



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, October 21, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) October 7, 2024 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) 3rd Reading of Ordinance 2024-15
To adopt various international and standard codes relating to inspection activities and enforcement of building provisions.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 3rd Reading of Ordinance 2024-15
To adopt various international and standard codes relating to inspection activities and enforcement of building provisions.
- b) 2nd Reading of Ordinance 2024-16
An ordinance authorizing the Chester Fire District, South Carolina to issue general obligation bonds in the principal amount not exceeding \$935,000; and providing for other related matters.

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

9. NEW BUSINESS

- a) Donation to Samaritan's Purse in Support of Hurricane Helene Disaster Relief
Jeff Porter, Partnership Manager of Donor Ministries
- b) County Fire and EMS Update
Kell Benson, Emergency Services Director
- c) 1st Reading of CCTA24-01 ID-1 – Chester County Zoning Ordinance – Text Amendments
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

Chapter 4 § 4-120 ID-1 Restricted Industrial District Regulations

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. 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.

- d) 1st Reading of CCTA24-02 ID-2 – Chester County Zoning Ordinance – Text Amendments
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

Chapter 4 § 4-122 ID-2 Limited Industrial District Regulations

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. 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.

- e) 1st Reading of CCTA24-03 ID-3 – Chester County Zoning Ordinance – Text Amendments
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

Chapter 4 § 4-124 ID-3 General Industrial District Regulations

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. 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.

- f) 1st Reading of CCTA24-04 PD – Chester County Zoning Ordinance – Text Amendments
Recommendation to Add New Text. The Planning Commission voted 6-0 to deny.

Chapter 4 § 4-130 PD Planned Development District Regulations

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. 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.

- g) 1st Reading of CCTA24-05 AP – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-133 AP Airport Overlay District Regulations
Recommendation to Add New Text: Chapter 4 § 4-133 Chester-Catawba Regional Airport Overlay District Regulations. The Planning Commission voted 6-0 to approve.
- h) 1st Reading CCMA24-12 Chester County request Tax Map #078-00-00-233-000 located off Armory Road, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to General Commercial District (GC). The Planning Commission voted 6-0 to approve.

10. BOARDS AND COMMISSIONS

- a) Richburg Fire Protection District Commission Resignation
John Agee, District 1
- b) Richburg Fire Protection District Commission Appointment
John Agee, District 1

- c) Hazel Pittman Center Board of Directors Resignation
John Agee, District 1
- d) Chester County Library Board Resignation
Mike Vaughn, District 2

11. EXECUTIVE SESSION

- a) Receipt of legal advice regarding Planned Developments covered by the attorney-client privilege
- b) Receipt of legal advice pertaining to City of Rock Hill MOU covered by the attorney-client privilege and relating to potential expansion of industries or other businesses in the area served by the public body
- 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 P2476

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Planned Developments
- b) Action taken regarding City of Rock Hill MOU
- c) Action taken regarding Project P2476

13. COUNCIL COMMENTS

14. ADJOURN

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

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



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, October 7, 2024 | 6:00 PM

MINUTES

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

Absent: Councilman William Killian

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited, and invocation given by Councilman Guy.

3. APPROVAL OF MINUTES

- a) September 16, 2024 Council Meeting Minutes
Councilwoman Mosley motioned to approve, second by Vice Chairman Wilson. Vote 6-0 to approve.
- b) September 23, 2024 Council Workshop Minutes
Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Vote 5-0 to approve. Chairman Branham was absent from the Workshop and recused from the vote.

4. CITIZEN'S COMMENTS

None

5. PUBLIC HEARING

- a) 3rd Reading of Ordinance 2024-14
An ordinance amending Ordinance 2022-10, which amended Ordinance No. 2021-16, to provide for the designation and expenditure of unallocated ARPA funds; and providing for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 3rd Reading of Ordinance 2024-14
An ordinance amending Ordinance 2022-10, which amended Ordinance No. 2021-16, to provide for the designation and expenditure of unallocated ARPA funds; and providing for other related matters.
Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Vote 6-0 to approve.
- b) 2nd Reading of Ordinance 2024-15
To adopt various international and standard codes relating to inspection activities and enforcement of building provisions.
Councilwoman Mosley motioned to approve, second by Councilman Vaughn. Vote 6-0 to approve.

c) 1st Reading of Ordinance 2024-16

An ordinance authorizing the Chester Fire District, South Carolina to issue general obligation bonds in the principal amount not exceeding \$935,000; and providing for other related matters.

Administrator Hester informed Council members that the Chester Fire District satisfied their last bond that was taken out for a fire truck. He stated they are in need of another truck and are requesting another bond using the fund balance that they have.

Attorney Michael Kozlarek addressed Council to explain there was a borrowing done approximately ten years ago and that bond has retired; therefore, taxpayers should see their millage decrease this year. Mr. Kozlarek stated that if there would be an increase in taxes, it would be a slow increase over three years. He also reiterated that this will only affect citizens inside of the Chester Fire District.

Councilman Agee motioned to approve, second by Councilwoman Mosley. Vote 6-0 to approve.

d) Resolution 2024-11 ordering a public hearing on the question of issuing general obligation bonds by the Chester Fire District, South Carolina in Chester County, South Carolina pursuant to Title 6, Chapter 11, Code of Laws of South Carolina, 1976, as amended; and other related matters.

Councilman Agee motioned to approve, second by Councilman Guy. Vote 6-0 to approve.

e) A proclamation honoring all Chester County Firefighters and Proclaiming October 2024 as Fire Prevention Month

The proclamation was given by Chairman Branham and received by Kell Benson, JP McNeil, TJ Martin, Ka'Nya Givens, Dillon Garris, and Mary Culp.

7. ADMINISTRATOR'S REPORT

Administrator Hester began by speaking of the impacts of Hurricane Helene within our county. He spoke on the importance of volunteer firefighters and how we would not be able to provide fire service throughout our county without them. Mr. Hester spoke about the amount of power outages and how the linemen worked around the clock to restore power. Mr. Hester commended the hard work of the 911 dispatch center and Sheriff's Office staff with the number of calls that were taken and dispatched within a 24 hour period. Administrator Hester stated that Mr. Ed Darby is waiting for news about individual assistance with FEMA; however, replacement SNAP benefits are available for the citizens of Chester County that qualify for that program. Mr. Hester stated that the generator at the airport was very beneficial in order to keep the airport operational to get supplies to the northern and western counties that were greatly affected by the storm. Administrator Hester thanked everyone for their help in getting Chester County back operational. He informed Council about generators that will be installed at the landfill and two convenience sites, the Great Falls Memorial Building, and the Chester County Courthouse. Mr. Hester also announced that the Chester County Landfill will be waiving the fees for storm debris until October 26. He also stated that the Household Hazardous Waste and Paper shredding Day this past weekend had a great turnout with over 150 citizens participating and 7,200 pounds of paper that was shredded. Lastly, Administrator Hester encouraged citizens to participate in the 2025 Chester County Comprehensive Plan survey.

8. OLD BUSINESS

9. NEW BUSINESS

a) Economic Development Update

Robert Long, Economic Development Director

Director Long informed Council that the Economic Development department has had a flurry of projects the last few weeks and they currently have 74 projects. Mr. Long stated that 67% of their projects have been direct leads and which is about 2/3 of the projects, typically only 1/3 of the projects are direct leads in rural counties. Director Long stated there has been an increase in projects related to electric vehicle batteries and a decrease in logistics and warehouse distribution. Mr. Long also stated that he has seen an increase in food and beverage projects. Director Long informed Council that he was recognized in the Charlotte Business Journal and made the Power 100 List and that there is recognition of Chester County in the Southern Business and Development magazine. Director Long expressed that the future of the Chester County community is very bright.

10. BOARDS AND COMMISSIONS

a) Catawba Mental Health Board Nomination

Erin Mosley, Council Member At-Large

Councilwoman Mosley motioned to nominate Jessica Schmittle for the Catawba Mental Health Board, second by Councilman Vaughn. Vote 6-0 to nominate.

11. EXECUTIVE SESSION

Councilwoman Mosely motioned to enter executive session, second by Councilman Guy. Vote 6-0 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 P2464
- 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 P2468
- 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 P2469
- d) Discussion of personnel matter regarding Human Resources
- e) Receipt of legal advice relating to a tax increment financing district covered by the attorney-client privilege

12. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Vaughn motioned to return to regular session, second by Vice Chairman Wilson. Vote 6-0 to return to regular session.

Chairman Branham announced that all items were taken as information only.

- a) Action taken regarding Project P2464
- b) Action taken regarding Project P2468
- c) Action taken regarding Project P2469
- d) Action taken regarding Human Resources personnel matter
- e) Action taken regarding legal advice relating to a tax increment financing district

13. COUNCIL COMMENTS

Councilman Vaughn recognized the hard work with the food distribution by Libby Sweatt with the Fort Lawn Community Center and how beneficial it is to Chester County.

Councilman Agee stated that men and women from Chester County went to North Carolina to help with the devastating impacts of the storm and he expressed his appreciation for the volunteers.

Councilwoman Mosley asked that we keep Florida in our prayers for the upcoming hurricane that they are about to experience.

Chairman Branham asked Administrator Hester if there was a way to donate \$5,000 on behalf of the county to an organization. Administrator Hester stated there are numerous organizations and he will work on that.

Vice Chairman Wilson announced the Faith in Blue praying event being hosted by Chester County Sheriff's Office on Sunday, October 13th from 5:30-6:30pm.

14. ADJOURN

Councilwoman Mosley motioned to adjourn, second by Councilman Guy. Vote 6-0 to adjourn.

8:07PM

Kristie Donaldson
Clerk to County Council

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF CHESTER)

Ordinance No. 2024-15

AN ORDINANCE TO ADOPT VARIOUS INTERNATIONAL AND STANDARD CODES RELATING TO INSPECTION ACTIVITIES OF CHESTER COUNTY, SOUTH CAROLINA AND ENFORCEMENT OF BUILDING PROVISIONS AS PROVIDED IN THE CODES.

WHEREAS, in accordance with Section 6-9-10 of the South Carolina Code of laws, 1976, as Amended, Chester County acknowledges its responsibility to enforce the editions of the Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas and Energy Conservation Codes, as published by the International Code Council and the edition of the National Electrical Code, as published by the National Fire Protection Association and as duly adopted by the South Carolina Building Codes Council.

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by Chester County, South Carolina relating to construction, livability, sanitation, erection, energy efficiency, installation of equipment, alteration, repair, occupancy, classification or removal of a structures and other maintenance of buildings within Chester County, South Carolina and relating to public safety, health and general welfare;

NOW, THEREFORE, BE IT ORDAINED BY CHESTER COUNTY COUNCIL that the following codes are hereby adopted by reference as though they were copied herein fully:

2021 International Property Maintenance Code
2021 International Swimming Pool & Spa Code
2021 International Existing Building Code

BE IT FURTHER ORDAINED that within said codes, when reference is made to duties of a certain official named therein, the designated official of Chester County, South Carolina, who has duties corresponding to those named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code are concerned.

This ordinance shall take effect upon adoption by the Chester County Council on the date of the final reading approval.

Adopted this 16th day of September 2024.

CHESTER COUNTY, SOUTH CAROLINA

Joe Branham
Chairman, Chester County Council

[SEAL]

Attest:

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

First Reading: September 16, 2024
Second Reading: October 7, 2024
Public Hearing: October 21, 2024
Third Reading: October 21, 2024

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2024-16

**AUTHORIZING THE CHESTER FIRE DISTRICT, SOUTH
CAROLINA TO ISSUE GENERAL OBLIGATION BONDS IN
THE PRINCIPAL AMOUNT NOT EXCEEDING \$935,000; AND
PROVIDING FOR OTHER RELATED MATTERS.**

BE IT ORDAINED BY THE COUNTY COUNCIL OF CHESTER COUNTY, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Findings. The County Council (“County Council”) of Chester County, South Carolina (“County”), hereby finds and determines:

- a. The Fire Protection Commission (“Commission”) is the governing body of the Chester Fire District (“District”), a body politic.
- b. The Commission desires to acquire, construct and install certain capital projects and improvements, including a pumper fire truck and related equipment at an approximate cost of \$935,000.
- c. The Commission has determined it is in the best interest of the District to finance all or a portion of the Projects through the issuance of general obligation bonds of the District.
- d. Pursuant to the provisions of Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended, and Title 6, Chapter 11, Article 5 (“Issuing Act”), Code of Laws of South Carolina, 1976, as amended (“Code”), the commission of a special purpose district may petition the county board of the county in which a special purpose district is located for authorization to issue bonds of the special purpose district, the principal proceeds of which shall be used in furtherance of any power of the special purpose district.
- e. The Issuing Act requires the county board of the county in which the special purpose district is located to order a public hearing to be held upon the question of the issuance of bonds of such special purpose district prior to the county board authorizing the issuance of the bonds of the special purpose district.
- f. The County Council constitutes a “county board”; the District constitutes a “special purpose district”; the Commission constitutes a “commission”; and the undertaking of the Projects constitutes a “power” committed to the District, as such quoted terms are defined in the Issuing Act.
- g. The Commission submitted a petition dated September 26, 2024, to County Council requesting authorization to issue not exceeding \$935,000 aggregate principal amount general obligation bonds of the District (“Bonds”) for the purpose of financing all or a portion of the Projects.
- h. After publication of the appropriate notice as required under the Issuing Act, a public hearing was held by County Council on November 4, 2024, on the question of the issuance of the Bonds.
- i. At the public hearing, both proponents and opponents on the question of the issuance of the Bonds were given full opportunity to be heard.

Section 2. Authorization to Issue Bonds. Pursuant to the aforementioned constitutional and statutory provisions, the Commission, on behalf of the District, is hereby authorized to issue the Bonds of the District. The Bonds may be issued at one time or from time to time. The Bonds shall be dated, shall mature, shall be in such denominations, shall bear such interest, shall be subject to redemption, shall be executed and shall contain such other provisions as the Commission shall determine.

Section 3. Security for and Payment of Bonds; Pledge of Credit. For the payment of the principal of and interest on the Bonds as they respectively mature and for the creation of such sinking funds as may be necessary therefor, the full faith, credit, and taxing power of the District shall be irrevocably pledged, and there shall be levied annually by the Auditor of the County and collected by the Treasurer of the County, in the same manner as property taxes are levied and collected, a tax without limit on all taxable property in the District sufficient to pay the principal of and interest on the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

Section 4. General Authorization to Commission. The Commission is authorized to do all things necessary or convenient in accordance with applicable law to effect the issuance and sale of the Bonds at such time as it deems necessary and in the interest of the District.

Section 5. Publication of Action. In accordance with the Issuing Act, the County shall publish notice of the actions contained in the Ordinance in a newspaper of general circulation in the County, which notice shall state (i) the action contained in this Ordinance; (ii) the extent that Bonds have been authorized to be issued by the Commission on behalf of the District and the method of the payment of principal and interest on the Bonds; and (iii) that no election is required on the question of the issuance of Bonds of the District.

Section 6. General Repealer. All orders, resolutions, ordinances and parts thereof, procedural and otherwise, in conflict herewith or the proceedings authorizing the issuance of the Bonds are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 7. Effective Date. This Ordinance is effective immediately on third reading by the County Council.

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CHESTER COUNTY, SOUTH CAROLINA

By: _____
Joe Branham
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading: October 7, 2024
Second Reading: October 21, 2024
Public Hearing: November 4, 2024
Third Reading: November 4, 2024

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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 9-17-24 Case # CCTA24-01 Invoice # N/A

NAICS CODE Number: N/A

APPLICANT INFORMATION

NAME: Mike Levister

MAILING ADDRESS: Street/PO Box/Town/State/Zip

P.O. Box 580

Chester, S.C. 29706

Telephone Number(s): Home _____ Work 803-385-0421 Cell _____

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Chapter 4 §4-120 ID-1 Restricted Industrial District Regulations.

REASON FOR PROPOSED TEXT CHANGE:

The County Planning Director had a recommendation from Council members Pete Wilson and Mike Vaughn to add a Vegetative Buffer to Chapter 4 §4-120 ID-1 Restricted Industrial District Regulations. See attached documents of the current text for Chapter 4 §4-120 and the proposed text for Chapter 4 §4-120.

Applicant (s) Signature:  Date: 8/6/2023

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00.

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Original Text

Chapter 4 DISTRICT REGULATIONS

§ 4-120 ID-1 - Restricted Industrial District Regulations.

The following regulations apply to all uses in ID-1 districts:

Minimum lot area	<u>Utility substations and water towers</u> : 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by four additional feet for every two feet in height over 50 feet.
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.
Off street parking and loading:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5

New Text Added

Chapter 4 DISTRICT REGULATIONS

§ 4-120 ID-1 - Restricted Industrial District Regulations.

The following regulations apply to all uses in ID-1 districts:

Minimum lot area	Utility substations and water towers: 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions
Vegetative Buffer	"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. 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.
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by four additional feet for every two feet in height over 50 feet.

Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.
Off street parking and loading:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5

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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 9/17/24 Case # CCTA 24-02 Invoice # N/A

NAICS CODE Number: NA

APPLICANT INFORMATION

NAME: Mike Levister

MAILING ADDRESS: Street/PO Box/Town/State/Zip

P.O. Box 580

Chester, S.C. 29706

Telephone Number(s): Home _____ Work 803-385-0421 Cell _____

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Chapter 4§ 4-122 ID-2 Limited Industrial District Regulations.

REASON FOR PROPOSED TEXT CHANGE:

The County Planning Director had a recommendation from Council members Pete Wilson and Mike Vaughn to add a Vegetative Buffer to Chapter 4 §4-122 ID-2 Limited Industrial District Regulations. See attached documents of the current text for Chapter 4 §4-122 and the proposed text for Chapter 4 §4-122.

Applicant (s) Signature:  Date: 8/6/2023

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00.

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

§ 4-122 ID-2 - Limited Industrial District Regulations.

The following regulations apply to all uses in ID-2 districts:

Minimum lot area	Utility substations and water towers: 10,000 square feet. Other: As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	<u>Petroleum products & asphalt production - 23411 & 324:</u> 1000 feet from a rural, residential or agricultural district or property line. <u>Other:</u> 150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions.
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by one additional foot for every two feet in height over 50 feet.
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.
Off street parking and loading:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5

New Text Added

§ 4-122 ID-2 - Limited Industrial District Regulations.

The following regulations apply to all uses in ID-2 districts:

Minimum lot area	<u>Utility substations and water towers</u> : 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	<u>Petroleum products & asphalt production</u> - 23411 & 324: 1000 feet from a rural, residential or agricultural district or property line. <u>Other</u> : 150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions.
Vegetation Buffer	"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. 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.
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height

Maximum Structure Height cont.	provided setbacks from residential districts shall be increased by one additional foot for every two feet in height over 50 feet.
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.
Off street parking and loading:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5

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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 9/17/24 Case # CCTA24-03 Invoice # NA

NAICS CODE Number: NA

APPLICANT INFORMATION

NAME: Mike Levister

MAILING ADDRESS: Street/PO Box/Town/State/Zip

P.O. Box 580

Chester, S.C. 29706

Telephone Number(s): Home _____ Work 803-385-0421 Cell _____

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Chapter 4§4-124 ID-3 General Industrial District Regulations.

REASON FOR PROPOSED TEXT CHANGE:

The County Planning Director had a recommendation from Council members Pete Wilson and Mike Vaughn to add a Vegetative Buffer to Chapter 4 §4-124 ID-3 General Industrial District Regulations. See attached documents of the current text for Chapter 4 §4-124 and the proposed text for Chapter 4 §4-124.

Applicant (s) Signature:  Date: 8/6/2023

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00.

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Chapter 4 DISTRICT REGULATIONS

§ 4-124 ID-3 - General Industrial District Regulations

The following regulations apply to all uses in ID-3 districts:

Minimum lot area	<u>Utility substations and water towers</u> : 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	<u>Petroleum products & asphalt production - 23411, 324 & 4227</u> : 1,000 feet from rural, residential or agricultural district or property line. <u>Other uses</u> : 150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions.
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by one additional foot for every two feet in height over 50 feet.
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.
Off street parking and loading:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5

New Text Added

Chapter 4 DISTRICT REGULATIONS

§ 4-124 ID-3 - General Industrial District Regulations

The following regulations apply to all uses in ID-3 districts:

Minimum lot area	<u>Utility substations and water towers</u> : 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	<u>Petroleum products & asphalt production - 23411, 324 & 4227</u> : 1,000 feet from rural, residential or agricultural district or property line. <u>Other uses</u> : 150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions.
Vegetation Buffer	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. 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.

Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by one additional foot for every two feet in height over 50 feet.
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.
Off street parking and loading:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5

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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 9/17/24 Case # CCTA24-04 Invoice # NA

NAICS CODE Number: NA

APPLICANT INFORMATION

NAME: Mike Levister

MAILING ADDRESS: Street/PO Box/Town/State/Zip

P.O. Box 580

Chester, S.C. 29706

Telephone Number(s): Home _____ Work 803-385-0421 Cell _____

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Chapter 4 §4-130 PD Planned Development District Regulations.

REASON FOR PROPOSED TEXT CHANGE:

The County Planning Director had a recommendation from Council members Pete Wilson and Mike Vaughn to add a Vegetative Buffer to Chapter 4 §4-130 PD Planned Development District Regulations. See attached documents of the current text for Chapter 4 §4-130 and the proposed text for Chapter 4 §4-130.

Applicant (s) Signature:  Date: 8/6/2023

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00.

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Original Text

Chapter 4 DISTRICT REGULATIONS

§ 4-130 PD Planned Development District Regulations.

The following regulations shall apply to all uses in PD districts, other provisions in this ordinance to the contrary notwithstanding:

Minimum district area:	4 acres
Minimum lot area for structure and maximum density:	Set in approved plan.
Minimum lot width, yards, setbacks:	Set in approved plan.
Maximum structure height:	35 feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae];
Maximum number of units: (Effective as of 12.4.23)	The number of units shall not exceed the guaranteed allotment for service of water and wastewater. Should the water and wastewater guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.
Off street parking and loading requirements:	Set in approved plan.
Screening:	Set in approved plan, but not less than landscaping required by supplemental regulations, Chapter 5.
Signs:	Set in approved plan, but not greater than signs allowed by supplemental regulations, Chapter 5.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.

New Text Added

Chapter 4 DISTRICT REGULATIONS

§ 4-130 PD Planned Development District Regulations.

The following regulations shall apply to all uses in PD districts, other provisions in this ordinance to the contrary notwithstanding:

Minimum district area:	4 acres
Minimum lot area for structure and maximum density:	Set in approved plan.
Minimum lot width, yards, setbacks:	Set in approved plan.
Vegetative Buffer	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. 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.
Maximum structure height:	35 feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae];
Maximum number of units: (Effective as of 12.4.23)	The number of units shall not exceed the guaranteed allotment for service of water and wastewater. Should the water and wastewater guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.
Off street parking and loading requirements:	Set in approved plan.

Screening:	Set in approved plan, but not less than landscaping required by supplemental regulations, Chapter 5.
Signs:	Set in approved plan, but not greater than signs allowed by supplemental regulations, Chapter 5.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.



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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 10/15/24 **Case #** CCTA24-05 **Invoice #** N/A

NAICS CODE Number: N/A

APPLICANT INFORMATION

NAME: Chester County/Mike Levister

MAILING ADDRESS: Street/PO Box/Town/State/Zip

PO Box 580 Chester, SC 29706

Telephone Number(s): Home N/A Work 803-581-0942 Cell N/A

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Chapter 4 District Regulations § 4-133 AP Airport Overlay District Regulations

REASON FOR PROPOSED TEXT CHANGE:

Strengthening our Airport Overlay Ordinance to comply with state requirements, which will allow for the pursuing of State grant funding to protect and enhance the Chester/Catawba Regional Airport.

Applicant (s) Signature:

A handwritten signature in blue ink, appearing to read "Mike Levister", is written over a horizontal line.

Date: 9/10/24

CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00.

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Original Text

Chapter 4 DISTRICT REGULATIONS

§ 4-133 AP - Airport Overlay District Regulations.

The AP - Airport Overlay is not a separate zoning district classification; it is appended to an existing district designation for the purpose of imposing additional regulations necessary to protect public health and safety by preventing establishment of obstructions and hazards to aircraft. The regulations in this section shall apply to all uses in zoning districts to which the -AP Airport Overlay designation is attached.

a. Definitions	
<i>Airport</i>	a Chester County public airport
<i>Airport elevation</i>	the highest point of an airport's usable landing area, measured in feet above mean sea level
<i>Approach surface</i>	a surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in this section
<i>Approach zone</i>	the inner edge approach zone coincides with the width of the primary surface and begins 200 feet from the runway end and is 250 feet wide. The approach zone expands outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
<i>Conical surface</i>	a surface extending outward from the periphery of the horizontal surface at a slope of 20:1 for a horizontal distance of 4,000 feet
<i>Conical zone</i>	the area that commences at the periphery of the horizontal zone and extends outward there from for a distance of 4,000 feet and upward at a slope of 20:1

Chapter 4 DISTRICT REGULATIONS

§ 4-133 AP -- Airport Overlay District Regulations. (Cont'd)

<i>Hazard to navigation</i>	an obstruction determined to have a substantial adverse effect on the safety and efficient utilization of the navigable airspace
<i>Height limit</i>	maximum distance above mean sea level elevation unless otherwise specified
<i>Horizontal surface</i>	a horizontal plane 150 feet above the established airport elevation, the perimeter of which in plane coincides with the perimeter of the horizontal zone
<i>Horizontal zone</i>	the horizontal zone is established by swinging arcs of 5,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
<i>Obstruction</i>	any structure, growth or other object, including a mobile object, which exceeds a limited height set forth in this section
<i>Primary surface</i>	the primary surface is longitudinally centered on a runway and extends 200 feet beyond each end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface is 250 feet.
<i>Runway</i>	a defined area on an airport prepared for landing and takeoff of aircraft along its length
<i>Structure</i>	an object, including a mobile object, constructed or installed by man, including but not limited to buildings, towers, cranes, smokestacks, earth formations and overhead transmission lines
<i>Transitional surfaces</i>	surfaces extending outward at 90 degree angles to the runway centerline and extending at a slope of seven feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal surfaces
<i>Transitional zones</i>	the areas beneath the transitional surfaces

Chapter 4 DISTRICT REGULATIONS

§ 4-133 AP -- Airport Overlay District Regulations. (Cont'd)

b. Height Limitations. Except as otherwise provided in this section, no structure shall be erected, altered or maintained and no trees shall be allowed to grow in any -AP zone to a height in excess of the applicable height limitations established as follows:	
1. Approach zone	Slopes 20 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline
2. Transitional zone	Slopes seven feet horizontally for each foot upward beginning at the side of and at the same elevation as the primary surface and the approach surface, and extending to a height of 150 feet above the airport elevation above mean sea level. In addition, there are established height limits sloping seven feet outward for each foot upward beginning at the sides and at the same elevation as the approach surface, and extending to where they intersect the horizontal surface.
3. Horizontal zone	Established at 150 feet above the airport elevation above mean sea level.
4. Conical zone	Slopes 20 feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to an elevation of 350 feet above the airport elevation.
c. Use Restrictions. Notwithstanding any other provisions of this section, no use may be made of land or water within any zone established by this section in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.	

Chapter 4 DISTRICT REGULATIONS

§ 4-133 AP -- Airport Overlay District Regulations. (Cont'd)

d. Nonconforming Uses. Nonconforming uses are subject to § 3-200.	
1. Regulations not retroactive	The regulations prescribed by this section shall not be construed to require the removal, lowering or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this section, or otherwise interfere with the continuance of nonconforming use. Nothing contained in this section shall require any change in the construction, alteration or intended use of any structure, the construction or alteration of which was begun under a permit issued prior to the effective date of this section and is diligently pursued.
2. Obstruction marking and lighting	Notwithstanding section d.1, above, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation and maintenance thereon of such markers and lights as shall be deemed necessary by the airport commission to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated and maintained at the expense of the county.

Chapter 4 DISTRICT REGULATIONS

§ 4-133 AP – Airport Overlay District Regulations. (Cont'd)

e. Permits.	The zoning administrator shall not issue a zoning permit within an -AP district until it has been determined that the proposal is in compliance with the terms of this section.
1. Permits required; exceptions	Except as specifically provided in this section, no material changes shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any -AP district without a permit. A permit application shall indicate the purpose for the permit and demonstrate that the use, structure or tree would conform to the regulations in this section. No permit for a use inconsistent with the provisions of this section shall be granted unless a variance has been approved in accordance with this section. Exceptions: (a) In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than 75 feet in vertical height above the ground, except when, because of terrain, land contour or topographic features, such tree or structure would extend above the height limits prescribed for such zones. (b) In areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any tree or structure less than 75 feet in vertical height above the ground, except when, because of terrain, land contour or topographic features, such tree or structure would extend above the height limits prescribed for such zones. (c) In the areas lying within the limits of the transition zones, no permit shall be required for any tree or structure less than 75 feet above the ground, except when such tree or structure, because of terrain, land contour or topographic features, would extend above the elevation prescribed for such transition zones.
2. Existing uses	No permit shall be granted for establishment or creation of an obstruction or permit a nonconforming use, structure or tree to become a greater hazard to air navigation than it was on the effective date of this section or any amendments to this section, or than it is when the application for such a permit is granted.
3. Nonconforming Structures/uses	Nonconforming structures and uses are subject to regulations in § 3-200.

Chapter 4 DISTRICT REGULATIONS

§ 4-133 AP -- Airport Overlay District Regulations. (Cont'd)

4. Variances	(a) A person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use property, not in accordance with the regulations prescribed in this section, may apply to the board of zoning appeals for a variance. (b) Application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship, and relief granted will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the spirit of this section. Additionally, no application for variance to the requirements of this section may be considered by the board of zoning appeals unless a copy of this application has been furnished to the airport manager for advice as to the aeronautical effects of the variance. If the airport manager does not respond to the application within 15 days after receipt, the board of zoning appeals may act on its own to grant or deny the application.
5. Obstruction marking and lighting	A permit or variance granted may, if such action is deemed advisable to affect the purpose of this section and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to install, operate and maintain, at the owner's expense, such markings and lights as may be necessary. If deemed proper by the board of zoning appeals, this condition may be modified to require the owner to permit the county, at its own expense, to install, operate and maintain the necessary markings and lights.

New Text Added

Chapter 4 DISTRICT REGULATIONS

§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations

The following requirements pertain to the compatibility of land uses within the vicinity of the Chester-Catawba Regional Airport as well as height considerations of structures and natural vegetation such as trees. All applicable requirements meet the Code of Laws of South Carolina, as amended, and are adopted under authority granted by the South Carolina Code of Laws, Title 55, Section 55-9-240, and Section 55-9-260, as amended.

a. Purpose and Intent.	The Chester-Catawba Regional Airport Overlay District was established to set height and land use limitations for airport safety within the vicinity of the Chester-Catawba Regional Airport in accordance with the Airport Layout Plan. The intent of the Chester-Catawba Regional Airport Overlay is to promote the health, safety, and general welfare of the residents of Chester County, to protect the public investment and economic viability of the Chester-Catawba Regional Airport, and to prevent loss of airport utility due to incompatible development. All applicable requirements also are in accordance with the 1) Federal Aviation Administration, Advisory Circular 150/5300-13A – Airport Design, as amended; 2) Code of Federal Regulations, Title 14, Aeronautics And Space, Chapter I, Federal Aviation Administration, Department of Transportation, Subchapter E, Airspace Part 77, Safe, Efficient Use, and Preservation of the Navigable Airspace, as amended; 3) Federal Aviation Administration, Order 8260.3D – United States Standard for Terminal Instrument Procedures (TERPS), as amended; 4) Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; and 5) Federal Aviation Administration, Advisory Circular 150/5100-17 Land Acquisition and Relocation Assistance for Airport Improvement Program Assisted Projects, as amended.
b. District Boundaries and Applicability	This ordinance shall be applicable to the area designated with Chester County in the vicinity of the Chester-Catawba Regional Airport as shown on the map entitled Chester-Catawba Regional Airport Overlay Land Use Zones Map as incorporated with the Official Zoning Map as maintained by the Chester County Building and Zoning Department.
c. Permitted Uses and Determinations of Compatibility.	As an overlay, the Chester-Catawba Regional Airport Overlay District supplements standards established elsewhere in the Chester County Zoning Ordinance. Any use permitted in the underlying zoning district, set forth in Chester County Zoning Ordinance, shall be permitted in the Chester-Catawba Regional Airport Overlay District provided it complies with the provisions of Section E, Height Restrictions and Limitations, and Section F, Land Use Restrictions and Limitations. However, if a use is compatible with the Airport Land Use Compatibility Guidance but is not permitted in the base zoning district, such use is not allowed.

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

c. Permitted Uses and Determinations of Compatibility (Cont'd).	The South Carolina Airport Compatible Land Use Evaluation (CLUE) Tool is an online mapping system that evaluates the location of development within the Chester-Catawba Regional Airport Overlay District. Title 55 of the South Carolina Code, as amended, requires the South Carolina Aeronautics Commission (SCAC) to develop and provide maps of airport-specific Safety Zones and Land Use Zones via the CLUE tool to local jurisdictions owning or located near publicly-owned airports and requires jurisdictions to notify SCAC of certain land use changes in these zones. The intent of these requirements is to enhance the level of land use compatibility near all public-use airports in South Carolina. The CLUE tool is accessible to the public at www.scaeronautics.com/CLUE .
d. Interpretations.	The present tense includes the future tense, and the future tense includes the present tense. The singular number includes the plural number and the plural number includes the singular number. For the purposes of this Ordinance, the following words shall be interpreted as specified below: 1. The word "may" is permissive. 2. The words "shall" and "will" are mandatory. 3. The word "County" shall mean the County of Chester, South Carolina. 4. The words "County Aeronautics Commission" shall refer to the Chester County Airport Commission. 5. The words "Planning Department" shall refer to the Chester County Building and Zoning Department. 6. The words "County Council" shall refer to the Chester County Council. 7. The word "person" shall include firm, organization, association, company, trust, corporation or other entity. 8. The words "used" or "occupied" include intended, designed, and arranged.
e. Terminology Meaning	For the purpose of this Ordinance, the following words and phrases shall have the meanings respectively ascribed to them by this section: 1. Airport means the Chester-Catawba Regional Airport. 2. Airport Elevation means the highest point of an airport's usable landing area measured in feet (tenths) from mean sea level. 3. Airport Commission means to have general authority concerning the lands, monies, and properties of the Airport in cooperation with the Federal

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

e. Terminology Meaning (Cont'd)	Government. 4. Airport Obstruction means any living or man-made structure or tree that obstructs the aerial approaches of the airport, exceeding the maximum height of structures permitted in the airport operation area or is otherwise hazardous to its use for landing or taking off. 5. Airport Operation Area refers to all zones established in this Ordinance. 6. Avigation Easement means ownership of the right of imposition upon such property of overflight, excessive noise, vibration, smoke, dust, vapors, and particulates due to aircraft operation to and from the airport. 7. Conditional Use (Special) Permit: A permit issued by the Chester County Building and Zoning Department that authorizes the recipient to make use of property in accordance with the requirements of this Ordinance as well as any additional requirements imposed by the Planning Commission (refer to 'C' Conditional Use in Land Use Matrix Table). 8. Disclosure Agreement means written notice that the property to be sold or leased is within an established Airport Zone shall be disclosed to the buyer/lessee as soon as possible after the start of the transaction. All advertising materials for the property should include the pertinent Airport Zone information, including all applicable zones, the name of the Chester-Catawba airport, and references to where the buyer/lessee can find more information in relation to Airport Zones. 9. Enforcement Officer shall mean an individual or individual of the Chester County Building and Zoning Department with authority to enforce this ordinance. 10. FAA means Federal Aviation Administration. 11. FAR means Federal Aviation Regulation. 12. Dimensional Nonconformity means a situation that occurs when the lot line does not conform to the regulations applicable to the zone in which the property is located. 13. Height means the vertical distance from the ground elevation to the highest point of a structure or tree, including any appurtenance thereon expressed as feet above mean sea level (MSL). 14. Height limitations mean no structure or tree shall be erected, altered, allowed to grow, or maintained in any airport surface zone with a height in excess of the height established for such zone. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive
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Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

e. Terminology Meaning (Cont'd)	height limitation. 15. Land Use Compatibility means the use of land adjacent to the Chester Catawba Regional Airport that does not endanger the health, safety, or welfare of the owners' occupants, or users of the land. 16. Lot means a portion of a subdivision, plat, or parcel with boundaries established as a separate legal entity recorded with the County Register of Deeds. 17. Nonconforming Structure means any structure or tree that does not conform to this Ordinance as of the effective date of these regulations. 18. Nonconforming Use means any structure or use of land that is inconsistent with the provisions of this Ordinance as of the effective date of these regulations. 19. Open Space means an area, land, or water, generally lacking in man-made structures and reserved for enjoyment in its unaltered state. 20. Permitted Use means the associated land use groups are at a level of intensity or, density, or location which is not considered to present a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use (refer to 'Y' Conditional Use in Land Use Matrix Table). 21. Precision Instrument Runway means a runway end having an instrument approach procedure utilizing air navigation facilities with horizontal and vertical guidance or area-type navigation equipment for which a straight-in precision instrument approach procedure has been approved or planned. 22. Prohibited Use means the associated land use groups are at a level of intensity, density, or location presents a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use (refer to 'N' Conditional Use in Land Use Matrix Table). 23. Property Owners means those listed as owners of property on the records of the Chester County Tax Assessor. 24. Runway End means the existing physical end of the hard-surfaced asphalt runway, having a defined coordinate and elevation. 25. Structure means any object constructed or installed by human labor, including, but not limited to, buildings, towers, smokestacks, and overhead transmission lines—the primary structure on a lot or a building that houses a principal use. 26. Use means the principal activity or function that actually takes place or is intended to take place on a parcel.
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Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

e. Terminology Meaning (Cont'd)	27. Variance means a grant of permission by the County Board of Zoning Appeals that authorizes a person, owing to conditions peculiar to the property, in which a literal enforcement of the Ordinance would result in unnecessary and undue hardship. 28. A Zoning Permit means a permit issued by the Building and Zoning Department that authorizes the recipient to make use of property in accordance with the requirements of the Ordinance.
f. Height Restrictions and Limitations	In order to carry out this ordinance, certain zones are hereby created and established by FAR Part 77, which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surface, and conical surface as they apply to the Chester-Catawba Regional Airport. The zones are shown on the Chester-Catawba Regional Airport Overlay District map. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:
1. Airport Overlay Zones:	In order to carry out this Ordinance, certain airport overlay zones are hereby created and established by Federal Aviation Regulation (FAR) Part 77 – Safe, Efficient Use, and Preservation of the Navigable Airspace, FAA Order 8260.3D – United States Standard for Terminal Instrument Procedures (TERPS, as amended), and FAA Advisory Circular 150/5300-13A – Airport Design, Table 3-2 (as amended). These zones include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surface, and conical surface as they apply to the Chester-Catawba Regional Airport as per the Airport Layout Plan approved by the FAA. (a) Primary Zone: This is an area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway. The width of the primary zone is 500 feet for non-precision instrument runways having visibility minimum greater than ¾ statute mile. (b) Horizontal Zone: This is the area around a civilian airport with an outer boundary perimeter of, which is constructed by swinging arcs of specified radii from the center of each end of the primary zone of each airport's runway and connecting the adjacent arcs by line tangent to the arcs. The radius of the arc specified for each end of a runway will have the same arithmetical value. That value will be the highest composite value determined for either end of the runway. The radius of each arc is: (1) Runway 17/35 Ends: 10,000 feet for non-precision instrument runways having visibility minimum greater than a statute mile.

Chapter 4 DISTRICT REGULATIONS

§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations (Cont'd)

1. Airport Overlay Zones (Cont'd)	(2) Runway 05/23 Ends: 5,000 feet for all runways designated as utility or visual. (3) The height of the Horizontal Zone is 150' above the elevation of the established airport elevation (656.6 MSL). (c) Conical Zone: This is the area extending outward and upward from the periphery of the horizontal zone for a distance of 4,000 feet. (d) Approach Zone: This is an area longitudinally centered on the extended runway centerline and extending outward from each end of the primary surface. An approach zone is designed for each runway end based upon the type of approach available or planned for that runway end. (1) The inner edge of the approach zone is the same width as the primary zone (i.e., 500 feet for runway 17/35 and 250 feet for runway 5/23), and it expands uniformly to a width of: (2) Runway 17/35 Ends: 3,500 feet for non-precision instrument runways having visibility minimum greater than a statute mile. (3) Runway 05/23 Ends: 1,250 feet for visual utility runways. (e) The outer width of an approach zone to the end of a runway will be that width prescribed in this subsection for the most precise approach existing or planned for that runway end. The approach surface extends for a horizontal distance of: (1) Runway 17/35 Ends: 10,000 feet for all non-precision-instrument runways other than utility. (2) Runway 05/23 Ends: 5,000 feet for all non-precision-instrument runways other than utility. (f) Transitional Zone: This is the area extending outward from the sides of the primary zones and approach zones connecting them to the horizontal zone. Height limits within the transitional zone are the same as the primary zone or approach zone at the boundary line, where it adjoins and increases at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height matches the height of the horizontal zone or conical zone or for a horizontal distance of 2,000 feet from the side of the part of a precision approach zone that extends beyond the conical zone.
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Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

	No structure or tree shall be erected, altered, allowed to grow, or maintained in the airport zones to a height in excess of the height limit as determined by the aerial contours appearing on the Chester-Catawba Regional Airport Official Zoning Map referred to in Section E of this Document. The property owner of an obstruction determined to be an airport hazard shall be responsible for bringing such obstruction into conformance with this ordinance. Additionally, the airport will provide reasonable financial assistance to remove the obstruction.
g. Land Use Restrictions and Limitations	
1. Land Use Restriction Zones Established	In order to carry out this Ordinance, certain zones are hereby created and established, which include land lying beneath the Airport Land Use Zones as they apply to the Chester-Catawba Regional Airport. Such zones are shown on the Chester-Catawba Regional Airport Overlay District map. There are hereby created and established the following Airport Land Use Zones: (a) Zone A. Zone A is the Runway Protection Zone, as defined in the Federal Aviation Administration Advisory Circular 150/5300-13A, Section 310, or in successor FAA advisory circulars. (b) Zone B1. Zone B1 is that area underneath the Approach Zone where each approach surface is 150 feet of height above their respective runway end elevations, not including Zone A. (c) Zone B2. Zone B2 is that portion of the area underneath the Approach Zone, from the outer edge of Zone B1 to the end of the Approach Zone, or 10,000 feet from the inner edge of the Approach Zone, whichever it reaches first. (d) Zone C1. Zone C1 is an area formed by offsetting the primary surface edge outward by 1,050 feet and extending each of its ends to its respective runway end's Approach Zone, or extended and squared off at the outer edge of Zone B1, whichever that extension reaches first. (e) Zone C2. Zone C2 is the same width as Zone C1, extending from the end of Zone C1 to the end of Zone B1. (f) Zone D. Zone D is those areas underneath the Transitional and Horizontal Zones not part of Zones A, B1, B2, C1 or C2. (g) Zone E. Zone E is identical in area, dimensions, and location to the area underneath the Conical Zone.

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

2. Land Use Limitations	Such applicable land use limitations are hereby established for each of the Airport Land Use Zones in order to prevent incompatible land uses which would compromise aeronautical activity at the Chester-Catawba Regional Airport, to protect people and property on the ground in case of an accident, to limit population and building density in the runway approach areas, and to restrict those uses which may be hazardous to the operational safety of aircraft operating at the Chester-Catawba Regional Airport. The following land use limitations within Zones A, B1, B2, C1, C2, D, and E shall apply to those portions of the parcel contained within the underlying zones as indicated on the attached Chester-Catawba Regional Airport Official Zoning Map.
3. Other Land Use Requirements	(a) New residential subdivisions located within Airport Land Use Zones B1, B2, C1, and/or C2 require a Residential Fair Disclosure statement in the purchase contract or rental agreement upon the selling of a residential structure. Residential Fair Disclosure should state: “This subject property and residential structure considered for purchase or rental located at [insert physical address] is located within 10,000 feet of the Chester-Catawba Regional Airport. Information regarding Chester-Catawba Regional Airport can be received from the Chester County Building and Zoning Department upon request.” (b) Future applications made to Chester County requesting approval of manmade structures, which also require filing a notice with the FAA as per Part 77, §77.9, of Title 14 of the Code of Federal Regulations, or in successor federal regulations, shall first submit a FAA form 7460-1, “Notice of Proposed Construction or Alteration,” to the FAA for a review of impacts to airspace in the vicinity of the Airport, prior to placing of the request on the Planning Commission meeting agenda. If the FAA determines an adverse impact on the Airport’s airspace may occur, including but not limited to increased instrument procedural minima, the FAA decision should serve as governing height limitation for such a man-made structure.

Chapter 4 DISTRICT REGULATIONS

§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations (Cont'd)

Table 4-133-1 Key (Abbreviations)
(Y) Permitted Use: The associated land use groups are at a level of intensity or, density, or location, which is not considered to present a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use.
(CU) Conditional Use: The associated land use groups are at a level of intensity or, density, or location which is not considered to present a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use, contingent upon attainment of conditions presented (See Conditional Uses Below).
1 - Allowed only if use does not interfere with normal Airport operations (as defined by the FAA/South Carolina Aeronautics Commission).
2 - Prohibits uses that constitute a hazard to flight, including but not limited to tall physical objects, glare, dust, or other visual or electric interference to a pilot and aircraft, and uses that may attract hazardous wildlife.
3 - Use intensity restricted to 10 or fewer persons per acre.
4 - Use intensity restricted to 15 or fewer persons per acre or equivalent per household.
5 - Use intensity restricted to 25 or fewer persons per acre in structures/buildings and 50 or fewer persons per acre outdoors.
6 - Use intensity restricted to 100 or less persons per acre.
7 - Residential land uses permitted, with Residential Fair Disclosure required.
8 - No more than 1 dwelling unit per acre.
9 - Allowed only when a property owner signs and provides hold harmless agreement prepared by Chester County Attorney.
(N) Prohibited Use: The associated land use groups are at a level of intensity or, density, or location, which presents a significant risk to the safety of persons on the ground or to persons in aircraft overflying the proposed use.
* Note: Reference Chester-Catawba Regional Airport Land Use Zones Map for Location of Zones.

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

Table 4-133-2						
Chester-Catawba Regional Airport Land Use Ordinance						
Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E *						
Airport Land Use Zone Designation	Zone A	Zone B1, C2	Zone B2	Zone C1	Zone D	Zone E
Agriculture, Farming & Animal Keeping						
Crop Production - Dry and Irrigated Farming	CU 1,2	Y	Y	CU 1,2	Y	Y
Specialty Crops, Nurseries/Greenhouses, Landscape Materials	N	Y	Y	N	Y	Y
Row-Crop Processing and Packaging, Wineries	N	Y	Y	N	Y	Y
Animal Processing and Packaging	N	CU 2,3	Y	N	Y	Y
Truck Farming, Roadside Stands, Farmers Markets	N	CU 2,3	Y	N	Y	Y
Pasture and Rangeland Grazing	N	Y	Y	CU1, 2	Y	Y
Animal Feed Lots (Commercial Hogs, Dairies)	N	Y	Y	N	Y	Y
Animal Feed Lots (Commercial Poultry)	N	N	CU 9	N	Y	Y
Game Preserves, Fish Farming	N	N	CU 2	N	Y	Y
Feed Lots, Stockyards, Animal Commodity Sales Yards	N	CU 2	CU 2	N	Y	Y
Animal Hospital, Veterinary Clinic, Kennels, Pet Boarding	N	CU 3	CU 5	N	Y	Y
Equestrian Facilities	N	CU 9	CU 9	N	Y	Y
Exotic Animals	N	N	N	N	CU 3	CU 5
Public Use Facilities, Institutions & Utilities						
Civic-Use Convention Center, Auditorium, Concert Hall	N	N	N	N	CU 1,2	Y
Schools, Hospitals, and Correctional Facilities	N	N	N	N	CU 1,2	Y
Libraries, Museums, Churches, Day-Care, Social/Civic Clubs	N	N	N	N	CU 1,2	Y
Parks, Athletic Fields, Playgrounds, Picnic Areas	N	N	N	N	CU 1,2	Y
Cemeteries	N	Y	Y	N	Y	Y

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**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

Table 4-133-2						
Chester-Catawba Regional Airport Land Use Ordinance						
Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E *						
Airport Land Use Zone Designation	Zone A	Zone B1, C2	Zone B2	Zone C1	Zone D	Zone E
Public Utilities (Excludes Electric Power Plants, Lines)	N	CU 1,2	CU 1,2	N	CU 1,2	CU 1,2
Electric Power Plants and Overhead Transmission Lines	N	CU 1,2	CU 1,2	N	CU 1,2	CU 1,2
Solid-Hazardous Waste, Landfills (Excludes Transfer Stations)	N	N	N	N	N	N
Recycling	N	CU 2,3	CU 2,5	CU 1, 2	CU 2	CU 2
Residential						
Single-family residential (Manufactured, Modular, and mobile homes and the like)	N	CU 3,8	C7	CU 3,8	CU 7	Y
Mobile Home Parks	N	N	N	N	CU 2,6,7	Y
Group Homes, Convalescent Facilities, Nursing / Family Care	N	N	N	N	CU 2,6,7	Y
Apartments, Duplexes, Triplexes, Townhomes, Condominiums	N	N	N	N	CU 2,6,7	Y
Temporary Housing	N	N	N	N	CU 2,6,7	Y

(Y) Permitted Use

(CU) Conditional Use

(N) Prohibited Use

*See Table Key on page 8

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**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

Table 4-133-3						
Chester-Catawba Regional Airport Land Use Compatibility Guidance Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E *						
Airport Land Use Zone Designation	Zone A	Zone B1,C2	Zone B2	Zone C1	Zone D	Zone E
Commercial Recreational						
Swimming Pools, Water Park, Water Slides	N	N	Y	N	Y	Y
Gyms, Health Spas, Indoor Theaters, Auditoriums	N	N	CU 5	N	CU 6	Y
Bowling Alleys, Skating Rinks, Dance and Pool Halls, Arcades	N	N	CU 5	N	CU 6	Y
Outdoor Theaters, Amusement Parks, Carnivals, Fairs	N	N	N	N	CU 6	Y
Golf Courses, Tennis Courts	N	N	Y	N	Y	Y
Commercial Business, Retail & Services						
Aeronautical Businesses	N	N	Y	Y	Y	Y
General Retail Stores/Complexes, Restaurants, Convenient Stores	N	N	Y	N	Y	Y
General Offices, Executive Offices, Research Facilities	N	CU 3	CU 5	CU 4	Y	Y
Vehicle Sales, Building & Lumber Materials, Food-Beverage Sales	N	N	CU 5	N	Y	Y
Appliance-Equipment Repair Facilities, Vehicle Wash	N	CU 3	CU 5	CU 4	Y	Y
Shopping Malls, Shopping Centers, Home Improvement Centers	N	N	CU 5	N	CU 6	Y
Banks, Financial Institutions	N	N	CU 5	N	CU 6	Y
Gasoline Service Stations	N	N	Y	N	Y	Y
Modular Self-Storage Facilities, Mini Storage Units	N	CU 3	CU 5	CU 2	Y	Y
Personal Health Clinics, Well-Being & Care Facilities	N	N	CU 5	N	Y	Y
Motels, Hotels, Bed & Breakfast	N	N	CU 4	N	CU 6	Y
RV Parks, Camping Areas	N	N	CU 4	N	Y	Y
Mass Transit Facility / Depot	N	N	CU 2	Y	CU 6	Y
Broadcast Studios	N	N	Y	N	Y	Y
Commercial Industrial, Manufacturing & Warehousing						
Manufacturing Facilities, Industrial Plants, Warehousing	N	N	CU 2	CU 4	CU 6	Y
Warehouse, Wholesale, Distribution	N	CU 3	CU 2	CU 4	CU 6	Y

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**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

Table 4-133-3						
Chester-Catawba Regional Airport Land Use Compatibility Guidance Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E *						
Airport Land Use Zone Designation	Zone A	Zone B1,C2	Zone B2	Zone C1	Zone D	Zone E
Heavy Industrial/Manufacturing	N	N	CU 2	N	CU 6	Y
Light Industrial/Manufacturing	N	CU 3	CU 2	CU 4	CU 6	Y
Petroleum and Chemical Product Dealers-Bulk Storage	N	N	CU 1,2	N	CU 6	Y
Mining- Sand, Gravel, Fill Dirt	N	N	CU 1,2	N	CU 1,2	CU 1,2

(Y) Permitted Use

(CU) Conditional Use

(N) Prohibited Use

**See Table Key on page 8*

h. Nonconformities	
1. Nonconforming Uses – Regulations Not Retroactive	This regulation shall not be construed to require the alteration of any lot or removal, lowering, or other change or alteration of any manmade structure not conforming to the regulations as of the effective date of this ordinance or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, or intended use of any property or structure for which the construction or alteration was started or for which a building permit was acquired prior to the effective date of this ordinance. Notwithstanding the preceding provision of this section, the owner of any existing nonconforming structure is hereby required to allow the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Chester Airport Commission to indicate to the operators of aircraft in the vicinity of the airport the presence of such obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the Chester-Catawba Regional Airport. Reference FAA Advisory Circular 70-7460-1K, or successor advisory circulars, for further guidance.
2. Existing Structures	Except as specifically provided in this section, it is not permissible for any person to engage in any activity that causes an increase in the extent of nonconformity of a nonconforming situation. Physical alteration of structures or the placement of new structures on open land is unlawful if they result in an increase in the total amount

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

2. Existing Structures (Cont'd)	of space devoted to a nonconforming use or greater nonconformity with respect to land use limitation.
3. Abandoned Structures:	Whenever the Chester County Building Official determines that a nonconforming structure has been abandoned or more than 80 percent torn down (or damaged more than 80 percent of the current County tax value), physically deteriorated, or decayed, no permit shall be granted that would allow such structure to otherwise deviate from the height and land use regulations.
4. Temporary Structures:	Temporary structures constructed or erected incidental to a development, and solely used for the designated purpose, can only remain while needed and for a maximum of one year.
i. Permit Requirements	
1. Permits Required – Existing Uses	Before any existing use or structure may be replaced or substantially altered within any area of the Airport Height or Land Use Restriction Zones, a permit shall be secured authorizing such replacement, change, or repair. No such permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming use when the application for a permit is made. Except as indicated, all applications for a permit for the replacement, change, or repair of an existing structure shall be granted.
2. Permits Required – Future Uses	(a) No change shall be made in the use of land or increasing or establishing a structure unless a permit, therefore, shall have been applied for and granted by the County Building Official. Each application shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use or structure would conform to the regulations prescribed in this article. (b) No permit for a land use inconsistent with the provisions of this ordinance shall be granted (c) A building permit shall not be issued for the construction of any new structure within the Airport Height Restriction or Land Use Zones established in Sections E and F, and as depicted on the Chester-Catawba Regional Airport Overlay District map unless approved by the Chester County Building and Zoning Department. (d) No permit of any type shall be issued for any new development, building permit or activity subject to parcel areas underlying Airport Land Use Zone A, Zone B1 herein defined until the Chester-Catawba Regional Airport has

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

2. Permits Required – Future Uses (Cont'd)	an opportunity to be awarded an aviation easement by the property owner(s) in a format approved by the County r, and as recorded in a form acceptable to Chester County Clerk of Court Register of Deeds Office. (e) Multi-Zoned parcels: For the purposes of this Subpart, a parcel may be located in one or more airport land use protection zones. In these cases, the property shall be subject to the restrictions of each applicable zone. (f) Partial Zoned parcels: In cases where only a portion of a parcel lies within the boundaries of the airport land use protection zone(s), all new construction located within the boundaries of the airport land use protection zone must comply with all restrictions of that applicable zone(s).
3. Permit Applications	A permit application, as required per Section I, shall accompany a preliminary plat to contain the information as required indicated in Article 4, Section 4-2 Preliminary Plat Process of the Chester County Land Development Ordinance. A non-refundable application fee as per the current Chester County Building and Zoning Department fee schedule shall be submitted with the permit application.
4. Violations	Permits shall be valid until revoked. The Building Official may periodically inspect the structure(s) and land use to determine continued compliance with this ordinance. If the land use or obstruction is in violation, the Building Official shall advise the owner in writing of the violations and of action necessary to bring the obstruction or land use into compliance. Failure by the owner to correct violations within 120 days of notification shall constitute grounds for revocation of the permit. Further, violators of this ordinance shall be subject, upon conviction, to fine and/or imprisonment as provided by Section 1-7 of the Chester County Code of Ordinances.
5. Revocation of Permit	The Building Official may revoke valid permits for any of the following reasons: (a) Incorrect or misrepresented information on the permit application. (b) Failure to construct a structure in accordance with application and permit. (c) Any other violation of this ordinance. In the event the permit is revoked, the Building Official shall advise the owner in writing of the status of the permit, the action necessary to correct the violation and of the enforcement techniques available to the County to remedy continued violation. When the Building Official determines that the structure or land use has been brought back into compliance with this ordinance, the Building Official shall reinstate the permit.

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**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

j. Legal Provisions	
1. Enforcement	The ordinance may be enforced by any one or more of the remedies authorized by the South Carolina Code of Laws, Title 55, Sections 55-9-250, 55-9-260, 55-9-280, 55-9-300, 55-9-320, and 55-9-330.
2. Complaints	Whenever a violation of this ordinance occurs, or is alleged to have occurred, any person may file a written complaint with the Building Official stating the cause and basis for the complaint. The Building Official shall record the complaint, investigate and take such action as may be necessary to enforce this ordinance.
3. Severability	Should any section or provision of this ordinance be declared by the courts to be invalid for any reason, such declaration shall not affect the ordinance as a whole, or any part thereof other than the part so declared to be invalid.
4. Amendment	Petitions for amendment may be filed with the Chester County Building and Zoning Department by any land owner or authorized representative located within the overlay, , any county department or agency, the Chester County Planning Commission, or Council.
5. County Council Review	The County Council may amend the provisions and requirements of this ordinance according to the procedure set forth: (a) County Airport Commission Review – The Chester County Airport Commission shall be notified of all proposed airport overlay amendments. (b) County Planning Commission Review - No amendment shall become effective unless it has been proposed by or reviewed by the Planning Commission. The Planning Commission shall have 45 days to review the proposed amendment and make a recommendation to the County Council. If the Planning Commission fails to report to the Council within 45 days, it shall be deemed to have recommended approval of the proposed amendment. (c) County Council Review - No amendment shall become effective until after being adopted by the County Council through the rezoning process outlined in Chapter 8, Section 100 of the Chester County Zoning Ordinance.
6. Variance and Exception	Upon advisement of the Building and Zoning Department, the Board of Zoning Appeals may issue variances and exceptions from the requirements of this ordinance such that would not be contrary to the public interest or the spirit and intent of this ordinance and where due to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. In granting a

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**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

6. Variance and Exception (Cont'd)	variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards as it deems necessary to preserve the intent of this ordinance. In granting a variance or exception to this ordinance, the Board of Zoning Appeals must determine the following: (a) Special conditions and circumstances exist that are peculiar to the land or buildings involved and that are not applicable to other land or buildings. (b) The literal interpretations of the provision of this ordinance would deprive the applicant of rights commonly enjoyed by other properties. (c) Special conditions and circumstances do not result from the actions of the applicant. (d) Granting the variance required will not confer on the applicant any special privilege that is denied by this ordinance to other- lands or- buildings. (e) Any request for a variance to the Height Restrictions and Limitations portions of this Ordinance shall be accompanied by a finding from the Federal Aviation Administration as to the impact the variance may have on the safe, efficient use of the airport and its airspace Issuance of a variance shall not set precedence and each case shall be reviewed independently of others.
7. Appeal	The Board of Zoning Appeals shall hear and decide appeals and review any orders, requirements, decisions or determinations made by the enforcement officer responsible for administration or enforcement of this ordinance. The Board of Land Use and Zoning Appeals decision is subject to review by the circuit court in and for Chester County, as per the South Carolina Code of Laws, Title 6, Section 6-29-820.

Table 4-133-4: Compatible Land Uses

Zone Type		Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants
Airport Safety Zones	A	Tallest height of structure (or vegetation) does not penetrate Part 77 surfaces.	Airport related uses	None						
	B1 C2		Low density residential uses low density industrial uses	Low density residential uses such as: large lot single family homes	Low density commercial uses such as: specialty shops, printing & shipping shops, banks, laundromats, vehicle repair shops, bakeries, hardware shops	Low density industrial uses such as: towing/vehicle storage, building supply yards, exterminators	None			
	C1		Low density residential uses (lots 1 acre or larger) low density commercial uses low density industrial uses low density institutional uses low density recreational uses	Low density residential uses such as: large lot single family homes	Low density commercial uses such as: specialty shops, printing & shipping shops, banks, laundromats, vehicle repair shops, bakeries, hardware shops	Low density industrial uses such as: towing/vehicle storage, building supply yards, exterminators	Low density institutional uses such as: single doctor offices, specialist offices, dentist/orthodontist offices, medical laboratories, urgent care facilities	Low density recreational uses such as: small gyms, dance studios	None	
Airport Land Use	B2		Low density residential uses low & medium density commercial uses low & medium density industrial uses low density institutional uses low & medium density recreational uses	Low density residential uses such as: single family homes	Low & medium density commercial uses such as: fast food restaurants, small cafés, small restaurants/bars, small & medium size offices, specialty shops, printing & shipping shops, banks, laundromats, vehicle repair shops, bakeries, hardware shops	Low & medium density industrial uses (without smoke/steam) such as: machine shops, general manufacturing, recycling centers, towing/vehicle storage, building supply yards, exterminators	Low density institutional uses such as: single doctor offices, specialist offices, dentist/orthodontist offices, medical laboratories, urgent care facilities	Low & medium density recreational uses such as: bowling alleys, skating rinks, tennis/swimming facilities, sports parks, gyms, dance studios	Small fueling facility uses such as: gas stations, truck fueling facilities	None

Table 4-133-4: Compatible Land Uses

Zone Type		Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants
	D		All		Low & medium density commercial uses such as: fast food restaurants, small cafés, small restaurants/bars, small & medium size offices, specialty shops, printing & shipping shops, banks, laundromats, vehicle repair shops, bakeries, hardware shops	Low & medium density industrial uses (without smoke/steam) such as: machine shops, general manufacturing, recycling centers, towing/vehicle storage, building supply yards, exterminators	Low & medium density institutional uses such as: small libraries, small museums, small religious assemblies, single doctor offices, specialist offices, dentist/orthodontist offices, medical laboratories, urgent care facilities	Low & medium density recreational uses such as: bowling alleys, skating rinks, tennis/swimming facilities, sports parks, gyms, dance studios	All	None
	E		All							

Table 4-133-5: Incompatible Land Uses

Zone Type		Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants
Airport Safety Zones	A	Tallest: height of structure (or vegetation) penetrates threshold siting surfaces (TSS)	Non-airport related uses	All						
	B1 C2		All residential uses and all high & ultra high density uses	High & ultra high density residential uses such as: large apartment complexes, mobile home parks, high rise condominiums	High & ultra high density commercial uses such as: big-box stores, large offices, multi-floor complexes, restaurants, shopping malls, nightclubs	High & ultra high density industrial uses such as: heavy manufacturing, mining/extraction, water treatment	High & ultra high density institutional uses, as well as any schools, hospitals, nursing homes, day-cares, libraries, museums, religious assemblies, municipal/county administration offices, public community centers, convention or performing arts centers	High & ultra high recreational uses such as: indoor theaters, small amusement parks, stadiums, large amusement parks, racetracks	All	All wildlife attractants such as: landfills, wastewater treatment plants, open mining operations with water bodies, construction soil/debris piles, detention ponds, fountains, or created wetlands
	C1		High & ultra high density uses	High & ultra high density residential uses such as: large apartment complexes, mobile home parks, high rise condominiums	High & ultra high density commercial uses such as: big-box stores, large offices, multi-floor complexes, restaurants, shopping malls, nightclubs	High & ultra high density industrial uses such as: heavy manufacturing, mining/extraction, water treatment	High & ultra high density institutional uses such as: colleges, universities, hospitals, community centers, large religious assemblies, convention or performing arts centers, all schools, hospitals, nursing homes and day-cares	High & ultra high density recreational uses such as: indoor theaters, small amusement parks, stadiums, large amusement parks, racetracks	All	All wildlife attractants (except detention ponds) such as: landfills, wastewater treatment plants, open mining operations with water bodies, large construction soil/debris piles, fountains, or created wetlands
Airport Land Use	B2		High & ultra high density uses	High & ultra high density residential uses such as: large apartment complexes, mobile home	High & ultra high density commercial uses such as: big-box stores, large offices, multi-floor complexes,	High & ultra high density industrial uses such as: heavy manufacturing, mining/extraction, water treatment	High & ultra high density institutional uses such as: colleges, universities, hospitals, community centers, large religious	High & ultra high density recreational uses such as: indoor theaters, small amusement parks, stadiums,	Large fueling facilities such as: regional fuel distribution facilities	Landfills, water treatment facilities and open mining operations with water bodies

Table 4-133-5: Incompatible Land Uses

Zone Type		Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants
	B2 (Cont'd)			parks, high rise condominiums	restaurants, shopping malls, nightclubs		assemblies, convention or performing arts centers all schools, hospitals, nursing homes and day-cares	large amusement parks, racetracks		
	D		None		Ultra high density uses such as: mega malls	Ultra high industrial uses and industrial uses that emit persistent, significantly large and dense plumes that may pose a hazard to aircraft such as: 1000 MW power plant with cooling towers	Ultra high density uses such as: universities, mega churches	Ultra high density recreational uses such as: stadiums, large amusement parks, racetracks	None	Landfills, water treatment facilities and open mining operations with water bodies
	E		None							

Table 4-133-6: Conditional Land Uses

Zone Type	Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants	Condition Summary
Airport Safety Zones	A	None	None							
	B1 C2	Medium density commercial uses medium density industrial uses	Medium density residential uses such as: apartment complexes, duplexes, townhomes	Medium density commercial uses such as: fast food restaurants, small cafés, small restaurants/bars, small & medium size offices	Medium density industrial uses such as: machine shops, general manufacturing, recycling centers	Low and medium density institutional uses except for: schools, hospitals, nursing homes, day-cares, libraries, museums, religious assemblies, municipal/county administration offices, public community centers, convention	Low & medium density recreational uses such as: bowling alleys, skating rinks, tennis/swimming facilities, sports parks, small gyms, dance studios	None	None	Part 77 Avigation Easement + Hold Harmless Agreement
	C1	Low density residential uses (lots less than 1 acre) medium density uses	Medium density residential uses such as: apartment complexes, duplexes, townhomes	Medium density commercial uses such as: fast food restaurants, small cafés, small restaurants/bars, small & medium size offices	Medium density industrial uses such as: machine shops, general manufacturing, recycling centers	Medium density institutional uses such as: small libraries, small museums, small religious assemblies	Medium density recreational uses such as: bowling alleys, skating rinks, tennis/swimming facilities, sports parks	None	Detention ponds	Avigation Easement if necessary for current/planned instrument approaches + Disclosure Letter
Airport Land Use	B2	Medium density residential uses medium density institutional uses	Medium density residential uses such as: apartment complexes, duplexes, townhomes	None	None	Medium density institutional uses such as: small libraries, small museums, small religious assemblies	None	Medium size fueling facilities such as: local fuel distribution facilities	All wildlife attractants except for landfills, water treatment facilities and open mining operations with water bodies	Disclosure Letter

Tallest height of structure (or vegetation) falls between Part 77 surfaces and TSS

D	All	High density commercial uses such as: restaurants, shopping malls, nightclubs	High density industrial uses (with no or little smoke/steam emissions) such as: heavy manufacturing	High density institutional uses such as: colleges, hospitals, community centers, large religious assemblies, convention or performing arts centers	High density recreational uses such as: indoor theaters, small amusement parks	None	All wildlife attractants except for landfills, water treatment facilities and open mining operations with water bodies	Flight path modification plan, if needed
		None						
E								

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The following requirements pertain to the compatibility of land uses within the vicinity of the Chester-Catawba Regional Airport as well as height considerations of structures and natural vegetation such as trees. All applicable requirements meet the Code of Laws of South Carolina, as amended, and are adopted under authority granted by the South Carolina Code of Laws, Title 55, Section 55-9-240, and Section 55-9-260, as amended.

a. Purpose and Intent.	The Chester-Catawba Regional Airport Overlay District was established to set height and land use limitations for airport safety within the vicinity of the Chester-Catawba Regional Airport in accordance with the Airport Layout Plan. The intent of the Chester-Catawba Regional Airport Overlay is to promote the health, safety, and general welfare of the residents of Chester County, to protect the public investment and economic viability of the Chester-Catawba Regional Airport, and to prevent loss of airport utility due to incompatible development. All applicable requirements also are in accordance with the 1) Federal Aviation Administration, Advisory Circular 150/5300-13A – Airport Design, as amended; 2) Code of Federal Regulations, Title 14, Aeronautics And Space, Chapter I, Federal Aviation Administration, Department of Transportation, Subchapter E, Airspace Part 77, Safe, Efficient Use, and Preservation of the Navigable Airspace, as amended; 3) Federal Aviation Administration, Order 8260.3D – United States Standard for Terminal Instrument Procedures (TERPS), as amended; 4) Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; and 5) Federal Aviation Administration, Advisory Circular 150/5100-17 Land Acquisition and Relocation Assistance for Airport Improvement Program Assisted Projects, as amended.
b. District Boundaries and Applicability	This ordinance shall be applicable to the area designated with Chester County in the vicinity of the Chester-Catawba Regional Airport as shown on the map entitled Chester-Catawba Regional Airport Overlay Land Use Zones Map as incorporated with the Official Zoning Map as maintained by the Chester County Building and Zoning Department.
c. Permitted Uses and Determinations of Compatibility.	As an overlay, the Chester-Catawba Regional Airport Overlay District supplements standards established elsewhere in the Chester County Zoning Ordinance. Any use permitted in the underlying zoning district, set forth in Chester County Zoning Ordinance, shall be permitted in the Chester-Catawba Regional Airport Overlay District provided it complies with the provisions of Section E, Height Restrictions and Limitations, and Section F, Land Use Restrictions and Limitations. However, if a use is compatible with the Airport Land Use Compatibility Guidance but is not permitted in the base zoning district, such use is not allowed.

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**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
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c. Permitted Uses and Determinations of Compatibility (Cont'd).	The South Carolina Airport Compatible Land Use Evaluation (CLUE) Tool is an online mapping system that evaluates the location of development within the Chester-Catawba Regional Airport Overlay District. Title 55 of the South Carolina Code, as amended, requires the South Carolina Aeronautics Commission (SCAC) to develop and provide maps of airport-specific Safety Zones and Land Use Zones via the CLUE tool to local jurisdictions owning or located near publicly-owned airports and requires jurisdictions to notify SCAC of certain land use changes in these zones. The intent of these requirements is to enhance the level of land use compatibility near all public-use airports in South Carolina. The CLUE tool is accessible to the public at www.scaeronautics.com/CLUE.
d. Interpretations.	The present tense includes the future tense, and the future tense includes the present tense. The singular number includes the plural number and the plural number includes the singular number. For the purposes of this Ordinance, the following words shall be interpreted as specified below: 1. The word "may" is permissive. 2. The words "shall" and "will" are mandatory. 3. The word "County" shall mean the County of Chester, South Carolina. 4. The words "County Aeronautics Commission" shall refer to the Chester County Airport Commission. 5. The words "Planning Department" shall refer to the Chester County Building and Zoning Department. 6. The words "County Council" shall refer to the Chester County Council. 7. The word "person" shall include firm, organization, association, company, trust, corporation or other entity. 8. The words "used" or "occupied" include intended, designed, and arranged.
e. Terminology Meaning	For the purpose of this Ordinance, the following words and phrases shall have the meanings respectively ascribed to them by this section: 1. Airport means the Chester-Catawba Regional Airport. 2. Airport Elevation means the highest point of an airport's usable landing area measured in feet (tenths) from mean sea level. 3. Airport Commission means to have general authority concerning the lands, monies, and properties of the Airport in cooperation with the Federal

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**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
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e. Terminology Meaning (Cont'd)	Government. 4. Airport Obstruction means any living or man-made structure or tree that obstructs the aerial approaches of the airport, exceeding the maximum height of structures permitted in the airport operation area or is otherwise hazardous to its use for landing or taking off. 5. Airport Operation Area refers to all zones established in this Ordinance. 6. Avigation Easement means ownership of the right of imposition upon such property of overflight, excessive noise, vibration, smoke, dust, vapors, and particulates due to aircraft operation to and from the airport. 7. Conditional Use (Special) Permit: A permit issued by the Chester County Building and Zoning Department that authorizes the recipient to make use of property in accordance with the requirements of this Ordinance as well as any additional requirements imposed by the Planning Commission (refer to 'C' Conditional Use in Land Use Matrix Table). 8. Disclosure Agreement means written notice that the property to be sold or leased is within an established Airport Zone shall be disclosed to the buyer/lessee as soon as possible after the start of the transaction. All advertising materials for the property should include the pertinent Airport Zone information, including all applicable zones, the name of the Chester-Catawba airport, and references to where the buyer/lessee can find more information in relation to Airport Zones. 9. Enforcement Officer shall mean an individual or individual of the Chester County Building and Zoning Department with authority to enforce this ordinance. 10. FAA means Federal Aviation Administration. 11. FAR means Federal Aviation Regulation. 12. Dimensional Nonconformity means a situation that occurs when the lot line does not conform to the regulations applicable to the zone in which the property is located. 13. Height means the vertical distance from the ground elevation to the highest point of a structure or tree, including any appurtenance thereon expressed as feet above mean sea level (MSL). 14. Height limitations mean no structure or tree shall be erected, altered, allowed to grow, or maintained in any airport surface zone with a height in excess of the height established for such zone. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive
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**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
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e. Terminology Meaning (Cont'd)	height limitation. 15. Land Use Compatibility means the use of land adjacent to the Chester Catawba Regional Airport that does not endanger the health, safety, or welfare of the owners' occupants, or users of the land. 16. Lot means a portion of a subdivision, plat, or parcel with boundaries established as a separate legal entity recorded with the County Register of Deeds. 17. Nonconforming Structure means any structure or tree that does not conform to this Ordinance as of the effective date of these regulations. 18. Nonconforming Use means any structure or use of land that is inconsistent with the provisions of this Ordinance as of the effective date of these regulations. 19. Open Space means an area, land, or water, generally lacking in man-made structures and reserved for enjoyment in its unaltered state. 20. Permitted Use means the associated land use groups are at a level of intensity or, density, or location which is not considered to present a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use (refer to 'Y' Conditional Use in Land Use Matrix Table). 21. Precision Instrument Runway means a runway end having an instrument approach procedure utilizing air navigation facilities with horizontal and vertical guidance or area-type navigation equipment for which a straight-in precision instrument approach procedure has been approved or planned. 22. Prohibited Use means the associated land use groups are at a level of intensity, density, or location presents a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use (refer to 'N' Conditional Use in Land Use Matrix Table). 23. Property Owners means those listed as owners of property on the records of the Chester County Tax Assessor. 24. Runway End means the existing physical end of the hard-surfaced asphalt runway, having a defined coordinate and elevation. 25. Structure means any object constructed or installed by human labor, including, but not limited to, buildings, towers, smokestacks, and overhead transmission lines—the primary structure on a lot or a building that houses a principal use. 26. Use means the principal activity or function that actually takes place or is intended to take place on a parcel.
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§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations (Cont'd)

e. Terminology Meaning (Cont'd)	27. Variance means a grant of permission by the County Board of Zoning Appeals that authorizes a person, owing to conditions peculiar to the property, in which a literal enforcement of the Ordinance would result in unnecessary and undue hardship. 28. A Zoning Permit means a permit issued by the Building and Zoning Department that authorizes the recipient to make use of property in accordance with the requirements of the Ordinance.
f. Height Restrictions and Limitations	In order to carry out this ordinance, certain zones are hereby created and established by FAR Part 77, which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surface, and conical surface as they apply to the Chester-Catawba Regional Airport. The zones are shown on the Chester-Catawba Regional Airport Overlay District map. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:
1. Airport Overlay Zones:	In order to carry out this Ordinance, certain airport overlay zones are hereby created and established by Federal Aviation Regulation (FAR) Part 77 – Safe, Efficient Use, and Preservation of the Navigable Airspace, FAA Order 8260.3D – United States Standard for Terminal Instrument Procedures (TERPS, as amended), and FAA Advisory Circular 150/5300-13A – Airport Design, Table 3-2 (as amended). These zones include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surface, and conical surface as they apply to the Chester-Catawba Regional Airport as per the Airport Layout Plan approved by the FAA. (a) Primary Zone: This is an area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway. The width of the primary zone is 500 feet for non-precision instrument runways having visibility minimum greater than $\frac{3}{4}$ statute mile. (b) Horizontal Zone: This is the area around a civilian airport with an outer boundary perimeter of, which is constructed by swinging arcs of specified radii from the center of each end of the primary zone of each airport's runway and connecting the adjacent arcs by line tangent to the arcs. The radius of the arc specified for each end of a runway will have the same arithmetical value. That value will be the highest composite value determined for either end of the runway. The radius of each arc is: (1) Runway 17/35 Ends: 10,000 feet for non-precision instrument runways having visibility minimum greater than a statute mile.

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**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
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1. Airport Overlay Zones (Cont'd)	(2) Runway 05/23 Ends: 5,000 feet for all runways designated as utility or visual. (3) The height of the Horizontal Zone is 150' above the elevation of the established airport elevation (656.6 MSL). (c) Conical Zone: This is the area extending outward and upward from the periphery of the horizontal zone for a distance of 4,000 feet. (d) Approach Zone: This is an area longitudinally centered on the extended runway centerline and extending outward from each end of the primary surface. An approach zone is designed for each runway end based upon the type of approach available or planned for that runway end. (1) The inner edge of the approach zone is the same width as the primary zone (i.e., 500 feet for runway 17/35 and 250 feet for runway 5/23), and it expands uniformly to a width of: (2) Runway 17/35 Ends: 3,500 feet for non-precision instrument runways having visibility minimum greater than a statute mile. (3) Runway 05/23 Ends: 1,250 feet for visual utility runways. (e) The outer width of an approach zone to the end of a runway will be that width prescribed in this subsection for the most precise approach existing or planned for that runway end. The approach surface extends for a horizontal distance of: (1) Runway 17/35 Ends: 10,000 feet for all non-precision-instrument runways other than utility. (2) Runway 05/23 Ends: 5,000 feet for all non-precision-instrument runways other than utility. (f) Transitional Zone: This is the area extending outward from the sides of the primary zones and approach zones connecting them to the horizontal zone. Height limits within the transitional zone are the same as the primary zone or approach zone at the boundary line, where it adjoins and increases at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height matches the height of the horizontal zone or conical zone or for a horizontal distance of 2,000 feet from the side of the part of a precision approach zone that extends beyond the conical zone.
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**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
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	No structure or tree shall be erected, altered, allowed to grow, or maintained in the airport zones to a height in excess of the height limit as determined by the aerial contours appearing on the Chester-Catawba Regional Airport Official Zoning Map referred to in Section E of this Document. The property owner of an obstruction determined to be an airport hazard shall be responsible for bringing such obstruction into conformance with this ordinance. Additionally, the airport will provide reasonable financial assistance to remove the obstruction.
g. Land Use Restrictions and Limitations	
1. Land Use Restriction Zones Established	In order to carry out this Ordinance, certain zones are hereby created and established, which include land lying beneath the Airport Land Use Zones as they apply to the Chester-Catawba Regional Airport. Such zones are shown on the Chester-Catawba Regional Airport Overlay District map. There are hereby created and established the following Airport Land Use Zones: (a) Zone A. Zone A is the Runway Protection Zone, as defined in the Federal Aviation Administration Advisory Circular 150/5300-13A, Section 310, or in successor FAA advisory circulars. (b) Zone B1. Zone B1 is that area underneath the Approach Zone where each approach surface is 150 feet of height above their respective runway end elevations, not including Zone A. (c) Zone B2. Zone B2 is that portion of the area underneath the Approach Zone, from the outer edge of Zone B1 to the end of the Approach Zone, or 10,000 feet from the inner edge of the Approach Zone, whichever it reaches first. (d) Zone C1. Zone C1 is an area formed by offsetting the primary surface edge outward by 1,050 feet and extending each of its ends to its respective runway end's Approach Zone, or extended and squared off at the outer edge of Zone B1, whichever that extension reaches first. (e) Zone C2. Zone C2 is the same width as Zone C1, extending from the end of Zone C1 to the end of Zone B1. (f) Zone D. Zone D is those areas underneath the Transitional and Horizontal Zones not part of Zones A, B1, B2, C1 or C2. (g) Zone E. Zone E is identical in area, dimensions, and location to the area underneath the Conical Zone.

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2. Land Use Limitations	Such applicable land use limitations are hereby established for each of the Airport Land Use Zones in order to prevent incompatible land uses which would compromise aeronautical activity at the Chester-Catawba Regional Airport, to protect people and property on the ground in case of an accident, to limit population and building density in the runway approach areas, and to restrict those uses which may be hazardous to the operational safety of aircraft operating at the Chester-Catawba Regional Airport. The following land use limitations within Zones A, B1, B2, C1, C2, D, and E shall apply to those portions of the parcel contained within the underlying zones as indicated on the attached Chester-Catawba Regional Airport Official Zoning Map.
3. Other Land Use Requirements	(a) New residential subdivisions located within Airport Land Use Zones B1, B2, C1, and/or C2 require a Residential Fair Disclosure statement in the purchase contract or rental agreement upon the selling of a residential structure. Residential Fair Disclosure should state: “This subject property and residential structure considered for purchase or rental located at [insert physical address] is located within 10,000 feet of the Chester-Catawba Regional Airport. Information regarding Chester-Catawba Regional Airport can be received from the Chester County Building and Zoning Department upon request.” (b) Future applications made to Chester County requesting approval of manmade structures, which also require filing a notice with the FAA as per Part 77, §77.9, of Title 14 of the Code of Federal Regulations, or in successor federal regulations, shall first submit a FAA form 7460-1, “Notice of Proposed Construction or Alteration,” to the FAA for a review of impacts to airspace in the vicinity of the Airport, prior to placing of the request on the Planning Commission meeting agenda. If the FAA determines an adverse impact on the Airport’s airspace may occur, including but not limited to increased instrument procedural minima, the FAA decision should serve as governing height limitation for such a man-made structure.

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Table 4-133-1 Key (Abbreviations)

(Y) Permitted Use: The associated land use groups are at a level of intensity or, density, or location, which is not considered to present a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use.

(CU) Conditional Use: The associated land use groups are at a level of intensity or, density, or location which is not considered to present a significant risk to the safety of persons on the ground or to persons in aircraft over flying the proposed use, contingent upon attainment of conditions presented (See Conditional Uses Below).

1 - Allowed only if use does not interfere with normal Airport operations (as defined by the FAA/South Carolina Aeronautics Commission).

2 - Prohibits uses that constitute a hazard to flight, including but not limited to tall physical objects, glare, dust, or other visual or electric interference to a pilot and aircraft, and uses that may attract hazardous wildlife.

3 - Use intensity restricted to 10 or fewer persons per acre.

4 - Use intensity restricted to 15 or fewer persons per acre or equivalent per household.

5 - Use intensity restricted to 25 or fewer persons per acre in structures/buildings and 50 or fewer persons per acre outdoors.

6 - Use intensity restricted to 100 or less persons per acre.

7 - Residential land uses permitted, with Residential Fair Disclosure required.

8 - No more than 1 dwelling unit per acre.

9 - Allowed only when a property owner signs and provides hold harmless agreement prepared by Chester County Attorney.

(N) Prohibited Use: The associated land use groups are at a level of intensity or, density, or location, which presents a significant risk to the safety of persons on the ground or to persons in aircraft overflying the proposed use.

* Note: Reference Chester-Catawba Regional Airport Land Use Zones Map for Location of Zones.

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Table 4-133-2						
Chester-Catawba Regional Airport Land Use Ordinance						
Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E *						
Airport Land Use Zone Designation	Zone A	Zone B1, C2	Zone B2	Zone C1	Zone D	Zone E
Agriculture, Farming & Animal Keeping						
Crop Production - Dry and Irrigated Farming	CU 1,2	Y	Y	CU 1,2	Y	Y
Specialty Crops, Nurseries/Greenhouses, Landscape Materials	N	Y	Y	N	Y	Y
Row-Crop Processing and Packaging, Wineries	N	Y	Y	N	Y	Y
Animal Processing and Packaging	N	CU 2,3	Y	N	Y	Y
Truck Farming, Roadside Stands, Farmers Markets	N	CU 2,3	Y	N	Y	Y
Pasture and Rangeland Grazing	N	Y	Y	CU1, 2	Y	Y
Animal Feed Lots (Commercial Hogs, Dairies)	N	Y	Y	N	Y	Y
Animal Feed Lots (Commercial Poultry)	N	N	CU 9	N	Y	Y
Game Preserves, Fish Farming	N	N	CU 2	N	Y	Y
Feed Lots, Stockyards, Animal Commodity Sales Yards	N	CU 2	CU 2	N	Y	Y
Animal Hospital, Veterinary Clinic, Kennels, Pet Boarding	N	CU 3	CU 5	N	Y	Y
Equestrian Facilities	N	CU 9	CU 9	N	Y	Y
Exotic Animals	N	N	N	N	CU 3	CU 5
Public Use Facilities, Institutions & Utilities						
Civic-Use Convention Center, Auditorium, Concert Hall	N	N	N	N	CU 1,2	Y
Schools, Hospitals, and Correctional Facilities	N	N	N	N	CU 1,2	Y
Libraries, Museums, Churches, Day-Care, Social/Civic Clubs	N	N	N	N	CU 1,2	Y
Parks, Athletic Fields, Playgrounds, Picnic Areas	N	N	N	N	CU 1,2	Y
Cemeteries	N	Y	Y	N	Y	Y

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Table 4-133-2						
Chester-Catawba Regional Airport Land Use Ordinance						
Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E *						
Airport Land Use Zone Designation	Zone A	Zone B1, C2	Zone B2	Zone C1	Zone D	Zone E
Public Utilities (Excludes Electric Power Plants, Lines)	N	CU 1,2	CU 1,2	N	CU 1,2	CU 1,2
Electric Power Plants and Overhead Transmission Lines	N	CU 1,2	CU 1,2	N	CU 1,2	CU 1,2
Solid-Hazardous Waste, Landfills (Excludes Transfer Stations)	N	N	N	N	N	N
Recycling	N	CU 2,3	CU 2,5	CU 1, 2	CU 2	CU 2
Residential						
Single-family residential (Manufactured, Modular, and mobile homes and the like)	N	CU 3,8	C7	CU 3,8	CU 7	Y
Mobile Home Parks	N	N	N	N	CU 2,6,7	Y
Group Homes, Convalescent Facilities, Nursing / Family Care	N	N	N	N	CU 2,6,7	Y
Apartments, Duplexes, Triplexes, Townhomes, Condominiums	N	N	N	N	CU 2,6,7	Y
Temporary Housing	N	N	N	N	CU 2,6,7	Y

(Y) Permitted Use

(CU) Conditional Use

(N) Prohibited Use

**See Table Key on page 8*

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Table 4-133-3						
Chester-Catawba Regional Airport Land Use Compatibility Guidance Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E *						
Airport Land Use Zone Designation	Zone A	Zone B1,C2	Zone B2	Zone C1	Zone D	Zone E
Commercial Recreational						
Swimming Pools, Water Park, Water Slides	N	N	Y	N	Y	Y
Gyms, Health Spas, Indoor Theaters, Auditoriums	N	N	CU 5	N	CU 6	Y
Bowling Alleys, Skating Rinks, Dance and Pool Halls, Arcades	N	N	CU 5	N	CU 6	Y
Outdoor Theaters, Amusement Parks, Carnivals, Fairs	N	N	N	N	CU 6	Y
Golf Courses, Tennis Courts	N	N	Y	N	Y	Y
Commercial Business, Retail & Services						
Aeronautical Businesses	N	N	Y	Y	Y	Y
General Retail Stores/Complexes, Restaurants, Convenient Stores	N	N	Y	N	Y	Y
General Offices, Executive Offices, Research Facilities	N	CU 3	CU 5	CU 4	Y	Y
Vehicle Sales, Building & Lumber Materials, Food-Beverage Sales	N	N	CU 5	N	Y	Y
Appliance-Equipment Repair Facilities, Vehicle Wash	N	CU 3	CU 5	CU 4	Y	Y
Shopping Malls, Shopping Centers, Home Improvement Centers	N	N	CU 5	N	CU 6	Y
Banks, Financial Institutions	N	N	CU 5	N	CU 6	Y
Gasoline Service Stations	N	N	Y	N	Y	Y
Modular Self-Storage Facilities, Mini Storage Units	N	CU 3	CU 5	CU 2	Y	Y
Personal Health Clinics, Well-Being & Care Facilities	N	N	CU 5	N	Y	Y
Motels, Hotels, Bed & Breakfast	N	N	CU 4	N	CU 6	Y
RV Parks, Camping Areas	N	N	CU 4	N	Y	Y
Mass Transit Facility / Depot	N	N	CU 2	Y	CU 6	Y
Broadcast Studios	N	N	Y	N	Y	Y
Commercial Industrial, Manufacturing & Warehousing						
Manufacturing Facilities, Industrial Plants, Warehousing	N	N	CU 2	CU 4	CU 6	Y
Warehouse, Wholesale, Distribution	N	CU 3	CU 2	CU 4	CU 6	Y

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

Table 4-133-3						
Chester-Catawba Regional Airport Land Use Compatibility Guidance Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E *						
Airport Land Use Zone Designation	Zone A	Zone B1,C2	Zone B2	Zone C1	Zone D	Zone E
Heavy Industrial/Manufacturing	N	N	CU 2	N	CU 6	Y
Light Industrial/Manufacturing	N	CU 3	CU 2	CU 4	CU 6	Y
Petroleum and Chemical Product Dealers-Bulk Storage	N	N	CU 1,2	N	CU 6	Y
Mining- Sand, Gravel, Fill Dirt	N	N	CU 1,2	N	CU 1,2	CU 1,2

(Y) Permitted Use

(CU) Conditional Use

(N) Prohibited Use

**See Table Key on page 8*

h. Nonconformities	
1. Nonconforming Uses – Regulations Not Retroactive	This regulation shall not be construed to require the alteration of any lot or removal, lowering, or other change or alteration of any manmade structure not conforming to the regulations as of the effective date of this ordinance or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, or intended use of any property or structure for which the construction or alteration was started or for which a building permit was acquired prior to the effective date of this ordinance. Notwithstanding the preceding provision of this section, the owner of any existing nonconforming structure is hereby required to allow the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Chester Airport Commission to indicate to the operators of aircraft in the vicinity of the airport the presence of such obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the Chester-Catawba Regional Airport. Reference FAA Advisory Circular 70-7460-1K, or successor advisory circulars, for further guidance.
2. Existing Structures	Except as specifically provided in this section, it is not permissible for any person to engage in any activity that causes an increase in the extent of nonconformity of a nonconforming situation. Physical alteration of structures or the placement of new structures on open land is unlawful if they result in an increase in the total amount

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

2. Existing Structures (Cont'd)	of space devoted to a nonconforming use or greater nonconformity with respect to land use limitation.
3. Abandoned Structures:	Whenever the Chester County Building Official determines that a nonconforming structure has been abandoned or more than 80 percent torn down (or damaged more than 80 percent of the current County tax value), physically deteriorated, or decayed, no permit shall be granted that would allow such structure to otherwise deviate from the height and land use regulations.
4. Temporary Structures:	Temporary structures constructed or erected incidental to a development, and solely used for the designated purpose, can only remain while needed and for a maximum of one year.
i. Permit Requirements	
1. Permits Required – Existing Uses	Before any existing use or structure may be replaced or substantially altered within any area of the Airport Height or Land Use Restriction Zones, a permit shall be secured authorizing such replacement, change, or repair. No such permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming use when the application for a permit is made. Except as indicated, all applications for a permit for the replacement, change, or repair of an existing structure shall be granted.
2. Permits Required – Future Uses	(a) No change shall be made in the use of land or increasing or establishing a structure unless a permit, therefore, shall have been applied for and granted by the County Building Official. Each application shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use or structure would conform to the regulations prescribed in this article. (b) No permit for a land use inconsistent with the provisions of this ordinance shall be granted (c) A building permit shall not be issued for the construction of any new structure within the Airport Height Restriction or Land Use Zones established in Sections E and F, and as depicted on the Chester-Catawba Regional Airport Overlay District map unless approved by the Chester County Building and Zoning Department. (d) No permit of any type shall be issued for any new development, building permit or activity subject to parcel areas underlying Airport Land Use Zone A, Zone B1 herein defined until the Chester-Catawba Regional Airport has

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

2. Permits Required – Future Uses (Cont'd)	an opportunity to be awarded an aviation easement by the property owner(s) in a format approved by the County r, and as recorded in a form acceptable to Chester County Clerk of Court Register of Deeds Office. (e) Multi-Zoned parcels: For the purposes of this Subpart, a parcel may be located in one or more airport land use protection zones. In these cases, the property shall be subject to the restrictions of each applicable zone. (f) Partial Zoned parcels: In cases where only a portion of a parcel lies within the boundaries of the airport land use protection zone(s), all new construction located within the boundaries of the airport land use protection zone must comply with all restrictions of that applicable zone(s).
3. Permit Applications	A permit application, as required per Section I, shall accompany a preliminary plat to contain the information as required indicated in Article 4, Section 4-2 Preliminary Plat Process of the Chester County Land Development Ordinance. A non-refundable application fee as per the current Chester County Building and Zoning Department fee schedule shall be submitted with the permit application.
4. Violations	Permits shall be valid until revoked. The Building Official may periodically inspect the structure(s) and land use to determine continued compliance with this ordinance. If the land use or obstruction is in violation, the Building Official shall advise the owner in writing of the violations and of action necessary to bring the obstruction or land use into compliance. Failure by the owner to correct violations within 120 days of notification shall constitute grounds for revocation of the permit. Further, violators of this ordinance shall be subject, upon conviction, to fine and/or imprisonment as provided by Section 1-7 of the Chester County Code of Ordinances.
5. Revocation of Permit	The Building Official may revoke valid permits for any of the following reasons: (a) Incorrect or misrepresented information on the permit application. (b) Failure to construct a structure in accordance with application and permit. (c) Any other violation of this ordinance. In the event the permit is revoked, the Building Official shall advise the owner in writing of the status of the permit, the action necessary to correct the violation and of the enforcement techniques available to the County to remedy continued violation. When the Building Official determines that the structure or land use has been brought back into compliance with this ordinance, the Building Official shall reinstate the permit.

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

j. Legal Provisions	
1. Enforcement	The ordinance may be enforced by any one or more of the remedies authorized by the South Carolina Code of Laws, Title 55, Sections 55-9-250, 55-9-260, 55-9-280, 55-9-300, 55-9-320, and 55-9-330.
2. Complaints	Whenever a violation of this ordinance occurs, or is alleged to have occurred, any person may file a written complaint with the Building Official stating the cause and basis for the complaint. The Building Official shall record the complaint, investigate and take such action as may be necessary to enforce this ordinance.
3. Severability	Should any section or provision of this ordinance be declared by the courts to be invalid for any reason, such declaration shall not affect the ordinance as a whole, or any part thereof other than the part so declared to be invalid.
4. Amendment	Petitions for amendment may be filed with the Chester County Building and Zoning Department by any land owner or authorized representative located within the overlay, , any county department or agency, the Chester County Planning Commission, or Council.
5. County Council Review	The County Council may amend the provisions and requirements of this ordinance according to the procedure set forth: (a) County Airport Commission Review – The Chester County Airport Commission shall be notified of all proposed airport overlay amendments. (b) County Planning Commission Review - No amendment shall become effective unless it has been proposed by or reviewed by the Planning Commission. The Planning Commission shall have 45 days to review the proposed amendment and make a recommendation to the County Council. If the Planning Commission fails to report to the Council within 45 days, it shall be deemed to have recommended approval of the proposed amendment. (c) County Council Review - No amendment shall become effective until after being adopted by the County Council through the rezoning process outlined in Chapter 8, Section 100 of the Chester County Zoning Ordinance.
6. Variance and Exception	Upon advisement of the Building and Zoning Department, the Board of Zoning Appeals may issue variances and exceptions from the requirements of this ordinance such that would not be contrary to the public interest or the spirit and intent of this ordinance and where due to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. In granting a

Chapter 4 DISTRICT REGULATIONS

**§ 4-133 Chester-Catawba Regional Airport Overlay District Regulations
(Cont'd)**

6. Variance and Exception (Cont'd)	variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards as it deems necessary to preserve the intent of this ordinance. In granting a variance or exception to this ordinance, the Board of Zoning Appeals must determine the following: (a) Special conditions and circumstances exist that are peculiar to the land or buildings involved and that are not applicable to other land or buildings. (b) The literal interpretations of the provision of this ordinance would deprive the applicant of rights commonly enjoyed by other properties. (c) Special conditions and circumstances do not result from the actions of the applicant. (d) Granting the variance required will not confer on the applicant any special privilege that is denied by this ordinance to other- lands or- buildings. (e) Any request for a variance to the Height Restrictions and Limitations portions of this Ordinance shall be accompanied by a finding from the Federal Aviation Administration as to the impact the variance may have on the safe, efficient use of the airport and its airspace Issuance of a variance shall not set precedence and each case shall be reviewed independently of others.
7. Appeal	The Board of Zoning Appeals shall hear and decide appeals and review any orders, requirements, decisions or determinations made by the enforcement officer responsible for administration or enforcement of this ordinance. The Board of Land Use and Zoning Appeals decision is subject to review by the circuit court in and for Chester County, as per the South Carolina Code of Laws, Title 6, Section 6-29-820.

Table 4-133-4: Compatible Land Uses

Zone Type		Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants
Airport Safety Zones	A	Tallest height of structure (or vegetation) does not penetrate Part 77 surfaces.	Airport related uses	None						
	B1 C2		Low density commercial uses low density industrial uses	Low density residential uses such as: large lot single family homes	Low density commercial uses such as: specialty shops, printing & shipping shops, banks, laundromats, vehicle repair shops, bakeries, hardware shops	Low density industrial uses such as: towing/vehicle storage, building supply yards, exterminators	None			
	C1		Low density residential uses (lots 1 acre or larger) low density commercial uses low density industrial uses low density institutional uses low density recreational uses	Low density residential uses such as: large lot single family homes	Low density commercial uses such as: specialty shops, printing & shipping shops, banks, laundromats, vehicle repair shops, bakeries, hardware shops	Low density industrial uses such as: towing/vehicle storage, building supply yards, exterminators	Low density institutional uses such as: single doctor offices, specialist offices, dentist/orthodontist offices, medical laboratories, urgent care facilities	Low density recreational uses such as: small gyms, dance studios	None	
Airport Land Use	B2		Low density residential uses low & medium density commercial uses low & medium density industrial uses low density institutional uses low & medium density recreational uses	Low density residential uses such as: single family homes	Low & medium density commercial uses such as: fast food restaurants, small cafés, small restaurants/bars, small & medium size offices, specialty shops, printing & shipping shops, banks, laundromats, vehicle repair shops, bakeries, hardware shops	Low & medium density industrial uses (without smoke/steam) such as: machine shops, general manufacturing, recycling centers, towing/vehicle storage, building supply yards, exterminators	Low density institutional uses such as: single doctor offices, specialist offices, dentist/orthodontist offices, medical laboratories, urgent care facilities	Low & medium density recreational uses such as: bowling alleys, skating rinks, tennis/swimming facilities, sports parks, gyms, dance studios	Small fueling facility uses such as: gas stations, truck fueling facilities	None

Table 4-133-4: Compatible Land Uses

Zone Type		Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants
	D		All		Low & medium density commercial uses such as: fast food restaurants, small cafés, small restaurants/bars, small & medium size offices, specialty shops, printing & shipping shops, banks, laundromats, vehicle repair shops, bakeries, hardware shops	Low & medium density industrial uses (without smoke/steam) such as: machine shops, general manufacturing, recycling centers, towing/vehicle storage, building supply yards, exterminators	Low & medium density institutional uses such as: small libraries, small museums, small religious assemblies, single doctor offices, specialist offices, dentist/orthodontist offices, medical laboratories, urgent care facilities	Low & medium density recreational uses such as: bowling alleys, skating rinks, tennis/swimming facilities, sports parks, gyms, dance studios	All	None
	E		All							

Table 4-133-5: Incompatible Land Uses										
Zone Type		Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants
Airport Safety Zones	A	Tallest height of structure (or vegetation) penetrates threshold sitting surfaces (TSS)	Non-airport related uses	All						
	B1 C2		All residential uses and all high & ultra high density uses	High & ultra high density residential uses such as: large apartment complexes, mobile home parks, high rise condominiums	High & ultra high density commercial uses such as: big-box stores, large offices, multi-floor complexes, restaurants, shopping malls, nightclubs	High & ultra high density industrial uses such as: heavy manufacturing, mining/extraction, water treatment	High & ultra high density institutional uses, as well as any schools, hospitals, nursing homes, day-cares, libraries, museums, religious assemblies, municipal/county administration offices, public community centers, convention or performing arts centers	High & ultra high recreational uses such as: indoor theaters, small amusement parks, stadiums, large amusement parks, racetracks	All	All wildlife attractants such as: landfills, wastewater treatment plants, open mining operations with water bodies, construction soil/debris piles, detention ponds, fountains, or created wetlands
	C1		High & ultra high density uses	High & ultra high density residential uses such as: large apartment complexes, mobile home parks, high rise condominiums	High & ultra high density commercial uses such as: big-box stores, large offices, multi-floor complexes, restaurants, shopping malls, nightclubs	High & ultra high density industrial uses such as: heavy manufacturing, mining/extraction, water treatment	High & ultra high density institutional uses such as: colleges, universities, hospitals, community centers, large religious assemblies, convention or performing arts centers all schools, hospitals, nursing homes and day-cares	High & ultra high density recreational uses such as: indoor theaters, small amusement parks, stadiums, large amusement parks, racetracks	All	All wildlife attractants (except detention ponds) such as: landfills, wastewater treatment plants, open mining operations with water bodies, large construction soil/debris piles, fountains, or created wetlands
Airport Land Use	B2		High & ultra high density uses	High & ultra high density residential uses such as: large apartment complexes, mobile home	High & ultra high density commercial uses such as: big-box stores, large offices, multi-floor complexes,	High & ultra high density industrial uses such as: heavy manufacturing, mining/extraction, water treatment	High & ultra high density institutional uses such as: colleges, universities, hospitals, community centers, large religious	High & ultra high density recreational uses such as: indoor theaters, small amusement parks, stadiums,	Large fueling facilities such as: regional fuel distribution facilities	Landfills, water treatment facilities and open mining operations with water bodies

Table 4-133-5: Incompatible Land Uses

Zone Type		Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants
	B2 (Cont'd)			parks, high rise condominiums	restaurants, shopping malls, nightclubs		assemblies, convention or performing arts centers all schools, hospitals, nursing homes and day-cares	large amusement parks, racetracks		
	D		None		Ultra high density uses such as: mega malls	Ultra high industrial uses and industrial uses that emit persistent, significantly large and dense plumes that may pose a hazard to aircraft such as: 1000 MW power plant with cooling towers	Ultra high density uses such as: universities, mega churches	Ultra high density recreational uses such as: stadiums, large amusement parks, racetracks	None	Landfills, water treatment facilities and open mining operations with water bodies
	E		None							

Table 4-133-6: Conditional Land Uses											
Zone Type		Top Elev.	General Characteristics of Permissible Base Zoning	Residential	Commercial	Industrial	Institutional	Recreational	Fuel Sales, Storage & Distribution	Wildlife Attractants	Condition Summary
Airport Safety Zones	A	Tallest height of structure (or vegetation) falls between Part 77 surfaces and TSS	None	None							
	B1 C2		Medium density commercial uses medium density industrial uses	Medium density residential uses such as: apartment complexes, duplexes, townhomes	Medium density commercial uses such as: fast food restaurants, small cafés, small restaurants/bars, small & medium size offices	Medium density industrial uses such as: machine shops, general manufacturing, recycling centers	Low and medium density institutional uses except for: schools, hospitals, nursing homes, day-cares, libraries, museums, religious assemblies, municipal/county administration offices, public community centers, convention	Low & medium density recreational uses such as: bowling alleys, skating rinks, tennis/swimming facilities, sports parks, small gyms, dance studios	None	None	Part 77 Avigation Easement + Hold Harmless Agreement
	C1		Low density residential uses (lots less than 1 acre) medium density uses	Medium density residential uses such as: apartment complexes, duplexes, townhomes	Medium density commercial uses such as: fast food restaurants, small cafés, small restaurants/bars, small & medium size offices	Medium density industrial uses such as: machine shops, general manufacturing, recycling centers	Medium density institutional uses such as: small libraries, small museums, small religious assemblies	Medium density recreational uses such as: bowling alleys, skating rinks, tennis/swimming facilities, sports parks	None	Detention ponds	Avigation Easement if necessary for current/planned instrument approaches + Disclosure Letter
Airport Land Use	B2		Medium density residential uses medium density institutional uses	Medium density residential uses such as: apartment complexes, duplexes, townhomes	None	None	Medium density institutional uses such as: small libraries, small museums, small religious assemblies	None	Medium size fueling facilities such as: local fuel distribution facilities	All wildlife attractants except for landfills, water treatment facilities and open mining operations with water bodies	Disclosure Letter

D	All	High density commercial uses such as: restaurants, shopping malls, nightclubs	High density industrial uses (with no or little smoke/steam emissions) such as: heavy manufacturing	High density institutional uses such as: colleges, hospitals, community centers, large religious assemblies, convention or performing arts centers	High density recreational uses such as: indoor theaters, small amusement parks	None	All wildlife attractants except for landfills, water treatment facilities and open mining operations with water bodies	Flight path modification plan, if needed
	E	None						



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: 10-15-24 Case # CCMA24-12 Invoice # NA

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

Please give your reason for this rezoning request:

Chester County request the rezoning from ID-2 to GC to build
the new animal shelter on the parcel.

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: 812910

Property Address Information

Property address: Located on Armory Rd beside 1129 Armory Rd.
Tax Map Number: 078-00-00-233-000 Acres: 24.42

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

PLEASE PRINT:

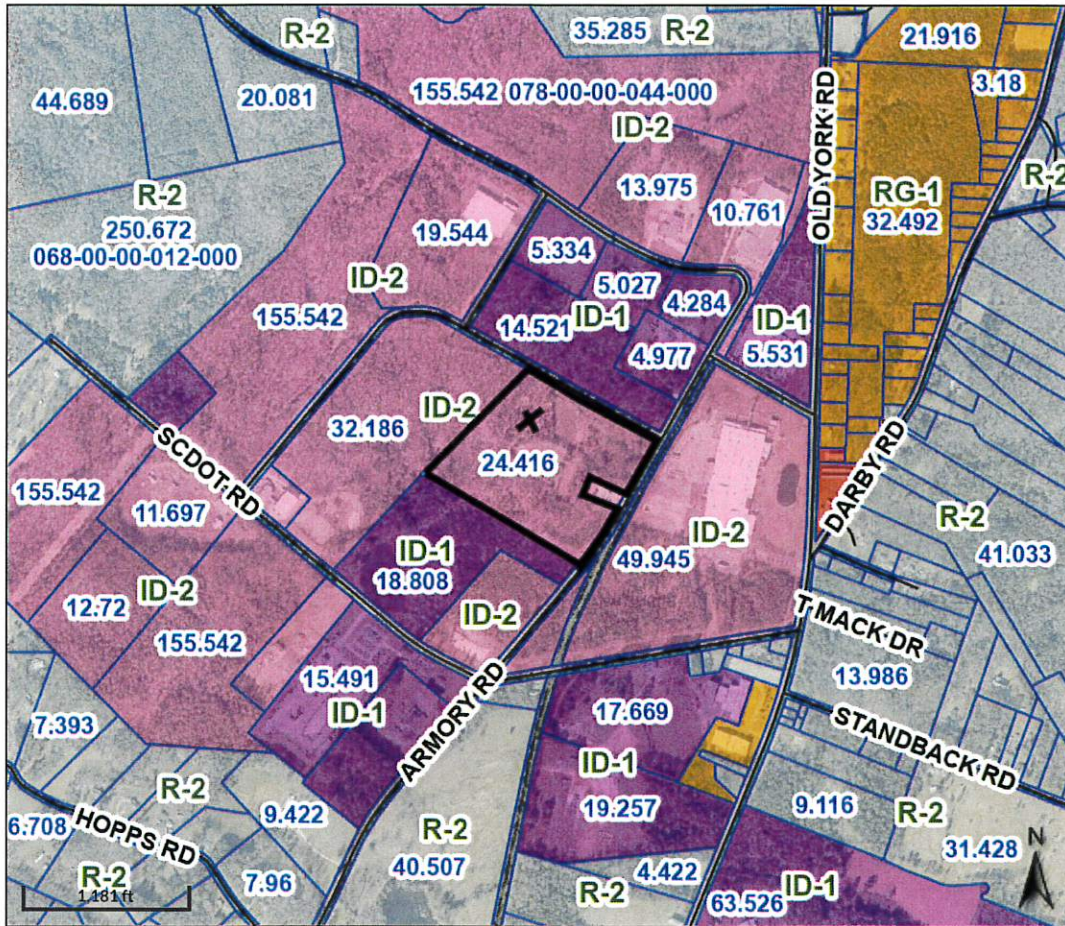
Applicant(s): Chester County Government
Address: 1476 J.A. Cochran Bypass Chester SC 29706
Telephone: 803-377-1021 cell _____ work _____
E-Mail Address: Bhester@chestercountysc.gov

Owner(s) if other than applicant(s): Commission of the Poor
Address: 1476 J.A. Cochran Bypass Chester SC 29706
Telephone: 803-377-1021 cell _____ work _____
E-Mail Address: Bhester@chestercountysc.gov

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	078-00-00-233-000	Alternate ID	n/a	Owner Address	COMMISSION OF THE POOR
Sec/Twp/Rng	n/a	Class	EX		CHESTER COUNTY
Property Address		Acreage	24.416		CHESTER SC 29706
District	02				
Brief Tax Description	TRACT C				
	(Note: Not to be used on legal documents)				

Date created: 9/26/2024
Last Data Uploaded: 9/26/2024 2:41:41 AM

Developed by **SCHNEIDER**
GEOSPATIAL

Current Year (2024) Changes



Search Options

[Map Number](#)

078-00-00-233-000

Real

00047621

History Year

[Name 1](#)

COMMISSION OF THE POOR

[Other Map Number](#)

Find

Alerts

Owner Information

Post Initials

CW

Reason for Change

Activity Date

06/04/2021

Name 2

Address 1

CHESTER COUNTY

Address 2

CHESTER SC

Zip Code

29706

Land Value

Building Value

Total Market Value

Total Tax Value

Codes

District

02

Fire Code

CS

CITY SUB

Town

Neighborhood

Subdivision

Use Class

Description

TRACT C

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

078-00-00-233-000

Real

00047621

History Year

Name 1

COMMISSION OF THE POOR

Other Map Number



Find

Alerts

Owner Information

Post Initials

CW

Reason for Change

Name 2

Address 1

CHESTER COUNTY

Address 2

CHESTER SC

Zip Code

29706

Activity Date

06/04/2021

Land Value

Building Value

Total Market Value

Total Tax Value

Codes

District

02

Town

Subdivision

Description

TRACT C

Legal

Fire Code

CS

CITY SUB

Neighborhood

Use Class

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#

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA
COUNTY Chester

CARD _____ OF _____ CARDS

TAX MAP <u>78-0-0-233</u>	DISTRICT <u>2</u>	DATE OF APPRAISAL				APPRAISER				
078-00-00-233-000 COMMISSION OF THE POOR		TRANSFERRED FROM		Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
CHESTER COUNTY CHESTER SC 29706		<u>Eugene S. Nester</u>		<u>139</u>	<u>311</u>	<u>26</u>			<u>1-23-14</u>	<u>1300</u>

PROPERTY LOCATION		GENERAL DATA		COST DATA		MOBILE HOME		INCOME APPROACH	
St., Rt. & No.	Yr. Built	Land	Make						
City	Economic Life	Imp.	Model					Monthly Rental	
Use	Condition	L. H.	Yr. Built					G. M. M.	
Subdivision	Quality	Total	Condition					Indicated Value	
Legal Description	Annual Rent	Stamps	Size						
<u>Tract C</u>	Bldg. Permit	Old Map Ref.							
	Mort.	File No.							
STANDARD CLASSIFICATION		PROPERTY DATA		LAND CLASSIFICATION					
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS	
Progressive	Paved Road	Buildings	Electricity	Level	Open Land				
Static	Earth Road	Pavement	Water	High					
Regressive	Railroad	Fence	Gas	Low					
Old	Water	Landscaping	Sewer	Rolling					
New	Airport	Well	All Utilities	Swampy					
LAND				LOT SIZE	FRONT	DEPTH	REAR	OTHER	
Number of Acres <u>2008</u>		Number of Lots		Remarks & Description <u>Split out due to Plat Cab DS-105 P-5 per</u> <u>Karlisa Sloan & Mack Paul - 4-18-07</u>					
Per Acre Value		Number of Front Ft.							
Value for Acres		Per Lot Value							
Returned Area		Per Front Ft. Value							
Legal Area <u>27.497 ac</u>		Value for Lots							
Planimetered Area		Value for Fr. Ft.							
Total Land Value									
ESTIMATED MARKET VALUE									
	Land Acres or Lots	Improvement	Total						
Number									
Cost Approach									
Market Approach									
Income Approach									
Correlated Value									
Assessed %									
Reviewed by	Date			Zoning					

was part of 78-0-0-44

NAICS Code Description

NAICS Code/Keyword Search



812910 - Pet Care (except Veterinary) Services

Top Businesses by Annual Sales for 812910 – Click for Complete Profiles:

American Pet Resort LLC	Farm Sanctuary Inc
Guide Dogs For Blind Inc	Wag Hotels Inc
Canine Cmpons For Indpendence	Hits Inc
Kennelwood Village Inc	Stable Group LLC
Canine Incorporated	Global Rescue LLC

This industry comprises establishments primarily engaged in providing pet care services (except veterinary), such as boarding, grooming, sitting, walking, and training pets.

Cross-References. Establishments primarily engaged in

- Practicing veterinary medicine--are classified in Industry [541940](#), Veterinary Services;
- Boarding horses--are classified in Industry [115210](#), Support Activities for Animal Production; and
- Transporting pets--are classified in U.S. Industry [485991](#), Special Needs Transportation.

<u>2007</u> <u>NAICS</u>	<u>2012</u> <u>NAICS</u>	<u>2017</u> <u>NAICS</u>	<u>2022</u> <u>NAICS</u>	<u>Index Entries for 812910</u>
812910	812910	812910	812910	Animal grooming services
812910	812910	812910	812910	Animal shelters
812910	812910	812910	812910	Boarding services, pet
812910	812910	812910	812910	Dog pounds
812910	812910	812910	812910	Grooming services, animal
812910	812910	812910	812910	Guard dog training services
812910	812910	812910	812910	Guide dog training services
812910	812910	812910	812910	Kennels, pet boarding
812910	812910	812910	812910	Obedience training services, pet
812910	812910	812910	812910	Pedigree record services, pet
812910	812910	812910	812910	Pet boarding services
812910	812910	812910	812910	Pet grooming services
812910	812910	812910	812910	Pet sitting services
812910	812910	812910	812910	Pet training services
			812910	Pet walking services
812910	812910	812910	812910	Sitting services, pet
812910	812910	812910	812910	Working, sporting, and service dog training services

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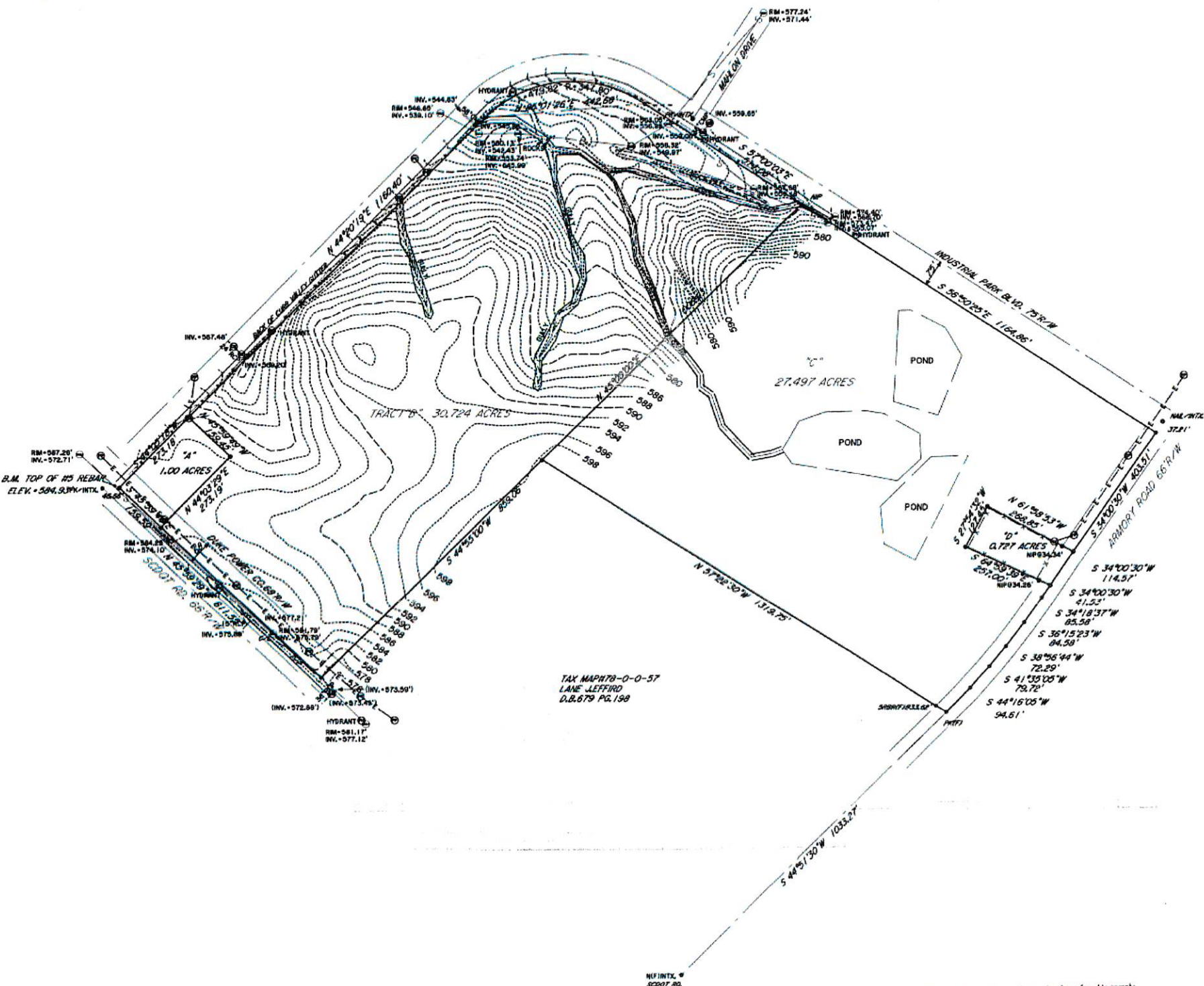
MAGNETIC NORTH

Cat's Slide 105 Pg 5

PLAT OF SURVEY FOR
THE COUNTY OF CHESTER
CHESTER TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA
MARCH 20, 2007
REFERENCE: A PORTION OF TAX MAP 78-0-0-44

Cat's Slide 105 Pg 5

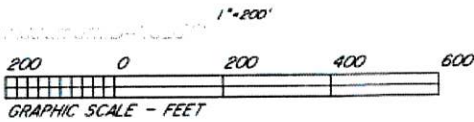
Doc# 000048830
PLAT BOOK: PAGE:
Filed and Recorded
04/17/2007 01:01P
Sue K. Carpenter
Clerk of Court, Chester County, SC



TRACT "D" TO BE RETAINED BY COUNTY OF CHESTER

NOTE:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PR NAIL
RR = RAILROAD SPIKE
P.P. = PINCHED PIPE
ALL CORNERS ARE #5REBAR UNLESS NOTED
WATER-CHESTER METROPOLITAN 10"
SEWER-CHESTER SEWER DISTRICT B"

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



The subdivision plot shown herein 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.

3 21 01
Chester County Planning Commission

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPPE 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. ENCROACHMENTS WERE RECORDED AS SHOWN. ENCROACHMENTS ARE AS SHOWN, UNLESS NOTED OTHERWISE. STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

WILLIAM V. HIPPE, P.L.S., 1956F

Richburg Fire Protection District Commission

Number of Member Appointed by Council: 4

Length of Terms: 4 years

Purpose: Establish, manage and operate the Richburg Fire Protection District.

MEMBERS

William C. Gladden III

Nominated by: John Agee

Re-Appointment Date: 02-2023

Appointment Ends: 12-2024

Odell Steele

Nominated by: Joe Branham

Re-Appointment Date: 01-2021

Appointment Ends: 12-2024

Jerry Williams

At Large

Nominated by: Erin Mosley

Re-Appointment Date: 02-2023

Appointment Ends: 12-2026

Jeff Coleman

Nominated by: Mike Vaughn

Re-Appointment Date: 02-2023

Appointment Ends: 12-2026

Charlie O. Barber

Nominated by: Town of Richburg

Appointment Date: 02-2023

Appointment Ends: 12-2024

Membership Criteria: The Board shall consist of 4 members appointed by County Council and one member appointed from the Town of Richburg. Two member's terms will be for 2 years by District.1 and the three remaining members will appointed for a term of 4 years. Council Members from District 1, 2 & 3 have parts of their District in the Richburg Fire Protection District. (Per John Agee – 8-18-2008)

[EXTERNAL] FW: Richburg Fire District Board

From [REDACTED]
Date Mon 10/7/2024 8:52 AM
To Kristie Donaldson [REDACTED]
Cc [REDACTED]

Kristie, per our conversation:
Mr. Gladden is stepping down and Mrs. Rice will be recommended by me to take his place. Mrs. Rice background is in accounting.
It is my understanding this appointment will be confirmed on the October 21 meeting date.
Thank You
John Agee

From: Bill Gladder [REDACTED]
Sent: Sunday, October 6, 2024 9:11 PM
To: Richburg Fire Department [REDACTED]
Subject: Richburg Fire District Board

Dear Mr Agee:

Due to health reasons and having to take care of my wife, I will need to resign my seat on the board, and the Treasurer position of the Richburg Fire District. I have enjoyed my years of service to the community., and will continue to support Richburg Fire in any way that I can.

Sincerely,

Bill Gladden

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: 10/2/24

Board or Commission Appointment being sought: Richburg Fire Protection District Board

Name: Denise Rice Occupation: Bookkeeper

Street Address: 4627 Betty Dixon Rd, Richburg, SC, 29729

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: Jel A. [Signature]

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

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

 / /

CONFLICT OF INTEREST STATEMENT: I, Denise Rice, 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: Denise Rice

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 | |

Hazel Pittman Center Board of Directors

Number of Member Appointed by Council: 7

Length of Terms: 4 years

Purpose: Provides citizen participation and consumer input in the development and implementation of the County alcohol and drug abuse program.

MEMBERS

District 1 - John Agee

Michael Harrington

Re-Appointment Date: 01-2023

Appointment Ends: 12-31-2026

District 2 - Mike Vaughn

Maxine Tate

Appointment Date: 1-2023

Appointment Ends: 12-31-2026

District 3 - Joe Branham

Rose Douglas

Re-Appointment Date: 01-2021

Appointment Ends: 12-31-2024

District 4 - Pete Wilson

Carol Grant

Appointment Date: 04-2024

Appointment Ends: 12-31-2024

District 5 - Corey Guy

Georgette B. Boulware

Re-Appointment Date: 02-2023

Appointment Ends: 12-31-2026

District 6 - William Killian

Shirleen Gore

Re-Appointment Date: 02-2021

Appointment Ends: 12-31-2024

At Large - Erin Mosley

LeTanya Williams

Appointment Date: 05-2023

Appointment Ends: 12-31-2026

Membership Criteria: The Commission shall consist of 7 members. One member shall be appointed from, and be a resident of, each of the 6 council districts; and the two remaining members shall be appointed at large by majority vote of County Council. Commission members shall serve for 4 years. (Chester County Code 3-510) Board members shall serve at the will and pleasure of Council and terms shall run concurrent with that of the appointer.



Confidentiality Note: This e-mail is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. Dissemination, distribution or copying of this e-mail or the information herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message of the intended recipient, is prohibited. If you have received this e-mail in error, please call Hazel Pittman at (803) 377-8111 and destroy the original message and all copies.

From: Michael Harrington [REDACTED]
Sent: Monday, September 2, 2024 6:13 AM
To: [REDACTED]
Subject: [External] Hazel Pittman Board

This is a notification of my intention to step down from the Hazel Pittman board of commissioners representing district one at the end of the year. This October will be the completion of my fifth year on the board. I will serve through December but not continue in 2025. It has been a pleasure to serve and I leave with no ill feelings. I believe HPC is in capable hands and I wish them all my best. Our by-laws state that i submit my resignation to the Chairman of the County Council in writing, so if this email is insufficient please reply and I will submit a written letter. Respectfully, Michael Harrington

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Chester County Library Board

Number of Member Appointed by Council: 7
Length of Terms: 4 years

Purpose: To control and manage the County Public Library System.

MEMBERS

District 1 - John Agee

Roseann Hicklin

Appointment Date: 02-2015

Reappointment Date: 01-2023

Appointment Ends: 12-2026

District 2 - Mike Vaughn

Franklin Moore

Appointment Date: 01-2023

Appointment Ends: 12-2026

District 3 - Joe Branham

Wylie McGarity

Appointment Date: 01-2021

Appointment Ends: 12-2024

District 4 - Pete Wilson

Joan Guyton

Appointment Date: 02-2017

Re-Appointment Date: 01-2021

Appointment Ends: 12-31-2024

District 5 - Corey Guy

Destiney Foster Hinton

Appointment Date: 1-16-2024

Appointment Ends: 12-31-2026

District 6 - William Killian

Shannon Hyde

Appointment Date: 04-2022

Appointment Ends: 12-31-2024

At Large- Erin Mosley

Elisa Hare Hedgpath

Appointment Date: 02-2023

Appointment Ends: 12-31-2026

Membership Criteria: The board shall consist of 7 members appointed by County Council for terms of 4 years, commencing on January 1 in the year of appointment. One member shall be appointed from, and be a resident of, each of the 6 council districts, and the seventh member shall be appointed at large by majority vote. Members may serve 2 consecutive terms and then must go off the Board for one term before being reappointed. (S.C. Code 4-9-35 Chester County Code 3-520) Board members shall serve at the will and pleasure of Council. Board members term shall also run concurrent with that of the Council member.

Fw: [EXTERNAL] Re: Library Board

From Michael Vaughn <mvaughn@ChesterCountySC.gov>
Date Mon 10/14/2024 6:47 AM
To Kristie Donaldson <kdonaldson@ChesterCountySC.gov>

Kristie,

This is Mr. Moore's resignation from the library board. I have not picked his replacement yet. I will let you know when I do. Thanks,

Michael E. Vaughn
Chester County Council District Two
Phone-803-801-3962
Address:
115 Chester Ave.
Great Falls SC 29055

From: Frank Moore [REDACTED]
Sent: Thursday, October 10, 2024 7:47 PM
To: Michael Vaughn <mvaughn@ChesterCountySC.gov>
Subject: [EXTERNAL] Re: Library Board

To: Michael Vaughn
From: Frank Moore
Re: Resignation from Chester County Library Board
Date: October 10, 2024

Mr. Vaughn,

I recently moved to Rock Hill. Because of this I must resign my position on the Chester County Library Board.

Sincerely,

Frank Moore

On Thu, Oct 10, 2024 at 3:42 PM Michael Vaughn <mvaughn@chestercountysc.gov> wrote:

Sent from my iPhone

Mr Moore,

Would you please email me your resignation from the library board. Thank you for serving! Mike Vaughn