER COUNTY, SOUTH CAROLINA

By: _____
Pete Wilson
Chairman, County Council

[SEAL]
ATTEST:

By: _____
Kristie Donaldson
Clerk to Council

First Reading:	January 21, 2025
Second Reading:	February 3, 2025
Public Hearing:	February 18, 2025
Third Reading:	February 18, 2025

EXHIBIT A
PROPERTY DESCRIPTION

[Legal Description]

[Chester County Parcel ID No. 097-00-00-066-000]



EXHIBIT B
SUBSTANTIALLY FINAL FORM OF PILOT AGREEMENT

ORDINANCE NO. 2025-5

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN CHESTER COUNTY, AND PROJECT P2373; THE INCLUSION OF CERTAIN REAL PROPERTY LOCATED IN CHESTER COUNTY IN A MULTI-COUNTY INDUSTRIAL PARK; THE PROVISION OF CREDITS AGAINST FEE IN LIEU OF TAX PAYMENTS; THE EXECUTION AND DELIVERY OF SUCH DOCUMENTS AS MAY BE NECESSARY TO EFFECT THE INTENT OF THIS ORDINANCE; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Chester County, South Carolina (“County”), acting by and through its County Council (“County Council”), is authorized and empowered, under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended through the date hereof (“Code”), particularly Title 12, Chapter 44 thereof (“Negotiated FILOT Act”) and Title 4, Chapter 1 of the Code (“Multi-County Park Act” or, as to Section 4-1-175 thereof, and, by incorporation, Section 4-29-68 of the Code, “Special Source Act”) (collectively, “Act”), and by Article VIII, Section 13 of the South Carolina Constitution: (i) to enter into agreements with certain investors to establish projects through which the economic development of the State of South Carolina (“State”) will be promoted and trade developed, thus utilizing and employing the manpower, agricultural products, and natural resources of the State; (ii) to covenant with such investors to accept certain fee in lieu of *ad valorem* tax (“FILOT”) payments including, but not limited to, negotiated FILOT (“Negotiated FILOT”) payments, with respect to a project; and (iii) to permit investors to claim special source revenue credits against their FILOT payments (“Special Source Credits”) to reimburse such investors for expenditures in connection with certain infrastructure and other qualifying property related to a project (“Special Source Improvements”); (iv) to create, in conjunction with one or more other counties, a multi-county industrial or business park to allow certain enhanced income tax credits to such investors and to facilitate the grant of Special Source Credits;

WHEREAS, the County and York County, South Carolina (“York”), entered into the Master Agreement Governing the York-Chester Industrial Park dated as of December 31, 2012, as amended and restated (“Park Agreement”);

WHEREAS, pursuant to Section 1.01(a) of the Park Agreement, the boundaries of the park created therein (“Park”) may be enlarged pursuant to ordinance of the County Council of the County and delivery of notice of such enlargement to York County;

WHEREAS, [], previously identified as Project P2373, and/or one or more affiliates, and/or other project sponsors (collectively, “Company”), propose to invest in, or cause others to invest in, the establishment of certain facilities to be operated primarily for [] operations, at one or more locations in the County (“Project”), which the Company expects will result in aggregate investment of at least \$[] and the creation of approximately [] new, full-time equivalent jobs in the Project;

WHEREAS, based solely on information provided to the County by the Company, the County has determined that the Project will subserve the purposes of the Act and has made certain findings pertaining thereto in accordance with the Act;

WHEREAS, in accordance with such findings and determinations, and in order to induce the Company to locate the Project in the County, the County Council adopted a Resolution on July 15, 2024, whereby the County formally identified the Project as a “project” within the meaning of the Act, and, subject to certain conditions described therein, authorized County officials to provide the benefits of a negotiated FILOT, a

multi-county industrial or business park, and Special Source Credits with respect to the Project; and

WHEREAS, the County and the Company have agreed to specific terms and conditions of such arrangements as set forth herein and in a Fee in Lieu of Tax and Incentive Agreement by and among the County and the Company with respect to the Project (“FILOT Agreement”), the substantially final form of which is attached to this Ordinance as Exhibit B and presented to this meeting, which FILOT Agreement is anticipated to be dated as of the third reading of this Ordinance, or such other date as the parties may agree; and

WHEREAS, it appears that the FILOT Agreement now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered by the County for the purposes intended.

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

Section 1. Evaluation of the Project. Based solely on information provided by the Company, County Council has evaluated the Project on the following criteria and based upon the advice and assistance of the South Carolina Department of Commerce and the South Carolina Department of Revenue:

- (a) whether the purposes to be accomplished by the Project are proper governmental and public purposes;
- (b) the anticipated dollar amount and nature of the investment to be made; and
- (c) the anticipated costs and benefits to the County.

Section 2. Findings by County Council. Based solely on information provided by and representations of the Company and the advice and assistance of the South Carolina Department of Commerce and the South Carolina Department of Revenue, as required, County Council hereby finds that:

- (a) the Project constitutes a “project” as that term is defined in the FILOT Act;
- (b) the Project will serve the purposes of the FILOT Act;
- (c) the investment by the Company in the project is anticipated to be approximately \$[] with the creation of approximately [] new, full-time equivalent jobs, within 5 years from the “Commencement Date” as such term is defined in the Negotiated FILOT Act;
- (d) the Project will be located entirely within the County;
- (e) the Project will benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise adequately provided locally;
- (f) the Project will not give rise to a pecuniary liability of the County or any municipality nor a charge against its general credit or taxing power of the County or any municipality;
- (g) the purposes to be accomplished by the Project are proper governmental and public purposes;
- (h) the inducement of the location of the Project is of paramount importance; and
- (i) the benefits of the Project to the public are greater than the costs to the public.

Section 3. Fee-in-Lieu of Taxes Arrangement. Pursuant to the authority of the Negotiated FILOT Act,

the Project is designated as “economic development property” under the Negotiated FILOT Act and there is hereby authorized a fee-in-lieu of taxes arrangement with the Company which will provide Negotiated FILOT payments to be made with respect to the Project based upon a 6% assessment ratio and a fixed millage of rate of 495.8 mills, all as more fully set forth in the FILOT Agreement.

Section 4. Special Source Revenue Credits. As reimbursement to the Company for expenditures on Special Source Improvements, the County will provide to the Company Special Source Credits under the Special Source Act as set forth in the FILOT Agreement.

Section 5. Execution of the FILOT Agreement. The form, terms and provisions of the FILOT Agreement presented to this meeting and filed with the Clerk of the County Council be and hereby are approved, and all of the terms, provisions and conditions thereof are hereby incorporated herein by reference as if such FILOT Agreement were set out in this Ordinance in its entirety. The Chairman of the County Council, the County Administrator and the Clerk of the County Council be and they are hereby authorized, empowered and directed to execute, acknowledge and deliver the FILOT Agreement in the name and on behalf of the County, and thereupon to cause the FILOT Agreement to be delivered to the Company. The FILOT Agreement is to be in substantially the form now before this meeting and hereby approved, or with any changes therein as shall not materially adversely affect the rights of the County thereunder and as shall be approved by the County Attorney and the officials of the County executing the same, their execution thereof to constitute conclusive evidence of their approval of all changes therein from the form of FILOT Agreement now before this meeting.

Section 6. Inclusion of Project in Multi-County Park. The County hereby consents to the inclusion of the Property in the Park, and it will use its best efforts to ensure the Project is included, if not already included, and will remain, in the boundaries of a multi-county industrial or business park pursuant to the provisions of the Multi-County Park Act and Article VIII, Section 13 of the State Constitution, as set forth in the FILOT Agreement.

Section 7. Miscellaneous.

(a) The Chairman of the County Council, the County Administrator and all other appropriate officials of the County are hereby authorized to execute, deliver and receive any other agreements and documents as may be required by the County in order to carry out, give effect to and consummate the transactions authorized by this Ordinance;

(b) This Ordinance shall be construed and interpreted in accordance with the laws of the State of South Carolina;

(c) This Ordinance shall become effective immediately upon approval following third reading by the County Council;

(d) The provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder; and

(e) All ordinances, resolutions and parts thereof in conflict herewith are, to the extent of the conflict, hereby repealed.

[SIGNATURE PAGE FOLLOWS]
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CHESTER COUNTY, SOUTH CAROLINA

By: _____
Pete Wilson
Chairman, County Council

[SEAL]
ATTEST:

By: _____
Kristie Donaldson
Clerk to Council

First Reading:	January 21, 2025
Second Reading:	February 3, 2025
Public Hearing:	February 18, 2025
Third Reading:	February 18, 2025

EXHIBIT A
PROPERTY DESCRIPTION

[Legal Description]

[Chester County Parcel ID No. 098-00-00-166-000]



EXHIBIT B
SUBSTANTIALLY FINAL FORM OF PILOT AGREEMENT

SOUTH CAROLINA) **RESOLUTION 2025-1 OF**
) **CHESTER COUNTY, SOUTH CAROLINA**
CHESTER COUNTY)

**AUTHORIZING THE TRANSFER OF CERTAIN PERSONAL PROPERTY; AND
PROVIDING FOR OTHER RELATED MATTERS.**

WHEREAS, South Carolina Code Annotated section 4-9-30(2) authorizes Chester County (“County”) to sell or otherwise dispose of personal property; and

WHEREAS, the County Council for Chester County, as the County’s governing body has determined that it is in the best interest of the County and its citizens to sell, by auction or other similar method, those items of personal property as are listed in Exhibit A (collectively, “Personal Property”), which is attached to and incorporated in this Resolution by reference;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL THAT THE COUNTY AUTHORIZED THE SALE, BY AUCTION OF OTHER SIMILAR METHOD, THE PERSONAL PROPERTY.

And, it is further resolved that the County Administrator, and/or his designee (each, an “Authorized Official”), is authorized (a) to prepare, the form of any reasonably necessary and prudent transfer documents that are customarily used for similar transactions in this State, and (b) to execute, attest, and deliver those documents that may be reasonably necessary and prudent to consummate the Personal Property’s transfer.

RESOLVED: January 25, 2025

CHESTER COUNTY, SOUTH CAROLINA

Pete Wilson
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

[ONE EXHIBIT FOLLOWS]

EXHIBIT A

PROPERTY DESCRIPTION

Department	Vehicle Number	Make/Model	Tag	Vin/Serial Number	Mileage
Public Works- Landfill	N/A	Landfill scales- Weigh-Tronix	N/A	N/A	N/A
Richburg Fire Dept.	801	2011 Chevrolet Silverado	CG84658	1GC1KVC86BF190223	177,200

SOUTH CAROLINA) **RESOLUTION 2025-2 OF**
) **CHESTER COUNTY, SOUTH CAROLINA**
CHESTER COUNTY)

**DECLARING THE COUNTY'S INTENT TO REIMBURSE
ITSELF FOR CERTAIN EXPENDITURES MADE PRIOR TO THE
COUNTY'S CONSUMMATION OF A FEDERALLY TAX-
EXEMPT FINANCING.**

WHEREAS, the Internal Revenue Service and U.S. Treasury Department have promulgated Treasury Regulation, Section 1.150-2 (“Regulation”) that authorizes a political subdivision to reimburse itself for expenditures made with respect to projects prior to the issuance of tax-exempt obligations for the projects;

WHEREAS, the Regulation requires the governing body of the political subdivision declare its official intent to reimburse an expenditure prior to the incurrence of the expenditure;

WHEREAS, Chester County, South Carolina (“County”), anticipates incurring expenditures in an approximate amount of \$250,000 (“Expenditures”) for the acquisition, construction, and/or equipping of a fire services vehicle for the benefit of the Richburg Fire Protection District (collectively, “Project”) prior to the County’s consummation of a federally tax-exempt financing for that purpose.

THE COUNTY COUNCIL OF CHESTER COUNTY, SOUTH CAROLINA, RESOLVES:

The Council adopts this Resolution to declare the County's official intent to reimburse the County for Project-related expenditures, incurred and paid on and after the date occurring 60 days prior to the date of this Resolution's adoption, from the proceeds of federally tax-exempt obligations of the County.

The County understands that expenditures, for which the County may reimburse itself, are limited to expenditures, which are (a) properly chargeable to a capital account (or would be so chargeable with a proper election or with the application of the definition of “placed in service” under the Regulation) under general federal income tax principles; and (b) certain *de minimis* or preliminary expenditures satisfying the Regulation’s requirements.

The County anticipates the source of funds for the pre-borrowing, Project-related expenditures to be the County's general fund and/or funds allocated for the Richburg Fire Protection District.

To be eligible for reimbursement of the expenditures, the reimbursement allocation must be made not later than 18 months after the later of (a) the date on which the expenditures were paid, or (b) the date the Project was placed in service, but in no event more than three years after the County made the original expenditures.

This Resolution shall be in full force and effect from and after its adoption as provided by law. This Resolution shall be made available for inspection during normal business hours by the general public at the County's office.

[SIGNATURE PAGE FOLLOWS]
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Adopted: January 21, 2025.

CHESTER COUNTY, SOUTH CAROLINA

By: _____
Pete Wilson
Chairman, County Council

[SEAL]
ATTEST:

Kristie Donaldson
Clerk to County Council

STATE OF SOUTH CAROLINA)
)
CHESTER COUNTY)

RESOLUTION 2025-3 OF
CHESTER COUNTY, SOUTH CAROLINA

PROVIDING PRELIMINARY APPROVAL FOR CERTAIN INCENTIVES TO INDUCE INVESTORS IDENTIFIED FOR THE TIME BEING AS PROJECT 2280, ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES, AND OTHER PROJECT SPONSORS (COLLECTIVELY, “COMPANY”) TO ESTABLISH OR EXPAND CERTAIN FACILITIES IN CHESTER COUNTY, SOUTH CAROLINA (“COUNTY”), INCLUDING (1) A NEGOTIATED FEE IN LIEU OF AD VALOREM TAX ARRANGEMENT; (2) INCLUSION OF THE PROJECT SITE IN A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK; (3) SPECIAL SOURCE CREDITS TO BE APPLIED AGAINST FEES IN LIEU OF AD VALOREM TAXES; AND (4) OTHER RELATED MATTERS.

WHEREAS, Chester County, South Carolina (“County”), acting by and through its County Council (“County Council”), is authorized and empowered, under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended through the date hereof (“Code”), particularly Title 12, Chapter 44 thereof (“Negotiated FILOT Act”) and Title 4, Chapter 1 of the Code (“Multi-County Park Act” or, as to Section 4-1-175 thereof, and, by incorporation, Section 4-29-68 of the Code, “Special Source Act,” collectively with Negotiated FILOT Act, “Act”), and by Article VIII, Section 13 of the South Carolina Constitution: (i) to enter into agreements with certain investors to establish projects through which the economic development of the State of South Carolina (“State”) will be promoted and trade developed, thus utilizing and employing the manpower, agricultural products, and natural resources of the State; (ii) to covenant with such investors to accept certain fee in lieu of *ad valorem* tax (“FILOT”) payments including, but not limited to, negotiated FILOT (“Negotiated FILOT”) payments, with respect to a project; (iii) to create, in conjunction with one or more other counties, a multi-county industrial or business park to allow certain enhanced income tax credits to such investors; and (iv) to permit investors to claim special source revenue or infrastructure credits (“Special Source Credits”) against their FILOT payments to reimburse investors for expenditures in connection with certain infrastructure and other qualifying property related to a project.

WHEREAS, Project 2280, acting for itself, one or more affiliates, and/or other project sponsors (“Company”), proposes to invest in, or cause others to invest in, the expansion of certain facilities to be operated primarily for distribution, at one or more locations in the County (“Project”), which the Company expects will result in the investment of approximately \$25,343,846 in taxable property and the creation of approximately 21 new, full-time equivalent jobs; and

WHEREAS, on the basis of the information supplied to it by the Company, the County has determined the Project would subserve the purposes of the Act and would be directly and substantially beneficial to the County, the taxing entities of the County and the citizens and residents of the County due to the employment and investment associated therewith, which contribute to the tax base and the economic welfare of the County, and, accordingly, the County wishes to induce the Company to undertake the Project by offering the FILOT, Special Source Credits, and other incentives hereinafter described, subject, however, to final approval by ordinance of the County Council.

NOW, THEREFORE, BE IT RESOLVED by the Council, as follows:

Section 1. As contemplated by Section 12-44-40(I) of the Code, based solely on information provided to the County by the Company, the County makes the following findings and determinations: (a) the Project will constitute a “project” within the meaning of the Negotiated FILOT Act; (b) the Project, and the County’s actions herein, will serve the purposes of the Negotiated FILOT Act; (c) the Project is anticipated to benefit the general public welfare of the State and the County by providing services, employment, recreation, or other public benefits not otherwise provided locally; (d) the Project gives rise to no pecuniary liability of the County or incorporated municipality or a charge against its general credit or taxing power; (e) the purposes to be accomplished by the Project are proper governmental and public purposes; (f) the benefits of the Project are greater than the costs; and (g) the Project will have a substantial public benefit.

Section 2. Subject to the provisions of the Act and to final approval by the County Council through adoption of an ordinance (“Approving Ordinance”), the Chair of the County Council and other officials of the County as may be designated by the Approving Ordinance are authorized, by and on behalf of the County, to enter into a FILOT and Special Source Credit agreement with the Company containing the terms and conditions summarized in the proposed term sheet appended hereto as Attachment A, which is incorporated in this Resolution by reference as if fully set forth in this Resolution, and other terms and conditions as may be authorized by the Approving Ordinance. Capitalized terms utilized in Attachment A and not otherwise defined in therein shall have the meanings ascribed to them in this Resolution.

Section 3. All orders, resolutions, and parts thereof in conflict herewith are to the extent of that conflict hereby repealed. This Resolution shall take effect and be in full force upon adoption by the Council.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
[REMAINDER OF PAGE INTENTIONALLY BLANK]

ADOPTED: January 21, 2025

CHESTER COUNTY, SOUTH CAROLINA

By: _____
Pete Wilson
Chairman, County Council

[SEAL]
ATTEST:

By: _____
Kristie Donaldson
Clerk to Council

ATTACHMENT A
PRELIMINARY TERM SHEET*
FEE IN LIEU OF TAX AGREEMENT
BY AND BETWEEN
CHESTER COUNTY, SOUTH CAROLINA, AND PROJECT 2280 AND ONE OR MORE
AFFILIATES OR OTHER PROJECT SPONSORS

Company Commitments:	\$25,343,846 aggregate investment; compliance period ends 5 years from the “Commencement Date” as such term is defined in the Negotiated FILOT Act
Basic FILOT Terms:	6% assessment ratio; 0.4958 fixed millage rate; initial investment period ends 5 years from the “Commencement Date” as such term is defined in the Negotiated FILOT Act; 20-year payment period for each annual increment of investment during investment period
Multi-County Park:	All property of Company in County to be designated as part of a multi-county industrial or business park, to extent not already so designated
SSRC*:	SSRC of 30% for years 1-5 and 15% for years 6-10 for 10 consecutive tax years beginning with the first year in which a FILOT payment is due.

*TERMS SET FORTH IN THIS ATTACHMENT ARE SUMMARY IN NATURE AND SHALL BE SET FORTH IN GREATER DETAIL, INCLUDING INDEMNIFICATION AND APPROPRIATE CLAWBACK PROVISIONS, IN THE FEE IN LIEU OF TAX AGREEMENT.



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: 11-19-24 Case # CCMA24-13 Invoice # 8758

The applicant hereby requests that the property described to be rezoned from RS-1 to R-2

Please give your reason for this rezoning request:

TO CONSOLIDATE MY HOME & PROPERTY INTO
1 TRACT OF LAND.

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: 3302 LANCASTER HIGHWAY (Next to 3302 Lancaster Hwy)
Tax Map Number: 124-00-00-052-000 Acres: 1/2 2.039

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

PLEASE PRINT:

Applicant(s): John H. Agee
Address 3302 LANCASTER HWY - PO BOX 9, LANCASTER, S.C. 29729
Telephone: _____ cell _____
E-Mail Address: _____

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

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

Owner's signature: [Signature] Date: 9-26-24

Applicant signature: [Signature] Date: 9-26-24

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



Overview



Parcel ID	124-00-00-052-000	Alternate ID	n/a	Owner Address	AGEE JOHN
Sec/Twp/Rng	n/a	Class	RL		P O BOX 9
Property Address		Acreage	2.0		RICHBURG SC 29729
District	04				
Brief Tax Description	HWY 9				
	(Note: Not to be used on legal documents)				

Date created: 10/9/2024
Last Data Uploaded: 10/9/2024 2:37:50 AM

Developed by **SCHNEIDER**
GEOSPATIAL

FARM APPRAISAL CARD

SOUTH CAROLINA

COUNTY Chester

CARD _____ OF _____ CARDS

TAX MAP <u>124-0-0-52</u>	DISTRICT <u>19</u> <u>4</u> *	DATE OF APPRAISAL <u>9-9-82</u>				APPRAISER <u>[Signature]</u>			
124-00-00-052-000 AGEE JOHN P O BOX 9 RICHBURG SC 29729		TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
		<u>Mary W. Carter Estate</u>	<u>483</u>	<u>527</u>	<u>11 ac.</u>	<u>N</u>	<u>176</u>	<u>7-31-74</u>	<u>11,800.00</u>

PROPERTY LOCATION	GENERAL DATA	COST DATA	INCOME APPROACH		Remarks:
St., Rt. & No. <u>Highway 7</u>	Yr. Built	Land	Econ. Rent	Cap. Rate	
City	Economic Life	Imp.	Expenses	Income	
Use	Condition	L. H.	Net Inc.	Cap. Rate	
Subdivision	Quality	Total	Land Inc.	Imp. Value	
Legal Description	Annual Rent	Stamps	Imp. Inc.	Land Value	
	Bldg. Permit <u>RZ</u>	Old Map Ref.	Recap	Total Value	
	Mort.	File No.	Int. Rate		

STANDARD CLASSIFICATION		PROPERTY DATA		LAND VALUATION					
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	CLASS	ACRES	MARKET VALUE		USE VALUE	
Progressive	Paved Road	Buildings	Electricity	<u>1982</u>	<u>45</u>	Price per Acre	Total	Price per Acre	Total
Static	Earth Road	Pavement	Water						
Regressive	Railroad	Fence	Gas						
Old	Water	Landscaping	Sewer						
New	Airport	Well	All Utilities						

LAND				TOTAL	2 ac	150	400	800
Number of Acres <u>2.009</u>	Number of Lots	Number of Front Ft.	Per Lot Value					
Per Acre Value <u>5,000</u>								
Value for <u>0.000</u> Acres <u>0.00</u>	Per Front Ft. Value							
Returned Area <u>11 ac</u>	Value for Lots							
Legal Area <u>5.48</u>	Value for Fr. Ft.							
Planimetered Area <u>10.5 ac</u>								
Total Land Value <u>2.039 ac</u>								

ESTIMATED MARKET VALUE				LAND VALUATION BY YEAR				
	Land Acres or Lots	Improvement	Total	18	19	20	21	22
Number	<u>11 ac</u>	<u>2</u>		<u>2009</u>	<u>2019</u>	<u>1985</u>	<u>2000</u>	<u>1986</u>
Cost Approach <u>12</u>	<u>14,800</u>	<u>116,800</u>	<u>131,600</u>	<u>50,000</u>	<u>30,000</u>	<u>60,000</u>	<u>100,000</u>	<u>125,000</u>
Market Approach								
Income Approach								
Correlated Value								
Assessed % <u>19,800</u>								
Reviewed by								

124-0-0-12 1983- Add. sh. @ 3,500 sold 3.44 ac to 124-0-0-13 on 8-13-18 PT-168

sold 5.52 ac to 124-0-0-13 on 10-24-08

Current Year (2024) Changes



Search Options

[Map Number](#) 124-00-00-052-000 Real 00833493 History Year
[Name 1](#) AGEE JOHN [Other Map Number](#)

Alerts

Has Additional Comments

Owner Information

[Post Initials](#) T1 Reason for Change Activity Date 10/30/2023
Name 2 Land Value 30,000
Address 1 P O BOX 9 Building Value
Address 2 RICHBURG SC Total Market Value 30,000
Zip Code 29729 Total Tax Value 30,000

Codes

District 04 Fire Code RI RICHBURG
Town Neighborhood RS1 SINGLE FAMILY RES
Subdivision Use Class
Description HWY 9
Legal
[Location](#) Street Number Street Name Suffix Direction

Additional Information

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

Scroll by: MAP#

Next Year (2025) Changes

Search Options

Map Number Real History Year
Name 1 Other Map Number



Find

Alerts

Has Additional Comments

Owner Information

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

Codes

District Fire Code RICHBURG
Town Neighborhood SINGLE FAMILY RES
Subdivision Use Class
Description
Legal
Location Street Number Street Name Suffix Direction

Additional Information

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

Scroll by: MAP#

Cad E Slide 56 Pg 13
MAGNETIC NORTH

PLAT OF SURVEY FOR
MAHENDRA PATEL (MP)
HMS HWY 9, LLC
LEWISVILLE TOWNSHIP, CHESTER COUNTY
SOUTH CAROLINA
MARCH 21, 2018

REFERENCES: TAX MAP H124-13 & A PORTION OF TAX MAP H124-52
D.B. 529 PG. 916; P.B. "D" PG. 104; D.B. 493 PG. 527; P.B. "N" PG. 176

This subdivision plat shows hereon has been found to comply
with the Chester County Subdivision Regulations and has been
APPROVED FOR RECORDING in the office of the Clerk of Court
of Chester County, South Carolina.

W. Z. Law
Chester County
6/27/18

T.M. H124-134
JOHN H. AGEE
D.B. 493 PG. 527; P.B. "N" PG. 176; C.B. "C" PG. 17-39

201800101038
Filed for Record in
CHESTER COUNTY SC.
SUE K. CARPENTER, CLERK OF COURT
08-13-2018 At 03:13:50 pm.
PLAT 10.00



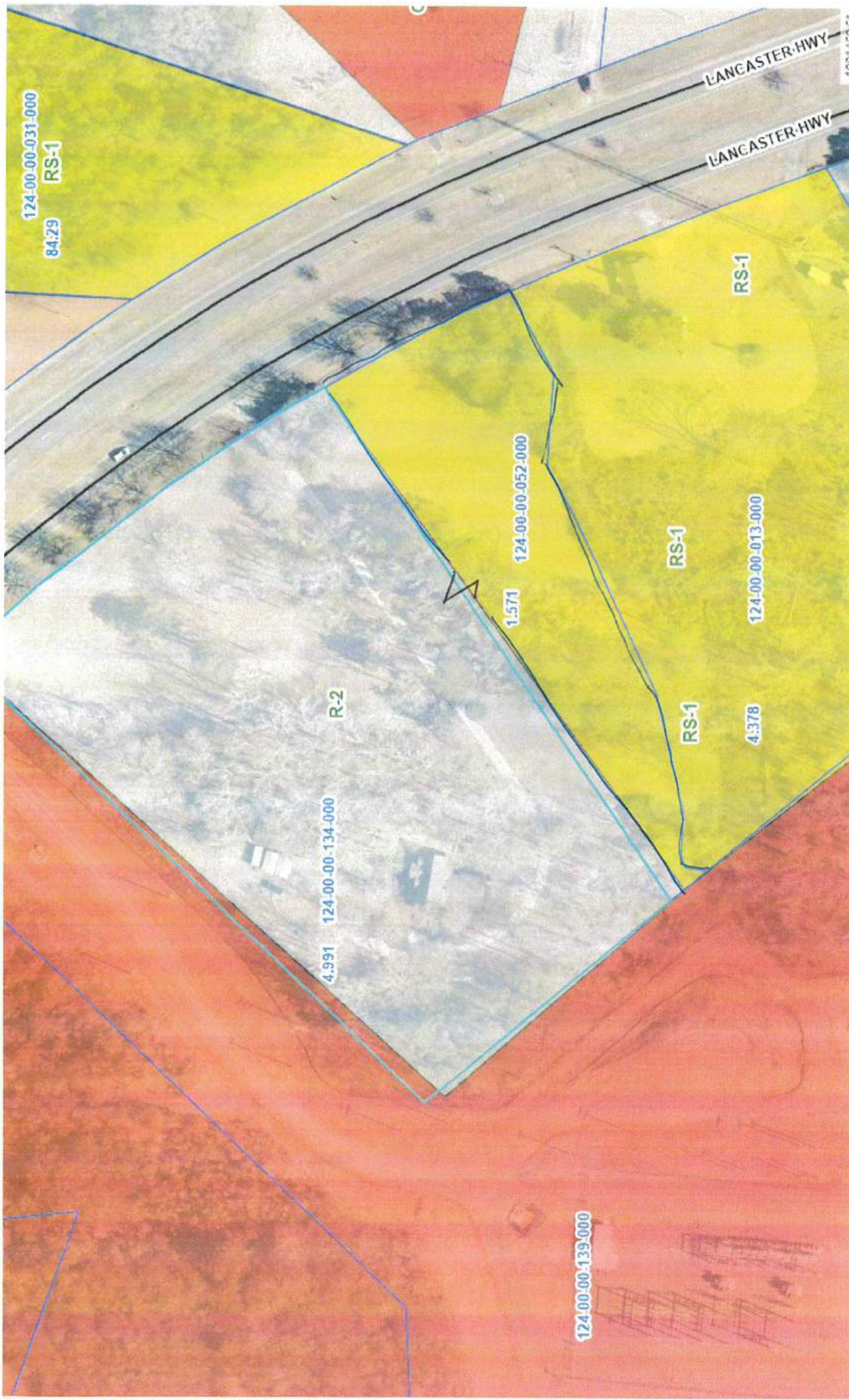
NOTE:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
P.P. = PINCHED PIPE

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

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY
PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPPI AND WAS
COMPLETED ON THE DATE SHOWN ABOVE. THE SURVEY WAS PERFORMED IN
ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE
OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH
CAROLINA, TITLE 40, CHAPTER 21, AND 12 OF CLASS "A" STANDARD. THE
AREAS SHOWN WERE DETERMINED USING THE D.M.D. METHOD. BEARINGS
WERE MEASURED AS SHOWN. ENCROACHMENTS ARE AS SHOWN. UNLESS
NOTED STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE
ACCORDING TO FEMA MAPS.

WILLIAM V. HIPPI, P.L.S. 179569





100112121



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

Issued to:

JOHN AGEE

PO BOX 9
RICHBURG, SC 29729

Receipt No. 8758

Date 10/09/2024
Cashier shudson

Payment Items

Map Amendment re-zoning

\$150.00

\$150.00

Form of Payment

Check	1201	\$150.00
		\$150.00

Thank you for your payment.



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: 11-19-24 Case # CCMA24-14 Invoice # 8801

The applicant hereby requests that the property described to be rezoned from R-2 to R-1

Please give your reason for this rezoning request:

I new Homes new zoning for family to build

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: 2482 Clinton Road Edgemoor SC 29712

Tax Map Number: 122-00-00-000-000 Acres: 5.98

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

PLEASE PRINT:

Applicant(s): Joaquim & Joana Goncalves

Address 2482 Clinton Road Edgemoor SC 29712

Telephone: _____ cell _____ work _____

E-Mail Address: _____

Owner(s) if other than applicant(s): _____

Address: _____

Telephone: _____ cell _____ work _____

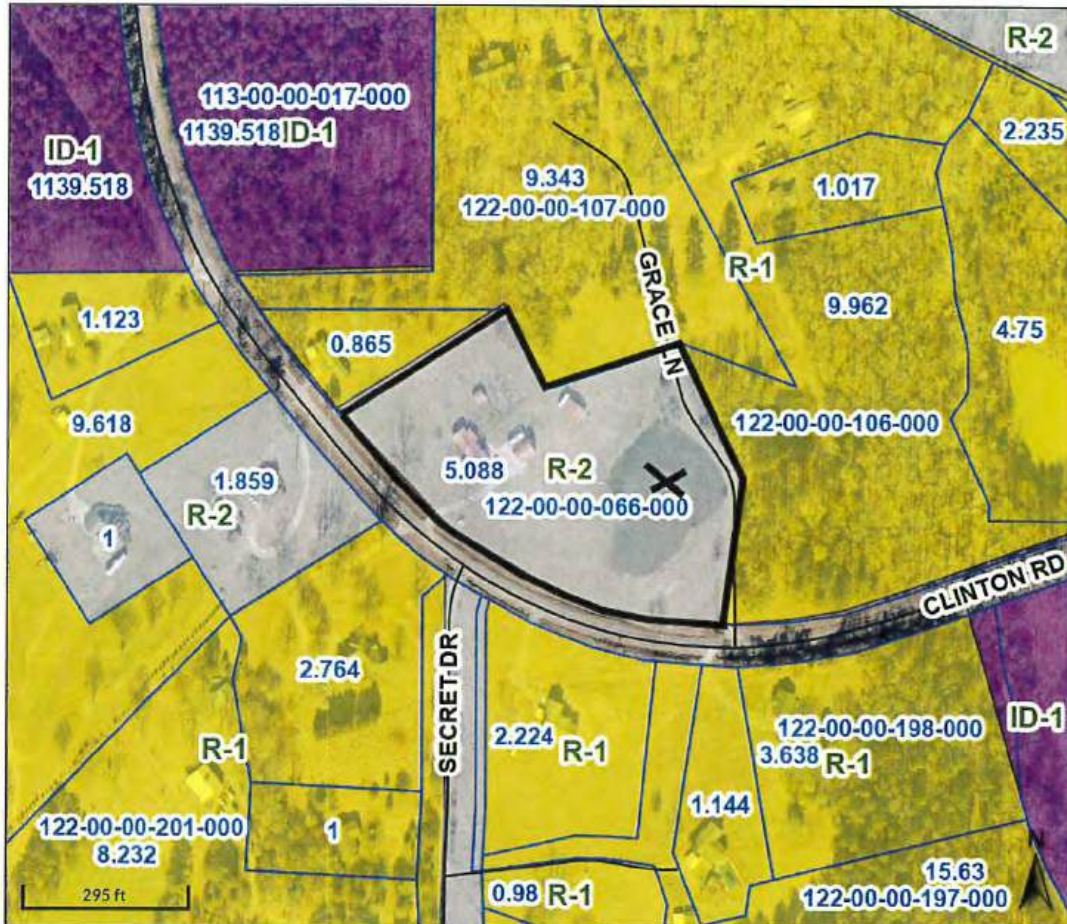
E-Mail Address: _____

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: Joaquim & Joana Goncalves Date: 10-17-24

Applicant signature: Joaquim & Joana Goncalves Date: 10-17-24

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



Overview



Parcel ID	122-00-00-066-000	Alternate ID	n/a	Owner Address	GONCALVES JOAQUIM - SURV
Sec/Twp/Rng	n/a	Class	RN		GONCALVES JOANNA - SURV
Property Address	2482 CLINTON RD	Acreage	5.9		1276 STONECREST BLVD
					TEGA CAY SC 29708
District	03				
Brief Tax Description	5.903 AC				
	(Note: Not to be used on legal documents)				

Date created: 10/17/2024
Last Data Uploaded: 10/17/2024 2:20:22 AM

Developed by **SCHNEIDER**
GEOSPATIAL

Owner and Location

Current Year (2024) Changes

Search Options

Map Number

122-00-00-066-000

Real

00799693

History Year

Find

Name 1

GONCALVES JOAQUIM - SURV

Other Map Number

Alerts

Has Additional Comments

Owner Information

Post Initials

CW

Reason for Change

Activity Date

06/12/2024

Name 2

GONCALVES JOANNA - SURV

Land Value

73,750

Address 1

1276 STONECREST BLVD

Building Value

211,200

Address 2

TEGA CAY SC

Total Market Value

284,950

Zip Code

29708

Total Tax Value

284,950

Codes

District

03

Fire Code

LA

LANDO

Town

Neighborhood

R1

RURAL 1

Subdivision

Use Class

Description

5.903 AC

Legal

Location

Street Number

2482

Street Name

CLINTON RD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

Y

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2025) Changes



Search Options

[Map Number](#) History Year
[Name 1](#) [Other Map Number](#)

Alerts

Has Additional Comments

Owner Information

Post Initials	CW	Reason for Change		Activity Date	06/12/2024
Name 2	GONCALVES JOANNA - SURV			Land Value	73,750
Address 1	1276 STONECREST BLVD			Building Value	211,200
Address 2	TEGA CAY SC			Total Market Value	284,950
Zip Code	29708			Total Tax Value	284,950

Codes

District	03	Fire Code	LA	LANDO
Town		Neighborhood	R1	RURAL 1
Subdivision		Use Class		
Description	5.903 AC			
Legal				

[Location](#) Street Number Street Name Suffix Direction

Additional Information

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

Scroll by: MAP#

Manufactured Home Appraisal Card

CARD 1 OF 2 CARDS

TAX MAP 122-00-00-066-000				TRANSFERRED FROM		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE
GONCALVES JOAQUIM - SURV GONCALVES JOANNA - SURV 1276 STONECREST BLVD TEGA CAY SC 29708				Jayne R. Fudge		484	849	472	152	2/24/77	\$9,950
				Vergil Riley & Lucille Riley		564	116	472	152	3/24/89	\$47,000
				Linda O. Fudge		601	147	472	152	4/12/91	L&A
				Harry O. Fudge - Etal		927	17	Cab D	S-94 P-1B	10/12/06	\$1 L&A
PROPERTY LOCATION				Harry O. Fudge, Jr		1036	200	3 plats		6/2/11	Gift
Physical Address		2482 Clinton Rd		Kathy C. Fudge		1356	63	3 plat		9/21/21	Death Notice
District	3			Harry O. Fudge, Jr		1408	250	3 plats		1/9/23	\$299,900
Zoning	R-1										
LAND											
Legal Area	5.903 ac										
Number of Acres		5 ac		Manufactured Home Information				Property Description			
Per Acre Value		12,500		Make				2006 - 4ac MV - 12,000 UV - 150			
ESTIMATED MARKET VALUE				Model							
Year	Land Value	Improvement Value	Total	Year Built 1970							
2000	17,200	52,600	69,800	Serial #							
2007	22,500	75,100	85,600	Hud #							
2011	12,900	62,500	75,400	Hud #							
2021RA	12,900	78,000	90,900	Size 24 x 68							
2024ATI	62,500	211,200	273,700	Condition							
				Lot #							
REMARKS											
Sold 1 ac to 122-00-00-115-000 on 8/22/91 (See Cab B Slide 162 Pg. 1A) *3.897 ac was part of 122-00-00-017-000 on 10/12/06 (See Cab D Slide 94 P 1B) Also see Plat Book 1 Pg. 606											

CLASSIFICATION				Permit #					Date		Contract Price					
Construction		Interior		Underpinning		General Features		Classification			Floor Size		SQ. FT			
Vinyl	✓	Full Bath	2	Vinyl		HVAC	✓	Excellent								
Metal		Half Bath		Brick	✓	Fireplace	✓	Very Good								
		Bedrooms	4	Hardie Board				Good			1st		1,800			
		Rooms		Other				Average		✓						
								Fair								
								Poor								
Year		SQ. FT	RATE =	1st Cost +		Additions =		Rep. Cost		Dep.	Econ. Obs		Market Value		Assessment	
1993		1,675	29.26	49,011		4,505		53,516		25			40,137			
2000		1,675	35.91	60,149		6,202		66,351		25			49,763			
2021RA		1,675	54.86	91,891		8,319		100,210		25			75,157			
2024ATI		1,800	62.23	112,014		17,373		129,387		15	+70		186,964			

Remarks	Year Built	1970	Sketch
2023 A/C - 1,632 sq ft FP - 1 Bath - 1 Porches - 164 sq ft Imp # 2 24 x 30 Garage w/ 2nd story Imp # 3 11 x 16 Shed W/ 8 x 11 Lean Too Imp # 4 36 x 20 Metal Carport			First Floor 122-00-00-068-000

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

CARD _____ OF _____ CARDS

COUNTY Chester

122-0-0-66

TAX MAP <u>122-0-0-66</u>		DISTRICT <u>11</u> <u>3</u>		DATE OF APPRAISAL				APPRAISER		
122-00-00-066-000 GONCALVES JOAQUIM - SURV GONCALVES JOANNA - SURV 1276 STONECREST BLVD TEGA CAY SC 29708		TRANSFERRED FROM		Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
		<u>JAYNE R. Fudge</u>		<u>484</u>	<u>849</u>	<u>3AC</u>	<u>472</u>	<u>152</u>	<u>2-24-77</u>	<u>\$9,750</u>
		<u>Verdell R. Riley & Lucille R. Riley</u>		<u>564</u>	<u>116</u>	<u>3 ac</u>			<u>3-24-89</u>	<u>\$49,000</u>
		<u>inda O Fudge</u>		<u>601</u>	<u>147</u>	<u>3 ac</u>			<u>4-12-91</u>	<u>\$14,400</u>
		<u>Harry O. Fudge - Etal</u>		<u>927</u>	<u>17</u>	<u>3.897 ac</u>	<u>594</u>	<u>P1B</u>	<u>10-12-06</u>	<u>\$1.00 21A</u>
Owner's Name and Address		<u>Harry O Fudge Jr</u>		<u>1036</u>	<u>200</u>	<u>6 ac</u>			<u>6-2-11</u>	<u>Gift</u>
PROPERTY LOCATION		GENERAL								
St., Rt. & No. <u>Rd 5-12-609</u>		Yr. Built		<u>1354</u> <u>6m3</u>				<u>9/21/29</u> <u>Death Notice</u>		
City		Economic Life		<u>1408</u> <u>250</u> <u>5.897</u>				<u>1/9/23</u> <u>\$299,900</u>		
Use		Condition		Model				G. M. M.		
Subdivision		Quality		Yr. Built				Indicated Value		
Legal Description		Annual Rent		Condition						
<u>joint tenants</u>		Bldg. Permit		Size						
		Mort.		File No.						
STANDARD CLASSIFICATION		PROPERTY DATA		LAND CLASSIFICATION						
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS		
Progressive	Paved Road	Buildings	Electricity	Level	Open Land					
Static	Earth Road	Pavement	Water	High						
Regressive	Railroad	Fence	Gas	Low						
Old	Water	Landscaping	Sewer	Rolling						
New	Airport	Well	All Utilities	Swampy						
LAND				LOT SIZE	FRONT	DEPTH	REAR	OTHER		
Number of Acres <u>2001</u> <u>6 ac</u>		Number of Lots		Remarks & Description <u>6c 4ac x 43 = 172 R 150</u> <u>2006</u> <u>4ac</u> <u>12,000 MV</u> <u>150 UV</u> <u>\$3.897 ac was paid of 122-0-0-17 on 10-12-06</u> <u>1979 Inc. 5.853</u>						
Per Acre Value <u>3000</u>		Number of Front Ft.								
Value for Acres		Per Lot Value								
Returned Area <u>2004</u> <u>202</u>		Per Front Ft. Value								
Legal Area <u>243.897</u> <u>202</u>		Value for Lots								
Planimetered Area <u>5.897</u> <u>246</u>		Value for Fr. Ft.								
Total Land Value										
ESTIMATED MARKET VALUE										
	Land Acres or Lots	Improvement	Total							
Number	<u>LOT</u>	<u>211111</u>								
Cost Approach	<u>R</u> <u>17,200</u>	<u>32,600</u>	<u>49,800</u>							
Market Approach	<u>R</u> <u>12,900</u>	<u>52,400</u>	<u>65,300</u>							
Income Approach	<u>R</u> <u>20,500</u>	<u>45,100</u>	<u>65,600</u>							
Correlated Value										
Assessed	<u>2011</u> <u>R</u> <u>12,900</u>	<u>62,500</u>	<u>75,400</u>							
Reviewed by		Date								

Sold Inc. to 122-0-0-115 8-22-91



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

Issued to:

JACK CALVES

2482 CLINTON ROAD
EDGEMOOR, SC 29712

Receipt No. 8801

Date 10/17/2024
Cashier shudson

Payment Items

Map Amendment rezoning application

\$150.00

\$150.00

Form of Payment

Credit Card \$150.00
\$150.00

Thank you for your payment.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°38'11"W	50.05'
L2	N85°28'04"W	46.42'
L3	N81°02'18"W	75.47'
L4	N75°35'42"W	36.48'
L5	N75°35'42"W	36.48'
L6	N69°50'20"W	80.00'
L7	N63°51'27"W	74.28'
L8	N60°09'00"W	38.90'
L9	N60°09'03"W	50.10'
L10	N52°20'12"W	64.47'
L11	N59°30'42"E	33.54'
L12	N52°20'12"W	11.36'

MINIMUM YARD AND BUILDING SETBACK REQUIREMENTS:

FRONT YARD SETBACK	25'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	20'

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPPI AND WAS COMPLETED ON THE DATE SHOWN. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 40, CHAPTER 21 AND 15 OF CLASS A STANDARD. THE AREA (S SHOWN) WAS DETERMINED USING THE D.M.D. METHOD. BEARINGS WERE RECKONED AS SHOWN. ENCROACHMENTS ARE AS SHOWN. STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

William V. Hipp
WILLIAM V. HIPPI, P.L.S. 17567

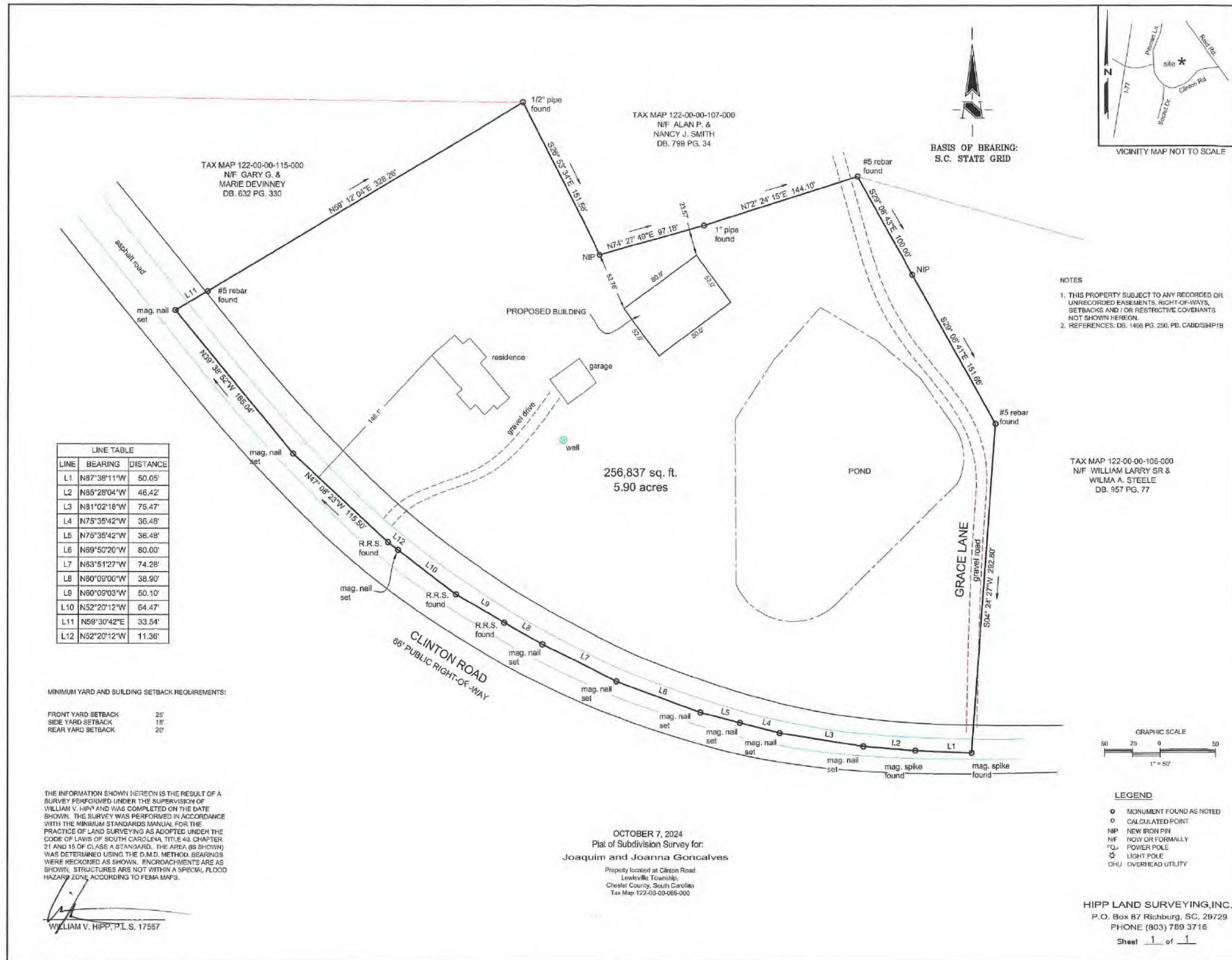
OCTOBER 7, 2024
Plat of Subdivision Survey for:
Joaquim and Joanna Goncalves

Property located at Clinton Road
Lewisville Township,
Chester County, South Carolina
Tax Map 122-00-00-066-000

HIPP LAND SURVEYING, INC.

P.O. Box 87 Richburg, SC, 29729
PHONE (803) 789 3716

Sheet 1 of 1





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: 11/19/24 Case # CCMA24-15 Invoice # 8806

The applicant hereby requests that the property described to be rezoned from RS-1 to Limited Commercial (LC)

Please give your reason for this rezoning request:

will be building small office complex

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: 524210

Property Address Information

Property address: 641 Lancaster Highway, Chester SC 29706
Tax Map Number: 079-04-02-09B-000 Acres: 20

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

PLEASE PRINT:

Applicant(s): James Christopher Gaddy and Kathen P. Gaddy
Address PO BOX 10, Chester SC 29706
Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
E-Mail Address: [REDACTED]

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: 10/15/24
Applicant signature: [Signature] Date: 10/15/24

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

Chapter 4 DISTRICT REGULATIONS

§ 4-115 LC - Limited Commercial District Uses.

LC - <u>PERMITTED USES</u> (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
4. Information Services, publishing, motion picture theater (except drive-in), broadcasting and telecommunications (except towers - see conditional uses)	511 512131 513 514	Newspaper & software; Theater (except drive-in); Broadcasting, program distribution, & telecommunications (except towers); Information & data processing services.	Theater: 1 for each 4 seats. All other: 1 per 200 square feet of gross office or sales area
5. Finance and insurance, banks, credit unions, security brokers, insurance agencies	52	Finance and insurance	1 per 200 square feet of gross office or sales area
6. Real estate, and rental and leasing services; mini-warehouses (except open storage); auto and consumer goods rental and leasing services	53	Real estate; mini-warehouses (except open storage); Rental & leasing services	1 per 200 square feet of gross office or sales area
7. Professional and technical services, art, legal, accounting, architectural, engineering (except listed scientific research and development services and off-premises advertising)	54	Professional, scientific & technical services (except 541690 - other scientific and technical consulting services; 5417 - scientific research and development services; 541710 - research and development services; and 54185 display advertising)	1 per 200 square feet of gross office area

Insurance Agencies

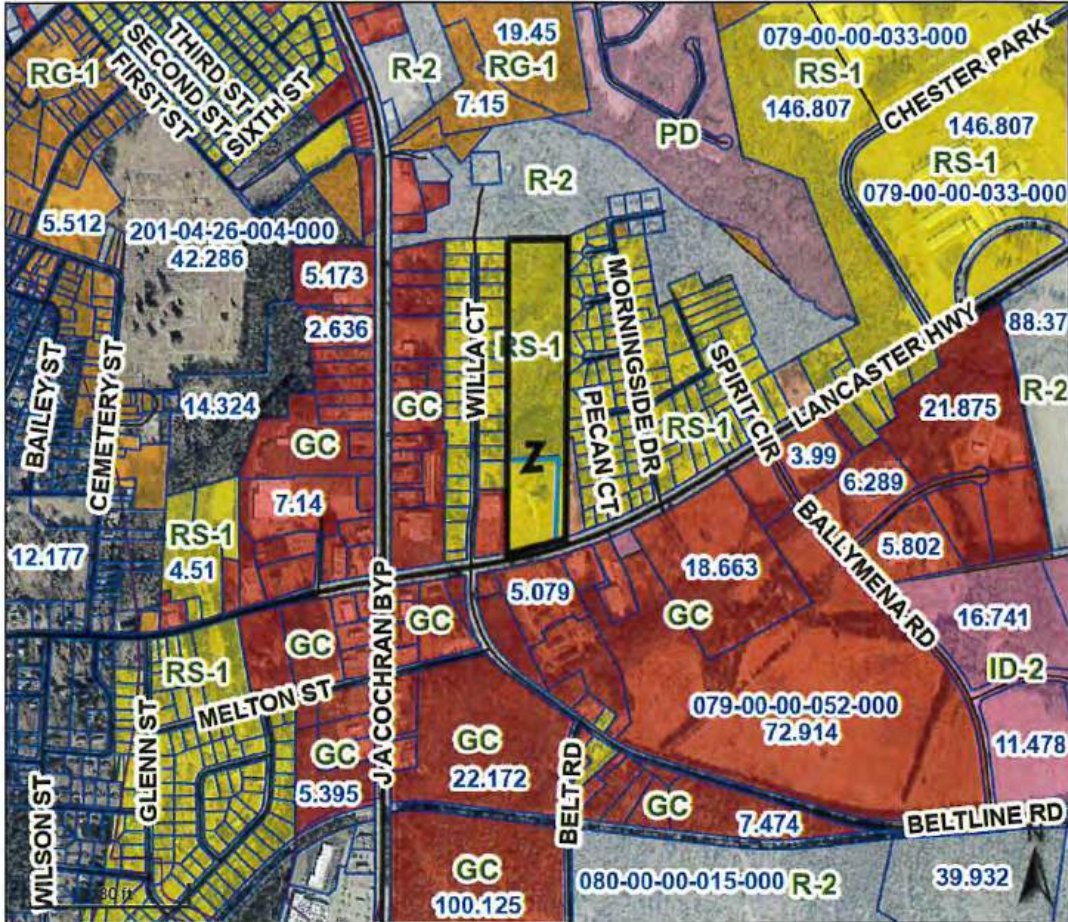


SIC Code/Keyword Search



SEARCH RESULTS

NAICS	NAICS Title	Common Keywords	SIC Crosswalk
524210 	Insurance Agencies and Brokerages 	Insurance agencies 	View SIC
561440 	Collection Agencies 	Adjustment agencies (except insurance) 	View SIC
561311 	Employment Placement Agencies 	Employment agencies, radio or television 	View SIC
561510 	Travel Agencies 	Travel agencies 	View SIC
541830 	Media Buying Agencies 	Media buying agencies 	View SIC
541810 	Advertising Agencies 	Digital advertising agencies 	View SIC
541820 	Public Relations Agencies 	Public relations agencies 	View SIC
524126 	Direct Property and Casualty Insurance Carriers 	Fidelity insurance carriers, direct 	View SIC
524114 	Direct Health and Medical Insurance Carriers 	Medical insurance carriers, direct 	View SIC
524128 	Other Direct Insurance (except Life, Health, and Medical) Carriers 	Burial insurance carriers, direct 	View SIC



Overview



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

Alternate ID n/a
 Class R
 Acreage n/a

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

District 02
 Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 10/18/2024
 Last Data Uploaded: 10/18/2024 2:40:25 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Current Year (2024) Changes



Search Options

Map Number079 04-02-098-000Real00048374History Year

Name1HINSON KEITH LOther Map Number

Find

Alerts

Has Additional Comments
Next Year Record Exists

Owner Information

Post InitialsCWReason for ChangeActivity Date04/03/2024

Name2HINSON BRANDILand Value39,800

Address1641 LANCASTER HWYBuilding Value84,600

Address2CHESTER SCTotal Market Value124,400

Zip Code29706Total Tax Value124,400

Codes

District02Fire CodeCSCITY SUB

TownNeighborhoodRS1SINGLE FAMILY RES

SubdivisionUse Class

Description

Legal

LocationStreet Number641Street NameLANCASTER HIGHWAYSuffixDirection

Additional Information

Appraisal AppealOwner OccupiedTIFBase

Agricultural UseReappraisal NoticeMCIPIndustrial Park ID

RollbackExempt

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number

079-04-02-098-000

Real

00048374

History Year

Name 1

GADDY JAMES CHRISTOPHER-SURV

Other Map Number



Find

Alerts

**Has Additional Comments
Current Year Record Exists**

Owner Information

Post Initials

KB

Reason for Change

Activity Date

10/18/2024

Name 2

GADDY KATHLEEN P-SURVIVORSHIP

Land Value

39,800

Address 1

641 LANCASTER HWY

Building Value

84,600

Address 2

CHESTER SC

Total Market Value

124,400

Zip Code

29706

Total Tax Value

124,400

Codes

District

02

Fire Code

CS

CITY SUB

Town

Neighborhood

RS1

SINGLE FAMILY RES

Subdivision

Use Class

Description

Legal

Location

Street Number

641

Street Name

LANCASTER HIGHWAY

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

☐

Base

Agricultural Use

Reappraisal Notice

MCIP

☐

Industrial Park ID

Rollback

Exempt

☐

Scroll by: MAP#

FARM APPRAISAL CARD				CARD	OF	CARDS		
TAX MAP: 079-04-02-088-000		TRANSFERRED FROM	OLD BOOK	OLD PAGE	PLAT BOOK	PLAT PAGE	DATE OF SAL	SALE PRICE
JAMES CHRISTOPHER GADDOY SURV KATHLEEN P GADDOY SURVIVORSHIP 641 LANCASTER HWY CHESTER SC 29706		ELIZABETH B WOODIE	1037	96	C8 D	874PWA	052011	\$125,000
		BOBBIE R HIGHTOWER-ETAL	1059	285	C8 E	854PWB	051819	\$5,000.00 AM
		KEITH L HINSON ETAL	1080	277	C8 E	810PWA	100324	\$388,000
PROPERTY LOCATION								
Physical Address								
District								
Zoning	RS-1							
LAND								
Legal Area	15.14AC+8.00AC=23.14AC							
Number of Acres	19.14AC	PROPERTY DESCRIPTION						
Per Acre Value	5,000	FIRE CODE: C8						
ESTIMATED MARKET VALUE								
Year	Land value	Improvement value	Total					
REMARKS								
COMBINED 079-04-02-003-000 WITH THIS PARCEL ON 10/03/24 FOR 2025 SOLD TRACT C=0.727AC TO 079-04-02-003-000 FOR 2020 WAS PART OF 079-04-02-003								

RESIDENTIAL APPRAISAL CARD

CARD OF CARDS

TAX MAP 079-04-02-098-000				TRANSFERRED FROM		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE
JAMES CHRISTOPHER GADDY-SURV KATHLEEN P GADDY-SURVIVORSHIP 641 LANCASTER HWY CHESTER SC 29706				ELIZABETH B WOODLE		1037	86	CB D	S174P4A	06/20/11	\$125,000
				BOBBIE R HIGHTOWER-ETAL		1269	285	CB E	S54P5B	03/18/19	\$5 QUIT CLAIM
				KEITH L HINSON-ETAL		1480	277	CB E	S150P7A	10/03/24	\$388,000
PROPERTY LOCATION											
Physical Address											
District	02										
Zoning	RS1										
LAND											
Legal Area	20.14AC										
Number of Acres		1AC		PROPERTY DESCRIPTION							
Per Acre Value				FIRE CODE: CS							
ESTIMATED MARKET VALUE											
Year	Land Value	Improvement Value	Total								
2025	15,000	84,600	99,600								
REMARKS		COMBINED 079-04-02-003-000 WITH THIS PARCEL ON 10/03/24 FOR 2025 SOLD TRACT C=0.727AC TO 079-04-02-003-000 FOR 2020 WAS PART OF 079-04-02-003									

SOUTH CAROLINA
COUNTY Chester

CARD _____ OF _____ CARDS

Cost Approach				tract sold 0.72 acres 79-4-2-3 for 2020 was part of 79-4-2-3	Zoning
Market Approach	39,800	67,800	107,600		
Income Approach					
Correlated Value					
Assessed %					
Reviewed by	Date				

Prepared by: Gaston, Marion & Stubbs,
Hunter & Swancy, P.A.
Attorneys at Law
124 Gadsden Street
P. O. Box 608
Chester, SC 29706

Filed in CHESTER COUNTY
Sue K. Carpenter, CLERK OF COURT
10/03/2024 At 11:19:56 AM
2024 - 131963 DEED
DB Vol:1480 Page:281
Total 15.00 STax 780.00 CTax 330.00

State of South Carolina

County of Chester

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that We, **Bobbie R. Hightower and Harold A. Hightower**, (hereinafter called "Grantor"), in consideration of **ONE AND NO/100 (\$1.00) Dollar**, and other valuable consideration (Affidavit filed) to the Grantor in hand paid at and before the sealing of these presents, by ourselves, **James Christopher Gaddy and Kathleen P. Gaddy** (hereinafter called Grantees), in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

James Christopher Gaddy and Kathleen P. Gaddy, as joint tenants with right of survivorship and not as tenants in common, the following described property, to-wit:

All those certain pieces, parcels or lots of land with dwelling house and any and all other improvements thereon, lying and being situate on the northern side of SC Highway 9, known as Lancaster Road, in Chester Township, Chester County, South Carolina containing as a whole 15.140 acres, more or less, and being shown as Tract "B" on a plat of the property of James Christopher Gaddy, by Hipp Land Surveying, Inc., William V. Hipp, P.L.S. dated September 24, 2024, which plat is recorded in in Plat Cabinet "E" Slide 150 Page 7A and having such courses and distances, metes and bounds as are shown on the said plat, which plat is incorporated herein by reference; and (1) being a portion of the property conveyed to Bobbie R. Hightower and Harold A. Hightower by the following deeds: (1) deed of Keith L. Hinson and Brandi Hinson dated December 3, 2013, recorded December 6, 2013 in Deed Book 1091 at Page 205 and (2) deed of Keith L. Hinson and Brandi Hinson dated November 2, 2018, recorded March 18, 2019, in Deed Book 1269 at Page 282, which was re-recorded April 11, 2019 in Deed Book 1272 at Page 185.

TMS: 079-04-02-003-000

All recording references being to the office of the Clerk of Court for Chester County, S. C.
This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 1189 Deer Run Road, Chester, SC 29706

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;



COUNTY OF Chester

AFFIDAVIT OF CONSIDERATION

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 15.140 acres, Lancaster Highway, Chester, SC, bearing Chester County Tax Map Number 079-04-02-003-000, was transferred by Bobbie R. Hightower and Harold A. Hightower to James Christopher Gaddy and Kathleen P. Gaddy on October 3, 2024.
3. Check one of the following: The deed is
- (a) X Subject to the deed recording fee as a transfer for consideration paid, or to be paid, in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) _____ exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
- If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
- (a) X The fee is computed on the consideration paid, or to be paid, in money or money's worth in the amount of \$300,000.00
- (b) _____ The fee is computed on the fair market value of the realty that is _____
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:
- | | |
|---|--------------|
| (a) Place the amount listed in item 4 above here: | \$300,000.00 |
| (b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here.) | 0.00
0.00 |
| (c) Subtract Line 6(b) from Line 6(a) and place result here: | \$300,000.00 |
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: \$1,110.00
8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

Prepared by: Gaston, Marion & Stubbs,
Hunter & Swancy, P.A.
Attorneys at Law
124 Gadsden Street
P. O. Box 608
Chester, SC 29706

Filed in CHESTER COUNTY
Sue K. Carpenter, CLERK OF COURT
10/03/2024 At 11:15:11 AM
2024 - 131961 DEED
DB Vol:1480 Page:277
Total 15.00 STax 1008.80 CTax 426.80



State of South Carolina)

County of Chester)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that We, **Keith L. Hinson and Brandi Hinson**, (hereinafter called "Grantor"), in consideration of **ONE AND NO/100 (\$1.00) Dollar**, and other valuable consideration (Affidavit filed) to the Grantor in hand paid at and before the sealing of these presents, by ourselves, **James Christopher Gaddy and Kathleen P. Gaddy** (hereinafter called Grantees), in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

James Christopher Gaddy and Kathleen P. Gaddy, as joint tenants with right of survivorship and not as tenants in common, the following described property, to-wit:

All those certain pieces, parcels or lots of land with dwelling house and any and all other improvements thereon, lying and being situate on the northern side of SC Highway 9, known as Lancaster Road, in Chester Township, Chester County, South Carolina containing as a whole 5 acres, more or less, and being shown as Tract "A" on a plat of the property of James Christopher Gaddy by Hipp Land Surveying, Inc., William V. Hipp, P.L.S. dated September 24, 2024 in Plat Cabinet "E" Slide 150 Page 7A, and having such courses and distances, metes and bounds as are shown on the said plat, which plat is incorporated herein by reference; and being a portion of the property conveyed to Keith L. Hinson and Brandi Hinson by deed of Lowell M. Ashe as Personal Representative of the Estate of Elizabeth B. Woodle by deed dated June 20, 2011, recorded June 23, 2011 in Deed Book 1037 at Page 86 and (2) Deed of Bobbie R. Hightower and Harold A. Hightower dated July 23, 2018, recorded March 18, 2019, in Deed Book 1269 at Page 285.

Address of Property: 641 Lancaster Highway, Chester, SC 29706

TMS: 079-04-02-098-000

All recording references being to the office of the Clerk of Court for Chester County, S. C. This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 1189 Deer Run Road, Chester, SC 29706

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

Page 1 of 2

CHESTER COUNTY ASSESSOR
DATE 10-15-2024
TAX MAP NO. 19-4-2-98

Handwritten signature/initials: JAH/KLH
JAH/KLH
JAH/KLH
JAH/KLH
JAH/KLH

STATE OF SOUTH CAROLINA

COUNTY OF Chester

AFFIDAVIT OF CONSIDERATION

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 641 Lancaster Hwy, Chester, SC, bearing Chester County Tax Map Number 079-04-02-098-000, was transferred by Keith L. Hinson and Brandi Hinson to James Christopher Gaddy and Kathleen P. Gaddy on October 3, 2024.
3. Check one of the following: The deed is
 - (a) ☒ Subject to the deed recording fee as a transfer for consideration paid, or to be paid, in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☐ exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) ☒ The fee is computed on the consideration paid, or to be paid, in money or money's worth in the amount of \$388,000.00
 - (b) ☐ The fee is computed on the fair market value of the realty that is _____
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$388,000.00
(b) Place the amount listed in item 5 above here:	0.00
(If no amount is listed, place zero here.)	0.00
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$388,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: \$1,435.60
8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

SA/KLH



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

Issued to:

JAMES GADDY

1189 DEER RUN RD
CHESTER, SC 29706

Receipt No. 8806

Date 10/18/2024
Cashier ichappell

Payment Items

Map Amendment Rezoning Application Fee

\$300.00

\$300.00

Form of Payment

Check	6310	\$300.00
		\$300.00

Thank you for your payment.

Cabe S150p 7A

MAGNETIC NORTH

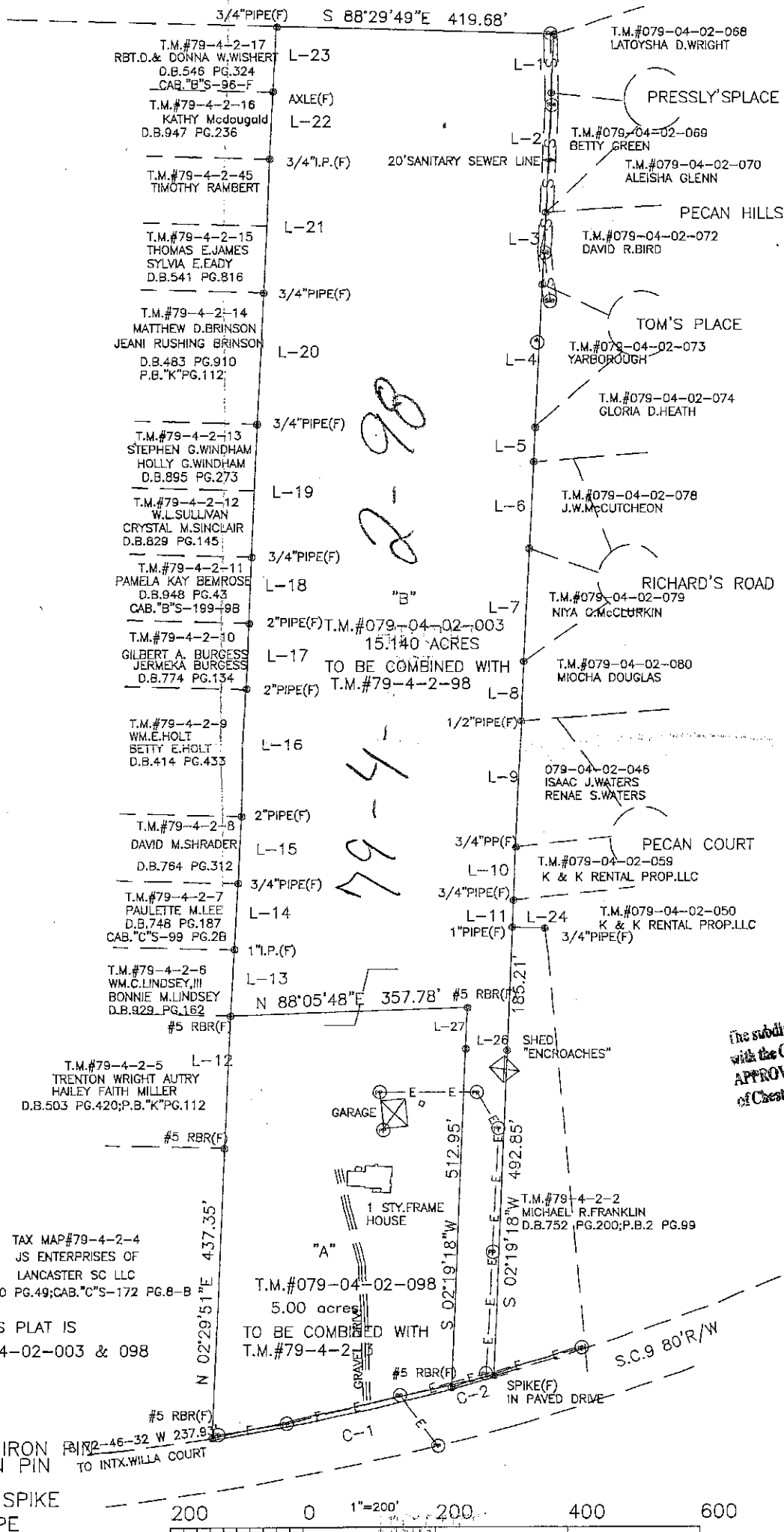
PLAT OF SURVEY FOR
JAMES CHRISTOPHER GADDY
LOCATED AT 641 LANCASTER HIGHWAY
CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA
OCTOBER 3, 2024

REFERENCES; TAX MAP#079-04-02-098
& TAX MAP#079-04-02-003
D.B.1037 PG.86; D.B.1091 PG.205
PLAT CAB."E"-54 PG.5B

Filed in CHESTER COUNTY
Sue K. Carpenter, CLERK OF COURT
10/03/2024 At 11:15:11 AM
2024 - 131962 PLAT
CBE Vol:150 Page:7A
Total 25.00 \$Tax 0.00 CTax 0.00



T.M.#79-4-2-18
DONALD DEAN BROWN
D.B.797 PG.257; CAB."D"-5 PG.9



LINE TABLE

L-1	S	02-03-05	W	89.06'
L-2	S	02-24-40	W	179.70'
L-3	S	02-18-54	W	107.31'
L-4	S	02-19-33	W	215.98'
L-5	S	02-20-51	W	52.33'
L-6	S	02-20-26	W	131.99'
L-7	S	02-22-11	W	170.96'
L-8	S	01-59-22	W	89.95'
L-9	S	02-28-11	W	196.34'
L-10	S	02-16-18	W	81.34'
L-11	S	02-20-18	W	40.93'
L-12	N	02-31-16	E	200.03'
L-13	N	02-35-52	E	99.86'
L-14	N	02-33-21	E	99.77'
L-15	N	02-44-20	E	100.78'
L-16	N	01-54-13	E	199.34'
L-17	N	02-28-05	E	99.93'
L-18	N	02-16-13	E	100.09'
L-19	N	02-21-44	E	200.05'
L-20	N	02-32-34	E	199.23'
L-21	N	01-58-13	E	200.82'
L-22	N	02-24-06	E	100.20'
L-23	N	02-19-55	E	100.00'

TIE LINE

L-24	S	89-01-44	E	49.03'
L-25	N	02-31-16	E	167.67'
L-26	S	87-17-49	E	63.00'
L-27	S	02-19-18	W	61.00'

C-1 A=370.06'
R=3779.94'
C=369.91'
S 78-16-24 W

C-2 A=66.0'
R=3779.94'
C=66.0'
S 74-58-07 W

The subdivision plat shown hereon has been found to comply with the Chester County Subdivision Regulations and has been APPROVED FOR RECORDING in the office of the Clerk of Court of Chester County, South Carolina.

[Signature]
Chester County
10-2-24

NOTE; THE INTENT OF THIS PLAT IS
TO COMBINE T.M.#079-04-02-003 & 098

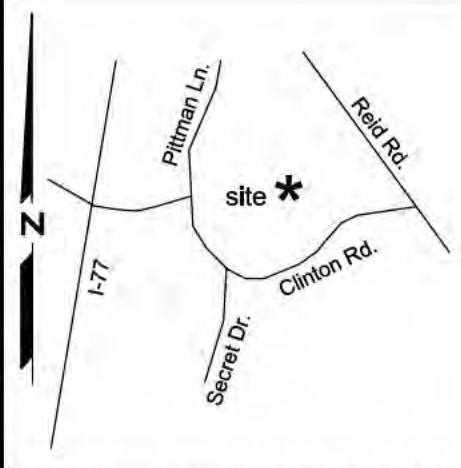
NOTE:
EIP = EXISTING IRON
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
P.P. = PINCHED PIPE



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

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

WILLIAM V. HIPP, P.L.S. 17567



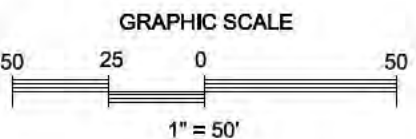
VICINITY MAP NOT TO SCALE

BASIS OF BEARING:
S.C. STATE GRID

NOTES

1. THIS PROPERTY SUBJECT TO ANY RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND / OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.
2. REFERENCES: DB. 1408 PG. 250, PB. CABD/S94P1B
3. THE PURPOSE OF THIS MAP IS TO SUBDIVIDE TAX MAP 122-00-00-066-000

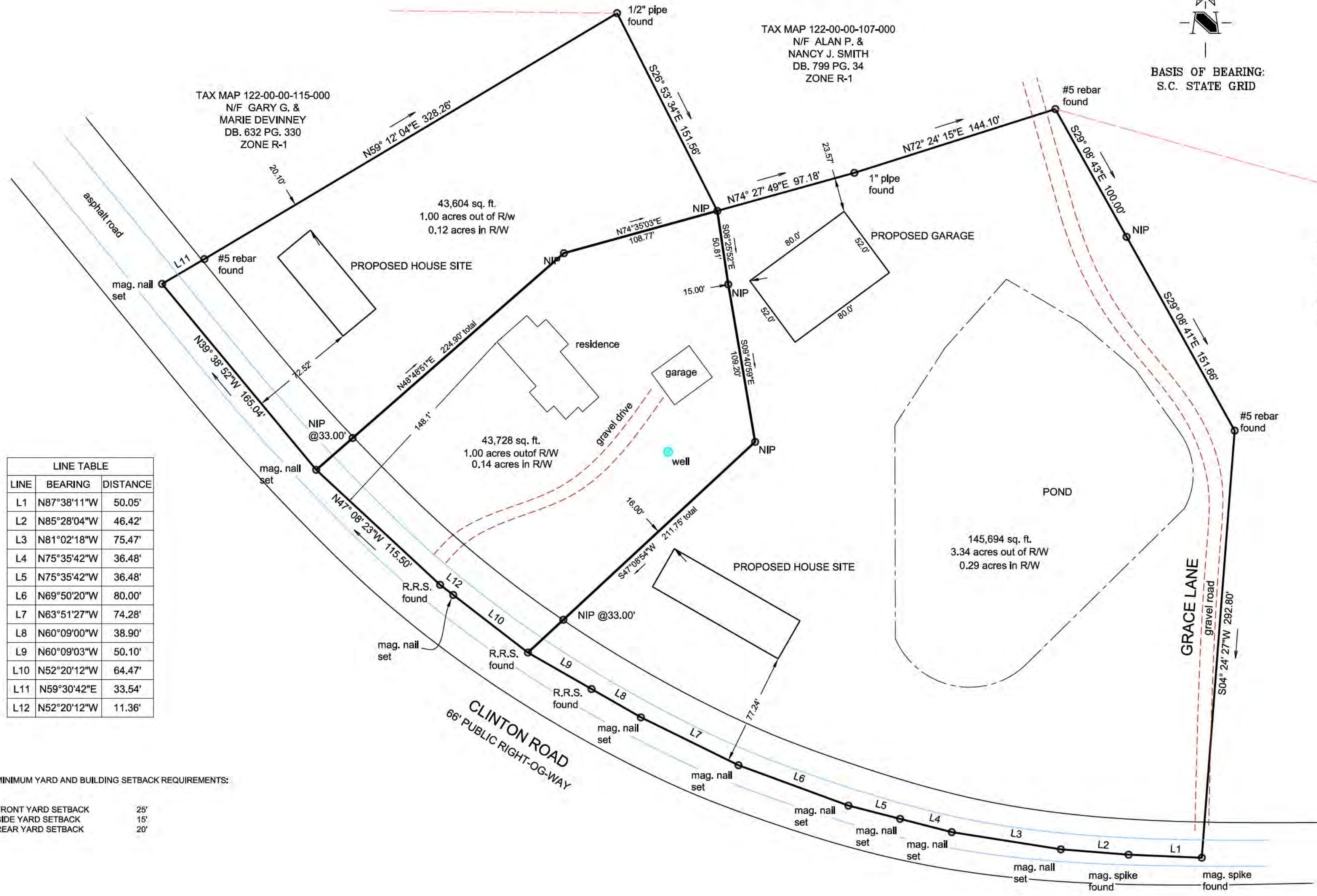
TAX MAP 122-00-00-106-000
N/F WILLIAM LARRY SR &
WILMA A. STEELE
DB. 957 PG. 77
ZONE R-1



LEGEND

- MONUMENT FOUND AS NOTED
- CALCULATED POINT
- NIP NEW IRON PIN
- N/F NOW OR FORMALLY
- POWER POLE
- ☆ LIGHT POLE
- OHU OVERHEAD UTILITY

HIPP LAND SURVEYING, INC.
P.O. Box 87 Richburg, SC, 29729
PHONE (803) 789 3716
Sheet 1 of 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°38'11"W	50.05'
L2	N85°28'04"W	46.42'
L3	N81°02'18"W	75.47'
L4	N75°35'42"W	36.48'
L5	N75°35'42"W	36.48'
L6	N69°50'20"W	80.00'
L7	N63°51'27"W	74.28'
L8	N60°09'00"W	38.90'
L9	N60°09'03"W	50.10'
L10	N52°20'12"W	64.47'
L11	N59°30'42"E	33.54'
L12	N52°20'12"W	11.36'

MINIMUM YARD AND BUILDING SETBACK REQUIREMENTS:

FRONT YARD SETBACK	25'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	20'

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPPI AND WAS COMPLETED ON THE DATE SHOWN. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 40, CHAPTER 21 AND 15 OF CLASS A STANDARD. THE AREA (IS SHOWN) WAS DETERMINED USING THE D.M.D. METHOD. BEARINGS WERE RECKONED AS SHOWN. ENCROACHMENTS ARE AS SHOWN. STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

Plat of Subdivision Survey for:
Joaquim and Joanna Goncalves

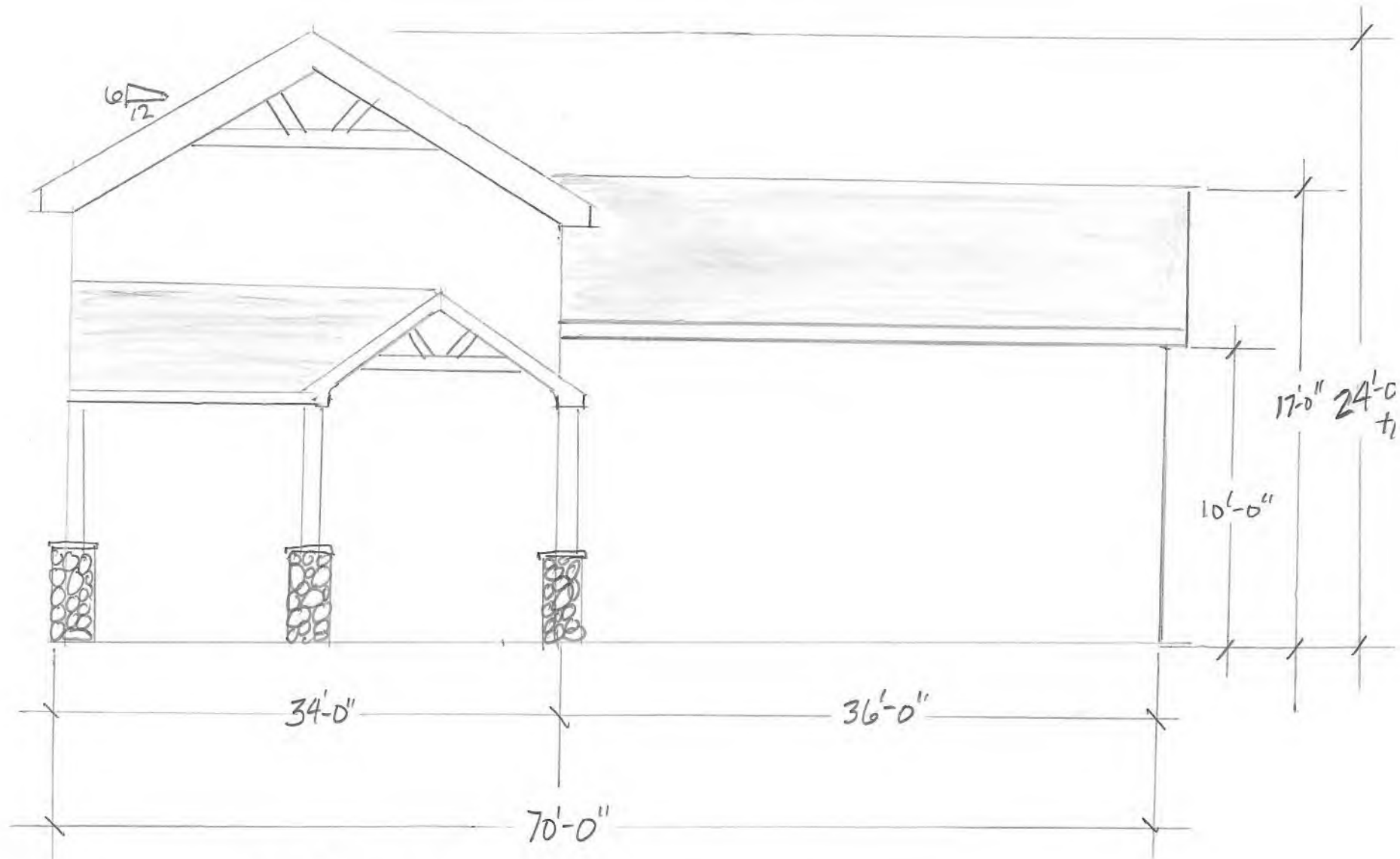
Property located at Clinton Road
Lewisville Township,
Chester County, South Carolina
Tax Map 122-00-00-066-000

Jan. 8, 2025

WILLIAM V. HIPPI, P.L.S. 17567

PROPOSED TWO STORY RESIDENCE
Approx: 2000 #

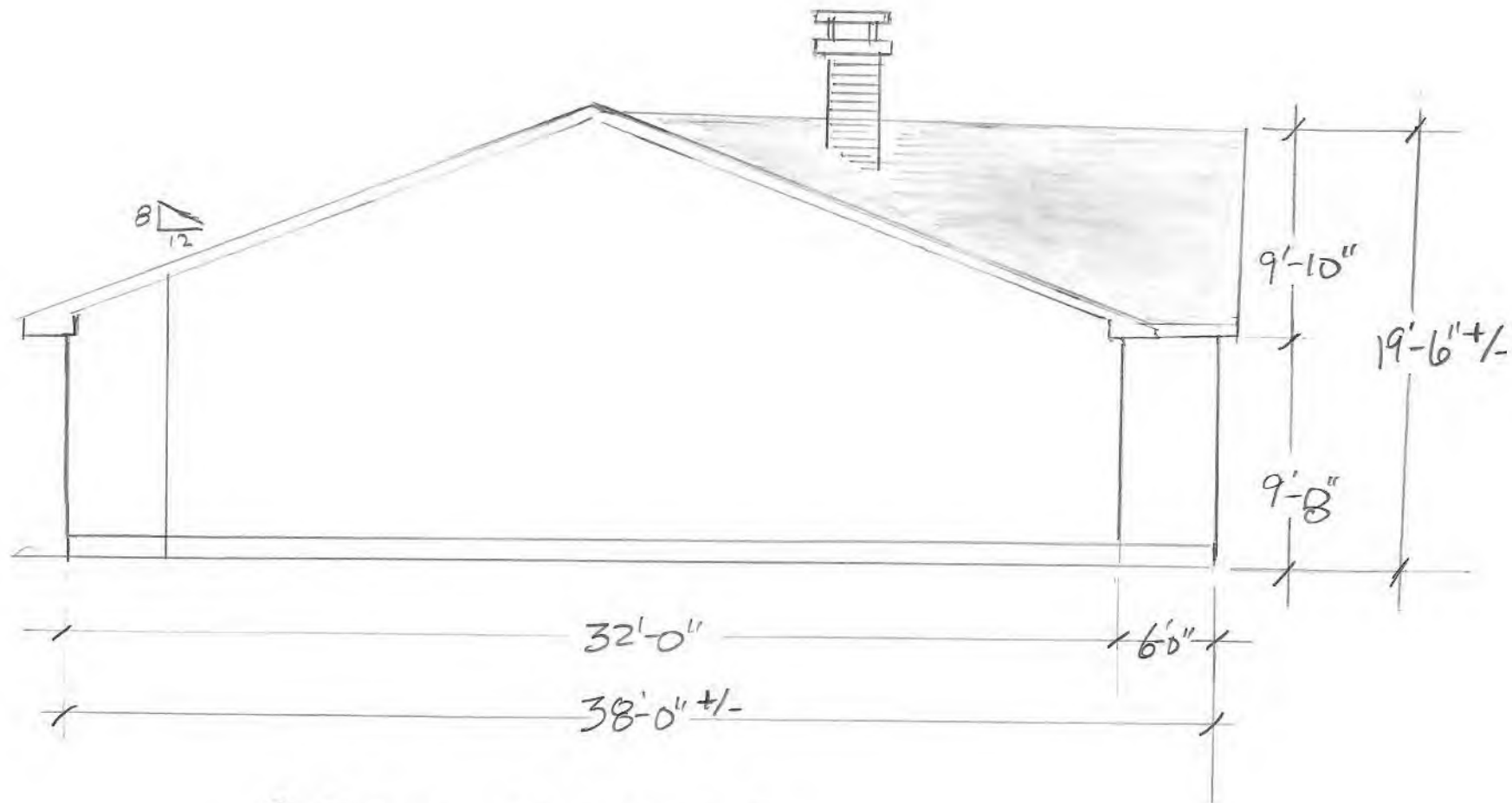
2482 CLINTON RD
EDGEMOORE, SC.



F. ELEVATION N.T.S.

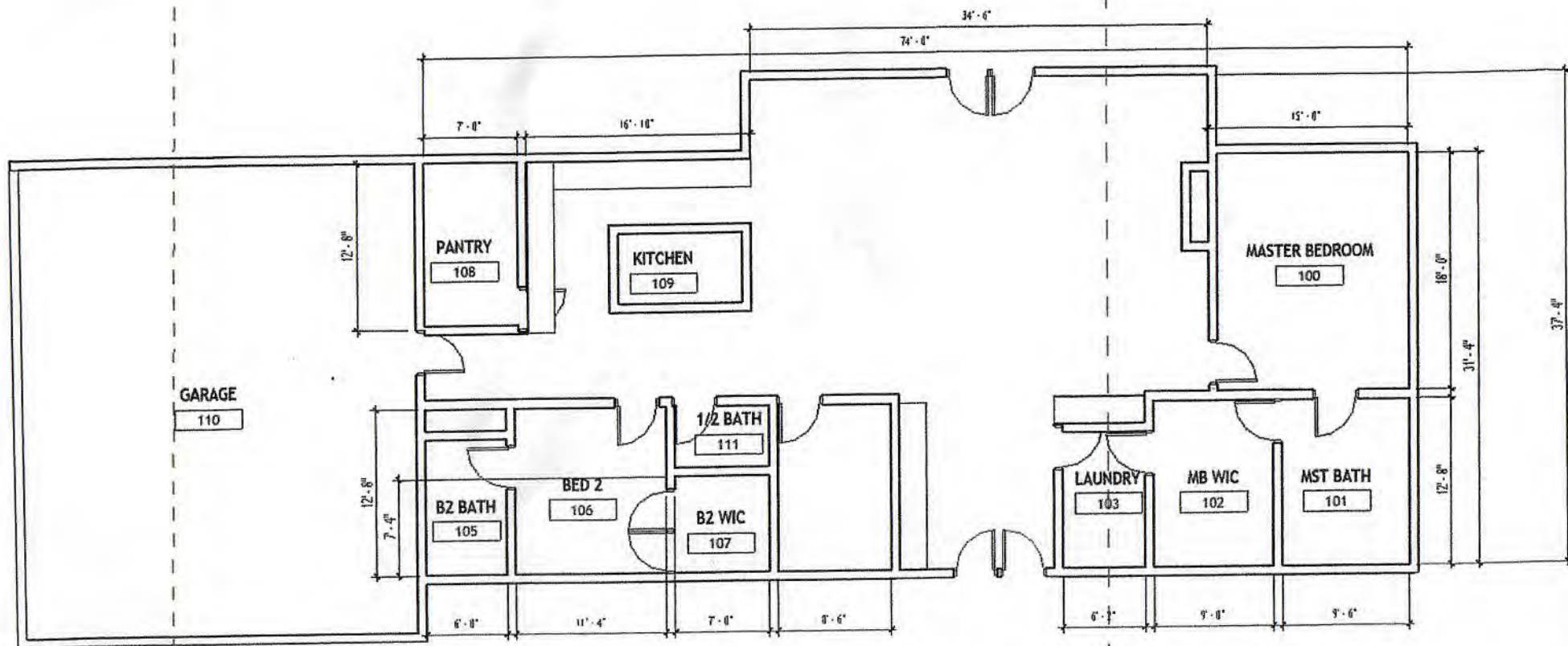
PROPOSED ONE STORY RESIDENCE
APPROX. SQ. FT. = 2500 $\pm$

2482 CLINTON RD.
EDGEMOORE, SC.



R. SIDE ELEVATION

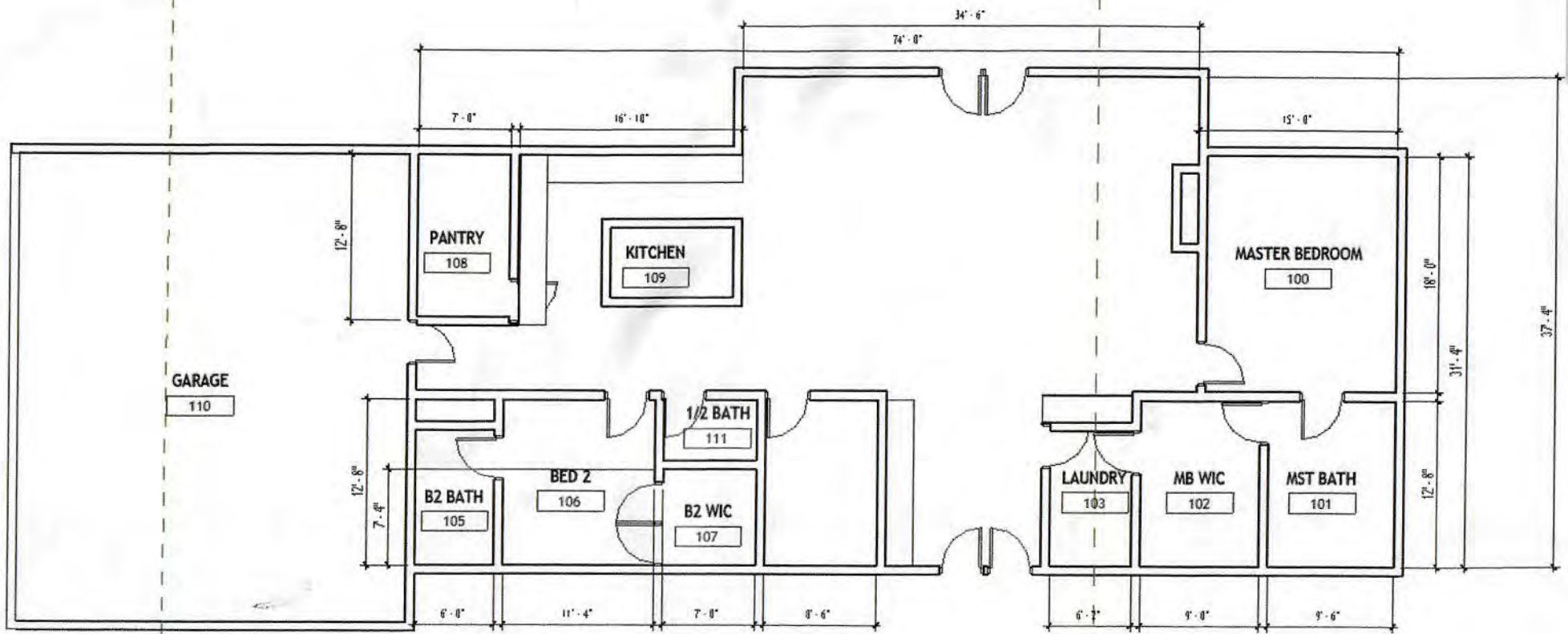
NTS



Floor Layout
File of House
Set Back Lines

Chester county
Town and county

mtreos Primerc @ Yahoo.com





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: 12-17-24 Case # CCMA24-16 Invoice # 8877

The applicant hereby requests that the property described to be rezoned from GC to RS1

Please give your reason for this rezoning request:

Family property that I'm zoning so I can Remodel & sell.

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: 590 Beltline Rd, Chester, SC 29706
Tax Map Number: 079-05-10-005-000 Acres: 2.41-

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

PLEASE PRINT:

Applicant(s): ANTWON CALDWELL
Address: 786 Old Vock Rd, 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.

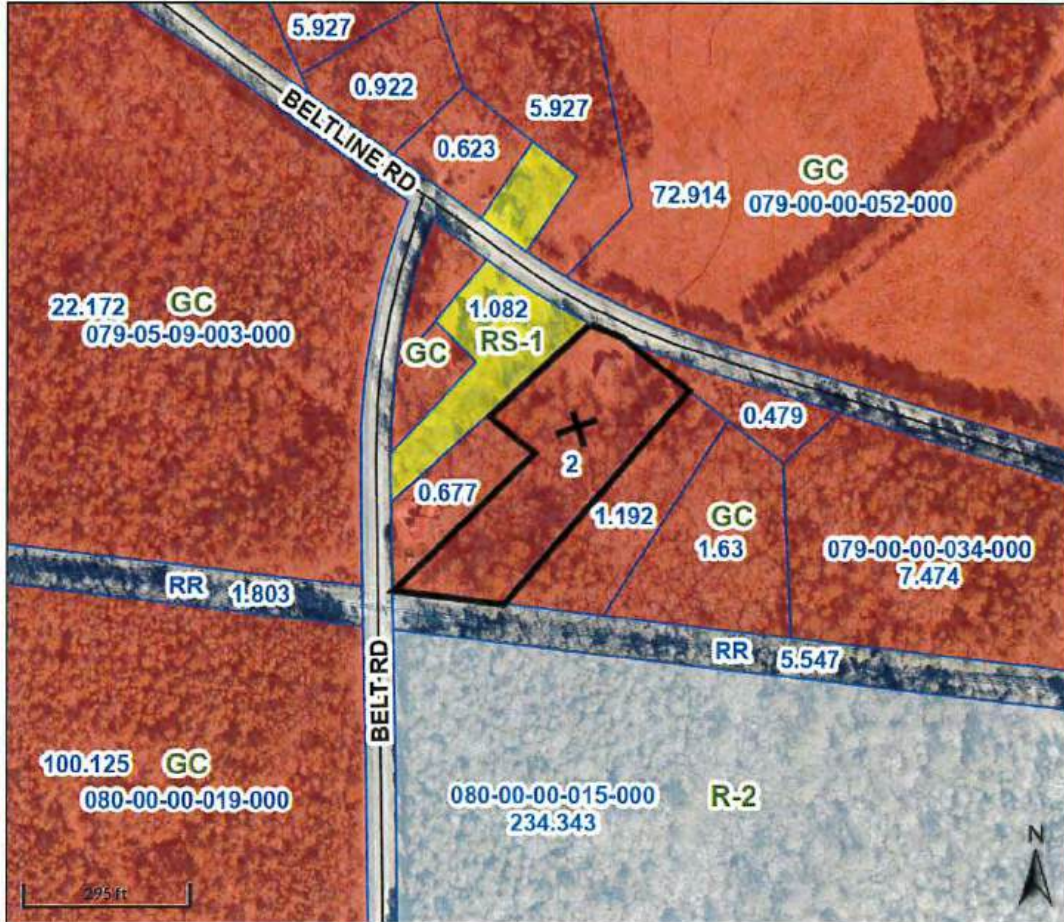
Owner's signature: Antw Caldwell Date: 11-7-2024

Applicant signature: Antw Caldwell Date: 11-7-2024

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



Chester County, SC



Overview



Parcel ID	079-05-10-005-000	Alternate ID	n/a	Owner Address	CALDWELL ANTWOND
Sec/Twp/Rng	n/a	Class	RN		786 OLD YORK RD
Property Address	590 BELTLINE RD	Acreage	n/a		CHESTER SC 29706
District	02				
Brief Tax Description	LOT 4 & 5				

(Note: Not to be used on legal documents)

Date created: 11/21/2024

Last Data Uploaded: 11/21/2024 2:13:30 AM

Developed by  SCHNEIDER
GEOSPATIAL

Current Year (2024) Changes



Search Options

Map Number 079-05-10-005-000 Real 00518893 History Year
Name 1 CALDWELL ANTWON D Other Map Number End

Alerts

Next Year Record Exists

Owner Information

Post Initials HD Reason for Change Activity Date 07/29/2024
Name 2 Land Value 11,500
Address 1 786 OLD YORK RD Building Value 8,400
Address 2 CHESTER SC Total Market Value 19,900
Zip Code 29706 Total Tax Value 19,900

Codes

District 02 Fire Code CS CITY SUB
Town Neighborhood GC GENERAL COMMERCIAL
Subdivision Use Class
Description LOT 4 & 5
Legal
Location Street Number 590 Street Name BELTLINE RD Suffix Direction

Additional Information

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

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number **079-05-10-005-000** Real ☐ 00518893 History Year
Name 1 CALDWELL ANTWON D Other Map Number Find

Alerts

Current Year Record Exists

Owner Information

Post Initials KB Reason for Change Activity Date 11/14/2024
Name 2 Land Value 14,500
Address 1 786 OLD YORK RD Building Value 8,400
Address 2 CHESTER SC Total Market Value 22,900
Zip Code 29706 Total Tax Value 22,900

Codes

District 02 Fire Code CS CITY SUB
Town Neighborhood GC GENERAL COMMERCIAL
Subdivision Use Class
Description LOT 4 & 5
Legal

Location Street Number 590 Street Name BELTLINE RD Suffix Direction

Additional Information

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

Scroll by: MAP#

COUNTY.

CARD _____ OF _____ CARDS

ESTIMATED MARKET VALUE			
	Land Acres or Lots	Improvement	Total
Number <i>RN 1107</i>			
Cost Approach <i>200</i>	<i>11,500</i>	<i>19,000</i>	<i>30,500</i>
Market Approach			
Income Approach <i>Review</i>	<i>11,500</i>	<i>6,700</i>	<i>18,200</i>
Correlated Value			
Assessed <i>93</i> %	<i>-8500</i>	<i>-17300</i>	<i>26800</i>
Reviewed by		Date	

5667

(79-5-10-7 continued)

Zoning *GC*

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family	1993	Class II			1347	27.70	40275	2931	43206	60	17,262
Split Level	Fam. Rented	2000	II			1347	37.78	50889	3453	54344	65	19020
Colonial	Fam. Duplex											
Cape Code	Condominiums	2017	Class II			1347	45.85	61,760	7,863	69,623	90%	6,662
Conventional												
Modern												

FOUNDATION - 1		FLOORS - 4			PLUMBING - 6		
		B	1	2	B	1	2
Masonry Walls		Concrete			Bathrm No.		
		Earth			St. Sh. Bath		
BASEMENT AREA - 9		Hardwood			Two Fixt. Bath		
None	Full	Pine			St. Shower		
Part	Sq. Ft.	Single Fl.			Water Closets		
Finished		Asphalt Tile			Lavatories		
Rec.		Terrazo			Kitchen Sinks		
	Sq. Ft.	W. W. Carp.			No Plumbing		
Garage		Paint. Conc.					
EXTERIOR WALLS - 2		Wood Joist			MISCELLANEOUS		
Siding or Sheathing		Rubber Tile			Modern Kitchen		
Single Siding		INT. FIN. - 5	B	1	B.I. Range		
Wood Shingles		Hardwood			B.I. Oven		
Asbestos Shingles		Dry Wall			B.I. Refrig.		
Stucco on Frame		Knotty Pine			B.I. Dishwasher		
Stucco on Tile or C.B.		Unfinished			B.I. Garb. Disp.		
Face Brk. Veneer		L & P on Studs			Exhaust Fan		
Face Brk. on Tile or C.B.		Plast. on			B.I. Clothes Wash		
Com. Brk. Veneer		Painted Brk.			B.I. Dryer		
Com. Brk. on Tile or C.B.		Panel			Modern Bath		
Compo. Shingles		Acoustic Cei.			B.I. Vanity		
Solid Com. Brk.		Suspend. Cei.			B.I. Tub Encl.		
Face Br. on Com. Br.					B.I. Vacuum sys.		
Cement or Conc. Brk.					Metal Frame Sash		
Reinforced Concrete					Wood Frame Sash		
Aluminum Siding					Gutters		
Oct. Stone Facing		No. Rooms			OUT BUILDINGS		
Terra. Cotta Facing		No. Bedrooms			Wall Fdn.		
Stone or T.C. Trim					Single Siding		
Party Walls					Double Siding		
Plate Glass Front					Shingle Walls		
					Stucco On		
					Cement Brk.		
					Brick		
					Concrete Fir		
					Earth Fir		
					Fin. Inc.		
					FIREPLACES - TYPE		
					Double		
					Single		
					Stone		

Adjusted Sales Price

MEASURED BY _____ DATE _____



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

Issued to:

Antwon Caldwell

786 Old York Road
Chester, SC 29706

Receipt No. 8877

Date 11/07/2024
Cashier ichappell

Payment Items

Map Amendment Rezoning Parcel

\$150.00

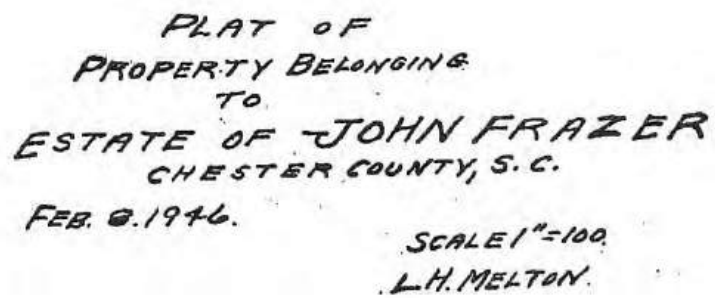
\$150.00

Form of Payment

Credit Card \$150.00
\$150.00

Thank you for your payment.

5:20 P.M. 40



Recorded Friday, February 15, 1946

Application for Chester County, South Carolina Boards and Commissions

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

Date: 12/6/24

Board or Commission Appointment being sought: AIRPORT COMMISSION

Name: GEORGE F. WHITESIDES III Occupation: SELF-EMPLOYED

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County ☒ yes / ☐ no.

Date of Birth: [REDACTED] Sex: MALE

If recommended by a Council Member, indicate their name: [REDACTED]

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

Are you presently serving on a County Board or Commission? YES If "yes" when does your term expire?

12/31/24

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

Signature: George F. Whitesides III

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

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

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

Application for Chester County, South Carolina Boards and Commissions

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Date: December 3, 2024

Board or Commission Appointment being sought: Airport Commission

Name: John Davis

Occupation: Retired

Street Address: [REDACTED]

Mailing Address: (if different from above) PO Box 725, Chester, SC 29706

Telephone (Home): [REDACTED]

Cell: [REDACTED]

E-Mail: [REDACTED]

Do you live in Chester County X yes / no.

Date of Birth: [REDACTED]

Sex: M

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

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

Are you presently serving on a County Board or Commission? Yes If "yes" when does your term expire?
12 / 31 / 24

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

Signature: [Signature]

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

- ☐ Accommodation Tax Board
- ☐ Ad-Hock Burnt House Cemetery
- ☒ Airport Commission
- ☐ Assessment of Appeals Board
- ☐ Catawba Mental Health
- ☐ Catawba Regional Council of Government
- ☐ Catawba Regional Workforce
- ☐ Chester County Library
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Application for Chester County, South Carolina Boards and Commissions

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Date: 12-6-24

Board or Commission Appointment being sought: AIRPORT COMMISSION

Name: [REDACTED] Occupation: RETIRED

Street Address: [REDACTED]

Mailing Address: (if different from above) _____

Telephone (Home): _____ Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County ☒ yes / ☐ no.

Date of Birth: [REDACTED] Sex: M

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

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

Are you presently serving on a County Board or Commission? YES If "yes" when does your term expire?

12 / 31 / 24

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

Signature: Henry Lester Shugart, Jr.

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

- ☐ Accommodation Tax Board
- ☐ Ad-Hock Burnt House Cemetery
- ☒ Airport Commission
- ☐ Assessment of Appeals Board
- ☐ Catawba Mental Health
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Application for Chester County, South Carolina Boards and Commissions

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Date: 12/4/24

Board or Commission Appointment being sought: Airport Commission

Name: FG (Rusty) Darby Occupation: FARMER

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County ☒ yes / ☐ no.

Date of Birth: [REDACTED] Sex: M

If recommended by a Council Member, indicate their name: [REDACTED]

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

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

12 131 12624

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

Signature: Rusty Darby

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

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

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Date: January 16, 2025

Board or Commission Appointment being sought: Chester Co. Historical Cemeteries Advisory Committee

Name: Natalie Paul Occupation: retired

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County X yes / no.

Date of Birth [REDACTED] Sex: F

If recommended by a Council Member, indicate their name: Erin Mosley

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

Are you presently serving on a County Board or Commission? Yes If "yes" when does your term expire?
12 / 31 / 24

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

Signature: 

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

- ☐ Accommodation Tax Board
- ☒ Chester County Historical Cemeteries Advisory Board
- ☐ Airport Commission
- ☐ Assessment of Appeals Board
- ☐ Catawba Mental Health Board
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Application for Chester County, South Carolina Boards and Commissions

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Date: January 16, 2025

Board or Commission Appointment being sought: Chester Co. Historical Cemeteries Advisory Board

Name: Harvey Neely Gaston

Occupation: Minister

Street Address:

Mailing Address: (if different from above)

Telephone (Home):

Cell:

E-Mail:

Do you live in Chester County X yes / no.

Date of Birth: [REDACTED] Sex: M

If recommended by a Council Member, indicate their name:

In which Council District do you reside? Please indicate (1-7) District 6

Are you presently serving on a County Board or Commission? Yes If "yes" when does your term expire?
12 / 31 / 24

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

Signature:

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

- ☐ Accommodation Tax Board
- ☒ Chester County Historical Cemeteries Advisory Board
- ☐ Airport Commission
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- ☐ Catawba Mental Health Board
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Date: 13 Jan 2025

Board or Commission Appointment being sought: Chester Co. Historical Cemetery Committee

Name: Sandra L Anglin Occupation: -

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County ✓ yes / no.

Date of Birth: [REDACTED] Sex: F

If recommended by a Council Member, indicate their name: ERIN Masley

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

Are you presently serving on a County Board or Commission? yes If "yes" when does your term expire?
12/31/24

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

Signature: Sandra L Anglin

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

- ☐ Accommodation Tax Board
- ☒ Chester County Historical Cemeteries Advisory Board
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From: WH Bundy <whbundy@chesterhealthcarefoundation.org>
Sent: Tuesday, January 14, 2025 9:36 AM
To: Brian Hester <bhester@ChesterCountySC.gov>
Subject: [EXTERNAL] Resignation

Brian:

I wish to resign my citizen appointment to the Catawba Regional Council of Governments position, in order for Mr. Joe Branham to be my replacement so that he may serve as Chairman of the C.O.G.

Sincerely,

Wm. H. Bundy
148 York Street
Chester, SC 29706

Application for Chester County, South Carolina Boards and Commissions

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Date: January 15, 2025

Board or Commission Appointment being sought: Catawba Regional Council of Governments

Name: Joseph Branham

Occupation: Retired

Street Address:

Mailing Address: (if different from above)

Telephone (Home):

Cell:

E-Mail:

Do you live in Chester County X yes / no.

Date of Birth:

Sex: M

If recommended by a Council Member, indicate their name:

In which Council District do you reside? Please indicate (1-7) 3

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

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

Signature:

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

- ☐ Accommodation Tax Board
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Date: 12/30/24

Board or Commission Appointment being sought: Accommodations Tax

Name: Lauren Medlin Occupation: Exec. Director

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County yes / no.

Date of Birth: [REDACTED] Sex: F

If recommended by a Council Member, indicate their name: Joe Branham / Bobby Raines

In which Council District do you reside? Please indicate (1-7) 3

Are you presently serving on a County Board or Commission? Yes If "yes" when does your term expire?
12 / 31 / 24

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

Signature: Lauren Medlin

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

■ Accommodation Tax Board

- ☐ Chester County Historical Cemeteries Advisory Board
- ☐ Airport Commission
- ☐ Assessment of Appeals Board
- ☐ Catawba Mental Health Board
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Date: JAN 3 2025

Board or Commission Appointment being sought: Wylie McGarity Library Board

Name: Wylie McGarity

Occupation: Retired

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County ☒ yes / ☐ no.

Date of Birth: [REDACTED] Sex: M

If recommended by a Council Member, indicate their name: Robert "Bobby" RAINO

In which Council District do you reside? Please indicate (1-7) District 3

Are you presently serving on a County Board or Commission? ☒ If "yes" when does your term expire?

12 / 31 / 24

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

Signature: Wylie McGarity

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

- ☐ Accommodation Tax Board
- ☐ Chester County Historical Cemeteries Advisory Board
- ☐ Airport Commission
- ☐ Assessment of Appeals Board
- ☐ Catawba Mental Health Board
- ☐ Catawba Regional Council of Government
- ☐ Catawba Regional Workforce Investment Board
- ☒ Chester County Library Board
- ☐ Chester Metropolitan District Commission
- ☐ Construction Board of Appeals
- ☐ Fort Lawn Fire Protection District Commission
- ☐ Gateway Steering Committee
- ☐ Hazel Pittman Center Board
- ☐ John Keziah Park Advisory Board
- ☐ Lando Fire Protection District

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

Application for Chester County, South Carolina Boards and Commissions

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Date: 12-30-2024

Board or Commission Appointment being sought: Construction Board of Appeals

Name: Jon-Michael Helms Occupation: Construction

Street Address: [REDACTED]

Mailing Address: (if different from above) _____

Telephone (Home): [REDACTED] Cell: _____

E-Mail: [REDACTED] Do you live in Chester County X yes / _____ no.

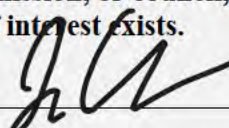
Date of Birth: [REDACTED] Sex: M

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

In which Council District do you reside? Please indicate (1-7) 3

Are you presently serving on a County Board or Commission? Yes If "yes" when does your term expire?
/31 /2024

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

Signature: Jon-Michael Helms 

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

- | | |
|--|--|
| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
| ☐ Chester County Historical Cemeteries Advisory Board | ☐ Olde English District |
| ☐ Airport Commission | ☐ Parks and Recreation Board |
| ☐ Assessment of Appeals Board | ☐ Planning Commission |
| ☐ Catawba Mental Health Board | ☐ Radio Users Advisory Committee |
| ☐ Catawba Regional Council of Government | ☐ Richburg Fire District Commission |
| ☐ Catawba Regional Workforce Investment Board | ☐ Rural Fire Commission |
| ☐ Chester County Library Board | ☐ Solid Waste Advisory Board |
| ☐ Chester Metropolitan District Commission | ☐ Zoning Board of Appeals |
| ☒ Construction Board of Appeals | |
| ☐ Fort Lawn Fire Protection District Commission | |
| ☐ Gateway Steering Committee | |
| ☐ Hazel Pittman Center Board | |
| ☐ John Keziah Park Advisory Board | |
| ☐ Lando Fire Protection District | |

Application for Chester County, South Carolina Boards and Commissions

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Date: 12/18/24

Board or Commission Appointment being sought: PRT

Name: Thomas Jordan Occupation: Facilities/Maintenance supervisor

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): NA Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County ☒ yes / ☐ no.

Date of Birth: / / Sex:

If recommended by a Council Member, indicate their name: Bobby Raines

In which Council District do you reside? Please indicate (1-7) 3

Are you presently serving on a County Board or Commission? yes If "yes" when does your term expire?
 / /

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

Signature: Thomas L Jordan, Jr.

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

- ☐ Accommodation Tax Board
- ☐ Chester County Historical Cemeteries Advisory Board
- ☐ Airport Commission
- ☐ Assessment of Appeals Board
- ☐ Catawba Mental Health Board
- ☐ Catawba Regional Council of Government
- ☐ Catawba Regional Workforce Investment Board
- ☐ Chester County Library Board
- ☐ Chester Metropolitan District Commission
- ☐ Construction Board of Appeals
- ☐ Fort Lawn Fire Protection District Commission
- ☐ Gateway Steering Committee
- ☐ Hazel Pittman Center Board
- ☐ John Keziah Park Advisory Board
- ☐ Lando Fire Protection District

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

Application for Chester County, South Carolina Boards and Commissions

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Date: 1-5-25

Board or Commission Appointment being sought: _____

Name: Todd Love

Occupation: Electrical Contractor

Street Address: _____

Mailing Address: (if different from above) _____

Telephone (Home): _____

Cell: _____

E-Mail: _____

Do you live in Chester County ☒ yes / ☐ no.

Date of Birth: _____

Sex: male

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

Bobby Raines

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

3

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

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

Signature: _____

Marion Todd Love

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

- ☐ Accommodation Tax Board
- ☐ Chester County Historical Cemeteries Advisory Board
- ☐ Airport Commission
- ☐ Assessment of Appeals Board
- ☐ Catawba Mental Health Board
- ☐ Catawba Regional Council of Government
- ☐ Catawba Regional Workforce Investment Board
- ☐ Chester County Library Board
- ☐ Chester Metropolitan District Commission
- ☐ Construction Board of Appeals
- ☐ Fort Lawn Fire Protection District Commission
- ☐ Gateway Steering Committee
- ☐ Hazel Pittman Center Board
- ☐ John Keziah Park Advisory Board
- ☐ Lando Fire Protection District

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

Application for Chester County, South Carolina Boards and Commissions

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Date: 1-6-2025

Board or Commission Appointment being sought: Chester County Rural Fire Commission

Name: Eugene Hedson Occupation: Firefighter

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County ☒ yes / ☐ no.

Date of Birth: [REDACTED] Sex: M

If recommended by a Council Member, indicate their name: Bobby Rains

In which Council District do you reside? Please indicate (1-7) 3

Are you presently serving on a County Board or Commission? yes If "yes" when does your term expire?

1/1/25

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

Signature: Eugene Hedson

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

- | | |
|--|--|
| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
| ☐ Chester County Historical Cemeteries Advisory Board | ☐ Olde English District |
| ☐ Airport Commission | ☐ Parks and Recreation Board |
| ☐ Assessment of Appeals Board | ☐ Planning Commission |
| ☐ Catawba Mental Health Board | ☐ Radio Users Advisory Committee |
| ☐ Catawba Regional Council of Government | ☐ Richburg Fire District Commission |
| ☐ Catawba Regional Workforce Investment Board | ☒ Rural Fire Commission |
| ☐ Chester County Library Board | ☐ Solid Waste Advisory Board |
| ☐ Chester Metropolitan District Commission | ☐ Zoning Board of Appeals |
| ☐ Construction Board of Appeals | |
| ☐ Fort Lawn Fire Protection District Commission | |
| ☐ Gateway Steering Committee | |
| ☐ Hazel Pittman Center Board | |
| ☐ John Keziah Park Advisory Board | |
| ☐ Lando Fire Protection District | |

Application for Chester County, South Carolina Boards and Commissions

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Date: 01/16/2025

Board or Commission Appointment being sought: Board of Assessment Appeals

Name: Ruthanne S. Levister

Occupation: Mortgage Originator

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED]

Cell: [REDACTED]

E-Mail: [REDACTED]

Do you live in Chester County X yes / no.

Date of Birth: [REDACTED]

Sex: F

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

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

Are you presently serving on a County Board or Commission? X If "yes" when does your term expire?
12 / 31 / 24

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

Signature: Ruthanne S. Levister

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

- ☐ Accommodation Tax Board
- ☐ Chester County Historical Cemeteries Advisory Board
- ☐ Airport Commission
- ☒ Assessment of Appeals Board
- ☐ Catawba Mental Health Board
- ☐ Catawba Regional Council of Government
- ☐ Catawba Regional Workforce Investment Board
- ☐ Chester County Library Board
- ☐ Chester Metropolitan District Commission
- ☐ Construction Board of Appeals
- ☐ Fort Lawn Fire Protection District Commission
- ☐ Gateway Steering Committee
- ☐ Hazel Pittman Center Board
- ☐ John Keziah Park Advisory Board
- ☐ Lando Fire Protection District

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

Application for Chester County, South Carolina Boards and Commissions

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Date: 1/6/25
Board or Commission Appointment being sought: CHESTER COUNTY LIBRARY
Name: JOAN L. GUYTON Occupation: _____
Street Address: _____
Mailing Address: (if different from above) _____
Telephone (Home): _____ Cell: _____
E-Mail: _____ Do you live in Chester County yes / no.
Date of Birth: _____ Sex: F
If recommended by a Council Member, indicate their name: Pete Wilson
In which Council District do you reside? Please indicate (1-7) DISTRICT 4
Are you presently serving on a County Board or Commission? yes If "yes" when does your term expire?
12/1 - 12/4
CONFLICT OF INTEREST STATEMENT: I, Joan L. Guyton, as a voting member of any Chester County board, commission, or council, agree to disqualify myself from voting on any issue(s) which may arise and in which a conflict of interest exists.
Signature: Joan L. Guyton

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

- | | |
|--|--|
| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
| ☐ Chester County Historical Cemeteries Advisory Board | ☐ Olde English District |
| ☐ Airport Commission | ☐ Parks and Recreation Board |
| ☐ Assessment of Appeals Board | ☐ Planning Commission |
| ☐ Catawba Mental Health Board | ☐ Radio Users Advisory Committee |
| ☐ Catawba Regional Council of Government | ☐ Richburg Fire District Commission |
| ☐ Catawba Regional Workforce Investment Board | ☐ Rural Fire Commission |
| ☒ Chester County Library Board | ☐ Solid Waste Advisory Board |
| ☐ Chester Metropolitan District Commission | ☐ Zoning Board of Appeals |
| ☐ Construction Board of Appeals | |
| ☐ Fort Lawn Fire Protection District Commission | |
| ☐ Gateway Steering Committee | |
| ☐ Hazel Pittman Center Board | |
| ☐ John Keziah Park Advisory Board | |
| ☐ Lando Fire Protection District | |

Application for Chester County, South Carolina Boards and Commissions

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Date: 3-28-2024

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

Name: Carol Grant

Occupation:

Street Address:

Mailing Address: (if different from above)

Telephone (Home):

Cell:

E-Mail:

Do you live in Chester County X yes / ___ no.

Date of Birth:

Sex: F

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

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

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

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

Signature:

Carol Grant

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

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

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

Application for Chester County, South Carolina Boards and Commissions

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Date: January 16, 2025

Board or Commission Appointment being sought: Parks and Recreation

Name: Laura Roberts

Occupation: Chester County Chamber of Commerce Vice President

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED]

Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County X yes / no.

Date of Birth: [REDACTED] Sex: F

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

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

Are you presently serving on a County Board or Commission? yes If "yes" when does your term expire?
1 / 1 / 25

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

Signature: Laura Roberts

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

- | | |
|--|--|
| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
| ☐ Chester County Historical Cemeteries Advisory Board | ☐ Olde English District |
| ☐ Airport Commission | ☒ Parks and Recreation Board |
| ☐ Assessment of Appeals Board | ☐ Planning Commission |
| ☐ Catawba Mental Health Board | ☐ Radio Users Advisory Committee |
| ☐ Catawba Regional Council of Government | ☐ Richburg Fire District Commission |
| ☐ Catawba Regional Workforce Investment Board | ☐ Rural Fire Commission |
| ☐ Chester County Library Board | ☐ Solid Waste Advisory Board |
| ☐ Chester Metropolitan District Commission | ☐ Zoning Board of Appeals |
| ☐ Construction Board of Appeals | |
| ☐ Fort Lawn Fire Protection District Commission | |
| ☐ Gateway Steering Committee | |
| ☐ Hazel Pittman Center Board | |
| ☐ John Keziah Park Advisory Board | |
| ☐ Lando Fire Protection District | |

Application for Chester County, South Carolina Boards and Commissions

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Date: 12-12-2024

Board or Commission Appointment being sought: Planning Commission

Name: Trent Smith

Occupation: The Macomb Group

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED]

Cell: [REDACTED]

E-Mail: [REDACTED]

Do you live in Chester County Yes yes / no no.

Date of Birth: [REDACTED]

Sex: male

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

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

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

 / /

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

Signature: Trent Smith

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

- ☐ Accommodation Tax Board
- ☐ Chester County Historical Cemeteries Advisory Board
- ☐ Airport Commission
- ☐ Assessment of Appeals Board
- ☐ Catawba Mental Health Board
- ☐ Catawba Regional Council of Government
- ☐ Catawba Regional Workforce Investment Board
- ☐ Chester County Library Board
- ☐ Chester Metropolitan District Commission
- ☐ Construction Board of Appeals
- ☐ Fort Lawn Fire Protection District Commission
- ☐ Gateway Steering Committee
- ☐ Hazel Pittman Center Board
- ☐ John Keziah Park Advisory Board
- ☐ Lando Fire Protection District

- ☐ Lewis Fire Protection District
- ☐ Olde English District
- ☐ Parks and Recreation Board
- ☒ Planning Commission
- ☐ Radio Users Advisory Committee
- ☐ Richburg Fire District Commission
- ☐ Rural Fire Commission
- ☐ Solid Waste Advisory Board
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Application for Chester County, South Carolina Boards and Commissions

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Date: January 14, 2025

Board or Commission Appointment being sought: Zoning Board of Appeals

Name: Jeffery Scott Thomas

Occupation: Property Appraiser

Street Address: [REDACTED]

Mailing Address: (if different from above)

Telephone (Home): [REDACTED]

Cell: [REDACTED]

E-Mail: [REDACTED]

Do you live in Chester County? ☒ Yes ☐ No

Date of Birth: [REDACTED] Sex: M

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

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

Are you presently serving on a County Board or Commission? ☒ Yes ☐ No If "yes" when does your term expire?

CONFLICT OF INTEREST STATEMENT: I, J Scott Thomas

as a voting member of any Chester County board, commission, or council, agree to disqualify myself from voting on any matter which may arise and in which a conflict of interest exists.

Signature: J Scott Thomas

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

- ☐ Accommodation Tax Board
- ☐ Chester County Historical Cemeteries Advisory Board
- ☐ Airport Commission
- ☐ Amendment of Appeals Board
- ☐ Catawba Medical Health Board
- ☐ Catawba Regional Council of Government
- ☐ Catawba Regional Workforce Investment Board
- ☐ Chester County Library Board
- ☐ Chester Metropolitan District Commission
- ☐ Construction Board of Appeals
- ☐ East Lawn Fire Protection District Commission
- ☐ Gateway Steering Committee
- ☐ Hazel Pittman Center Board
- ☐ John Keriah Park Advisory Board
- ☐ Lands Fire Protection District

- ☐ Lewis Fire Protection District
- ☐ Oak English District
- ☐ Parks and Recreation Board
- ☐ Planning Commission
- ☐ Public Works Advisory Committee
- ☐ Richburg Fire District Commission
- ☐ Rural Fire Commission
- ☐ Solid Waste Advisory Board
- ☒ Zoning Board of Appeals

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Date: 12/12/24

Board or Commission Appointment being sought: ATAX Accommodations Tax Board

Name: Elizabeth Claytor

Occupation: Inn-Keeper

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED]

Cell: [REDACTED]

E-Mail: [REDACTED]

Do you live in Chester County X yes / no.

Date of Birth: [REDACTED]

Sex: F

If recommended by a Council Member, indicate their name: Councilman Killian

In which Council District do you reside? Please indicate (1-7) District 6

Are you presently serving on a County Board or Commission? Yes If "yes" when does your term expire?

12 / 31 / 24

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

Signature: Elizabeth Claytor

Elizabeth Claytor

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

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| ☒ Accommodation Tax Board | ☐ Lewis Fire Protection District |
| ☐ Chester County Historical Cemeteries Advisory Board | ☐ Olde English District |
| ☐ Airport Commission | ☐ Parks and Recreation Board |
| ☐ Assessment of Appeals Board | ☐ Planning Commission |
| ☐ Catawba Mental Health Board | ☐ Radio Users Advisory Committee |
| ☐ Catawba Regional Council of Government | ☐ Richburg Fire District Commission |
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| ☐ Chester Metropolitan District Commission | ☐ Zoning Board of Appeals |
| ☐ Construction Board of Appeals | |
| ☐ Fort Lawn Fire Protection District Commission | |
| ☐ Gateway Steering Committee | |
| ☐ Hazel Pittman Center Board | |
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Application for Chester County, South Carolina Boards and Commissions

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Date: 1/15/2025

Board or Commission Appointment being sought: Board of Assessment Appeals

Name: William R. King

Occupation: Consultant

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED]

Cell: [REDACTED]

E-Mail: [REDACTED]

Do you live in Chester County X yes / no.

Date of Birth: [REDACTED]

Sex: M

If recommended by a Council Member, indicate their name: William Killian

In which Council District do you reside? Please indicate (1-7) 6

Are you presently serving on a County Board or Commission? Yes If "yes" when does your term expire?
12 / 31 / 24

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

Signature: 

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

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| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
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Application for Chester County, South Carolina Boards and Commissions

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Date: 1/12/2025

Board or Commission Appointment being sought: Library Board - Chester, SC

Name: Shannon Hyde Occupation: Practice Manager

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County ☒ yes / ☐ no.

Date of Birth: [REDACTED] Sex: F

If recommended by a Council Member, indicate their name: [REDACTED]

In which Council District do you reside? Please indicate (1-7) 6

Are you presently serving on a County Board or Commission? ☒ If "yes" when does your term expire?

12/31/2024

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

Signature: Shannon Hyde

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

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| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
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Application for Chester County, South Carolina Boards and Commissions

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Date: 21 Dec 2024

Board or Commission Appointment being sought: Construction Board of Appeals

Name: Major Williamson Occupation: Professional Driver

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County X yes / no.

Date of Birth: [REDACTED] Sex: M

If recommended by a Council Member, indicate their name: William Killian

In which Council District do you reside? Please indicate (1-7) 6

Are you presently serving on a County Board or Commission? Yes If "yes" when does your term expire?
12 / 31 / 24

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

Signature: [Signature]

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

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| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
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Application for Chester County, South Carolina Boards and Commissions

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Date: 12/19/24

Board or Commission Appointment being sought: HAZEL Pittman Center

Name: Peter G Skidmore Occupation: PT

Street Address: _____

Mailing Address: (if different from above) _____

Telephone (Home): N/A

Cell: _____

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

Date of Birth: _____ Sex: M

If recommended by a Council Member, indicate their name: William Budda Killian

In which Council District do you reside? Please indicate (1-7) 6

Are you presently serving on a County Board or Commission? yes If "yes" when does your term expire?
12/31/24

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

Signature: Peter Skidmore

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

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| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
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Application for Chester County, South Carolina Boards and Commissions

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Date: 12/12/24
Board or Commission Appointment being sought: Parks AND Recreation Board
Name: Hiawatha Clifton Occupation: N/A
Street Address: [REDACTED]

Mailing Address: (if different from above) _____

Telephone (Home): NONE Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County / yes / no.

Date of Birth: [REDACTED] Sex: MALE

If recommended by a Council Member, indicate their name: William Killian

In which Council District do you reside? Please indicate (1-7) 6

Are you presently serving on a County Board or Commission? YES If "yes" when does your term expire?
12/31/24

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

Signature: Hiawatha Clifton

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

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| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
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Date: 12/17/2025

Board or Commission Appointment being sought: Planning Commission

Name: Azzie Lee Hill Occupation: retired

Street Address: [REDACTED]

Mailing Address: (if different from above) PO BOX 714 Chester, SC 29706

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County X yes / no.

Date of Birth: [REDACTED] Sex: F

If recommended by a Council Member, indicate their name: William Killian

In which Council District do you reside? Please indicate (1-7) 6

Are you presently serving on a County Board or Commission? Yes If "yes" when does your term expire?
12 / 31 / 24

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

Signature: [Handwritten Signature]

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

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| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
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Date: 12/13/2024

Board or Commission Appointment being sought: Rural Fire Commission

Name: Donald Trowell Occupation: Business Owner

Street Address: [REDACTED]

Mailing Address: (if different from above) [REDACTED]

Telephone [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County yes / no.

Date of [REDACTED] [REDACTED]: M

If recommended by a Council Member, indicate their name: William Killian

In which Council District do you reside? Please indicate (1-7) 6

Are you presently serving on a County Board or Commission? yes If "yes" when does your term expire?
12 / 31 / 24

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

Signature: [REDACTED]

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| ☐ Accommodation Tax Board | ☐ Lewis Fire Protection District |
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Date: 12-19-24

Board or Commission Appointment being sought: Zoning Board of Appeals
Name: [REDACTED] Occupation: Capital Procurement

Street Address: [REDACTED]

Mailing Address: (if different from above) _____

Telephone (Home): [REDACTED] Cell: [REDACTED]

E-Mail: [REDACTED] Do you live in Chester County Yes / no.

Date of Birth: [REDACTED] Sex: F

If recommended by a Council Member, indicate their name: William Killian

In which Council District do you reside? Please indicate (1-7) 6

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

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

Signature: [Signature]

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

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