



Chester County Council Meeting

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

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ADMINISTRATION OF OATH OF OFFICE

Roy Brunson, County Council District 2
sworn in by Wld. Bill Marion

4. APPROVAL OF MINUTES

- a) September 15, 2025 Council Meeting Minutes
- b) September 16, 2025 Special Called Meeting Minutes
- c) September 24, 2025 Special Called Meeting Minutes

5. CITIZEN'S COMMENTS

6. PUBLIC HEARING

- a) Ordinance 2025-20 Authorizing the conveyance of easement rights to Duke Energy Carolinas, LLC, for the purpose of utility infrastructure construction and maintenance at property located at or about the Chester County Courthouse, designated as TMS #201-11-01-007-000; and providing for other related matters.

7. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) Proclamation recognizing Fire Prevention Week in Chester County
- b) 2nd Reading of Ordinance 2025-22 Approving, confirming, and ratifying the removal of each member of the Richburg Fire Protection District Board; devolving administrative authority of the district on the County Council; (c) authorizing the County Administrator directly to administer the district as a part of the county; (d) amending portions of the Chester County Code of Ordinances to conform to such changes and to provide for other changes, for example, Division 16, Sections 2-732 through and including 2-736; and (e) providing for other related matters.

- c) Resolution 2025-26 Authorizing the transfer of certain personal property; and providing for other related matters.

8. ADMINISTRATOR’S REPORT

9. CONSENT AGENDA

- a) 2nd Reading of Ordinance 2025-21
Providing for an amendment to Ordinance No. 2025-08, which amended Ordinance No. 2021-18, which provided for the use of excess funding for “projects” and/or “capital projects” as provided for under Ordinance No. 2019-5; and providing for other related matters
- b) 3rd Reading of Ordinance 2025-20
Authorizing the conveyance of easement rights to Duke Energy Carolinas, LLC, for the purpose of utility infrastructure construction and maintenance at property located at or about the Chester County Courthouse, designated as TMS #201-11-01-007-000; and providing for other related matters.
- c) 3rd Reading of CCMA25-18 CDP Great Falls LLC requests a portion of Tax Map # 161-01-00-059-000 (1.3 acres) located off Ridgeway Road, Great Falls, SC 29055 from Multi-family Residential District (RG-1) to General Commercial District (GC). The Planning Commission voted 6-0 to approve.
- d) 3rd Reading of CCMA25-19 ICB America, LP, a Georgia Limited Partnership requests Tax Map # 080-04-05-026-000 (1.4 acres) located at 527 Great Falls Highway, Chester, SC 29706 from General Commercial District (GC) to Restricted Industrial District (ID-1). The Planning Commission voted 6-0 to approve.
- e) 3rd Reading of CCMA25-20 ICB America, LP, a Georgia Limited Partnership requests Tax Map # 080-04-05-027-000 (0.102 +/- acres) located next to 527 Great Falls Highway, Chester, SC 29706 from General Commercial District (GC) to Restricted Industrial District (ID-1). The Planning Commission voted 6-0 to approve.

10. OLD BUSINESS

11. NEW BUSINESS

- a) Recommendation to proceed with Parks and Recreation Strategic Plan
Justin Temple, Chairman of Parks and Recreation Advisory Board
- b) Consideration of Woodhaven Phase III Bond Approval
Jeremy Ward, Planning and Development Director

- c) 1st Reading of CCMA25-21 Abhishek Devgan requests Tax Map #019-00-00-011-000 (2.99+/- acres) located at 3280 Pinckney Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Commercial District (GC). The Planning Commission voted 7-0 to approve.
- d) 1st Reading of CCMA25-22 Chester County requests Tax Map #169-00-00-001-000 (310+/- acres) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.
- e) 1st Reading of CCMA25-23 Chester County requests Tax Map #169-00-00-003-000 (0.88 +/- acres) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.
- f) 1st Reading of CCMA25-24 Chester County requests Tax Map #169-00-00-004-000 (3.71 +/- acres) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.
- g) 1st Reading of CCMA25-25 Chester County requests Tax Map #170-00-00-001-000 (458.94 +/- acres) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.
- h) 1st Reading of CCMA25-26 Chester County requests Tax Map #170-00-00-002-000 (unknown acreage) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.
- i) 1st Reading of CCMA25-27 Chester County requests Tax Map #170-00-00-004-000 (28.59+/- acres) to be assigned a zoning classification of Rural Three District (R3) for the development of a commercial campground/state park within Big Island and Mountain Island near Great Falls, SC 29055. The Planning Commission voted 7-0 to approve.

12. BOARDS AND COMMISSIONS

- a) Planning Commission Resignation
Vice Chair Erin Mosley, Council Member At-Large
- b) Board of Assessment Appeals Resignation
Chairman Pete Wilson, District 4
- c) Chester County Historical Cemeteries Advisory Board Resignation
Vice Chair Erin Mosley, Council Member At-Large

- d) Hazel Pittman Center Board of Directors Appointment
Chairman Pete Wilson, District 4
- e) Lewis Fire Protection District Board Resignation
Councilman Corey Guy, District 5
- f) Radio Users Advisory Board Appointment
Vice Chair Erin Mosley, Council Member At-Large

13. EXECUTIVE SESSION

14. ACTIONS FOLLOWING EXECUTIVE SESSION

15. COUNCIL COMMENTS

16. 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 twenty-four 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, September 15, 2025 | 6:00 PM

MINUTES

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

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 6:04pm and declared a quorum of council present.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited. Chairman Wilson asked that a moment of silence be held to honor the life of Mr. Kenny Young, a beloved bailiff at the Chester County Courthouse, that passed away on Sunday, September 14. Councilman Corey guy delivered the invocation.

3. APPROVAL OF MINUTES

a) September 2, 2025 Council Meeting Minutes

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 5-0 to approve.

Councilman Killian refrained from voting due to his absence.

4. CITIZEN'S COMMENTS

John Massey of 171 East Lacy Street addressed the council to advocate for the creation of a Citizen Review Board (CRB) in Chester County. He explained that CRBs, which are used in other cities, are designed to ensure fairness and transparency in law enforcement and government agencies by allowing community members to review citizen complaints and make recommendations. Mr. Massey emphasized that such a board would build trust between agencies and the community, and that ethical agencies should have nothing to fear from this oversight. He urged the council to implement a CRB soon and mentioned an upcoming meeting with a council member to discuss the matter further.

Roxann James of 3007 Steele Village Road spoke to the council about concerns from the Lewis Fire Tax District. She referenced a recent town hall meeting and expressed gratitude to council members for their service. Mrs. James questioned the need for changes to the fire district and asked whether residents like herself would have the opportunity to vote or provide input on the matter. She emphasized the importance of community involvement in decisions affecting the fire district.

Mike Lanham of 1497 Lancaster Highway, representing IKO Glass Fiber and IKO Matt, thanked the council for their support as the company expands its operations in Chester. He highlighted the importance of the local plant to their overall business and discussed recent and upcoming plant startups. Mr. Lanham acknowledged some equipment noise issues and described ongoing efforts to resolve them. In response to a question from Councilman Agee, he explained that about 25% of their raw materials will be delivered by rail (approximately 5-7 rail cars per day), with the remainder arriving by truck.

5. PUBLIC HEARING

Chairman Wilson opened the public hearing, no one signed up to speak or wished to speak and the public hearing was closed.

- a) Ordinance 2025-17 Authorizing the execution and delivery of a first amendment to fee-in-lieu of tax and incentive agreement, by and among Chester County, South Carolina (“county”), IKO Glass Fiber Inc. (“IKO Glass”), and IKO Mat Tech Inc. (“IKO Tech”), previously identified as Project Phoenix22, acting for themselves, one or more affiliates and/or other project sponsors (collectively, “company”), pursuant to which the company and the county agree to certain amended incentives and amended performance measures; and providing for other related matters.
- b) Ordinance 2025-18 To repeal the county’s land development regulations, enacted December 11, 2002, as subsequently amended, and replace the same by enacting Chapter 2: Subdivision and Land Development Regulations, of the County’s Unified Development Ordinance; and to provide for other related matters.
- c) Ordinance 2025-19 Amending Ordinance No. 2018-11, as amended and clarified by Ordinance No. 2022-13, as further amended by Ordinance No. 2023-15, to provide for the allocation of fee in lieu of tax revenues for some property located in the county; and providing for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2025-21 – Providing for an amendment to Ordinance No. 2025-08, which amended Ordinance No. 2021-18, which provided for the use of excess funding for “projects” and/or “capital projects” as provided for under Ordinance No. 2019-5; and providing for other related matters.
Administrator Hester explained that Ordinance 2025-21 amends a previous ordinance to allow the use of excess Capital Project Sales Tax (CPST) funds for additional courthouse improvements, specifically to address ADA compliance issues and install a generator. He outlined a funding shortfall of \$320,979 for the ADA project and up to \$25,000 for generator installation, totaling up to \$345,979. Administrator Hester described the planned upgrades, including ADA ramps and grade improvements, and clarified that the balance was approximately 2 million before these funds would be allocated. He emphasized the necessity of these improvements for compliance and accessibility at the courthouse and family court. Chairman Wilson motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.
- b) 3rd Reading of Ordinance 2025-16
Authorizing the execution and delivery of a fee in lieu of tax and special source revenue credit agreement by and between Chester County and Chester Asphalt Terminal LLC; providing for a fee in lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.
Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 5-1 to approve. Councilman Agee opposed due to the “multi-county industrial park.”

c) 3rd Reading of Ordinance 2025-17

Authorizing the execution and delivery of a first amendment to fee-in-lieu of tax and incentive agreement, by and among Chester County, South Carolina (“county”), IKO Glass Fiber Inc. (“IKO Glass”), and IKO Mat Tech Inc. (“IKO Tech”), previously identified as Project Phoenix22, acting for themselves, one or more affiliates and/or other project sponsors (collectively, “company”), pursuant to which the company and the county agree to certain amended incentives and amended performance measures; and providing for other related matters.

Vice Chair Mosley motioned to approve, seconded by Councilman Guy. Vote 5-1 to approve.

Councilman Agee opposed.

d) 3rd Reading of Ordinance 2025-18

To repeal the county’s land development regulations, enacted December 11, 2002, as subsequently amended, and replace the same by enacting Chapter 2: Subdivision and Land Development Regulations, of the County’s Unified Development Ordinance; and to provide for other related matters.

Planning and Development Director Jeremy Ward thanked the Council and Planning Commission for their significant effort in developing the new land development regulations, emphasizing that the process was thorough and tailored specifically for Chester County rather than outsourced. He noted the recent addition of crawl spaces to the ordinance and expressed hope that the new regulations would be a valuable tool for the planning commission in managing future growth and making informed decisions. Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.

e) 3rd Reading of Ordinance 2025-19

Amending Ordinance No. 2018-11, as amended and clarified by Ordinance No. 2022-13, as further amended by Ordinance No. 2023-15, to provide for the allocation of fee in lieu of tax revenues for some property located in the county; and providing for other related matters.

Councilman Guy shared that he had received feedback from citizens and firemen regarding ordinance 2025-19 but had not heard any convincing reasons against its approval. He emphasized that his decisions are made for the benefit of Chester County citizens and expressed full support for the ordinance.

Councilman Guy encouraged fire districts to submit requests if they need resources, assuring them that their needs would be considered.

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 5-1 to approve.

Councilman Agee opposed.

f) Resolution 2025-25 – Authorizing the transfer of certain personal property; and providing for other related matters.

Councilman Raines motioned to approve, seconded by Councilman Killian. Vote 6-0 to approve.

7. ADMINISTRATOR’S REPORT

Administrator Hester began by issuing a public thanks to IKO representatives for their cooperation and responsiveness to community concerns. He provided an update on the West Chester Fire Station addition, noting some delays due to design changes but reporting that construction is progressing, with completion expected by March or April. Administrator Hester also shared results from a vehicle study at the Beltline convenience site, revealing an average of 800 cars per day and prompting consideration of additional staffing to manage the workload. He concluded by commending the team’s efforts to keep county projects moving forward despite various challenges.

8. CONSENT AGENDA

Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.

a) 2nd Reading of Ordinance 2025-20

Authorizing the conveyance of easement rights to Duke Energy Carolinas, LLC, for the purpose of utility infrastructure construction and maintenance at property located at or about the Chester County Courthouse, designated as TMS #201-11-01-007-000; and providing for other related matters.

b) 3rd Reading of CCTA25-07 – Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-111 RG-1 – Multi-Family Residential Uses

Add Text:

RG-1 <u>PERMITTED USES</u>	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Urban Conservation Subdivision	814 111 112	Private households (except mobile or manufactured homes) in the setting of an urban conservation subdivision, along with associated permitted uses	As required in subdivision code

c) 3rd Reading of CCTA25-08 – Chester County Zoning Ordinance – Text Amendments

Chapter 4 § 4-112 RG-1 – Multi-Family Residential District Regulations

Add Text:

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

Minimum residential lot area:	<u>Single family</u> : With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre as directed by DHEC. With individual water and sewer: 1 acre as directed by DHEC. <u>With public water and sewer in an Urban Conservation Subdivision: 6,500 square feet.</u> <u>Multi-family</u> : 12,000 square feet for first dwelling unit; 3,000 square feet for second dwelling unit; thereafter 2,500 square feet for each additional dwelling unit.
Minimum lot width at building line:	<u>With public water and sewer</u> : 70 feet. <u>With public water and sewer in an Urban Conservation Subdivision: 60 feet.</u> Other: 130 feet.
Minimum side yard:	<u>Principal structure</u> - 15 feet from interior side lot line 10 feet from interior side lot line in an Urban Conservation Subdivision. <u>Accessory structure</u> - 6 feet from interior side lot line.

- d) 3rd Reading of CCTA25-09 – Chester County Zoning Ordinance – Text Amendment
Chapter 4 § 4-113 RG-2 - General Residential District Uses.

Add Text:

RG-2 <u>PERMITTED USES</u>	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Urban Conservation Subdivision	814 111 112	Private households (except mobile or manufactured homes) in the setting of an urban conservation subdivision, along with associated permitted uses	As required in subdivision code

- e) 3rd Reading of CCTA25-10 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-114 RG-2 - General Residential District Uses.

Add Text:

Minimum residential lot area:	<u>Single family:</u> With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre as directed by DHEC. With individual water and sewer: 1 acre as directed by DHEC. <u>With public water and sewer in an Urban Conservation Subdivision:</u> 6,500 square feet. <u>Multi-family:</u> 12,000 square feet for first dwelling unit; 3,000 square feet for second dwelling unit; thereafter 2,500 square feet for each additional dwelling unit. <u>Manufactured home parks:</u> eight (8) acres.
Minimum lot width at building line:	<u>With public water and sewer:</u> 70 feet. <u>With public water and sewer in an Urban Conservation Subdivision:</u> 60 feet. <u>Other:</u> 130 feet.
Minimum side yard:	<u>Principal structure</u> - 15 feet from interior side lot line 10 feet from interior side lot line in an Urban Conservation Subdivision. <u>Accessory structure</u> - 6 feet from interior side lot line.

- f) 3rd Reading of CCTA25-11 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-115 LC – Limited Commercial District Uses.

Add Text:

LC - <u>PERMITTED USES</u>	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
2. Urban Conservation Subdivision	814 111 112	Private households (except mobile or manufactured homes) in the setting of an urban conservation subdivision, along with associated permitted uses	As required in subdivision code

- g) 3rd Reading of CCTA25-12 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-116 LC – Limited Commercial District Uses.

Add Text:

The following regulations apply to all uses in LC districts:

Minimum residential lot area:	<u>Single family:</u> With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre or as directed by DHEC. With individual water and sewer: 1 acre or as directed by DHEC. <u>With public water and sewer in an Urban Conservation Subdivision:</u> 6,500 square feet. <u>Multi-family:</u> 1 acre.
Minimum lot width at building line:	<u>With public water and sewer:</u> 70 feet. <u>With public water and sewer in an Urban Conservation Subdivision:</u> 60 feet. <u>Other:</u> 130 feet.

- h) 3rd Reading of CCTA25-13 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-103 R-2 – Rural Two District Uses.

Add Text:

R-2 <u>CONDITIONAL USES</u> [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Rural Conservation Subdivision, provided all following conditions are met: - The total site plan has at least twenty (20) gross acres and classifies as a medium, major, or mega subdivision. - The site plan is less than one hundred (100) homes. - The entrance to the subdivision is half (0.5) a mile or less, in a direct line, from a state or federal highway.	814 111 112 113	Private households in the setting of a rural conservation subdivision, along with associated permitted uses	As required in subdivision code

- i) 3rd Reading of CCTA25-14 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-103 R-2 – Rural Two District Uses.
Add Text:

R-2 SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Rural Conservation Subdivision, provided all following conditions are met: a. The total site plan has at least twenty (20) gross acres and classifies as a medium, major, or mega subdivision. b. The site plan consists of less than one hundred (100) homes or is within one (1) mile of a state or federal highway, unless an exceptional plan is presented for agricultural or environmental conservation. c. Any necessary conditions are imposed for safety, traffic, and impact on the district. d. The use is compatible with the district.	814 111 112 113	Private households in the setting of a rural conservation subdivision, along with associated permitted uses	As required in subdivision code

- j) 3rd Reading of CCTA25-15 – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-104 R-2 – Rural Two District Regulations.
Add Text:

The following regulations apply to all uses in R-2 districts.

Minimum lot area:	Residential: 2 acres Rural Conservation Subdivision: 1 acre. Other uses: None, or as specified in conditions
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- k) 2nd Reading of CCMA25-18 CDP Great Falls LLC requests a portion of Tax Map # 161-01-00-059-000 (1.3 acres) located off Ridgeway Road, Great Falls, SC 29055 from Multi-family Residential District (RG-1) to General Commercial District (GC). The Planning Commission voted 6-0 to approve.
- l) 2nd Reading of CCMA25-19 ICB America, LP, a Georgia Limited Partnership requests Tax Map # 080-04-05-026-000 (1.4 acres) located at 527 Great Falls Highway, Chester, SC 29706 from General Commercial District (GC) to Restricted Industrial District (ID-1). The Planning Commission voted 6-0 to approve.
- m) 2nd Reading of CCMA25-20 ICB America, LP, a Georgia Limited Partnership requests Tax Map # 080-04-05-027-000 (0.102 +/- acres) located next to 527 Great Falls Highway, Chester, SC 29706 from General Commercial District (GC) to Restricted Industrial District (ID-1). The Planning Commission voted 6-0 to approve.

9. OLD BUSINESS

a) From Chester County Transportation Meeting:

1. Reimbursement approval for Road and Sign Materials to the Chester County Roads Department in the amount of \$24,960.15
Councilman Guy motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.
2. Grant match funding approval in the amount of \$50,000 for TAP Grant
Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 6-0 to approve.
3. Abandonment of Coldstream Circle repairs
Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 6-0 to approve.
4. Recommendation of roads to be paved for 2026 using annual C-Funds
Vice Chair Mosley motioned to approve Option 2, seconded by Councilman Raines. Vote 6-0 to approve.

10. NEW BUSINESS

a) Animal Control Department Update

Jessica Roof, Director

Animal Control Director Jessica Roof reported significant progress over the past year. She updated council on improved animal management software, a live website feed for impounded animals, and facility enhancements such as shade tarps and new windows. Director Roof stated that the department expanded community engagement, volunteer participation, and partnerships with local organizations. She updated on achievements that included over 1,000 animals altered through spay/neuter initiatives, staff completing critical certifications, and participation in the Treat app for game-based fundraising. Director Roof also shared that the new animal shelter is on schedule, with features like expanded medical space and enhanced adoption areas, and preparations are underway to ensure a smooth transition to the new facility.

b) Consideration of approval of multi-year contract with Flock Safety (Flock Group, Inc.)

Administrator Hester explained that the county will use earmarked funds to enter a five-year contract with Flock Safety for security cameras at Exit 65, addressing safety, security, and lighting needs in the area. He detailed that the contract totals \$83,000 for five years and is funded by money set aside by the county's delegation. Administrator Hester noted that after five years, the county can decide whether to renew the contract or pursue newer technology, as advancements are expected. The cameras' placement and features were determined in collaboration with the Sheriff's Office and the Gateway Steering Committee.

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 6-0 to approve.

c) Discussion concerning County Council created Fire Districts

Vice Chair Erin Mosley, Council Member At-Large

Vice Chair Mosley addressed concerns about recent changes affecting county council-created fire districts. She clarified that the new ordinance is not meant to take resources away from any district or citizen, but to ensure that all fire districts meet consistent standards and that taxpayer dollars are used effectively. Vice Chair Mosley emphasized the council's commitment to improving safety and services for all residents, highlighted their positive track record, and encouraged open discussion to address any concerns.

Councilman Guy explained that despite receiving calls and feedback, he has not heard any concrete reasons why the new ordinance would harm fire districts. He emphasized that the ordinance is focused on accountability and transparency in the use of tax dollars for public safety. Councilman Guy stated that the council's role is to monitor and ensure responsible spending for the benefit of citizens, and he believes the majority of residents support this approach.

11. BOARDS AND COMMISSIONS

12. EXECUTIVE SESSION

Councilman Guy motioned to enter executive session, seconded by Vice Chair Mosley.

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 P2565
- b) Legal advice/employment matters related to county council created fire districts

13. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Raines motion to return to regular session, seconded by Councilman Killian. Vote 6-0 to return to regular session.

- a) Action taken regarding Project P2565
 - Chairman Wilson stated this item was taken as information only.*
 - b) Action taken regarding county council created fire districts
 - 1. *Councilman Corey Guy motioned for a training requirement that all county-created fire district boards to clearly define their scope of work, authority, and responsibilities under Chester County ordinances and policies.*
 - 2. *Council Guy stated he would also like to request an ordinance review by the Chester County Administrator and Chester County Attorney to conduct a thorough review of all ordinances related to county-created fire district boards, including their scope and authority. Recommendation of council upon completion of review: the County Administrator and County Attorney should provide County Council with a recommendation to council to ensure the scope and authority of the fire districts and board do not conflict with County Council or any county policies and request that the board have training after these recommendations.*
 - 3. *Also motion that the firemen in these county fire districts adhere to at a minimum to all Chester County policies.*
 - 4. *I ask that all county fire districts comply with any requests for documents, records, or information submitted by Chester County Emergency Services, Chester County legal counsel, or Chester County Administrator. Fire districts must provide these requested documents within ten (10) days unless the County Administrator notifies them in writing of a schedule change or a time change.*
 - 5. *All districts shall submit non-contract services, whether it's cutting grass or painting or anything of that nature, with the dollar amount and each contract shall be identified with that service.*
- Seconded by Councilman Killian. Vote 6-0 to approve.*

Councilman Guy motioned that all the things mentioned apply to every board that we administer, example: library board, airport board, all county boards—that every board adhere to this motion. (Ordinance). Seconded by Councilman Killian. Vote 6-0 to approve.

14. COUNCIL COMMENTS

Councilman Agee mentioned the successful fundraiser for Melissa Westbrook, a dispatcher for Chester County, that has had serious health issues. He asked that the county keep remembering her.

Chairman Wilson made a personal statement on the events of last week stating he was deeply shaken and disturbed by the assassination of Charlie Kirk. He stated that his prayers are with all the people he leaves behind, especially his wife and two young children. Chairman Wilson stated this should never happen in America and that violence or murder is never an acceptable response to someone else's ideas or words. Chairman Wilson went further to say that for those who found satisfaction in his death, tried to excuse his murder due to disagreeing with his beliefs, or felt the need to tell others they felt no sorrow for his murder, he urges them to examine their own heart. Chairman Wilson stated he prays for our country and Chester County and that Americans respond to disagreement with dialogue, courage, and respect—not hatred or violence.

15. ADJOURN

Vice Chair Mosley motioned to adjourn, seconded by Councilman Guy. Vote 6-0 to adjourn.

Time of adjournment: 8:55pm

Kristie Donaldson
Clerk to County Council



Chester County Council

Special Called Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Tuesday, September 16, 2025 | 9:30AM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman Bobby Raines, Councilman Corey Guy, Councilman John Agee, County Administrator Brian Hester, Human Resources Director Bonita Mobley

Absent: Councilman William Killian

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 9:33am and stated a quorum of council was present.

2. EXECUTIVE SESSION

Vice Chair Mosley motioned to enter executive session, seconded by Councilman Raines. Vote 5-0 to enter.

- a) Discussion of personnel matter relating to the Clerk to Council

3. ACTIONS FOLLOWING EXECUTIVE SESSION

*Councilman Guy motioned to return to regular session, seconded by Vice Chair Mosley. Vote 5-0 to return.
Chairman Wilson stated the item was taken as information only.*

- a) Action taken regarding Clerk to Council personnel matter

4. ADJOURN

Vice Chair Mosley motioned to adjourn, seconded by Councilman Raines. Vote 5-0 to adjourn.

Time of adjournment: 12:45pm

Kristie Donaldson
Clerk to County Council



Chester County Council

Special Called Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Wednesday, September 24, 2025 | 5:00PM

MINUTES

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

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 5:00 pm and declared a quorum of council members present.

2. EXECUTIVE SESSION

Vice Chair Mosley motioned to enter executive session, seconded by Councilman Raines. Councilman Agee stated that regarding the Richburg Fire Board, Mr. Steel was at the beach and was not notified. Administrator Hester stated that it was an executive session item. Councilman Agee stated that he would not be able to be represented by an attorney, and he could not have this discussion. Vote 5-1 to enter into executive session. Councilman Agee opposed.

- a) Discussion of personnel matter relating to the Clerk to Council
- b) Richburg Fire Board Organizational Matters

3. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Raines motioned to return to regular session, seconded by Vice Chair Mosley. Vote 6-0 to return to regular session.

- a) Action taken regarding Clerk to Council personnel matter
Chairman Wilson stated this item was taken as information only.
- b) Action taken regarding Richburg Fire Board organizational matters
Vice Chair Mosley motioned to remove, without cause, each board member of the Board of Commissioners of the Richburg Fire Protection District. Seconded by Councilman Raines. Vote 5-1 to approve. Councilman Agee opposed.

Councilman Raines made a motion for Chester County, South Carolina Emergency Ordinance of September 24, 2025 pertaining to Richburg Fire Protection District and removing each board member of the Richburg Fire Protection Board; devolving administrative authority of the district on the county; authorizing the county administrator directly to administer the district as a part of the county; authorizing the county administrator to take administrative actions regarding the district; and providing for other

related matters. Seconded by Vice Chair Mosley. Vote 5-1 to approve. Councilman Agee opposed.

Councilman Raines motioned first reading in title only of an ordinance approving, confirming, and ratifying the removal of each member of the Richburg Fire Protection District Board; devolving administrative authority of the district on county council; (c) authorizing the county administrator directly to administer the district as a part of the county; (d) amending portions of the Chester County Code of Ordinances to conform to such changes and to provide for other changes, for example, Division 16, Sections 2-732 through and including 2-736; and (e) providing for other related matters. Seconded by Vice Chair Mosley. Vote 5-1 to approve. Councilman Agee opposed.

4. ADJOURN

Councilman Guy motioned to adjourn, seconded by Councilman Raines. Vote 5-0 to adjourn. Councilman Agee did not vote.

Time of adjournment: 7:33pm

**Kristie Donaldson
Clerk to Council**

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2025-20

**AUTHORIZING THE CONVEYANCE OF EASEMENT RIGHTS TO
DUKE ENERGY CAROLINAS, LLC, FOR THE PURPOSE OF UTILITY
INFRASTRUCTURE CONSTRUCTION AND MAINTENANCE AT
PROPERTY LOCATED AT OR ABOUT THE CHESTER COUNTY
COURTHOUSE, DESIGNATED AS TMS #201-11-01-007-000; AND
PROVIDING FOR OTHER RELATED MATTERS.**

WHEREAS, Chester County (“County”), a body politics and corporate and a political subdivision of the State of South Carolina, owns, operates, or holds legal interest in, and as to, the Chester County Courthouse (“County Property”);

WHEREAS, Duke Energy Carolinas, LLC wishes to acquire from the County, and the County wishes to grant to Duke Energy Carolinas, LLC, certain easement rights for the construction, maintenance, alteration, and replacement of one or more electric line(s), for overhead or underground electric transmission and/or distribution under and through certain portions of the County Property (collectively, “Easements Rights”);

WHEREAS, the form, terms, and provisions of the easement agreement now before this meeting, the substantially final form of which is attached to, and incorporated in this Ordinance, as Exhibit A (“Easement Agreement”), are acceptable to the County for the purpose of giving effect to the Easement Rights; and

WHEREAS, South Carolina Code Annotated section 4-9-30(2) authorizes the County to transfer or otherwise dispose of interests in real property;

NOW, THEREFORE, be it ordained by Council, in meeting, duly assembled:

Section 1. Easement Rights Approved. The County approves the grant of the Easement Rights, subject to and in conformity with Easement Agreement.

Section 2. Authorization to Execute. The County Administrator is authorized to execute and deliver the Easement Agreement, on behalf of the County, with only such changes as are not materially adverse to the County. The County Administrator is further authorized to execute and deliver any and all such other documents and take all such further acts, on behalf of the County, as relate to the Easement Rights, in form and substance acceptable to the County Administrator.

Section 3. Repealer. Each ordinance, resolution, regulation, order, or other directive of the County, and each part of the same, in conflict with this Ordinance, is, only to the extent of that conflict, repealed, and replaced by this Ordinance.

Section 4. Severability. If any part of this Ordinance is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

Section 5. Effective Date. This Ordinance takes effect and is in full force from and after public hearing and third reading.

[SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
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CHESTER COUNTY, SOUTH CAROLINA

By: _____
Pete Wilson
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading:	September 2, 2025
Second Reading:	September 15, 2025
Public Hearing:	October 6, 2025
Third Reading:	October 6, 2025

EXHIBIT A
SUBSTANTIALLY FINAL FORM OF EASEMENT
[SEE 3 PAGES, ATTACHED]

Prepared by: Duke Energy Carolinas, LLC
Return to: Duke Energy Carolinas, LLC
Attn: Southeastern Land Company
Post Office Box 1241
Conway, SC 29528

Parcel # 201-11-01-007-000

EASEMENT

State of [South Carolina]

County of [Chester]

THIS EASEMENT (“**Easement**”) is made this ____ day of _____, 20_____, from [CHESTER COUNTY, A BODY POLITIC AND CORPORATE UNDER THE LAWS OF THE STATE OF SOUTH CAROLINA (“**Grantor**”, whether one or more), to DUKE ENERGY CAROLINAS, LLC, a North Carolina limited liability company (“**Grantee**)”).

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, “**Facilities**”).

Grantor is the owner of that certain property described in that instrument recorded in Deed Book HH, Page 219, Chester County Register of Deeds (“**Property**”).

The Facilities shall be underground, except as needed on or above the ground to support the underground Facilities, and located in, upon, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land twenty feet (20’) in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10’) wide on all sides of the foundation of any Grantee enclosure/transformer, vault and/or manhole, (hereinafter referred to as the “**Easement Area**”).

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, [Property, and any adjoining lands now owned or hereinafter acquired by Grantor] (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).

For Grantee’s Internal Use:
Work Order #: [55452496-20]

2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
5. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
6. Notwithstanding anything to the contrary above, the general location of the Facilities is shown on the sketch attached hereto as **Exhibit A** and incorporated herein by reference. The final and definitive location of the Easement Area shall become established by and upon the final installation and erection of the Facilities by Grantee in substantial compliance with Exhibit A.
7. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 20____.

Witnesses:

CHESTER COUNTY

a body politic and corporate under the laws of the South Carolina

(Witness #1)

By: _____
Title: _____
(SEAL)

(Witness #2)

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of South Carolina, certify that By: _____, as _____ of CHESTER COUNTY, a body politic and corporate under the laws of the State of South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing EASEMENT.

Witness my hand and notarial seal, this ____ day of _____, 20____.



Notary Public: _____

Commission expires: _____

STATE OF SOUTH CAROLINA

)

CHESTER COUNTY

)

)

PROCLAMATION

A PROCLAMATION IN RECOGNITION OF FIRE PREVENTION WEEK

WHEREAS, the safety and well-being of Chester County residents is a top priority of local government and emergency services;

WHEREAS, Fire Prevention Week is observed annually during the second week of October in commemoration of the Great Chicago Fire of 1871, a tragic event that claimed many lives and destroyed thousands of structures;

WHEREAS, Fire Prevention Week, along with Fire Prevention Month, serves as a crucial reminder of the importance of fire safety in our homes, schools, businesses, and public spaces;

WHEREAS, the purpose of Fire Prevention Week is to raise public awareness about fire hazards, educate families and communities about essential fire safety practices, and promote proactive steps that can help prevent fires and save lives;

WHEREAS, the Chester County Fire Departments, emergency responders, and safety educators work diligently throughout the year to protect lives and property, and to educate citizens about fire prevention and preparedness;

WHEREAS, all citizens of Chester County are encouraged to take part in fire safety education efforts, practice fire drills, install and maintain smoke alarms, and create escape plans to enhance personal and community safety;

NOW, THEREFORE, I, Pete Wilson, Chairman on behalf of Chester County Council, do hereby proclaim the week of October 5-11, 2025, as Fire Prevention Week in Chester County, South Carolina and urges all citizens to participate in fire prevention activities and to commit to practicing fire safety year-round.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 6th day of October, in the Year of our Lord, Two Thousand, Twenty-Five.

Pete Wilson, Chairman
Chester County Council

ATTEST:

Kristie Donaldson
Clerk to Council

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2025-22

APPROVING, CONFIRMING, AND RATIFYING THE REMOVAL OF EACH MEMBER OF THE RICHBURG FIRE PROTECTION DISTRICT BOARD; DEVOLVING ADMINISTRATIVE AUTHORITY OF THE DISTRICT ON THE COUNTY COUNCIL; (C) AUTHORIZING THE COUNTY ADMINISTRATOR DIRECTLY TO ADMINISTER THE DISTRICT AS A PART OF THE COUNTY; (D) AMENDING PORTIONS OF THE CHESTER COUNTY CODE OF ORDINANCES TO CONFORM TO SUCH CHANGES AND TO PROVIDE FOR OTHER CHANGES, FOR EXAMPLE, DIVISION 16, SECTIONS 2-732 THROUGH AND INCLUDING 2-736; AND (E) PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the County, by and through its County Council, is authorized and empowered to provide for the County's internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended; and South Carolina Code Annotated section 4-9-30, section 4-9-130, section 4-9-170, and section 4-19-20, and other portions of generally applicable state law authorize the County to enact ordinances to address the creation of special tax/fire protection districts, and the creation and removal of boards and commissions and appointment and removal of members, and to address such and other related matters;

WHEREAS, the County, by and through its County Council, and solely as an instrumentality of County Council, created the Richburg Fire Protection District ("District") and constituted a board of commissioners to administer the District;

WHEREAS, for example, South Carolina Code Annotated section 4-9-30, and section 4-19-20, and the Code of Ordinance of the County of Chester, South Carolina ("County Code"), Division 16, Section 2-732 through and including 2-736, provide the County Council with the authority to provide for the direct administration of a special tax district (such as the District) as a part of the County;

WHEREAS, the County previously enacted Section 2-266(b) of the County Code, which provides for removal of the member of any board or commission, which is appointed by the County Council, by a majority vote of the County Council;

WHEREAS, by vote of the County Council on September 24, 2025, the County Council removed, without cause, each board member of the Board of Commissioners of the Richburg Fire Protection District; and

WHEREAS, by Emergency Ordinance, adopted September 24, 2025, a recorded copy of which is attached to this Ordinance as Exhibit A ("Emergency Ordinance"), the County provided, among other things,

NOW, THEREFORE, THE COUNTY COUNCIL, IN MEETING, DULY NOTICED AND ASSEMBLED, ORDAINS:

Section 1. Findings. Each "Whereas," above, is confirmed as a finding of the County Council.

Section 2. Board Member Removal. The vote of County Council to remove, without cause, each board member of the Board of Commissioners of the Richburg Fire Protection District, is hereby approved, confirmed, and ratified.

Section 3. Emergency Ordinance. Except to the extent of any, if any, conflict with the other parts of this Ordinance, the Emergency Ordinance, including its findings and conclusions, is hereby approved, confirmed, and ratified.

Section 4. Amendments to County Code.

- (a) Section 2-732 is amended by deleting each reference to “County Supervisor” contained therein and replacing the same with “County Administrator.”
- (b) Section 2-736 is stricken in its entirety and replaced with the following:
 - (a) The affairs of the district shall be directly administered as a part of the County, by and through the County’s normal departmental structure and administrative process.
 - (b) The county council may provide for a different form of administration of the district.

Section 5. Repealer. Each portion of the County Code, ordinance, resolution, regulation, order, or other directive of the County, and each part of the same, in conflict with this Ordinance, is, to the extent of that conflict, repealed, and replaced by this Ordinance.

Section 6. Codification. The County shall codify the contents of this Ordinance online as soon as practicable and in print as part of the County’s next, regular, re-codification.

Section 7. Reservation of Code Sections. The remaining available Sections of the City Code, including specifically, Section 2-737, through and including Section 2-749, remain reserved for future use.

Section 8. Rights Reserved to County. This Ordinance does not vest any rights in any person or entity, and the County reserves the right to repeal or amend this Ordinance and the County Code, at any time, from time to time, as often as the County, in its sole discretion, deems appropriate.

Section 9. Severability. If any part of this Ordinances is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

Section 10. Effective Date. This Ordinance is effective immediately after its enactment.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
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CHESTER COUNTY, SOUTH CAROLINA

By: _____
Pete Wilson
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading:	September 24, 2025
Second Reading:	October 6, 2025
Public Hearing:	November 2, 2025
Third Reading:	November 2, 2025

EXHIBIT A
EMERGENCY ORDINANCE, ADOPTED SEPTEMBER 24, 2025
[SEE 3 PAGES, ATTACHED]

CHESTER COUNTY, SOUTH CAROLINA
EMERGENCY ORDINANCE OF SEPTEMBER 24, 2025
[RICHBURG FIRE PROTECTION DISTRICT]

**REMOVING EACH BOARD MEMBER OF THE RICHBURG
FIRE PROTECTION BOARD; DEVOLVING ADMINISTRATIVE
AUTHORITY OF THE DISTRICT ON THE COUNTY;
AUTHORIZING THE COUNTY ADMINISTRATOR DIRECTLY
TO ADMINISTER THE DISTRICT AS A PART OF THE
COUNTY; AUTHORIZING THE COUNTY ADMINISTRATOR
TO TAKE ADMINISTRATIVE ACTIONS REGARDING THE
DISTRICT; AND PROVIDING FOR OTHER RELATED
MATTERS.**

CLERK OF COURT
CHESTER CO. S.C.
2025 SEP 25 AM 8:25

WHEREAS, the County, by and through its County Council, is authorized and empowered to provide for the County's internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended;

WHEREAS, the County, by and through its County Council, is authorized and empowered to provide for the County's internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975, including section 4-9-10, *et seq.* of the Code of Laws of South Carolina 1976, as amended; and South Carolina Code Annotated section 4-9-30, section 4-9-130, and section 4-9-170, and other portions of generally applicable state law authorize the County to enact emergency ordinances to meet public emergencies that affect life, health, safety, or the property of the people or and in the County, and to address the creation of special tax districts, and the creation of boards and commission and appointment of members, and to address such and other related matters;

WHEREAS, the County, by and through its County Council, and solely as an instrumentality of County Council, created the Richburg Fire Protection District ("District") and constituted a board of commissioners to administer the District;

WHEREAS, South Carolina Code Annotated section 4-9-30 and the Code of Ordinance of the County of Chester, South Carolina ("County Code"), Division 16, Section 2-732 through and including 2-736, each provide the County Council with the authority to provide for the direct administration of a special tax district (such as the District) as a part of the County;

WHEREAS, the County previously enacted Section 2-266(b) of the County Code, which provides for removal of the member of any board or commission, which is appointed by the County Council, by a majority vote of the County Council;

WHEREAS, the County has received substantive information regarding potentially fraudulent and/or criminal activity within the District, as well as other potential, material violation(s) of policy and procedure;

WHEREAS, after preliminary review, the Chester County Sheriff's Office referred the matter to the South Carolina Law Enforcement Division for an independent criminal investigation;

WHEREAS, the County intends to authorize a separate, administrative investigation to be performed by one or more independent third parties simultaneously with the criminal investigation;

WHEREAS, the County intends to take all actions regarding this matter in compliance with federal, state, and county law, policy and procedure, in an effort to protect the integrity of any ongoing and/or future investigations, by reducing the risk of unintentional interference, conflicts of interest, and disclosure of confidential information, and ensuring any investigations remain focused, independent, and thorough; and

WHEREAS, except for enacting this Ordinance, the County lacks any other reasonable means of providing for an immediate response to the alarming information provided to the County and the County Sheriff and for the protection of the potential threat to life, health, safety, and property of the people of and in

THE COUNTY COUNCIL ORDAINS:

Section 1. Findings. Each “Whereas,” above, is adopted as a finding of the County Council. Further, pursuant to the Act and as a result of the potential challenges to life, health, safety, and property, revealed as a result of the information received by the County, the County Council finds and declares that an “emergency” exists in the County.

Section 2. Richburg Fire Protection District Board and Administration.

- (a) Each member of the Board of Commissioners of the District (as that board is described in the County Code, Division 16, Section 2-732 through and including 2-736) is hereby removed;
- (b) Administrative control of the District is devolved directly, without any intervening board or commission, on the County, to be operated as an administrative division of the County;
- (c) The County Administrator is authorized directly to administer the District as a part of the County, by and through the County’s normal departmental structure and administrative process, with the District’s initial placement being in the County’s “Emergency Services,” and without limiting the forgoing authority to administer the District, the County Administrator is, further, specifically authorized to:
 - (i) cooperate, on behalf of and for the County, in any investigation, criminal or otherwise, regarding the affairs of the District and any persons or entities related to the District;
 - (ii) perform, and/or engage others to perform, an administrative investigation regarding the affairs of the District and any persons or entities related to the District;
 - (iii) take such actions as may be prudent to secure all District-related property (real and/or personal) and/or records; and
 - (iv) take such other administrative actions as the County Administrator deems appropriate.

Section 3. Enforcement. The provisions of this Ordinance and the actions taken in furtherance thereof by the County Administrator, and/or the County Administrator’s designees, are enforceable by the Chester County Sheriff’s Office.

Section 4. Repealer. Each ordinance, resolution, regulation, order, or other directive of the County, and each part of the same, in conflict with this Ordinance, is, to the extent of that conflict, repealed, and replaced by this Ordinance during the effective pendency of this Ordinance.

Section 5. Severability. If any part of this Ordinance is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

Section 6. Rights Reserved to County. This Ordinance does not vest any rests in any person or entity, and the County reserves the right to repeal or amend this Ordinance and other portions of the County Code, at any time, from time to time, as often as the County, in its sole discretion, deems appropriate.

Section 7. Effective Date; Term. This Ordinance is effective immediately after its enactment by at least a two-thirds majority vote of the County Council members present at the meeting at which the Ordinance is enacted, without regard to any reading, public hearing, publication requirements, or public notice requirements, and expires automatically on the sixty-first day following the date of its enactment, which is understood to be November 24, 2025.

EMERGENCY ORDINANCE:
RICHBURG FIRE PROTECTION DISTRICT
ADOPTED: SEPTEMBER 24, 2025
EXPIRES: NOVEMBER 24, 2025

Adopted: September 24, 2025

Expires: November 24, 2025, which is the 61st day following the date of enactment

CHESTER COUNTY, SOUTH CAROLINA

By: _____

Pete Wilson

Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson

Kristie Donaldson

Clerk to County Council

FILED

2025 SEP 25 AM 8:25

CLERK OF COURT
CHESTER CO S.C.

SOUTH CAROLINA)
)
CHESTER COUNTY)

RESOLUTION 2025-26 OF
CHESTER COUNTY, SOUTH CAROLINA

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

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

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

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

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

It is further resolved that such funds, if any, as are realized from the transfer of the Personal Property shall be deposited by the County Treasurer in the same account as the County Treasurer maintains for such funds as the County Council annually appropriates for use by the Chester County Sheriff’s Office and such funds shall be used to acquire firearms and related equipment.

RESOLVED: October 6, 2025

CHESTER COUNTY, SOUTH CAROLINA

Pete Wilson
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

[ONE EXHIBIT FOLLOWS]
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EXHIBIT A
PROPERTY DESCRIPTION

Department	Type	Brand/Model	Serial Number
Sheriff's Office	Pistol	Diamondback 380	ZC2061
Sheriff's Office	Pistol	Diamondback 380	ZC2068
Sheriff's Office	Pistol	Diamondback 380	ZC2072
Sheriff's Office	Pistol	Diamondback 380	ZC2082
Sheriff's Office	Pistol	Diamondback 380	ZC2083
Sheriff's Office	Pistol	Para Ordnance 1911	01383PR
Sheriff's Office	Pistol	Para Ordnance 1911	K956721
Sheriff's Office	Shotgun	Mossberg	R571369
Sheriff's Office	Shotgun	Mossberg	R571641
Sheriff's Office	Shotgun	Mossberg	R571645

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2025-21

PROVIDING FOR AN AMENDMENT TO ORDINANCE NO. 2025-08, WHICH AMENDED ORDINANCE NO. 2021-18, WHICH PROVIDED FOR THE USE OF EXCESS FUNDING FOR “PROJECTS” AND/OR “CAPITAL PROJECTS” AS PROVIDED FOR UNDER ORDINANCE NO. 2019-5; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the Chester County Council (“County Council”) enacted Ordinance No. 2019-5, on June 15, 2020 (“2019 Ordinance”), authorizing, among other things, the imposition of and expenditure from a capital project sales and use tax, if and as approved by a referendum, to fund “projects” and/or “capital projects,” each as described in the 2019 Ordinance and in the Capital Project Sales Tax Act, located in South Carolina Code Annotated section 4-10-300, *et seq.* (collectively, “Act”);

WHEREAS, the County Council enacted Ordinance No. 2021-18, on November 15, 2021 (“2021 Ordinance”), providing for excess funding to be used for certain “projects” and/or “capital projects” as provided in the 2019 Ordinance;

WHEREAS, the County Council enacted Ordinance No. 2025-8, on April 7, 2025 (“2025 Ordinance”), providing for excess funding to be used for certain additional “projects” and/or “capital projects” as provided in the 2019 Ordinance;

WHEREAS, the Act provides the County Council with the authority to expend amounts collected in excess of amounts necessary to complete (as described in the Act, the approving referendum, and/or the 2019 Ordinance) funding for projects listed in the approving referendum to be used to complete projects for which the tax is imposed; and

WHEREAS, by this Ordinance, the County Council intends to continue to authorize such funding and amend the nature of “projects” and/or “capital projects” (as described in the 2019 Ordinance) for which such excess funding may be used.

NOW, THEREFORE Chester County, South Carolina, ordains as follows:

Section 1. Amendments. “Section 1. Amendments.” of the 2025 Ordinance, as a is amended by striking the paragraph, in its entirety, after the word “Amendments” and inserting therein the following:

The County Council authorizes amounts collected in excess of amounts necessary to complete (as described in the approving referendum) funding for each of the projects referenced in the approving referendum to be used to provide funding for each of the following projects

- a. Project 1: Lewis Fire Department South Fork Substation,
- b. Project 2: North Chester Fire Department Substation,
- c. Projects 3/6 Rodman Sports Complex Improvements,
- d. Project 16: Countywide Emergency Communications Project,
- e. Project 26: Great Falls Whitewater, Trails and State Park Visitors Center, and
- f. Project 36/48: County Courthouse Improvements,

provided, however, that, to the extent funding to complete a project listed above is

sourced from other monies, then (a) no funding shall come from the tax imposed by the approving referendum and/or (b) funding from the tax previously expended shall be reimbursed to the tax fund from the alternate source.

Section 2. *Authorization for County Officials to Execute Documents.* The Council authorizes the County Administrator, the County Treasurer, and Clerk to County Council to execute and consent to documents and instruments as may be necessary to effect this Ordinance's intent.

Section 3. *Reservation to County.* None of this Ordinance, the 2025 Ordinance, the 2021 Ordinance, or the 2019 Ordinance is a contract with any entity. The County reserves the right to amend this Ordinance, the 2025 Ordinance, the 2021 Ordinance, and/or the 2019 Ordinance, at any time, from time to time, as often as the County, in its sole discretion, deems appropriate.

Section 4. *General Repealer.* Each ordinance, resolution, order, policy, or similar directive, or any part of the same, in conflict with this Ordinance is, to the extent of that conflict, repealed.

Section 5. *Savings Clause.* Any action taken or authorized to be taken under the 2025 Ordinance, the 2021 Ordinance, and/or the 2019 Ordinance is treated as remaining in full force and effect for the purpose of sustaining any pending or vested right, as of the effective date of this Ordinance, and for the enforcement of rights, duties, and liabilities as they stood under the repealed or amended portion of the 2025 Ordinance, the 2021 Ordinance, and/or the 2019 Ordinance.

Section 6. *Effective Date.* This Ordinance is effective after its public hearing and third reading.

[SIGNATURE PAGE FOLLOWS]
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

CHESTER COUNTY, SOUTH CAROLINA

By: _____
Chairman, County Council

[SEAL]

Attest:

Clerk to County Council

First Reading:	September 15, 2025
Second Reading:	October 6, 2025
Public Hearing:	October 20, 2025
Third Reading:	October 20, 2025



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 8-21-25 Case # CCMA25-18 Invoice # 9866

The applicant hereby requests that the property described to be rezoned from RG-1 to GC

Please give your reason for this rezoning request:

Match the zoning on the adjacent parcel being purchased in order to accommodate a general merchandise retail store.

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: 4552

Property Address Information

Property address: N/A off Ridgeway Rd, Great Falls, SC 29055
Tax Map Number: Part of 161-01-00-059-000 Acres: 1.3

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

PLEASE PRINT:

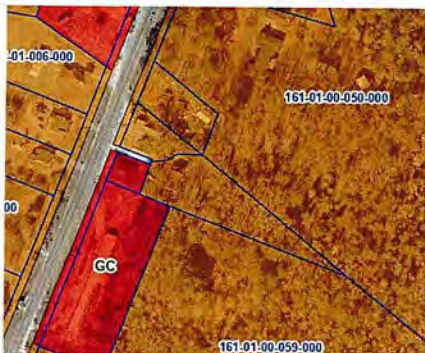
Applicant (s): CDP Great Falls, LLC
Address 101 N. Pine St. Ste. 414E Spartanburg, SC 29302
Telephone: 864-278-8585 cell _____ work _____
E-Mail Address: ggooger@ggooger.co

Owner(s) if other than applicant(s): CJ Mauldin Properties, LLC
Address: 1014 Chafee Rd, Lancaster, SC 29720
Phone: 803-524-4961 cell _____ work _____
E-Mail Address: jcm@jcmproperties.com

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: CJ Mauldin Date: 7-18-2025
Applicant signature: Daryl P. Googer Date: 7-18-25

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



Summary of Application

Location: TM #161-01-00-059-000
(behind former Star Dust Motel)

Applicant: CDP Great Falls, LLC, out of Spartanburg, SC

Request: To rezone a 1.3 acres of the parcel behind the motel to GC, so it can be combined with the front parcel and developed as a retail store, which will sell general merchandise and food.

Staff Recommendation: **APPROVAL**

Consistency with Comprehensive Plan

In the 2020 Comprehensive Plan, this area is listed as being within the "Suburban Neighborhood" category, and within the "General Areas to Focus Future Development" region south of Great Falls.

The property has been vacant and underutilized for several years, and sits on a commercial corridor with no safety or traffic concerns. The front parcel is presently zoned GC: General Commercial, and this request would allow a portion of the rear parcel (under the same ownership) to be included in the development plan, which requires the additional space to accommodate stormwater infrastructure, parking, and the new structure.

There are no significant concerns with this development and any negative impact on public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the community, & it does not conflict with the current Comprehensive Plan.



**KB SELLARS
ENGINEERING**
ENGINEERS & PLANNERS

July 18, 2025

Jeremy Ward
Planning and Development Director
Chester County Government
1476 J.A.Cochran Bypass
Chester, SC 29706

Re: CDP Great Falls Rezone

Mr. Ward:

Enclosed you will find the rezoning application, copy of plat, and check for the rezoning fee for the referenced project.

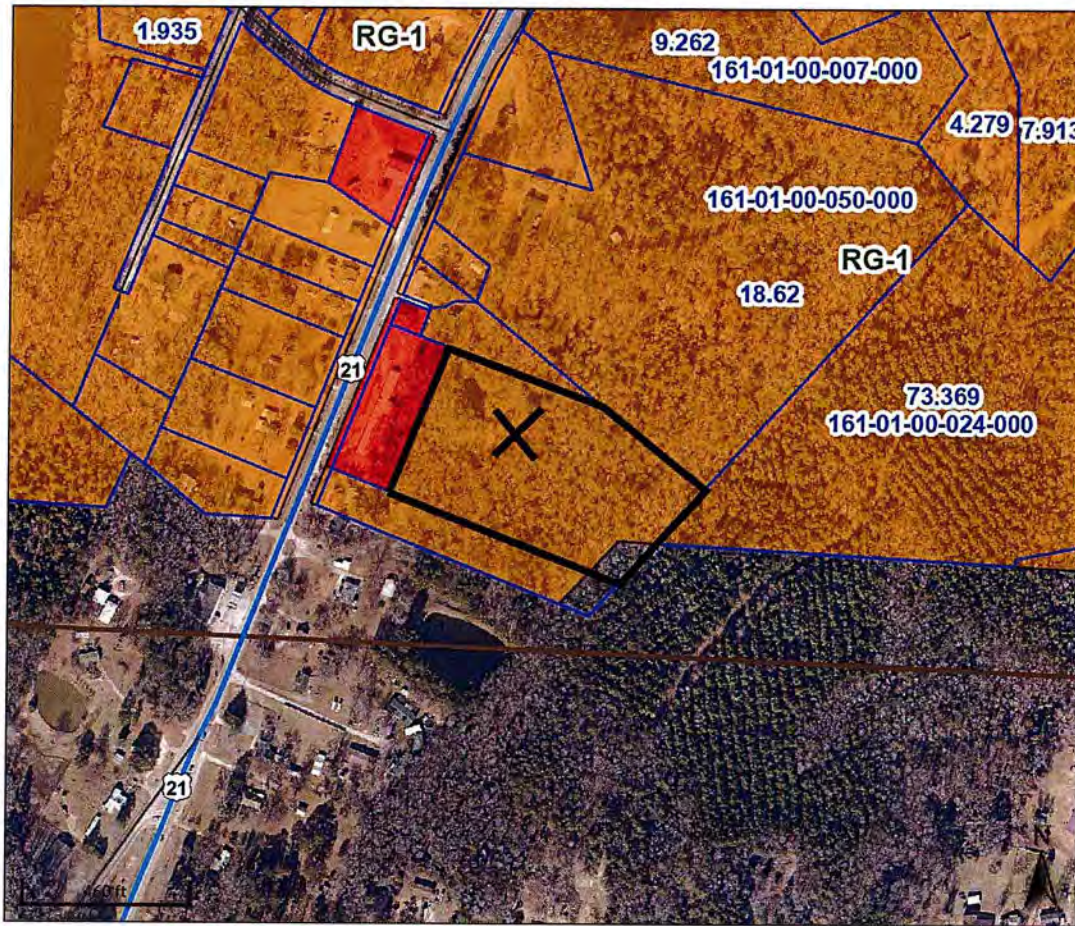
Please contact me at 864-706-5466 if you have any questions or need additional information.

Sincerely,

Kelly B. Sellars, PE



Chester County, SC



Overview



Parcel ID	161-01-00-059-000	Alternate ID	n/a	Owner Address	CJ MAULDIN PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	AC		1014 CHAFEE RD
Property Address	LANCASTER SC	Acreage	5.993		LANCASTER SC 29720
District	01				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 7/18/2025

Last Data Uploaded: 7/18/2025 2:09:55 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Current Year (2025) Changes



Search Options

Map Number 161-01-00-059-000 Real 01817493 History Year
Name 1 CJ MAULDIN PROPERTIES LLC Other Map Number Find

Alerts

Owner Information

Post Initials CW Reason for Change Activity Date 05/28/2025
Name 2 Land Value 10,800
Address 1 1014 CHAFEE RD Building Value
Address 2 LANCASTER SC Total Market Value 10,800
Zip Code 29720 Total Tax Value 700

Codes

District 01 Fire Code GR GREAT FALLS
Town Neighborhood RG1 MULTI FAMILY RES
Subdivision Use Class
Description
Legal
Location Street Number Street Name Suffix Direction

Additional Information

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

Scroll by: MAP#

Next Year (2026) Changes



Search Options				Alerts	
Map Number	161-01-00-059-000	Real	01817493	History Year	
Name 1	CJ MAULDIN PROPERTIES LLC		Other Map Number		
				Find	
Owner Information					
Post Initials	CW	Reason for Change		Activity Date	05/28/2025
Name 2				Land Value	10,800
Address 1	1014 CHAFEE RD			Building Value	
Address 2	LANCASTER SC			Total Market Value	10,800
Zip Code	29720			Total Tax Value	700
Codes					
District	01	Fire Code	GR	GREAT FALLS	
Town		Neighborhood	RG1	MULTI FAMILY RES	
Subdivision		Use Class			
Description					
Legal					
Location	Street Number	Street Name	Suffix	Direction	
Additional Information					
Appraisal Appeal		Owner Occupied		TIF	
Agricultural Use		Reappraisal Notice		MCIP	
Rollback				Exempt	
					Scroll by: MAP#

FARM APPRAISAL CARD

SOUTH CAROLINA

CARD _____ OF _____ CARDS

COUNTY _____

TAX MAP 111-1-0-2

161-01-00-059-000
CJ MAULDIN PROPERTIES LLC1014 CHAFEE RD
LANCASTER SC 29720

DISTRICT	DATE OF APPRAISAL				APPRaiser		
TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
Betty L Morgan	564	38	6 ac			11-21-88	10.1 x A
James P. Morgan and Betty B. Morgan	786	219	4.94 lots			11-1-2000	\$40,000
Thomas E Knight et al	1150	115	4 lots			5-17-16	\$60,000

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

STANDARD CLASSIFICATION		PROPERTY DATA		LAND VALUATION					
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	CLASS	ACRES	MARKET VALUE		USE VALUE	
						Price per Acre	Total	Price per Acre	Total
Progressive	Paved Road	Buildings	Electricity	3T	6	119	109	714	654
Static	Earth Road	Pavement	Water						
Regressive	Railroad	Fence	Gas						
Old	Water	Landscaping	Sewer						
New	Airport	Well	All Utilities						
LAND									
Number of Acres		Number of Lots							
Per Acre Value		Number of Front Ft.							
Value for Acres		Per Lot Value							
Returned Area		Per Front Ft. Value							
Legal Area		Value for Lots							
Planimetered Area		Value for Fr. Ft.							
Total Land Value									
ESTIMATED MARKET VALUE				TOTAL			714	654	
				LAND VALUATION BY YEAR					
	Land Acres or Lots	Improvement	Total						
Number	6			1992	1993	1997	1998	2000	2001
Cost Approach				6AC	6AC	6AC	6	6	2001
Market Approach				13,200	7,200	10,800	10,800	10,800	10,800
Income Approach									
Correlated Value									
Assessed %				700	700		700	700	700
Reviewed by	Date			Difference					

split - part of 161-1-0-2



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

Issued to:

Kelly Sellars
KB Sellars Engineering- Engineers & Planners
PO Box 161441
Boiling Springs, SC 29316

Receipt No. 9866

Date 07/23/2025
Cashier ichappell

Payment Items

Map Amendment Rezoning Application	\$300.00
	<u>\$300.00</u>

Form of Payment

Check	2533	\$300.00
		\$300.00

Service Fee

Thank you for your payment.

NOTE "A":
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B":
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE AND UTILITY INFORMATION PROVIDED BY THE SCOTT LOCATE SERVICE (TICKET #2504151195-0 & 2504151236-0) AND ARE APPROXIMATE LOCATIONS BASED ON PAINT MARKS IDENTIFIED DURING THE FIELD SURVEY. OTHER UNDERGROUND UTILITIES AND STRUCTURES NOT COVERED BY THE LOCATE SERVICE MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING ANY ADDITIONAL BURIED UTILITIES.

NOTE "C":
ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES WERE DETERMINED BY COORDINATE COMPUTATION. ALL BOUNDARY CORNERS WERE FOUND/SET AND IDENTIFIED PER LEGEND, UNLESS NOTED OTHERWISE.

NOTE "D":
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RELEVANT BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "E":
PARCEL SHOWN HEREON IS LOCATED IN THE FLOOD ZONE "X" DESIGNATION. FROM MAP NUMBER: 450235416C. COMMUNITY NUMBER: 450241. CHESTER COUNTY UNINCORPORATED AREAS. PANEL NUMBER: 416. DATED SEPTEMBER 16, 2011.

NOTE "F":
THIS PARCEL HAS (0) DEFINED PARKING SPACES.

NOTE "G":
NO EVIDENCE OF RECENT EARTHWORK OR BUILDING CONSTRUCTION OBSERVED WHILE CONDUCTING FIELDWORK.

NOTE "H":
SUBJECT PARCEL SHOWN HEREON IS ZONED: GC - GENERAL COMMERCIAL DISTRICT, PER CHESTER COUNTY ZONING. SETBACKS: 30' FRONT, 10' SIDE & 10' REAR. SETBACKS: 55' FRONT, 15' SIDE & 20' REAR.

NOTE "I":
THIS PARCEL MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS.

NOTE "J":
(0) ENCROACHMENTS OBSERVED DURING FIELD SURVEY AND NOT IDENTIFIED IN TITLE SEARCH.

NOTE "K":
SUBJECT PARCEL REFERENCE DOCUMENTS:
(1) BEING LOTS 12-15 AS SHOWN ON THE SUBDIVISION PLAT BY JACK HAINLEY, PLS. FOR "MRS. EVELYN L. MCGRAW" DATED APRIL 1, 1946 AND RECORDED IN PB B PG. 32, CHESTER COUNTY REG.

NOTE "L":
SUBJECT PARCEL SHOWN HEREON IS ZONED: GC - GENERAL COMMERCIAL DISTRICT, PER CHESTER COUNTY ZONING. SETBACKS: 30' FRONT, 10' SIDE & 10' REAR. SETBACKS: 55' FRONT, 15' SIDE & 20' REAR.

NOTE "M":
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NOTE "N":
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NOTE "O":
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NOTE "P":
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NOTE "Q":
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NOTE "R":
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NOTE "S":
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NOTE "T":
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NOTE "U":
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NOTE "V":
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NOTE "W":
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NOTE "X":
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NOTE "Y":
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NOTE "Z":
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NOTE "AA":
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NOTE "AB":
SUBJECT PARCEL SHOWN HEREON IS ZONED: GC - GENERAL COMMERCIAL DISTRICT, PER CHESTER COUNTY ZONING. SETBACKS: 30' FRONT, 10' SIDE & 10' REAR. SETBACKS: 55' FRONT, 15' SIDE & 20' REAR.

NOTE "AC":
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NOTE "AD":
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NOTE "AE":
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NOTE "AF":
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NOTE "AG":
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NOTE "AH":
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NOTE "AI":
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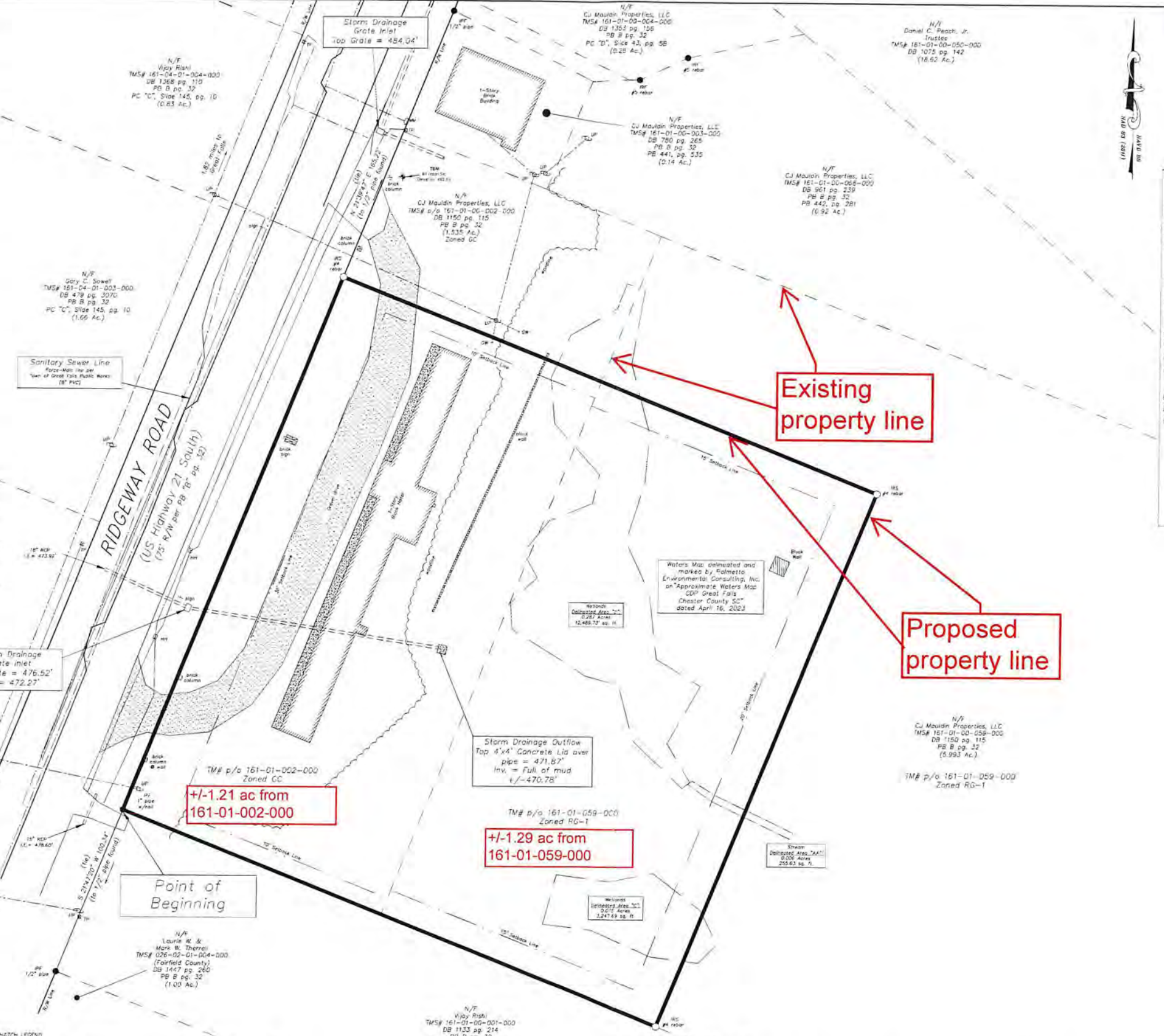
NOTE "AJ":
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NOTE "AK":
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NOTE "AL":
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NOTE "AM":
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NOTE "AN":
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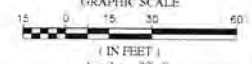
PROPERTY INFORMATION:

Parcels:
p/o PIN: 161-01-00-002-000
p/o PIN: 161-01-00-059-000
Chester County

Address:
3339 Ridgeway Road
Great Falls, SC 29055

Zoning: (Chester County Zoning)
GC - General Commercial District
RG-1 - Multi-Family Residential District

Legal Descriptions:
DB 1150 pg. 115
PB B pg. 32
Lot Area:
2.500 Acres
108,900.00 sq. ft.



SYMBOL LEGEND

● Iron Found (as noted)	○ Iron Set (as noted)
■ CONCRETE MONUMENT FOUND	
○ CALCULATED POINT	
— SIGN	— SANITARY MH
— BENCHMARK	— TELEPHONE P.D.
— TRANSFORMER	— LINE HYDRANT
— LIGHT POLE	— POWER POLE
— WATER METER	— DECIDUOUS TREE
— WATER VALVE	— CONIFEROUS TREE
— PARCEL LINE	
— RIGHT OF WAY LINE	
— WETLANDS DELINEATION LINE	
— SETBACK LINE (S)	
— OVERHEAD ELECTRIC LINE (OH)	
— WATER LINE (WC)	
— TELEPHONE/COMMUNICATIONS (TC)	

— GRASS	— PAVEMENT
— CONCRETE	— CRASS MEDIAN

ABBREVIATIONS

ACU Air Conditioner Unit	IRS Iron Rebar Found (1/2" rebar)
B-G Business-General	IPS Iron Pipe Set (1/2" pipe)
C Curb-Hit	MR Mailbox
CTP Crimped-Inc Pipe	MLG Utility Marker (Teleson)
DB Deer Box	OTF Open-Top Pipe
ED Electrical Box	TBM Temporary Benchmark Set
EN Fire Hydrant	TP Telecommunications Pole
FD Fire Dept.	TB Telecommunications Box
GI Gate Inlet	UC Underground
GW Guy Wire	UP Utility Pole
HM Handhole (Teleson)	WW Water Meter
IP Iron Pipe Found (as noted)	WV Water Valve



South Carolina 811 Dig Information
Ticket Numbers: 2504151195-0 & 2504151236-0
Call 811 to report a missing or damaged utility marker.
Call 811 to report a missing or damaged utility structure.
Call 811 to report a missing or damaged utility line.
Call 811 to report a missing or damaged utility valve.
Call 811 to report a missing or damaged utility meter.

CERTIFICATE OF POSITIONAL ACCURACY
I, NEAL H. O'DONNOR, JR., SC-PLS #15160, CERTIFY THAT THIS SC GPS DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: "A"
(2) POSITIONAL ACCURACY: 0.07"
(3) GPS PROCEDURE: SCOS NETWORK RTK USING A TRIMBLE SP0885
(4) POWER W/ TSC2 CONTROLLER
(5) DATE OF SURVEY: April 22nd & May 12th, 2025
(6) DATUM/EPOCH: NAD83 (NRS2011)
(7) PUBLISHED/FIELD CONTROL USED: SC HS NETWORK
(8) COMBINED GSD FACTOR: 0.9991045
(9) UNITS: INTERNATIONAL SURVEY FEET

ALTA/NPS LAND TITLE SURVEY

THIS SURVEY IS MADE FOR THE BENEFIT OF CDP Great Falls, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER MBV-25-1614.
THIS IS TO CERTIFY THAT THIS MAP ON PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 3, 5, 8, 11b, 13, 14, & 16 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 22ND & MAY 12TH, 2025.

SCHEDULE "B", SECTION 2 EXCEPTIONS, AS NOTED HEREON.
DATE OF PLAT OR MAP MAY XXTH, 2025.

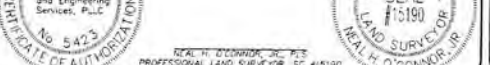
NEAL H. O'DONNOR, JR. PLS #15160
REGISTERED PROFESSIONAL LAND SURVEYOR, SC #15160
SIGNED MAY XXTH, 2025

CERTIFICATE OF ACCURACY

I, NEAL H. O'DONNOR, JR., SC-PLS #15160, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY CONDUCTED UNDER MY DIRECTION.
I FURTHER HEREBY STATE AND AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. ALSO THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, ZONING ORDINANCES, AND RIGHTS OF WAY OF RECORD OR NOT OF RECORD, IF ANY.

SCHEDULE "B", SECTION 2 EXCEPTIONS, AS NOTED HEREON.
DATE OF PLAT OR MAP MAY XXTH, 2025.

NEAL H. O'DONNOR, JR. PLS #15160
REGISTERED PROFESSIONAL LAND SURVEYOR, SC #15160
SIGNED MAY XXTH, 2025



REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		

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SUMMIT
DESIGN AND ENGINEERING
1000 S. Highway 101, Suite 100
Great Falls, SC 29055
(803) 699-9517
www.summitde.com

PROJECT MANAGER
NHO
DRAWN BY
NHO
SCALE
1"=40'

CLIENT'S ADDRESS
1000 S. Highway 101, Suite 100
Great Falls, SC 29055
(803) 699-9517
www.summitde.com

SUMMIT
DESIGN AND ENGINEERING
1000 S. Highway 101, Suite 100
Great Falls, SC 29055
(803) 699-9517
www.summitde.com

ALTA/NPS BOUNDARY SURVEY FOR:
CDP Great Falls, LLC
Great Falls, South Carolina
SURVEY PREPARED: MAY XXTH, 2025
NEAR THE TOWN OF GREAT FALLS, CHESTER COUNTY, SC
FIELD WORK PERFORMED: April 22nd & May 12th, 2025

PROJECT NO:
25-0076.250
DRAWING NO:
2504151236-0 (1 of 1)

NOTE "A":
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B":
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE AND UTILITY INFORMATION PROVIDED BY THE SC811 LOCATE SERVICE (TICKET #S: 2504151196-0 & 2504151236-0) AND ANY APPROPRIATE LOCATIONS BASED ON PARTIAL MARKS IDENTIFIED DURING THE FIELD SURVEY. OTHER UNDERGROUND UTILITIES AND STRUCTURES NOT COVERED BY THE LOCATE SERVICE MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING ANY ADDITIONAL BURIED UTILITIES.

NOTE "C":
ALL DISTANCES ARE HORIZONTAL. CURVED DISTANCES WERE DETERMINED BY COORDINATE COMPUTATION. ALL BOUNDARY CORNERS WERE FOUND/SET AND IDENTIFIED PER LEGEND, UNLESS NOTED OTHERWISE.

NOTE "D":
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS OR DEVELOPMENT MAY BE REQUIRED.

NOTE "E":
PARCEL SHOWN HEREON IS LOCATED IN THE "FLOOD ZONE" "X" DESIGNATION. FIRM MAP NUMBER: 4522320410C. COMMUNITY NUMBER: 450047, CHESTER COUNTY UNINCORPORATED AREAS. PARCEL NUMBER: 416 DATED SEPTEMBER 16, 2011.

NOTE "F":
THIS PARCEL HAS (0) DEFINED PARKING SPACES.

NOTE "G":
NO EVIDENCE OF RECENT EARTHQUAKES OR BUILDING CONSTRUCTION OBSERVED WHILE CONDUCTING FIELDWORK.

NOTE "H":
SUBJECT PARCEL SHOWN HEREON IS ZONED: GC - General Commercial District PER CHESTER COUNTY ZONING. SETBACKS: 30' FRONT, 10' SIDE & 15' REAR. RG-1 - Multi-Family Residential District PER CHESTER COUNTY ZONING. SETBACKS: 35' FRONT, 15' SIDE & 20' REAR.

NOTE "I":
THIS PARCEL MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS.

NOTE "J":
(0) ENCROACHMENTS OBSERVED DURING FIELD SURVEY AND NOT IDENTIFIED IN FILE SEARCH.

NOTE "K":
SUBJECT PARCEL REFERENCE DOCUMENTS:
(1) BEING LOTS 12-15 AS SHOWN ON THE SUBDIVISION PLAT BY JACK HALEY, PLS FOR "MRS. EVELYN L. McLEWIS" DATED APRIL 1, 1996 AND RECORDED IN PB B PG. 32, CHESTER COUNTY 800.

SURVEYOR'S LEGAL DESCRIPTION

All that tract of parcel of land lying and being approximately 1.82 miles southwest of the Town of Great Falls, in the County of Chester, State of South Carolina, and being the land conveyed to CDP Great Falls, LLC by Deed Book _____, pages _____, dated _____, 2023 and recorded in the Chester County Register of Deeds and being more particularly described as follows:

Commencing at a 1" pipe with nail found at the southwestern corner of said CDP Great Falls, LLC property on the eastern Right of Way of Ridgeway Road (US Highway 21) (having a 75' Easement Right of Way) at the northeastern corner of the Vicky High property as described in Deed Book 1133 page 214 and being labeled Point of Beginning, thence with said Right of Way N 21° 39' 47" E 330.00 feet to a #4 rebar set, thence leaving said Right of Way S 68° 21' 18" E 330.00 feet to a #4 rebar set, thence S 21° 39' 47" W 330.00 feet to a #4 rebar set on the northern property line of said high property, thence with said Right of Way line N 68° 21' 18" E 330.00 feet to the Point of Beginning, containing 2,500 Acres (108,900.00 square feet), more or less.

Bearings based on South Carolina Grid North, NAD83

N/F
Vicky High
TMS# 161-04-01-004-000
DB 1368 pg. 110
PB B pg. 32
PC "C", Side 145, pg. 10
(1.16 Ac.)

GRAPHIC SCALE
1 inch = 30 ft.
0 15 30 60
(IN FEET)

SYMBOL LEGEND

● Iron Found (as noted)	○ Iron Set (as noted)
■ CONCRETE MONUMENT FOUND	
□ CALCULATED POINT	
— SIGN	— SANITARY MH
— BENCHMARK	— TELEPHONE PED.
— TRANS/GRIND	— FIRE HYDRANT
— LIGHT POLE	— POWER POLE
— WATER METER	— DECIDUOUS TREE
— WATER VALVE	— CONIFEROUS TREE

PARCEL LINE	
RIGHT OF WAY LINE	
WETLANDS DELINEATION LINE	
SETBACK LINES	
GAS LINE (UG)	
OVERHEAD ELECTRIC LINE (OV)	
WATER LINE (UG)	
TELEPHONE/COMMUNICATIONS (UG)	

— Gravel	— Iron Pipe
— Concrete	— Grass Median

ABBREVIATIONS

ACU Air Conditioner Unit	IRS Iron Rebar Found (#4 rebar)
B-B Business-General	IPS Iron Pipe Set (1/2" pipe)
CI Curb Inset	MR Mailbox
CTP Crimped-top Pipe	MKR UG Utility Marker (Telecom)
DB Deed Book	OTH Open-top Pipe
EW Electrical Box	TBM Temporary Benchmark Set
FI Fire Hydrant	TF Telecommunications Pedestal
FO Fiber Optic	TB Telecommunications Box
G Grate Inset	UG Underground
GW Guy Wire	UP Utility Pole
HH Handhole (Telecom)	WM Water Meter
IP Iron Pipe Found (as noted)	WV Water Valve



Ticket Numbers: 2504151196-0 & 2504151236-0

CHC31 = CHESTER COUNTY NATURAL GAS - (Gas)
CHT11 = CHESTER TELEPHONE (TRIVISTA) - (Telecommunications)
FAR07 = FAIRFIELD ELECTRIC COOPERATIVE - (Electric)
GTTS = TOWN OF GREAT FALLS - (Sewer)
WMB3 = WITFORD BURLINGHAM WATER DISTRICT - (Water)

Marking Status:
Utilities marked
Utilities not marked
No Conflict, Utilities Overhead
Utilities not marked
Utilities marked

Sanitary Sewer Line
Force-Main line per
Town of Great Falls Public Works
(8" PVC)

Storm Drainage
Grate Inlet
Top Grade = 476.52'
Inv. = 472.27'

Point of
Beginning

Storm Drainage
Grate Inlet
Top Grade = 484.04'

Storm Drainage Outflow
Top 4'x4' Concrete Lid over
pipe = 471.87'
Inv. = Full of mud
+/- 470.78'

Wellhead
Designated Area "A"
3,075 Acres
3,247.68 sq. ft.

Waters Map delineated and
marked by Edmundo
Environmental Consulting, Inc.
on "Approximate Waters Map"
CDP Great Falls
Chester County SC
dated April 16, 2023

CERTIFICATE OF POSITIONAL ACCURACY

I, NEAL H. O'CONNOR, JR., S.C.P.L.E. #15190, CERTIFY THAT THE SC 811 DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: 1A
- (2) POSITIONAL ACCURACY: 0.07'
- (3) GPS PROCEDURE: SCORS NETWORK RTK USING A TRIMBLE SP858S
- (4) DATE OF SURVEY: April 22nd & May 12th, 2023
- (5) DATUM/PROJ: NAD83 (NRS2011)
- (6) PUBLISHED/TYD: CONTROL USED: SC VRS NETWORK
- (7) GRID MODEL: SC811 (CONUS)
- (8) COMBINED GRID FACTOR: 0.99991045
- (9) UNIT: INTERNATIONAL SURVEY FEET

SCHEDULE "B" SECTION 2 EXCEPTIONS: AS NOTED HEREON.
DATE OF PLAT OR MAP MAY XXTH, 2023

NEAL H. O'CONNOR, JR., PLS REGISTRATION #15190

PROPERTY INFORMATION:

Parcels:
p/o PIN: 161-01-00-002-000
p/o PIN: 161-01-00-059-000
Chester County

Address:
3339 Ridgeway Road
Great Falls, SC 29055

Zoning: (Chester County Zoning)
GC - General Commercial District
RG-1 - Multi-Family Residential District

Legal Descriptions:
DB 1150 pg. 115
PB B pg. 32

Lot Area:
2,500 Acres
108,900.00 sq. ft.



NEAL H. O'CONNOR, JR., PLS
PROFESSIONAL LAND SURVEYOR, SC #15190
SIGNED MAY XXTH, 2023

REVISIONS	DATE	BY
7		
6		
5		
4		
3		
2		
1		

COPYRIGHT © 2023
DESIGN AND ENGINEERING
CDP Great Falls, LLC
3339 Ridgeway Road
Great Falls, SC 29055
TEL: 803.755.1241
WWW.CDPGREATFALLS.COM

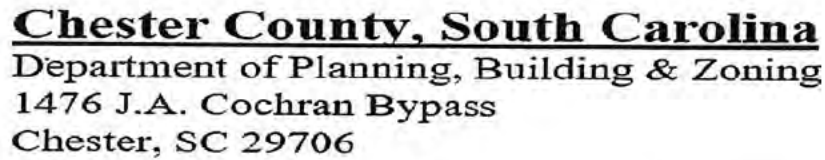
PROJECT MANAGER
NHO
DRAWN BY
NHO
SCALE
1"=40'

CLIENT'S ADDRESS
C.D.P. Great Falls, LLC
3339 Ridgeway Road
Great Falls, SC 29055
TEL: 803.755.1241
WWW.CDPGREATFALLS.COM

SUMMIT
DESIGN AND ENGINEERING SERVICES
1405 Highway 101, Suite 200
Great Falls, SC 29055
TEL: 803.755.1241
WWW.SUMMITDESIGN.COM

ALTA/NPS BOUNDARY SURVEY FOR:
CDP Great Falls, LLC
Great Falls, South Carolina
SURVEY PREPARED: MAY XXTH, 2023
NEAR THE TOWN OF GREAT FALLS, CHESTER COUNTY, SC
FIELD WORK PERFORMED: April 22nd & May 12th, 2023

PROJECT NO:
25-0076.250
DRAWING NO.
250076.250



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

Meeting Date: August 19, 2025

Case #

CCMA25-19

Invoice #

9858

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

Please give your reason for this rezoning request:
Please see Exhibit "A" attached hereto

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: 325998

Property Address Information

Property address: 527 Great Falls Highway, Chester, South Carolina 29706

Tax Map Number: 080-04-05-026-000 **Acres:** 1.4

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

PLEASE PRINT:

Applicant (s): ICB America, LP, a Georgia limited partnership

Address 1105 W. Peachtree Street NE, Suite 1000, Atlanta, GA 30309

Telephone: _____ cell _____ work _____

E-Mail Address: nschroeer@icb-america.com

Owner(s) if other than applicant(s): JSC Properties, LLC, a South Carolina limited liability company

Address: 527 Great Falls Highway, Chester, SC 29706

Telephone: _____ cell _____ work _____

E-Mail Address: [REDACTED]

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

Owner's signature:

Date:

7/21/25

Applicant signature:

Date: _____

7/21/25

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

Planning Commission

Chester County, SC
August 21st, 2025



Staff Report

Case: CCMA25-19, 25-20
527 Great Falls Highway, Chester



Summary of Application

Location: TM #080-04-05-026-000 and TM#080-04-05-027-000
(former Heybo Outdoors warehouse)
Applicant: ICB America, LP
Request: To rezone two parcels from GC to ID-1, which would allow re-use of the building for a chemical manufacturing company.

Staff Recommendation: **APPROVAL**

Consistency with Comprehensive Plan

In the 2020 Comprehensive Plan, this area is listed as being within the “Industrial Center/Special District” categories, and within the “General Areas to Focus Future Development” region south of the City of Chester.

The property consists of an ~18,000 square foot existing warehouse structure and associated parking, with access on Great Falls Hwy. and Wilson Street.

The existing user (Heybo) plans to vacate the building within a few weeks if the structure is successfully rezoned.

Although the parcels combined are less than 2 acres (1.58), because it is adjacent to commercial (GC) parcels, it would not constitute spot zoning.

There are not expected to be any significant negative effects (noise, smell, pollution) with the proposed business.

There are no significant concerns with this development and any negative impact on public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the community, & it does not conflict with the current Comprehensive Plan.

Exhibit "A"

The Applicant respectfully requests the rezoning of the subject property from General Commercial (GC) to Restricted Industrial (ID-1) to accommodate the operations of a new company specializing in the manufacturing and storage of blended chemical products. These products are created through mixing processes that do not involve on-site chemical synthesis, refining, or high-hazard reactions.

The proposed use is more appropriately suited to the ID-1 zoning classification, which allows for light to moderate intensity industrial uses, including warehousing, packaging, and product formulation activities. The nature of the operations—combining and storing chemicals in a controlled, permitted environment—requires proper zoning to ensure compliance with state and federal environmental safety standards, as well as compatibility with surrounding land uses.

This new company will provide significant economic benefits to Chester County, including:

- Job creation across a range of skill levels, including production, logistics, and administrative positions;
- Increased tax revenue through industrial investment and long-term business operations; and
- Support of local and regional industry, particularly in logistics, manufacturing, and agricultural supply chains that depend on the types of chemical formulations produced.

The company is committed to operating in accordance with all applicable environmental, health, and safety regulations, and will work closely with county staff to ensure site design, traffic circulation, and buffering measures align with the goals of the Chester County Comprehensive Plan.

For these reasons, the rezoning from GC to ID-1 is not only necessary to accommodate the intended use, but also serves the broader public interest by promoting economic development and supporting compatible industrial growth in Chester County.

JSC Properties, LLC
527 Great Falls Highway
Chester, SC 29706
sclyburn@hsibrands.com

July 15, 2025

Chester County Planning and Zoning Department
1476 J.A. Cochran Bypass
Chester, SC 29706

RE: Authorization for Zoning Map Amendment Application: 527 Great Falls Highway, Chester County, South Carolina – Tax Map Number 080-04-05-026-000

To Whom It May Concern:

JSC Properties, LLC, a South Carolina limited liability company and the sole owner of the real property located at 527 Great Falls Highway, Chester County, South Carolina, bearing Chester County Tax Map Numbers 080-04-05-026-000 and 080-04-05-027-000, hereby authorizes ICB America, LP, a Georgia limited partnership, to act on its behalf for the purpose of submitting and processing an application for a zoning map amendment to rezone the Property to Restricted Industrial District (ID-1).

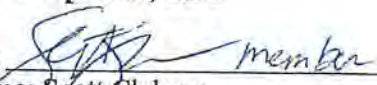
This authorization includes, but is not limited to, the right to submit rezoning applications, attend meetings, communicate with Chester County staff and officials, and take any other actions necessary to pursue the requested amendment to the Chester County Zoning Map.

This letter serves as a formal resolution and consent by JSC Properties, LLC, in support of ICB America, LP's efforts to initiate and complete the rezoning process in coordination with Chester County.

Please contact the undersigned with any questions or if additional documentation is needed.

Sincerely,

JSC Properties, LLC

By:  member

Name: Scott Clyburn

Title: Owner

Date: July 15, 2025

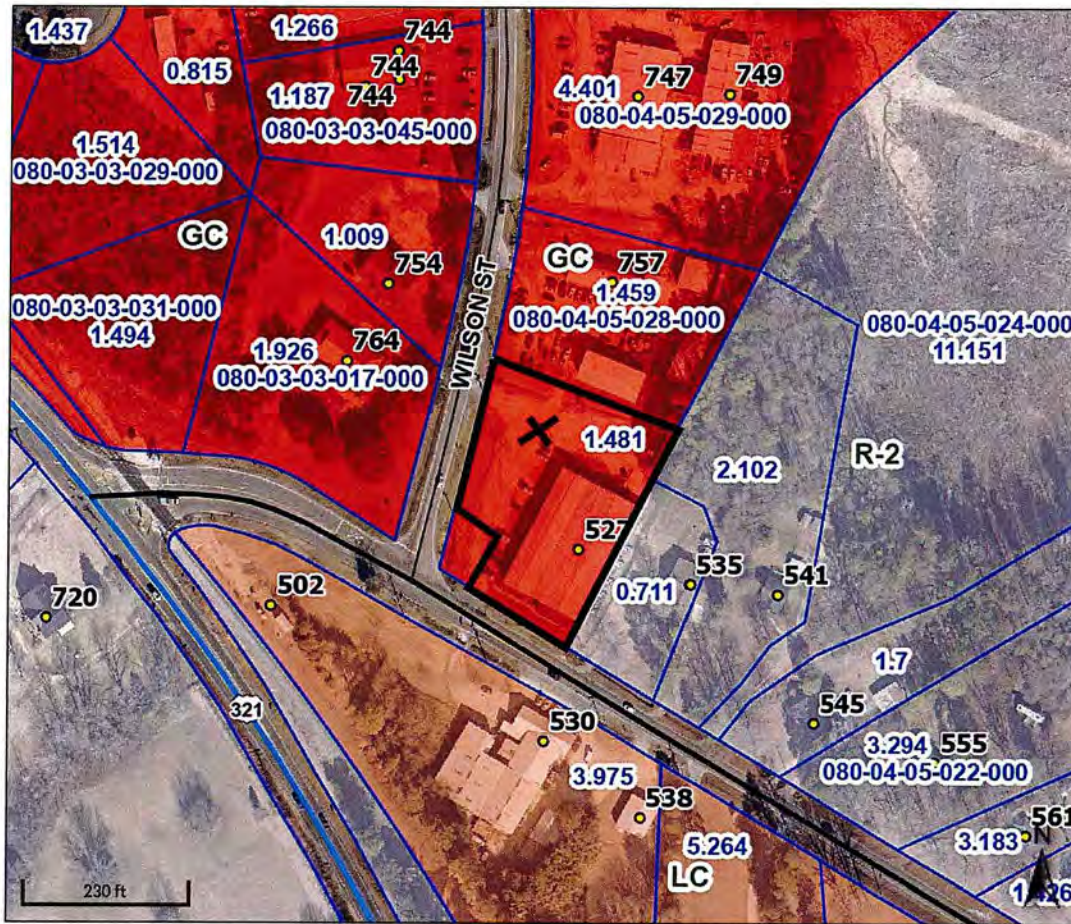
Chapter 4 DISTRICT REGULATIONS

§ 4-119 ID-1- Restricted Industrial District Uses.

ID-1 PERMITTED USES (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
3. Manufacturing, limited to NAICS codes listed	3112, 3113, 3114, 3115, 3118, 3119, 312, 315, 3162, 3169, 321214, 321219, 3219, 3222, 323, 32513, 3252, 3254, 3256, 3259, 3261, 3262, 327111, 327112, 327113, 3272, 327992, 327993, 327999, 3312,	Grain milling (except 311225-fats, oils); Sugar & confectionery; Fruit & vegetable; Dairy products; Bakeries & tortilla; Other Misc. food; Beverage, tobacco products; Apparel; Footwear; Leather products & allied products; Truss Mfg.; Reconstituted wood products; Other wood products; Converted paper products (except 322299); Printing, related support; Dye & pigment; Resin, plastic, synthetic fibers; Pharmaceutical, medicine; Soap, cleaners; Other chemicals (except 32592- explosives); Plastics; Rubber products (except 32621 - tires); Vitreous plumbing fixtures; China & pottery; Porcelain electrical supply; Glass & glass products; Mineral & earth; Mineral wool; Misc. nonmetallic mineral; Steel products;	1 per employee for maximum shift plus 1 per office and 1 per 200 square feet of sales area



Chester County, SC



Overview



Parcel ID	080-04-05-026-000	Alternate ID	n/a	Owner Address	JSC PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	C		527 GREAT FALLS HWY
Property Address	CHESTER SC	Acreage	1.481		CHESTER SC 29706
District	02				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 7/23/2025

Last Data Uploaded: 7/23/2025 2:08:38 AM

Developed by SCHNEIDER
GEOSPATIAL

Current Year (2025) Changes



Search Options

Map Number 080-04-05-026-000 Real 00567993

History Year

Name 1 JSC PROPERTIES LLC

Other Map Number



Find

Alerts

Owner Information

Post Initials	HD	Reason for Change		Activity Date	05/28/2025
Name 2				Land Value	60,000
Address 1	527 GREAT FALLS HWY			Building Value	183,680
Address 2	CHESTER SC			Total Market Value	243,680
Zip Code	29706			Total Tax Value	243,680

Codes

District	02	Fire Code	CI	CITY				
Town		Neighborhood	GC	GENERAL COMMERCIAL				
Subdivision		Use Class						
Description								
Legal								
Location	Street Number	527	Street Name	GREAT FALLS HWY	Suffix		Direction	

Additional Information

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

Scroll by: MAP#

Next Year (2026) Changes



Search Options

Map Number 080-04-05-026-000 Real 00567993

History Year

Name 1 JSC PROPERTIES LLC

Other Map Number



Find

Alerts

Owner Information

Post Initials	HD	Reason for Change		Activity Date	05/28/2025
Name 2				Land Value	60,000
Address 1	527 GREAT FALLS HWY			Building Value	183,680
Address 2	CHESTER SC			Total Market Value	243,680
Zip Code	29706			Total Tax Value	243,680

Codes

District	02	Fire Code	CI	CITY				
Town		Neighborhood	GC	GENERAL COMMERCIAL				
Subdivision		Use Class						
Description								
Legal								
Location	Street Number	527	Street Name	GREAT FALLS HWY	Suffix		Direction	

Additional Information

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

Scroll by: MAP#

TAX MAP

Property Card
SOUTH CAROLINA - COUNTY

CARD OF CARDS

080-04-05-026-000
JSC PROPERTIES LLC
1926 CHERRY RD
ROCK HILL SC 29730

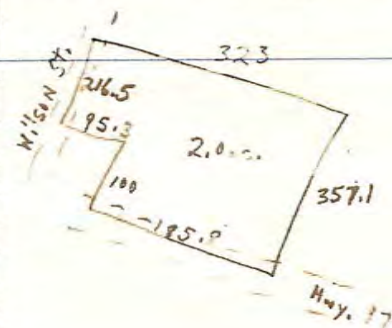
DISTRICT	DATE OF APPRAISAL	APPRaiser					
Transferred From	Date Recorded	Date of Sale	Deed Book	Deed Page	Plat Book	Plat Page	Acres or Lots
C & B Trucking Co Inc.		7/24/70	448	202	448	201	2 ac
Johnson Oak Sportswear, Inc	5-18-94	5-18-94	658	221	448	201	2 ac
Southern Textile Knitters	4-2-00	1-19-00	776	234			2 ac
James Mize	4-27-00	4-24-00	776	300			2 ac
William Douglas Jinsley	7-12-05	7-7-05	893	268			2 ac
Suergen Handbrink - Etal	1-23-14	1-22-14	1094	113	Map E	3-1 P 20	2 ac
							\$52,800
							\$175,000
							\$145,000
							\$145,000
							\$140,000
							\$100,000

GENERAL DATA		COST DATA		INCOME APPROACH	
St., Rt. & No.	Yr. Built	Land	Econ. Rent	Cap. Rate	Remarks
City	Economic Life	Imp.	Expenses	Income	
	Condition	L. H.	Net Inc.	Cap. Rate	
Subdivision	Quality	Total	Land Inc.	Imp. Value	
OCCUPANT and USE	Annual Rent	Stamps	Imp. Inc.	Land Value	
	Bldg. Permit	Old Map Ref.	Recap	Total Value	
	Mort.	File No.	Int. Rate		

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	
Number of Acres	2 ac	Number of Lots	Front	Timberland
Per Acre Value		Number of Front Ft.	Depth	
Value for Acres		Per Lot Value	Rear	
Returned Area	2 ac	Per Front Ft. Value		
Legal Area	2 ac	Value for Lots		
Planimetered Area		Value for Fr. Ft.		
Total Land Value	2,009			
Remarks & Description rel Tax Commission				

ESTIMATED MARKET VALUE			
Number	Land Acres or Lots	Improvement	Total
Cost Approach TC	59,000	85,600	135,600
Market Approach			
Income Approach			
20% Related Value C	60,000	85,600	145,600
Appraised Value C	60,000	85,600	145,600
Assessed %			
Reviewed by	Date	Property Classification	Zoning GC



Foundation	Framing	Roof Type	Exterior Walls	Roof Structure	Interior		Kitchen	Env'l	General
Concrete	Wood	Gable	Brick Veneer	Comp.	No. Rooms	Dry Wall	Cabinets	Central Heat	Carport
Conc. Block	Steel	Hip	Block	Built-up	No. Baths	Plaster	Stove	Air Cond.	Garage
Brick	Rein. Concrete	Flat	Frame	Metal	Tile Bath	Painted	Dishwasher	Space Heat.	Gutters
Post	Trusses		Metal	Tile	Fireplace	Paneled	Disposer	Elec. Heat	Breezeway
	Concrete	Height		Wood Decking	H. W. Floor	Unfinished	Hood & Fan	Heat Pump	Elevator
Basement		No. Stories	Insulated	Slate	Carpet	Insulated	Tile Floor	Fan (Exhaust)	Water Tank
Finished	Stanchions	Split Level			Conc. Floor	Type Wiring Bx ☐ Romex ☐ Conduit ☐	Linoleum	Spk. System	Septic Sys.
B. Hr.				Insulated	Tile Floor				

IMPROVEMENTS	AREA	UNIT COST	1st COST	ADDITIONS	REP. COST	DEP.	VALUE	Ground Area	PLUMBING		
1	14,272 sq ft							Perimeter	Good	Avg.	Poor
								Perimeter Ratio	LIGHTING		
								Location - -			
								Time Adj.	Good	Avg.	Poor
								Height Adj.	Fluorescent		
								Composite Adj.	Incandescent		

Total Value	Base Cost	Stories Mult.
Rounded Value	Sales Comparison Approach (Income Residential)	
	G R M	X Ec. Rent = Value

COMPUTATIONS & REMARKS

Date Measured & Mapped

By

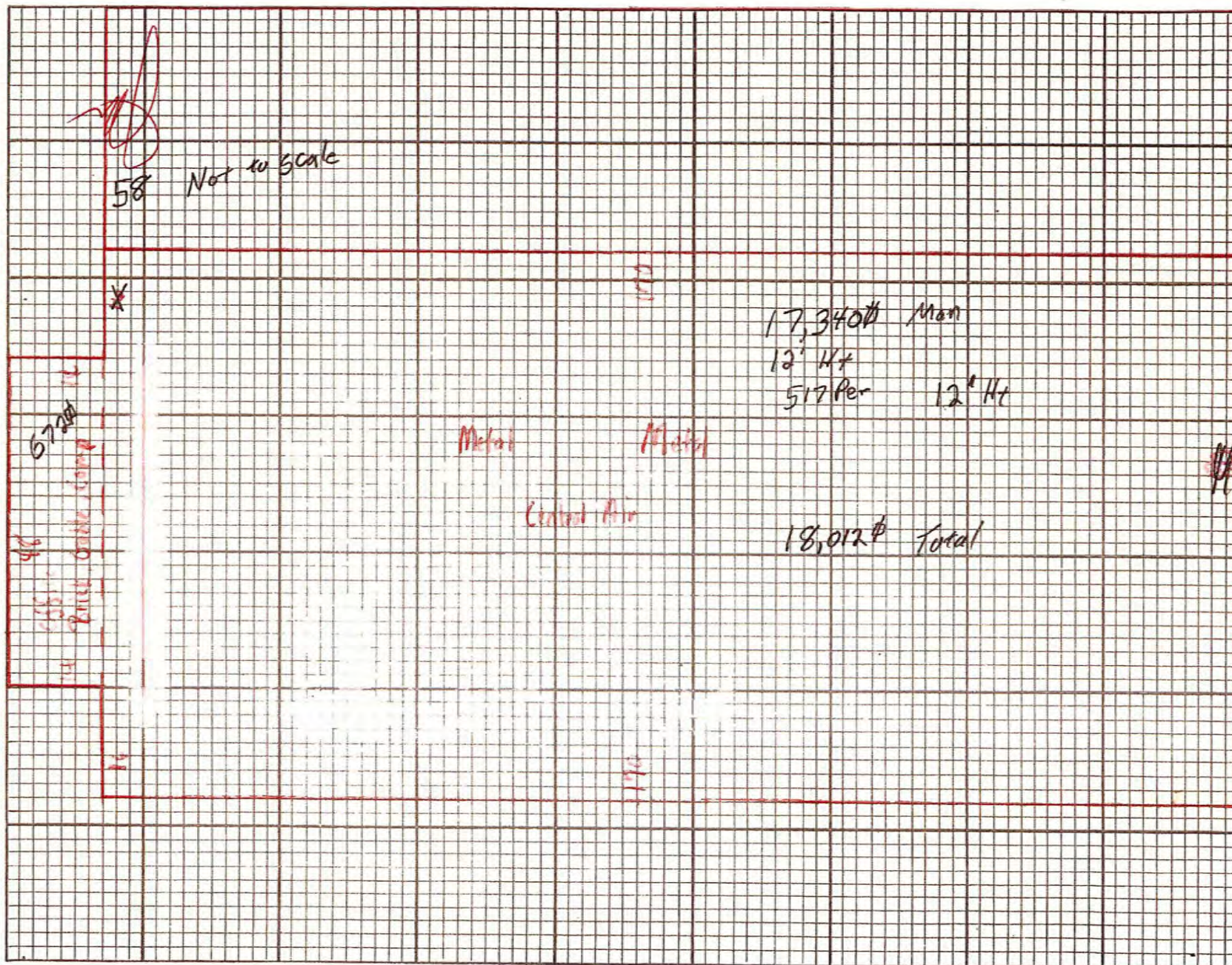
Sketch 1 sq. = _____ Ft.

Number of Cards _____
Card Number _____

SOUTH CAROLINA - COUNTY _____

County Number _____

Tax Map	District	Date of Appraisal	Appraiser
Owner	Lessee	2000	2m x 30000 = 600 00





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

Issued to:

Megan Stevens
Parker Poe Adams & Bernstein LLP
850 Morrison Drive
Charleston, SC 29403

Receipt No. 9858

Date 07/21/2025
Cashier ichappell

Payment Items

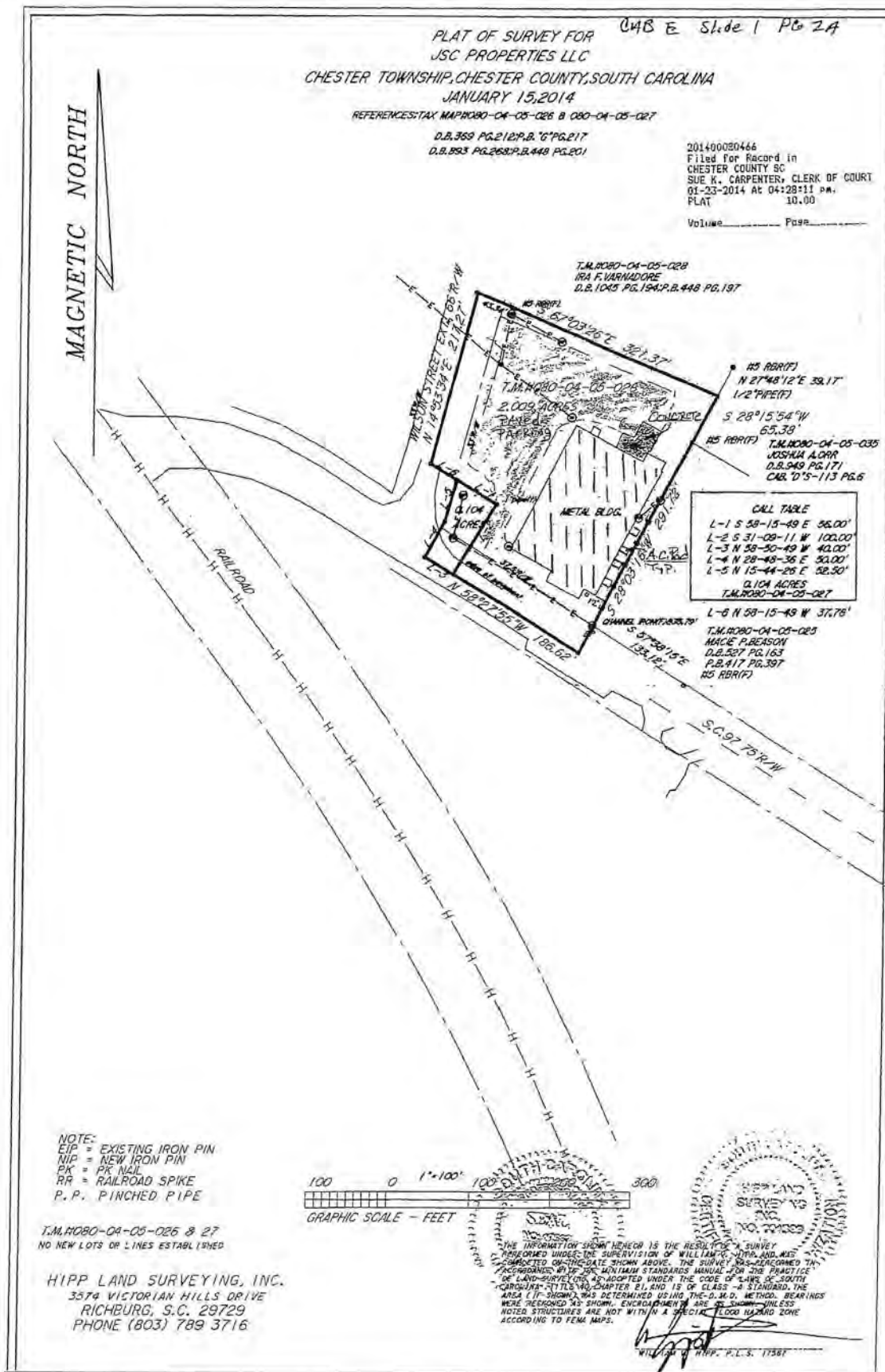
Form of Payment

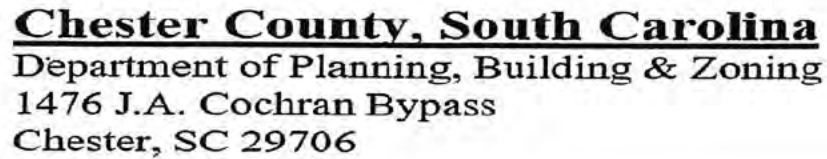
Map Amendment TM # 080-04-05-026-000	\$300.00
	<u>\$300.00</u>

Check	523118	\$300.00
		\$300.00

Service Fee

Thank you for your payment.





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

Meeting Date: August 19, 2025 Case # CCMA25-20 Invoice # 9867

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

Please give your reason for this rezoning request:

Please see Exhibit "A" attached hereto

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:** 325998

Property Address Information

Property address: 527 Great Falls Highway, Chester, South Carolina 29706

Tax Map Number: 080-04-05-027-000 **Acres:** 0.102 +/-

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

PLEASE PRINT:

Applicant (s): ICB America, LP, a Georgia limited partnership

Address 1105 W. Peachtree Street NC, Suite 1000, Atlanta, GA 30309

Telephone: _____ cell _____ work _____

E-Mail Address: nschroeer@icb-america.com

Owner(s) if other than applicant(s): JSC Properties, LLC, a South Carolina limited liability company

Address: 527 Great Falls Highway, Chester, SC 29706

Telephone: _____ cell _____ work _____

E-Mail Address: [REDACTED]

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

Owner's signature: ISC Prep Inc By [Signature] member Date: 7/21/25

Applicant signature: KB Harding for A. Harding Date: 7/21/25

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

Planning Commission

Chester County, SC
August 21st, 2025



Staff Report

Case: CCMA25-19, 25-20
527 Great Falls Highway, Chester



Summary of Application

Location: TM #080-04-05-026-000 and TM#080-04-05-027-000
(former Heybo Outdoors warehouse)
Applicant: ICB America, LP
Request: To rezone two parcels from GC to ID-1, which would allow re-use of the building for a chemical manufacturing company.

Staff Recommendation: **APPROVAL**

Consistency with Comprehensive Plan

In the 2020 Comprehensive Plan, this area is listed as being within the "Industrial Center/Special District" categories, and within the "General Areas to Focus Future Development" region south of the City of Chester.

The property consists of an ~18,000 square foot existing warehouse structure and associated parking, with access on Great Falls Hwy. and Wilson Street.

The existing user (Heybo) plans to vacate the building within a few weeks if the structure is successfully rezoned.

Although the parcels combined are less than 2 acres (1.58), because it is adjacent to commercial (GC) parcels, it would not constitute spot zoning.

There are not expected to be any significant negative effects (noise, smell, pollution) with the proposed business.

There are no significant concerns with this development and any negative impact on public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the community, & it does not conflict with the current Comprehensive Plan.

Exhibit "A"

The Applicant respectfully requests the rezoning of the subject property from General Commercial (GC) to Restricted Industrial (ID-1) to accommodate the operations of a new company specializing in the manufacturing and storage of blended chemical products. These products are created through mixing processes that do not involve on-site chemical synthesis, refining, or high-hazard reactions.

The proposed use is more appropriately suited to the ID-1 zoning classification, which allows for light to moderate intensity industrial uses, including warehousing, packaging, and product formulation activities. The nature of the operations—combining and storing chemicals in a controlled, permitted environment—requires proper zoning to ensure compliance with state and federal environmental safety standards, as well as compatibility with surrounding land uses.

This new company will provide significant economic benefits to Chester County, including:

- Job creation across a range of skill levels, including production, logistics, and administrative positions;
- Increased tax revenue through industrial investment and long-term business operations; and
- Support of local and regional industry, particularly in logistics, manufacturing, and agricultural supply chains that depend on the types of chemical formulations produced.

The company is committed to operating in accordance with all applicable environmental, health, and safety regulations, and will work closely with county staff to ensure site design, traffic circulation, and buffering measures align with the goals of the Chester County Comprehensive Plan.

For these reasons, the rezoning from GC to ID-1 is not only necessary to accommodate the intended use, but also serves the broader public interest by promoting economic development and supporting compatible industrial growth in Chester County.

JSC Properties, LLC
527 Great Falls Highway
Chester, SC 29706
sclyburn@hsibrands.com

July 15, 2025

Chester County Planning and Zoning Department
1476 J.A. Cochran Bypass
Chester, SC 29706

RE: Authorization for Zoning Map Amendment Application: 527 Great Falls Highway, Chester County, South Carolina – Tax Map Number 080-04-05-026-000

To Whom It May Concern:

JSC Properties, LLC, a South Carolina limited liability company and the sole owner of the real property located at 527 Great Falls Highway, Chester County, South Carolina, bearing Chester County Tax Map Numbers 080-04-05-026-000 and 080-04-05-027-000, hereby authorizes ICB America, LP, a Georgia limited partnership, to act on its behalf for the purpose of submitting and processing an application for a zoning map amendment to rezone the Property to Restricted Industrial District (ID-1).

This authorization includes, but is not limited to, the right to submit rezoning applications, attend meetings, communicate with Chester County staff and officials, and take any other actions necessary to pursue the requested amendment to the Chester County Zoning Map.

This letter serves as a formal resolution and consent by JSC Properties, LLC, in support of ICB America, LP's efforts to initiate and complete the rezoning process in coordination with Chester County.

Please contact the undersigned with any questions or if additional documentation is needed.

Sincerely,

JSC Properties, LLC

By:  member

Name: Scott Clyburn

Title: Owner

Date: July 15, 2025

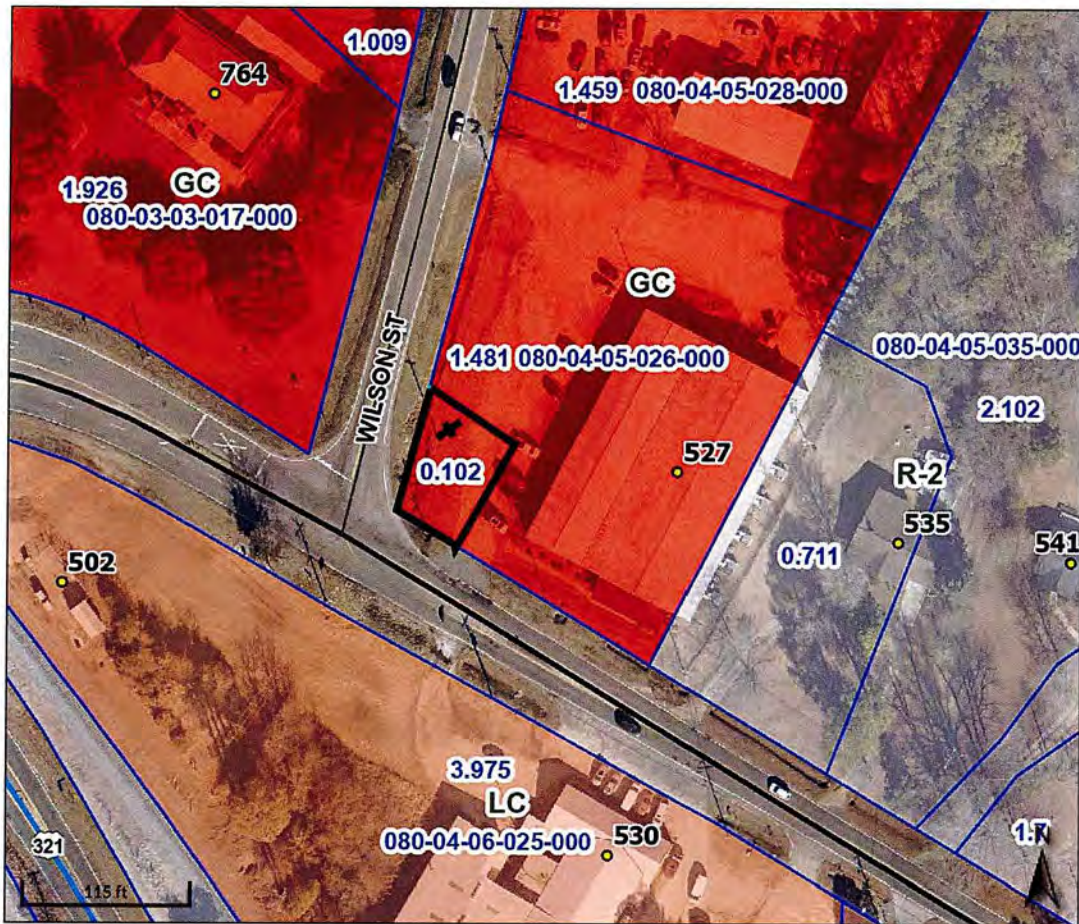
Chapter 4 DISTRICT REGULATIONS

§ 4-119 ID-1- Restricted Industrial District Uses.

ID-1 PERMITTED USES (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
3. Manufacturing, limited to NAICS codes listed	3112, 3113, 3114, 3115, 3118, 3119, 312, 315, 3162, 3169, 321214, 321219, 3219, 3222, 323, 32513, 3252, 3254, 3256, 3259, 3261, 3262, 327111, 327112, 327113, 3272, 327992, 327993, 327999, 3312,	Grain milling (except 311225-fats, oils); Sugar & confectionery; Fruit & vegetable; Dairy products; Bakeries & tortilla; Other Misc. food; Beverage, tobacco products; Apparel; Footwear; Leather products & allied products; Truss Mfg.; Reconstituted wood products; Other wood products; Converted paper products (except 322299); Printing, related support; Dye & pigment; Resin, plastic, synthetic fibers; Pharmaceutical, medicine; Soap, cleaners; Other chemicals (except 32592- explosives); Plastics; Rubber products (except 32621 - tires); Vitreous plumbing fixtures; China & pottery; Porcelain electrical supply; Glass & glass products; Mineral & earth; Mineral wool; Misc. nonmetallic mineral; Steel products;	1 per employee for maximum shift plus 1 per office and 1 per 200 square feet of sales area



Chester County, SC



Overview



Parcel ID	080-04-05-027-000	Alternate ID	n/a	Owner Address	JSC PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	RN		527 GREAT FALLS HWY
Property Address		Acreage	0.102		CHESTER SC 29706
	CHESTER SC				
District	02				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 7/23/2025

Last Data Uploaded: 7/23/2025 2:08:38 AM

Developed by SCHNEIDER
GEOSPATIAL

Current Year (2025) Changes



Search Options

Map Number 080-04-05-027-000 Real 00568093

History Year

Name 1 JSC PROPERTIES LLC

Other Map Number



Find

Alerts

Owner Information

Post Initials

CW

Reason for Change

Activity Date

05/28/2025

Name 2

Address 1

527 GREAT FALLS HWY

Land Value

5,000

Address 2

CHESTER SC

Building Value

Total Market Value

5,000

Zip Code

29706

Total Tax Value

5,000

Codes

District

02

Fire Code

CI

CITY

Town

Subdivision

Neighborhood

GC

GENERAL COMMERCIAL

Use Class

Description

Legal

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2026) Changes



Search Options

Map Number 080-04-05-027-000 Real 00568093

History Year

Name 1 JSC PROPERTIES LLC

Other Map Number



Find

Alerts

Owner Information

Post Initials	CW	Reason for Change		Activity Date	05/28/2025
Name 2				Land Value	5,000
Address 1	527 GREAT FALLS HWY			Building Value	
Address 2	CHESTER SC			Total Market Value	5,000
Zip Code	29706			Total Tax Value	5,000

Codes

District	02	Fire Code	CI	CITY
Town		Neighborhood	GC	GENERAL COMMERCIAL
Subdivision		Use Class		
Description				
Legal				
Location	Street Number	Street Name	Suffix	Direction

Additional Information

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

Scroll by: MAP#

DISTRICT

DATE OF APPRAISAL

APPRAISER

transferred From

Date
RecordedDate
of SaleDeed
BookDeed
PagePlat
BookPlat
PageAcres
or LotsSales
Price

080-04-05-027-000

JSC PROPERTIES LLC

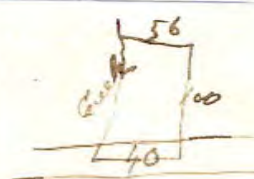
1923 CHERRY RD
ROCK HILL 29732The Mount Pleasant
Chester County

12/29/50	369	212	G	217	104	245
4-15-14	1099	169	00B E	5-2A	104	\$1.00

PROPERTY LOCATION		GENERAL DATA		COST DATA		INCOME APPROACH			
St., Rt. & No.		Yr. Built		Land		Econ. Rent		Cap. Rate	Remarks
City		Economic Life		Imp.		Expenses		Income ÷	
		Condition		L. H.		Net Inc.		Cap. Rate	
Subdivision		Quality		Total		Land Inc.		Imp. Value	
OCCUPANT and USE		Annual Rent		Stamps		Imp. Inc.		Land Value	
		Bldg. Permit		Old Map Ref.		Recap		Total Value	
		Mort.		File No.		Int. Rate			

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	
Number of Acres	1.01	Front	Timberland
Per Acre Value		Depth	
Value for Acres		Rear	
Returned Area	N.R.		
Legal Area	1.01		
Planimetered Area	1		
Total Land Value			

ESTIMATED MARKET VALUE				Remarks & Description 
Number	Land Acres or Lots	Improvement	Total	
Cost Approach	EX	5,000		
Market Approach				
Income Approach				
Correlated Value				
Appeal Value				
Assessed %				
Reviewed by	Date	Property Classification	Zoning	

Manual

[illegible]

**Building & Zoning Department**

1476 J A Cochran Bypass

Chester, SC 29706

Phone: (803) 581-0942

Fax: (855) 930-0979

Issued to:

Megan Stevens
Parker Poe Adams & Bernstein LLP
850 Morrison Drive
Charleston, SC 29403

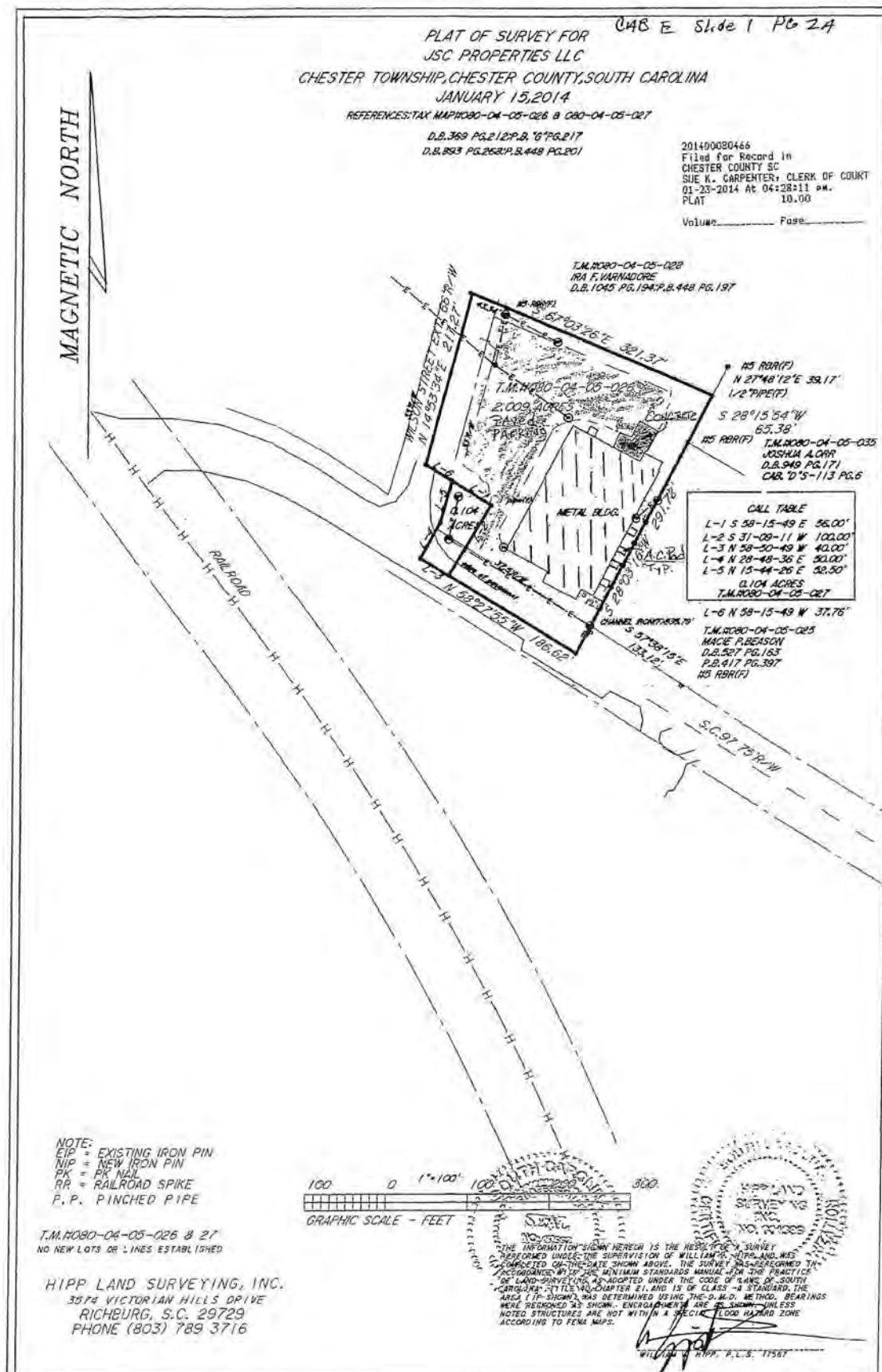
Receipt No. 9867**Date** 07/23/2025**Cashier** ichappell**Payment Items**

Map Amendment Rezoning for TM # 080-04-05-027-000	\$300.00
	\$300.00

Form of Payment

Check	523171	\$300.00
		\$300.00

Service Fee*Thank you for your payment.*



Chester County, SC Parks and Recreation – Strategic Planning Process
Proposal

Dr. Bob Brookover will participate in activities related to developing a strategic plan for parks and recreation in Chester County, SC. The process may include the following activities:

1) Background/Information Gathering

- Review of current parks and recreation facilities, programs, and services available in Chester County.
- Review any relevant previous county planning efforts related to parks and recreation.
- Provide benchmarking information related to budget, personnel, acres of parkland, types of facilities and programming, etc. for Chester County peer group.

2) Conduct a one-day strategic planning workshop to include the recreation committee, staff, county administrator, and a select group of stakeholders to:

- Create a vision and mission for parks and recreation in Chester County.
- Recommend funding strategies and personnel targets for 1, 3, and 5 years.
- Set 1-, 3-, and 5- year strategic priorities and goals for parks and recreation in Chester County.

Items 1 and 2 can be completed by Dec. 1, 2025 as a Catalyst Grant in the amount of \$9,500.

Additionally, the following tasks can be added to the scope:

3) Conduct 6 Focus Group Sessions and 1 Large-Format Town Hall Meeting (to occur the day before the Strategic Planning Workshop outlined in item 2 if you choose this option).

- Small focus group meetings (6-12 participants each) with stakeholder groups and key decision makers (sample schedule attached).
- This task adds \$2,500 to the Catalyst Grant

4) Collection of resident data through a web-based needs assessment survey to be made available to the public for approximately 6 weeks prior to the Strategic Planning Workshop outlined in item 2. This task adds \$8,000 to the Catalyst Grant.

Department of
PARKS, RECREATION
and TOURISM
MANAGEMENT

263 Lehotsky Hall
128 McGinnis Court
Clemson, SC
29634-0735

P (864) 656-1400
F (864) 656-2226

Bob Brookover

1-864-723-5917

Strategic Recommendations

- Researchers will share a report outlining findings and strategic recommendations at the conclusion of the process.

Chester County will:

1. Provide all background information requested and deemed appropriate for researchers to review.
2. Provide lunch for the Strategic Planning Workshop.
3. Recruit and schedule all focus group and public input session participants (if applicable).
4. Promote and recruit respondents for the needs assessment survey (if applicable).

Funding:

Research/planning process will be conducted in the fall of 2025. Chester County will provide funding to support this research/planning process as a Catalyst Grant based on the tasks and amounts outlined in items 1-4 above. Chester County will provide travel expenses for up to 2 trips which will include mileage from Clemson, SC, and 1 hotel room.

Example Schedule for visit:

Date	Time	Group
Tuesday (Focus Groups/Town Hall – if applicable)	9:00-10:00am	Focus Group
	10:00-11:00am	Focus Group
	11:00am-noon	Focus Group
	12:30-1:30pm	Focus Group
	2:00-3:00pm	Focus Group
	3:00-4:00pm	Focus Group
	5:30-7:00pm	Town Hall Meeting
Wednesday	9:00-4:30	Strategic Planning Workshop (Item 2)

SUBDIVISION BOND

Bond No. GM251344

KNOW ALL MEN BY THESE PRESENTS, that we Forestar (USA) Real Estate Group Inc.

2221 E Lamar Blvd, Suite 790 Arlington, TX 76006

as Principal, and Great Midwest Insurance Company

authorized to do business in the State of SC, as Surety, are held and firmly bound unto

Chester County

as Obligee, in the penal sum of Five Hundred Ninety Three Thousand One Hundred Sixty One Dollars and Fifty Five

Cents (\$ 593,161.55) DOLLARS, lawful money of

the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Forestar (USA) Real Estate Group Inc.

has agreed to construct in Woodhaven Phase 3

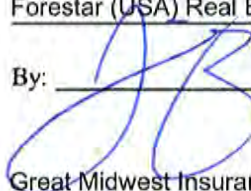
the following improvements: Woodhaven Phase 3 – Plat bond for sidewalk, curb, roadway and site waterline

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 17th day of September, 2025.

Forestar (USA) Real Estate Group Inc.

Principal

By: 

Great Midwest Insurance Company

By: 

Noah William Pierce

Attorney-in-Fact



POWER OF ATTORNEY
Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: **Noah William Pierce**

Surety Bond No: GM251344
Principal: Forestar (USA) Real Estate Group Inc.
Obligee: Chester County

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

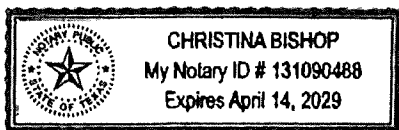


GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 17th Day of September 2025.



BY Patricia Ryan
Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



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: 9-16-25 Case # CCMA25-21 Invoice # 9950

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

Please give your reason for this rezoning request:

Rezoning to be compliance to Chester County
Zoning Ordinance

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: 457110

Property Address Information

Property address: 3280 Pinckney RD
Tax Map Number: 019-00-00-011-00 Acres: 2.99 +/-

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

PLEASE PRINT:

Applicant(s): ABHISHEK DEUGAN
Address 3280 Pinckney RD CHESTER SC 29706
Telephone: [REDACTED]
Email: [REDACTED]

Owner(s) if other than applicant(s): ABHISHEK DEUGAN
Address 3280 Pinckney RD CHESTER SC 29706
Telephone: [REDACTED]
Email: [REDACTED]

[REDACTED] is correct. Insufficient information may result in a denial of your request.

Owner's signature: [Signature] Date: 8/13/25

Applicant signature: [Signature] Date: 8/13/25

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



Chester County, SC



Overview



Parcel ID	019-00-00-011-000	Alternate ID	n/a	Owner Address	DEVGAN ABISHEK
Sec/Twp/Rng	n/a	Class	C		3280 PINCKNEY RD
Property Address		Acreage	3.37		CHESTER SC 29706
	CHESTER SC				
District	01				
Brief Tax Description	GRANTS GROC/WAS CASSELLS GROC				
	(Note: Not to be used on legal documents)				

Date created: 8/14/2025

Last Data Uploaded: 8/14/2025 2:09:56 AM

Developed by SCHNEIDER
GEOSPATIAL

Current Year (2025) Changes



Search Options

Map Number

019-00-00-011-000

Real

00026193

History Year

Find

Name 1

DEVGAN ABISHEK

Other Map Number

Alerts

Has Additional Comments
Next Year Record Exists

Owner Information

Post Initials

HD

Reason for Change

Activity Date

05/28/2025

Name 2

Land Value

32,500

Address 1

3280 PINCKNEY RD

Building Value

110,310

Address 2

CHESTER SC

Total Market Value

142,810

Zip Code

29706

Total Tax Value

142,810

Codes

District

01

Fire Code

WC

WEST CHESTER

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

Description

GRANTS GROC/WAS CASSELLS GROC

Legal

Location

Street Number

3280

Street Name

PINCKNEY RD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

R

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2026) Changes



Search Options

Map Number 019-00-00-011-000 Real 00026193

History Year

Name 1 DEVGAN ABISHEK

Other Map Number



Alerts

**Has Additional Comments
Current Year Record Exists**

Owner Information

Post Initials

KB

Reason for Change

Activity Date

08/07/2025

Name 2

Land Value

25,000

Address 1

3280 PINCKNEY RD

Building Value

110,310

Address 2

CHESTER SC

Total Market Value

135,310

Zip Code

29706

Total Tax Value

135,310

Codes

District

01

Fire Code

WC

WEST CHESTER

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

Description

GRANTS GROC/WAS CASSELLS GROC

Legal

Location

Street Number

3280

Street Name

PINCKNEY RD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

COMMERCIAL BUILDING RECORD

FOUNDATION - 1				FLOORS - 6	PLUMBING - 12	ADDITIONS COMPUTATIONS				SCHEDULE	REF	SKETCH							
Concrete				B 1 2 3 4	Bath Rooms	Item No.	Area	Unit Cost	Total										
Conc. Block				Concrete	Toilet Rooms														
Tile				Earth	Water Closets														
Brick				Hardwood	Urinals														
Stone				Pine	Lavatories														
				Carpet	Sinks														
EXTERIOR WALLS - 2				Terrazzo															
Solid Com. Br.				Reinf. Conc.	CER. TILING - 13														
C. Br. on Tile or CB				Tile	Bath Flr. & WSCT.														
Face Br. on Com. Br.					Ter. Flr. & WSCT.														
F. Br. on Tile or C.B.				CEILINGS - 7	Bath Rm. Flr.														
Face Br. Veneer				B 1 2 3 4															
Com. Br. Veneer				Plaster															
Concrete Block				Metal	MISC. - 14														
Tile				Sheet Rock	Fire Proof Const.														
Reinf. Conc.				No Ceiling	Mill Const.														
Cut Stone Facing				Acoust.	Rein. Con. B. & Cls.														
T. C. Facing					Steel Frame														
Stone or T. C. Trim				INTERIOR FIN. - 8	Steel Beams & Col.														
Stucco on Tile or C.B.				B 1 2 3 4	Steel Trusses														
Siding				Pine	Steel or Bar Joist														
Shingles				Hardwood	Tbr Beams & Cols.														
Metal				Plaster	Wood Joist														
Party Wall				Sheetrock	Sprinkler System														
Load Bearing				Plast. Bd.	Pass Elev.														
				Panel	Freight Elev.														
				Unfin.	Decking														
STORE FRONT - 3					Yr. Built														
Plate Glass Met. Fr.				PARTITIONS - 9	Yr. Remodel														
Plate Glass Wd. Fr.				Wd. Stud	Fireplace														
Average Recess				Tile or C. B.	Steel Fr. Sash														
Deep Recess				Brick	Wood Fr. Sash														
No. Entrances				Sheetrock	Fire Escapes														
Display Island				Panel															
Ultra Mod. Front																			
Modern Front					Cond.	E	G	F	P										
Average Front				ENVIRONMENTAL - 10	Int. Fin.														
Poor Front				Steam	Layout														
				Hot Water															
				Forced Air															
BASEMENT - 4				Electric	LIGHTING - 13														
Area ¼ ½ ¾ F				Unit Heaters	Good														
Fin. ¼ ½ ¾ F				Air Cond.	Average														
Apts. Stock Sales				Oil	Poor														
Boiler Rm. Only				Gas	Flourscent														
ROOF AND TYPE - 5				Stoker	Incandescent														
Metal				No Heat	LOCATION														

93
 $2 \times 1,000 + 2,500 = 4,500$
 $\text{LOT} = 4,500$

new STORE 20

2000
 $\$10.00$
 $L = 2.49 \text{ ALK} \times 2000 / \text{AL} = 4980$
 $R = 4.000$
 $9,780 R = 9,800$

**Building & Zoning Department**

1476 J A Cochran Bypass

Chester, SC 29706

Phone: (803) 581-0942

Fax: (855) 930-0979

Issued to:

ABHISHEK DEVGAN

3280 PINCKNEY ROAD
CHESTER, SC 29706**Receipt No. 9950****Date** 08/13/2025**Cashier** jchappell**Payment Items**

Map Amendment Rezoning Application

\$300.00

\$300.00**Form of Payment**

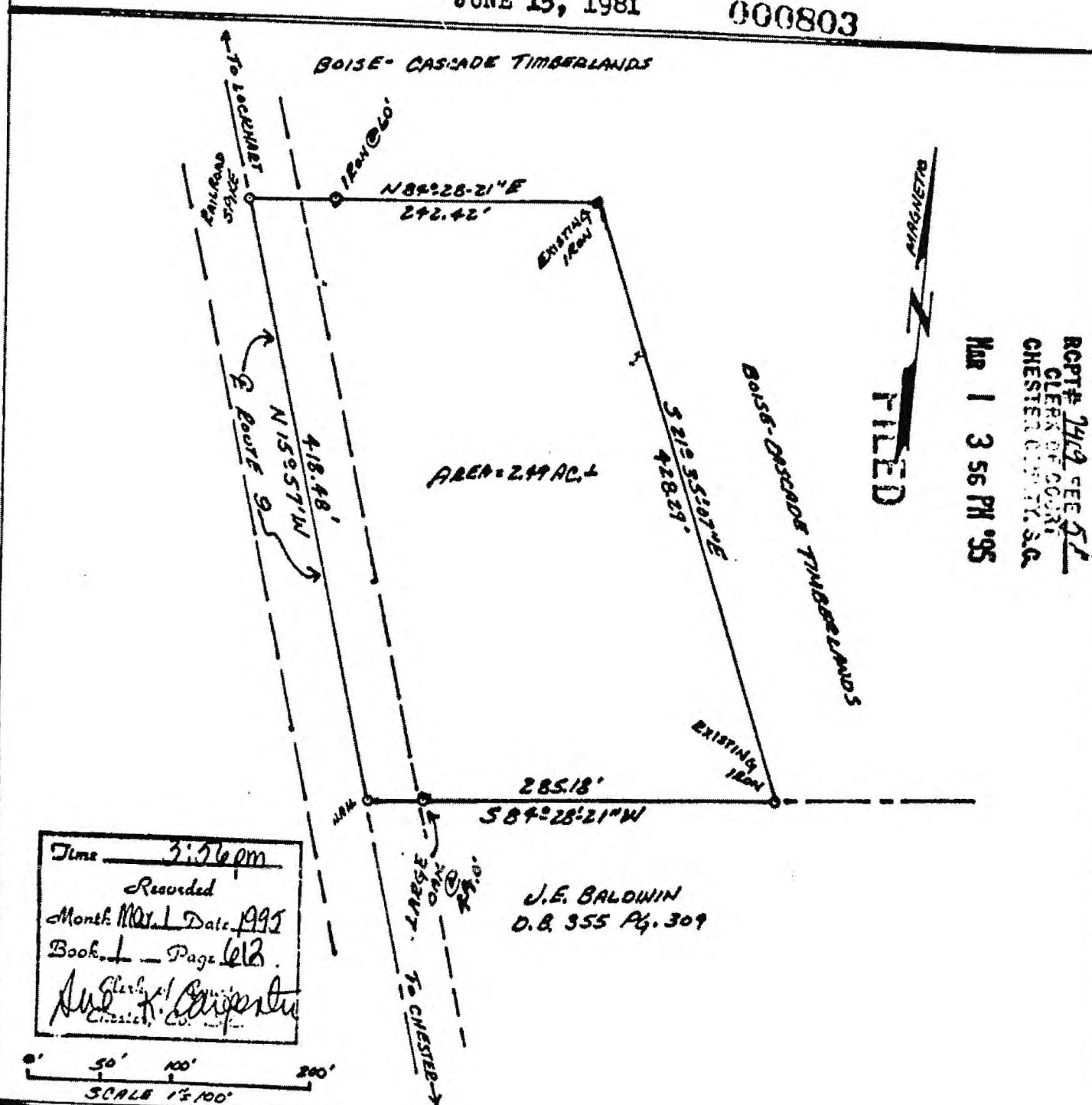
Credit Card

\$300.00

\$300.00**Service Fee***Thank you for your payment.*

612

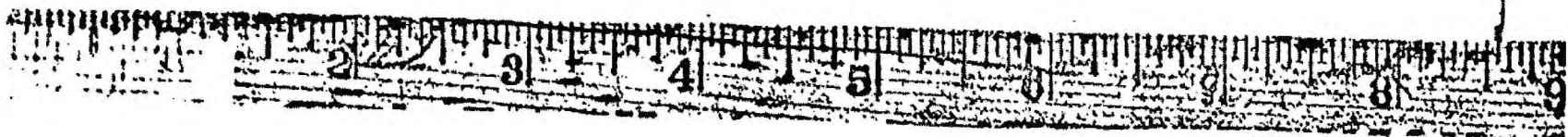
000803



WILTON E. FINKENSTADT, SURVEYOR
872 BRIARFIELD ROAD
ROCK HILL, S. C.
TELE: 803 • 324 • 2475

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/5 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY D M D METHOD.

RLS SC 5296

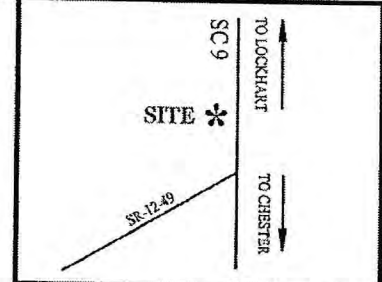


PLAT OF SURVEY FOR ROBERT A. SANDERS

Located on SC 9
Township of Baton Rouge
Chester County, South Carolina
September 17, 2011

REFERENCES

PROPERTY OF ROBERT A. SANDERS
TAX MAP # 019-00-00-008
DB. 760 PG. 77 PB. "N" PG. 191



Location Map N.T.S.

201100069989
Filed for Record in
CHESTER COUNTY SC
SUE K. CARPENTER, CLERK OF COURT
10-05-2011 At 11:00:48 am.
PLAT 10.00

Volume _____ Page _____

MAGNETIC NORTH

MARGARET O. CASSELS
TAX MAP # 019-00-00-087
DB. 758 PG. 302
PB. "C" SLIDE 163 PG 9B

MARGARET O. CASSELS
TAX MAP # 019-00-00-087
DB. 758 PG. 302
PB. "C" SLIDE 163 PG 9B

BRIAN C. GRANT
DBA GRANT'S GROCERY
TAX MAP # 019-00-00-011
DB. 997 PG. 146

JENNIFER N. BRUNET
TAX MAP # 019-00-00-009
DB. 797 PG. 315

The subdivision plat shows hereon has been found to comply
with the Chester County Subdivision Regulations and has been
APPROVED FOR RECORDING in the office of the Clerk of Court
of Chester County, South Carolina
[Signature]
9-19-11

NOTES:

— — — — — OH POWER LINE

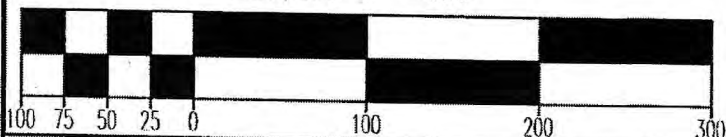
☒ = 8 INCH NAIL SET

SURVEY MADE USING EXISTING
PHYSICAL EVIDENCE FOUND AT
THE TIME OF THE SURVEY.

SUBJECT PROPERTY MAY BE
SUBJECT TO RECORDED OR
UNRECORDED EASEMENTS, AND
RESTRICTIVE COVENANTS NOT
SHOWN HEREON.

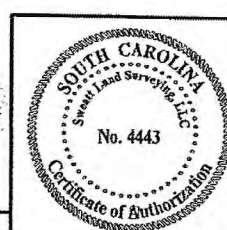
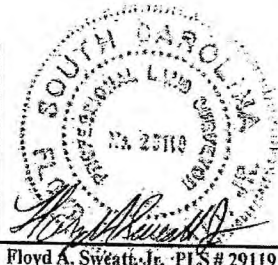
HAMILTON, DELLENEY & GRIER, P.A.
ATTORNEYS AT LAW
P.O. BOX 808
CHESTER, SC 29706-0808

SCALE: 1" = 100'

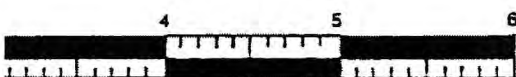


REFERENCES
PROPERTY OF ROBERT A. SANDERS
TAX MAP # 019-00-00-008
DB. 760 PG. 77 PB. "N" PG. 191
DRAWING = GRANT.PCS

I HEREBY STATE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE
SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE
MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA,
AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.



Sweatt Land Surveying, LLC
P.O. Box 339
McConnells, SC 29726
Telephone 803-417-0880





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: 9-16-25 Case # CCMA25-22 Invoice # NA

The applicant hereby requests that the property described to be rezoned from - to R3

Please give your reason for this rezoning request:

Unzoned parcel needs a zoning designation applied to it to facilitate development
as a commercial campground/state park. Phase 1 = pedestrian access to Big Island + Kayak
access to Mountain Island. Future plans include trails, overlooks, tent camping sites, and restrooms.

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: 7212

Property Address Information

Property address: none
Tax Map Number: 16 9-00-00-001-000 Acres: 310.95

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

PLEASE PRINT:

Applicant(s): Chester County Planning & Development Department; Planning Dir. J. Ward
Address: 1476 JA Cochran Bypass, Chester, SC 29706
Telephone: 803-377-8683 cell - work -
E-Mail Address: jward@chestercounty.sc.gov

Owner(s) if other than applicant(s): Duke Power Co. - Corp. Property Tax Dept
Address: PO Box 37446, Charlotte, NC 28237
Telephone: _____ cell _____ work _____
E-Mail Address: _____

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

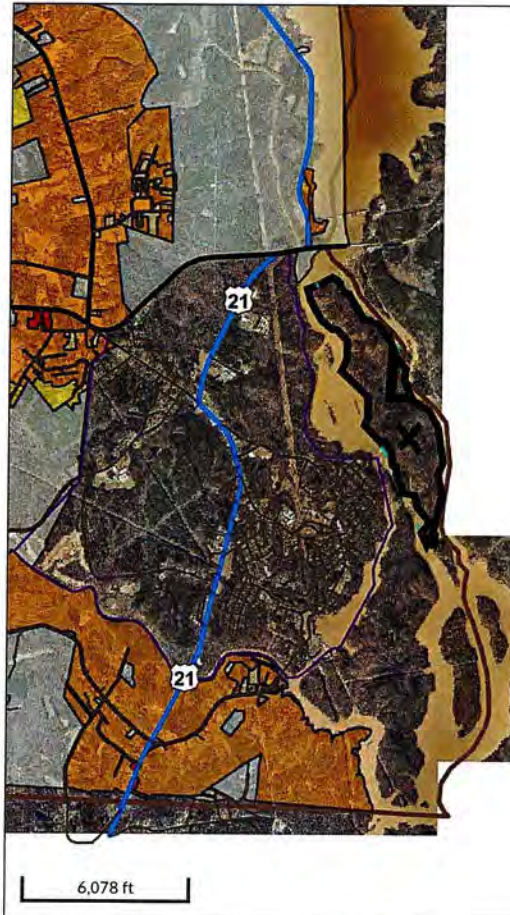
Owner's signature: N/A Date: N/A

Applicant signature: Joyce Ward Date: 8/14/25

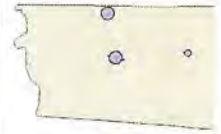
CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Chester County, SC



Overview



Parcel ID 169-00-00-001-000

Sec/Twp/Rng n/a

Property Address

CHARLOTTE NC

District 01

Brief Tax Description COMP 34

(Note: Not to be used on legal documents)

Alternate ID n/a

Class AC

Acreage 310.949

Owner Address DUKE POWER CO

CORP PROPERTY TAX DEPT

P O BOX 37996

CHARLOTTE NC 282370011

Date created: 8/14/2025

Last Data Uploaded: 8/14/2025 2:09:56 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Current Year (2025) Changes



Search Options

Map Number	169-00-00-001-000	Real	01164093	History Year		
Name 1	DUKE POWER CO	Other Map Number				

Alerts

--

Owner Information

Post Initials	T1	Reason for Change		Activity Date	05/28/2025
Name 2	CORP PROPERTY TAX DEPT			Land Value	1,741,500
Address 1	P O BOX 37996			Building Value	
Address 2	CHARLOTTE NC			Total Market Value	1,741,500
Zip Code	28237	0011		Total Tax Value	39,000

Codes

District	01	Fire Code	GR	GREAT FALLS
Town		Neighborhood	R2	RURAL 2
Subdivision		Use Class	RIV	RIVER PRESE VATION
Description	COMP 34			
Legal				
Location	Street Number	Street Name	Suffix	Direction

Additional Information

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

Scroll by: MAP#

Next Year (2026) Changes



Search Options

Map Number Real History Year
Name 1 Other Map Number  Find

Alerts

Owner Information

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

Codes

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

Additional Information

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

Scroll by: MAP#

FARM APPRAISAL CARD

SOUTH CAROLINA
COUNTY Chester

CARD _____ OF _____ CARDS

TAX MAP <u>169-0-0-1</u>		DISTRICT <u>6-1</u>		DATE OF APPRAISAL		APPRAISER	
169-0-0-1		TRANSFERRED FROM		Deed Book	Deed Page	Acres or Lots	Plat Book
Duke Power Co-Tax Dept-PB05B Attn Richard Rogers 422 S. Church Street Charlotte NC 28242-0001		Duke Power Company		444	545		
		Duke Power Company		444	549		
		Crescent Land & Timber Corp		570	251		
		Crescent Land & Timber		677	199	46.5 ac + 32.4 ac	1677
		Crescent Land & Timber-Re-record		678	206		
							201
							411.95
							411.95
							15,886
							15,886
GENERAL DATA		COST DATA		INCOME APPROACH			
St., Rt. & No. <u>Compartment 34</u>	Yr. Built	Land	Econ. Rent	Cap. Rate	Remarks:		
City	Economic Life	Imp.	Expenses	Income			
Use	Condition	L. H.	Net Inc.	Cap. Rate			
Subdivision	Quality	Total	Land Inc.	Imp. Value			
Legal Description	Annual Rent	Stamps	Imp. Inc.	Land Value			
	Bldg. Permit	Old Map Ref.	Recap	Total Value			
	Mort.	File No.	Int. Rate				
STANDARD CLASSIFICATION		PROPERTY DATA		LAND VALUATION			
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	CLASS	ACRES	MARKET VALUE	
Progressive	Paved Road	Buildings	Electricity	1977		Price per Acre	Total
Static	Earth Road	Pavement	Water	01	163		
Regressive	Railroad	Fence	Gas	011	164		
Old	Water	Landscaping	Sewer	1982			
New	Airport	Well	All Utilities				
LAND				USE VALUE			
Number of Acres <u>324</u>		Number of Lots		1988			
Per Acre Value <u>800</u>		Number of Front Ft.		144 ¹⁵⁷		1884	
Value for Acres		Per Lot Value		109 ¹¹⁹		185 =	
Returned Area		Per Front Ft. Value				2220	
Legal Area		Value for Lots				44100	
Planimetered Area <u>327 324</u>		Value for Fr. Ft.					
Total Land Value							
ESTIMATED MARKET VALUE				TOTAL			
				327 324			
				39,012			
				39,364			
				39,000			
				46,300			
				LAND VALUATION BY YEAR			
				19 ⁹⁵ 324 ac			
				19 ⁹³ 327 ac			
				19 ⁸⁸ 327 ac			
				19 ⁰⁰⁰ 324			
				19 ⁷⁶ 324			
Number				Market Value			
Cost Approach				Use Value			
Market Approach				Difference			
Income Approach							
Correlated Value							
Assessed %							
Reviewed by							
Date							

Compartment #34 sold 3.01 ac to 169-0-0-4 on 9/12/34 - AT

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family											
Split Level	Fam. Rented											
Colonial	Fam. Duplex											
Cape Code	Condominiums											
Conventional												
Modern												

*mainline island
+
small island*

FOUNDATION - 1		FLOORS - 4				PLUMBING - 6				TOTAL			
		B	1	2	3	B	1	2	3	Additions or Deductions			
Masonry Walls						Bathroom No.				Item No.			
						St. Sh. Bath							
BASEMENT AREA - 9						Two Flt. Bath				Area or Quant.			
						St. Shower							
None	Full					Water Closets				Unit Cost			
Part	Sq. Ft.					Lavatories							
Finished						Kitch Sinks							
Rec.						No Plumbing							
Apt.	Sq. Ft.												
Garage													
EXTERIOR WALLS - 2						TILING - 5				C			
						Bath Fl. & Wact.							
Siding or Sheathing						Bath Fl. & Walls							
Single Siding						Bath Fl. Only							
Wood Shingles						T. Rm. Fl Only							
Asbestos Shingles						Tub Only							
Stucco on Frame						St. Shower							
Stucco on Tile or C.B.						Kit Floor							
Face Brk. Veneer						Kit. Wact.							
Face Brk. on Tile or C.B.						Modern Kitchen							
Com. Brk. Veneer						B.I. Range							
Com. Brk. on Tile or C.B.						B.I. Oven							
Compo. Shingles						B.I. Refrig.							
Solid Com. Brk.						B.I. Dishwasher							
Face Br. on Com. Br.						B.I. Garb. Disp.							
Cement or Conc. Blk.						Exhaust Fan							
Reinforced Concrete						B.I. Clothes Wash.							
Aluminum Siding						B.I. Dryer							
Cut Stone Facing						Modern Bath							
Terra Cotta Facing						B.I. Vanity							
Stone or T.C. Trim						B.I. Tub Encl.							
Party Walls						B.I. Vacuum sys.							
Plate Glass Front						Metal Frame Sash							
						Wood Frame Sash							
ROOF TYPE - 3						Gutters							
Hip	Gable					OUT BUILDINGS							
Mansard	Flat					Wall Fdn.							
Gambrel						Single Siding							
						Double Siding							
ROOFING - 3						Shingle Walls							
Asphalt Shingles						Stucco On.							
Slate						Cement Blk.							
Asbestos Shingles						Brick							
Metal Deck						Concrete Flr.							
Roll Roofing						Earth Flr.							
Tar & Gravel						Fin. Int.							
Composition													
INSULATION - 3						ELECTRICAL - 7							
Roof or Ceiling						Armored Cable BX							
Wall						Pipe Conduit							
Storm Sash & Doors						Romex							
CONDITION						FIREPLACES - TYPE							
Int. Finish						Double							
Layout						Single							
Structure						Stone							
LOCATION													

SALE NO.				
Adt.	1.	2.	3.	4.
Sales Price				
Time				
Location				
Physical Characteristics				
Size				
Adjusted Sales Price				

LAND 225/AC

MEASURED BY _____ DATE _____

REMARKS

*Compart ment
#34*

WA-4A-Tr 9

WA-4A-Tr 5

163 acres

164 acres

327 acres

Requested by: JLW 08/20/2025

BOOK 677 PAGE 199

RECEIVED
CH: 8/21/25 10:10 AM
JLW

May 5 12 48 PM '95

Project No. 7328
Parcel No. 58690 (Chester Co.)
Parcel No. 58691 (Lancaster Co.)DUKE POWER COMPANY
ROY L. PARKER
REAL ESTATE, INC.-30 A
P.O. BOX 1007
CHARLOTTE, NC 28201-1007STATE OF SOUTH CAROLINA)
COUNTY OF CHESTER AND)
COUNTY OF LANCASTER)

061776

KNOW ALL MEN BY THESE PRESENTS that CRESCENT RESOURCES, INC., whose name was changed from Crescent Land and Timber Corp. by Articles of Amendment filed in the office of the South Carolina Secretary of State, and whose address is P. O. Box 1003, Charlotte, NC 28201-1003 hereinafter called "Grantor," in consideration of the sum of Dollars (\$15,886.42), to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto DUKE POWER COMPANY, whose address is P. O. Box 1007, Charlotte, NC 28201-1007 hereinafter called "Grantee," all those certain tracts of land situate, lying and being in the Catawba River, Chester and Lancaster Counties, South Carolina, more particularly described as follows:

CHESTER COUNTY ISLANDS:

All those islands lying in the Catawba River or reservoirs on the Catawba River downstream of the Fishing Creek dam on the Catawba River and upstream of the Rocky Creek/Cedar Creek Dam on the Catawba River and containing in the aggregate 1104 acres, more or less and being all those islands lying in Chester County shown on Exhibit A attached hereto and made a part hereof;

LESS AND EXCEPT All that certain tract of land containing 0.74 acre, bound on the north, east and west by Grantee's Great Falls Hydroelectric Project, and on the south by remaining lands of Grantor, as shown and designated "Tract 2" on plat of survey attached to a deed from Grantor to Grantee recorded in Deed Book 665 at page 36 in the office of the Clerk of Court for Chester County.

LESS AND EXCEPT All that certain tract of land containing 3.01 acres, bound on the north and east by remaining lands of Grantor, on the south and west by Grantee's Great Falls Hydroelectric Project, as shown and designated "Tract 3" on plat of survey attached to a deed from Grantor to Grantee recorded in Deed Book 665 at page 36 in the office of the Clerk of Court for Chester County.

LESS AND EXCEPT All that certain tract of land containing 29.47 acres, bound on the south by remaining lands of Grantor and on all other sides by Grantee, as shown on

Requested by: JLW 08/20/2025

BOOK 677 PAGE 200

IN WITNESS WHEREOF, CRESCENT RESOURCES, INC. has caused this instrument to be executed by its duly authorized officials, this 11th day of April in the year of our Lord 1995, and in the 219th year of the Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of:

Joy M. Harvey
Cathy Walters Barkley

CRESCENT RESOURCES, INC.

By Richard C. Ranson
Chairman and Chief Executive Officer

ATTEST: Ethelene G. Williams
Assistant Secretary

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

PERSONALLY appeared before me Joy M. Harvey and made oath that she saw the within named CRESCENT RESOURCES, INC., By Richard C. Ranson, Chairman and Chief Executive Officer, and Ethelene G. Williams, Assistant Secretary, sign, seal and as its act and deed deliver the within written instrument, and that's he with Cathy Walters Barkley witnessed the execution thereof.

SWORN to before me this 11th

day of April, 1995.

Cathy Walters Barkley
Notary Public

Joy M. Harvey

My Commission Expires: October 27, 1998

I hereby certify that the within Deed has been this 5th day of May A. D. 1995, Recorded in Book 5 of Deeds, District No. _____
Edward M. Thomas Auditor
for Charlotte County

Time 12:47 pm.
Recorded
Month May Day 5 Year 1995
Book 677 Page 199
Not. K. Carpenter
Clerk of Court

CHESTER COUNTY ASSESSOR
DATE May 16, 1995
TAX MAP NO. 16920-0231
170-0-0-1

Requested by: JLW 08/20/2025

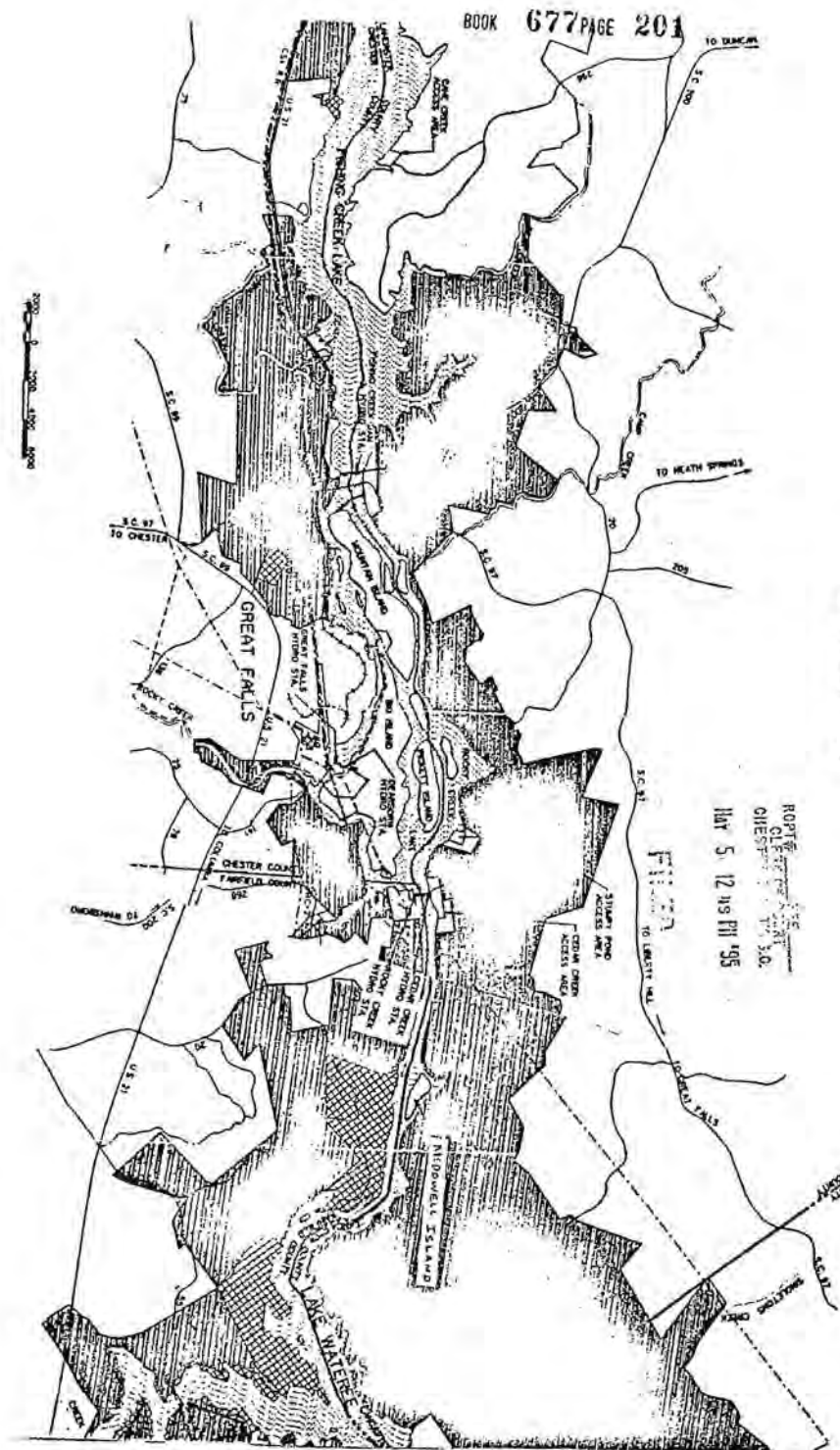


EXHIBIT "A"



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: 9-16-25 Case # CCMA25-23 Invoice # N/A

The applicant hereby requests that the property described to be rezoned from - to R3

Please give your reason for this rezoning request:

Unzoned parcel needs a zoning designation applied to it to facilitate development
as a commercial campground/state park. Phase I = pedestrian access to Big Island + Kayak
access to Martin Island. Future plans include trails, overlooks, tent camping sites, and restrooms.

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: 7212

Property Address Information

Property address: none
Tax Map Number: 169-00-00-003-000 Acres: 0.88

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 Planning & Development Department; Planning Dir. J. Ward
Address 1476 J.A. Cochran Bypass, Chester, SC 29706
Telephone: 803-377-8683 cell - work -
E-Mail Address: jward@chestercounty.sc.gov

Owner(s) if other than applicant(s): Duke Power Co.
Address: PO Box 1007 Charlotte, NC 28201
Telephone: cell work
E-Mail Address:

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

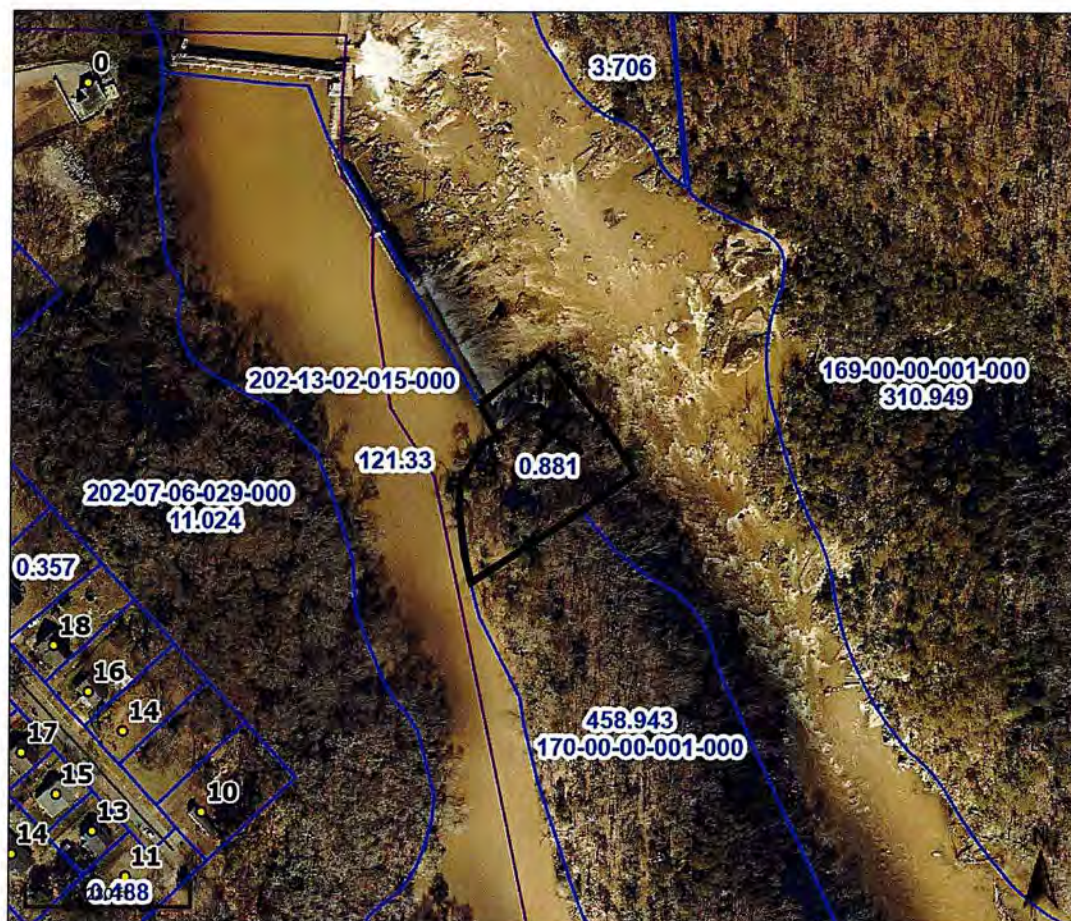
Owner's signature: N/A **Date:** N/A

Applicant signature: Joy 2 Ward **Date:** 8/14/25

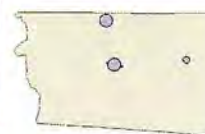
CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Chester County, SC



Overview



Parcel ID	169-00-00-003-000	Alternate ID	n/a	Owner Address	DUKE POWER COMPANY
Sec/Twp/Rng	n/a	Class	TC		P O BOX 1007
Property Address		Acreage	0.881		CHARLOTTE NC 282011007
	CHARLOTTE NC				
District	01				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 8/14/2025
Last Data Uploaded: 8/14/2025 2:09:56 AM

Developed by SCHNEIDER
GEOSPATIAL

Owner and Location

X

Current Year (2025) Changes

Search Options

Map Number

169-00-00-003-000

Real

00077394

History Year

Find

Name 1

DUKE POWER COMPANY

Other Map Number

Alerts

Owner Information

Post Initials

KPS

Reason for Change

Activity Date

05/28/2025

Name 2

Land Value

Address 1

P O BOX 1007

Building Value

Address 2

CHARLOTTE NC

Total Market Value

Zip Code

28201

1007

Total Tax Value

Codes

District

01

Fire Code

GR

GREAT FALLS

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

RIV

RIVER PRESE VATION

Description

Legal

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

R

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2026) Changes



Search Options

Map Number Real

History Year

Name 1

Other Map Number



Find

Alerts

Owner Information

Post Initials	KPS	Reason for Change		Activity Date	05/28/2025
Name 2				Land Value	
Address 1	P O BOX 1007			Building Value	
Address 2	CHARLOTTE NC			Total Market Value	
Zip Code	28201 1007			Total Tax Value	

Codes

District	01	Fire Code	GR	GREAT FALLS
Town		Neighborhood	R2	RURAL 2
Subdivision		Use Class	RIV	RIVER PRESE VATION
Description				
Legal				
Location	Street Number	Street Name	Suffix	Direction

Additional Information

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

Scroll by: MAP#

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

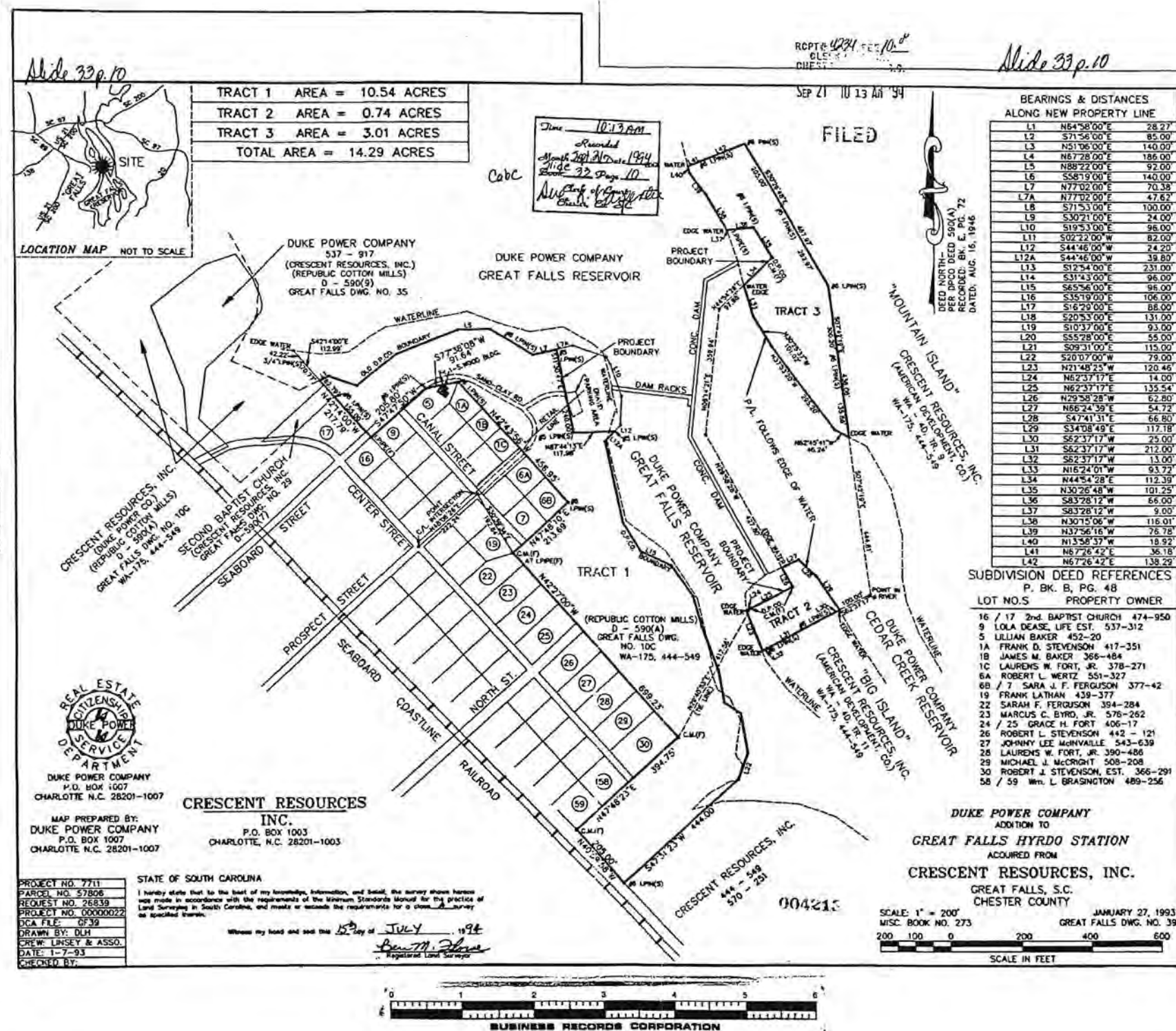
CARD _____ OF _____ CARDS

COUNTY _____

TAX MAP 169-0-0-3			DISTRICT 1		DATE OF APPRAISAL			APPRAISER									
169-0-0-3 Duke Power Company P.O. Box 1007 Charlotte, NC 28201-1007			TRANSFERRED FROM			Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE					
			CRESCENT RESOURCES, INC			665	036	0.74ac	"C"	3-25 P-10	9/12/94	\$185.77					
PROPERTY LOCATION			PROPERTY DATA		COST DATA		MOBILE HOME		INCOME APPROACH								
St., Rt. & No.		Yr. Built		Land		Make		Monthly Rental									
City		Economic Life		Imp.		Model											
Use		Condition		L. H.		Yr. Built		G. M. M.									
Subdivision		Quality		Total		Condition											
Legal Description		Annual Rent		Stamps		Size		Indicated Value									
		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 1 LOT - 1ac						Number of Lots		Remarks & Description									
Per Acre Value						Number of Front Ft.											
Value for Acres						Per Lot Value											
Returned Area						Per Front Ft. Value											
Legal Area 0.74ac - 1 LOT						Value for Lots											
Planimetered Area						Value for Fr. Ft.											
Total Land Value																	
ESTIMATED MARKET VALUE																	
		Land Acres or Lots		Improvement		Total											
Number		1 LOT - 1ac															
Cost Approach 95		1000				1000											
Market Approach																	
Income Approach																	
Correlated Value																	
Assessed %																	
Reviewed by																	
						Date		Zoning R2									

WAS PART OF 170-0-0-1 ON 9/12/94 - ET

[illegible]





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: 9-16-25 Case # CCMA25-24 Invoice # N/A

The applicant hereby requests that the property described to be rezoned from - to R3

Please give your reason for this rezoning request:

Unzoned parcel needs a zoning designation applied to it to facilitate development
as a commercial campground/state park. Phase 1 = pedestrian access to Big Island + Kayak
access to Mountain Island. Future plans include trails, overlooks, tent camping sites, and restaurants.

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: 7212

Property Address Information

Property address: none
Tax Map Number: 164-00-00-004-000 Acres: 3.71

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

PLEASE PRINT:

Applicant(s): Chester County Planning & Development Department; Planning Dir. J. Ward
Address: 1476 J.A. Cochran Bypass, Chester, SC 29706
Telephone: 803-377-8683 cell - work -
E-Mail Address: jward@chestercounty.sc.gov

Owner(s) if other than applicant(s): Duke Power Co.
Address: PO Box 1007, Charlotte, NC 28201
Telephone: - cell - work -
E-Mail Address: -

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

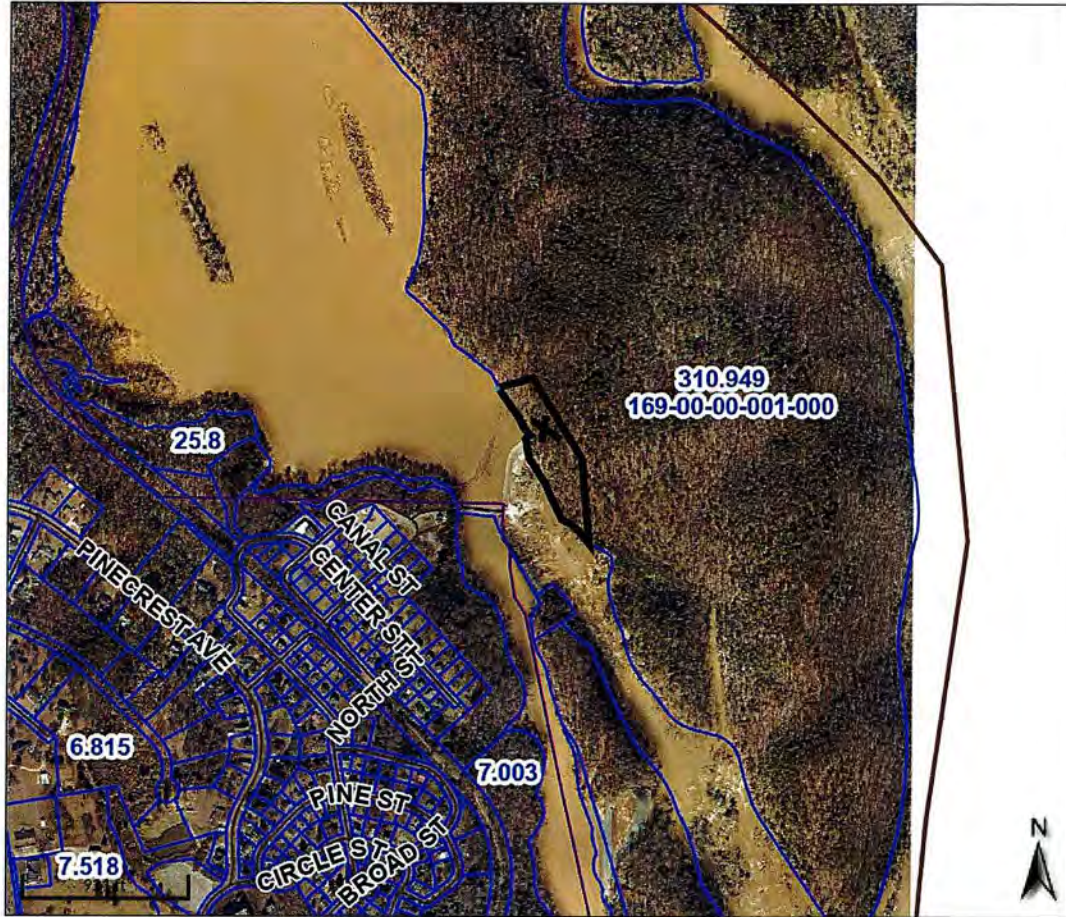
Owner's signature: N/A Date: N/A

Applicant signature: Joy Z Ward Date: 8/14/25

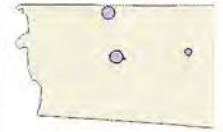
CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Chester County, SC



Overview



Parcel ID	169-00-00-004-000	Alternate ID	n/a	Owner Address	DUKE POWER COMPANY
Sec/Twp/Rng	n/a	Class	TC		P O BOX 1007
Property Address		Acreage	3.706		CHARLOTTE NC 282011007
	CHARLOTTE NC				
District	01				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 8/14/2025

Last Data Uploaded: 8/14/2025 2:09:56 AM

Developed by  SCHNEIDER
GEOSPATIAL

Current Year (2025) Changes



Search Options

Map Number

169-00-00-004-000

Real

00077494

History Year

Find

Name 1

DUKE POWER COMPANY

Other Map Number

Alerts

Owner Information

Post Initials

KPS

Reason for Change

Activity Date

05/28/2025

Name 2

Land Value

Address 1

P O BOX 1007

Building Value

Address 2

CHARLOTTE NC

Total Market Value

Zip Code

28201

1007

Total Tax Value

Codes

District

01

Fire Code

GR

GREAT FALLS

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

RIV

RIVER PRESE VATION

Description

Legal

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

R

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2026) Changes



Search Options

Map Number

169-00-00-004-000

Real

00077494

History Year

Find

Name 1

DUKE POWER COMPANY

Other Map Number

Alerts

Owner Information

Post Initials

KPS

Reason for Change

Activity Date

05/28/2025

Name 2

Land Value

Address 1

P O BOX 1007

Building Value

Address 2

CHARLOTTE NC

Total Market Value

Zip Code

28201

1007

Total Tax Value

Codes

District

01

Fire Code

GR

GREAT FALLS

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

RIV

RIVER PRESE VATION

Description

Legal

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

CARD _____ OF _____ CARDS

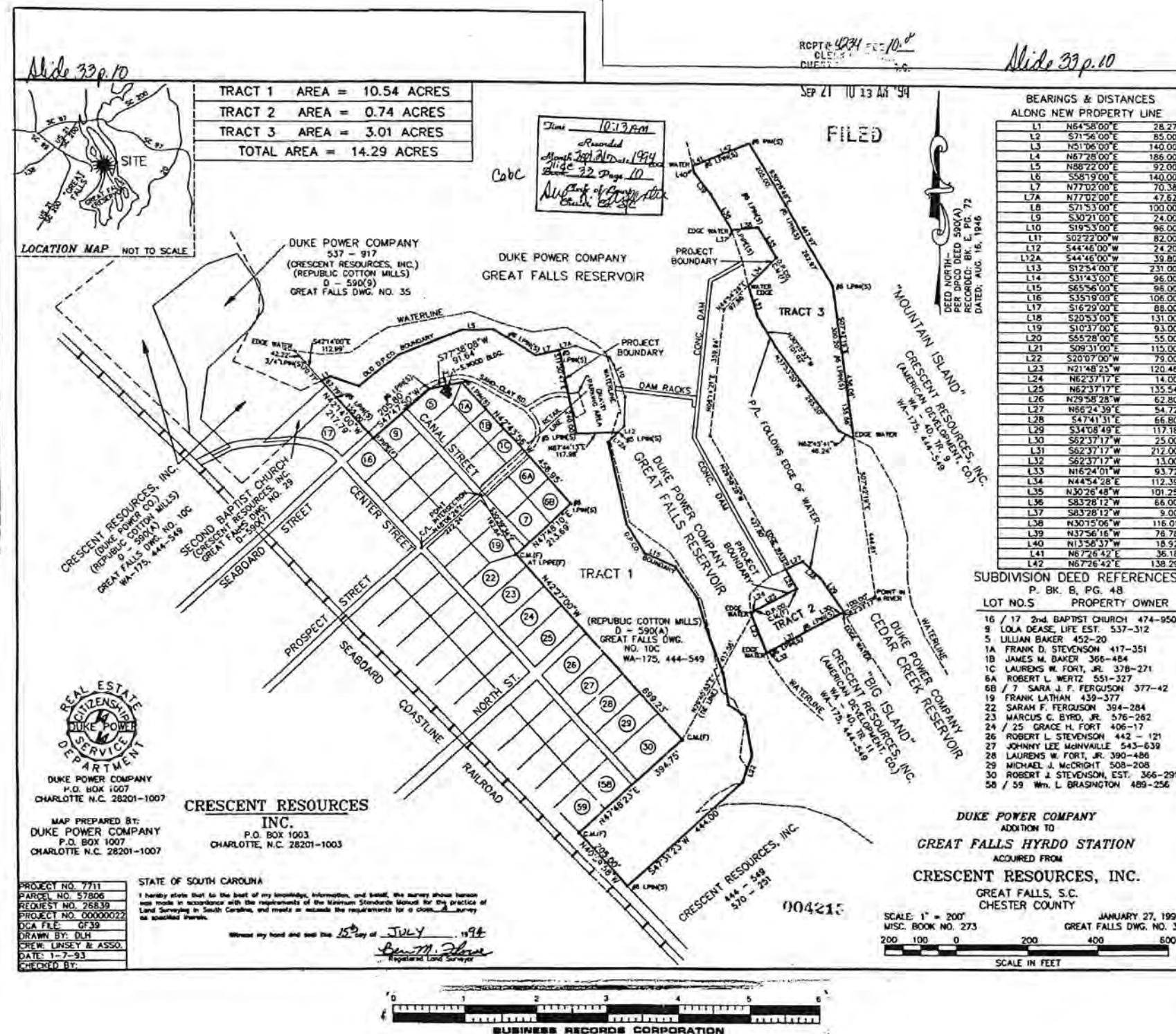
COUNTY _____

TAX MAP 169-0-0-4		DISTRICT /		DATE OF APPRAISAL			APPRaiser				
169-0-0-4 Duke Power Company P.O. Box 1007 Charlotte, NC 28201-1007		TRANSFERRED FROM			Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
		CRESCENT RESOURCES, INC.			665	036	3.01 ac	"C"	S-33 P-10	9/12/94	\$ 135.72
PROPERTY LOCATION		GENERAL DATA		COST DATA		MOBILE HOME		INCOME APPROACH			
St., Rt. & No.		Yr. Built		Land		Make		Monthly Rental			
City		Economic Life		Imp.		Model					
Use		Condition		L. H.		Yr. Built		G. M. M.			
Subdivision		Quality		Total		Condition					
Legal Description		Annual Rent		Stamps		Size		Indicated Value			
		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 1 LOT - 3.01 ac		Number of Lots		Remarks & Description							
Per Acre Value 350		Number of Front Ft.									
Value for Acres		Per Lot Value									
Returned Area		Per Front Ft. Value									
Legal Area 3.01 ac		Value for Lots									
Planimetered Area		Value for Fr. Ft.									
Total Land Value											
ESTIMATED MARKET VALUE											
	Land Acres or Lots	Improvement	Total								
Number											
Cost Approach	2550		2550								
Market Approach											
Income Approach											
Correlated Value											
Assessed %				Zoning R2							
Reviewed by			Date								

WAS PART OF 169-0-0-1 adj 9/12/94 - 7

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family											
Split Level	Fam. Rented											
Colonial	Fam. Duplex											
Cape Code	Condominiums											
Conventional												
Modern												

SALE NO.					FOUNDATION - 1		FLOORS - 4				PLUMBING - 8				TOTAL																															
Adt.	1.	2.	3.	4.	Masonry Walls	Concrete	B	1	2	3	Bathroom No.	B	1	2	3	Item No.	Area or Quant.	Unit Cost																												
Sales Price					BASEMENT AREA - 9					Earth				Additions or Deductions																																
Time					None	Full	Hardwood				St. Sh. Bath																																			
Location					Part	Sq. Ft.	Pine				Two Fixt. Bath																																			
Physical Characteristics					Finished		Single Fl.				St. Shower																																			
Size					Rec.		Asphalt Tile				Water Closets																																			
Adjusted Sales Price					Apl.	Sq. Ft.	Terrazzo				Lavatories																																			
					Garage		W. W. Carp.				Kitch Sinks																																			
					EXTERIOR WALLS - 2					Reinf. Conc.				No Plumbing																																
					Siding or Sheathing		Wood Joist																																							
					Single Siding		Rubber Tile																																							
					Wood Shingles		INT. FIN. - 5				B				1				2				3				TILING - 5				C				1				2				3			
					Asbestos Shingles		Hardwood				Bath Fl. & Wc.																																			
					Stucco on Frame		Dry Wall				Bath Fl. & Walls																																			
					Stucco on Tile or C.B.		Knotty Pine				Bath Fl. Only																																			
					Face Brk. Veneer		Unfinished				T. Rm. Fl Only																																			
					Face Brk. on Tile or C.B.		L & P on Studs				Tub Only																																			
					Com. Brk. Veneer		Plast. on				St. Shower																																			
					Com. Brk. on Tile or C.B.		Painted Blk.				Kil Floor																																			
					Compo. Shingles		Panel				Kil. Wc.																																			
					Solid Com. Brk.		Acoustic Cell																																							
					Face Br. on Com. Br.		Suspend. Cell																																							
					Cement or Conc. Blk.																																									
					Reinforced Concrete																																									
					Aluminum Siding																																									
					Cut Stone Facing																																									
					Terra Cotta Facing																																									
					Stone or T.C. Trim																																									
					Party Walls																																									
					Plate Glass Front																																									
					ROOF TYPE - 3					ENVIRONMENTAL					B.I. Range					Total Additions					REMARKS																					
					Hip	Gable	Warm Air					B.I. Tub Encl.																																		
					Mansard	Flat	Steam					B.I. Vacuum sys.																																		
					Gambrel		Hot Water or Vapor					Metal Frame Sash																																		
					ROOFING - 3					Forced Air					Wood Frame Sash																															
					Asphalt Shingles		Unit Heaters					Gutters																																		
					Slate		Air Cond.																																							
					Asbestos Shingles		No Heating																																							
					Metal Deck		Heat Pump																																							
					Roll Roofing		Electric																																							
					Tar & Gravel																																									
					Composition																																									
					INSULATION - 3					FUEL					Unit					Conv.					OUT BUILDINGS																					
					Roof or Ceiling		Oil															Wall Fdn.																								
					Wall		Gas															Single Siding																								
					Storm Sash & Doors		Stoker															Double Siding																								
					ELEC.															Shingle Walls																										
					ELECTRICAL - 7															Stucco On.																										
					CONDITION					Armored Cable BX										Cement Blk.																										
					Int. Finish	G	F	P	Pipe Conduit										Brick																											
					Layout				Romex										Concrete Fir.																											
					Structure														Earth Fir.																											
					LOCATION														Fin. Int.																											
																				FIREPLACES - TYPE																										
																				Double																										
																				Single																										
																				Stone																										





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: 9-16-25 Case # CCMA25-25 Invoice # NA

The applicant hereby requests that the property described to be rezoned from - to R3

Please give your reason for this rezoning request:

Unzoned parcel needs a zoning designation applied to it to facilitate development
as a commercial campground/state park. Phase I = pedestrian access to Big Island + Kayak
access to Mountain Island. Future plans include trails, overlooks, tent camping sites, and restrooms.

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: 7212

Property Address Information

Property address: none
Tax Map Number: 170-00-00-001-000 Acres: 458.44

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

PLEASE PRINT:

Applicant(s): Chester County Planning & Development Department; Planning Dir. J. Ward
Address: 1476 J.A. Cochran Bypass, Chester, SC 29706
Telephone: 803-377-8683 cell - work -
E-Mail Address: jward@chestercounty.sc.gov

Owner(s) if other than applicant(s): Duke Power Co - Corp Property Tax Dept.
Address: PO Box 37946 Charlotte, NC 28237
Telephone: cell work
E-Mail Address:

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

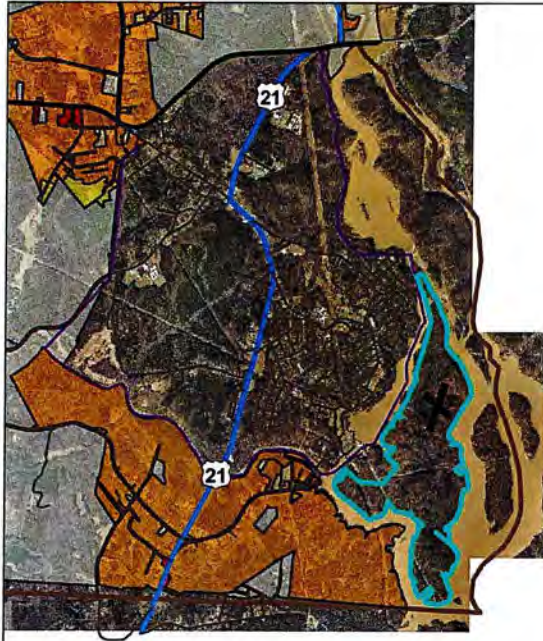
Owner's signature: N/A Date: N/A

Applicant signature: Joy Z Ward Date: 8/14/25

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



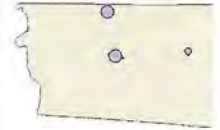
Chester County, SC



6,078 ft



Overview



Parcel ID 170-00-00-001-000

Sec/Twp/Rng n/a

Property Address

CHARLOTTE NC

District 01

Brief Tax Description COMP 35

(Note: Not to be used on legal documents)

Alternate ID n/a

Class AC

Acreage 458.943

Owner Address DUKE POWER CO

CORP PROPERTY TAX DEPT

P O BOX 37996

CHARLOTTE NC 282370011

Date created: 8/14/2025

Last Data Uploaded: 8/14/2025 2:09:56 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Current Year (2025) Changes



Search Options

Map Number

170-00-00-001-000

Real

01164293

History Year

Find

Name 1

DUKE POWER CO

Other Map Number

Alerts

Owner Information

Post Initials

T1

Reason for Change

Activity Date

05/28/2025

Name 2

CORP PROPERTY TAX DEPT

Land Value

2,139,000

Address 1

P O BOX 37996

Building Value

Address 2

CHARLOTTE NC

Total Market Value

2,139,000

Zip Code

28237 0011

Total Tax Value

40,500

Codes

District

01

Fire Code

GR

GREAT FALLS

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

RIV

RIVER PRESE VATION

Description

COMP 35

Legal

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

R

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Owner and Location

Next Year (2026) Changes

Search Options

Map Number

170-00-00-001-000

Real

01164293

History Year

Other Map Number

Find

Alerts

Owner Information

Post Initials

T1

Reason for Change

Activity Date

05/28/2025

Name 2

CORP PROPERTY TAX DEPT

Land Value

2,139,000

Address 1

P O BOX 37996

Building Value

Address 2

CHARLOTTE NC

Total Market Value

2,139,000

Zip Code

28237 0011

Total Tax Value

40,500

Codes

District

01

Fire Code

GR

GREAT FALLS

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

RIV

RIVER PRESE VATION

Description

COMP 35

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#

COUNTY Chester

CARD _____ OF _____ CARDS

[illegible]

PT-168

Requested by: JLW 08/20/2025

BOOK 677 PAGE 199

RECEIVED
CHIEF

Mar 5 12 48 PM '95

Project No. 7328
Parcel No. 58690 (Chester Co.)
Parcel No. 58691 (Lancaster Co.)DUKE POWER COMPANY
ROY L. FARMER
REAL ESTATE, INC.-DO A
P.O. BOX 1007
CHARLOTTE, NC 28201-1007STATE OF SOUTH CAROLINA)
COUNTY OF CHESTER AND)
COUNTY OF LANCASTER)

001776

KNOW ALL MEN BY THESE PRESENTS that CRESCENT RESOURCES, INC., whose name was changed from Crescent Land and Timber Corp. by Articles of Amendment filed in the office of the South Carolina Secretary of State, and whose address is P. O. Box 1003, Charlotte, NC 28201-1003 hereinafter called "Grantor," in consideration of the sum of _____ Dollars (\$ 15,886.00), to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto DUKE POWER COMPANY, whose address is P. O. Box 1007, Charlotte, NC 28201-1007 hereinafter called "Grantee," all those certain tracts of land situate, lying and being in the Catawba River, Chester and Lancaster Counties, South Carolina, more particularly described as follows:

CHESTER COUNTY ISLANDS:

All those islands lying in the Catawba River or reservoirs on the Catawba River downstream of the Fishing Creek dam on the Catawba River and upstream of the Rocky Creek/Cedar Creek Dam on the Catawba River and containing in the aggregate 1104 acres, more or less and being all those islands lying in Chester County shown on Exhibit A attached hereto and made a part hereof;

LESS AND EXCEPT All that certain tract of land containing 0.74 acre, bound on the north, east and west by Grantee's Great Falls Hydroelectric Project, and on the south by remaining lands of Grantor, as shown and designated "Tract 2" on plat of survey attached to a deed from Grantor to Grantee recorded in Deed Book 665 at page 36 in the office of the Clerk of Court for Chester County.

LESS AND EXCEPT All that certain tract of land containing 3.01 acres, bound on the north and east by remaining lands of Grantor, on the south and west by Grantee's Great Falls Hydroelectric Project, as shown and designated "Tract 3" on plat of survey attached to a deed from Grantor to Grantee recorded in Deed Book 665 at page 36 in the office of the Clerk of Court for Chester County.

LESS AND EXCEPT All that certain tract of land containing 29.47 acres, bound on the south by remaining lands of Grantor and on all other sides by Grantee, as shown on

Requested by: JLW 08/20/2025

BOOK 677 PAGE 200

IN WITNESS WHEREOF, CRESCENT RESOURCES, INC. has caused this instrument to be executed by its duly authorized officials, this 11th day of April in the year of our Lord 1995, and in the 219th year of the Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of:

Joy M. Harvey
Cathy Walters Barkley

CRESCENT RESOURCES, INC.

By Richard C. Ranson
Chairman and Chief Executive
Officer

ATTEST: Ethelene G. Williams
Assistant Secretary

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

PERSONALLY appeared before me Joy M. Harvey and made oath that she saw the within named CRESCENT RESOURCES, INC., By Richard C. Ranson, Chairman and Chief Executive Officer, and Ethelene G. Williams, Assistant Secretary, sign, seal and as its act and deed deliver the within written instrument, and that she with Cathy Walters Barkley witnessed the execution thereof.

SWORN to before me this 11th
day of April, 1995.
Cathy Walters Barkley
Notary Public

Joy M. Harvey

My Commission Expires: October 27, 1998

I hereby certify that the within Deed has
been this 5th day of May
A. D. 1995, Recorded in Book 5
of Deed, District No. _____
Edward M. Thomas Auditor
for Chesler County

Time 1:42 pm
Recorded
Month May Day 5 Year 1995
Book 677 Page 199
Not. K. Carpenter
Chester Co. - N.C.

CHESTER COUNTY ASSESSOR
DATE May 5, 1995
TAX MAP NO. 169-0-02-1
170-0-0-1

Requested by: JLW 08/20/2025

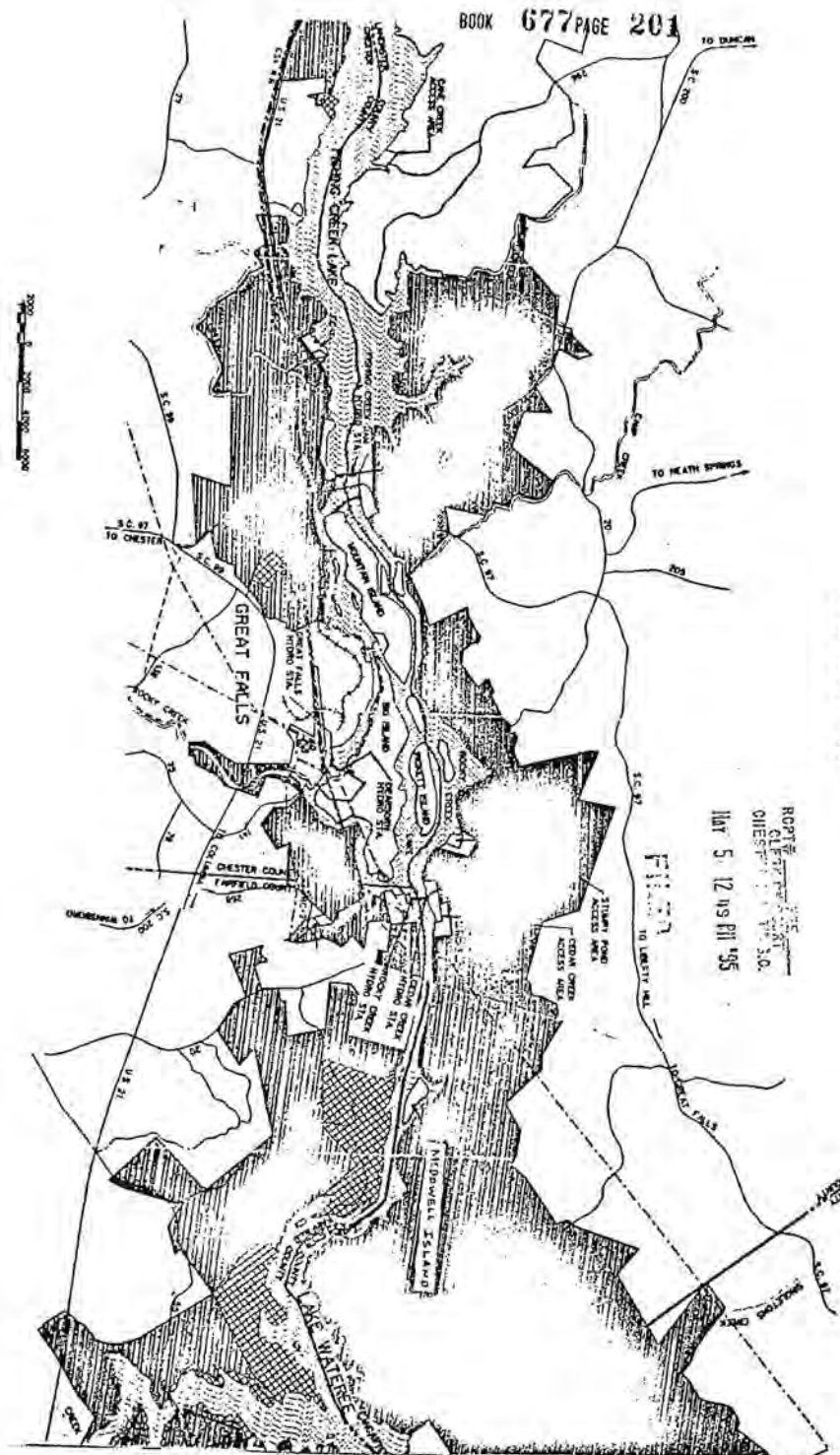


EXHIBIT "A"



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: 9-16-25 Case # CCMA25-26 Invoice # NA

The applicant hereby requests that the property described to be rezoned from - to R3

Please give your reason for this rezoning request:

Unzoned parcel needs a zoning designation applied to it to facilitate development
as a commercial campground/state park. Phase 1 = pedestrian access to Big Island + Kayak
access to Mountain Island. Future plans include trails, overlooks, tent camping sites, and restaurants.

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: 7212

Property Address Information

Property address: none
Tax Map Number: 170-00-00-002-000 Acres: unknown

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

PLEASE PRINT:

Applicant(s): Chester County Planning & Development Department; Planning Dir. J. Ward
Address 1476 J.A. Cochran Bypass, Chester, SC 29706
Telephone: 803-377-8683 cell - work -
E-Mail Address: jward@chestercounty.sc.gov

Owner(s) if other than applicant(s): Duke Power Co.
Address: PO Box 1007, Charlotte, NC 28201
Telephone: - cell - work -
E-Mail Address: -

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

Owner's signature: N/A **Date:** N/A

Applicant signature: Joy Z Ward **Date:** 8/14/25

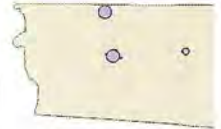
CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Chester County, SC



Overview



Parcel ID 170-00-00-002-000

Sec/Twp/Rng n/a

Property Address

District 01

Brief Tax Description n/a

(Note: Not to be used on legal documents)

Alternate ID n/a

Class TC

Acreage n/a

Owner Address DUKE POWER CO
00000

Date created: 8/14/2025

Last Data Uploaded: 8/14/2025 2:09:56 AM

Developed by  SCHNEIDER
GEOSPATIAL

Current Year (2025) Changes



Search Options

Map Number

170-00-00-002-000

Real

01164393

History Year

Find

Name 1

DUKE POWER CO

Other Map Number

Alerts

Owner Information

Post Initials

M

Reason for Change

Activity Date

05/28/2025

Name 2

Land Value

Address 1

Building Value

Address 2

Total Market Value

Zip Code

00000

Total Tax Value

Codes

District

01

Fire Code

GR

GREAT FALLS

Town

Neighborhood

ID3

GENERAL INDUSTRIAL

Subdivision

Use Class

RIV

RIVER PRESE VATION

Description

Legal

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

R

MCIP

Industrial Park ID

Rollback

Exempt

☒

Scroll by: MAP#

Next Year (2026) Changes



Search Options

Map Number 170-00-00-002-000 Real 01164393

History Year

Name 1 DUKE POWER CO

Other Map Number



Alerts

Owner Information

Post Initials M Reason for Change Activity Date 05/28/2025

Name 2

Land Value

Address 1

Building Value

Address 2

Total Market Value

Zip Code 00000

Total Tax Value

Codes

District 01

Fire Code GR GREAT FALLS

Town

Neighborhood ID3 GENERAL INDUSTRIAL

Subdivision

Use Class RIV RIVER PRESE VATION

Description

Legal

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

170-0-0-2 170-0-0-2 Duke Power Company		DISTRICT <u>6</u>		DATE OF APPRAISAL _____				APPRAISER _____			
		Transferred From <i>Water Power Co</i> <i>Southern Power Co</i> <i>Great Falls Power Co</i> <i>Southern Electric Company</i> <i>Southern Public Utilities</i> <i>Republic Cotton Mill</i>		Date Recorded 	Date of Sale 	Deed Book 245 245 269 245 245 245 245 768 329	Deed Page 510 100 50 90 40 512 3 314	Plat Book 	Plat Page 	Acres or Lots 	Sales Price

PROPERTY LOCATION		GENERAL DATA		COST DATA		INCOME APPROACH	
St., Rt. & No.	Yr. Built	Land	Econ. Rent	Cap. Rate	Remarks		
City	Economic Life	Imp.	Expenses	Income ÷			
	Condition	L. H.	Net Inc.	Cap. Rate			
Subdivision	Quality	Total	Land Inc.	Imp. Value			
OCCUPANT and USE	Annual Rent	Stamps	Imp. Inc.	Land Value			
	Bldg. Permit	Old Map Ref.	Recap	Total Value			
	Mort.	File No.	Int. Rate				

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	
Number of Acres <u>53.4</u>	Number of Lots	Front	Timberland	
Per Acre Value	Number of Front Ft.	Depth		
Value for Acres	Per Lot Value	Rear		
Returned Area	Per Front Ft. Value			
Legal Area	Value for Lots	Total		
Planimetered Area <u>53.4</u>	Value for Fr. Ft.			
Total Land Value		Remarks & Description		

197 <u>53.4</u> ESTIMATED MARKET VALUE				<u>water</u> 50.4 acres out side Town & G.F. 94.88 inside Town & G.F. <u>598.88</u> Rocky Creek Development	
	Land Acres or Lots	Improvement	Total		
Number					
Cost Approach					
Market Approach					
Income Approach					
Correlated Value					
Appeal Value					
Assessed %					
Reviewed by	Date		Property Classification	Zoning	

CLASSIFICATION OR MODEL

Ref. Page

Manual

Foundation	Framing	Roof Type	Exterior Walls	Roof Structure	Interior		Kitchen	Env'l	General
Concrete	Wood	Gable	Brick Veneer	Comp.	No. Rooms	Dry Wall	Cabinets	Central Heat	Carport
Conc. Block	Steel	Hip	Block	Built-up	No. Baths	Plaster	Stove	Air Cond.	Garage
Brick	Rein. Concrete	Flat	Frame	Metal	Tile Bath	Painted	Dishwasher	Space Heat.	Gutters
Post	Trusses		Metal	Tile	Fireplace	Paneled	Disposer	Elec. Heat	Breezeway
	Concrete	Height		Wood Decking	H. W. Floor	Unfinished	Hood & Fan	Heat Pump	Elevator
Basement		No. Stories	Insulated	Slate	Carpet	Insulated	Tile Floor	Fan (Exhaust)	Water Tank
Finished	Stanchions	Split Level			Conc. Floor	Type Wiring Bx ☐ Romex ☐ Conduit ☐	Linoalum	Spk. System	Septic Sys.
B. Ht.				Insulated	Tile Floor				

IMPROVEMENTS	AREA	UNIT COST	1st COST	ADDITIONS	REP. COST	DEP.	VALUE	Ground Area	PLUMBING		
								Perimeter	Good	Avg.	Poor
								Perimeter Ratio	LIGHTING		
								Location -- Time Adj.	Good	Avg.	Poor
								Height Adj.	Fluorescent		
								Composite Adj.	Incandescent		
							Total Value	Base Cost	Stories Mult.		
							Rounded Value	Sales Comparison Approach (Income Residential)			
								G R M	X Ec. Rent	= Value	

COMPUTATIONS & REMARKS

RT, TAX Commission

Date Measured & Mapped

By

Sketch 1 sq. = _____ Ft.

1:36 PM

REPUBLIC COTTON MILLS

TO

DUKE POWER COMPANY

DEED

Stamps \$2.00
1.10STATE OF SOUTH CAROLINA)
COUNTY OF CHESTER*In Plate
See Plat Book
at page 66-2*

KNOW ALL MEN BY THESE PRESENTS, that REPUBLIC COTTON MILLS, a corporation organized under the laws of the State of South Carolina, in consideration of the sum of one thousand (\$1,000.00) Dollars to it in hand paid at and before the sealing of these presents by DUKE POWER COMPANY, a corporation organized under the laws of the State of New Jersey, hereinafter called the "Power Company" (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Power Company, all that certain tract or parcel of land in or near the Town of Great Falls lying east of the S.A.L. Railway and west of the Great Falls pond and canal of Duke Power Company, and more particularly described as follows:

BEGINNING at a stake in the easterly right of way line of the S.A.L. Railway, which stake is 50 feet from the center line of the track of said railway, and being a corner of the lands of Duke Power Company (formerly Great Falls Power Company); thence with the line of the Power Company land, N. 47 - 30 E. 444 feet to a point near the canal; thence along or near the canal and the Great Falls pond of the Power Company with 28 lines of the property of said Power Company as follows: (1) N. 20 - 07 E., 79 feet; (2) N. 9 - 31 W., 115 feet; (3) N. 55 - 28 W., 55 feet; (4) N. 10 - 37 W., 93 feet; (5) N. 20 - 53 W., 131 feet; (6) N. 16 - 29 W., 88 feet; (7) N. 35 - 19 W., 106 feet; (8) N. 65 - 56 W., 96 feet; (9) N. 31 - 43 W., 96 feet; (10) N. 12 - 54 W., 231 feet; (11) N. 44 - 46 E., 64 feet; (12) N. 2 - 22 E., 82 feet; (13) N. 19 - 53 W., 96 feet; (14) N. 30 - 21 W., 24 feet; (15) N. 71 - 53 W., 100 feet; (16) S. 77 - 02 W., 118 feet; (17) N. 58 - 19 W., 140 feet; (18) S. 88 - 22 W., 92 feet; (19) S. 67 - 28 W., 186 feet; (20) S. 51 - 06 W., 140 feet; (21) N. 71 - 56 W., 85 feet; (22) S. 64 - 58 W., 93 feet; (23) N. 67 - 06 W., 210 feet; (24) N. 28 - 07 E., 153 feet; (25) N. 2 - 54 E., 83 feet; (26) N. 28 - 28 W., 250 feet; (27) N. 84 - 46 W., 144 feet; (28) S. 38 - 56 W., 172 feet; thence another Power Company line S. 50 - 26 W., 260 feet to a point in the easterly right of way line of the S.A.L. Railway, which point is 50 feet from the center line of the track; thence with said right of way line parallel to and 50 feet from the center of the track in a southeasterly direction, 728.2 feet to a concrete monument; thence N. 47 - 46 E., 364 feet to a concrete monument; thence S. 42 - 14 E., 155 feet to a concrete monument, the southerly edge of a street; thence N. 47 - 46 E., along said street 205.5 feet to a concrete monument; thence N. 77 - 39 E., 91.5 feet to a concrete monument; thence S. 42 - 39 E., 456.7 feet to a concrete monument; thence S. 47 - 50 W., 214 feet to a concrete monument; thence S. 42 - 27 E., 899.7 feet to a concrete monument; thence S. 47 - 47 W., 394.4 feet to a concrete monument in the easterly right of way line of the S.A.L. Railway, which point is 50 feet from the center of the track; thence with said right of way line parallel to and 50 feet from the center line of the track in a southerly direction, 205 feet to the point of BEGINNING, containing 16.84 acres, more or less, and being shown on print dated July 1946, hereto attached and being a portion of tract No. 3 described in and conveyed by deed of Great Falls Power Company to Republic Cotton Mills, dated May 29, 1920, recorded in the public registry of Chester County, in Vol. 181, page 415.

THERE IS ALSO INCLUDED in this conveyance and made a part of same, the right on the part of the Power Company, its successors and assigns, to use the streets, alleys and roadways now laid out, and those which hereafter may be laid out upon the property of the Republic Cotton Mills for the purposes of ingress and egress from said tract of land.

THERE IS EXCEPTED from the operation of this deed and RESERVED to the Republic Cotton Mills, its successors and assigns, the right to maintain and operate in a proper and legal manner the sanitary sewer lines across said property as same are now located, which location is approximately indicated on the attached print.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said Duke Power Company, its successors and assigns, forever. And the said Republic Cotton Mills does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Duke Power Company, its successors and assigns, against itself, its successors and assigns, and all other persons lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said Republic Cotton Mills has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed, by its duly authorized officers, this 1st day of August in the year of our Lord one thousand nine hundred and forty-six and in the one hundred and Seventy-first year of the Sovereignty and Independence of the United States of America.

ATTEST:

Geo. A. Howard (SEAL)
Secretary.

REPUBLIC COTTON MILLS

By Geo. M. Wright
President.

Signed, Sealed and Delivered
in the Presence of:

Maye D. Wade
Fred L. Campbell, Jr.



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: 9-16-25 Case # CCMA25-27 Invoice # NA

The applicant hereby requests that the property described to be rezoned from - to R3

Please give your reason for this rezoning request:

Unzoned parcel needs a zoning designation applied to it to facilitate development
as a commercial campground/state park. Phase I = pedestrian access to Big Island + Kayak
access to Mountain Island. Future plans include trails, overlooks, tent camping sites, and restrooms.

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: 7212

Property Address Information

Property address: none
Tax Map Number: 170-00-00-004-000 Acres: 28.59

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

PLEASE PRINT:

Applicant(s): Chester County Planning & Development Department; Planning Dir. J. Ward
Address: 1476 J.A. Cochran Bypass, Chester, SC 29706
Telephone: 803-377-8683 cell - work -
E-Mail Address: jward@chestercounty.sc.gov

Owner(s) if other than applicant(s): Duke Power Co.
Address: 122 S. Church St. Charlotte, NC 28242
Telephone: cell work
E-Mail Address:

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

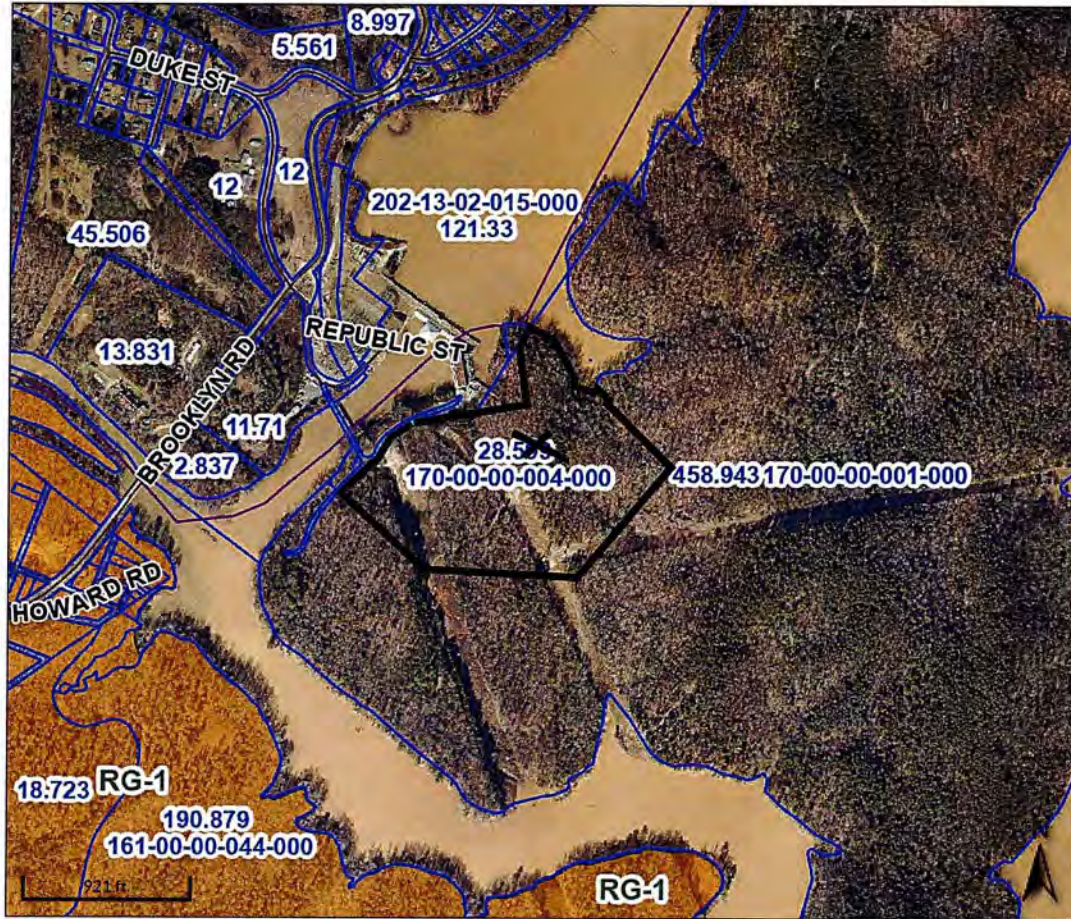
Owner's signature: N/A Date: N/A

Applicant signature: Joy 2 Ward Date: 8/14/25

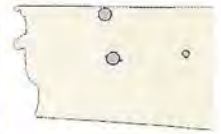
CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Chester County, SC



Overview



Parcel ID	170-00-00-004-000	Alternate ID	n/a	Owner Address	DUKE POWER COMPANY
Sec/Twp/Rng	n/a	Class	TC		422 SOUTH CHURCH STREET
Property Address		Acreage	28.599		CHARLOTTE NC 28242
	CHARLOTTE NC				
District	01				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 8/15/2025
Last Data Uploaded: 8/15/2025 2:10:40 AM

Developed by SCHNEIDER
GEOSPATIAL

Current Year (2025) Changes



Search Options

Map Number 170-00-00-004-000 Real 02008393

History Year



Find

Name 1 DUKE POWER COMPANY

Other Map Number

Alerts

Owner Information

Post Initials CW

Reason for Change

Activity Date 05/28/2025

Name 2

Land Value

Address 1 422 SOUTH CHURCH STREET

Building Value

Address 2 CHARLOTTE NC

Total Market Value

Zip Code 28242

Total Tax Value

Codes

District 01

Fire Code GR GREAT FALLS

Town

Neighborhood R2 RURAL 2

Subdivision

Use Class RIV RIVER PRESE VATION

Description

Legal

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2026) Changes



Search Options

Map Number 170-00-00-004-000 Real 02008393

History Year



Find

Name 1 DUKE POWER COMPANY

Other Map Number

Alerts

Owner Information

Post Initials CW

Reason for Change

Activity Date 05/28/2025

Name 2

Land Value

Address 1 422 SOUTH CHURCH STREET

Building Value

Address 2 CHARLOTTE NC

Total Market Value

Zip Code 28242

Total Tax Value

Codes

District 01

Fire Code GR GREAT FALLS

Town

Neighborhood R2 RURAL 2

Subdivision

Use Class RIV RIVER PRESE VATION

Description

Legal

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

SOUTH CAROLINA
COUNTY Chester

COUNTY Chester

Duke Power Company
422 South Church Street
Charlotte, NC 28242-0001

PROPERTY LOCATION

GENERAL DATA

COST DATA

INCOME APPROACH

St., Rt. & No.	Yr. Built	Land	Econ. Rent	Cap. Rate	Remarks:
City	Economic Life	Imp.	Expenses	Income	
Use	Condition	L. H.	Net Inc.	Cap. Rate $\div$	
Subdivision	Quality	Total	Land Inc.	Imp. Value	
Legal Description	Annual Rent	Stamps	Imp. Inc.	Land Value	
	Bldg. Permit	Old Map Ref.	Recap	Total Value	
	Mort.	File No.	Int. Rate		

STANDARD CLASSIFICATION

PROPERTY DATA

LAND VALUATION

NEIGHBORHOOD		TRANSPORTATION		LAND IMP.		UTILITIES		CLASS	ACRES	MARKET VALUE		USE VALUE	
										Price per Acre	Total	Price per Acre	Total
Progressive	Paved Road			Buildings		Electricity		4T	27	81	2187		
Static	Earth Road			Pavement		Water							
Regressive	Railroad			Fence		Gas							
Old	Water			Landscaping		Sewer							
New	Airport			Well		All Utilities							

LAND

Number of Acres	27.00	Number of Lots	
Per Acre Value	800	Number of Front Ft.	
Value for Acres		Per Lot Value	
Returned Area		Per Front Ft. Value	
Legal Area		Value for Lots	
Planimetered Area	26.52	Value for Fr. Ft.	
Total Land Value			

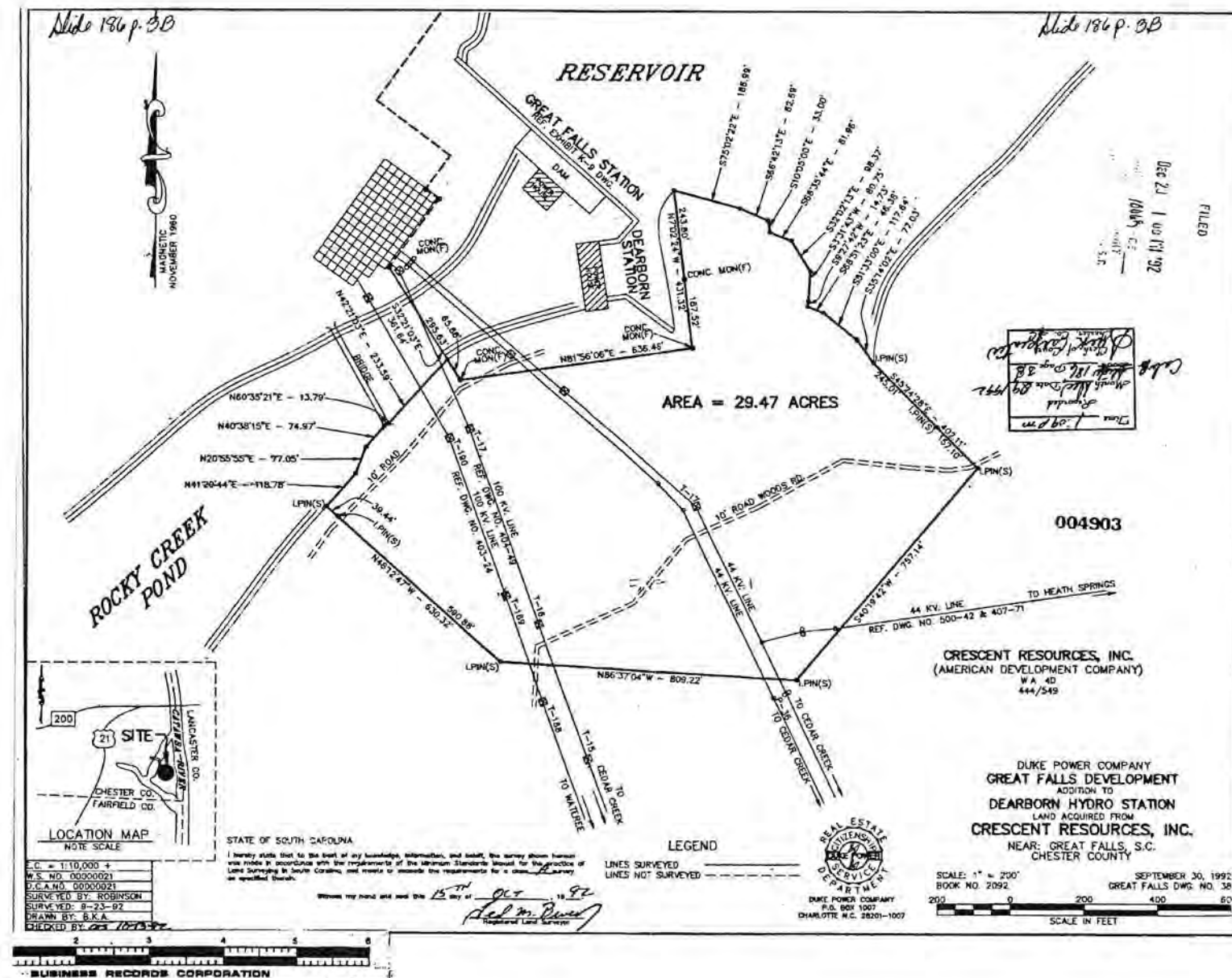
ESTIMATED MARKET VALUE

TOTAL

LAND VALUATION BY YEAR

				LAND VALUATION BY YEAR					
	Land Acres or Lots	Improvement	Total		19__	19 <u>93</u> <u>27ac</u>	19__	19__	19__
Number	<u>27ac</u>								
Cost Approach									
Market Approach	<u>21,600</u>			Market Value		<u>21,600</u>			
Income Approach									
Correlated Value				Use Value					
Assessed %									
Reviewed by	Date			Difference					

Part of 170-0-0-1



Allen Douglas Josey Jr.

A. Douglas Josey Jr.
1045 Great Falls Hwy
Chester, S.C. 29706
September 16, 2025

I hope this letter finds you doing well & Staying Safe. Please accept this official notice of my resignation. My last day on the Chester County Planning Commission will be September 17, 2025. It has been a great learning experience; and I can't Thank You all enough for this experience, I just cannot commit as much time as needed for this position.

Kind Regards,

A handwritten signature in black ink, appearing to read 'A. Douglas Josey Jr.', with a stylized, cursive script.

A. Douglas Josey Jr.

From: Ruthanne Levister [REDACTED]
Sent: Monday, September 15, 2025 10:02:11 AM
To: Pete Wilson <pwilson@ChesterCountySC.gov>
Subject: [EXTERNAL] Resignation from Tax Assessment Board of Appeals

Good Morning Mr. Wilson,

Thank you for giving me the opportunity to serve on the Tax Assessment Board of Appeals. Your faith in me has meant a great deal.

After much thought, however, I've decided that I must resign my position, effective immediately.

Sincerely,
Ruthanne S. Levister



NOTICE:The information contained in this message is Bank privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us via email. Thank you.

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NOTICE:The information contained in this message is Bank privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us via email. Thank you.

SECURITY NOTICE:Spratt Savings Bank will never ask you to send non-public private information through e-mail, such as your PIN, Social Security numbers, or account numbers. Please do not respond to any e-mail requesting this type of information.

[EXTERNAL] Re: Resignation

From: Scott Coleman [REDACTED]
Date: Wed 9/24/2025 7:15 PM
To: Joseph Anglin [REDACTED]
Cc: Kristie Donaldson <kdonaldson@ChesterCountySC.gov>

Dear Ms. Donaldson,

I would like to resign from the "Burnt Meeting House " Committee due to my repeated inability to attend scheduled meetings.

How ever, I would like to continue to volunteer my time if and when needed.

Sincerely,

Scott L. Coleman

Get [Outlook for iOS](#)

From: Joseph Anglin <[REDACTED]>
Sent: Tuesday, September 23, 2025 4:46:03 PM
To: Scott Coleman [REDACTED]
Cc: Kristy Donaldson <kdonaldson@chestercountysc.gov>
Subject: Resignation

Scott,

If you can reply to this it will copy to me and Kristie.

Thanks,

Sandie

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: 09/24/2025

Board or Commission Appointment being sought: Hazel Pittman Center Board

Name: Kenneth Williford

Occupation: Paramedic

Street Address: 1024 Center Rd

Mailing Address: (if different from above) _____

Telephone (Home): _____

Cell: [REDACTED]

E-Mail: _____

Do you live in Chester County X yes / no.

Date of Birth: [REDACTED]

Sex: M

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

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

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

 / /

CONFLICT OF INTEREST STATEMENT: I, Kenneth Williford, 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: Kenneth Williford

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

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



Lewis Rural Fire Department
Our purpose is to save lives & protect property

1998 Saluda Road
Chester, SC 29706

Ms. Kristie Donaldson
Clerk of Council
P. O. Box 580
Chester, SC 29706

Subject: Resignation

Ms. Donaldson,

It is with regret that I have made the decision to resign from my position as Secretary of the Lewis Fire Protection District Board. I did not make this decision lightly. However, given the additional expectations that will now be required of the board, it will be difficult for me to manage the additional time it will take to satisfy the requirements.

I want to thank the Chester County Council for giving me the opportunity to serve the people of Chester in this capacity.

Please contact me with any questions.

Sincerely,

William R. Dowd

CC: Robert Abell
Anthony Williams
Eumon Chisholm
Victor Hayes

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: 9.29.2025

Board or Commission Appointment being sought: Radio Users Advisory Committee

Name: Christopher Eifert Occupation: Deputy Director, EMA

Street Address: 527 Collins Rd., Chester, SC 29706

Mailing Address: (if different from above) _____

Telephone (Home): n/a

Cell: [REDACTED] 9

E-Mail: [REDACTED]@n

Do you live in Chester County X yes / no.

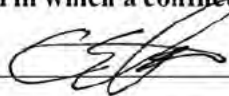
Date of Birth: [REDACTED] 1 [REDACTED] 2 Sex: M

If recommended by a Council Member, indicate their name: n/a

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

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

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

Signature: 

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

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