



Chester County Council Meeting

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

AGENDA

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) November 18, 2024 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) Resolution 2024-13 Authorizing the retirement and property transfer of K-9 Deputy Daisy
- b) A Proclamation honoring K-9 Deputy Daisy
Presented by Sheriff Max Dorsey
- c) A Proclamation honoring Captain Richard R. Grant
- d) A Proclamation honoring Chief Andrew H. Martin

7. ADMINISTRATOR'S REPORT

8. CONSENT AGENDA

- a) 2nd Reading of Ordinance 2024-17
Authorizing the grant of a right-of-way and easement of approximately 0.109 acres of real property with improvements, if any, located along South Carolina Highway 9,

Chester, South Carolina, with County TMS #125-00-00-072-000; and providing for other related matters.

b) 2nd Reading of Ordinance 2024-18

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

c) 3rd Reading of CCTA24-01 ID-1 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-120 ID-1 Restricted Industrial District Regulations

Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

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

d) 3rd Reading of CCTA24-02 ID-2 – Chester County Zoning Ordinance – Text Amendments - Chapter 4 § 4-122 ID-2 Limited Industrial District Regulations

Recommendation to Add New Text. The Planning Commission voted 6-0 to approve.

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

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

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

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

9. OLD BUSINESS

10. NEW BUSINESS

- a) 1st Reading of CCMA24-13 John Agee request Tax Map #124-00-00-052-000 located next to 3302 Lancaster Hwy, Richburg, SC 29729 to be rezoned from Single Family Residential District (RS-1) to Rural Two District (R2). The Planning Commission voted 6-0 to approve.
- b) 1st Reading of CCMA24-14 Joaquim and Joanne Goncalves request Tax Map #122-00-00-066-000 located at 2482 Clinton Road, Edgemoor, SC 29712 to be rezoned from Rural Two District (R-2) to Rural One District (R-1). The Planning Commission voted 6-0 to approve.
- c) 1st Reading of CCMA24-15 James Christopher Gaddy and Kathleen P. Gaddy request Tax Map #079-04-02-098-000 located at 641 Lancaster Hwy, Chester, SC 29706 to be rezoned from Single Family Residential District (RS-1) to Limited Commercial District (LC). The Planning Commission voted 6-0 to approve.

- d) Parks, Recreation, and Tourism Department Update and Comments
Britt Stoudenmire
- e) Building Dedication
Vice Chairman Wilson

11. BOARDS AND COMMISSIONS

- a) Chester County Historical Cemeteries Advisory Committee Resignation
Erin Mosley, Council Member At-Large
- b) Chester County Historical Cemeteries Advisory Committee Appointment
Erin Mosley, Council Member At-Large

12. EXECUTIVE SESSION

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

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2460
- b) Action taken regarding the County Administrator

14. COUNCIL COMMENTS

15. ADJOURN

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

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



Chester County Council Meeting

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

MINUTES

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

1. CALL TO ORDER

Chairman Branham called the meeting to order at 6pm.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Councilman Guy.

3. APPROVAL OF MINUTES

- a) November 4, 2024 Council Meeting Minutes

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

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.

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

- b) 1st Reading of Ordinance 2024-18 (Title Only) M 2nd V

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.

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

7. ADMINISTRATOR'S REPORT

County Administrator Brian Hester announced that enrollment was still open for Citizens Academy. Mr. Hester gave an update on Rodman Sports Complex stating that the lower soccer fields have been manicured and are being prepared for next season as well as a way to make them ADA accessible. Mr. Hester also stated that the baseball complex is on schedule to be completed by May 14th. Administrator

Hester announced that the financial audit for the county was expected to be completed this week and that Fern Creek Group was selected to handle the design build process for the Wilksburg Fire Station. Mr. Hester announced that three new tankers were expected to be delivered in early December and they would be stationed in Lando Fire District, North Chester Fire District, and Rossville Fire District. Administrator Hester updated on the status of the Federal Building stating that asbestos, lead, and soil samples would be on site this week to begin collecting samples in order to move forward with grant funding for the project. Mr. Hester also welcomed his assistant, Kalli Oliver, back from maternity leave and thanked Cara Dudley for assistance in her absence. Administrator Hester announced that Chester County offices would be closed on November 27, 28, and 29 in observance of the Thanksgiving holiday. He also stated that the recycling centers will follow normal schedule and be open on Wednesday, Friday, and Saturday and the landfill will close only on Thursday for Thanksgiving Day. Administrator Hester updated that 1,914 residents have applied for FEMA individual assistance that \$959,520 has been awarded to Chester County residents.

8. OLD BUSINESS

a) Comprehensive Plan Timeline Update

Jeremy Ward, Planning and Development Director

Planning and Development Director Jeremy Ward provided an update on the Comprehensive Plan process. He reported that the first phase of public input has been completed, with six workshops held around the county that were attended by approximately 120 people. Additionally, an online survey received around 510 responses. Mr. Ward stated that over the next 2-3 weeks, he will be compiling the public input into a report that will be provided to the county council by the second week of December. The Planning Commission will then hold a workshop in early January to review the public input and develop the vision and goals for the Comprehensive Plan. After that, the county council will have a workshop to also review the input and provide feedback. Director Ward explained that the goal is to have a first draft of the final Comprehensive Plan ready by early summer, and he is working closely with Administrator Hester to ensure the new council members and planning commissioners are involved in the process from the start.

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.

Vice Chair Wilson acknowledged that a lot of time and work has gone into the Chester Catawba Regional Airport overlay district. He thanked the COG (Council of Governments) for their work on it, as well as the county's zoning officials, Mr. Levister and Mr. Ward, for their efforts. Vice Chairman Wilson stated that from a long-range planning and safety standpoint, he believes the overlay district is a good thing, as it promotes safety around the airport and helps keep the airport eligible for grants. However, Mr. Wilson wanted to go on record stating that if the overlay district creates any unnecessary or unreasonable problems for landowners, he would hope the county council would be able to go back and change those unforeseen issues. Vice Chairman Wilson emphasized that the council's intention is not to place any unneeded restrictions that would be burdensome to landowners. Vice Chairman Wilson requested that the planning department provide a review of how the overlay district is working, and how it has affected landowners in the area, perhaps about a year from now. This would allow the council to assess if any changes need to be made to the regulations.

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

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

- 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.

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

- 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.

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

9. NEW BUSINESS

- a) 2025 County Council and CCTC Meeting Calendar Approval

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

10. BOARDS AND COMMISSIONS

- a) Construction Board of Appeals Appointment

Erin Mosley, Council Member At-Large

Councilwoman Mosley motioned to appoint Jason Whitesell to the Construction Board of Appeals, second by Councilman Vaughn. Vote 7-0 to appoint.

11. EXECUTIVE SESSION

Councilman Vaughn motioned to enter executive session, second by Councilwoman Mosley.

Vote 7-0 to enter.

- 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

Councilman Vaughn motioned to return to regular session, second by Councilwoman Mosley. Vote 7-0 to return. Chairman Branham stated that all items were taken as information only.

- 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

Councilman Vaughn announced that the next food distribution would be held on December 7th.

14. ADJOURN

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

***Time: 7:37pm
Kristie Donaldson
Clerk to Council***

RESOLUTION 2024-13

AUTHORIZING THE RETIREMENT AND PROPERTY TRANSFER OF K-9 DEPUTY DAISY

WHEREAS, K-9 Deputy Daisy has faithfully served the Chester County Sheriff's Office for 8 years, providing invaluable assistance in the performance of law enforcement duties, including search and rescue, and suspect apprehension; and

WHEREAS, K-9 Deputy Daisy has reached the appropriate age and condition where continued active service may no longer be in her best interest; and

WHEREAS, Lt. Johnathan Thomasson has served as K-9 Deputy Daisy's handler and partner within her career and has shown exemplary commitment to the care and welfare of K-9 Deputy Daisy, and is willing to adopt K-9 Deputy Daisy upon her retirement; and

WHEREAS, it is in the best interest of Chester County Sheriff's Office and K-9 Deputy Daisy for her to retire and be transferred to Lt. Thomasson's care, where she will continue to receive the love, attention, and care she deserves, in recognition of her service and dedication to the community;

NOW, THEREFORE, BE IT RESOLVED by the Chester County Council that:

1. Authorization for Retirement

The retirement of K-9 Deputy Daisy from active duty with the Chester County Sheriff's Office is hereby approved, effective November 15, 2024.

2. Transfer of Ownership

Ownership of K-9 Deputy Daisy is hereby transferred from Chester County to Lt. Johnathan Thomasson, effective November 15, 2024, with all associated rights, responsibilities, and care of the K-9 now resting with Lt. Thomasson.

3. Acknowledgment of Service

The Chester County Council, along with the Chester County Sheriff's Office, formally acknowledges and expresses its deepest gratitude for the outstanding service and dedication provided by K-9 Deputy Daisy during her tenure as a member of the law enforcement team.

4. Release from Responsibility

Upon transfer of ownership, Chester County will no longer bear responsibility for the care, feeding, and medical expenses of K-9 Deputy Daisy and all such responsibilities shall be assumed by Lt. Thomasson.

BE IT FURTHER RESOLVED that a copy of this resolution be provided to Lt. Thomasson, the Chester County Sheriff's Office, and any other relevant entities for their records and implementation.

RESOLVED this December 2, 2024.

Joe Branham
Chairman, Chester County Council

ATTEST

Kristie Donaldson
Clerk to Chester County Council



A PROCLAMATION

TO HONOR THE SERVICE OF K-9 SHERIFF'S DEPUTY DAISY OF THE CHESTER COUNTY SHERIFF'S OFFICE

Whereas, K-9 Deputy Daisy has faithfully served the Chester County Sheriff's Office with unwavering dedication, loyalty, and courage since 2016; and

Whereas, K-9 Deputy Daisy has played an integral role in enhancing public safety through numerous deployments for K-9 tracking team deployments. K-9 Deputy Daisy has accomplished everything from capturing attempted murder suspects, to locating missing persons and helping officers get them to safety; and

Whereas, the bond between K-9 Deputy Daisy and her partners, Deputy Thomasson and Deputy Boyd exemplifies the commitment, teamwork, and trust that define our law enforcement community; and

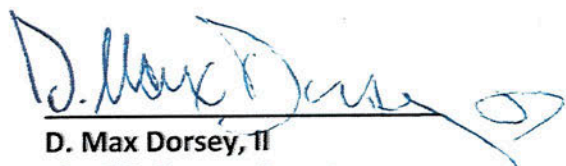
Whereas, K-9 Deputy Daisy has touched the lives of many, fostering positive relationships between law enforcement and the community; and

Whereas, K-9 Deputy Daisy is now retiring, allowing for a well-deserved life of leisure after years of dedicated service;

We commend K-9 Deputy Daisy for their unwavering service and dedication and extend our deepest gratitude for her contributions to the safety and well-being of our community. May this next chapter bring joy, relaxation, and plenty of treats.

NOW, THEREFORE, Chester County Sheriff's Office and Chester County Council proudly recognizes the bravery and heroism of K-9 Deputy Daisy, and also honor and thank her for her service to public safety and law enforcement for the citizens of Chester County.

DONE, this 15TH day of November, 2024


D. Max Dorsey, II
Sheriff, Chester County


Brian Hester
Chester County Administrator

STATE OF SOUTH CAROLINA

)

PROCLAMATION

CHESTER COUNTY

)

)

A PROCLAMATION HONORING CAPTAIN RICHARD R. GRANT

- WHEREAS,** Richard R. Grant joined the West Chester Fire Department on February 11, 1975 on his 18th birthday, and has dedicated his life to serving our community;
- WHEREAS,** Captain Grant began his journey with the West Chester Volunteer Fire Department alongside his father, Mr. Henry Lee Grant, and now proudly serves alongside his son, Assistant Chief Ben Grant, creating a legacy of service across generations;
- WHEREAS,** Captain Grant made significant contributions to the Chester County Rural Fire Commission and the South Carolina State Fire Commission, advocating for the safety and well-being of our community;
- WHEREAS,** he served many years as Secretary and Treasurer for the West Chester Rural Fire Protection Association, demonstrating unwavering leadership and financial stewardship;
- WHEREAS,** Captain Grant spent countless hours away from his family during times of community need, exemplifying selflessness and dedication;
- WHEREAS,** he served as Scout Master, playing a crucial role in the teaching and development of the 4-H Fire Explorer program, where he inspired and trained new firefighters;
- WHEREAS,** Captain Grant has obtained several certifications from the South Carolina Fire Academy, including Basic Fire Tactics and Interior Certified Firefighter, as well as his NFPA Firefighter I and II certifications; and
- WHEREAS,** Captain Grant's commitment to public service extends to his career as a firefighter with the Chester Fire Department, and even after retirement, he continues to volunteer with the West Chester Fire Department, serving his community for over 50 years.

NOW, THEREFORE, I, Joe Branham, Chairman on behalf of the Chester County Council, do hereby proclaim that we honor Richard R. Grant for his exemplary service, dedication, and significant contributions to our community. We express our deepest gratitude for his unwavering commitment to making the West Chester Community a safer and better place for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 2nd Day of December, in the Year of our Lord, Two Thousand, Twenty-Four.

Joe Branham
Chairman, Chester County Council

Attest: _____
Kristie Donaldson
Clerk to County Council

STATE OF SOUTH CAROLINA

CHESTER COUNTY

)
)
)

PROCLAMATION

A PROCLAMATION HONORING CHIEF ANDREW H. MARTIN

- WHEREAS,** Chief Andrew H. Martin joined the West Chester Fire Department on May 13, 1974, his 18th birthday, marking the beginning of a lifelong commitment to public service;
- WHEREAS,** Chief Martin has served alongside his father, James Hugh Martin Sr., a charter member of the fire department, and continues the legacy of service with his two brothers, nephew, and son, Jason A. Martin;
- WHEREAS,** he has dedicated countless hours to maintaining fire trucks, ensuring the safety and readiness of the West Chester Fire Department and neighboring fire trucks;
- WHEREAS,** Chief Martin has served as Chester County Rural Fire Commissioner for District 4 since 1989, advocating for the safety and well-being of our community;
- WHEREAS,** Chief Martin has volunteered countless hours fighting fires, often taking him away from his family and full-time career, exemplifying his unwavering dedication;
- WHEREAS,** Chief Martin holds several certifications from the South Carolina Fire Academy, including Basic Fire Tactics, Interior Certified Firefighter, Structural I Fire Fighting, Fire Fighting I and II, and multiple Incident Command classes; and
- WHEREAS,** over the past 50 years, Chief Andrew H. Martin has faithfully served the West Chester community, embodying the spirit of service, leadership, and loyalty.

NOW, THEREFORE, I, Joe Branham, Chairman on behalf of the Chester County Council, do hereby proclaim that we honor Chief Andrew H. Martin for his exceptional service, steadfast commitment, and invaluable contributions to our community. We extend our deepest gratitude for his years of dedication and leadership in making West Chester a safer place for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 2nd Day of December, in the Year of our Lord, Two Thousand, Twenty-Four.

Joe Branham
Chairman, Chester County Council

Attest: _____
Kristie Donaldson
Clerk to County Council

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

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

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

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

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

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

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

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

CHESTER COUNTY, SOUTH CAROLINA

BY: _____
CHAIRMAN, CHESTER COUNTY COUNCIL

[SEAL]

ATTEST:

KRISTIE DONALDSON
CLERK TO COUNTY COUNCIL

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

[Remainder of Page Substantively Blank]

Exhibit B

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

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

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

AND

A TEMPORARY CONSTRUCTION RIGHT-OF-WAY & EASEMENT (the “*TCE*”) as shown on Exhibit A (the “*TCE Area*”), which TCE Area will be cleared and graded only to the extent required for initial installation of Sewer Facilities. The TCE shall automatically expire and terminate on the earlier of (a) six months after construction, testing and inspection of the Sewer Facilities is completed, and the project is accepted by Grantee, or (b) two (2) years after the date of this instrument. Upon completion of work, Grantee shall restore the TCE Area to a condition reasonably similar to the condition existing immediately prior to commencement of work. It being agreed that no trees or like vegetation are to be permitted in the Permanent Easement Area. The Grantee in the performance and exercise of its rights and obligations under this Easement shall not interfere in any manner with the current or future existence and operation of any and all public and private rights of way, sanitary sewers, water mains, storm drains, gas mains, poles, aerial and underground electrical and telephone wires, cable television, and other

communications, utility, or County property, without the express written approval of the Grantor and/or the owner or owners of the affected property(ies) or the holder of such property interests.

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

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

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

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

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

Grantee shall deliver written notice of its intent to commence construction, laying, renewing, enlarging, replacing, repairing, and removing of its Sewer Facilities within the Permanent Easement Area to Grantor at least five (5) days prior to commencement of any work, except in the event of an emergency, as reasonably determined by Grantee.

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

[SIGNATURES APPEAR ON FOLLOWING PAGES]

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

SIGNED SEALED AND DELIVERED

**CHESTER COUNTY, SOUTH
CAROLINA**

IN THE PRESENCE OF:

By: _____(SEAL)

Print name: _____

Print Name: _____

Its: _____

Print name: _____

STATE OF SOUTH CAROLINA)

)

COUNTY OF CHESTER)

ACKNOWLEDGMENT

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

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

_____(SEAL)

Print name: _____

Notary Public for S. C.

My commission expires: _____

[NOTARIAL SEAL]

MEMORANDUM

TO: Chester County Council

FROM: Nicole Workman

DATE: November 26, 2024

RE: Agreement Contingent Upon Council Approval – Expected Signing Between 2nd and 3rd Reading

The expected timeline and conditions under which the Agreement referenced in Ordinance 2024-18 is expected to be signed between the second and third readings of the Ordinance. The terms of the Agreement are expected to remain substantially and materially unchanged. The Agreement will remain contingent upon the final approval of the County Council. If Council approves the Agreement following the third reading, it will become fully binding. If the Council does not approve the Agreement, the document will be rendered void, and the parties may need to renegotiate or revisit the terms of the agreement.

Please feel free to contact me should you need further clarification.

Nicole Workman

Chester County Attorney

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

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

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

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

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

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

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

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

CHESTER COUNTY, SOUTH CAROLINA

BY: _____
CHAIRMAN, CHESTER COUNTY COUNCIL

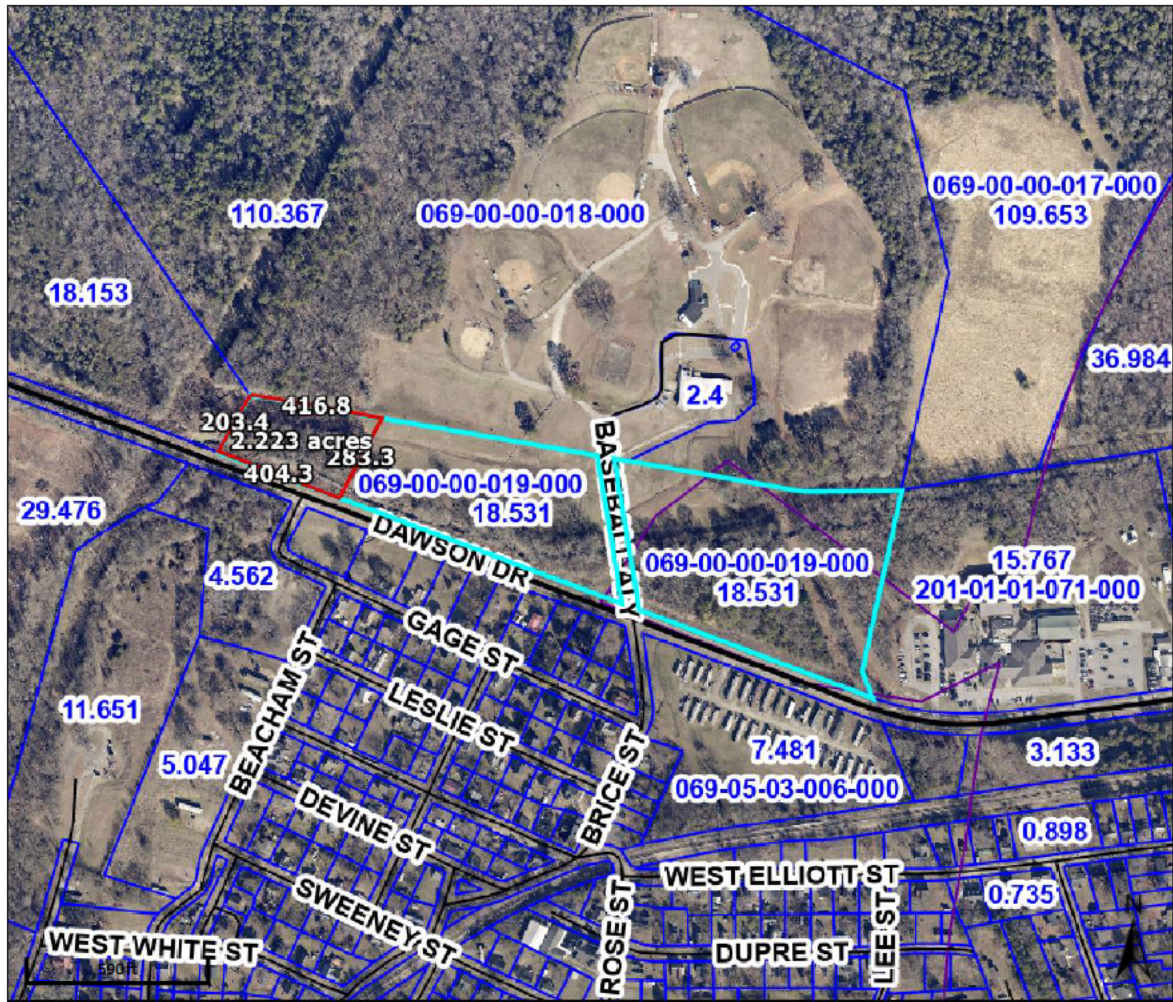
[SEAL]

ATTEST:

KRISTIE DONALDSON
CLERK TO COUNTY COUNCIL

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

Exhibit A



Parcel ID 069-00-00-019-000

Sec/Twp/Rng n/a

Property Address

District 02

Brief Tax Description n/a

Alternate ID n/a

Class EX

Acreage 18.531

Owner Address CHESTER COUNTY

P.O. DRAWER 580 CHESTER SC 29706

(Note: Not to be used on legal documents)

Date created: 8/14/2024



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

Exhibit B**AGREEMENT FOR
EXCHANGE OF PROPERTY**

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

Statement of Purpose

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Defaults; Remedies.

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

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

11. Miscellaneous.

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

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

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

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

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

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

[SEAL]

By: _____

Name: _____

Title: _____

Date: _____, 2024

CHESTER COUNTY,
a South Carolina political subdivision

[SEAL]

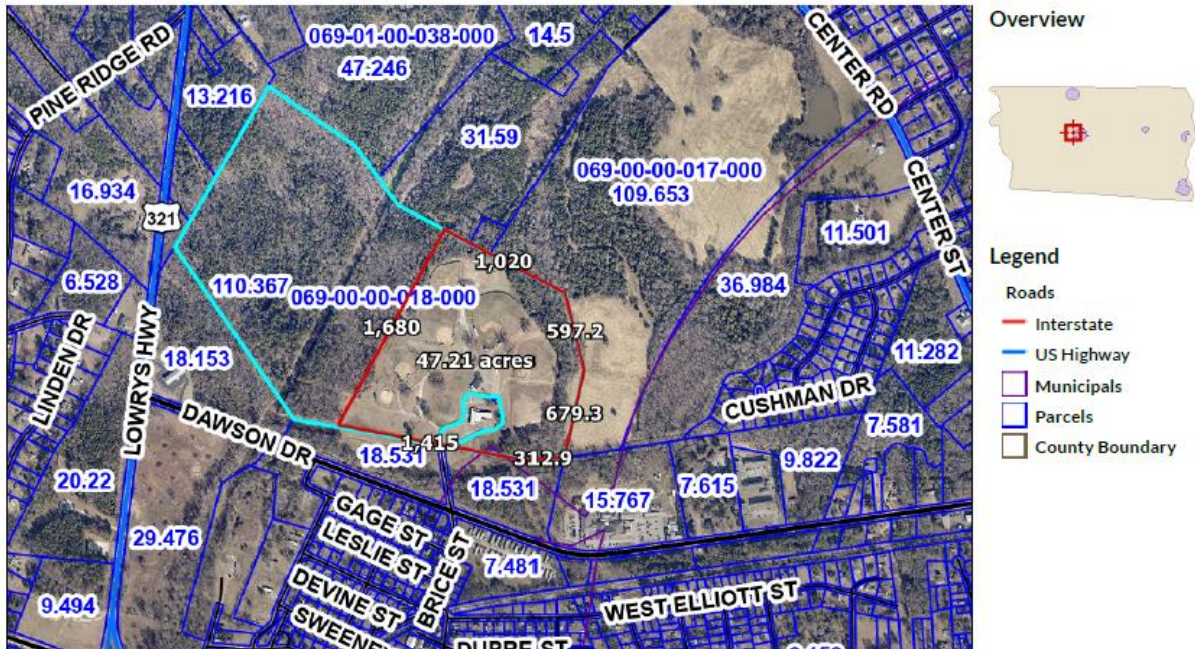
By: _____

Name: _____

Title: _____

Date: _____, 2024

EXHIBIT A**[LSC Ballfields Parcel]**

qPublic.net™ Chester County, SC


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

EXHIBIT B

[County Parcel]

 **qPublic.net**TM Chester County, SC



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



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

This page intentionally left blank.



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

This Page Intentionally Left Blank



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

ZONING TEXT AMENDMENT APPLICATION

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

NAICS CODE Number: NA

APPLICANT INFORMATION

NAME: Mike Levister

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

P.O. Box 580

Chester, S.C. 29706

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

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

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

REASON FOR PROPOSED TEXT CHANGE:

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

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

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

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Chapter 4 DISTRICT REGULATIONS

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

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

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

New Text Added

Chapter 4 DISTRICT REGULATIONS

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

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

Minimum lot area	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:	Principal structure - 10 feet from interior side lot line. Accessory structure - 6 feet from interior side lot line.
Minimum rear yard:	Principal structure - 15 feet from interior rear lot line. Accessory structure - 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	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.

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

This Page Intentionally Left Blank



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

Zoning Map Amendment (Rezoning) Application

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

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

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

Please give your reason for this rezoning request:

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

Copy of plat must be presented with the application request

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

Property Address Information

Property address: 3302 LANCASTER HIGHWAY (Next to 3302 Lancaster Hwy)
Tax Map Number: 124-00-00-052-000 Acres: 4-2.039

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

PLEASE PRINT:

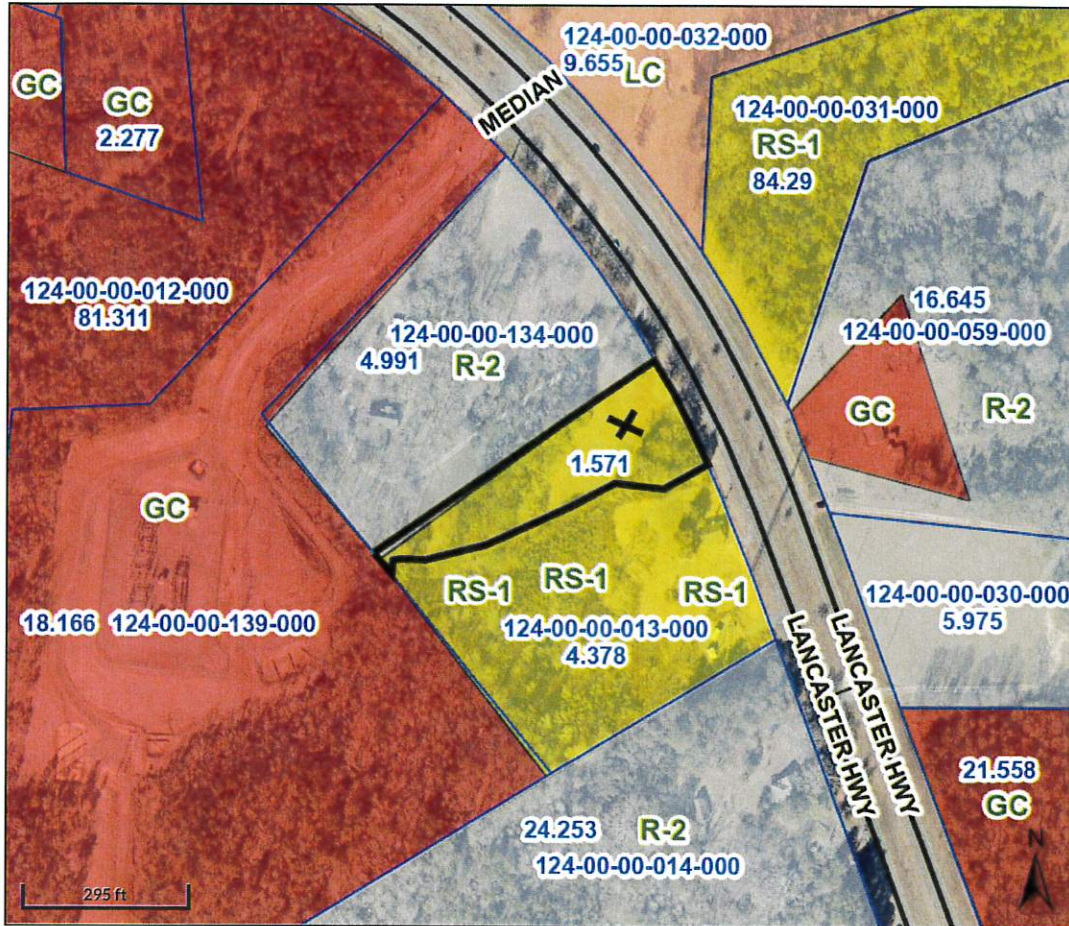
Applicant(s): John H. Agee
Address 3302 LANCASTER HWY - PO BOX 9 RICHMOND, S.C. 29729
Telephone: _____ cell _____
E-Mail Address: _____

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

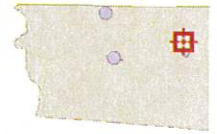
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

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

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



Overview



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

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

Developed by  **SCHNEIDER**
GEOSPATIAL

SOUTH CAROLINA
COUNTY Chester

COUNTY Chester

124-00-00-052-000
AGEE JOHN
P O BOX 9
RICHBURG

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

ESTIMATED MARKET VALUE				LAND VALUATION BY YEAR					
	Land Acres or Lots	Improvement	Total		2009	2019	1995	2000	1906
Number	11AC	2			1905	2019	1995	2000	1906
Post Approach	14,800	116,800	131,600	Market Value	50,000	30,000	60,000	100,000	125,000
Market Approach				Use Value	400	150	800	800	800
Income Approach				Difference					
Correlated Value									
Assessed %	19,800								
Reviewed by			Date						

Hand
sold 6. Dec 70 124-0-0-131610-24-08

Current Year (2024) Changes



Search Options

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

Alerts

Has Additional Comments

Owner Information

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

Codes

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

Additional Information

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

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number Real History Year
Name 1 Other Map Number

Alerts

Has Additional Comments

Owner Information

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

Codes

District Fire Code RICHBURG
Town Neighborhood SINGLE FAMILY RES
Subdivision Use Class
Description
Legal

Location Street Number Street Name Suffix Direction

Additional Information

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

Scroll by: MAP#

Cad E Slide 56 Pg 13
MAGNETIC NORTH

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

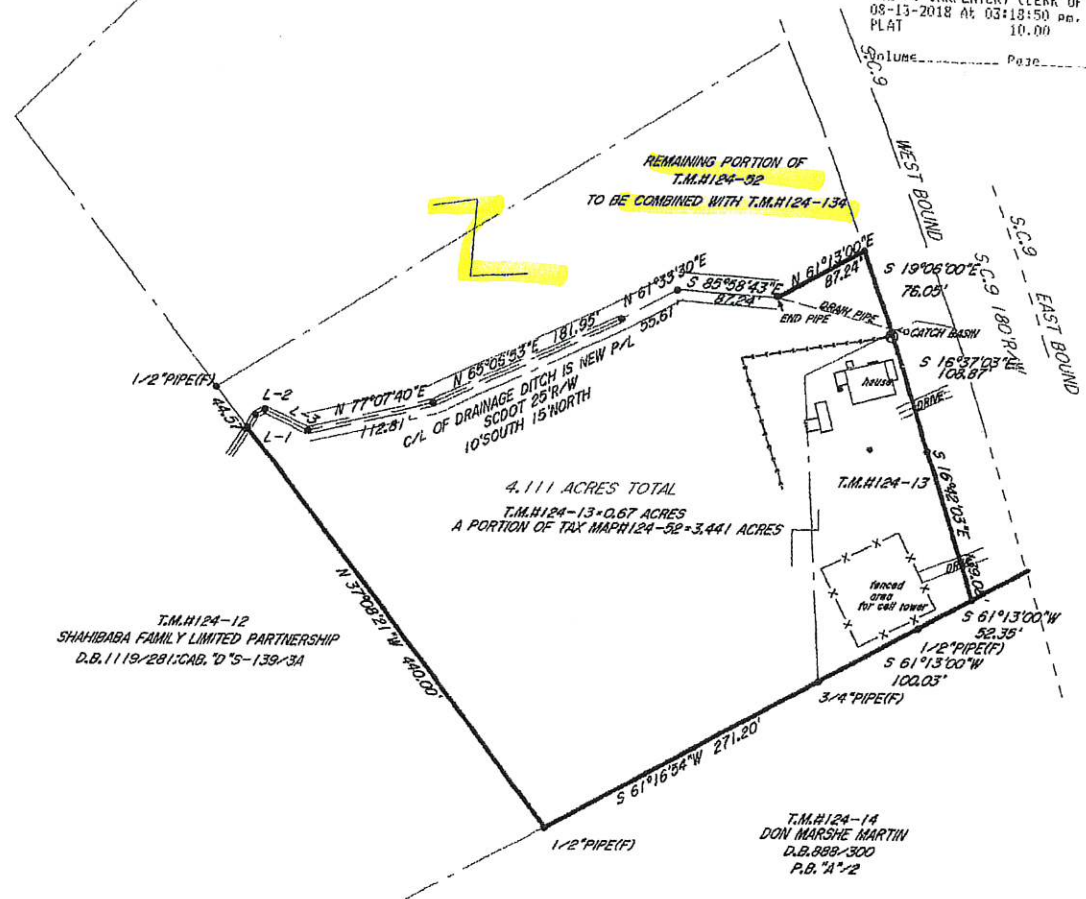
REFERENCES: TAX MAP H124-13 & A PORTION OF TAX MAP H124-52
D.B. 529 PG. 916; P.B. "D" PG. 104; D.B. 493 PG. 527; P.B. "N" PG. 176

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

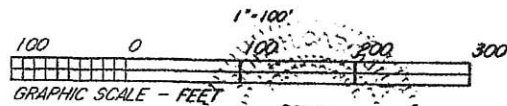
W. Z. Law
Chester County
6/27/18

T.M. H124-134
JOHN H. AGEE
D.B. 493/527; P.B. "N" / 176; C.B. "C" S-17/38

201800101038
Filed for Record in
CHESTER COUNTY SC
SUE K. CARPENTER, CLERK OF COURT
08-13-2018 At 03:18:50 pm.
PLAT 10.00



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

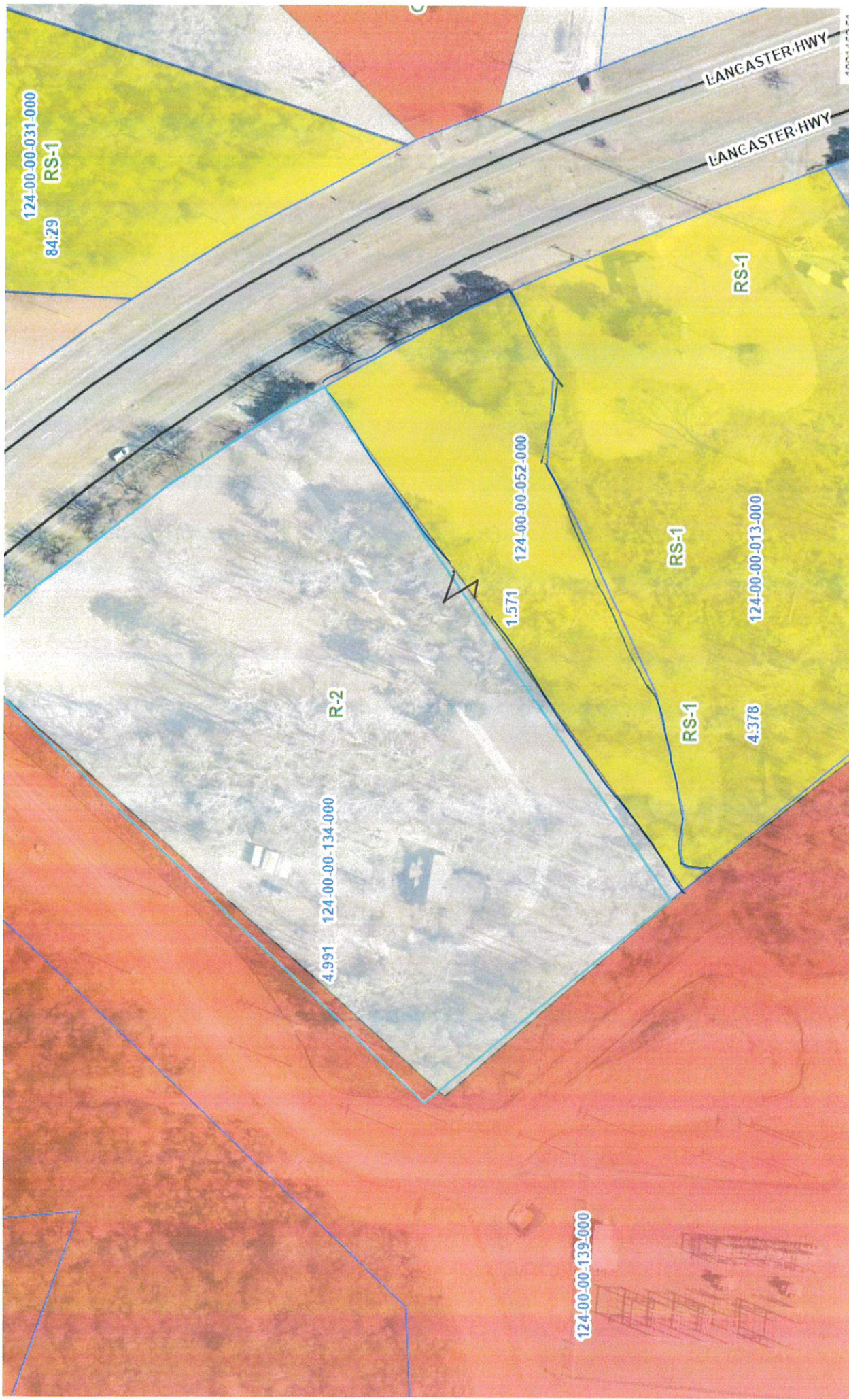


HIPP LAND SURVEYING, INC.
3574 VICTORIAN HILLS DRIVE
RICHBURG, S.C. 29729
PHONE (803) 789 3716

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

WILLIAM V. HIPPI, P.L.S. 19569





124-00-00-031-000
84.29 RS-1

LANCASTER HWY
LANCASTER HWY

RS-1

124-00-00-052-000

1.571

RS-1

124-00-00-013-000

RS-1

4.378

R-2

4.991 124-00-00-134-000

124-00-00-139-000

1001/2314



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

Issued to:

JOHN AGEE

PO BOX 9
RICHBURG, SC 29729

Receipt No. 8758

Date 10/09/2024
Cashier shudson

Payment Items

Map Amendment re-zoning

\$150.00

\$150.00

Form of Payment

Check	1201	\$150.00
		\$150.00

Thank you for your payment.



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

Zoning Map Amendment (Rezoning) Application

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

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

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

Please give your reason for this rezoning request:

In new Homes new zoning for family to build

Copy of plat must be presented with the application request

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

Property Address Information

Property address: 2482 Clinton Road Edgemoor SC 29712
Tax Map Number: 122-00-00-000-000 Acres: 5.98

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

PLEASE PRINT:

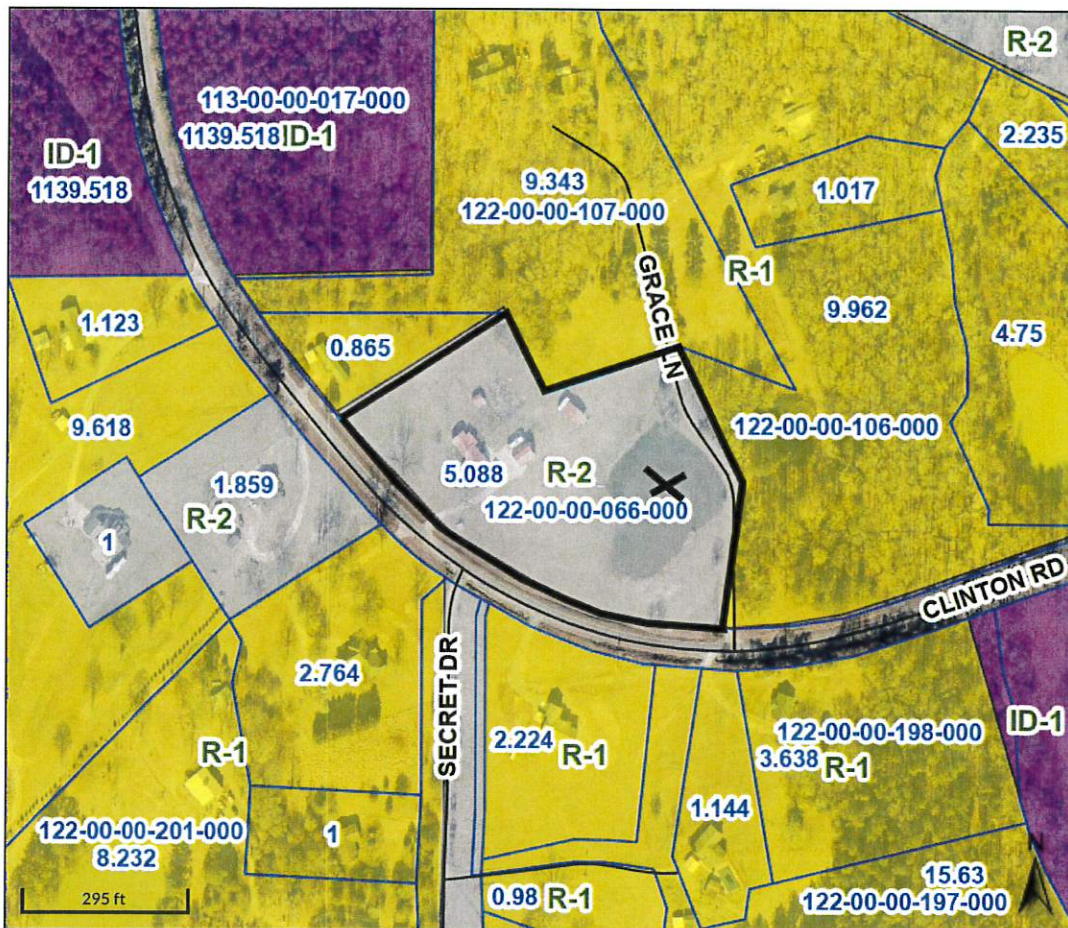
Applicant(s): Joaquim + Joanna Goncalves
Address 2482 Clinton Road Edgemoor SC 29712
Telephone: [REDACTED] cell [REDACTED] work [REDACTED]
E-Mail Address: [REDACTED]

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

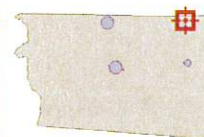
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: [Signature] Date: 10-17-24
Applicant signature: [Signature] Date: 10-17-24

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



Overview



Parcel ID 122-00-00-066-000
Sec/Twp/Rng n/a
Property Address 2482 CLINTON RD

Alternate ID	n/a
Class	RN
Acreage	5.9

Owner Address GONCALVES JOAQUIM - SURV
GONCALVES JOANNA - SURV
1276 STONECREST BLVD
TEGA CAY SC 29708

District	03
Brief Tax Description	5.903 AC

(Note: Not to be used on legal documents)

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

Developed by **SCHNEIDER**
GEOSPATIAL

Current Year (2024) Changes



Search Options

[Map Number](#)

122-00-00-066-000

Real

00799693

History Year

[Name 1](#)

GONCALVES JOAQUIM - SURV

[Other Map Number](#)

Alerts

Has Additional Comments

Owner Information

Post Initials

CW

Reason for Change

Name 2

GONCALVES JOANNA - SURV

Address 1

1276 STONECREST BLVD

Address 2

TEGA CAY SC

Zip Code

29708

Activity Date

06/12/2024

Land Value

73,750

Building Value

211,200

Total Market Value

284,950

Total Tax Value

284,950

Codes

District

03

Fire Code

LA

LANDO

Town

Neighborhood

R1

RURAL 1

Subdivision

Use Class

Description

5.903 AC

Legal

[Location](#)

Street Number

2482

Street Name

CLINTON RD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number

122-00-00-066-000

Real

00799693

History Year

Name 1

GONCALVES JOAQUIM - SURV

Other Map Number



Find

Alerts

Has Additional Comments

Owner Information

Post Initials

CW

Reason for Change

Name 2

GONCALVES JOANNA - SURV

Activity Date

06/12/2024

Address 1

1276 STONECREST BLVD

Land Value

73,750

Address 2

TEGA CAY SC

Building Value

211,200

Zip Code

29708

Total Market Value

284,950

Total Tax Value

284,950

Codes

District

03

Fire Code

LA

LANDO

Town

Subdivision

Description

5.903 AC

Legal

Neighborhood

R1

RURAL 1

Use Class

Location

Street Number

2482

Street Name

CLINTON RD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Manufactured Home Appraisal Card

CARD 1 OF 2 CARDS

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

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

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

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

CARD _____ OF _____ CARDS

COUNTY Chester

122-0-0-66

TAX MAP <u>122-0-0-66</u>		DISTRICT <u>11</u> <u>3</u>		DATE OF APPRAISAL				APPRAISER		
122-00-00-066-000 GONCALVES JOAQUIM - SURV GONCALVES JOANNA - SURV 1276 STONECREST BLVD TEGA CAY SC 29708		TRANSFERRED FROM		Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
		<u>JAYNE R. Fudge</u>		<u>484</u>	<u>849</u>	<u>3 AC.</u>	<u>472</u>	<u>152</u>	<u>2-24-77</u>	<u>\$9,950</u>
		<u>Vergil R. Riley & Lucille Riley</u>		<u>564</u>	<u>116</u>	<u>3 ac</u>			<u>3-24-89</u>	<u>\$49,000</u>
		<u>inda O. Fudge</u>		<u>601</u>	<u>147</u>	<u>3 ac</u>			<u>4-12-91</u>	<u>PL 4A</u>
		<u>Harry O. Fudge - Etal</u>		<u>927</u>	<u>17</u>	<u>3.897 ac</u>	<u>ca B</u>	<u>594</u>	<u>10-12-06</u>	<u>\$1.00</u> <u>2+ A</u>
Owner's Name and Address		<u>Harry O. Fudge Jr</u>		<u>1036</u>	<u>200</u>	<u>6 ac</u>			<u>6-2-11</u>	<u>Gift</u>
PROPERTY LOCATION		GENERAL								
St., Rt. & No. <u>Rd. 5-12-609</u>		Yr. Built		<u>1354</u> <u>6m3</u>				<u>9/21/29</u> <u>Death Notice</u>		
City		Economic Life		<u>1408</u> <u>250</u> <u>5.897</u>				<u>1/9/23</u> <u>\$299,900</u>		
Use		Condition		Model						
Subdivision		Quality		Yr. Built				G. M. M.		
Legal Description		Annual Rent		Condition				Indicated Value		
<u>joint tenants</u>		Bldg. Permit		Size						
		Mort.		File No.						
STANDARD CLASSIFICATION		PROPERTY DATA		LAND CLASSIFICATION						
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS		
Progressive	Paved Road	Buildings	Electricity	Level	Open Land					
Static	Earth Road	Pavement	Water	High						
Regressive	Railroad	Fence	Gas	Low						
Old	Water	Landscaping	Sewer	Rolling						
New	Airport	Well	All Utilities	Swampy						
LAND				LOT SIZE	FRONT	DEPTH	REAR	OTHER		
Number of Acres <u>200</u> <u>6 ac</u>		Number of Lots		Remarks & Description <u>6c 4ac x 43 = 172 R 150</u> <u>2006</u> <u>4ac</u> <u>12,000 MV</u> <u>150 UV</u> <u>\$3.897 ac was part of 122-0-0-17 on 10-12-06</u> <u>1979 Inc. 8,850</u>						
Per Acre Value <u>3000</u>		Number of Front Ft.								
Value for Acres		Per Lot Value								
Returned Area <u>200</u> <u>200</u>		Per Front Ft. Value								
Legal Area <u>243.897</u> <u>24c</u>		Value for Lots								
Planimetered Area <u>5.897</u> <u>24c</u>		Value for Fr. Ft.								
Total Land Value										
ESTIMATED MARKET VALUE										
	Land Acres or Lots	Improvement	Total							
Number	<u>LOT</u>	<u>2</u>								
Cost Approach	<u>17,200</u>	<u>32,600</u>	<u>49,800</u>							
Market Approach	<u>12,900</u>	<u>52,400</u>	<u>65,300</u>							
Income Approach	<u>22,500</u>	<u>75,100</u>	<u>97,600</u>							
Correlated Value										
Assessed %	<u>1011</u>									
Reviewed by	<u>R-20c</u>	<u>12,900</u>	<u>62,500</u>	<u>75,400</u>						
Date										

Sold 1 ac. to 122-0-0-115 8-22-91

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family	2000	Class II Shed			1675	35.91	60,149	6202	66,351	25	49,763
Split Level	Fam. Rented					720	400					2880
Colonial	Fam. Duplex											52,643
Cape Code	Condominiums											
Conventional												
Modern		93	CLASS II Shed			1675	2926	49011	4505	53516	25	40,132
						180	400					2350
												42217

	FOUNDATION - 1 Masonry Walls BASEMENT AREA - 9 None Full Sq. Ft. Finished Rec. Sq. Ft. Apt. Garage EXTERIOR WALLS - 2 Siding or Sheathing Single Siding Wood Shingles Asbestos Shingles Stucco on Frame Stucco on Tile or C.B. Face Brk. Veneer Face Brk. on Tile or C.B. Com. Brk. Veneer Com. Brk. on Tile or C.B. Compo. Shingles Solid Com. Brk. Face Br. on Com. Br. Cement or Conc. Blk. Reinforced Concrete Aluminum Siding Cut Stone Facing Terra Cotta Facing Stone or T.C. Trim Party Walls Plate Glass Front ROOF TYPE - 3 Hip Gable Mansard Flat Gambrel ROOFING - 3 Asphalt Shingles Slate Asbestos Shingles Metal Deck Roll Roofing Tar & Gravel Composition INSULATION - 3 Roof or Ceiling Wall Storm Sash & Doors CONDITION Int. Finish Layout Structure LOCATION	FLOORS - 4 Concrete Earth Hardwood Pine Single Fl. Asphalt Tile Terrazzo W. W. Carp. Reinf. Conc. Wood Joist Rubber Tile INT. FIN. - 5 Hardwood Dry Wall Knotty Pine Unfinished L & P on Studs Plast. on Painted Blk. Panel Acoustic Ceil Suspend. Ceil ENVIRONMENTAL Warm Air Steam Hot Water or Vapor Forced Air Unit Heaters Air Cond. No Heating Heat Pump Electric FUEL Oil Gas Stoker Elec. ELECTRICAL - 7 Armored Cable BX Pipe Conduit Romex FIREPLACES - TYPE Double Single Stone	PLUMBING - 6 Bathroom No. St. Sh. Bath Two Fixt. Bath St. Shower Water Closets Lavatories Kitch Sinks No Plumbing TILING - 5 Bath Fl. & Wsc. Bath Fl. & Walls Bath Fl. Only T. Rm. Fl Only Tub Only St. Shower Kit Floor Kit. Wsc. MISCELLANEOUS Modern Kitchen B.I. Range B.I. Oven B.I. Refrig. B.I. Dishwasher B.I. Garb. Disp. Exhaust Fan B.I. Clothes Wash. B.I. Dryer Modern Bath B.I. Vanity B.I. Tub Encl. B.I. Vacuum sys. Metal Frame Sash Wood Frame Sash Gutters OUT BUILDINGS Wall Fdn. Single Siding Double Siding Shingle Walls Stucco On. Cement Blk. Brick Concrete Fir. Earth Fir. Fin. Int.	TOTAL 2000 52,600 Additions or Deductions <table border="1"> <thead> <tr> <th>Item No.</th> <th>Area or Quant.</th> <th>Unit Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1675 x 2.25 = 4600</td> <td></td> </tr> <tr> <td>2</td> <td>Ranch 108 x 14.78 = 1596</td> <td></td> </tr> <tr> <td>3</td> <td></td> <td>6202</td> </tr> <tr> <td>4</td> <td>Air 1675 x 1.15 = 2931</td> <td></td> </tr> <tr> <td>5</td> <td>Porch 108 x 14.52 = 1574</td> <td></td> </tr> <tr> <td>6</td> <td></td> <td>4505</td> </tr> <tr> <td colspan="2">Total Additions</td> <td>2000 6202</td> </tr> <tr> <td colspan="3">REMARKS</td> </tr> <tr> <td colspan="3"> 2000 5.897 x 3000 = 17,691 17,691 17,691 06/07/22,500 1.897 x 3000 = 5691 5691 4800 104191 2000 2 x 5,000 = 10,000 14 = 4,800 + A(MH) = 2,400 17,200 </td> </tr> </tbody> </table>	Item No.	Area or Quant.	Unit Cost	1	1675 x 2.25 = 4600		2	Ranch 108 x 14.78 = 1596		3		6202	4	Air 1675 x 1.15 = 2931		5	Porch 108 x 14.52 = 1574		6		4505	Total Additions		2000 6202	REMARKS			2000 5.897 x 3000 = 17,691 17,691 17,691 06/07/22,500 1.897 x 3000 = 5691 5691 4800 104191 2000 2 x 5,000 = 10,000 14 = 4,800 + A(MH) = 2,400 17,200		
	Item No.	Area or Quant.	Unit Cost																															
1	1675 x 2.25 = 4600																																	
2	Ranch 108 x 14.78 = 1596																																	
3		6202																																
4	Air 1675 x 1.15 = 2931																																	
5	Porch 108 x 14.52 = 1574																																	
6		4505																																
Total Additions		2000 6202																																
REMARKS																																		
2000 5.897 x 3000 = 17,691 17,691 17,691 06/07/22,500 1.897 x 3000 = 5691 5691 4800 104191 2000 2 x 5,000 = 10,000 14 = 4,800 + A(MH) = 2,400 17,200																																		

MEASURED BY _____ DATE _____



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

Issued to:

JACK CALVES

2482 CLINTON ROAD
EDGEMOOR, SC 29712

Receipt No. 8801

Date 10/17/2024
Cashier shudson

Payment Items

Map Amendment rezoning application

\$150.00

\$150.00

Form of Payment

Credit Card \$150.00
\$150.00

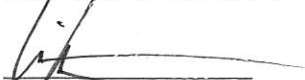
Thank you for your payment.

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

MINIMUM YARD AND BUILDING SETBACK REQUIREMENTS:

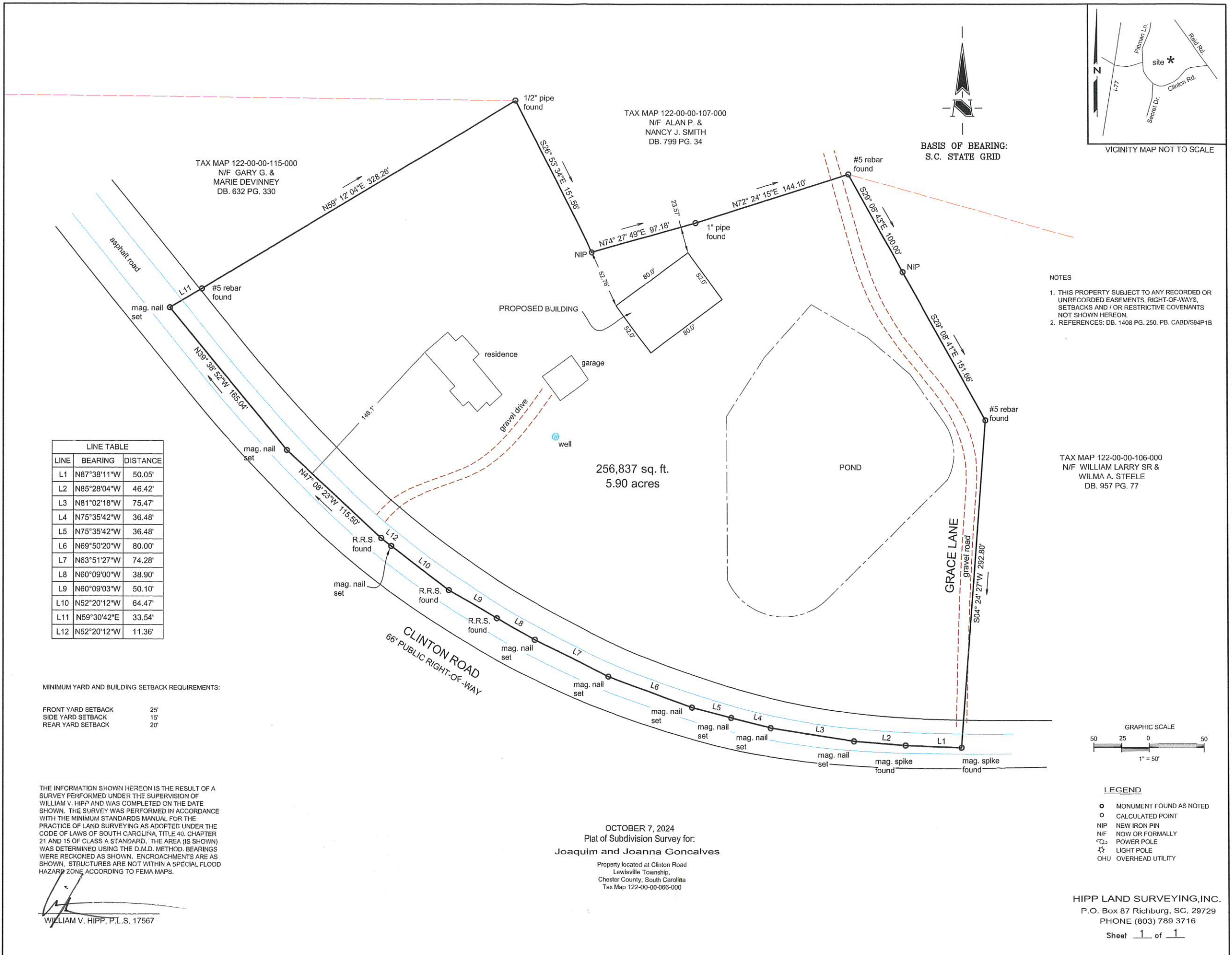
FRONT YARD SETBACK	25'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	20'

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


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

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

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





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

Zoning Map Amendment (Rezoning) Application

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

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

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

Please give your reason for this rezoning request:

will be building small office complex

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 524210

Property Address Information

Property address: 641 Lancaster Highway, Chester SC 29706
Tax Map Number: 079.04.02.098-000 Acres: 20

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

PLEASE PRINT:

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

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

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

Owner's signature: [Signature] Date: 10/15/24
Applicant signature: [Signature] Date: 10/15/24

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

Chapter 4 DISTRICT REGULATIONS

§ 4-115 LC - Limited Commercial District Uses.

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

Insurance Agencies

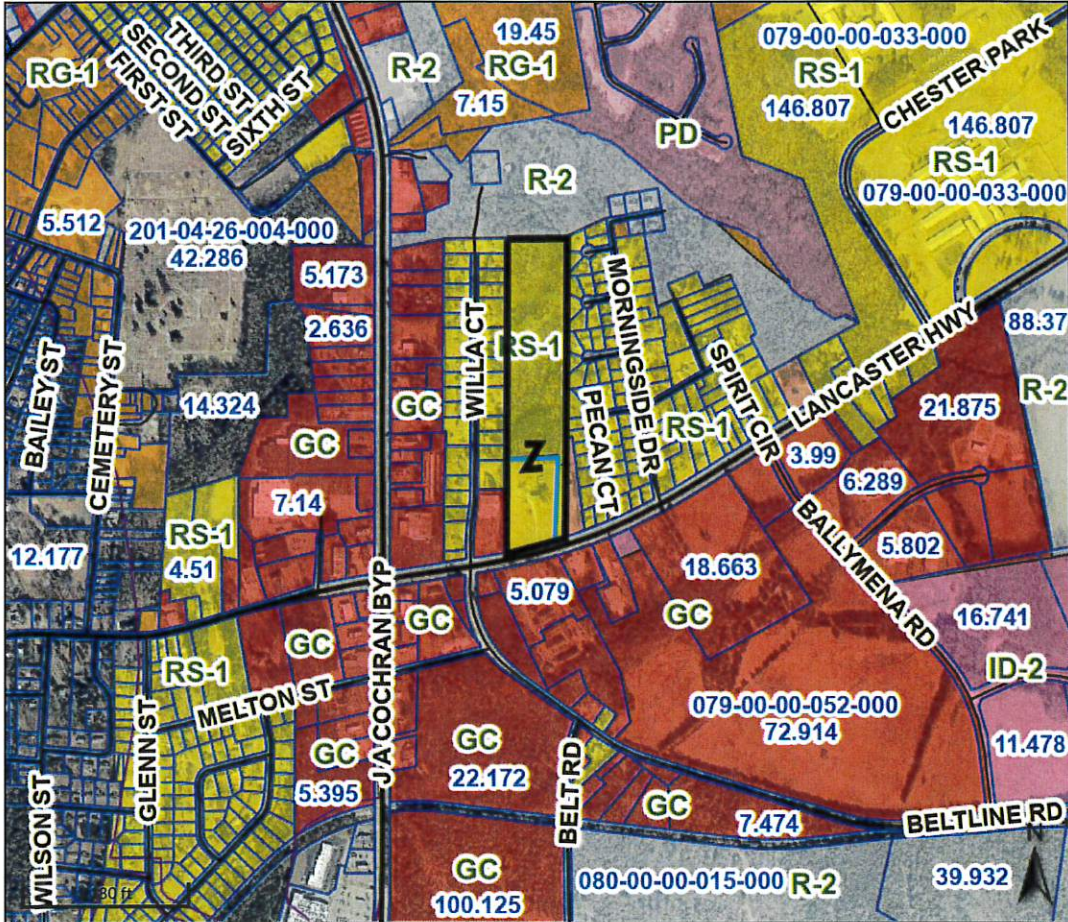


SIC Code/Keyword Search

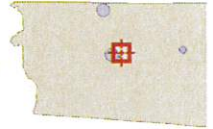


SEARCH RESULTS

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



Overview



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

Alternate ID n/a
 Class R
 Acreage n/a

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

District 02
 Brief Tax Description n/a

(Note: Not to be used on legal documents)

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

Developed by  **SCHNEIDER**
 GEOSPATIAL

Owner and Location									
Current Year (2024) Changes									
Search Options Map Number 079-04-02-098-000 Real 00048374 History Year Other Map Number Find Alerts Has Additional Comments Next Year Record Exists									
Owner Information Post Initials CW Reason for Change Activity Date 04/03/2024 Name 2 HINSON BRANDI Land Value 39,800 Address 1 641 LANCASTER HWY Building Value 84,600 Address 2 CHESTER SC Total Market Value 124,400 Zip Code 29706 Total Tax Value 124,400									
Codes District 02 Fire Code CS CITY SUB Town Neighborhood RS1 SINGLE FAMILY RES Subdivision Use Class Description Legal Location Street Number 641 Street Name LANCASTER HIGHWAY Suffix Direction									
Additional Information Appraisal Appeal Owner Occupied TIF Base Agricultural Use Reappraisal Notice MCIP Industrial Park ID Rollback Exempt									
Scroll by: MAP#									

Next Year (2025) Changes

Search Options

Map Number

079-04-02-098-000

Real

00048374

History Year

Name 1

GADDY JAMES CHRISTOPHER-SURV

Other Map Number



Find

Alerts

**Has Additional Comments
Current Year Record Exists**

Owner Information

Post Initials

KB

Reason for Change

Name 2

GADDY KATHLEEN P-SURVIVORSHIP

Address 1

641 LANCASTER HWY

Address 2

CHESTER SC

Zip Code

29706

Activity Date

10/18/2024

Land Value

39,800

Building Value

84,600

Total Market Value

124,400

Total Tax Value

124,400

Codes

District

02

Fire Code

CS

CITY SUB

Town

Subdivision

Description

Legal

Neighborhood

RS1

SINGLE FAMILY RES

Use Class

Location

Street Number

641

Street Name

LANCASTER HIGHWAY

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

FARM APPRAISAL CARD				CARD OF CARDS				
TAX MAP 079-04-02-098-000		TRANSFERRED FROM	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE
JAMES CHRISTOPHER GADDY SURV KATHLEEN P GADDY-SURVIVORSHIP 641 LANCASTER HWY CHESTER SC 29706		ELIZABETH B WOODLE	1037	86	CB D	S174P4A	06/20/11	\$125,000
		BOBBIE R HIGHTOWER-ETAL	1269	285	CB E	S54P5B	03/18/19	\$5 QUIT CLAIM
		KEITH L HINSON-ETAL	1480	277	CB E	S150P7A	10/03/24	\$388,000
PROPERTY LOCATION								
Physical Address								
District								
Zoning	RS-1							
LAND								
Legal Area	15.14AC+5.00AC=20.14AC							
Number of Acres	19.14AC	PROPERTY DESCRIPTION FIRE CODE; CS						
Per Acre Value	5,000							
ESTIMATED MARKET VALUE								
Year	Land Value	Improvement Value	Total					
REMARKS								
COMBINED 079-04-02-003-000 WITH THIS PARCEL ON 10/03/24 FOR 2025 SOLD TRACT C=0.727AC TO 079-04-02-003-000 FOR 2020 WAS PART OF 079-04-02-003								

RESIDENTIAL APPRAISAL CARD

CARD OF CARDS

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

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA
COUNTY Chester

CARD _____ OF _____ CARDS

TAX MAP 70 11-7-98

079-04-02-098-000
GADDY JAMES CHRISTOPHER-SURV
GADDY KATHLEEN P-SURVIVORSHIP
641 LANCASTER HWY
CHESTER SC 29706

DISTRICT	DATE OF APPRAISAL					APPRAISER		
2								
TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE	
Elizabeth B. Woodlee	1037	86	5ac	caB D	5-174 P 49	6-20-11	\$125,000	
Bobbie K Hightower - Etal	1269	285	2.729	caB E	5-24 P 28	3-18-19	\$580,000	
Keith L Hightower - Etal	1480	277	5ac	caB E	5-18 P 19A	10-3-24	\$388,000	

Owner's Name and Address									
PROPERTY LOCATION		GENERAL DATA		COST DATA		MOBILE HOME		INCOME APPROACH	
St., Rt. & No.		Yr. Built		Land		Make		Monthly Rental	
City		Economic Life		Imp.		Model			
Use		Condition		L. H.		Yr. Built		G. M. M.	
Subdivision		Quality		Total		Condition			
Legal Description		Annual Rent		Stamps		Size		Indicated Value	
<i>Acct A+B</i>		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				

2012		LAND		LOT SIZE	FRONT	DEPTH	REAR	OTHER
Number of Acres		110+		Remarks & Description				
Per Acre Value		Number of Front Ft.						
Value for Acres		Per Lot Value						
Returned Area		Per Front Ft. Value						
Legal Area 4,251 ac + 0.729 =		Value for Lots						
Planimetered Area 4.99		Value for Fr. Ft.						
Total Land Value								
ESTIMATED MARKET VALUE								
	Land Acres or Lots	Improvement	Total					
Number	110+	2						
Cost Approach								
Market Approach	39,800	67,800	107,600	Inact SOLD 0.729 ac to 79-4-2-3 for 2020 was part of 79-4-2-3				
Income Approach								
Correlated Value								
Assessed %				Zoning				
Reviewed by		Date						

2012
Acct C
Sold 0.12 ac to 79-4-2-3 for 2020
was part of 79-4-2-3

Zoning

FARM APPRAISAL CARD

SOUTH CAROLINA

CARD _____ OF _____ CARDS

COUNTY _____

TAX MAP

DISTRICT

DATE OF APPRAISAL

APPRAISER

TRANSFERRED FROM

Deed Book

Deed Page

Acres or Lots

Plat Book

Plat Page

Date of Sale

SALES PRICE

079-04-02-003-000

GADDY JAMES CHRISTOPHER-SURV
GADDY KATHLEEN P-SURVIVORSHIP
1189 DEER RUN RD
CHESTER SC 29706

Ainsley H. Darby (2 int.)
Ainsley H. Darby - Deed of Dis.
Jeanette B. Darby - 2/3 interest
Jeanette B. Darby - D.O.P
Doris E. Brakefield

484 832 20 AC
571 153 20 AC
724 53 20 AC
898 297 20 AC
979 176 20 AC
12-28-76 1 L & A
8-10-89 88 ES 308
9-29-91 81 1.00 L & A
9-27-05 04 ES 200 268
11-18-08 08 ES 1200 076

PROPERTY LOCATION

GENERAL DATA

St., Rt. & No. Lancaster Rd.
City
Use
Subdivision
Legal Description
Joint Tenants

Yr. Built
Economic Life
Condition
Quality
Annual Rent
Bldg. Permit
Mort.
Stamps
Old Map Ref.
File No.

1038 193 15.14 ac
1894 205 15.14
1269 282 2.72
1480 281 15.14
CAB Side 174 P4A
7-13-11 #500
12-31-13 #14,000
3-18-19 #5,000
10-3-24 #300,000

STANDARD CLASSIFICATION

PROPERTY DATA

LAND VALUATION

NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES
Progressive	Paved Road	Buildings	Electricity
Static	Earth Road	Pavement	Water
Regressive	Railroad	Fence	Gas
Old	Water	Landscaping	Sewer
New	Airport	Well	All Utilities

LAND	
Number of Acres	15.20
Per Acre Value	3,000 - 5000
Value for Acres	
Returned Area	20
Legal Area	15.14
Planimetered Area	20
Total Land Value	

ESTIMATED MARKET VALUE			
	Land Acres or Lots	Improvement	Total
Number			
Cost Approach			
Market Approach			
Income Approach			
Correlated Value			
Assessed %			
Reviewed by			Date

12-9-97 Hwy 0.003 Ac

CLASS	ACRES	MARKET VALUE		USE VALUE	
		Price per Acre	Total	Price per Acre	Total
1995 4C	15.13	110	2415	1430	
2C	4.2	255	1020	510	
			3435	1940	
TOTAL	19		3450	1950	

LAND VALUATION BY YEAR					
	2014	2012	1995	2000	19
Market Value	75,000	75,000	57,000	25,000	
Use Value	1,950	1950	3,450	2,650	
Difference					

sold 5 ac & house To 79-4-2-98 on 6-20-11 at 0.72 ac was part of 79-4-2-98

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

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



State of South Carolina

County of Chester

TITLE TO REAL ESTATE

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

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

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

TMS: 079-04-02-003-000

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

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

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

COUNTY OF Chester

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

- \$300,000.00
0.00
0.00
\$300,000.00

BB

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

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



State of South Carolina)

County of Chester)

TITLE TO REAL ESTATE

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

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

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

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

TMS: 079-04-02-098-000

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

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

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

Page 1 of 2

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

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

STATE OF SOUTH CAROLINA

COUNTY OF Chester

AFFIDAVIT OF CONSIDERATION

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

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

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

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

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

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$388,000.00
(b) Place the amount listed in item 5 above here:	0.00
(If no amount is listed, place zero here.)	0.00
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$388,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: \$1,435.60

8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor



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

Issued to:

JAMES GADDY

1189 DEER RUN RD
CHESTER, SC 29706

Receipt No. 8806

Date 10/18/2024
Cashier ichappell

Payment Items

Form of Payment

Map Amendment Rezoning Application Fee	\$300.00	Check	6310	\$300.00
	<u>\$300.00</u>			\$300.00

Thank you for your payment.

Cabe S150p 7A

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

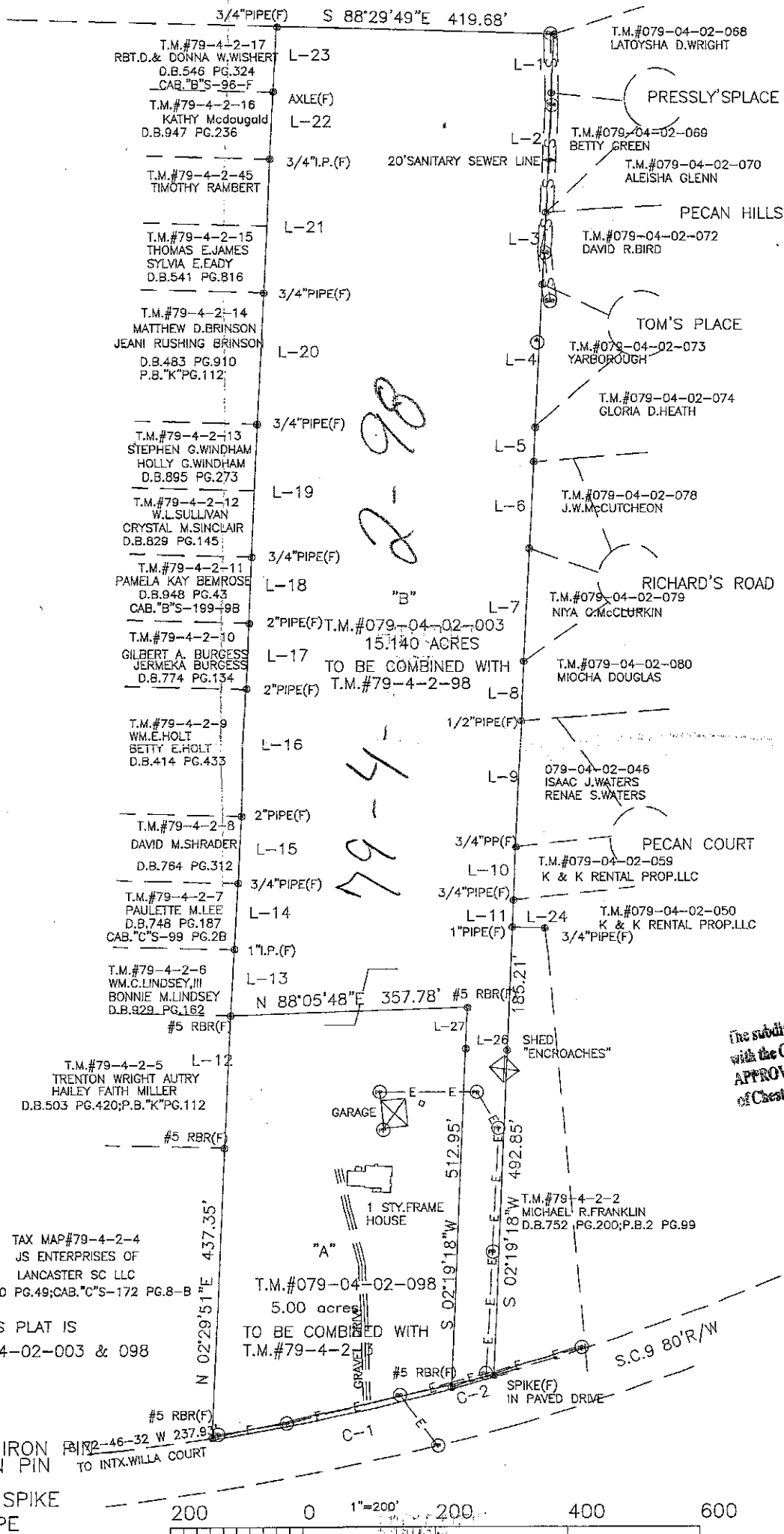
REFERENCES: TAX MAP#079-04-02-098
& TAX MAP#079-04-02-003
D.B.1037 PG.86; D.B.1091 PG.205
PLAT CAB."E"S-54 PG.5B

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



MAGNETIC NORTH

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



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

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

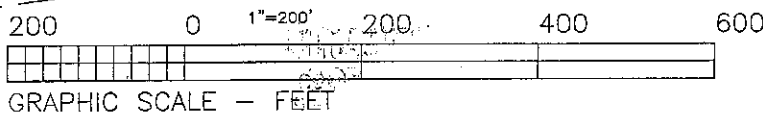
C-1	A=370.06'	
	R=3779.94'	
	C=369.91'	
	S 78-16-24 W	
C-2	A=66.0'	
	R=3779.94'	
	C=66.0'	
	S 74-58-07 W	

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

[Signature]
Chester County
10-2-24

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

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



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

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

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

To: Kristie Donaldson

Clerk to Council

Chester County (SC) Government

11/25/2024

Ms. Donaldson:

I thought I had sent this to Nelly Gaston as Burnt Meeting House Cemetery Committee Chair, but effective December 1st, 2023, I resigned as a member of this Committee. I freely affirm the same as of today. I am no longer a member and have not been since December 2023. I apologize for the delay.

Talmadge (Tally) Johnson

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: 11/26/2024

Board or Commission Appointment being sought: Ad-Hock Burnt House Cemetery Committee

Name: Billy Sanders Occupation: Insurance Agent

Street Address: 1019 Craigbrow Circle, Chester, SC 29706

Mailing Address: (if different from above) _____

Telephone (Home): [REDACTED]

Cell: [REDACTED]

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

Date of Birth: 07 / 16 / 1954 Sex: Male

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

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

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

CONFLICT OF INTEREST STATEMENT: I, Billy Sanders, 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: Billy Sanders

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 | |