



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, November 18, 2024 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) November 4, 2024 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2024-17 (Title Only)
Authorizing the transfer of a right-of-way and easement of approximately 0.109 acres of real property with improvements, if any, located along South Carolina Highway 9, Chester, South Carolina, with County TMS #125-00-00-072-000; and providing for other related matters.
- b) 1st Reading of Ordinance 2024-18 (Title Only)
Authorizing the transfer of approximately 2.2 acres of real property with improvements, if any, located on Dawson Drive, Chester, South Carolina, associated with county TMS #069-00-00-019-000; and providing for other related matters.

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

- a) Comprehensive Plan Timeline Update
Jeremy Ward, Planning and Development Director

- b) 3rd Reading of CCTA24-05 AP – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-133 AP Airport Overlay District Regulations
Recommendation to Add New Text: Chapter 4 § 4-133 Chester-Catawba Regional Airport Overlay District Regulations. The Planning Commission voted 6-0 to approve.
- c) 3rd Reading CCMA24-12 Chester County request Tax Map #078-00-00-233-000 located off Armory Road, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to General Commercial District (GC). The Planning Commission voted 6-0 to approve.
- d) 2nd Reading of CCTA24-01 ID-1 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-120 ID-1 Restricted Industrial District Regulations
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

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

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

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

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

- f) 2nd Reading of CCTA24-03 ID-3 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-124 ID-3 General Industrial District Regulations Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

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

9. NEW BUSINESS

- a) 2025 County Council and CCTC Meeting Calendar Approval

10. BOARDS AND COMMISSIONS

- a) Construction Board of Appeals Appointment
Erin Mosley, Council Member At-Large

11. EXECUTIVE SESSION

- a) Receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Project 2024-MPV
- b) Discussion of negotiations incident to proposed contractual arrangements pertaining to PD Project 2024-A

- c) Personnel matter regarding the County Administrator

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project 2024-MPV
- b) Action taken regarding PD Project 2024-A
- c) Action taken regarding the County Administrator

13. COUNCIL COMMENTS

14. ADJOURN

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

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



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, November 4, 2024 | 6:00 PM

AGENDA

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

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6:00pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited, and Councilman Guy gave the invocation.

3. APPROVAL OF MINUTES

a) October 21, 2024, Council Meeting Minutes

*Vice Chairman Wilson motioned to approve, second by Councilwoman Mosley. Vote 6-0 to approve.
Councilman Vaughn was absent from this meeting; therefore, he abstained from the vote.*

4. CITIZEN'S COMMENTS

Shirley Tisdale, 1083 Pineland Avenue of Chester, addressed Council concerning an issue her sons experienced at the Landfill.

5. PUBLIC HEARING

a) 3rd Reading of Ordinance 2024-16

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

No speakers signed up or addressed Council for the Public Hearing.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

a) 3rd Reading of Ordinance 2024-16

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

Councilman Agee motioned to approve, second by Councilman Guy. Vote 7-0 to approve.

b) Resolution 2024-12 authorizing the disposition of certain personal property; and providing for other related matters.

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

7. ADMINISTRATOR'S REPORT

County Administrator Brian Hester updated Council on FEMA numbers stating that since the three days of FEMA being on-site to take in person applications, our numbers of damage claims increased. Mr. Hester reported that 1,622 Chester County residents registered for claims through the individual assistance program and 1,098 were approved for a total of \$612,582 assistance funds awarded. He also announced an after-action review for county emergency services in response to Hurricane Helene that will be held on Thursday, November 7th at 6pm at the EMS Building. Administrator Hester also wanted to remind everyone about the Community Input Sessions for the Comprehensive Plan and announce that the input received so far has been productive. Mr. Hester then announced that Chester County received a Consolidated Rail Infrastructure and Safety Improvement Grant in the amount of \$27.4 million dollars from the Federal Railroad Administration. Administrator Hester also announced that tomorrow was Election Day and government offices would be closed tomorrow along with Monday, November 11th for Veteran's Day. Mr. Hester stated that he will be doing the update on CPST projects due to Mr. Harold Hayes ensuring that all of our voting precincts are taken care of and ADA accessible.

8. OLD BUSINESS

- a) Updates on Capital Project Sales Tax (CPST) Funded Projects
Harold Hayes, Project Manager
Administrator Hester updated Council on the status of the projects funded by Capital Project Sales Tax. Mr. Hester stated 100% of the 53 total projects have been started and 80% of those projects are completed.
- b) 2nd Reading of CCTA24-05 AP – Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-133 AP Airport Overlay District Regulations
Recommendation to Add New Text: Chapter 4 § 4-133 Chester-Catawba Regional Airport Overlay District Regulations. The Planning Commission voted 6-0 to approve.
Councilwoman Mosley motioned to approve, second by Councilman Killian. Vote 7-0 to approve.
- c) 2nd Reading CCMA24-12 Chester County request Tax Map #078-00-00-233-000 located off Armory Road, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to General Commercial District (GC). The Planning Commission voted 6-0 to approve.
Councilwoman Mosley motioned to approve, second by Councilman Agee. Vote 7-0 to approve.

9. NEW BUSINESS

- a) Report on Chester County Zoning Ordinance Text Amendments CCTA24-01 - 04 on Vegetative Buffers
Jeremy Ward, Planning and Development Director
Planning and Development Director Jeremy Ward reported to Council on with research and history of the text amendments. Mr. Ward explained there are four text amendments to create a 100-foot buffer of undisturbed vegetation between development of certain types of perennial waterways which include any body of water that flows. Director Ward explained that the first three text amendments will apply to manufacturing districts (ID 1,2, and 3) and the fourth which is planned developments, larger mixed use, or family subdivisions. Mr. Ryan Carter with the Catawba River Keepers addressed Council and explained that the 100-foot buffer is a "sweet spot" that preserves quality of life for the waters by filtering out pollutants, sediment, and provides a happy balance. Vice Chairman Wilson asked that the language be clarified before the second reading to state that anything prior to the buffer to be grandfathered in to its current zoning.

- b) 1st Reading of CCTA24-01 ID-1 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-120 ID-1 Restricted Industrial District Regulations
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve. *Councilman Vaughn motioned to approve, second by Councilman Wilson. Vote 7-0 to approve.*

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

- c) 1st Reading of CCTA24-02 ID-2 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-122 ID-2 Limited Industrial District Regulations
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve. *Councilman Vaughn motioned to approve, second by Councilwoman Mosley. Vote 7-0 to approve.*

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

- d) 1st Reading of CCTA24-03 ID-3 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-124 ID-3 General Industrial District Regulations
Recommendation to Add New Text. The Planning Commission voted 6-0 to approve. *Councilman Vaughn motioned to approve with addition of language to allow maintenance that does not disturb the earth on properties along with perennial waterways, second by Councilman Agee. Vote 7-0 to approve.*

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative

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- e) 1st Reading of CCTA24-04 PD – Chester County Zoning Ordinance – Text Amendments Chapter 4 § 4-130 PD Planned Development District Regulations
Recommendation to Add New Text. The Planning Commission voted 6-0 to deny.
Councilman Wilson motioned to postpone the reading of CCTA24-04 to be taken up during the zoning ordinance update regarding planned developments which is scheduled for Spring of 2025, second by Councilman Agee. Vote 7-0 to postpone.

Add New Text: “Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

10. BOARDS AND COMMISSIONS

- a) John Keziah Park Advisory Board Appointment
Chairman Joe Branham, District 3
Chairman Branham motioned to appoint Ms. Carolyn Salters to the John Keziah Park Advisory Board, second by Councilman Guy. Vote 7-0 to approve.

11. EXECUTIVE SESSION

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

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2476
- b) Receipt of legal advice regarding agreement with Chester Wastewater Recovery covered by the attorney-client privilege
- c) Discussion of personnel matter regarding Parks, Recreation, and Tourism Department

12. ACTIONS FOLLOWING EXECUTIVE SESSION

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

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

- a) Action taken regarding Project P2476
- b) Action taken regarding Chester Wastewater Recovery
- c) Action taken regarding PRT personnel matter

13. COUNCIL COMMENTS

Councilman Agee announced that on December 14th there will be a unveiling of a portrait to Ms. Moselle Robinson who was a school teacher and a resident of Richburg that did a tremendous amount of free labor at the Lewisville Library and invited everyone to attend to honor her.

Councilman Vaughn announced the district 2 vacancy in the Library Board and invited anyone with interest to contact him.

Councilman Guy thanked Chester County employees and staff for the birthday card.

Councilwoman Mosley reminded everyone that tomorrow is election day and encouraged everyone to exercise their right to vote.

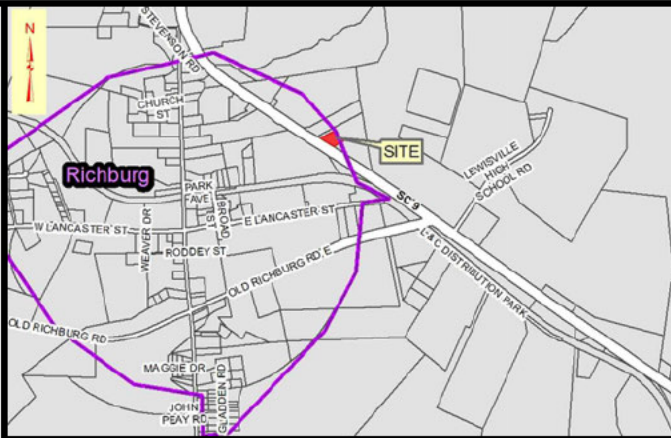
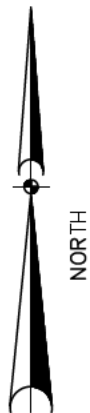
14. ADJOURN

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

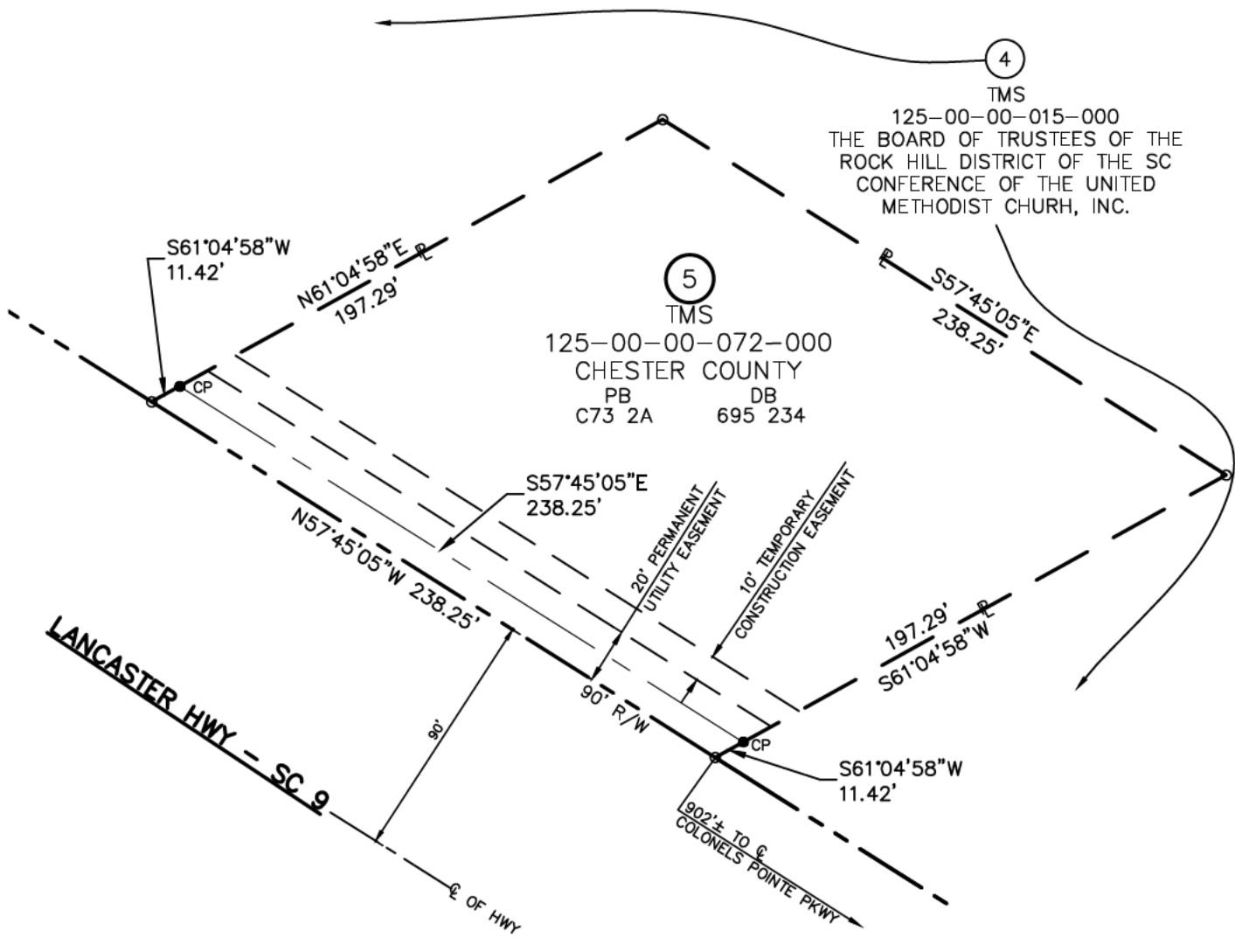
7:40pm

Kristie Donaldson
Clerk to County Council

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



VICINITY MAP
NOT TO SCALE



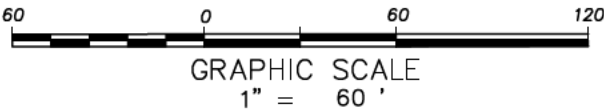
AREA OF PERMANENT UTILITY EASEMENT = 0.109 ACRE

EXHIBIT NO. 5

- LEGEND
- IRON PIPE
 - CP CALCULATED POINT
 - R/W RIGHT-OF-WAY
 - P — PROPERTY LINE
 - C — CENTERLINE

AECOM

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



CHESTER COUNTY WASTEWATER RECOVERY

SKETCH OF UTILITY LINE EASEMENT ACROSS
PROPERTY OF

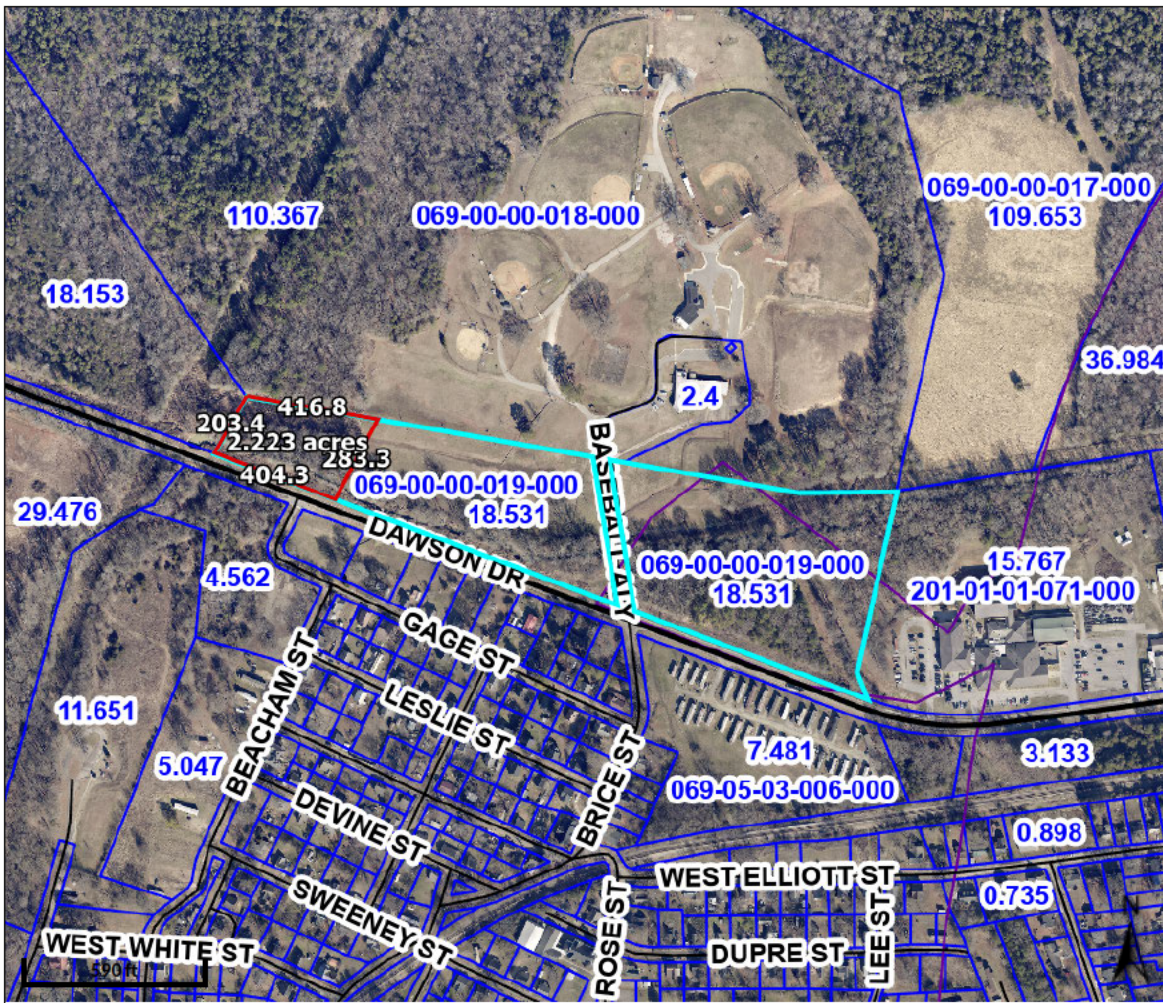
CHESTER COUNTY

CHESTER COUNTY

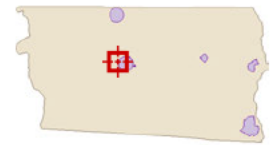
NEAR RICHBURG, S.C.

DATE: June 21, 2024

SCALE: 1" = 60'



Overview



Legend

Roads

- Interstate
- US Highway
- Municipals
- Parcels
- County Boundary

Parcel ID	069-00-00-019-000	Alternate ID	n/a	Owner Address	CHESTER COUNTY
Sec/Twp/Rng	n/a	Class	EX		P O DRAWER 580
Property Address		Acreage	18.531		CHESTER SC 29706
District	02				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 8/14/2024

Last Data Uploaded: 8/14/2024 2:35:30 AM

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GEOSPATIAL

Chapter 4 DISTRICT REGULATIONS

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

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

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

Chapter 4 DISTRICT REGULATIONS

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

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

Chapter 4 DISTRICT REGULATIONS

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

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

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

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

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

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

Chapter 4 DISTRICT REGULATIONS

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

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

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

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

Chapter 4 DISTRICT REGULATIONS

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

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

Chapter 4 DISTRICT REGULATIONS

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

Table 4-133-1 Key (Abbreviations)

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

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

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

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

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

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

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

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

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

8 - No more than 1 dwelling unit per acre.

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

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

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

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

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

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

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

(Y) Permitted Use (CU) Conditional Use (N) Prohibited Use *See Table Key on page 8

Chapter 4 DISTRICT REGULATIONS

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

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

Chapter 4 DISTRICT REGULATIONS

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

Table 4-133-3

**Chester-Catawba Regional Airport Land Use Compatibility Guidance
Regulated Land Use Guidance for Zones A, B1, B2, C1, C2, D, E ***

Airport Land Use Zone Designation	Zone A	Zone B1,C2	Zone B2	Zone C1	Zone D	Zone E
Heavy Industrial/Manufacturing	N	N	CU 2	N	CU 6	Y
Light Industrial/Manufacturing	N	CU 3	CU 2	CU 4	CU 6	Y
Petroleum and Chemical Product Dealers-Bulk Storage	N	N	CU 1,2	N	CU 6	Y
Mining- Sand, Gravel, Fill Dirt	N	N	CU 1,2	N	CU 1,2	CU 1,2

(Y) Permitted Use (CU) Conditional Use (N) Prohibited Use *See Table Key on page 8

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

Chapter 4 DISTRICT REGULATIONS

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

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

Chapter 4 DISTRICT REGULATIONS

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

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

Chapter 4 DISTRICT REGULATIONS

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

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

Chapter 4 DISTRICT REGULATIONS

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

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

Table 4-133-4: Compatible Land Uses

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

Table 4-133-4: Compatible Land Uses

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

Table 4-133-5: Incompatible Land Uses

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

Table 4-133-5: Incompatible Land Uses

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

Table 4-133-6: Conditional Land Uses

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

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



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

Zoning Map Amendment (Rezoning) Application

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

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

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

Please give your reason for this rezoning request:

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

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 812910

Property Address Information

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

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

PLEASE PRINT:

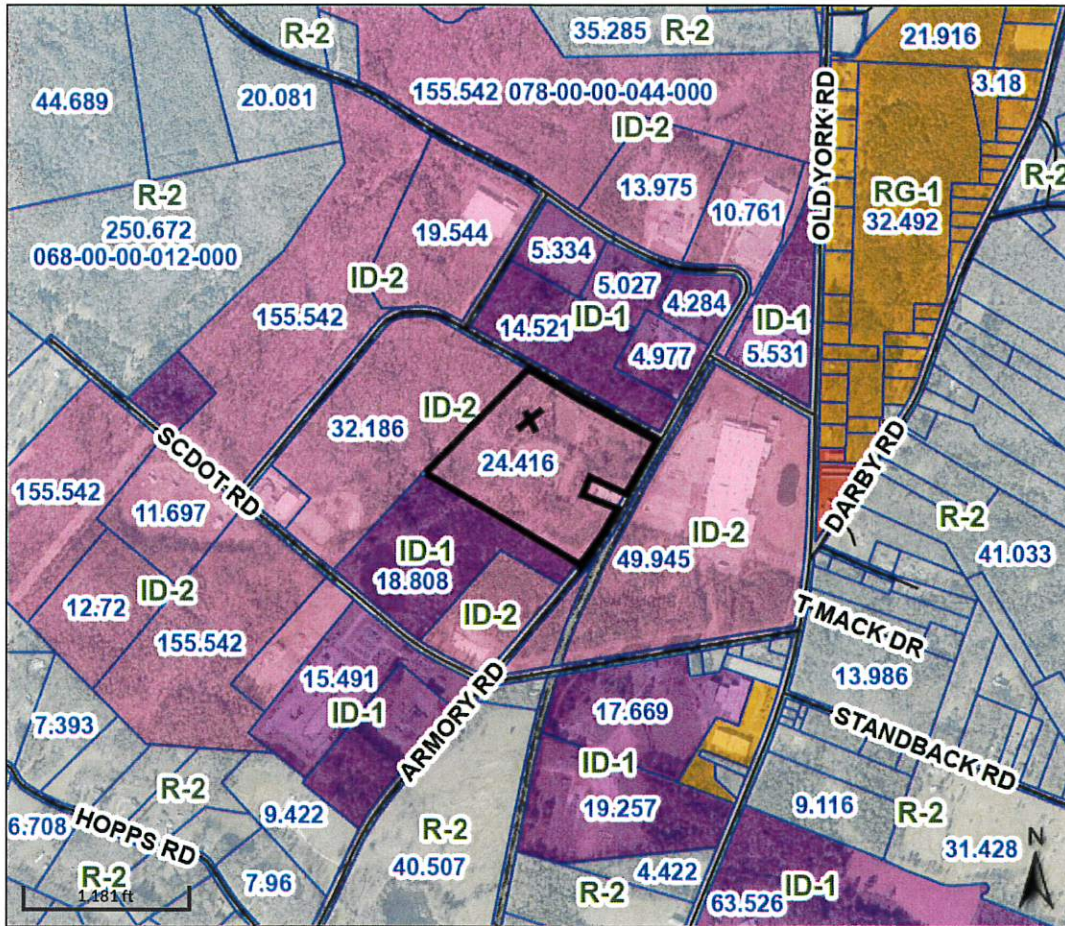
Applicant(s): Chester County Government
Address: 1476 J.A. Cochran Bypass Chester SC 29706
Telephone: 803-377-1021 cell _____ work _____
E-Mail Address: Bhester@chestercountysc.gov

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

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

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

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



Overview



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

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

Developed by **SCHNEIDER**
 GEOSPATIAL

Current Year (2024) Changes



Search Options

[Map Number](#)

078-00-00-233-000

Real

00047621

History Year

[Name 1](#)

COMMISSION OF THE POOR

[Other Map Number](#)

Find

Alerts

Owner Information

Post Initials

CW

Reason for Change

Activity Date

06/04/2021

Name 2

Address 1

CHESTER COUNTY

Address 2

CHESTER SC

Zip Code

29706

Land Value

Building Value

Total Market Value

Total Tax Value

Codes

District

02

Fire Code

CS

CITY SUB

Town

Neighborhood

Subdivision

Use Class

Description

TRACT C

Legal

[Location](#)

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number

078-00-00-233-000

Real

00047621

History Year

Name 1

COMMISSION OF THE POOR

Other Map Number



Alerts

Owner Information

Post Initials

CW

Reason for Change

Name 2

Address 1

CHESTER COUNTY

Address 2

CHESTER SC

Zip Code

29706

Activity Date

06/04/2021

Land Value

Building Value

Total Market Value

Total Tax Value

Codes

District

02

Town

Subdivision

Description

TRACT C

Legal

Fire Code

CS

CITY SUB

Neighborhood

Use Class

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA
COUNTY Chester

CARD _____ OF _____ CARDS

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

PROPERTY LOCATION		GENERAL DATA		COST DATA		MOBILE HOME		INCOME APPROACH	
St., Rt. & No.		Yr. Built		Land		Make		Monthly Rental	
City		Economic Life		Imp.		Model		G. M. M.	
Use		Condition		L. H.		Yr. Built		Indicated Value	
Subdivision		Quality		Total		Condition			
Legal Description		Annual Rent		Stamps		Size			
<u>Tract C</u>		Bldg. Permit		Old Map Ref.					
		Mort.		File No.					
STANDARD CLASSIFICATION		PROPERTY DATA		LAND CLASSIFICATION					
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS	
Progressive	Paved Road	Buildings	Electricity	Level	Open Land				
Static	Earth Road	Pavement	Water	High					
Regressive	Railroad	Fence	Gas	Low					
Old	Water	Landscaping	Sewer	Rolling					
New	Airport	Well	All Utilities	Swampy					
LAND				LOT SIZE	FRONT	DEPTH	REAR	OTHER	
Number of Acres <u>2008</u> <u>27</u>		Number of Lots		Remarks & Description <u>Split out due to Plat Cab DS-105 P-5 per</u> <u>Karlisa Sloan & Mack Paul - 4-18-07</u>					
Per Acre Value		Number of Front Ft.							
Value for Acres		Per Lot Value							
Returned Area		Per Front Ft. Value							
Legal Area <u>27.497ac</u>		Value for Lots							
Planimetered Area		Value for Fr. Ft.							
Total Land Value									
ESTIMATED MARKET VALUE				Zoning					
	Land Acres or Lots	Improvement	Total						
Number									
Cost Approach									
Market Approach									
Income Approach									
Correlated Value									
Assessed %									
Reviewed by <u>was part of 78-0-0-44</u>				Date					

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

MEASURED BY _____ DATE _____

NAICS Code Description

NAICS Code/Keyword Search



812910 - Pet Care (except Veterinary) Services

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

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

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

Cross-References. Establishments primarily engaged in

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

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

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[Privacy & Cookies Policy](#)

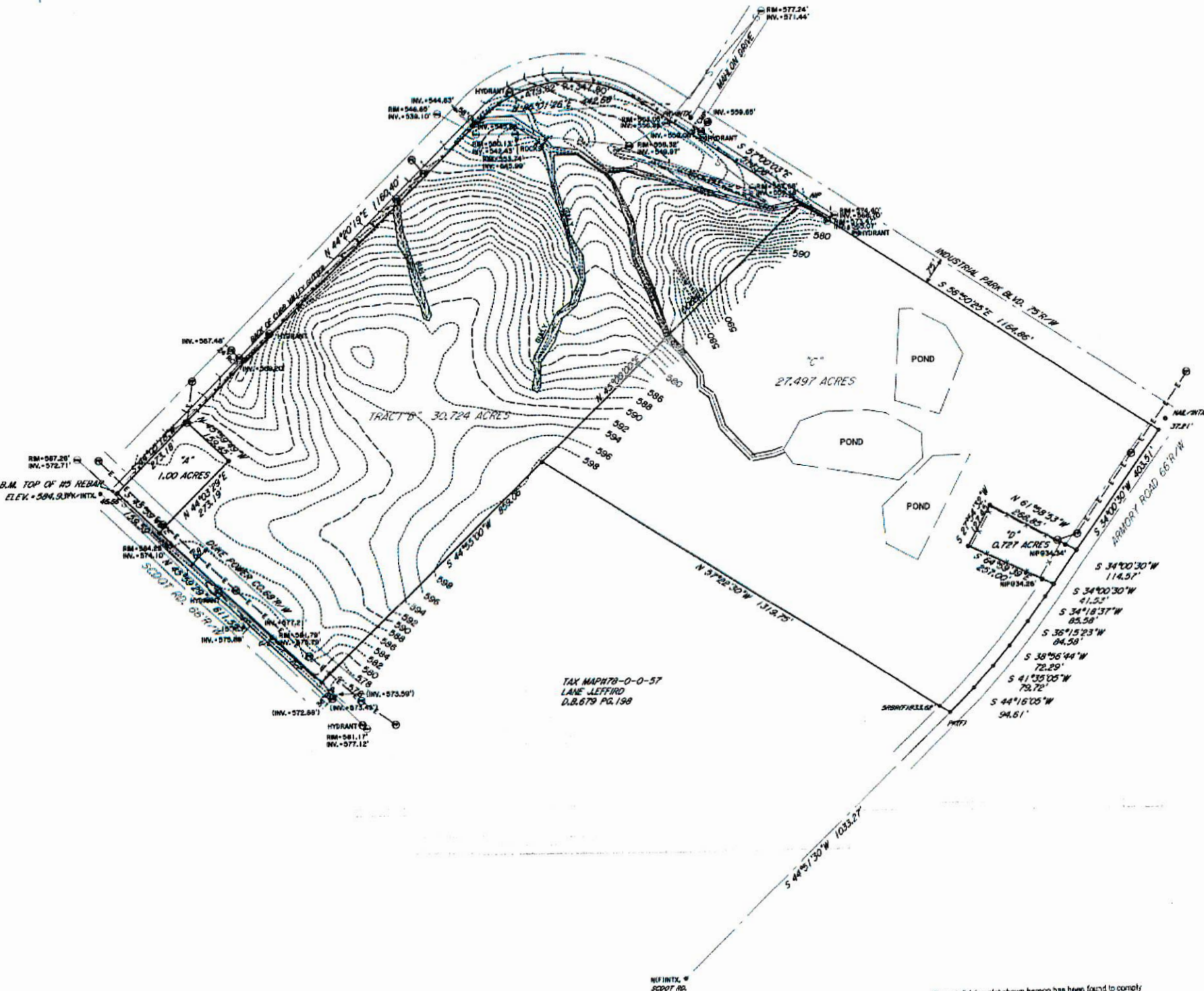
Cat # Slide 105 Pg 5

Cat # Slide 105 Pg 5

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

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

MAGNETIC NORTH



TAX MAP 78-0-0-57
LANE JEFFORD
D.B. 679 PG. 198

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

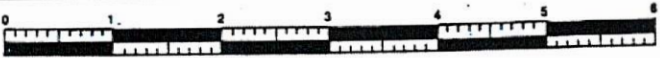
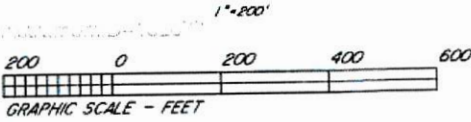
3 21 07
Chester County Planning Commission

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

WILLIAM V. HIPPE, P.E., S.C. 1756P

TRACT "D" TO BE RETAINED BY COUNTY OF CHESTER
NOTE:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PR NAIL
RR = RAILROAD SPIKE
P.P. = PINCHED PIPE
ALL CORNERS ARE #5 REBAR UNLESS NOTED
WATER-CHESTER METROPOLITAN 10"
SEWER-CHESTER SEWER DISTRICT 8"

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





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

ZONING TEXT AMENDMENT APPLICATION

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

NAICS CODE Number: N/A

APPLICANT INFORMATION

NAME: Mike Levister

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

P.O. Box 580

Chester, S.C. 29706

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

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

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

REASON FOR PROPOSED TEXT CHANGE:

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

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

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

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Original Text

Chapter 4 DISTRICT REGULATIONS

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

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

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

New Text Added

Chapter 4 DISTRICT REGULATIONS

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

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

Minimum lot area	Utility substations and water towers: 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions
Vegetative Buffer	"Vegetative Buffer" as defined as "An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by four additional feet for every two feet in height over 50 feet.

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

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

ZONING TEXT AMENDMENT APPLICATION

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

NAICS CODE Number: NA

APPLICANT INFORMATION

NAME: Mike Levister

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

P.O. Box 580

Chester, S.C. 29706

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

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

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

REASON FOR PROPOSED TEXT CHANGE:

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

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

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

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

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

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

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

New Text Added

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

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

Minimum lot area	<u>Utility substations and water towers</u> : 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	<u>Petroleum products & asphalt production</u> - 23411 & 324: 1000 feet from a rural, residential or agricultural district or property line. <u>Other</u> : 150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions.
Vegetation Buffer	"Vegetative Buffer" as defined as "An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height

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

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

ZONING TEXT AMENDMENT APPLICATION

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

NAICS CODE Number: NA

APPLICANT INFORMATION

NAME: Mike Levister

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

P.O. Box 580

Chester, S.C. 29706

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

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

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

REASON FOR PROPOSED TEXT CHANGE:

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

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

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

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Chapter 4 DISTRICT REGULATIONS

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

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

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

Chapter 4 DISTRICT REGULATIONS

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

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Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	Petroleum products & asphalt production - 23411, 324 & 4227: 1,000 feet from rural, residential or agricultural district or property line. Other uses: 150 feet, or 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, or as specified in conditions.
Vegetation Buffer	Vegetative Buffer” as defined as “An area, strip, or plot of undisturbed vegetation, running parallel to any perennial surface waters within 100 linear feet from the top of the bank of the perennial surface water in question to where land disturbing activities are occurring. Land disturbances are prohibited within the Vegetative Buffer. This vegetative buffer is established for the protection of the water resources of Chester County by reducing the amount of stormwater runoff reaching the water bodies, enhancing water infiltration, and minimizing the discharge of sediment, nutrients, or pollutants to receiving surface waters. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

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2025 County Council & CCTC Meeting Dates

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass
Chester, SC 29706

All **Chester County Council Meetings** begin at 6:00 pm.
Chester County Transportation Committee Meetings (CCTC) will be held prior to the Council Meeting and begin at 5:30 pm.

Monday, January 6th

Tuesday, January 21st

Monday, February 3rd (CCTC)

Tuesday, February 18th

Monday, March 3rd

Monday, March 17th

Monday, April 7th

Monday, April 21st

Monday, May 5th (CCTC)

Monday, May 19th

Monday, June 9th

Monday, June 23rd

Monday, July 7th

Monday, July 21st

Monday, August 18th

Tuesday, September 2nd

Monday, September 15th (CCTC)

Monday, October 6th

Monday, October 20th

Monday, November 3rd

Monday, November 17th

Monday, December 1st

Monday, December 15th *

Dates and Times are subject to change due to emergencies.

*Tentative

Application for Chester County, South Carolina Boards and Commissions

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

Date: 10-29-2024

Board or Commission Appointment being sought: Construction Board of Appeals

Name: JASON Whitesell Occupation: _____

Street Address: 2985 Steele Village Rd Rock Hill, Chester Co, SC 29730

Mailing Address: (if different from above) _____

Telephone (Home): _____ Cell: _____

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

Date of Birth: _____ Sex: M

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

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

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

____/____/____

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