



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, March 3, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) February 18, 2025 Council Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) Ordinance 2025-6 An ordinance to dissolve the Chester County Rural Fire Board; to create the Chester County Fire Service Board; to provide for the governance; to create the purpose and implementation; to define the authority and scope; and other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 1st Reading of Ordinance 2025-9 (Title Only)
Providing for the imposition of fees for services provided by the county inside municipal limits; acknowledging the municipality's consent to provide such services; invoking the pending ordinance doctrine; and other related matters.
- b) 1st Reading of Ordinance 2025-8
Providing for an amendment to Ordinance No. 2021-18, which provided for the use of excess funding for "projects" and/or "capital projects" as provided for under Ordinance No. 2019-5; and providing for other related matters.
- c) Approval of bid for the Great Falls Visitor Center to J.M. Cope, Inc. of Rock Hill, SC in the amount of \$2,624,000
- d) 2nd Reading of Ordinance 2025-7
Approving the execution and delivery of a development agreement between the County and Vista Resources, LLC; and providing for other related matters.

- e) 3rd Reading of Ordinance 2025-6
An ordinance to dissolve the Chester County Rural Fire Board; to create the Chester County Fire Service Board; to provide for the governance; to create the purpose and implementation; to define the authority and scope; and other related matters.
- f) Resolution 2025-7 Authorizing the transfer of ownership of K-9 Deputy Reba to York County Sheriff's Office.

7. ADMINISTRATOR'S REPORT

8. OLD BUSINESS

- a) 2nd Reading of CCMA24-17 Vista Resources, LLC request Tax Map #079-01-17-018-000 (+/- 1.47 acres) located at 2228 J A Cochran Bypass, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Planned Development (PD). The Planning Commission voted 4-1 to approve.
- b) 2nd Reading of CCMA24-18 Vista Resources, LLC request Tax Map #079-01-17-013-000 (+/- 32.24 acres) located behind 2228 J A Cochran Bypass, Chester, SC 29706 to be rezoned from Multi-Family Residential District / Rural Two District (RG-1 & R2) to Planned Development (PD). The Planning Commission voted 4-1 to approve.
- c) 2nd Reading of CCMA24-19 Vista Resources, LLC request Tax Map #078-01-01-034-000 (+/- 11.38 acres) located behind 2228 J A Cochran Bypass, Chester, SC 29706 to be rezoned from General Residential District / Multi-Family Residential District (RG-2 & RG-1) to Planned Development (PD). The Planning Commission voted 4-1 to approve.
- d) From CCTC:
 - 1. Approval of Roads to be Paved for 2025 using One-Time C-Funds

9. NEW BUSINESS

- a) Approval of a contract with Samsara, Inc. for connected fleet management
- b) 1st Reading of CCMA25-01 Mary Sims request Tax Map #081-00-00-013-000 located at 1525 Columbia Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Residential District (RG-2). The Planning Commission voted 6-0 to approve.
- c) 1st Reading of CCTA25-01 Chester County Zoning Ordinance – Text Amendments
Chapter 2 § 2-101 District Purposes
Change Text: “A planned development district ~~may be predominately residential or predominantly commercial or industrial~~ **must include a proportionate mix of residential and commercial or industrial uses** and may be proposed for any area. **A planned development district must contain more than one type or density of residential unit.”**

- d) 1st Reading of CCTA25-02 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-129 PD Planned Development District Regulations
Change Text: “Planned Development districts ~~may permit~~ **shall consist of** a mixture of different types of housing with compatible commercial uses, shopping centers, office parks, and other mixed-use development.”
- e) 1st Reading of CCTA25-03 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-110 RS-1- Single Family Residential District Regulations
Add New Text: **“Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”**
- f) 1st Reading of CCTA25-04 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-112 – RG-1 Multi-Family Residential District Regulations
Add New Text: **“Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”**
- g) 1st Reading of CCTA25-05 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-114 – RG -2 - General Residential District Regulations
Add New Text: **“Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”**
- h) 1st Reading of CCTA25-06 Chester County Zoning Ordinance – Text Amendments
Chapter 4 § 4-116 – LC – Limited Commercial District Regulations
Add New Text: **“Utility Capacity: The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.”**

10. BOARDS AND COMMISSIONS

- a) Radio Users Advisory Committee Re-appointment representing E-911
- b) Radio Users Advisory Committee Re-appointment representing the Fire Chief’s Association
- c) Richburg Fire Protection District Re-appointment
Councilman John Agee, District 1

- d) Board of Assessment Appeals Appointment
Councilman Bobby Raines, District 3
- e) Chester County Library Board Appointment
Councilman Mike Vaughn, District 2

11. EXECUTIVE SESSION

- a) Discussion of matters relating to the proposed location or expansion of industries:
 - 1. Project P2480
 - 2. Project P2492
 - 3. Project P2493
 - 4. Project P2501
- b) Receipt of legal advice regarding a capital project sales tax commission and referendum

12. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding:
 - 1. Project P2480
 - 2. Project P2492
 - 3. Project P2493
 - 4. Project P2501
- b) Action taken regarding capital project sales tax commission and referendum

13. COUNCIL COMMENTS

14. ADJOURN

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

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



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Tuesday, February 18, 2025 | 6:00 PM

MINUTES

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Councilman Vaughn.

3. SPECIAL PRESENTATION OF J. MITCHELL GRAHAM AWARD

Bill Robinson, SC Association of Counties President

Mr. Bill Robinson presented the J. Mitchell Graham Memorial Award to Chester County. He recognized the county's project "Enhancing Emergency Response: Leveraging Technology for Coordinated Effort to Protect Schools" as the 2024 award winner. Mr. Robinson highlighted how the project involved mobilizing 10 different agencies and developing a mobile app to manage 30 different incidents across the county. He praised the project's innovation and community impact, describing it as a shining example of best practices in local government. Robinson congratulated the council and Emergency Management team for their efforts in implementing this successful project.

4. APPROVAL OF MINUTES

- a) February 3, 2025 Council Meeting Minutes

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

- b) February 10, 2025 Council Workshop Minutes

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

5. CITIZEN'S COMMENTS

None

6. PUBLIC HEARING

Chairman Wilson opened the public hearing and noted that a speaker signed up to speak in regard to item e (Ordinance 2025-5).

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

- b) Ordinance 2025-2 An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and P2280; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto.
- c) Ordinance 2025-3 An ordinance authorizing the execution and delivery of a fee in lieu of tax and special source revenue credit agreement by and between Chester County and Project P2285; providing for a fee in lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.
- d) Ordinance 2025-4 An ordinance authorizing the execution and delivery of an infrastructure credit agreement by and between Chester County and Project P2443, including any related or affiliated entities and any sponsor affiliates, whereby Chester County will enter into an infrastructure credit arrangement with the company; and providing for other related matters.
- e) Ordinance 2025-5 An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and Project P2373; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto
Janet Robinson (564 Ecology Ln.), Director of Government Affairs and Communications for Princeton New Energy, addressed council. She thanked the council for their support and provided an update on Princeton New Energy's project in Chester County. Ms. Robinson explained that the company had held a groundbreaking last June and their equipment had since arrived and was being assembled inside the factory. She stated that the company would be processing advanced black mass for lithium-ion batteries, primarily from dry manufacturing scrap. Ms. Robinson expressed excitement about the project's progress and looked forward to welcoming the council to the commissioning in the near future.

7. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 2nd Reading of Ordinance 2025-6
 An ordinance to dissolve the Chester County Rural Fire Board; to create the Chester County Fire Service Board; to provide for the governance; to create the purpose and implementation; to define the authority and scope; and other related matters.
Administrator Hester provided some clarifications and proposed amendments to Ordinance 2025-6 at the meeting. Mr. Hester explained that he had gone and spoken with the Chiefs Association, reading through the ordinance word-for-word and explaining some areas in detail. This helped to alleviate some of the initial concerns about the ordinance. Administrator Hester then proposed two specific changes. First, he suggested adding a sentence to Section 5.02 stating that the appointment of a fire department representative to the board should follow the department's rank

structure, if feasible. Secondly, he proposed changing the timeline in Section 6.04 from 30 days to 7 days for the fire service board to forward meeting minutes to the county council. Mr. Hester indicated that the changes were more of administrative changes intended to provide clarification and improve the efficiency of the process.

Vice Chair Mosley motioned to approve the second reading of Ordinance 2025-6 with amendments of 5.02 and 6.04, seconded by Councilman Vaughn. Vote 6-0 to approve.

- b) Resolution 2025-5 Providing for changes to the county employee/personnel handbook relating to parental leave, professional conduct and workplace relationships, recruitment procedures, holidays, and annual leave; and providing for other related matters.

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

- c) Resolution 2025-6 To Gift the Service Weapon to Deputy Charles McKenzie
Councilman Agee motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.

- d) Consideration of Woodhaven Phase I Bond Reduction

Attorney Michael Kozlarek addressed items D and E together, which involved the bond reduction for Woodhaven Phase One and the approval of the Woodhaven Phase Two bond. Mr. Kozlarek explained that any public infrastructure, such as roads, water, and sewer, was required by state law to be bonded, whether the county was doing the work directly or it was part of a development project. Mr. Kozlarek stated that the payment and performance bonds ensured that if the contractor defaulted on the work or payments, the bonding company would step in to complete the infrastructure. He noted that the bond amounts had been reviewed by a professional engineer and presented to the zoning administrator before being brought to the council for approval, as required by the county's land use regulations. Attorney Kozlarek also mentioned that many local governments handled these types of administrative bond approvals within the planning or zoning department, rather than bringing them to the council level, which was something the council may have wanted to consider as a policy going forward.

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

- e) Consideration of Woodhaven Phase II Bond Approval

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

8. ADMINISTRATOR'S REPORT

Administrator Hester informed the council that the landfill transfer station would be closed from February 20-24 for new concrete installation. During this time, regular garbage pickup would continue, and the recycling centers would operate normally, with a backup plan to take the waste directly to Lancaster or Columbia if needed. Mr. Hester also shared that the Dawson Drive baseball complex donation from Springs was moving forward, with the county currently completing a phase one environmental study on the property before finalizing the land acquisition. Additionally, he noted that a special called CTC meeting would be held on March 3 to discuss DOT road funds and select additional roads to meet the 25% requirement. Regarding capital projects, Administrator Hester reported that the Lewis Fire Station had reached substantial completion, with only minor landscaping items remaining, and the Rodman Sports Complex was on track for mid-June completion, despite some weather-related delays. He also stated that the new animal shelter project was scheduled to start on February 25 and be completed within 360 days. Lastly, Hester mentioned that Emergency Management Director Ed Darby was closely monitoring the weather for any potential winter weather impacts.

9. CONSENT AGENDA

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

- a) 3rd Reading of CCMA24-16 Antwon Caldwell request Tax Map #079-05-10-005-000 located at 590 Beltline Road, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Single Family Residential District (RS-1). The Planning Commission voted 5-0 to approve.
- b) 3rd Reading of Ordinance 2025-1
An ordinance authorizing the issuance and sale of not exceeding \$250,000 fire protection district improvement revenue bonds of Chester County, South Carolina, for the purpose of defraying the cost of improvements to the Richburg Fire Protection District; prescribing the form and details of the bond; providing for the payment of the principal of and interest on the bond from the revenues derived from the operation of the system; providing for the acceptance and administration of grants and donations; creating and establishing certain funds and accounts; and making other covenants and agreements in connection with the foregoing; and other related matters.
- c) 3rd Reading of Ordinance 2025-2
An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and P2280; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto.
- d) 3rd Reading of Ordinance 2025-4
An ordinance authorizing the execution and delivery of an infrastructure credit agreement by and between Chester County and Project P2443, including any related or affiliated entities and any sponsor affiliates, whereby Chester County will enter into an infrastructure credit arrangement with the company; and providing for other related matters.
- e) 3rd Reading of Ordinance 2025-5
An ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Chester County, and Project P2373; the inclusion of certain real property located in Chester County in a multi-county industrial park; the provision of credits against fee in lieu of tax payments; the execution and delivery of such documents as may be necessary to effect the intent of this ordinance; and other matters related thereto.
- f) 2nd Reading of Ordinance 2025-3
An ordinance authorizing the execution and delivery of a fee in lieu of tax and special source revenue credit agreement by and between Chester County and Project P2285; providing for a fee in lieu of ad valorem taxes incentive; providing for a special source revenue credit; creating or modifying a joint county industrial and business park agreement between Chester County and York County so as to establish or enlarge the park; and other related matters.

10. OLD BUSINESS

a) FROM CCTC:

1. Reimbursement approval for Road and Sign Materials to the Chester County Roads Department in the amount of \$98,634.42
Councilman Vaughn motioned to approve, seconded by Councilman Raines. Vote 6-0 to approve.
2. Consideration of usage of One-Time Monies in the amount of \$100,000 to fund small projects
Vice Chair Mosley motioned to approve, seconded by Councilman Vaughn. Vote 6-0 to approve.

11. NEW BUSINESS

a) Fiscal Year 2024 Audit Report

Tommy Darby, Treasurer

Tommy Darby, the County Treasurer, presented the fiscal year 2024 audit report to the council. Darby began by stating that the county had received an unmodified opinion, which is the highest opinion that can be given on a set of financial statements. He also noted that the audit had been submitted on time by the January 1 deadline. Mr. Darby then shared the county's strong financial position, with a total fund balance of \$18.3 million and an additional \$2.8 million in capital reserves, for a total fund balance of \$21.1 million. Darby expressed his gratitude to the finance staff for their hard work and long hours in preparing for the audit. He also mentioned that the county had put a fund balance policy in place a few years ago, and this year they were able to contribute \$1.1 million to the capital reserve fund. After Darby's introduction, he invited the auditor, Marc Wood, to provide a detailed presentation on the various aspects of the audit report, highlighting the county's strong financial management and compliance. Marc Wood, auditor with Sheheen Hancock, and Godwin LLC, presented the details of the fiscal year 2024 audit report to the council. Mr. Wood began by stating that the county had received an unmodified opinion, which was the highest opinion that could be given on a set of financial statements. He noted that the audit had been submitted on time this year, as it was Wood's second year working with the county. Mr. Wood then walked through the key financial information from the report. He stated that the county's total assets were \$43.2 million, with total liabilities of \$24.8 million, leaving a fund balance of \$18.3 million. For the proprietary funds, the total assets and deferred outflows were \$3.9 million, with total liabilities of \$2.3 million, resulting in a net position of \$1.5 million. Mr. Wood praised the work of the county administrator, Brian Hester, and the finance staff, including Tommy Darby, Liz, and Haley, for their responsiveness and hard work in supporting the audit process. He acknowledged that the audit could be disruptive to their daily operations, but the staff had been very helpful in providing the necessary information. Mr. Wood concluded that the county should be very pleased with the audit results, which demonstrated strong financial management and compliance.

12. BOARDS AND COMMISSIONS

None

13. EXECUTIVE SESSION

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

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Vista Resources, LLC
- b) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2493

14. ACTIONS FOLLOWING EXECUTIVE SESSION

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

- a) 1st Reading of Ordinance 2025-7 (Title Only)

Approving the execution and delivery of a development agreement between the County and Vista Resources, LLC; and providing for other related matters.

Councilman Vaughn motioned to approve the first reading of Ordinance 2025-7, seconded by Vice Chair Mosley. Vote 6-0 to approve.

- b) Action taken regarding Project P2493

Chairman Wilson stated Project P2493 was taken as information only.

15. COUNCIL COMMENTS

None

16. ADJOURN

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

7:54pm

Kristie Donaldson

Clerk to County Council

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2025-6

**TO DISSOLVE THE CHESTER COUNTY RURAL FIRE BOARD;
TO CREATE THE CHESTER COUNTY FIRE SERVICE BOARD;
TO PROVIDE FOR THE GOVERNANCE; TO CREATE THE
PURPOSE AND IMPLEMENTATION; TO DEFINE THE
AUTHORITY AND SCOPE; AND OTHER RELATED MATTERS.**

WHEREAS, Chester County, South Carolina (“County”), acting by and through its County Council (“County Council”), is empowered by the provisions of the South Carolina Constitution and the South Carolina Code Annotated, for example, South Carolina Code Annotated sections 4-9-30(6), *et seq.*, to provide for the dissolution, modification and establishment of agencies, departments, boards, commissions and positions as may be necessary to provide proper services of local concern for public purposes;

WHEREAS, the County previously created the Board of Rural Fire Control for Chester County, which is often referred to as Rural Fire Board (“Rural Fire Board”), for the purpose of fire protection and control to study and survey the fire protection and control problems in the County formulate a comprehensive plan of fire control, to obtain the maximum fire control at minimum cost to the taxpayers of the county, and establish appropriate fire response areas as codified the creation and operation of the Rural Fire Board in Chester Code of Ordinances Division 4, section 2-354, *et seq.*;

WHEREAS, to enhance transparency of financial decisions regarding the allocation of county fire funds, thereby enhancing services to taxpayers, and eliminating duplication of services in order to provide the residents of the County with quality fire protection services, the County intends to abolish and dissolve the Board of Rural Fire Control for Chester County (“Rural Fire Board”) and establish Chester County Fire Service Board (“Fire Service Board” or “Board”).

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

1.0 Implementation

1.01 Authority to establish the Chester County Fire Service Board

Pursuant to the County Council’s general designation of power to provide for the public health, safety, and general welfare of residents of the County by establishing agencies, departments, boards, commissions and positions to provide services of local concern for public purposes. The Council may establish the functions of each board and commission and is tasked with regulating the created entity pursuant to the provisions of South Carolina Code Annotated section 4-9-30(6), *et seq.* Councils may abolish, merge or modify said agencies, departments, boards, commissions and positions as appropriate to meet the needs of the County.

Furthermore, the County Council shall provide for the appointment of certain boards, committees, and commissions by adopting an ordinance when such is not provided by general law or the Constitution pursuant to South Carolina Code Annotated section 4-9-170.

2.0 Establishment and Purpose of Fire Service Board; dissolution of Rural Fire Board

- 2.01** The County Council adopts this Ordinance creating the Chester County Fire Service Board, to incorporate the functions and responsibilities of the Rural Fire Board, thereby streamlining

governance and improving decision-making processes.

- 2.02** The County Council intends that the Fire Service Board created by this Ordinance be empowered to collaborate on strategic use of resources to best serve our community's fire service needs and allow communication to seamlessly flow to Chester County Fire and County Council.
- 2.03** The Fire Service Board shall focus efforts on improving and maintaining nationally recognized standards and improving transparency as to fiduciary information.
- 2.04** The County Council dissolves and abolishes the Rural Fire Board to be immediately reconstituted as the Fire Service Board as set forth in this Ordinance.

3.0 Authority and Scope

- 3.01** All County funds allocated to each fire district will be mandated to go through Chester County Fire. This centralization of purchasing authority is designed to ensure accountability, adherence to regulatory standards, follow procurement policies, and optimal use of taxpayer resources.
- 3.02** The Fire Service Board will be presented with past data, projected data and growth, projected budgets and other resources to properly analyze and drive decisions when preparing a budget or long-term goals for the betterment of the entire County.
- 3.03** Any vehicle purchased with County allocated funds or insured by the County shall be owned by and properly titled in the name of the County and shall not be subject to disposal or sale without the approval of Council;
- 3.04** The Chester County Hazardous Materials (HAZMAT) Response Team is incorporated with the Fire Service Board. The Board may adopt rules and regulations for administration and discharge of the duties imposed upon it by law.

4.0 Duties

4.01 Fire Service Board will be responsible for the following:

- Preparing an annual assessment of fire protection services in the County including a budget designed to meet those needs for presentation to Council;
- Recommend priorities of fire service needs and creating a comprehensive plan as to replacement of equipment and apparatus after review of data;
- Establish ad hoc committees, formed by members of the Fire Service Board, for advisory on specific item(s) and findings shall be reported back to the Board;
- Establish minimal standards for county wide fire codes to provide guidance as to a fine/fee schedule for false alarms, inspections and inspection violations;
- Establish policies, training standards, standard operating guidelines and procedures to create parity amongst fire departments and promulgate such standards;
- Withdraw any county-owned equipment from any department that fails to meet the

standards prescribed by the Board concerning facilities and equipment and to disapprove any purchase by a department not budgeted;

- Establish recruitment strategies and retention initiatives for volunteers and full-time staff;

5.0 Governance

5.01 The body of the Fire Service Board does not have any powers or duties which would conflict with or supersede the powers and duties of the County Council, the County Administrator, or any other boards or commissions.

5.02 The Fire Service Board will consist of the twelve current fire chiefs of each department representing a diverse array of experience and expertise within the fire service.

- If a fire chief steps down or is removed from the position of fire chief, the fire chief is automatically removed from the Fire Service Board and the assistant fire chief shall serve on the Fire Service Board, until a new fire chief is appointed. The assistant fire chief should notify the Deputy Director of Chester County Fire as soon as reasonably possible to bring the matter to the Fire Service Board's attention during the next meeting scheduled.
- In the event of a fire chief being unable to attend a regularly scheduled meeting, the chief shall appoint an officer within the department to attend the meeting in his or her place.
- If the fire chief is unable to serve on the board, the chief and district board shall appoint an officer to represent the district and serve on the Fire Service Board. If feasible, the officer appointed should follow the department's rank structure. The appointment shall be provided in writing to the Chairperson as notification of the district's appointment.

5.03 The Deputy Director of Chester County Fire will preside over the meetings as the Chairperson. The Deputy Director will be allowed to vote in situations as to break a tie vote. In the event of the Deputy Director of Chester County Fire service is vacated or incapacitated and unable to serve for an extended period of time, the Chester County Emergency Services Director shall assume the responsibilities of the Chairperson until the Deputy Director position is filled.

5.03(a) Responsibilities of Deputy Director as Chairperson for the Fire Service Board

- Provide collected and projected data to the Fire Service Board;
- Ensure all meeting dates, agendas and meeting minutes will be published by the office of Emergency Services;
- Conduct meeting in accordance with Robert's Rules of Order, County ordinances, and in accordance with Section 30-4-10 *et seq.* of the Code of Laws of South Carolina of 1976 as amended, also known as the Freedom of Information Act ("Act"), and as such is required to give public notice of its meetings and agendas.

5.04 A vice chair shall be nominated and voted upon in the first meeting in July or as soon as possible

thereafter. The vice chair's responsibilities include appointing members of the ad hoc committees and conducting meetings in the absence of the Deputy Director of Chester County Fire. The vice chair shall serve a term of two (2) years to run concurrent with the fiscal year.

5.05 A secretary will be provided by the County to take meeting minutes and satisfy all notice requirements.

6.0 Meetings

6.01 Meetings will be held on the first and third Thursday of each month, January to April. During the months of May to December there will only be one meeting per month scheduled for the first Thursday of the month.

6.02 To conduct business, a quorum of 7 must be present. Voting decisions will be based on a majority vote for all recommendations and business.

6.03 Agenda requests shall be submitted to the Chairperson one week in advance of the regularly scheduled meeting.

6.04 Upon approval of the meeting minutes by the Fire Service Board, the meeting minutes shall be forwarded to County Council within seven (7) days.

7.0 Attendance

7.01 A member is subject to immediate removal following the unexcused absence from four (4) regularly scheduled meetings during the twelve (12) month period. Absences due to sickness, bereavement, vacation, unexpected duty related emergencies, and Family Medical Leave Act constitute excused absences. The Board may vote to excuse any absence by simple majority.

7.02 In extreme circumstances, if a member of the Fire Service Board is removed due to excessive absences, the Chairperson will report to the board of the district and request the district find a suitable replacement to represent the interests of that department.

CHESTER COUNTY, SOUTH CAROLINA

By: _____
Pete Wilson, Chair, County Council
Chester County, South Carolina

[SEAL]

Attest:

Kristie Donaldson, Clerk to County Council
Chester County, South Carolina

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

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2025-8

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

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

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

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

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

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

Section 1. Amendments. “Section 1. Amendments.” of the 2021 Ordinance is amended by striking the paragraph, in its entirety, after the word “Amendments” and inserting therein the following:

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

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

provided, however, that, to the extent funding to complete a project listed above is sourced from other monies, then (a) no funding shall come from the tax imposed by the approving referendum and/or (b) funding from the tax previously expended shall be reimbursed to the tax fund from the alternate source.

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

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

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

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

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

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

CHESTER COUNTY, SOUTH CAROLINA

By: _____
Pete Wilson, Chairman
Chester County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading:	March 3, 2025
Second Reading:	March 17, 2025
Public Hearing:	April 7, 2025
Third Reading:	April 7, 2025



February 27, 2025

Mr. Brian Hester, Administrator
Chester County
1476 J.A. Cochran Bypass
Chester, South Carolina 29706

RE: Town of Great Falls CPST Visitors Center
Town of Great Falls, Chester County,
South Carolina
Project No.: 23104-0012

Dear Mr. Hester,

On December 12, 2024, at 2:00 PM, the Town of Great Falls received five (5) Responsive Bids from potential contractors for the Town of Great Falls Capital Penny Sales Tax (CPST) Visitors Center in the Town of Great Falls, Chester County. Alliance Consulting Engineers, Inc. has reviewed the bids received and prepared the enclosed Certified Bid Tabulation, Bid Opening Proceedings, and Bid Opening Sign-In Sheet for the referenced project for your consideration.

Based on a review of the bids submitted and the Contractor's Qualifications, Alliance Consulting Engineers, Inc. recommends that the Contract for the Town of Great Falls CPST Visitors Center in the Town of Great Falls, Chester County be awarded to the low, responsive, responsible bidder J. M. Cope, Inc. of Rock Hill, South Carolina, for the Total Base Bid Amount of \$2,624,000. Based on current market conditions, the costs provided by the low, responsive, responsible bidder, J. M. Cope, Inc. are reasonable.

If Chester County are in agreement with the recommendation outlined above, please sign and date the three (3) enclosed copies of the Notice of Intent to Award and return all three (3) copies to our office at your earliest convenience.

If you have any questions or comments regarding the above information, please contact our office at (864) 284-1740.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.

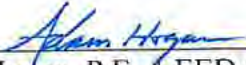
A handwritten signature in blue ink, appearing to read 'Adam R. Hogan'.

Adam R. Hogan, P.E., LEED Green Associate
Vice President

Enclosures

cc: Mr. Harold Hayes, Chester County w/ enclosures
Honorable Keevi Worthy, Mayor Pro Tem, Town of Great Falls w/ enclosures
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.

**CERTIFIED AS A TRUE AND CORRECT
TABULATION OF BIDS RECEIVED**


Adam R. Hogan, P.E., LEED Green Associate
Vice President

BIDS RECEIVED

PROJECT: Town of Great Falls CPST Visitors Center
Town of Great Falls, Chester County

ENGINEER PROJECT NO.: 23104-0012

PLACE: Great Falls Town Hall
810 Dearborn Street
Great Falls, South Carolina 29055

DATE: December 12, 2024 at 2:00 PM



CONTRACTOR	TOTAL BASE BID	
J. M. Cope, Inc. (Rock Hill, South Carolina)	\$2,624,000	1
Brantley Construction Services, LLC DBA Brantley Construction Company, LLC (Charleston, South Carolina)	\$2,993,000	2
Southern Builders of York County, Inc. (Rock Hill, South Carolina)	\$3,570,000	3
Solid Structures (Lexington, South Carolina)	\$4,110,243	4
Leitner Construction Co. of the Carolinas (Charlotte, North Carolina)	\$4,790,000	5



Bid Opening Proceedings
Town of Great Falls CPST Visitors Center
Town of Great Falls, Chester County, South Carolina
December 12, 2024 – 2:00 PM

Place: Great Falls Town Hall
810 Dearborn Street
Great Falls, South Carolina 29055

Attendees: Mr. Dean Oang, Associate AIA, LS3P Architects, Ltd
Mr. Adam Finlayson, Associate AIA, LS3P Architects, Ltd
Mr. Bob Bartholomew, Solid Structures
Ms. Rachael Rice, Brantley Construction
Ms. Crystal McLaughlin, J. M. Cope, Inc.
Mr. Willie Lumpkin, Southern Builders
Mr. Adam Hogan, P.E., Alliance Consulting Engineers, Inc.

Prior to the Bid Opening, Mr. Adam Hogan confirmed that the Town of Great Falls had received five (5) Bids. The Bid Opening Sign-In Sheet was distributed for the attendees to sign. At 2:00 PM, Mr. Hogan of Alliance Consulting Engineers, Inc. verified the time and the Bid Opening was called to order. Mr. Hogan welcomed those in attendance to the Bid Opening for the Town of Great Falls CPST Visitors Center Project in Chester County.

Mr. Oang with LS3P Architects, Ltd reviewed the Bid Packages submitted from the five (5) prospective Bidders. Mr. Oang opened the Bids, verified they were complete with Bid Bonds present and read aloud the Base Bid amounts, both in words and numbers for clarity, list of Subcontractors and Time for Project Completion. Mr. Oang stated that a Schedule of Values breakdown of the Lump Sum Bids would be requested from the two (2) lowest bidders.

Upon opening the five (5) Bids, Mr. Oang stated that the apparent low bidder for the Town of Great Falls CPST Visitors Center Project in Chester County was J. M. Cope, Inc. of Rock Hill, South Carolina, and stated that Alliance Consulting Engineers, Inc. in conjunction with the Town of Great Falls and LS3P Architects, Ltd would evaluate the Bids based on the criteria stated in the Bid Documents and provide a recommendation for the successful Contractor for the Town of Great Falls CPST Visitors Center Project in Chester County. Mr. Hogan stated that the selection of the successful Contractor should be made within approximately four (4) to eight (8) weeks.

Mr. Hogan inquired if there were any additional questions. Upon receiving no questions, Mr. Hogan stated that on behalf of the Town of Great Falls, Alliance Consulting Engineers, Inc., and LS3P Architects, Ltd, they appreciated everyone's participation in preparing Bids for the project. After no further questions or comments, the Bid Opening Meeting was adjourned at 2:15 PM.



BID OPENING SIGN-IN SHEET

Project Name: Town of Great Falls CPST Visitors Center, Town of Great Falls in Chester County, South Carolina
Project No.: 23104-0012
LS3P Project No.: 3701-0012

Bid Location: Great Falls City Hall, 810 Dearborn Street, Great Falls, South Carolina 29055

Bid Date: Thursday, December 12, 2024, 2:00 PM

PLEASE PRINT CLEARLY

NAME	COMPANY NAME	ADDRESS	Phone	Email
Adam Hogan, P.E.	ALLIANCE CONSULTING ENGINEERS, INC.	124 VERDAR BLVD, SUITE 505, GREENVILLE, SC 29607	(864) 508-0110	ahogan@alliance.CE.com
BOB BARTHOLOMEW	SOLID STRUCTURES	861 MUDDY SPRINGS RD LEXINGTON, SC 29073	803-520-0127	ESTIMATING@SOLIDSTRUCTURES.INFO
Crystal McLaughlin	JM Cope	199 South Cherry Rd, Rock Hill, SC 29730	803-329-3250	cmclaughlin@jmcupe.com
Willie Lumpkin	Southern Builders	150 Oakland Ave Suite 201, Rock Hill, 29730	803-517-1468	Willie@SouthernBuilders.Biz
Rachael Rice	Brantley Construction	8300 Dorchester road North Charleston SC 29418	843 552 0150	christina@brantleyconstruction.com
DEAN OANG	LS3P			
ADAM FINLAYSON	LS3P			



SECTION 00 50 01
NOTICE OF INTENT TO AWARD

OWNER: Chester County
(Name)

PROJECT: Town of Great Falls CPST Visitors Center

Alliance Consulting Engineers, Inc. Project No. 23104-0012

TO ALL BIDDERS

This is to notify all bidders that it is the intent of the owner to award a contract as follows:

NAME OF BIDDER: J. M. Cope, Inc.

DATES BIDS WERE RECEIVED: December 12, 2024

AMOUNT OF BASE BID: \$ 2,624,000

The owner has determined that the above named bidder is responsible and has submitted the lowest responsive bid. The owner may enter into a contract with this bidder subject to the contract review.

(PRINT OR TYPE NAME) (AWARD AUTHORITY TITLE)

(SIGNATURE) (DATE POSTED)

.....
POST A COPY OF THIS FORM AT THE LOCATION ANNOUNCED AT BID OPENING

OWNER: _____
(Name)

Alliance Consulting Engineers, Inc. Project No. 23104-0012

TO ALL BIDDERS

This is to notify all bidders that it is the intent of the owner to award a contract as follows:

NAME OF BIDDER: J. M. Cope, Inc.

DATES BIDS WERE RECEIVED: December 12, 2024

AMOUNT OF BASE BID: \$ 2,624,000

The owner has determined that the above named bidder is responsible and has submitted the lowest responsive bid. The owner may enter into a contract with this bidder subject to the contract review.

_____ (PRINT OR TYPE NAME)	_____ (AWARD AUTHORITY TITLE)
-------------------------------	----------------------------------

(SIGNATURE) _____ (DATE POSTED)

POST A COPY OF THIS FORM AT THE LOCATION ANNOUNCED AT BID OPENING

SECTION 00 50 01
NOTICE OF INTENT TO AWARD

OWNER: Chester County
(Name)

PROJECT: Town of Great Falls CPST Visitors Center

Alliance Consulting Engineers, Inc. Project No. 23104-0012

TO ALL BIDDERS

This is to notify all bidders that it is the intent of the owner to award a contract as follows:

NAME OF BIDDER: J. M. Cope, Inc.

DATES BIDS WERE RECEIVED: December 12, 2024

AMOUNT OF BASE BID: \$ 2,624,000

The owner has determined that the above named bidder is responsible and has submitted the lowest responsive bid. The owner may enter into a contract with this bidder subject to the contract review.

(PRINT OR TYPE NAME) (AWARD AUTHORITY TITLE)

(SIGNATURE) (DATE POSTED)

.....
POST A COPY OF THIS FORM AT THE LOCATION ANNOUNCED AT BID OPENING



February 27, 2025

Mr. Wesley Drummond, President
J. M. Cope, Inc.
199 South Cherry Road, Suite 101
Rock Hill, South Carolina 29732

RE: Town of Great Falls CPST Visitors Center
Town of Great Falls, Chester County, South Carolina
Project No.: 23104-0012

Dear Mr. Drummond,

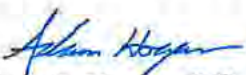
Alliance Consulting Engineers, Inc. would like to take this opportunity to thank you for your interest and time in preparing and submitting a Bid for the Town of Great Falls Capital Penny Sales Tax (CPST) Visitors Center in the Town of Great Falls, Chester County on December 12, 2024. Enclosed is a copy of the Certified Bid Tabulation, Bid Opening Proceedings, and Bid Opening Sign-In Sheet for the referenced project for your information and file.

Based on a review of the bids submitted, Alliance Consulting Engineers, Inc. has recommended to the Town of Great Falls and Chester County that as the low bidder your company, J. M. Cope, Inc. of Rock Hill, South Carolina be awarded the Contract for the Town of Great Falls CPST Visitors Center in the Town of Great Falls, Chester County, for the Total Base Bid Amount of \$2,624,000. The Bid Security that was submitted with your bid for the referenced project will be returned to your office upon receipt of the Performance and Payment Bonds and execution of a contract for the project.

If you have any questions or comments regarding the above information, please contact our office at (864) 284-1740.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.


Adam R. Hogan, P.E., LEED Green Associate
Vice President

Enclosures

cc: Mr. Brian Hester, Chester County
Mr. Harold Hayes, Chester County
Honorable Keevi Worthy, Mayor Pro Tem, Town of Great Falls
Ms. Crystal McLaughlin, J. M. Cope, Inc.
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.



February 27, 2025

Mr. John W. Leitner, President
Leitner Construction Company
1800 Saluda Road
Rock Hill, South Carolina 29730

RE: Town of Great Falls CPST Visitors Center
Town of Great Falls, Chester County,
South Carolina
Project No.: 23104-0012

Dear Mr. Leitner,

Alliance Consulting Engineers, Inc. would like to take this opportunity to thank you for your interest and time in preparing and submitting a Bid for the Town of Great Falls Capital Penny Sales Tax (CPST) Visitors Center in the Town of Great Falls, Chester County on December 12, 2024. Enclosed is a copy of the Certified Bid Tabulation, Bid Opening Proceedings, and Bid Opening Sign-In Sheet for the referenced project for your information and file.

Based on a review of the Bids submitted, Alliance Consulting Engineers, Inc. has recommended to the Town of Great Falls and Chester County that the low bidder, J. M. Cope, Inc. of Rock Hill, South Carolina be awarded the contract for the Town of Great Falls CPST Visitors Center in the Town of Great Falls, Chester County for the Total Base Bid Amount of \$2,624,000. The Bid Security that was submitted with your bid has been enclosed.

If you have any questions or comments regarding the above information, please contact our office at (864) 284-1740.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.

Adam Hogan, P.E., LEED Green Associate
Vice President

Enclosures

cc: Mr. Brian Hester, Chester County
Mr. Harold Hayes, Chester County
Honorable Keevi Worthy, Mayor Pro Tem, Town of Great Falls
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.



February 27, 2025

Ms. Sandi Brazell, Owner
Solid Structures
861 Muddy Springs Road
Lexington, South Carolina 29073

RE: Town of Great Falls CPST Visitors Center
Town of Great Falls, Chester County,
South Carolina
Project No.: 23104-0012

Dear Ms. Brazell,

Alliance Consulting Engineers, Inc. would like to take this opportunity to thank you for your interest and time in preparing and submitting a Bid for the Town of Great Falls Capital Penny Sales Tax (CPST) Visitors Center in the Town of Great Falls, Chester County on December 12, 2024. Enclosed is a copy of the Certified Bid Tabulation, Bid Opening Proceedings, and Bid Opening Sign-In Sheet for the referenced project for your information and file.

Based on a review of the Bids submitted, Alliance Consulting Engineers, Inc. has recommended to the Town of Great Falls and Chester County that the low bidder, J. M. Cope, Inc. of Rock Hill, South Carolina be awarded the contract for the Town of Great Falls CPST Visitors Center in the Town of Great Falls, Chester County for the Total Base Bid Amount of \$2,624,000. The Bid Security that was submitted with your bid has been enclosed.

If you have any questions or comments regarding the above information, please contact our office at (864) 284-1740.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.

Adam Hogan, P.E., LEED Green Associate
Vice President

Enclosures

cc: Mr. Brian Hester, Chester County
Mr. Harold Hayes, Chester County
Honorable Keevi Worthy, Mayor Pro Tem, Town of Great Falls
Mr. Bob Bartholomew, Solid Structures
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.



February 27, 2025

Mr. Patrick Williamson, President
Southern Builders of York County, Inc.
150 Oakland Avenue, Suite 201
Rock Hill, South Carolina 29730

RE: Town of Great Falls CPST Visitors Center
Town of Great Falls, Chester County,
South Carolina
Project No.: 23104-0012

Dear Mr. Williamson,

Alliance Consulting Engineers, Inc. would like to take this opportunity to thank you for your interest and time in preparing and submitting a Bid for the Town of Great Falls Capital Penny Sales Tax (CPST) Visitors Center in the Town of Great Falls, Chester County on December 12, 2024. Enclosed is a copy of the Certified Bid Tabulation, Bid Opening Proceedings, and Bid Opening Sign-In Sheet for the referenced project for your information and file.

Based on a review of the Bids submitted, Alliance Consulting Engineers, Inc. has recommended to the Town of Great Falls and Chester County that the low bidder, J. M. Cope, Inc. of Rock Hill, South Carolina be awarded the contract for the Town of Great Falls CPST Visitors Center in the Town of Great Falls, Chester County for the Total Base Bid Amount of \$2,624,000. The Bid Security that was submitted with your bid has been enclosed.

If you have any questions or comments regarding the above information, please contact our office at (864) 284-1740.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.

Adam Hogan, P.E., LEED Green Associate
Vice President

Enclosures

cc: Mr. Brian Hester, Chester County
Mr. Harold Hayes, Chester County
Honorable Keevi Worthy, Mayor Pro Tem, Town of Great Falls
Mr. Willie Lumpkin, Southern Builders of York County, Inc.
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.



February 27, 2025

Mr. Gary Brantley, President
Brantley Construction Services, LLC
DBA Brantley Construction Company, LLC
8300 Dorchester Road
Charleston, South Carolina 29418

RE: Town of Great Falls CPST Visitors Center
Town of Great Falls, Chester County,
South Carolina
Project No.: 23104-0012

Dear Mr. Brantley,

Y
P
O
C

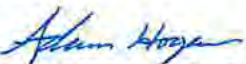
Alliance Consulting Engineers, Inc. would like to take this opportunity to thank you for your interest and time in preparing and submitting a Bid for the Town of Great Falls Capital Penny Sales Tax (CPST) Visitors Center in the Town of Great Falls, Chester County on December 12, 2024. Enclosed is a copy of the Certified Bid Tabulation, Bid Opening Proceedings, and Bid Opening Sign-In Sheet for the referenced project for your information and file.

Based on a review of the Bids submitted, Alliance Consulting Engineers, Inc. has recommended to the Town of Great Falls and Chester County that the low bidder, J. M. Cope, Inc. of Rock Hill, South Carolina be awarded the contract for the Town of Great Falls CPST Visitors Center in the Town of Great Falls, Chester County for the Total Base Bid Amount of \$2,624,000. The Bid Security that was submitted with your bid has been enclosed.

If you have any questions or comments regarding the above information, please contact our office at (864) 284-1740.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.


Adam Hogan, P.E., LEED Green Associate
Vice President

Enclosures

cc: Mr. Brian Hester, Chester County
Mr. Harold Hayes, Chester County
Honorable Keevi Worthy, Mayor Pro Tem, Town of Great Falls
Ms. Racheal Rice, Brantley Construction Services, LLC
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.

**CHESTER COUNTY, SOUTH CAROLINA
ORDINANCE NO. 2025-7**

**APPROVING THE EXECUTION AND DELIVERY OF A
DEVELOPMENT AGREEMENT BETWEEN THE COUNTY
AND VISTA RESOURCES, LLC; AND PROVIDING FOR OTHER
RELATED MATTERS.**

WHEREAS, according to the provisions of the South Carolina Local Government Development Agreement Act, codified in South Carolina Code Annotated section 6-31-10, *et seq.* (collectively, “Act”), and Chester County Ordinance No. 2021-12, as amended by Ordinance No. 2023-12 (collectively, “Development Agreement Ordinance”), the Chester County Council (“County Council”), as the governing body of Chester County, South Carolina (“County”) is authorized to enter into development agreements to provide for the County’s development;

WHEREAS, the County adopts and incorporates by reference as if fully stated herein in their entirety the County’s findings from the Development Agreement Ordinance;

WHEREAS, the County Planning Director has reviewed the proposed development agreement for the referenced project (“Development Agreement”), the substantially final form of which is attached to this Ordinance as Exhibit A, and which is incorporate herein by reference as if fully stated herein in its entirety and has confirmed to the Development Agreement Ordinance.

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

Section 1. *Incorporation of Findings.* The County hereby adopts and incorporates the findings contained in “WHEREAS” clauses above.

Section 2. *Development Agreement Requirements.* The County finds the Development Agreement meets the requirements of the Act and the Development Agreement Ordinance.

Section 3. *Development Agreement Approval.* According to the authority provided by the Act and the Development Agreement Ordinance, the Development Agreement, attached as Exhibit A, which is now before this meeting, is approved, and all of the terms, provisions and conditions thereof are hereby incorporated herein by reference as if such Fee Agreement were set out in this Ordinance in its entirety. The Chairman of the County Council and the Clerk of the County Council be, and they are hereby authorized, empowered and directed to execute, acknowledge, and deliver the Development Agreement in the name and on behalf of the County, and thereupon to cause the Development Agreement to be delivered to the developer. The Development Agreement is to be in substantially the form now before this meeting and hereby approved, or with any changes therein as shall not materially adversely affect the rights of the County thereunder, or otherwise constitute a major or moderate modification as provided in the form of the Development Agreement, and which shall be approved by the County Attorney and the officials of the County executing the same, their execution thereof to constitute conclusive evidence of their approval of all changes therein from the form of Development Agreement now before this meeting.

Section 4. *Additional Provisions.*

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

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

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

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

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

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

CHESTER COUNTY, SOUTH CAROLINA

By: _____
Pete Wilson
Chair, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading:	February 18, 2025
Second Reading:	March 3, 2025
Public Hearing:	March , 2025
Third Reading:	March , 2025
Public Hearing:	March [], 2025

EXHIBIT A
FORM OF DEVELOPMENT AGREEMENT (PROJECT VISTA)

-----**(SPACE ABOVE THIS LINE FOR RECORDING USE)**-----

SOUTH CAROLINA	)	DEVELOPMENT AGREEMENT
	)	VISTA DEVELOPMENT
CHESTER COUNTY	)	

This **DEVELOPMENT AGREEMENT** ("Agreement") is entered as of April [], 2025 ("Agreement Date"), by and among **VISTA RESOURCES, LLC**, a South Carolina limited liability company ("Developer"), and the **CHESTER COUNTY, SOUTH CAROLINA** ("County"), a body politic and corporate, a political subdivision of the State of South Carolina ("State"), each a "Party," collectively "Parties."

R E C I T A L S

WHEREAS, the Developer owns legal title to certain real property consisting of approximately 45.091 acres, located in the County and known as Vista Development and more fully described in Section 1.04 of this Agreement ("Property"); and

WHEREAS, the County has rezoned the Property a PD (Planned Development) District; and

WHEREAS, the Developer and the County have determined that it is in the best interests of the County and the Developer to enter this Agreement to set forth the terms and conditions of the development to achieve a well-coordinated, master planned development, reasonably mitigate any project impacts to the community and achieve predictability to the County and the Developer on the scope and terms of the development; and

WHEREAS, The Developer desires to obtain from the County in connection with the development, and County is willing to provide, assurances: (1) that the Property is zoned a PD (Planned Development) District for the duration of this Agreement, (2) that at receipt of the Developer's development and construction permits, the Developer may proceed with the planned development and construction, and (3) that the Development Rights (defined below) will be vested for the duration of this Agreement; and

WHEREAS, in connection with the proposed development, the Developer and the County recognize that the scope and term of the planned development under this Agreement accomplish the statutory aims of comprehensive, orderly planning and development in the County, thus providing benefits to the citizens of the County and providing public benefits through, among other things, the donation of funds or financing of those public facilities and services described and identified in this Agreement:

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Agreement, the receipt and sufficiency of such consideration being acknowledged by the parties, and pursuant to the South Carolina Local Government Development Agreement Act, codified in South Carolina Code Annotated sections 6-31-10 through and including 6-31-160, as amended (collectively, "Act") and Chester

County Ordinance No. 2021-12, as amended by Ordinance No. 2023-12 (collectively, “Development Agreement Ordinance”), the parties to this Agreement, intending to be legally bound, agree as follows:

ARTICLE I GENERAL

Section 1.01. Incorporation. The above recitals are incorporated in this Agreement as if the recitals were set out in this Agreement in its entirety. The findings contained in the Act are incorporated into this Agreement as if it were set out in this Agreement in its entirety.

Section 1.02. Definitions.

(A) In addition to those vest pocket definitions contained throughout this Agreement, as used in this Agreement, the following terms have the following meanings:

- (1) “County Council” means the governing body of Chester County, South Carolina.
- (2) “Development Rights” means the right of the Developer to develop all or part of the Property in accordance with this Agreement.
- (3) “Development Agreement Ordinance” means Ordinance No. 2021-12, as amended by Ordinance No. 2023-12, of County which is referred to as the development agreement ordinance for Chester County, South Carolina.
- (4) “UDO” means Ordinance No. , as amended to be the most current adopted version on file with the County.

(B) Unless the context clearly indicates otherwise, terms not otherwise defined in this Agreement have the meanings set forth in the Act, the Development Agreement Ordinance, and/or the UDO, as applicable.

Section 1.03. Parties. The Parties to this Agreement are the County and the Developer.

Section 1.04. Property. This Agreement applies to three (3) parcels of land identified as Chester County, South Carolina Tax Map Nos. 079-01-17-013-000, 078-01-01-034-000, and 079-01-17-018-000, which is also referred to as the Property and reflected on Exhibit A, attached hereto, and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

Section 1.05. Zoning. The Property is currently zoned PD (Planned Development) pursuant to Ordinance Nos. 2024- , 2024- , and 2024- .

Section 1.06. Development Program.

(A) The UDO provides for the development uses on the Property, including population densities, building intensities and height.

(B) All lots for the Development must meet all standards contained in the most current version of the UDO unless otherwise modified by this Agreement. In the event of a conflict between the standards contained in the UDO and this Agreement, the terms of this Agreement control. The Development Program for the Property is set forth in Exhibit B, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

Section 1.07. Development Schedule.

(A) The estimated development schedule for the Property is set forth on Exhibit C, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

(B) The County and the Developer acknowledge that the development schedule is an estimate. The failure of the Developer to meet a commencement or completion date does not, in and of itself, constitute a material breach of this Agreement, but must be judged based on the totality of the circumstances. The development schedule is a planning and forecasting tool only. The County and the Developer acknowledge that actual development is likely to take place at a different pace than set forth in the development schedule because of future market forces.

(C) The County agrees that if the Developer requests an adjustment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified if the Developer is able to demonstrate and establish that there is good cause to modify those dates. "Good cause" includes, but is not limited to, changes in market conditions, provided, however, under no circumstances shall commencement of construction occur on or after a date that is 18 months after the Agreement Date.

(D) Periodic adjustments to the development schedule do not require a formal amendment to this Agreement and are not considered a major modification. To adjust the development schedule, the Developer shall submit a proposed adjustment in writing, substantially in the form of Exhibit F attached hereto, to the Planning Director for the County who shall forward copies of the proposed adjustment to each member of County Council. The proposed adjustment shall include an explanation and justification. The proposed adjustment shall become effective 45 days from receipt by the Planning Director for the County unless County Council has disapproved the proposed adjustment by adoption of a resolution to that effect within the 45-day period.

Section 1.08. Relationship of Parties. This Agreement creates a contractual relationship between the Parties. This Agreement is not intended to create, and does not create the relationship of partnership, joint venture, or any other relationship wherein any one of the parties may be held responsible for the acts of any other party. This Agreement is not intended to create and does not create a relationship whereby any one of the Parties may be rendered liable in any manner for the debts or obligations of any other party, to any person, firm, corporation, or entity whatsoever, whether the debt or obligation arises under this Agreement or outside of this Agreement.

Section 1.09. Benefits and Burdens.

(A) The Parties agree that the burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all successors in interests to the Parties to this Agreement.

(B) Except for the owners and lessees of completed residences on individual lots who are the end users and not the Developers thereof and the owners and lessees of individual lots, who are not the Developers and who intend to build a residence on the lot for the owner or lessee to occupy, any purchaser or other successor in title is responsible for performance of the Developer's obligations pursuant to this Agreement as to the portion of the Property so transferred. The Developer must give notice to County of the transfer of property to a Developer in the manner prescribed in section 3.05.

(C) The Developer acknowledges and agrees that it and its successors and assigns (i) are responsible for the development of the Property, (ii) will develop the Property in accordance with the terms and conditions of this Agreement, and (iii) acknowledge agricultural activities, including, but not limited to, production of crops, animal husbandry, land application of animal waste, the raising, breeding, and sale of livestock and poultry, including confinement feeding operations, use of farm machinery, and the sale of farm products may be practiced and take place in the area of the Property. The Developer stipulates and will include such notice of agricultural activities in the homeowners' association documents and restrictive covenants for the Property so

all subsequent owners are aware of such agricultural activities. The Developer shall remain fully vested with all of the rights, benefits, and privileges arising out of this Agreement during the Term of this Agreement except as may be assigned for assumed from time to time consistent with this Agreement.

Section 1.10. Term. The term of this Agreement shall commence on the Agreement Date and terminate 10 years thereafter as provided herein or by the Act; provided, however that the Developer and the County may extend the Term of this Agreement or enter into subsequent development agreements upon mutual written consent to the extent permitted by the Act.

The expiration of the Term of this Agreement shall have no effect on the validity or authority of any restrictive covenants except as may be specifically provided for therein.

Section 1.11. Required Information. The Development Agreement Ordinance, requires a development agreement to include certain information. Exhibit D contains the required information or identifies where the information may be found in this Agreement. Exhibit D is attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

ARTICLE II REPRESENTATIONS AND WARRANTIES

Section 2.01. Representations and Warranties of County.

(A) The County has found that the development permitted by this Agreement is consistent with County's comprehensive plan and UDO.

(B) The County has approved this Agreement by adoption of Ordinance No. 2025-[] in accordance with the procedural requirements of the Act, the Development Agreement Ordinance, and any other applicable state law.

(C) The County represents that prior to the final reading of Ordinance No. 2025-[] that at least two (2) public hearings were held after publication of the required notice and the publication of a notice of intent to consider a proposed development agreement.

Section 2.02. Representations and Warranties of The Developer.

(A) The Developer represents that the number of acres of highland contained in the Property is approximately 45.091 acres.

(B) The Developer represents that, as of the Agreement Date, it owns legal title to the Property.

(C) The Developer represents and warrants that the execution, delivery, and performance by the respective individual or entity signing this Agreement on behalf of the party has been duly authorized and approved by all requisite action on the part of the Developer.

ARTICLE III DEVELOPMENT RIGHTS

Section 3.01. Vested Right to Develop.

(A) The County agrees that the Developer, upon receipt of its development permits as identified in section 3.04, may proceed to develop the Property according to this Agreement and the UDO. The right of the Developer to develop the Property as set forth in this Agreement is deemed vested with the Developer for the term of this Agreement when the Developer has complied with all requirements of section 5.19 of this

Agreement.

(B) The County agrees that the specific Laws and Land Development Regulations in force as of the Agreement Date as set forth in Exhibit E to this Agreement, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety, shall govern all aspects of the development of the Property, according to this Agreement, for the term of this Agreement.

(C) The Developer has a vested right to proceed with the development of the Property in accordance with the zoning classification set forth in the Development Agreement Ordinance, the UDO and the terms of this Agreement if and only if the Developer has complied with all the requirements of section 5.19 of this Agreement.

(D) To the extent that this Agreement may contain zoning and development standards which conflict with existing zoning and development standards, including zoning and development standards contained in the UDO, the standards contained in this Agreement supersede all other standards and this Agreement is deemed controlling.

(E) The Developer acknowledges that the County shall not accept financial guarantees for water, sewer, storm water, roadway, or recreation infrastructure and the water, sewer, storm water, roadway, and recreation infrastructure must be installed, tested, and in acceptable condition or guaranteed with approved construction bond(s), before final plat approval.

Section 3.02. Effect on Vested Rights Act and County Ordinance No. 11. The Parties agree that vested rights conferred upon the Developer in this Agreement are not affected by the provisions of the Vested Rights Act, codified as South Carolina Code Annotated Section 6-29-1510 through and including Section 6-29-1560, as amended, or the provisions of Ordinance No. 11, the County's ordinance relating to the Vested Rights Act.

Section 3.03. Applicability of Subsequently Adopted Laws and Land Development Regulations.

(A) It is recognized that laws and regulations will periodically change. The County shall not enforce subsequently adopted laws and land development regulations on the development of the Property except in conformance with the procedures and provisions of Section 6-31-80(B) of the Act in effect as of the Effective Date.

(B) Notwithstanding the provisions of subsection (A) of this Section, County agrees that if County imposes a moratorium or other similar restriction that would curtail or hinder the rate at which development can occur, then the moratorium or other similar restriction shall not apply to the Development of the Property. No moratorium or schedule for allocation or approval of any development permits as set forth in Section 3.04 hereof, or any other subsequently adopted laws and land development regulations shall affect the rights and prerogatives of the Developer under this Agreement except in conformance with Section 5.02 hereof.

(C) The Developer agrees to comply with any county-wide storm water regulations, building, housing, electrical, plumbing, and gas codes adopted by County after the Agreement Date and in force at the time plans for buildings are submitted to the County for review. Nothing in this Agreement is intended to supersede or contravene the requirements of any storm water, building, housing, electrical, plumbing, or gas code adopted by the County.

Section 3.04. Development Permits.

(A) Notwithstanding this Agreement, the Developer shall obtain all local development permits for the development of the Property. Local development permits, approvals, and processes, some of which may have been obtained or complied with as of the Agreement Date, may include, but are not limited to:

- (1) Sketch Plan approval;
- (2) Preliminary plan approval;
- (3) Final plat approval;
- (4) Building permits; and
- (5) Sign permits.

(B) The failure of this Agreement to address a particular development permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with this Agreement, the law governing the permitting requirements, conditions, terms, or restrictions, as may be applicable. The failure of this Agreement to address a particular development permit does not abrogate the Development Rights arising out of this Agreement where such development permit is customary or necessary for the development of the Property, and consistent with the intent and purpose of this Agreement.

(C) With respect to the County's review and processing of subdivision plats, development plan applications, grading permits, building permits, certificates of occupancy and other County permits, applications and approvals relating to the development of the Property (including dwellings and other improvements thereon), the County shall approve or reject (and, in the case of a rejection, provide feedback necessary for the Developer to resubmit any such submittals) within the time limitations as set forth in the County ordinances.

Section 3.05. Transfer of Real Property and Assignment of Development Rights.

(A) Nothing in this Agreement shall limit or constrain the Developer's right to legally convey, sell, transfer, ground lease, or otherwise dedicate any portion or all of the Property or an interest therein to any other person, firm, corporation, or entity.

Together with any conveyance or transfer of interest in a portion or all of the Property, the Developer may assign any portion or all of its Development Rights under this Agreement to such transferee or grantee, provided, however, that the County as a result of the assignment does not release any current or subsequent Developer from any or all of its obligations under this Agreement taking place or to have taken place as a Developer during its ownership of the Property. If a purchaser, lessee, or other successor in interest of any portion of the Property becomes a Developer under this Agreement, then the each current and subsequent Developer remains, and the additional Developer becomes, responsible for the performance of the development obligations and the additional Developer is entitled to the Development Rights appurtenant to the portion of the Property so transferred, upon the recording with the Chester County Clerk of Court, together with recording of the instrument transferring an interest in the Property, an Assignment substantially in the form of Exhibit G attached hereto that (i) indicates the grantee's or transferee's acceptance of the development obligations, and (ii) identifies the Development Rights assigned to the grantee or transferee, appurtenant to the portion of the portion or all of the Property so assigned. The Developer may, at its sole discretion, retain those certain Development Rights and development obligations with respect to the portion of Property conveyed or transferred as may be more specifically set forth in the Assignment.

The Developer may transfer any or all Development Rights and/or development obligations to any person, firm, corporation, or entity even in an absence of a transfer of portion of Property and shall be entitled to effect a recording of an Assignment in accordance with this Section 3.05(A). Upon completion of the assignment, the Property Owner agrees to notify the County of such transfer and provide information in connection therewith, including the name, address and contact information for the transferee. This notification to the County shall occur prior to notification to third parties and/or a public announcement of the transfer.

Any Developer shall be entitled to legally convey real property in accordance with this Agreement and to legally assign its Development Rights and/or development obligations in accordance with this Section 3.05(A) in an instrument substantially in the Form of Assignment attached hereto as Exhibit G.

(B) The recording requirement of an Assignment shall not apply to (i) any mortgage lender either as the result of foreclosure of any mortgage secured by any portion of the Property or any other transfer in lieu of foreclosure; (ii) any third party purchaser at such a foreclosure; or (iii) any third party purchaser of such mortgage lender's interest subsequent to the mortgage lender's acquiring ownership of any portion of the Property as set forth above. Any such mortgage lender or subsequent purchaser shall be bound by the development obligations and be a beneficiary of the Development Rights as the Developer successor in title to the Developer.

(C) Notwithstanding anything to the contrary in this Agreement, the Developer shall have the right to manage its corporate affairs in such manner that may cause another person, firm, corporation, or entity, including without limitation, the Developer's subsidiaries and affiliates, to assume some or all of the Developer's Development Rights and/or development obligations pursuant to this Agreement ("Assumption"). The provisions of Section 3.05(A) hereof pertaining to Assignment of Development Rights and development obligations to the Developers shall not apply to an Assumption. Timely following any Assumption, the Developer shall notify the County of the identity and address of the person, firm, corporation, or entity for the purpose of Section 5.01 hereof, and such person, firm, corporation, or entity shall be substituted and considered the Developer under this Agreement. Where an Assumption pertains only to a portion of the Developer's Development Rights and/or development obligations pursuant to this Agreement, the Developer shall also notify the County of the extent to which the Development Rights and/or development obligations shall be assumed.

ARTICLE IV DEDICATIONS AND FEES AND RELATED AGREEMENTS

Section 4.01. Purpose of Article. The Parties understand and agree that Development of the Property imposes certain burdens and costs on the County, including those for certain services and infrastructure improvements. Eventually, *ad valorem* taxes collected from the Property may, but are not necessarily guaranteed to, meet, or exceed the burdens and costs placed on the County, but certain initial costs and capital expenditures are now required that are not to be funded by any increase in taxes paid by existing residents of the County. The purpose of this article is to identify the matters agreed upon to be provided by the Developer to mitigate such burdens and costs.

Section 4.02. Payment of Costs. In addition to any other fees for which this Agreement provides, the Developer shall pay the County's legal fees incurred with the preparation of this Agreement, various conferences with County staff, and attendance at County meetings, and other related matters, in an amount not to exceed \$10,000. Such amount shall be paid within 30 days of the Developer's receipt of an invoice for legal fees, which shall contain a generic (non-privileged) description of the services performed but need not include individual time entries and descriptions.

Section 4.03. Other Charges or Fees.

(A) The Property shall be subject to development and/or permit fees enacted by the County that are in effect on the Agreement Date, of County-wide application and that relate to the County's costs of processing applications, issuing development permits, reviewing plans, conducting inspections, or similar type processing costs. The property shall not be subject to any additional development and/or permit fees enacted by the County after the Agreement Date, however characterized.

(B) As may be adjusted according to Section 4.05, hereof, all single-family detached dwellings shall be

subject to a \$5,000 development fee, payable by the building permit applicant to the County at the time of issuance of the building permit.

Section 4.04. Infrastructure and Services. The Parties recognize that most of the direct costs associated with the Development of the Property will be borne by the Developer, and many necessary infrastructure improvements and services will be provided by the Developer or other governmental or quasi-governmental entities, and not by the County. For clarification, the Parties make specific note of and acknowledge the following:

(A) Roads. The Developer is responsible for the construction and costs of all roads, whether for public or private use, within the Property including but not limited to any necessary entrance and intersection improvements as required by the South Carolina Department of Transportation related to the development of the Property. All roads must be constructed in accordance with the County's road standards. The road improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. The Developer is also responsible for maintenance of all roads that are not public roads and shall provide notice of such ownership and maintenance of all non-public roads as and no later than the date on which an individual lot is sold. The Developer acknowledges that the County will only accept and maintain as public roads those roads constructed in full compliance with the UDO and providing connectivity to the County road system or serving as a necessary component for the proper development of the County road system. The County will not accept the roads within the Property into the County road system for any other purpose, including, but not limited to, maintenance. The Developer may transfer the ownership of the roads and its obligations for the roads to a homeowners' or property owners' association or similar organization.

(B) Potable Water, Sewage Treatment, and Disposal. Potable water, sewage treatment and disposal will all be supplied to the Property by one or more of the following: Chester Metropolitan District, Chester County Wastewater Recovery, and/or some other public or private entity. The Developer will construct, or cause to be constructed, all necessary water and sewer service infrastructure within the Property and the water and sewer service infrastructure will be maintained by the appropriate provider and *not* the County. The County is not responsible for any construction, treatment, maintenance, or costs associated with water or sewer service or water and sewer service infrastructure to or within the Property. The water and/or sewer service infrastructure is expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. The Developer acknowledges that the County has no authority or responsibility for providing potable water services or sewer services in the County and that each service provider is a separate apart and distinct from the County over which the County has no control.

(C) Storm Water Management. The Developer will construct or cause to be constructed all storm water runoff and drainage improvements within the Property required by the development of the Property and such infrastructure will be maintained by the Developer or a homeowners' association. The County is not responsible for any construction, maintenance or costs associated with the storm water runoff and drainage for the Property. Storm water management improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development.

(D) Solid Waste Collection. The County shall provide solid waste collection to the Property on the same basis as is provided to other residents and businesses in the County. It is understood and acknowledged that the County does not presently provide solid waste disposal for single, multi-family or commercial developments. Residential units shall be served by a private waste hauling company.

(E) Fire Service, Emergency Medical Service, and Law Enforcement. The Property is in the Richburg fire service area and fire services will be provided by the Richburg Fire Protection District, or its successor entities.

(F) School Services. Public school services are now provided by the Chester County School District. The Developer acknowledges that the County has no authority or responsibility for providing public school services in the County.

(G) Recreation Facilities. The Developer shall provide for the construction and maintenance of all recreation facilities, which shall include a park and playground of, in aggregate, not less than 3.55 acres.

Section 4.05. County Improvement Grant. The County shall grant a portion of the impact fee (described in Section 4.03(B), above) collected from the Developer, for each single-family detached dwelling for which a certificate of occupancy is issued during the applicable time-frames of this Agreement, as follows (a) \$2,000, and (b) not to exceed \$500, if, in the County Council's sole discretion, the Developer has provided for upgraded amenities and/or provided other aspects of superior development.

ARTICLE V MISCELLANEOUS

Section 5.01. Notices. Any notice, election, demand, request or other communication to be provided under this Agreement shall be in writing and shall be effective (i) when delivered to the party named below, (ii) when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, or (iii) when deposited in Federal Express (or any other reputable national "next day" delivery service) addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), except where the terms hereof require receipt rather than sending of any notice, in which case such provision shall control:

To County: Chester County, South Carolina
 Attn: County Administrator
 1476 J.A. Cochran Bypass (hand delivery/courier service)
 Post Office Box 580
 Chester, South Carolina 29706

With a Copy to (does not constitute notice):

King Kozlarek Root Law LLC
Attn: Michael E. Kozlarek, Esq.
201 Riverplace Suite 500 (hand delivery/courier service)
Post Office Box 565
Greenville, South Carolina 29602-0565

To The Developer: Vista Resources, LLC
 Attn: []
 [] (mail/hand delivery/courier service)
 [], [] []

With a Copy to (does not constitute notice):

[][]
Attn: []
[] (mail/hand delivery/courier service)
[], [] []

Section 5.02. Amendments.

(A) This Agreement may not be amended or cancelled in whole or in part except upon mutual consent of the County and the Developer, and in compliance with the Act. An amendment to this Agreement must be in writing. No statement, action or agreement made after the Agreement Date shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom the change, amendment, waiver, modification, discharge, termination, or abandonment is sought to be enforced.

(B) Any major modification of this Agreement shall constitute an amendment of this Agreement and may occur only pursuant to the public notice and hearing requirements of the Act. Minor and moderate modifications to this Agreement, enumerated in Exhibit B attached hereto, may be made without a public hearing or an amendment of this Agreement upon mutual written consent of the County and the Developer. A proposed modification not enumerated in Exhibit B shall be deemed a major modification.

(C) This Agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the Agreement Date which prevents or precludes compliance with one or more of the provisions of this Agreement but only to the extent necessary to effectuate compliance with the state or federal law.

Section 5.03. Periodic Review. At least every 12 months, the Planning Director for the County, or the designee of the Planning Director for the County, must review compliance with this Agreement by the Developer. At the time of review the Developer must demonstrate good faith compliance with the terms of the Agreement.

Section 5.04. Breach of Agreement.

(A) If, as a result of the periodic review provided in section 5.03 of this Agreement or at any other time, the Planning Director for the County, or the Planning Director's designee, determines that the Developer has committed a breach of the terms or conditions of this Agreement, then the Planning Director for the County shall serve notice in writing, within a reasonable time after the periodic review, on the Developer setting forth with reasonable particularity the nature of the breach and the information supporting the determination, and providing the Developer 60 days in which to cure or rectify said breach or account for those obligations pursuant to this Agreement that have a material effect on the ability of the Developer to cure such breach.

(B) If the Developer fails to cure the breach within 60 days, or if the breach cannot be cured within such 60 days period and the Developer does not commence to cure the breach within such 60 days period, and thereafter diligently pursue the same to completion, then the County may unilaterally terminate or modify this Agreement; provided, that prior to terminating or modifying this Agreement as provided in this section, County Council must first give the Developer the opportunity (i) to rebut the determination, or (ii) to consent to amend the Agreement to meet the County's concerns with respect to the determination.

(C) Any other provision of this Agreement notwithstanding, should the Developer fail to (i) commence construction at the Property no later than 18 months after the Agreement Date, (ii) fail to complete at least 52 single-family detached dwellings in 4 years from the Agreement Date, and/or (iii) fail to complete at least 114 single-family detached dwellings in 6 years from the Agreement Date, then the Property shall automatically, without any further action of the County and/or the County Council, return to the zoning classification(s) in existence immediately prior to the enactment of Ordinance Nos. 2024-[], 2024-[], and 2024-[].

Section 5.05. Enforcement. The Parties shall each have the right to enforce this Agreement, if not cured within the applicable cure period, by any remedy available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with enforcement.

Section 5.06. No Third-Party Beneficiary. The provisions of this Agreement may be enforced only by

the Parties and their successors and assigns. No other persons, natural or corporate, shall have any rights hereunder.

Section 5.07. Recording of Agreement. The Parties agree that the Developer shall record this Agreement with the County Clerk of Court within 14 days after the date of execution of this Agreement.

Section 5.08. Administration of Agreement. The County is the only local government that is a party to this Agreement and the County is responsible for the Agreement's administration.

Section 5.09. Effect of Annexation and Incorporation. The Parties agree that this Agreement remains in effect if the Property is, in whole or in part, included in any municipality. The Parties acknowledge that upon incorporation or annexation the application and duration of this Agreement is controlled by section 6-31-110 of the Act. The County reserves the right to enter into an agreement with the newly incorporated municipality or the annexing municipality for the administration and enforcement of this Agreement after the date of incorporation or annexation.

Section 5.10. Estoppel Certificate. Any of the Parties may, at any time, and from time to time, deliver written notice to the other party requesting the party to certify in writing: (i) that this Agreement is in full force and effect, (ii) that this Agreement has not been amended or modified, or if so amended, identifying the amendments, and (iii) whether, to the knowledge of the party, without inquiry, the requesting party is in default or claimed default in the performance of its obligation under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default, and (iv) whether, to the knowledge of the party, without inquiry, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

Within 60 days of a receipt of a written request sent by the Developer to the County, the County shall issue an estoppel certificate in recordable form that with regard to the portion or all of the Property described in the request, and except as stated, to the best of the County's knowledge, without any inquiry, there are no violations or breaches of this Agreement. The estoppel certificate will be binding on the County in accordance with the facts and statements contained therein as of its date and may be relied upon by all persons having notice thereof. If the County does not respond to such request within 60 days of its receipt, the Property described in the request shall be deemed in compliance with this Agreement.

Section 5.11. Entire Agreement. This Agreement sets forth, and incorporates by reference all the agreements, conditions, and understandings among the Parties relative to the Property and its Development and there are no promises, agreements, conditions, or understandings, oral or written, expressed or implied, among the Parties relative to the matters addressed in this Agreement other than as set forth or as referred to in this Agreement.

Section 5.12. Covenant to Sign other Documents. The County and the Developer acknowledge that consummation of the transactions contemplated by this Agreement may require the execution contemporaneously with the execution of this Agreement and thereafter of certain documents in addition to this Agreement, and the County and the Developer agree to cooperate with the execution thereof.

Section 5.13. Construction of Agreement. The Parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

Section 5.14. Assignment. The rights, obligations, duties, and responsibilities devolved by this Agreement on or to the Developer are assignable to any other person, firm, corporation, or entity except that the assignment must conform to the requirements of Section 1.09 and Section 3.05 hereof. The County may assign its rights,

obligations, duties, and responsibilities devolved by this Agreement on or to the County to any other person, firm, corporation, or entity.

Section 5.15. Governing Law; Jurisdiction; and Venue.

(A) This Agreement is governed by the laws of the State of South Carolina.

(B) The Parties agree that jurisdiction and venue for disputes relating to this Agreement is the 6th Judicial Circuit of the State of South Carolina.

Section 5.16. Counterparts. This Agreement may be executed in several counterparts in original, facsimile, or electronic means, provided such means of execution are sufficient for recording, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

Section 5.17. Eminent Domain. Nothing contained in this Agreement shall limit, impair, or restrict the County's right and power of eminent domain under the laws of the State of South Carolina.

Section 5.18. Severability. If any part of this Agreement is held to be void by a court of competent jurisdiction, the remaining provisions of this Agreement shall be unaffected and shall be given such construction as to permit it to comply with the requirements of all applicable laws and the intent of the Parties hereto. In the event that any part or all of this Agreement is held to be void by a court of competent jurisdiction, the provisions of Ordinance 2025- shall remain effective until amended through such process as may be required for the amendment of the Ordinance 2021- by the County at the time of the amendment.

Section 5.19. When Agreement takes Effect. This Agreement is dated as of the Agreement Date and takes effect when (i) the County and the Developer have each executed the Agreement, and (ii) the Developer has delivered to the County Administrator clocked-in copies, of the recorded Agreement. If the County Administrator has not received clocked-in copies of the Agreement within ten (10) business days after recording the Agreement with the Chester County Clerk of Court, then this Agreement is automatically terminated without further action of either the County or the Developer. The obligation of the Developer pursuant to section 4.02 is effective on the date the last Party to sign this Agreement executes this Agreement and the obligations imposed on the Developer pursuant to section 4.02 survives the termination of this Agreement pursuant to this Section.

Section 5.20. Indemnification Covenants.

(A) Except as provided in paragraph (d) below, the Developer shall indemnify and save the County, its employees, elected officials, officers and agents (each, an "Indemnified Party") harmless against and from all liability or claims arising from the County's execution of this Agreement, performance of the County's obligations under this Agreement or the administration of its duties pursuant to this Agreement, or otherwise by virtue of the County having entered into this Agreement.

(B) The County is entitled to use counsel of its choice and the Developer shall reimburse the County for all its costs, including attorneys' fees, incurred in connection with the response to or defense against such liability or claims as described in paragraph (a), above. The County shall provide a statement of the costs incurred in the response or defense, and the Developer shall pay the County within 30 days of receipt of the statement. The Developer may request reasonable documentation evidencing the costs shown on the statement. However, the County is not required to provide any documentation which may be privileged or confidential to evidence the costs.

(C) The County may request the Developer to resist or defend against any claim on behalf of an Indemnified Party. On such request, the Developer shall resist or defend against such claim on behalf of the Indemnified Party, at the Developer's expense. The Developer is entitled to use counsel of its choice, manage,

and control the defense of or response to such claim for the Indemnified Party; provided the Developer is not entitled to settle any such claim without the consent of that Indemnified Party.

(D) Notwithstanding anything in this Section or this Agreement to the contrary, the Developer is not required to indemnify any Indemnified Party against or reimburse the County for costs arising from any claim or liability (i) occasioned by the acts of that Indemnified Party, which are unrelated to the execution of this Agreement, performance of the County's obligations under this Agreement, or the administration of its duties under this Agreement, or otherwise by virtue of the County having entered into this Agreement; or (ii) resulting from that Indemnified Party's own negligence, bad faith, fraud, deceit, or willful misconduct.

(E) An Indemnified Party may not avail itself of the indemnification or reimbursement of costs provided in this Section unless it provides the Developer with prompt notice, reasonable under the circumstances, of the existence or threat of any claim or liability, including, without limitation, copies of any citations, orders, fines, charges, remediation requests, or other claims or threats of claims, in order to afford the Developer notice, reasonable under the circumstances, within which to defend or otherwise respond to a claim.

[TWO SIGNATURE PAGES AND **II** EXHIBITS FOLLOW]
[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the first date written above.

WITNESSES:

Name:

Name:

THE DEVELOPER:

VISTA RESOURCES, LLC,
A South Carolina Limited Liability Company

By:
Its:

STATE OF _____)
_____)
COUNTY OF _____)

ACKNOWLEDGMENT

I, who personally appeared before me and proved to me through government-issued photo identification to be the above-named person and acknowledged the execution and delivery of the within name Development Agreement and that s/he executed and delivered the same as his/her own free act and deed.

Dated: _____

Notary Public for the State of _____

My commission expires: _____

[NOTARIAL SEAL]

WITNESSES:

Name:

Name:

COUNTY:

CHESTER COUNTY, SOUTH CAROLINA,

a political subdivision of the State of South Carolina

By: Brian Hester

Its: County Administrator

[COUNTY SEAL]

Attest:

Karen Lee

Clerk to County Council

SOUTH CAROLINA

)

CHESTER COUNTY

)

)

ACKNOWLEDGMENT

I, who personally appeared before me and proved to me through government-issued photo identification to be the above-named person and acknowledged the execution and delivery of the within name Development Agreement and that s/he executed and delivered the same as his/her own free act and deed.

Dated:_____

Notary Public for the State of _____

My commission expires:_____

[NOTARIAL SEAL]

EXHIBIT A
PROPERTY DESCRIPTION

00

[NOTHING SUBSTANTIVE FOLLOWS ON THIS PAGE]

EXHIBIT B
DEVELOPMENT PROGRAM

1. *Vista Conceptual Rezoning Plan:* The Vista Conceptual Rezoning Plan, which is attached hereto as Exhibit B-1, and the Vista Anticipated Project Schedule, which is attached hereto as Exhibit B-2, both of which are incorporated herein by reference, and made a part hereof, shall serve as the general guide for the location of public facilities, roads, buildings, and other development features. The Property shall be generally developed consistent with the approved Vista Conceptual Rezoning Plan and associated exhibits unless otherwise modified consistent with the terms of the Agreement.

2. *Zoning District:* The Property is in the PD (Planned Development) zoning district and shall be developed consistent with the provisions of the applicable zoning restrictions/requirements unless otherwise specified in the Agreement.

3. *Permitted Uses:* The Property shall be permitted to include commercial development, including all permitted uses in the Limited Commercial District as set forth in the **[CHESTER COUNTY ZONING ORDINANCE]**. The Property shall also be permitted to be developed as a residential community to include single-family detached dwellings and their associated accessory uses and amenities (including, but not limited to, clubhouses, pools, pocket parks, seating areas, landscaped areas, playgrounds, open multi-purpose lawn spaces, dog parks, and trails), with all other uses permitted within the applicable zoning district(s) and not identified as being prohibited. The permitted location of said uses on the Property shall be identified on the approved Vista Conceptual Rezoning Plan.

4. *Prohibited Uses:* The following uses shall not be permitted on the Property regardless of the provisions contained in the UDO: gas station, vape lounge, and gaming.

5. *Dimensional Requirements:* The Property shall comply with the dimensional requirements (*i.e.*, building setbacks, height, and related provisions) specified in the UDO and noted in the table below:

MODIFIED MINIMUM DIMENSIONAL STANDARDS*

a. Uses and densities for the development will be limited as shown on the Vista Conceptual Rezoning Plan.

b. Commercial outparcel(s) shall meet the use requirements for the County's GC (General Commercial) zoning district.

c. Maximum structure height shall be 35 feet (*not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, and antennae*).

d. Single Family Density:

i. Minimum lot width: 50'

ii. Minimum lot size: 6,500 square feet

iii. Minimum front setback: 25'

iv. Minimum side setback: 10'

v. Minimum rear setback: Interior Lot: 20'
Exterior Lot: 30'

* All other development standards shall conform to the General Provisions, Permitted Uses and Lot Information, Lot Standards, Transportation and Site Circulation, Environmental, Landscape, Open Space and Signage, Architecture, Phasing, and Fire provisions as generally set forth in the Vista Conceptual Rezoning Plan.

6. *Maximum Development Intensity:* The maximum number of residential units developed at the Property shall be limited to 114.

7. *Residential Section – Site Layout and Architecture:*

a. General Site Layout: The site layout shall generally conform to the Vista Conceptual Rezoning Plan.

b. Architecture: Architectural standards for buildings shall generally conform to the Vista Conceptual Rezoning Plan and exterior siding shall be cement-based, such as Hardie Board, with stone and/or brick as accent siding.

8. *Commercial Section-Site Layout and Architecture:*

a. General Site Layout: The site layout shall generally conform to the Vista Conceptual Rezoning Plan.

b. Architectural Design and Materials: Architectural standards for buildings shall generally conform to the Vista Conceptual Rezoning Plan.

9. *Open Space and Landscaping:* A minimum of 35% of the total development acreage shall be set aside as open space including, but not limited to, parks, green space, buffers, and water quality facilities. All open space will be managed by the homeowners' association.

10. *Transportation:* Offsite and onsite improvements shall conform to Section D of the Vista Conceptual Rezoning Plan.

11. *Modification of Development Program:* It is recognized that periodic modifications to the Development Program may be needed to address market conditions, environmental challenges, and other elements. The following will outline the processes for Minor, Moderate, and Major Modifications to this Exhibit B. Modifications to other sections of the Agreement will be processed in accordance with those provisions.

a. Minor Modifications: Minor Modifications shall only be to the Vista Conceptual Rezoning Plan. The Planning Director for the County shall determine what shall constitute a Minor Modification and have the authority to administratively approve such. The following modifications, adjustment, and clarifications shall constitute Minor Modifications to this agreement:

- i. Correction of any typographic or scrivener's error.
- ii. Minor adjustments to the site layout caused by environmental features, adaptations to comply with regulatory requirements, and other changes considered incidental by County staff.
- iii. Administrative determinations pursuant to a periodic review in accordance with Section 5.03 of the Agreement.
- iv. Recording of any subsequent laws or regulations enforceable pursuant to the public hearing provisions of Section 6-31-80(B) of the Act.

- v. Recording of modification in the addressee provisions of Section 5.01 of the Agreement.
- vi. Recording of any instruments or documentation to evidence any act permissible or regulated pursuant to the terms of the Agreement, where the Agreement does not specifically provide for the recording of such instruments or documentation.
- vii. Dimensional adjustments that are within ten percent (10%) of the dimensional requirements in the Agreement or other applicable County codes or ordinances, as approved by the Planning Director for the County.

b. Moderate Modifications: Moderate Modifications are those modifications to the Vista Conceptual Rezoning Plan that are not caused by environmental features, adaptations to comply with regulatory requirements, and are not considered by County staff to be incidental changes or are modifications to the text of Exhibit B that do not reflect the inclusion of new land use categories, increases to maximum dwelling units or square footage allowances. Moderate Modifications may be approved by the resolution of the County Council after a review and recommendation is provided by County Staff. Approved Moderate Modifications shall be recorded by the Developer and made an amendment to this Exhibit B.

c. Major Modifications: Major Modifications are those that do not qualify as either a Minor or Moderate Modification, such as a substantive change in the location of land uses or the addition of new external access points to the public road system. Major Modifications must be processed and considered in the same manner as set forth in Ordinance No. [] for a proposed development agreement.

[NOTHING SUBSTANTIVE FOLLOWS ON THIS PAGE]

EXHIBIT C
DEVELOPMENT SCHEDULE

This estimated Development Schedule is subject to update according to Section 1.07 of the Agreement. Within 60 days after the Agreement Date, the Developer anticipates beginning environmental assessments, site development studies, and/or plan development for the Property. Subject to approval by the County of development plans and permits, which approval the County agrees that it will not unreasonably withhold, the Developer anticipates beginning construction at the Property within 12 months after the Agreement Date. Consistent with the long-term approach to planning and developing the Property, the County and the Developer anticipate the following interim completion dates for development of the Property pursuant to the Agreement.

<u>Year</u>	<u>Percentage Completed</u>
3	50%
5	100%

For the limited purpose of this Exhibit C only, the Development of any portion of the Property shall be deemed completed upon the approval of a final plat for such portion.

[NOTHING SUBSTANTIVE FOLLOWS ON THIS PAGE]

EXHIBIT D
REQUIRED INFORMATION

The Act and Ordinance No. require a development agreement to include certain information. The following information is provided in conformance with the Act and Ordinance No. .

(A) *a legal description of the property subject to the agreement and the names of the property's legal and equitable owners.* The legal description of the Property is set forth in Exhibit A. As of the Agreement Date, Vista Resources, LLC, is the legal and equitable owner of the Property.

(B) *the duration of the agreement which must comply with section 6-31-40 of the Act. See section 1.10.*

(C) *a representation by the Developer of the number of acres of highland contained in the property subject to the agreement.* See section 2.02.

(D) *the then current zoning of the property and a statement, if applicable, of any proposed re-zoning of the property. See section 1.05.*

(E) *the development uses that would be permitted on the property pursuant to the agreement, including population densities, building intensities, and height. See section 1.06.*

(F) *a description of the public facilities that will service the development, including who provides the facilities, the date any new facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development construction timeline for those facilities. If the agreement provides that the County shall provide certain public facilities, the agreement shall provide that the delivery date of the public facilities will be tied to defined completion percentages or other defined performance standards to be met by the Developer. See article IV.*

(G) *a description, where appropriate, of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property as may be required or permitted pursuant to laws in effect at the time of entering into the agreement.* The Developer shall comply with all applicable environmental laws.

(H) *a description of all local development permits approved or needed to be approved for the development of the property together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with the law governing the permitting requirements, conditions, terms, or restrictions. See section 3.04.*

(I) *a finding that the development permitted or proposed is consistent or will be consistent by the time of execution of the agreement, with the County's comprehensive plan and land development regulations. See section 2.01(A).*

(J) *a description, where appropriate, of any provisions for the preservation and restoration of historic structures.* The Developer shall comply with all laws applicable to the preservation and restoration of historic structures within the Property.

(K) *a development schedule including commencement dates and interim completion dates at no greater than five-year intervals. See section 1.07 and Exhibit C.*

(L) *if more than one local government is made party to the agreement, a provision stating which local government is responsible for the overall administration of the agreement. See section 5.08.*

(M) *a listing of the laws and land development regulations that will apply to the development of the property subject to the agreement, including citation to specific ordinance numbers, portions of the County Code of Ordinances, or both. See section 3.01(B) and Exhibit E.*

(N) *a provision, consistent with section 6-31-80 of the Act, addressing the circumstances under which laws and land development regulations adopted after the execution of the agreement apply to the property subject to the agreement. See section 3.03.*

(O) *a provision stating whether the agreement continues to apply to the property or portions of it that are annexed into a municipality or included in a newly incorporated area and, if so, that the provisions of section 6-31-110 of the Act apply. See section 5.09.*

(P) *a provision relating to the amendment, cancellation, modification, or suspension of the agreement. See section 5.02.*

(Q) *a provision for periodic review, consistent with the provisions of section 8 of Ordinance No. []. See section 5.03.*

(R) *a provision addressing the effects of a material breach of the agreement, consistent with the provisions of section 9 of Ordinance No. []. See section 5.04.*

(S) *a provision that the Developer, within 14 days after the County executes the Agreement, will record the Agreement with County Clerk of Court. See section 5.07.*

(T) *a provision that the burdens of the Agreement are binding on, and the benefits of the Agreement shall inure to, the County and the Developer. See section 1.09(A).*

(U) *a provision addressing the conditions and procedures by which the Agreement may be assigned, if applicable. See section 1.09(B), section 3.05, and section 5.14.*

[NOTHING SUBSTANTIVE FOLLOWS ON THIS PAGE]

EXHIBIT E
LAWS AND LAND DEVELOPMENT REGULATIONS

1. Ordinance No. 2021-[] zoning the Property as PD (Planned Development).
2. Ordinance No. 2021-[], approving this Development Agreement.
3. Ordinance No. 2021-[], the Development Agreement Ordinance.
4. Unified Development Ordinance of Chester County: Ordinance No. [], as amended as of the Agreement Date (“UDO”). The UDO includes Ordinance No. [], as amended, as of the Agreement Date and which is cited as the Land Development Regulations of Chester County. A copy of the UDO has been signed by the Parties and is on file in the office of County Planning Department.
5. Land Development Regulations of Chester County: *See* Unified Development Ordinance of Chester County.
6. Article [], Chapter [], Chester County Code of Ordinances [] [] [].

[NOTHING SUBSTANTIVE FOLLOWS ON THIS PAGE]

Exhibit F
Form Request to Modify Development Schedule

STATE OF SOUTH CAROLINA	)	ADDENDUM
	)	TO
COUNTY OF CHESTER	)	DEVELOPMENT AGREEMENT

THIS ADDENDUM TO A DEVELOPMENT AGREEMENT (“Addendum”) is made effective on the

[insert recording date of Addendum]

, by Chester County, a political subdivision of the State of South Carolina, and Vista Resources, LLC, a South Carolina limited liability company, or its permitted successor or assign.

RECITALS

WHEREAS, Vista Resources, LLC, a South Carolina limited liability company (“Property Owner”), is a party to that certain Development Agreement with CHESTER COUNTY, SOUTH CAROLINA (“County”), effective date of _____, 2025, recorded on _____, 2025, in the office of Chester County Clerk of Court in Book _____, Page _____ (“Development Agreement”); and

[if applicable, insert successor or assign of Vista Resources, LLC as a Developer pursuant to an Assignment]

WHEREAS, the Development Agreement is appurtenant to and runs with that certain real property situate in Chester County, South Carolina, as set forth on a legal description of the real property attached to the Development Agreement as Exhibit A (“Property”); and

WHEREAS, without limitation, Section 1.07. of the Development Agreement establishes a vested right in a Development Schedule, together with commencement, interim completion, and completion dates for development of the Property in accordance with the terms of the Development Agreement; and

WHEREAS, without limitation, Section 1.07. of the Development Agreement provides that the

[insert either Property Owner or Developer]

(hereinafter “Petitioner”) may request a modification in the Development Schedule of Section 1.07. of the Development Agreement; and

WHEREAS, Section 1.07. of the Development Agreement further provides that where the Petitioner demonstrates that there is good cause to modify the Development Schedule, the County shall approve such request within 45 days of its submittal, and that such modification shall not constitute or require an amendment of the Development Agreement; and

WHEREAS, the Petitioner has requested and the County has approved a modification in the Development Schedule of Section 1.07. of the Development Agreement as more specifically set forth herein below with respect to the portion of the Property more specifically identified in the legal description attached hereto as Attachment A (“Addendum Property”).

NOW, THEREFORE, the Petitioner desires to execute and record this Addendum to the

Development Agreement to modify the Development Schedule of Section 1.07 of the Development Agreement as follows:

1. Modification of Development Phasing Schedule. The Development Schedule for the Addendum Property shall hereby be modified as follows:

[insert description of the proposed modification, including a proposed schedule for the submittal of the Development Applications consistent with the proposed modification]

2. Approval by County. This modification of the Development Schedule for the Addendum Property has been approved by the County as evidenced by the Planning Director's signature and insignia imprinted below. This approval constitutes a finding by the County that the Petitioner has demonstrated good cause to modify the Development Schedule for the Addendum Property.

[insert name]
Chester County Planning Director

Planning Director's Dated Stamp of Approval

3. Effect of Modification of Development Phasing Schedule. Except as specifically modified in this Addendum with respect to the Development Schedule for the Addendum Property, no other modification or amendment of the Development Agreement shall be effected by the recording of this Addendum, and all other terms and conditions of the Agreement shall remain in full force and effect. This Addendum shall be binding upon the County, the Petitioner, its successors and assigns, and shall run with the title to the Addendum Property.

4. Recording Required. This Addendum shall be recorded by the Petitioner within fourteen (14) days of the date of County's approval herein below. The modification of the Development Schedule shall be effective upon the recording of this Addendum, and this Addendum as recorded shall constitute conclusive evidence of the same.

5. Authority. The Petitioner represents and warrants that this Addendum has been duly authorized by all necessary corporate action.

**[insert Section 6. only if Petitioner is not Vista Resources, LLC or its
successor in corporate interest]**

6. Consent by Property Owner. The undersigned Property Owner hereby consents to the modification of the Development Phasing Schedule for the Addendum Property:

Witness:

Property Owner:

Print Name: _____

By: _____

Print Name: _____

Print Name: _____

Its: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me the undersigned witness who being duly sworn deposes and says that he/she saw the within named _____, (name), the _____ (title) of _____ (Property Owner), _____ (corporate form), sign, and as its act and deed deliver the foregoing instrument for the uses and purposes therein mentioned, and that he/she, together with _____ (witness #2), the other witness subscribed above, witnessed the execution thereof.

Sworn to before me this _____
day of _____, 20____

Notary Public for _____
County, State of _____

(Witness #1 sign here)

My Commission Expires: _____

[NOTARIAL STAMP-SEAL]

[Insert Signature Pages for Petitioner]

[Insert Attachment A: Legal Description of Assignment Property]

**Exhibit G
Form Assignment**

STATE OF SOUTH CAROLINA	)	
	)	
	)	
COUNTY OF CHESTER	)	

**ASSIGNMENT AND ASSUMPTION
OF CERTAIN DEVELOPMENT RIGHTS
AND OBLIGATIONS PURSUANT TO
A DEVELOPMENT AGREEMENT**

THIS ASSIGNMENT AND ASSUMPTION OF CERTAIN DEVELOPMENT RIGHTS AND OBLIGATIONS PURSUANT TO A DEVELOPMENT AGREEMENT (“Assignment”) is made effective on the

[insert date of Assignment]

, by

[insert name of assignor]

, (“Assignor”), and

[insert name of assignee]

, (“Assignee”), (collectively, “Parties”).

RECITALS

WHEREAS, VISTA RESOURCES, LLC, a South Carolina limited liability company, is a party to that certain Development Agreement with CHESTER COUNTY, SOUTH CAROLINA, effective date of _____, 2025, recorded on _____, 2025, in the office of Chester County Clerk of Court in Book _____, Page _____ (“Development Agreement”); and

WHEREAS, the Development Agreement is appurtenant to and runs with that certain real property situate in Chester County, State of South Carolina, as set forth on a legal description of the real property attached to the Development Agreement as Exhibit H (“Property”); and

WHEREAS, the Development Agreement establishes certain vested Development Rights and development obligations as more specifically set forth therewith; and

WHEREAS, Section 3.05, of the Development Agreement authorizes the conveyance, sale, transfer, ground lease, and other dedications by Vista Resources, LLC and its successors and assigns of any portion or all of the Property, and Sections 3.05 and 5.14, of the Development Agreement authorizes the Assignment by Vista Resources, LLC and its successors and assigns, of any portion or all of its Development Rights and/or development obligations to such transferee or grantee; and

[insert interim conveyances and assignments, if any]

WHEREAS, on

[insert date of contract to sell and purchase a portion or all of the Property]

Assignor and Assignee entered into a contract to sell and purchase that portion of the Property as more specifically set forth in the legal description attached hereto as Attachment A (“Assignment Property”); and

WHEREAS, in consideration of Assignor’s agreement to convey the Assignment Property to Assignee, Assignee has agreed to assume those certain development obligations under the Development Agreement appurtenant to the Assignment Property as more specifically set forth herein below; and

WHEREAS, in consideration of Assignee's agreement to acquire the Assignment Property, Assignor has agreed to assign to Assignee those certain Development Rights under the Development Agreement appurtenant to the Assignment Property as more specifically set forth herein below.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the Parties agree as follows:

1. Assignment and Assumption of Development Rights. Assignor hereby assigns to Assignee, and Assignee hereby assumes from Assignor, those certain Development Rights as specifically set forth herein:

[insert assigned Development Rights]

2. Retained Development Rights. Assignor retains any and all Development Rights not specifically assigned to Assignee herein above, including without limitation:

[insert retained Development Rights]

3. Assignment and Assumption of Development Obligations. Assignor hereby assigns to Assignee and Assignee hereby assumes from Assignor those certain development obligations as specifically set forth herein:

[insert assigned development obligations]

4. Retained Development Obligations. Assignor retains the following development obligations:

[insert retained development obligations]

5. Release; Indemnity. Assignee hereby releases Assignor and its successors and assigns (other than Assignee and its affiliates, successors and assigns) from any and all liability in connection with the performance of any of the development obligations and the exercise of any Development Rights as specifically set forth herein above. Assignee shall indemnify, defend and hold harmless Assignor and its members, managers, officers, agents, employees, successors and assigns, from and against all losses, fines, penalties, liabilities, claims, demands, causes of action, costs and expenses (including, without limitation, reasonable attorneys' and consultants' fees) arising in any manner, directly or indirectly, out of or by reason of the development obligations and Development Rights as specifically set forth hereinabove. This indemnification shall survive the execution and delivery of this Assignment and the closing of the sale of the Assignment Property to Assignee.

6. Severability. If any provision of this Assignment shall be held to be invalid or unenforceable, then the validity and enforceability of the remaining provisions shall not be affected thereby.

7. Notice to Chester County. Assignor covenants and agrees for the benefit of Assignee that, to the full extent required under the Development Agreement, Assignor shall, prior to or contemporaneously with the making hereof, comply with all requirements of the Development Agreement regarding notice of Assignment to Chester County. Pursuant to Section 3.05 of the Development Agreement, Assignee shall have the obligation to record this executed Assignment with the Chester County Clerk of Court, together with the recording of the instrument transferring an interest in the Assignment Property to Assignee.

8. Binding Effect. This Assignment shall be binding upon the Parties hereto and their respective successors and assigns and shall run with the title to the Property.

9. Authority. The undersigned Parties each represent and warrant that this Assignment has been duly authorized by all necessary company action.

10. **Counterparts**. This Assignment may be signed in one or more counterparts which, together, shall constitute one agreement.

[Insert Signature Pages]

[Insert **Attachment A**: Legal Description of Assignment Property]

RESOLUTION 2025-7
AUTHORIZING THE PROPERTY TRANSFER OF
K-9 DEPUTY REBA

- WHEREAS,** K-9 Deputy Reba has served the Chester County Sheriff's Office, aiding in the performance of law enforcement duties;
- WHEREAS,** K-9 Deputy Reba will be transferred to York County Sheriff's Office to continue her service;
- WHEREAS,** it is in the best interest of Chester County Sheriff's Office and K-9 Deputy Reba to transfer rights, ownership, and responsibility of K-9 Deputy Reba to York County Sheriff's Office; and
- WHEREAS,** all responsibilities, including daily care, training, and other needs of K-9 Deputy Reba will transfer to York County Sheriff's Office upon full execution of this resolution and the agreement between Chester County Sheriff's Office and York County Sheriff's Office.

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

1. Transfer of Ownership

Ownership of K-9 Deputy Reba is hereby transferred from Chester County to York County Sheriff's Office, effective March 3, 2025 or soon thereafter, with all associated rights, responsibilities, and care of the K-9 now resting with York County Sheriff's Office.

2. 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 Reba and all such responsibilities shall be assumed by York County Sheriff's Office.

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

RESOLVED this March 3, 2025.

Pete Wilson
Chairman, Chester County Council

[SEAL]

ATTEST

Kristie Donaldson
Clerk to Chester County Council



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 12-17-24 Case # CCMA24-17 Invoice # 8819

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

Please give your reason for this rezoning request:

This rezoning request is to facilitate development of a
residential neighborhood within a single commercial lot parcel.

Copy of plat must be presented with the application request

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

Property Address Information

Property address: 2228 J.A. Cochran Bypass Chester, SC
Tax Map Number: 079-01-27-028-000 Acres: ± 1.47
079-01-17-018-000

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

PLEASE PRINT:

Applicant(s): Vista Resources, LLC
Address: 804 Georgia Ln Rock Hill, SC 29730
Telephone: 803-318-5473 cell 803-318-5473 work
E-Mail Address: brady@sanfordenterprises.net

Owner(s) if other than applicant(s): One Oak Holdings, LLC and Carolina Commercial and Construction Funding, LLC
Address: 1224 Pickens St Columbia SC 29201
Telephone: 803-404-8351 cell _____ work _____
E-Mail Address: max@selandbrokerage.com

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

Owner's signature: [Signature] Date: 7/30/24
Applicant signature: [Signature] Date: 7/30/2024

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

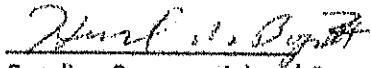
Owner Permitting Authorization

We, the owners of One Oak Holdings, LLC and Carolina Commercial and Construction Funding, LLC, are the owners of the 43.75 +/- acres located at 2228 J. A. Cochran Bypass in Chester County, SC. We hereby authorize and encourage Vista Resources, LLC to apply to the County for re-zoning and subdivision of Chester County Tax Map #s 079-01-17-013-000, 079-01-17-018-000, and 078-01-01-034-000.

Thank you,



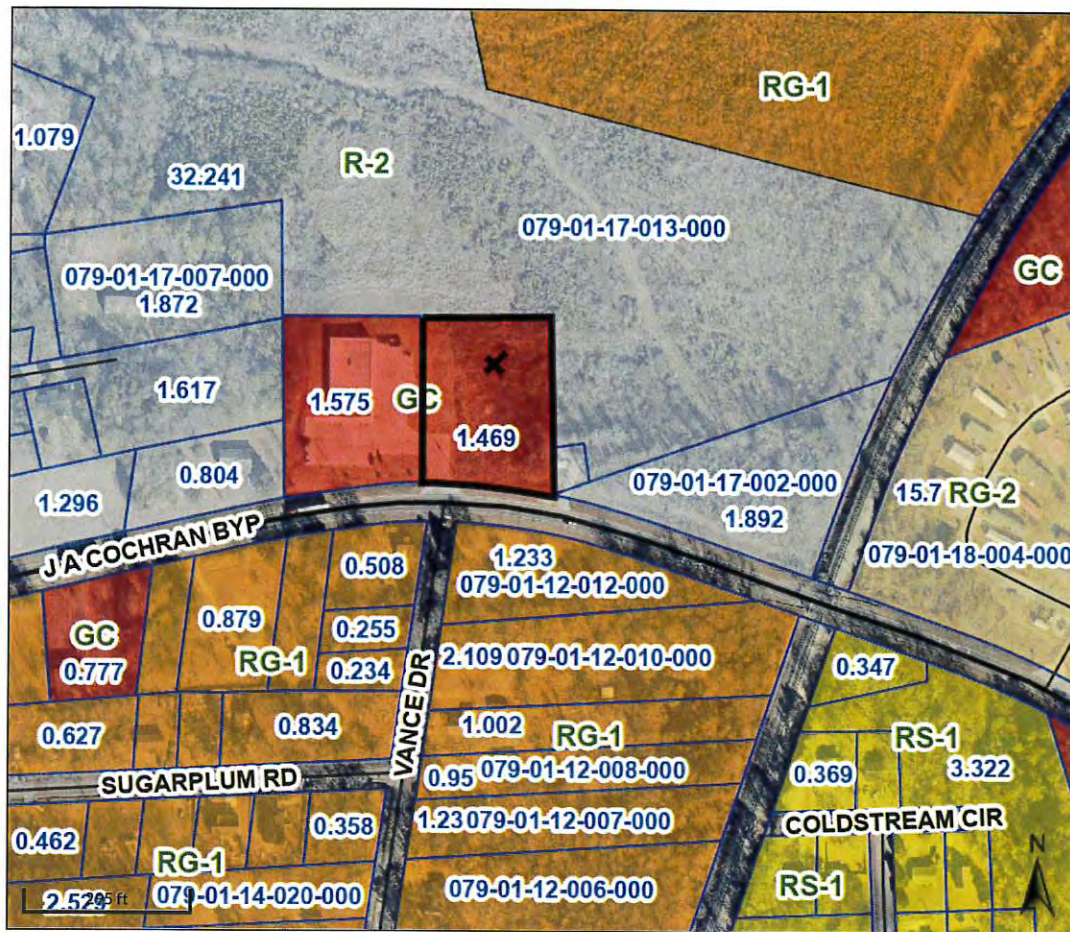
One Oak Holdings, LLC
Property Owner



Carolina Commercial and Construction Funding, LLC
Property Owner



Chester County, SC



Overview



Parcel ID	079-01-17-018-000	Alternate ID	n/a	Owner Address	ONE OAK HOLDINGS LLC 80%
Sec/Twp/Rng	n/a	Class	RN		CAROLINA COMMERCIAL CONST.20%
Property Address	2228 J A COCHRAN BYP	Acreage	n/a		1224 PICKENS STREET
					COLUMBIA SC 29201
District	02				
Brief Tax Description	PARCEL B				
	(Note: Not to be used on legal documents)				

Date created: 11/19/2024
Last Data Uploaded: 11/19/2024 2:34:41 PM

Developed by  SCHNEIDER
GEOSPATIAL

Current Year (2024) Changes



Search Options

Map Number	079-01-17-018-000	Real	00049478	History Year		
Name 1	ONE OAK HOLDINGS LLC 80%			Other Map Number		

Find

Alerts

Has Additional Comments

Owner Information

Post Initials	T1	Reason for Change		Activity Date	07/11/2022
Name 2	CAROLINA COMMERCIAL CONST.20%			Land Value	60,000
Address 1	1224 PICKENS STREET			Building Value	
Address 2	COLUMBIA SC			Total Market Value	60,000
Zip Code	29201			Total Tax Value	60,000

Codes

District	02	Fire Code	
Town		Neighborhood	
Subdivision		Use Class	
Description	PARCEL B		
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](#)

079-01-17-018-000

Real

00049478

History Year

[Name 1](#)

ONE OAK HOLDINGS LLC 80%

[Other Map Number](#)

Find

Alerts

Has Additional Comments

Owner Information

Post Initials

T1

Reason for Change

Activity Date

07/11/2022

Name 2

CAROLINA COMMERCIAL CONST.20%

Land Value

60,000

Address 1

1224 PICKENS STREET

Building Value

Address 2

COLUMBIA SC

Total Market Value

60,000

Zip Code

29201

Total Tax Value

60,000

Codes

District

02

Fire Code

Town

Neighborhood

Subdivision

Use Class

Description

PARCEL B

Legal

[Location](#)

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

☐

Base

Agricultural Use

Reappraisal Notice

MCIP

☐

Industrial Park ID

Rollback

Exempt

☐

Scroll by: MAP#

RESIDENTIAL APPRAISAL CARD

CARD 1 OF 1 CARDS

TAX MAP 079-01-17-018-000				TRANSFERRED FROM		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE
ONE OAK HOLDINGS LLC 80% CAROLINA COMMERCIAL COMSTRUCTION FUNDING LLC 20% 1224 PINCKENS STREET COLUMBIA SC 29201				HINCKLEY GAUVAIN LLC		1316	126	2 TR		08/07/20	\$150,000
				PATTON DEVELOPMENT SC LLC		1336	236	3 TR		03/23/21	\$10.00
				WRENP LLC		1371	7	2 TR		1/25/22	\$170,000
				WRENP LLC		1377	215	3 TR		03/23/22	CORR DEED
PROPERTY LOCATION											
Physical Address											
District 02											
Zoning											
LAND											
Legal Area 1.43AC PARCEL B											
Number of Acres 1 LOT				PROPERTY DESCRIPTION							
Per Acre Value											
ESTIMATED MARKET VALUE											
Year	Land Value	Improvement Value	Total								
2021	20000		20000								
REMARKS				WAS PART OF 079-01-17-013-000 FOR 2021 SPLIT THIS PARCEL OUT DUE TO PLAT CAB E SLIDE 85 PAGE 7 FOR 2021							

[illegible]



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

Issued to:

Brady Sanford
Vista Resources, LLC
804 Peoria Lane
Rock Hill, SC 29730

Receipt No. 8819

Date 10/22/2024
Cashier ichappell

Payment Items

Map Amendment Rezoning 3 parcels to PD

\$3,000.00

\$3,000.00

Form of Payment

Check	1059	\$3,000.00
		\$3,000.00

Thank you for your payment.



South Carolina
Department of Transportation

Cherokee County
Chester County
Chesterfield County
Fairfield County
Lancaster County
Union County
York County

October 08, 2024

Katelyn Love, PE, PTOE
Access Engineering LLC
1424 Harbor Mist Court
Charleston, South Carolina 29492

RE: J A Cochran Bypass Tract
Traffic Impact Study
Chester County

Dear Ms. Love,

Thank you for allowing us to review the Traffic Impact Study regarding the site on J A Cochran Bypass (SC Highway 97) and Lodge Street (O.S.). The Department provides these comments.

TIA Recommendations

J A Cochran Bypass (SC 97) & Vance Drive/Dollar General/Site Access #1

- The Dollar General access will need to provide proper turning radii for a WB 62 vehicle.

SCDOT General Comments

- Access locations shall not be considered approved until all requirements of the SCDOT ARMS manual are met during the encroachment permit application process.
- The modification of the Dollar General driveway into a street will require a SCDOT encroachment permit.
- The final draft of the TIS must be signed and sealed by a PE registered in SC.

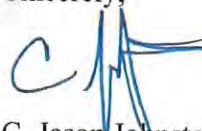
Once comments from all reviewers have been addressed, please submit a digital copy of the final draft to the Department. We look forward to the project proceeding to the encroachment permit process. At that time, all geometrical features, pavement designs, etc., will be reviewed by the appropriate office. If you have any additional questions or concerns, please contact the District 4 Permit Office at (803) 377-4155.

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
803-377-4155 | 803-581-0156 Fax



www.scdot.org
An Equal Opportunity
Affirmative Action Employer
855-GO-SCDOT (855-467-2368)

Sincerely,



C. Jason Johnston, P.E.
District 4 Engineering Administrator

CJJ/dib

cc: Jeremy L. Ward, Chester County
Dennis Moore, Resident Maintenance Engineer, Chester County

File: D4/PO/ACL

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
803-377-4155 | 803-581-0156 Fax



www.scdot.org
An Equal Opportunity
Affirmative Action Employer
855-GO-SCDOT (855-467-2368)



155 Wylie Street • P.O. Box 550 • Chester, South Carolina • 29706
(803) 385-5123 • www.chestermetrosc.com

Solving the water needs of tomorrow, today.

WATER AVAILABILITY REQUEST FORM (For Informational Purposes)

Date: 10/8/2024

A. **Owner/Developer:** Brady Sanford

Phone# 803-684-3390

Address: 1224 Pickens St Columbia SC

E-mail awood@comporium.net

Owner Engineer: Joel E Wood & Assoc

Phone# 803-684-3390

Address: Andrew Wood P.O. Box 296 clover SC

E-mail awood@jewood.org

B. Development/Project Name: _____

Development/Project Location: JA Cochran bypass and vance dr

Parcel Number: 079-01-17-013-000,078-01-01-034-000,079-01-17-018-000

C. Type of Development

☒ Residential ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Institutional

Type of Business: _____ Number of Units: 114

Building Area (SQ FT): _____ Anticipated Water Capacity Required (GPM) 31.6

District Use Only

Water may be available if the property owner meets the conditions as follows:

1. Capacity to provide service:

- ☒ The property is within the District's Water System service area and the System has sufficient capacity to serve this property.
☒ Service to this property is **not available** from the Water System at this time.

2. Availability of Domestic Water Service

- ☐ Water will be provided by service connection to an existing _____ inch water main located along _____ and is approximately _____ feet from the site.
☒ Water service is available after the following improvements are completed:
☒ 280 feet of 6 inch water mains on Lodge st to reach the site;
☒ The construction of a distribution system on the site;
☒ Other Describe: 250' +/- of appropriate sized water main to tie into 12" DIP on Old York Rd

3. Availability of water for firefighting:

- ☐ The nearest fire hydrant is located at _____ and is within _____ feet of the property.
☒ Fire flow capacity is not available and shall be extended. **To be included on site**

Approved By: Jackie Hinson Engineer Associate Date: 10/9/2024

District Engineer

VIA Electronic Mail



October 15, 2024

Chester County
Building and Zoning
PO Box 580
Chester, SC 29706

Re: Chester Sewer District
Wastewater Availability Letter
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity site for one-hundred fourteen (114) proposed residential units for the property located on JA Cochran Bypass and Vance Drive in Chester, South Carolina. The tax map numbers for the aforementioned lots are as follows:

- 079-01-17-018-000
- 079-01-17-013-000 and
- 078-01-01-034-000.

Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:

- Payment of all applicable CWR tap and capacity fees.

Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at JA Cochran Bypass and Vance Drive in Chester, South Carolina

If you require additional information, please call me at (803) 377-3541.

Sincerely,

Chester County Wastewater Recovery


Phillip A. Thompson-King
Executive Director

Cc: J. Michael Hunter, Maintenance Superintendent, CWR
Tony Young, Wastewater Operations Superintendent, CWR
Joel Manning, Finance Analyst and Manager, CWR
J A Cochran Sudvision
File

DEVELOPER: (SAME AS OWNER)
PROPERTY OWNER: ONE OAK HOLDINGS LLC
1224 PICKENS STREET
COLUMBIA, SC 29201
PHONE NUMBER : 704-810-2000
CONTACT :

ZONING DISTRICT: PD
SINGLE FAMILY USE
CITY PARK

LAND USE : EXISTING - VACANT
PROPOSED - RESIDENTIAL

TOTAL SITE AREA : 45.091 ACRES
PUBLIC OPEN SPACE AREA : 12.53 AC
COMMUNITY PARK SPACE: 3.55 AC
TOTAL OPEN SPACE: 16.08 AC (35.66 %)
TOTAL R/W AREA : 6.27 ACRES

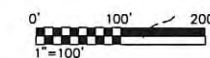
SETBACKS:
FRONT YARD - 25 FT.
SIDE YARD 1 - 10 FT.
SIDE YARD ROAD - 10 FT.
REAR YARD INTERIOR LOT - 20 FT.
REAR YARD EXTERIOR LOT - 50 FT. FROM
ADJACENT PROPERTY

LODGE STREET EXT. - 554 FT.
 ROAD A - 1,076 FT.
 ROAD B - 475 FT.
 ROAD C - 958 FT.
 ROAD D - 1,090 FT.
 ROAD E - 889 FT.
 TOTAL ROAD: 4,488 FT.

The diagram illustrates a typical roadway cross-section with the following details:

- Overall Width:** 24'-0" (24 feet)
- Top Layer:** 2" ASPHALT DRIVEWAY
- Subgrade:** 12'-0" (12 feet) wide, with a 1/2" (1/2 inch) thickness.
- Base Layer:** 12'-0" (12 feet) wide, with a 1/2" (1/2 inch) thickness.
- Shoulders:** 2' (2 feet) wide on each side, with a 1/2" (1/2 inch) thickness.
- Dimensions:**
 - 1'-0" (1 foot) from the edge of the driveway to the edge of the subgrade.
 - 1'-0" (1 foot) from the edge of the subgrade to the edge of the base layer.
 - 1'-0" (1 foot) from the edge of the base layer to the edge of the shoulder.
 - 1'-0" (1 foot) from the edge of the shoulder to the edge of the driveway.
- Notes:**
 - COMPLETED SUB GRADE TO NEW EXISTING DRIVEWAY
 - 1/2" PER FOOT SLOPE
 - 2" ASPHALT DRIVEWAY
 - 12'-0" (12 feet) WIDE
 - 1/2" (1/2 inch) THICK
 - 12'-0" (12 feet) WIDE
 - 1/2" (1/2 inch) THICK
 - 2' (2 feet) WIDE
 - 1/2" (1/2 inch) THICK
 - 2' (2 feet) WIDE
 - 1/2" (1/2 inch) THICK

-G-	EX. GAS
-B-	PROP. WATER
-SS-	PROP. SEWER
-SS	EX. SEWER
R/W	ROAD RIGHT OF WAY
---	ADJOINING PROPERTY LINES
---	PROPOSED PROPERTY LINE
---	STREAM
---	EX. CONTOUR LOW
---	EX. CONTOUR HIGH
	WETLANDS
	FUTURE WATER QUALITY/DETENTION PONDS (MAINTAINED BY HOA)
	UNDISTURBED STREAM BUFFER (MAINTAINED BY HOA)
	OPEN SPACE (MAINTAINED BY HOA)
	PUBLIC PARK (DEDICATED TO THE COUNTY)

[illegible]



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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 12-17-24 Case # CCMA24-18 Invoice # 8819

The applicant hereby requests that the property described to be rezoned from RG-2 to PD
+ R-2

Please give your reason for this rezoning request:

This rezoning request is to facilitate development of a
Residential neighborhood with a single commercial out-parcel.

Copy of plat must be presented with the application request

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

Property Address Information

Property address: behind 2228 J. A. Cochran Bypass Chester, SC
Tax Map Number: 079-01-17-023-000 Acres: ± 32.24
(079-01-17-013-000)

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

PLEASE PRINT:

Applicant(s): Vista Resources, LLC
Address: 824 Peoria Ln Rock Hill, SC 29730
Telephone: 803-319-5473 cell 803-319-5473 work _____
E-Mail Address: brady@sanford-enterprises.net

Owner(s) if other than applicant(s): Dre Oak Holdings, LLC and Carolina Commercial and Construction Funding, LLC
Address: 1224 Pickens St Columbia, SC 29201
Telephone: 803-404-8351 cell _____ work _____
E-Mail Address: max@selandbrokerage.com

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

Owner's signature: [Signature] Date: 7/30/24
Applicant signature: [Signature] Date: 7/30/2024

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

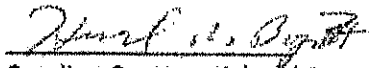
Owner Permitting Authorization

We, the owners of One Oak Holdings, LLC and Carolina Commercial and Construction Funding, LLC, are the owners of the 43.75 +/- acres located at 2228 J. A. Cochran Bypass in Chester County, SC. We hereby authorize and encourage Vista Resources, LLC to apply to the County for re-zoning and subdivision of Chester County Tax Map #s 079-01-17-013-000, 079-01-17-018-000, and 078-01-01-034-000.

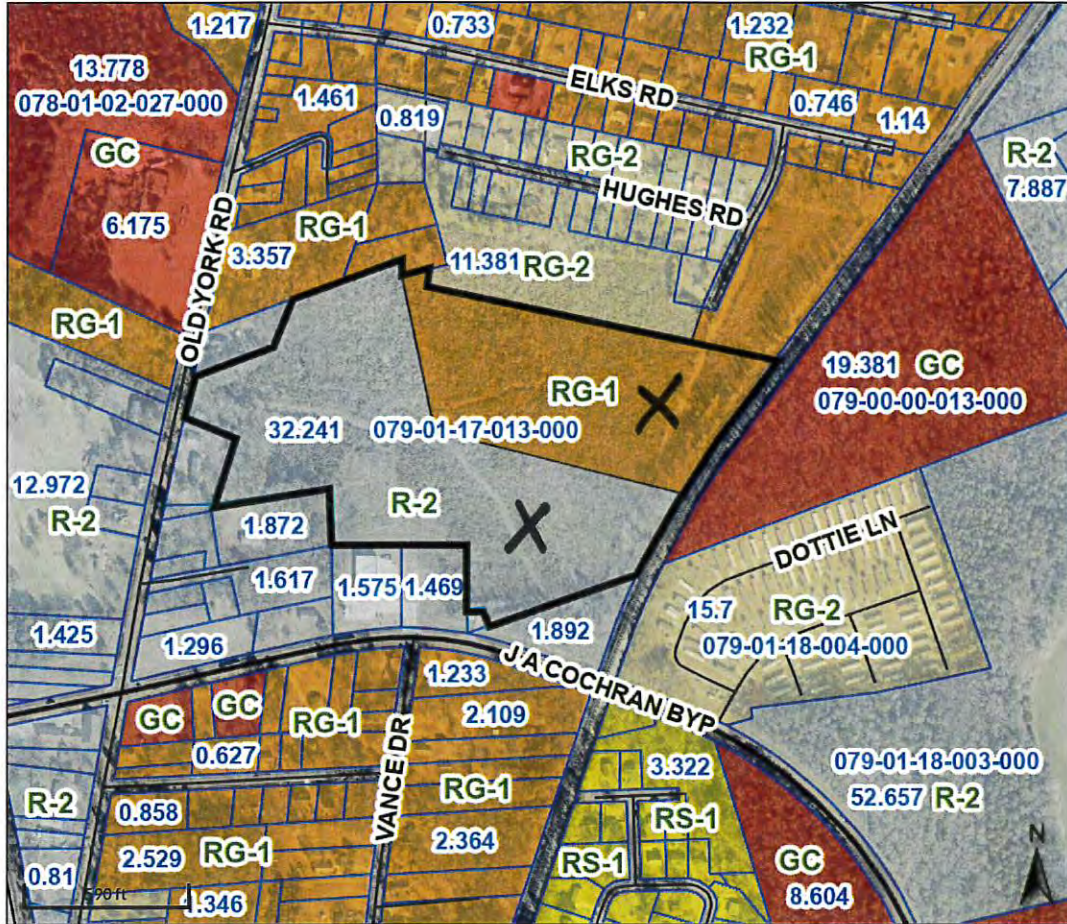
Thank you,



One Oak Holdings, LLC
Property Owner



Carolina Commercial and Construction Funding, LLC
Property Owner



Overview



Parcel ID	079-01-17-013-000	Alternate ID	n/a	Owner Address	ONE OAK HOLDINGS LLC 80%
Sec/Twp/Rng	n/a	Class	LA		CAROLINA COMMERCIAL CONST.20%
Property Address		Acreage	28.0		1224 PICKENS STREET
					COLUMBIA SC 29201
District	02				
Brief Tax Description	YORK ROAD				
	(Note: Not to be used on legal documents)				

Date created: 10/22/2024
Last Data Uploaded: 10/22/2024 2:26:15 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Current Year (2024) Changes



Search Options

[Map Number](#)

079-01-17-013-000

Real

00450193

History Year

[Name 1](#)

ONE OAK HOLDINGS LLC 80%

[Other Map Number](#)

Find

Alerts

Has Additional Comments

Owner Information

Post Initials

KB

Reason for Change

Name 2

CAROLINA COMMERCIAL CONST.20%

Address 1

1224 PICKENS STREET

Address 2

COLUMBIA SC

Zip Code

29201

Activity Date

05/05/2022

Land Value

70,000

Building Value

Total Market Value

70,000

Total Tax Value

2,600

Codes

District

02

Fire Code

CS

CITY SUB

Town

Subdivision

Description

YORK ROAD

Legal

Neighborhood

R2

RURAL 2

Use Class

[Location](#)

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2025) Changes



Search Options

Map Number

079-01-17-013-000

Real

00450193

History Year

Name 1

ONE OAK HOLDINGS LLC 80%

Other Map Number



Find

Alerts

Has Additional Comments

Owner Information

Post Initials

KB

Reason for Change

Activity Date

05/05/2022

Name 2

CAROLINA COMMERCIAL CONST.20%

Land Value

70,000

Address 1

1224 PICKENS STREET

Building Value

Address 2

COLUMBIA SC

Total Market Value

70,000

Zip Code

29201

Total Tax Value

2,600

Codes

District

02

Fire Code

CS

CITY SUB

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

Description

YORK ROAD

Legal

Location

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

☐

Base

Agricultural Use

Reappraisal Notice

MCIP

☐

Industrial Park ID

Rollback

Exempt

☐

Scroll by: MAP#

FARM APPRAISAL CARD

SOUTH CAROLINA

COUNTY Charleston

Changed acres due to plat (abe)
585015.42.32 also includes
CARD OF CARDS
78-1-1-34 also 3-30-2022

79-1-17-13

DISTRICT	DATE OF APPRAISAL	APPRAISER					
9	1-8-93						
TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
L. S. Brown, et al	419	199	11.70 ac	419	198	9-1-64	\$2,000
A. L. Gaston	369	25	49.67 ac	✓	✓	9-25-50	\$1,500
W. B. Stringfellow, Jr.	461	309		419	198	2-27-73	\$16,000
L. A. Schweikerman, et al	461	262	40.7 ac			2-28-73	\$26,300
McLeod Stringfellow	476	489	3.6 ac	476	488	7-29-75	\$7,500
WB Ward & Son, Inc.	1105	55	4 ac			8-8-14	\$5,000
Bank of York	1138	204	2 ac			1-4-16	\$61,200
Harry Jett, Jr. & Beverly Callahan	1252	299	2 ac			9-18-18	\$14,500
Bank of York	1316	126	2 ac			8-7-20	\$15,000
Patton Development LLC	1336	236	3 ac			3-23-21	\$10,000
Whelan LLC	1371	7	2 ac			1-25-22	\$170,000
WHEN PLLC	1371	215	3 ac			3-23-22	complec

079-01-17-013-000
ONE OAK HOLDINGS LLC 80%
CAROLINA COMMERCIAL CONST. 20%
1224 PICKENS STREET
COLUMBIA SC 29201

PROPERTY LOCATION	GENERAL
St., Rt. & No.	Yr. Built
City	Economic Life
Use	Condition
Subdivision	Quality
Legal Description	Annual Rent
	Bldg. Permit
	Mort.

STANDARD CLASSIFICATION	PROPERTY DATA	LAND VALUATION
NEIGHBORHOOD	LAND IMP.	CLASS
Progressive	Buildings	ACRES
Static	Pavement	MARKET VALUE
Regressive	Fence	Price per Acre
Old	Landscaping	Total
New	Well	USE VALUE
	All Utilities	Price per Acre
		Total

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	24	Number of Lots	28
Per Acre Value	3500	Number of Front Ft.	2500
Value for Acres	34.05	Per Lot Value	
Returned Area		Per Front Ft. Value	
Legal Area	35.48	Value for Lots	
Planimetered Area	34 ac	Value for Fr. Ft.	
Total Land Value	34.05		28.65

ESTIMATED MARKET VALUE			
Number	Land Acres or Lots	Improvement	Total
Cost Approach	34 ac 37 ac	28	
Market Approach			
Income Approach			
Correlated Value			
Assessed %			
Reviewed by		Date	

CLASS	ACRES	MARKET VALUE	USE VALUE
1979- II	62 x	270 =	
1982 47	17	20	
4C	11	7	
	28		
TOTAL	34	87	

LAND VALUATION BY YEAR				
Market Value	19,000	70,000	129,500	129,500
Use Value	3,500	2,600	3,500	14,000
Difference				

2012.10C 4-30-80 # 78-1-1-22 SOLD 10C 8-21-80 # 78-1-1-35 3010 31.6 ac 4-2-81 # 78-1-1-24 PT-168

[illegible]



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

Issued to:

Brady Sanford
Vista Resources, LLC
804 Peoria Lane
Rock Hill, SC 29730

Receipt No. 8819

Date 10/22/2024
Cashier jchappell

Payment Items

Form of Payment

Map Amendment Rezoning 3 parcels to PD	\$3,000.00	Check	1059	\$3,000.00
	<u>\$3,000.00</u>			\$3,000.00

Thank you for your payment.

October 08, 2024

Katelyn Love, PE, PTOE
Access Engineering LLC
1424 Harbor Mist Court
Charleston, South Carolina 29492

RE: J A Cochran Bypass Tract
Traffic Impact Study
Chester County

Dear Ms. Love,

Thank you for allowing us to review the Traffic Impact Study regarding the site on J A Cochran Bypass (SC Highway 97) and Lodge Street (O.S.). The Department provides these comments.

TIA Recommendations

J A Cochran Bypass (SC 97) & Vance Drive/Dollar General/Site Access #1

- The Dollar General access will need to provide proper turning radii for a WB 62 vehicle.

SCDOT General Comments

- Access locations shall not be considered approved until all requirements of the SCDOT ARMS manual are met during the encroachment permit application process.
- The modification of the Dollar General driveway into a street will require a SCDOT encroachment permit.
- The final draft of the TIS must be signed and sealed by a PE registered in SC.

Once comments from all reviewers have been addressed, please submit a digital copy of the final draft to the Department. We look forward to the project proceeding to the encroachment permit process. At that time, all geometrical features, pavement designs, etc., will be reviewed by the appropriate office. If you have any additional questions or concerns, please contact the District 4 Permit Office at (803) 377-4155.



Sincerely,



C. Jason Johnston, P.E.
District 4 Engineering Administrator

CJJ/dib

cc: Jeremy L. Ward, Chester County
Dennis Moore, Resident Maintenance Engineer, Chester County

File: D4/PO/ACL

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
803-377-4155 | 803-581-0156 Fax



www.scdot.org
An Equal Opportunity
Affirmative Action Employer
855-GO-SCDOT (855-467-2368)



155 Wylie Street • P.O. Box 550 • Chester, South Carolina • 29706
(803) 385-5123 • www.chestermetrosc.com

Solving the water needs of tomorrow, today.

WATER AVAILABILITY REQUEST FORM (For Informational Purposes)

Date: 10/8/2024

A. Owner/Developer: Brady Sanford

Phone# 803-684-3390

Address: 1224 Pickens St Columbia SC

E-mail awood@comporium.net

Owner Engineer: Joel E Wood & Assoc

Phone# 803-684-3390

Address: Andrew Wood P.O. Box 296 clover SC

E-mail awood@jewood.org

B. Development/Project Name:

Development/Project Location: JA Cochran bypass and vance dr

Parcel Number: 079-01-17-013-000,078-01-01-034-000,079-01-17-018-000

C. Type of Development

☒ Residential ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Institutional

Type of Business: Number of Units: 114

Building Area (SQ FT): Anticipated Water Capacity Required (GPM) 31.6

District Use Only

Water may be available if the property owner meets the conditions as follows:

1. Capacity to provide service:

☒ The property is within the District's Water System service area and the System has sufficient capacity to serve this property.

☒ Service to this property is **not available** from the Water System at this time.

2. Availability of Domestic Water Service

☐ Water will be provided by service connection to an existing _____ inch water main located along _____ and is approximately _____ feet from the site.

☒ Water service is available after the following improvements are completed:

☒ 280 feet of 6 inch water mains on Lodge st _____ to reach the site;

☒ The construction of a distribution system on the site;

☒ Other Describe: 250' +/- of appropriate sized water main to tie into 12" DIP on Old York Rd

3. Availability of water for firefighting:

☐ The nearest fire hydrant is located at _____ and is within _____ feet of the property.

☒ Fire flow capacity is not available and shall be extended. **To be included on site**

Approved By: Jackie Hinson Engineer Associate Date: 10/9/2024

District Engineer

VIA Electronic Mail



October 15, 2024

Chester County
Building and Zoning
PO Box 580
Chester, SC 29706

Re: Chester Sewer District
Wastewater Availability Letter
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity site for one-hundred fourteen (114) proposed residential units for the property located on JA Cochran Bypass and Vance Drive in Chester, South Carolina. The tax map numbers for the aforementioned lots are as follows:

- 079-01-17-018-000
- 079-01-17-013-000 and
- 078-01-01-034-000.

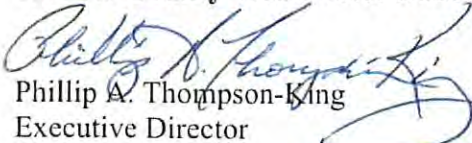
Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:

- Payment of all applicable CWR tap and capacity fees.

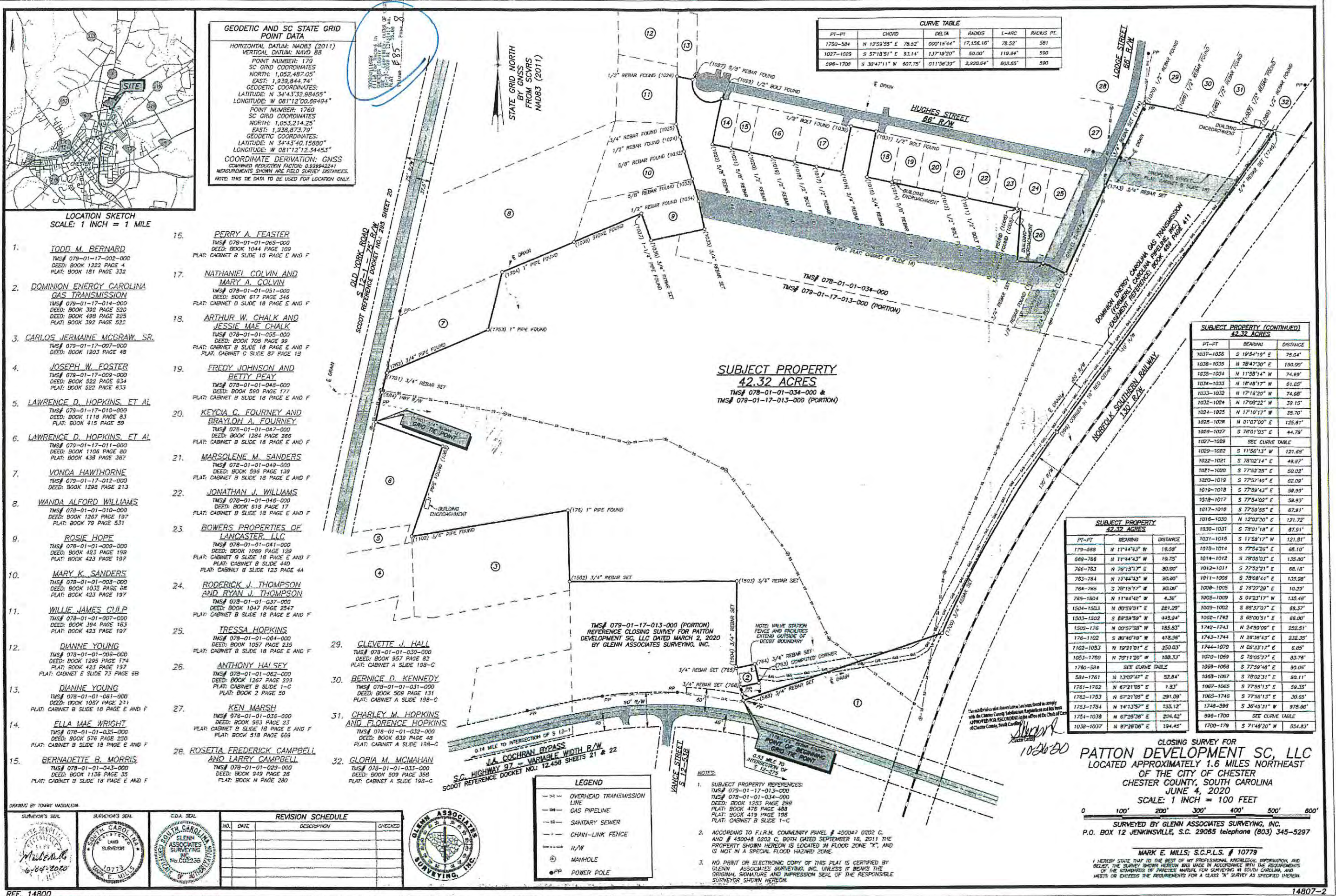
Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at JA Cochran Bypass and Vance Drive in Chester, South Carolina

If you require additional information, please call me at (803) 377-3541.

Sincerely,
Chester County Wastewater Recovery


Phillip A. Thompson-King
Executive Director

Cc: J. Michael Hunter, Maintenance Superintendent, CWR
Tony Young, Wastewater Operations Superintendent, CWR
Joel Manning, Finance Analyst and Manager, CWR
J A Cochran Sudvision
File





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

Zoning Map Amendment (Rezoning) Application

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

Meeting Date: 12-17-24 Case # CCMA24-19 Invoice # 8819

The applicant hereby requests that the property described to be rezoned from R6-2 to PD

Please give your reason for this rezoning request:

This rezoning request is to facilitate development of a residential neighborhood with a single commercial out parcel.

Copy of plat must be presented with the application request

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

Property Address Information

Property address: behind 2228 J.A. Cochran Bypass Chester, SC
Tax Map Number: 078-01-01-034-000 Acres: ± 11.38
078-01-01-034-000

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

PLEASE PRINT:

Applicant(s): Vista Resources, LLC
Address: 804 Peoria Ln Hickory Hill, SC 29730
Telephone: 803-318-5473 cell 803-318-5473 work _____
E-Mail Address: brady@sanfordenterprises.net

Owner(s) if other than applicant(s): One Oak Holdings, LLC + Carolina Commercial and
Address: 1224 Pickens St Columbia, SC 29201
Telephone: 803-424-8351 cell _____ work _____
E-Mail Address: mak@sealandbrokerage.com
Funding, LLC

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: 7/30/24
Applicant signature: [Signature] Date: 7/30/2024

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

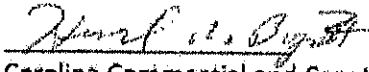
Owner Permitting Authorization

We, the owners of One Oak Holdings, LLC and Carolina Commercial and Construction Funding, LLC, are the owners of the 43.75 +/- acres located at 2228 J. A. Cochran Bypass in Chester County, SC. We hereby authorize and encourage Vista Resources, LLC to apply to the County for re-zoning and subdivision of Chester County Tax Map #s 079-01-17-013-000, 079-01-17-018-000, and 078-01-01-034-000.

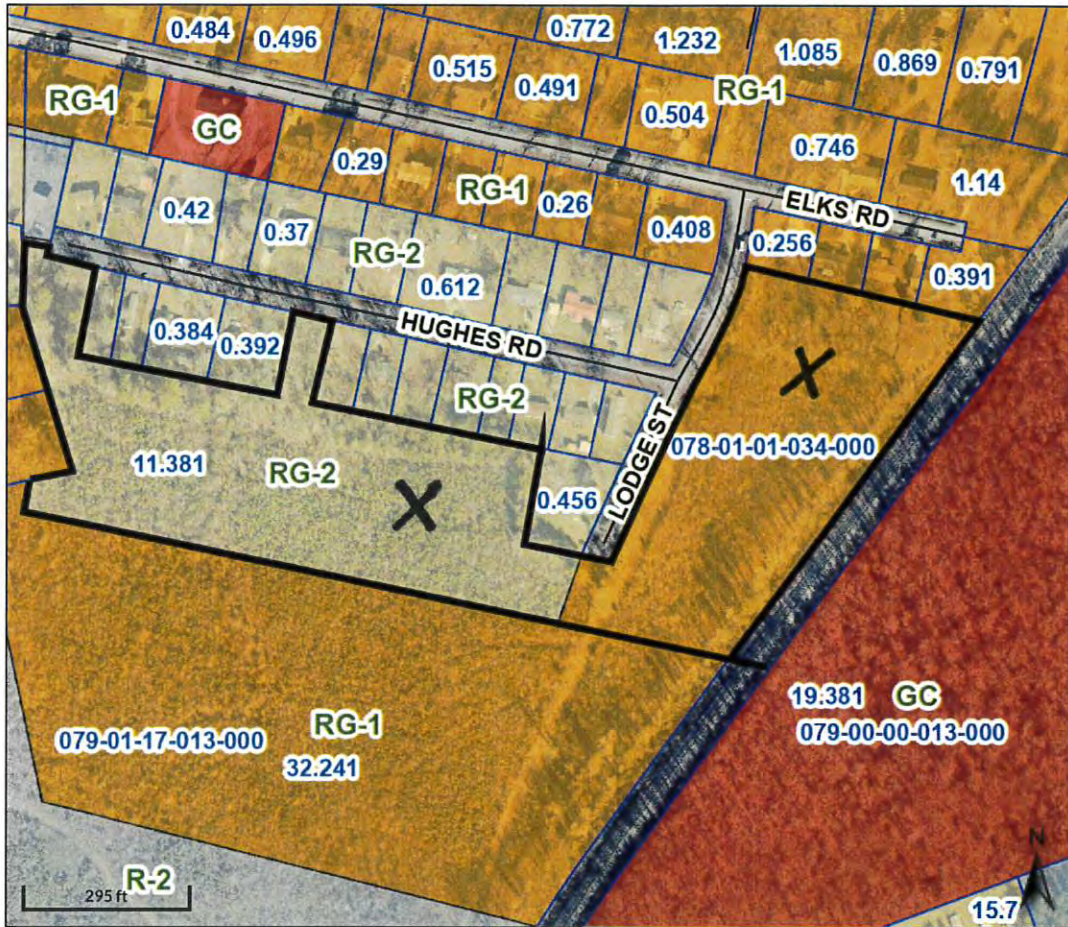
Thank you,



One Oak Holdings, LLC
Property Owner



Carolina Commercial and Construction Funding, LLC
Property Owner



Overview



Parcel ID	078-01-01-034-000	Alternate ID	n/a	Owner Address	ONE OAK HOLDINGS LLC- 80% INT
Sec/Twp/Rng	n/a	Class	LN		CAROLINA COMMERCIAL CONST 20%
Property Address		Acreage	11.381		1224 PICKENS STREET
					COLUMBIA SC 29201
District	02				
Brief Tax Description	n/a				
	(Note: Not to be used on legal documents)				

Date created: 10/22/2024
Last Data Uploaded: 10/22/2024 2:26:15 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Current Year (2024) Changes



Search Options

[Map Number](#)

078-01-01-034-000

Real

00379193

History Year

[Name 1](#)

ONE OAK HOLDINGS LLC- 80% INT

[Other Map Number](#)

Find

Alerts

Has Additional Comments

Owner Information

Post Initials

KB

Reason for Change

Name 2

CAROLINA COMMERCIAL CONST 20%

Address 1

1224 PICKENS STREET

Address 2

COLUMBIA SC

Zip Code

29201

Activity Date

05/05/2022

Land Value

35,000

Building Value

Total Market Value

35,000

Total Tax Value

35,000

Codes

District

02

Fire Code

CS

CITY SUB

Town

Subdivision

Description

Legal

Neighborhood

RG2

GENERAL RES

Use Class

[Location](#)

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

Next Year (2025) Changes



Search Options

[Map Number](#)

078-01-01-034-000

Real

00379193

History Year

[Name 1](#)

ONE OAK HOLDINGS LLC- 80% INT

[Other Map Number](#)

Find

Alerts

Has Additional Comments

Owner Information

Post Initials

KB

Reason for Change

Activity Date

05/05/2022

Name 2

CAROLINA COMMERCIAL CONST 20%

Land Value

35,000

Address 1

1224 PICKENS STREET

Building Value

Address 2

COLUMBIA SC

Total Market Value

35,000

Zip Code

29201

Total Tax Value

35,000

Codes

District

02

Fire Code

CS

CITY SUB

Town

Neighborhood

RG2

GENERAL 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#

COUNTY Cherokee

CARD _____ OF _____ CARDS

APPRAISER

SALES PRICE

443,340
1.00 correct
\$75,000
\$61,200

4164,500 =

150 000

1500000

\$1.00

[illegible]

--	--

VALUE

e	Total
---	-------

[illegible]

--	--

1

--	--

10

--	--

--	--

1

--	--

1

--	--

--	--

10	14
----	----

10	14
----	----

35000

95	65
----	----

1

1429 157 A

1820

078-1-1-97 2
PT-16

old 02700676 78-1-1-630 8-6-98 lot 2 split out to 78-1-1-64

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

SALE NO.					FOUNDATION - 1		FLOORS - 4				PLUMBING - 6				TOTAL			
Adt.	1.	2.	3.	4.	Masonry Walls	Concrete	B	1	2	3	Bathroom No.	B	1	2	3	Item No.	Area or Quant.	Unit Cost
Sales Price					BASEMENT AREA - 9										Additions or Deductions			
Time					None	Full												
Location					Part	Sq. Ft.												
Physical Characteristics					Finished													
Size					Rec.													
Adjusted Sales Price					Apt.	Sq. Ft.												
					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	G F P												
					Layout													
					Structure													
					LOCATION													
					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													
					OUT BUILDINGS													
					Wall Fdn.													
					Single Siding													
					Double Siding													
					Shingle Walls													
					Stucco On.													
					Cement Blk.													
					Brick													
					Concrete Fir.													
					Earth Fir.													
					Fin. Int.													
					FIREPLACES - TYPE													
					Double													
					Single													
					Stone													

MEASURED BY _____

DATE _____

SOLD 657 74 78-1-1-55 10-9-96

1,500 -



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

Issued to:

Brady Sanford
Vista Resources, LLC
804 Peoria Lane
Rock Hill, SC 29730

Receipt No. 8819

Date 10/22/2024
Cashier ichappell

Payment Items

Map Amendment Rezoning 3 parcels to PD

\$3,000.00

\$3,000.00

Form of Payment

Check	1059	\$3,000.00
		\$3,000.00

Thank you for your payment.



South Carolina
Department of Transportation

Cherokee County
Chester County
Chesterfield County
Fairfield County
Lancaster County
Union County
York County

October 08, 2024

Katelyn Love, PE, PTOE
Access Engineering LLC
1424 Harbor Mist Court
Charleston, South Carolina 29492

RE: J A Cochran Bypass Tract
Traffic Impact Study
Chester County

Dear Ms. Love,

Thank you for allowing us to review the Traffic Impact Study regarding the site on J A Cochran Bypass (SC Highway 97) and Lodge Street (O.S.). The Department provides these comments.

TIA Recommendations

J A Cochran Bypass (SC 97) & Vance Drive/Dollar General/Site Access #1

- The Dollar General access will need to provide proper turning radii for a WB 62 vehicle.

SCDOT General Comments

- Access locations shall not be considered approved until all requirements of the SCDOT ARMS manual are met during the encroachment permit application process.
- The modification of the Dollar General driveway into a street will require a SCDOT encroachment permit.
- The final draft of the TIS must be signed and sealed by a PE registered in SC.

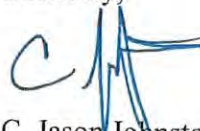
Once comments from all reviewers have been addressed, please submit a digital copy of the final draft to the Department. We look forward to the project proceeding to the encroachment permit process. At that time, all geometrical features, pavement designs, etc., will be reviewed by the appropriate office. If you have any additional questions or concerns, please contact the District 4 Permit Office at (803) 377-4155.

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
803-377-4155 | 803-581-0156 Fax



www.scdot.org
An Equal Opportunity
Affirmative Action Employer
855-GO-SCDOT (855-467-2368)

Sincerely,



C. Jason Johnston, P.E.
District 4 Engineering Administrator

CJJ/dib

cc: Jeremy L. Ward, Chester County
Dennis Moore, Resident Maintenance Engineer, Chester County

File: D4/PO/ACL

District Four Engineering
Post Office Box 130
1232 JA Cochran Bypass
Chester, SC 29706
803-377-4155 | 803-581-0156 Fax



www.scdot.org
An Equal Opportunity
Affirmative Action Employer
855-GO-SCDOT (855-467-2368)

VIA Electronic Mail



October 15, 2024

Chester County
Building and Zoning
PO Box 580
Chester, SC 29706

Re: Chester Sewer District
Wastewater Availability Letter
for NPDES Permit # SC0036056

To Whom It May Concern:

The purpose of this correspondence is to serve as confirmation that Chester Sewer District (d/b/a) Chester County Wastewater Recovery (CWR) has wastewater service in proximity site for one-hundred fourteen (114) proposed residential units for the property located on JA Cochran Bypass and Vance Drive in Chester, South Carolina. The tax map numbers for the aforementioned lots are as follows:

- 079-01-17-018-000
- 079-01-17-013-000 and
- 078-01-01-034-000.

Please note, this is not a willingness and ability to serve letter. Issuance of willingness and ability letter(s) are subject to the following conditions:

- Payment of all applicable CWR tap and capacity fees.

Again, this correspondence serves as confirmation CWR has wastewater service in proximity site located at JA Cochran Bypass and Vance Drive in Chester, South Carolina

If you require additional information, please call me at (803) 377-3541.

Sincerely,
Chester County Wastewater Recovery


Phillip A. Thompson-King
Executive Director

Cc: J. Michael Hunter, Maintenance Superintendent, CWR
Tony Young, Wastewater Operations Superintendent, CWR
Joel Manning, Finance Analyst and Manager, CWR
J A Cochran Sudvision
File



155 Wylie Street • P.O. Box 550 • Chester, South Carolina • 29706
(803) 385-5123 • www.chestermetrosc.com

Solving the water needs of tomorrow, today.

WATER AVAILABILITY REQUEST FORM (For Informational Purposes)

Date: 10/8/2024

A. Owner/Developer: Brady Sanford

Phone# 803-684-3390

Address: 1224 Pickens St Columbia SC

E-mail awood@comporium.net

Owner Engineer: Joel E Wood & Assoc

Phone# 803-684-3390

Address: Andrew Wood P.O. Box 296 clover SC

E-mail awood@jewood.org

B. Development/Project Name:

Development/Project Location: JA Cochran bypass and vance dr

Parcel Number: 079-01-17-013-000,078-01-01-034-000,079-01-17-018-000

C. Type of Development

☒ Residential ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Institutional

Type of Business: Number of Units: 114

Building Area (SQ FT): Anticipated Water Capacity Required (GPM) 31.6

District Use Only

Water may be available if the property owner meets the conditions as follows:

1. Capacity to provide service:

☒ The property is within the District's Water System service area and the System has sufficient capacity to serve this property.

☒ Service to this property is **not available** from the Water System at this time.

2. Availability of Domestic Water Service

☐ Water will be provided by service connection to an existing _____ inch water main located along _____ and is approximately _____ feet from the site.

☒ Water service is available after the following improvements are completed:

☒ 280 feet of 6 inch water mains on Lodge st to reach the site;

☒ The construction of a distribution system on the site;

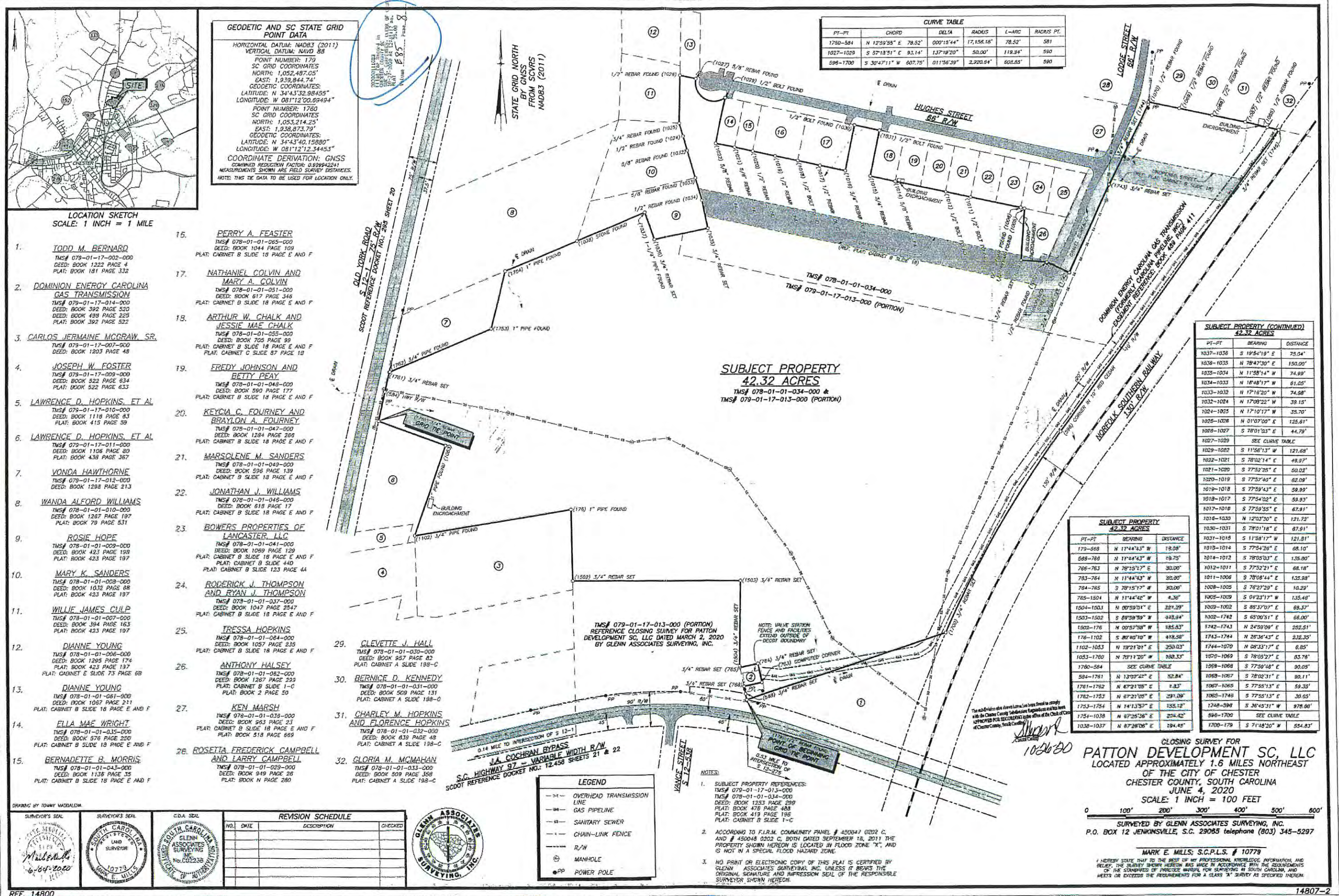
☒ Other Describe: 250' +/- of appropriate sized water main to tie into 12" DIP on Old York Rd

3. Availability of water for firefighting:

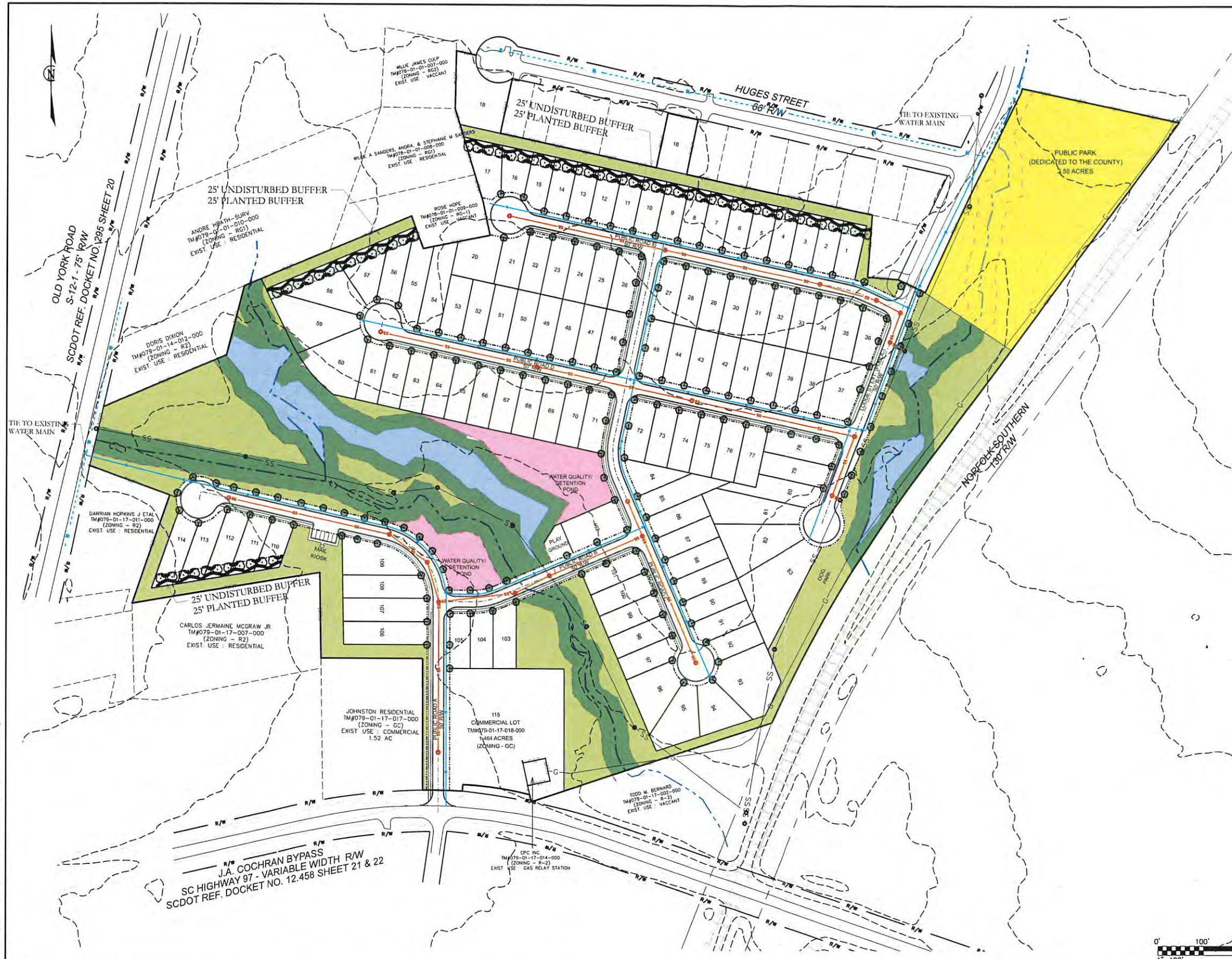
☐ The nearest fire hydrant is located at _____ and is within _____ feet of the property.

☒ Fire flow capacity is not available and shall be extended. **To be included on site**

Approved By: Jackie Hinson Engineer Associate Date: 10/9/2024
District Engineer



Z:\Jobs Files\2024\240702 - CHESTER ALTA OLD YORK\Commercial Open Roads\Bases2.dgn
10/18/2024



GENERAL NOTES:

DEVELOPER: (SAME AS OWNER)
PROPERTY OWNER: ONE OAK HOLDINGS LLC
1224 PICKENS STREET
COLUMBIA, SC 29201
PHONE NUMBER : 704-810-2000
CONTACT :

PROJECT NAME : JA COCHRAN BYPASS SKETCH PLAN
PARCEL ID NUMBER: 078-01-17-013-000
078-01-01-034-000
078-01-17-018-000
ZONING DISTRICT: PD
SINGLE FAMILY USE
CITY PARK

LOCATION : CHESTER COUNTY , SC
LAND USE : EXISTING - VACANT
PROPOSED - RESIDENTIAL

SCHOOL DISTRICT : CHESTER SCHOOL DIST.
FIRE DISTRICT : CHESTER FIRE

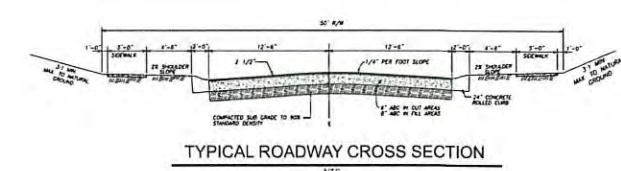
TOTAL SITE AREA : 45.091 ACRES
PUBLIC OPEN SPACE AREA : 12.53 AC
COMMUNITY PARK SPACE : 3.55 AC
TOTAL OPEN SPACE : 16.08 AC (35.66 %)
TOTAL R/W AREA : 6.27 ACRES

MINIMUM LOT SIZE : 6,500 S.F.
MIN. LOT WIDTH : 50 FT.
NUMBER OF LOTS : 114
COMMERCIAL LOT : 1
DENSITY : 2.55 LOTS/ACRE

SETBACKS :
FRONT YARD - 25 FT.
SIDE YARD 1 - 10 FT.
SIDE YARD ROAD - 10 FT.
REAR YARD INTERIOR LOT - 20 FT.
REAR YARD EXTERIOR LOT - 50 FT. FROM ADJACENT PROPERTY

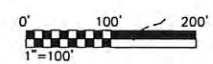
PUBLIC ROAD LENGTHS :
LODGE STREET EXT. - 554 FT.
ROAD A - 1,076 FT.
ROAD B - 475 FT.
ROAD C - 958 FT.
ROAD D - 1,090 FT.
ROAD E - 889 FT.
TOTAL ROAD : 4,488 FT.

COMMERCIAL OUTPARCEL TO MEET THE USE REQUIREMENTS FOR (GC) AND THE USE OF MINI STORAGE WAREHOUSE



SYMBOL LEGEND

- G- EX. GAS
- SS- PROP. WATER
- SS- PROP. SEWER
- SS- EX. SEWER
- R/W- ROAD RIGHT OF WAY
- ADJ- ADJOINING PROPERTY LINES
- PL- PROPOSED PROPERTY LINE
- S- STREAM
- CL- EX. CONTOUR LOW
- CH- EX. CONTOUR HIGH
- WETLANDS
- FUTURE WATER QUALITY/DETENTION PONDS (MAINTAINED BY HOA)
- UNDISTURBED STREAM BUFFER (MAINTAINED BY HOA)
- OPEN SPACE (MAINTAINED BY HOA)
- PUBLIC PARK (DEDICATED TO THE COUNTY)



10/18/2024

10/18/2024

APPROVALS		PREPARED BY		SEALS		PROJECT		SHEET TITLE		NO.		DATE		REVISIONS		BY		SCALE: 1" = 100'			
Project Engr: _____		W JOEL E. WOOD & ASSOCIATES PLANNING • ENGINEERING • MANAGEMENT P.O. BOX 296 CLOVER, SC 29710 (803) 684-3390		SOUTH CAROLINA JOEL E. WOOD ASSOCIATES, LLC NO. 5762 CERTIFICATE OF AUTHORITY SUBDIVISION NO. 5762 JOEL E. WOOD		JA COCHRAN BYPASS PRELIMINARY SUBDIVISION SKETCH PLAN CHESTER COUNTY, SOUTH CAROLINA PREPARED FOR ONE OAK HOLDINGS LLC		PRELIMINARY SKETCH PLAN												DATE: 7/15/2024	
JOB NO.: 240501																					
SHEET 1 OF 1																					
Drawn By: _____																					
Checked By: _____																					
Review: _____																					
Bid: _____																					
Construction: _____																					

Chester One-Time Money

Needed For Compliance

District 1

Option A

District 1

Secret Drive

Foxcroft Drive

Willington Drive

Option B

District 1

Huntington Drive

Hamilton Drive

District 2

Duke Street (S-62 & S-274)

District 2

Claras Court

East Creek

Cloud Drive

District 2

Claras Court

Alley Street

Cloud Drive

District 3

Quail Hollow Circle (S-869)

District 3

Doe Street

Fawn Street

District 3

Discovery Road

District 4

District 4

Rocky Creek

District 4

Rocky Creek



Samsara Inc
1 De Haro Street
San Francisco, CA 94107
www.samsara.com

QUOTE #Q-1644331

Issued 02-19-2025
Expires 03-28-2025

Sourcewell Contract #: 020221-SAM

Prepared For:
Chester County - SC
P. O. Box 327
Henderson, South Carolina
38340

Prepared By:
Mackenzie Krebs
mackenzie.krebs@samsara.com

Quote Summary

Subtotal

Hardware and Accessories USD \$0.00

Licenses
License Term – 39
Months

Shipping and Handling USD \$156.00

Upfront Hardware Sales Tax USD \$0.00

Annual License Sales Tax USD \$1,613.95

Invoice 1 USD \$5,603.09
3/31/2025 - 6/30/2025 (3 months)
Includes Shipping and Handling & Tax

Invoice 2 USD \$21,788.35
7/1/2025 - 6/30/2026 (12 months)

Invoice 3 USD \$21,788.35
7/1/2026 - 6/30/2027 (12 months)

Invoice 4 USD \$21,788.35
7/1/2027 - 6/30/2028 (12 months)

If shipping is "Pending" - Amount is pending due to size of order; Shipping and Handling subject to change.
If Sales tax is "Pending" – Final amount will be provided prior to payment
*3% fee charged on non-ACH charges (Canada Exempt)
*Sales tax subject to change

SHIP TO David Schuelke
1476 J A Cochran Byp
Chester, South Carolina, 29706-2187
United States

Hardware and Accessories	Quantity	Net Unit Price	Total Price
Driver ID Token ACC-DRIVERID	175	\$0.00	\$0.00
Vehicle IoT Gateway, model VG55 HW-VG55-NA	66	\$0.00	\$0.00
Enhanced VG Series OBDII J1962 L-mount cable CBL-VG-COBDII-Y1	66	\$0.00	\$0.00
Dual-facing dash-camera, series 4 HW-CM34	8	\$0.00	\$0.00
Hardware Due			USD\$0.00

Licenses	Quantity	Annual Unit Price	Total Annual Price
License for Vehicle Gateways - Public Sector Only, No WiFi, No ELD LIC-VG-PS	66	\$218.40	\$14,414.40
License for Dual-Facing Camera LIC-CM2-ENT	8	\$720.00	\$5,760.00
Annual License Due			USD \$20,174.40

Thank you for considering Samsara for your fleet.

Samsara provides real-time visibility, business-relevant tools, and powerful analytics that enable customers to increase the productivity of their fleets and reduce operating costs. A solution for your fleet is proposed below.

What is included?

Samsara's fleet tracking solution includes hardware accessories and a per-gateway license. Gateway licenses provide all ongoing elements of the service, including:

- Real-time location and vehicle telematics
- Dashboard access with unlimited administrator accounts
- Driver App for iOS and Android devices with unlimited driver accounts
- Over-the-air software feature upgrades
- API access as it relates to features for integration with 3rd party systems
- Maintenance and phone support

Samsara does not include hidden costs in its licenses. If you want access to Samsara's full set of fleet features—including but not limited to WiFi hotspot and ELD capabilities—you will need to upgrade your license. Samsara reserves the right to audit usage of features unrelated to the solution as well as remove them from the Samsara Dashboard.

Payment Terms

This order form includes a license fee for the Samsara Software associated with the Hardware to be paid annually beginning on the License Start Date and, if applicable, a one-time Hardware cost to be paid upfront as of the license start date. The annual fees are payable by recurring wire transfer. All transfers made by credit card are subject to a processing fee up to 3%, subject to applicable law. Late payments are subject to a 1.5% per month late fee. If license payments are delinquent by 30 days, Samsara may suspend the Service until late payments are remitted.

License Term

The license term for the Samsara Software licenses purchased under this Order Form begins on the day Samsara activates the applicable Samsara Software license by providing you a claim number and access to the Hosted Software ("License Start Date"). If Hardware associated with a then-unactivated Samsara Software license will be shipped to you under this Order Form, such Samsara Software license will be activated on the day the Samsara Hardware ships. Notwithstanding the foregoing, if you are renewing the license term for a previously-activated Samsara Software license under this Order Form, the License Start Date for the renewal license

term shall be the day that Samsara extends your access to the Hosted Software for the renewal license term. Samsara Hardware requires a valid license to function.

Samsara may ship Hardware under this Order Form subject to a schedule as mutually agreed between the Parties or as determined by Samsara. By signing this Order Form, you confirm that each "Ship To" delivery address set forth herein is accurate and that any individual accepting delivery at that address is authorized to do so on your behalf. To the extent such Hardware is associated with then-unactivated Samsara Software licenses, the Samsara Software license term for each such Hardware device will start on the day that device ships regardless of the shipment schedule for the other such Hardware devices. If all such Hardware is shipped in one shipment, the license term for all such Hardware will be the full license term under this Order Form. If such Hardware is shipped in multiple shipments, only the license term of such Hardware in the initial shipment will be such full license term. The license term of the remaining such Hardware shipped after the initial shipment will be set to match the then-remaining license term of the initial shipment, so that the license term for all such Hardware under this Order Form expires on the same date. The total cost of the licenses for such Hardware shipped after the initial shipment will be pro-rated based on their actual license term, rounded up to the nearest month, as compared to the full license term under this Order Form. Certain payment amounts under this Order Form assume that the entire order is fulfilled at the same time and are subject to potential reduction based on the actual schedule of order fulfillment.

You agree that you will only use the features included with the Samsara Software licenses purchased under this Order Form ("Licensed Scope"). Samsara reserves the right to audit usage of Samsara Software and to remove your access to such features beyond the Licensed Scope (for example, the licensed feature scope or licensed user count, as applicable) at any time. If you would like to use features beyond the Licensed Scope, you are required to purchase the applicable Samsara Software licenses and if applicable install the applicable Hardware that include such scope. If Samsara becomes aware that you are using features beyond the Licensed Scope, Samsara reserves the right to charge you for the applicable Samsara Software licenses that include such Licensed Scope at list price, and you agree to immediately pay such amounts. Samsara further reserves the right to change, discontinue, or remove features included in a Samsara Software license at any time.

You acknowledge and agree that, during your license term, you may not downgrade your Samsara Software license plan to a lower Samsara Software license plan (e.g., downgrading your "Enterprise" license to a "Premier" license).

Support and Warranty

Samsara stands behind its Products. During the applicable warranty period, defective Hardware will be remedied pursuant to our Hardware Warranty Policy at www.samsara.com/support/hardware-warranty. Additional support information can be found at www.samsara.com/support.

Terms

Unless otherwise set forth herein, your use and access of the Hardware, Products, and Services specified herein are governed by Samsara's standard terms of service found at <https://www.samsara.com/legal/public-sector-customers-platform-terms-of-service/>, unless the Parties have entered into a separate terms of service agreement and/or a separate terms of service agreement is attached to the Order Form, in which case such separate terms of service agreement shall govern (the "Terms of Service") provided that notwithstanding anything stated in the Terms of Service to the contrary, Customer agrees the following sections from Samsara's standard terms of

service found at <https://www.samsara.com/legal/public-sector-customers-platform-terms-of-service/> shall apply: License (Section 4), Product Updates (Section 7), Data Protection Addendum (Section 10.3), Non-Samsara Products (Section 14), and Hardware Warranty (Section 17). You agree to be bound by the Terms of Service, and any capitalized terms not defined herein shall have the meaning set forth in the Terms of Service. The terms and conditions of the Terms of Service and this Order Form are the exclusive agreement of the parties with respect to the subject matter hereof and no other terms or conditions, including those associated with any Customer payment portal or onboarding of Samsara as a Customer vendor, shall be binding upon Samsara or otherwise have any force or effect.

To the extent Samsara allows you to make subsequent purchases of Products via Purchase Order without a corresponding Quote, you agree that (i) such Purchase Order shall be subject to the terms and conditions of this Order Form, including with respect to payment and license terms, as well as the applicable Terms of Service; and (ii) to the extent there is a conflict between such Purchase Order and this Order Form, including with respect to payment and license terms, as well as the applicable Terms of Service, the terms of this Order Form shall prevail, and no additional terms included in such Purchase Order that are not included in this Order Form shall apply. You acknowledge and agree that any reference to a Purchase Order in this Order Form is solely for your convenience in record keeping, and the existence of a Purchase Order or any delivery of Products to you following receipt of any Purchase Order shall not be deemed an acknowledgement of or agreement to any terms or conditions associated with any such Purchase Order or in any way be deemed to modify, alter, supersede or supplement the Terms of Service or this Order Form.

Notification of Confidentiality

You agree that the pricing and payment terms specified in this Order Form shall (i) be held in strict confidence; (ii) not be disclosed to any Samsara competitor or other entity, except as pre-approved in writing by Samsara; and (iii) not be used except to evaluate the suitability of the Samsara Products for your business. You will immediately notify Samsara in the event of any unauthorized use or disclosure under these terms. Violation of these obligations will cause irreparable harm to Samsara for which Samsara may obtain compensatory and timely injunctive relief from a court, as well as any other remedies that may be available, including recovery of all reasonable attorney's fees and costs incurred in seeking such remedies. Your obligations specified herein shall last until the pricing and payment terms herein are, through no fault or action by you, public. This Order Form is a legally binding agreement between you ("Customer") and Samsara Inc. ("Samsara"). IN WITNESS WHEREOF, Customer has caused this Order Form to be executed by its duly authorized representative.

I confirm acceptance of this Order Form on behalf of the Customer identified herein and represent and warrant that I have full and complete authority to bind the Customer to this Order Form, including all terms and conditions herein." "Please confirm acceptance of this Order Form by signing below:

Signature

Print Name:

Date:



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: 1-28-25 Case # CCMA25-01 Invoice # 9004

The applicant hereby requests that the property described to be rezoned from R2 to RG-2

Please give your reason for this rezoning request:

Divide the property and allow a manufacture home.

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: 1525 Columbia Road Chester, S.C. 29706

Tax Map Number: 081-00-00-013-000 Acres: 2.47

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

PLEASE PRINT:

Applicant(s): MARY C. SIMS
Address 1525 COLUMBIA ROAD CHESTER SC
Telephone: _____ cell _____ work NONE
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.

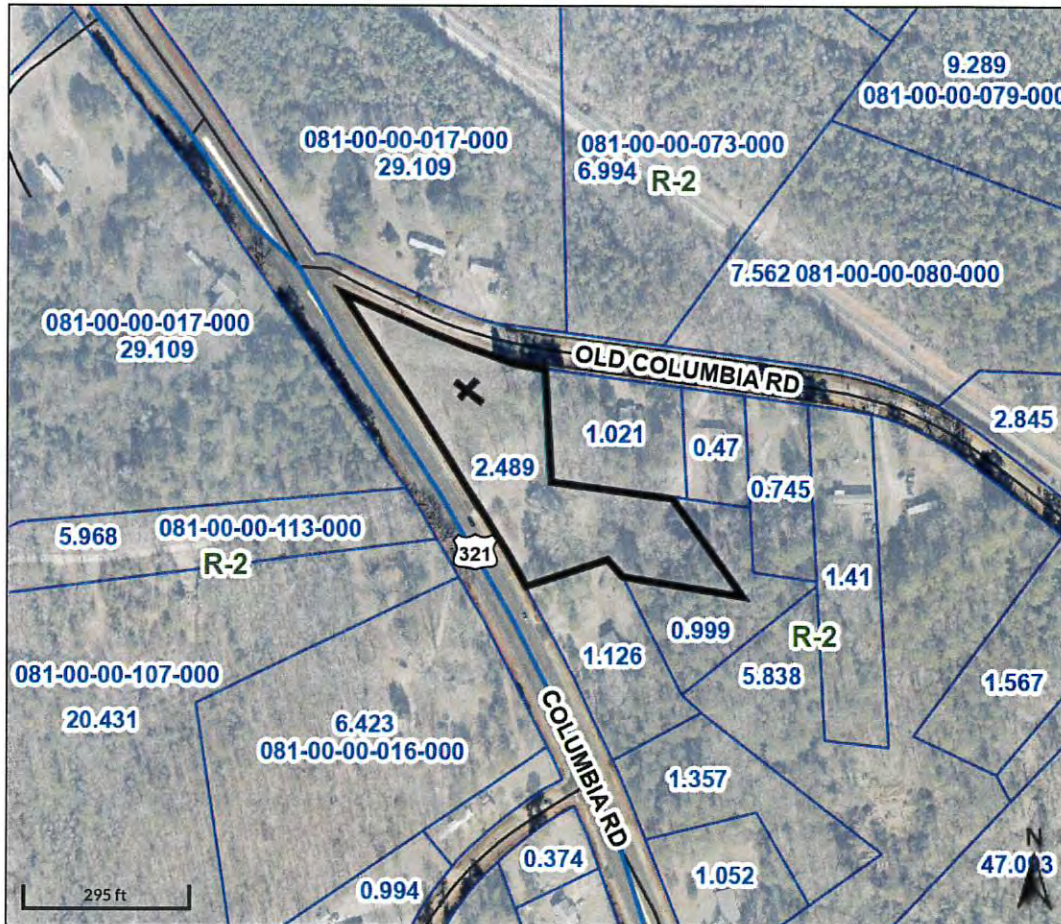
Owner's signature: [Signature] Date: 12/16/2024

Applicant signature: [Signature] Date: 12/16/2024

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



Chester County, SC



Overview



Parcel ID	081-00-00-013-000	Alternate ID	n/a	Owner Address	SIMS MARY C
Sec/Twp/Rng	n/a	Class	R		P O BOX 341579
Property Address	1436 B OLD COLUMBIA RD	Acreage	2.489		JAMAICA NY 114347579
District	01				
Brief Tax Description	HWY 321				

(Note: Not to be used on legal documents)

Date created: 12/16/2024
Last Data Uploaded: 12/16/2024 2:17:03 AM

Developed by SCHNEIDER
GEOSPATIAL

Current Year (2024) Changes



Search Options

[Map Number](#)

081-00-00-013-000

Real

00581893

History Year

[Name 1](#)

SIMS MARY C

[Other Map Number](#)

Find

Alerts

Has Additional Comments

Owner Information

Post Initials

HD

Reason for Change

Activity Date

12/16/2024

Name 2

Address 1

PO BOX 2101

Land Value

10,050

Address 2

CHESTER SC

Building Value

88,400

Zip Code

29706

7579

Total Market Value

98,450

Total Tax Value

98,450

Codes

District

01

Fire Code

SC

SOUTHCHESTER

Town

Neighborhood

R2

RURAL 2

Subdivision

Use Class

Description

HWY 321

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](#)

081-00-00-013-000

Real

00581893

History Year

[Name 1](#)

SIMS MARY C

[Other Map Number](#)

Find

Alerts

Has Additional Comments

Owner Information

Post Initials

HD

Reason for Change

Activity Date

12/16/2024

Name 2

Address 1

PO BOX 2101

Land Value

10,050

Address 2

CHESTER SC

Building Value

88,400

Zip Code

29706

7579

Total Market Value

98,450

Total Tax Value

98,450

Codes

District

01

Fire Code

SC

SOUTHCHESTER

Town

Subdivision

Description

HWY 321

Legal

Neighborhood

R2

RURAL 2

Use Class

[Location](#)

Street Number

Street Name

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

CARD _____ OF _____ CARDS

COUNTY _____

TAX MAP 081-00-00-013-000 SIMS MARY C P O BOX 1352 BRONX NY 10475	DISTRICT		DATE OF APPRAISAL				APPRAISER		
	TRANSFERRED FROM		Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
	W.F + Lillie M. Griggs		482	314	1.3 AC	457	437	8/18/76	\$1,000.00
	James D. Abercrombie et al		548	323	Lot			5/27/88	\$61,000.00

PROPERTY LOCATION		GENERAL DATA		COST DATA		MOBILE HOME		INCOME APPROACH	
St., Rt. & No.	City	Yr. Built	Economic Life	Land Imp.	Make	Model	Yr. Built	Condition	Size
Use	Subdivision	Legal Description	Annual Rent	Bldg. Permit	Mort.	Monthly Rental	G. M. M.	Indicated Value	

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	
Number of Acres	Lot
Per Acre Value	
Value for Acres	
Returned Area	Lot
Legal Area	Lot
Planimetered Area	Lot
Total Land Value	

ESTIMATED MARKET VALUE			
	Land Acres pr Lots	Improvement	Total
Number	Lot		
Cost Approach	10,050	70,300	80,350
Market Approach	10,050	70,300	80,350
Income Approach			
Correlated Value			
Assessed %	10,750	35,200	46,000
Reviewed by	2020 RA-18000		

Remarks & Description

148 435 152 92 99 91

7000

95

Combined 51-0-0-48

Zoning R2

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family	1995	Class III Storage			1636	31.78	62,153	5,205	60,558	20%	5-5210
Split Level	Fam. Rented					144	5,000					720
Colonial	Fam. Duplex											55,240
Cape Code	Condominiums											
Conventional		2000	Class III Storage			1636	44.23	72,300	5,525	77,885	20	62,308
Modern						144	500					720
												63,028

	FOUNDATION - 1		FLOORS - 4				PLUMBING - 6				TOTAL	
	Masonry Walls		Concrete				Bathroom No.				2000 60,000	
	BASEMENT AREA - 6		Earth				St. Sh. Bath				Additions or Deductions	
	None Full		Hardwood				Two Fixt. Bath				Item	
	Sq. Ft.		Pine				St. Shower				No.	
	Finished		Single Fl.				Water Closets				Area or Quant.	
	Rec.		Asphalt Tile				Lavatories				Cost	
	Apl. Sq. Ft.		Terrazzo				Kitch Sinks					
	Garage		W. W. Carp.				No Plumbing					
			Reinf. Conc.									
EXTERIOR WALLS - 2		Wood Joist				TILING - 5				C 1 2 3		
Siding or Sheathing		Rubber Tile				Bath Fl. & Wact.						
Single Siding		W.T. FIN. - 5				Bath Fl. & Walls						
Wood Shingles		Hardwood				Bath Fl. Only						
Asbestos Shingles		Dry Wall				T. Am. Fl. Only						
Stucco on Frame		Knotty Pine				Tub Only						
Stucco on Tile or C.B.		Unfinished				St. Shower						
Face Brk. Veneer		L & P on Sluds				Kil Floor						
Face Brk. on Tile or C.B.		Plast. on				Kil. Wact.						
Com. Brk. Veneer		Painted Blk.				MISCELLANEOUS						
Com. Brk. on Tile or C.B.		Panel				Modern Kitchen						
Compo. Shingles		Acoustic Cell				B.I. Range						
Solid Com. Brk.		Suspend. Cell				B.I. Oven						
Face Br. on Com. Br.						B.I. Refrig.						
Cement or Conc. Blk.						B.I. Dishwasher						
Reinforced Concrete						B.I. Garb. Disp.						
Aluminum Siding		No. Rooms				Exhaust Fan						
Cut Stone Facing		No. Bedrooms				B.I. Clothes Wash.						
Terra Cotta Facing						B.I. Dryer						
Stone or T.C. Trim						Modern Bath						
Party Walls						B.I. Vanity						
Plate Glass Front						B.I. Tub Encl.						
						B.I. Vacuum sys.						
ROOF TYPE - 3		ENVIRONMENTAL				Metal Frame Sash						
Hip Gable		Warm Air				Wood Frame Sash						
Mansard Flat		Steam				Gutters						
Gambrel		Hot Water or Vapor										
ROOFING - 5		Forced Air										
Asphalt Shingles		Unit Heaters										
Slate		Air Cond.										
Asbestos Shingles		No Heating										
Metal Deck		Heat Pump										
Roll Roofing		Electric										
Tar & Gravel												
Composition												
INSULATION - 3		FUEL				Unit Conv.						
Roof or Ceiling		Oil				Brick						
Wall		Gas				Concrete Flr.						
Storm Sash & Doors		Stoker				Earth Flr.						
		Elec.				Fin. Int.						
CONDITION		ELECTRICAL - 7										
Int. Finish		Armored Cable BX				FIREPLACES - TYPE						
Layout		Pipe Conduit				Double						
Structure		Romex				Single						
LOCATION						Stone						

2005 30970

Sales Price

Time

Location

Physical Characteristics

Size

Adjusted Sales Price

Total Additions

REMARKS

1.5 x 2500 = 3250

A 3500

6750

2000 100

1.5 x 3500 = 5250

T A 4800

10,050



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

Issued to:

Mary Sims

1525 Columbia Road
Chester, SC 29706

Receipt No. 9004

Date 12/16/2024
Cashier ichappell

Payment Items

Map Amendment Rezone Property

\$150.00

\$150.00

Form of Payment

Credit Card \$150.00
\$150.00

Thank you for your payment.

LEGEND / NOTES

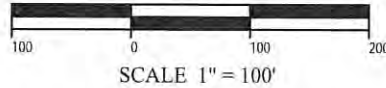
-X-X- = FENCE LINE
 -v- = OH POWER LINE

IPS = IRON PIN SET
 IPF = IRON PIN FOUND
 RB = REBAR
 EDP = EDGE OF PAVEMENT
 C/L = CENTERLINE
 NTS = NOT TO SCALE
 R/W = RIGHT-OF-WAY
 LP = LIGHT POLE
 CP = COMPUTED POINT
 BWF = BARBED WIRE FENCE
 SSC = SEWER CLEAN-OUT
 MHS = MAN HOLE SEWER
 P/L = PROPERTY LINE
 CT = CRIMP TOP

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

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

PROPERTY SURVEY FOR MARY C. SIMS LOCATED AT 1525 COLUMBIA ROAD BLACKSTOCK TOWNSHIP CHESTER, SOUTH CAROLINA NOVEMBER 6, 2024

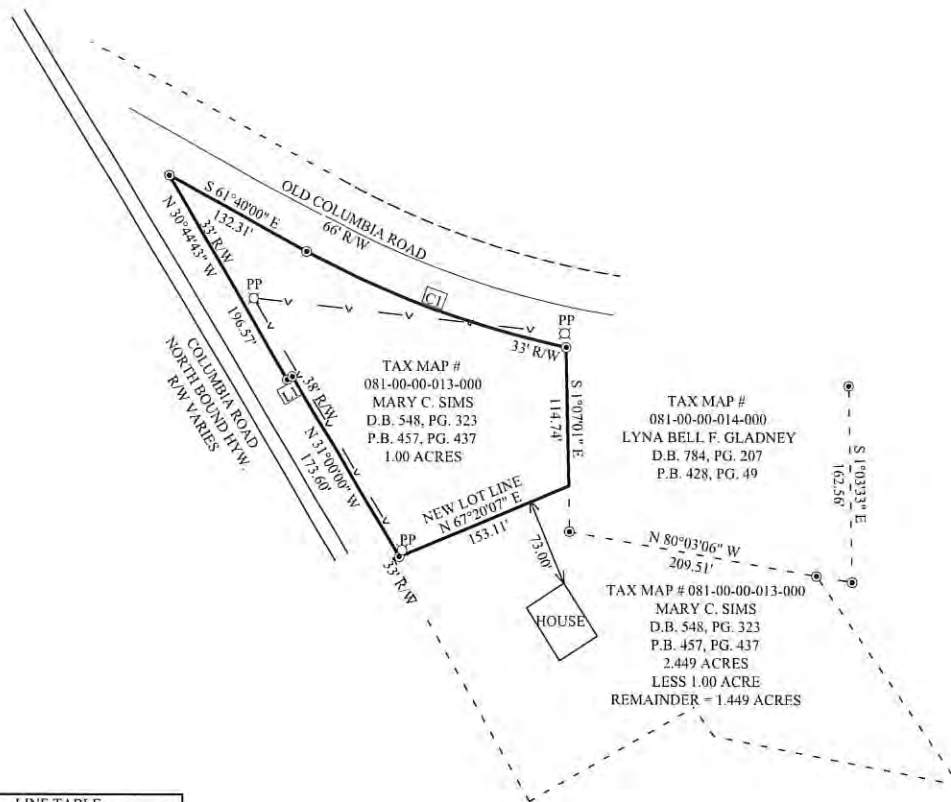


NOT TO SCALE

NEW LOT LINES

ZONED R - 2
Current zoning

**ALL PROPERTY LINES
 ARE COMPUTED FROM
 ROAD-RIGHT-AWAY**



LINE TABLE		
Id	Bearing	Distance
L1	S 59°00'00" W	5.00'

CURVE TABLE						
Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	16°46'39"	790.32'	231.42'	116.55'	230.60'	S 70°03'20" E

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



PETE HINSON LAND SURVEYING
 5830 CREMONA DRIVE
 MYRTLE BEACH, S.C. 29577
 803-448-4504

JAMES P. HINSON PLS #18265

Sims.pcs



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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 2-28-25 Case # CCTA25-01 Invoice # /

NAICS CODE Number: NA

APPLICANT INFORMATION

NAME: Chester County, SC, c/o J. Ward (Planning Director)

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

1476 JA Cochran Bypass, Chester, SC 29706

Telephone Number(s): Home _____ Work 377-8683 Cell _____

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Zoning Ordinance § 2-101: PD - Planned Development District

REASON FOR PROPOSED TEXT CHANGE:

To harmonize with subdivision ordinance re-write, and better conform with the best planning practice for the PD district.

Applicant (s) Signature: J. Ward Date: 2/11/2025

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

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Original Text

Chapter 2: DISTRICTS AND MAP

§ 2-101 District Purposes

RIV -River Preservation Districts. RIV districts are intended to protect water quality in rivers and to preserve riparian lands and vegetation as natural buffer areas. Passive recreation, boating, agriculture, silviculture, and some public uses are permitted.

PD- Planned Development District. This district designates an area for which an approved development plan constitutes the district regulations. It is intended to utilize the factors of efficiency, economy, flexibility, creative site design, improved appearance, compatibility of mixed uses, maximum benefits from open space, safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses. A planned development district may be predominately residential or predominately commercial or industrial, and may be proposed for any area.

AP- Airport Overlay District. This district designation may be appended to any zoning district as an overlay to restrict uses and conditions, which are adverse to safe operation of aircraft in the vicinity of an airport.

**Zoning Ordinance
Chester County
South Carolina**

**Chapter 2
§ 2-101**

Text Change

Chapter 2: DISTRICTS AND MAP

§ 2-101 District Purposes

RIV -River Preservation Districts. RIV districts are intended to protect water quality in rivers and to preserve riparian lands and vegetation as natural buffer areas. Passive recreation, boating, agriculture, silviculture, and some public uses are permitted.

PD- Planned Development District. This district designates an area for which an approved development plan constitutes the district regulations. It is intended to utilize the factors of efficiency, economy, flexibility, creative site design, improved appearance, compatibility of mixed uses, maximum benefits from open space, safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses. A planned development district ~~may be predominately residential or predominately commercial or industrial~~ **must include a proportionate mix of residential and commercial or industrial uses**, and may be proposed for any area. **A planned development district must contain more than one type or density of residential unit.**

AP- Airport Overlay District. This district designation may be appended to any zoning district as an overlay to restrict uses and conditions, which are adverse to safe operation of aircraft in the vicinity of an airport.



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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 2-28-25 Case # CCTA25-02 Invoice # /

NAICS CODE Number: /

APPLICANT INFORMATION

NAME: Chester County, SC, c/o J. Ward (Planning Director)

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

1476 JA Cochran Bypass, Chester, SC 29706

Telephone Number(s): Home _____ Work 377-8683 Cell _____

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Zoning Ordinance § 4-129: PD - Planned Development District

REASON FOR PROPOSED TEXT CHANGE:

To harmonize with the process of new subdivision ordinances, and better conform with best planning practices for PD districts, by clarifying what is permissible in the PD district hereafter.

Applicant (s) Signature: Jerry Ward Date: 2/11/2025

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

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Original Text

Chapter 4 DISTRICT REGULATIONS

§ 4-129 PD Planned Development District Uses

Planned Development districts may permit a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility in design, character and quality of development and preservation of natural and scenic features are made possible through the approval of a plan which describes the specific uses, densities, setbacks, and other requirements for a planned development. The approved plan constitutes the district regulations for a particular planned development.

**Zoning Ordinance
Chester County
South Carolina**

**Chapter 4
§ 4-129**

Text Change

Chapter 4 DISTRICT REGULATIONS

§ 4-129 PD Planned Development District Uses

Planned Development districts ~~may permit~~ **shall consist of** a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility in design, character and quality of development and preservation of natural and scenic features are made possible through the approval of a plan which describes the specific uses, densities, setbacks, and other requirements for a planned development. The approved plan constitutes the district regulations for a particular planned development.



Chester County, South Carolina

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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 2/28/25 Case # CCTA25-03 Invoice # /

NAICS CODE Number: /

APPLICANT INFORMATION

NAME: Chester County, SC, c/o J. Ward (Planning Director)

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

1476 JA Cochran Bypass, Chester, SC 29706

Telephone Number(s): Home Work 377-5653 Cell

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Zoning ordinance § 4-110: RS-1: Single Family Residential District Regulations

REASON FOR PROPOSED TEXT CHANGE:

To ensure good land use planning and strengthen existing subdivision codes, while protecting the rezoning process.

Applicant (s) Signature: Joy 2 Ward Date: 2/11/2025

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

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Chapter 4: DISTRICT REGULATION

§ 4-110 RS-1 - Single Family Residential District Regulations.

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

Minimum residential lot area:	With public water and sewer: 20,000 square feet. With individual water or sewer: 1 acre as directed by DHEC.
Minimum lot area for non-residential uses	Utility substations and water towers: 10,000 square feet. Other: 1 acre
Minimum lot width at building line:	With public water and sewer: 70 feet. Other: 130 feet.
Minimum front yard depth:	25 feet from road right-of-way
Minimum setback from second street frontage:	Side street on corner lot - 12 feet. Rear street on double frontage lot - 50 feet.
Minimum side yard:	<u>Principal structure</u> - 15 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 20 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from a pre-existing Commercial, Industrial or Agricultural District:	One-half of the applicable setback from a residential district specified for uses in the Commercial, Industrial or Agricultural District regulations.
Maximum structure height:	Thirty-five (35) feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of 3 and 10 feet above finished street level within 15 feet of intersection of street right-of-way lines. <u>Private drive</u> : no obstruction over 30 inches high within 10 feet of street
Off street parking area requirements:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5

**Zoning Ordinance
Chester County
South Carolina**

**Chapter 4
§ 4-110**

Text Change

Chapter 4: DISTRICT REGULATION

§ 4-110 RS-1 - Single Family Residential District Regulations.

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

Minimum residential lot area:	With public water and sewer: 20,000 square feet. With individual water or sewer: 1 acre as directed by DHEC.
Utility capacity:	The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.
Minimum lot area for non-residential uses	Utility substations and water towers: 10,000 square feet. Other: 1 acre
Minimum lot width at building line:	With public water and sewer: 70 feet. Other: 130 feet.
Minimum front yard depth:	25 feet from road right-of-way
Minimum setback from second street frontage:	Side street on corner lot - 12 feet. Rear street on double frontage lot - 50 feet.
Minimum side yard:	<u>Principal structure</u> - 15 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 20 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from a pre-existing Commercial, Industrial or Agricultural District:	One-half of the applicable setback from a residential district specified for uses in the Commercial, Industrial or Agricultural District regulations.
Maximum structure height:	Thirty-five (35) feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of 3 and 10 feet above finished street level within 15 feet of intersection of street right-of-way lines. <u>Private drive</u> : no obstruction over 30 inches high within 10 feet of street



Chester County, South Carolina

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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 2-28-25 Case # CCTA25-04 Invoice # ✓

NAICS CODE Number: ✓

APPLICANT INFORMATION

NAME: Chester County, SC, c/o J. Ward (Planning Director)

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

1476 JA Cochran Bypass, Chester, SC 29706

Telephone Number(s): Home _____ Work 377-8663 Cell _____

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Zoning Ordinance § 4-112: RG-1: ^{Multi} Single-Family Residential District
Regulations

REASON FOR PROPOSED TEXT CHANGE:

To ensure good land use planning and strengthen existing subdivision
codes, while protecting the rezoning process.

Applicant (s) Signature: Joy 2 Ward Date: 2/11/2025

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

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Original Text

Chapter 4: DISTRICT REGULATION

§ 4-112 RG-1 - Multi-family Residential District Regulations.

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

Minimum residential lot area:	<u>Single family</u> : With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre as directed by DHEC. With individual water and sewer: 1 acre as directed by DHEC. <u>Multi-family</u> : 12,000 square feet for first dwelling unit; 3,000 square feet for second dwelling unit; thereafter 2,500 square feet for each additional dwelling unit.
Minimum lot area for non-residential uses	Utility substations and water towers: 10,000 square feet. Other: As specified in conditions, or none.
Minimum lot width at building line:	With public water and sewer: 70 feet. Other: 130 feet.
Minimum front yard depth:	Residential uses: 25 feet from road right-of-way Other uses: 35 feet from road right-of-way
Minimum setback from second street frontage:	Side street on corner lot - 12 feet. Rear street on double frontage lot - 50 feet.
Minimum side yard:	<u>Principal structure</u> - 15 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal residential structure</u> - 20 feet from interior rear lot line. <u>Other principal uses</u> : 30 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from a pre-existing Commercial, Industrial or Agricultural District:	One-half of the applicable setback from a residential district specified for uses in the Commercial, Industrial or Agricultural District regulations.
Multi-family development additional regulations:	Maximum length of structure: 200 feet. Setback from other residential buildings in development: 30 feet.
Maximum structure height:	Thirty-five (35) feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]

**Zoning Ordinance
Chester County
South Carolina**

**Chapter 4
§ 4-112**

Text Change

Chapter 4: DISTRICT REGULATION

§ 4-112 RG-1 - Multi-family Residential District Regulations.

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

Minimum residential lot area:	Single family: With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre as directed by DHEC. With individual water and sewer: 1 acre as directed by DHEC. Multi-family: 12,000 square feet for first dwelling unit; 3,000 square feet for second dwelling unit; thereafter 2,500 square feet for each additional dwelling unit.
Utility capacity:	<i>The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.</i>
Minimum lot area for non-residential uses	Utility substations and water towers: 10,000 square feet. Other: As specified in conditions, or none.
Minimum lot width at building line:	With public water and sewer: 70 feet. Other: 130 feet.
Minimum front yard depth:	Residential uses: 25 feet from road right-of-way Other uses: 35 feet from road right-of-way
Minimum setback from second street frontage:	Side street on corner lot - 12 feet. Rear street on double frontage lot - 50 feet.
Minimum side yard:	<u>Principal structure</u> - 15 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal residential structure</u> - 20 feet from interior rear lot line. <u>Other principal uses</u> : 30 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from a pre-existing Commercial, Industrial or Agricultural District:	One-half of the applicable setback from a residential district specified for uses in the Commercial, Industrial or Agricultural District regulations.
Multi-family development additional regulations:	Maximum length of structure: 200 feet. Setback from other residential buildings in development: 30 feet.



Chester County, South Carolina

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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 2/28/25 Case # CCTA 25-05 Invoice # ✓

NAICS CODE Number: ✓

APPLICANT INFORMATION

NAME: Chester County, SC, c/o J. Ward (Planning Director)

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

1476 JA Cochran Bypass, Chester, SC 29706

Telephone Number(s): Home _____ Work 377-8663 Cell _____

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Zoning Ordinance § 4-114: RG-2 - General Residential District Regulations

REASON FOR PROPOSED TEXT CHANGE:

To ensure good land use planning and strengthen existing subdivision codes, while protecting the rezoning process.

Applicant (s) Signature: Joy 2 Ward Date: 2/11/2025

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

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Original Text

Chapter 4 DISTRICT REGULATIONS

§ 4-114 RG-2 - General Residential District Regulations

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

Minimum residential lot area:	<u>Single family</u> : With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre as directed by DHEC. With individual water and sewer: 1 acre as directed by DHEC. <u>Multi-family</u> : 12,000 square feet for first dwelling unit; 3,000 square feet for second dwelling unit; thereafter 2,500 square feet for each additional dwelling unit. <u>Manufactured home parks</u> : eight (8) acres.
Minimum lot area for non-residential uses	Utility substations and water towers: 10,000 square feet. Other: As specified in conditions, or none.
Minimum lot width at building line:	With public water and sewer: 70 feet. Other: 130 feet.
Minimum front yard depth:	Residential uses: 25 feet from road right-of-way Other uses: 35 feet from road right-of-way
Minimum setback from second street frontage:	Side street on corner lot - 12 feet. Rear street on double frontage lot - 50 feet.
Minimum side yard:	<u>Principal structure</u> - 15 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal residential structure</u> - 20 feet from interior rear lot line. <u>Other principal uses</u> : 30 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from a pre-existing Commercial, Industrial or Agricultural District:	One-half of the applicable setback from a residential district specified for uses in the Commercial, Industrial or Agricultural District regulations.
Multi-family development additional regulations:	Maximum length of structure: 200 feet. Setback from other residential buildings in development: 30 feet.
Maximum structure height:	Thirty-five (35) feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]

**Zoning Ordinance
Chester County
South Carolina**

**Chapter 4
§ 4-114**

Text Change

Chapter 4 DISTRICT REGULATIONS

§ 4-114 RG-2 - General Residential District Regulations

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

Minimum residential lot area:	<u>Single family</u> : With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre as directed by DHEC. With individual water and sewer: 1 acre as directed by DHEC. <u>Multi-family</u> : 12,000 square feet for first dwelling unit; 3,000 square feet for second dwelling unit; thereafter 2,500 square feet for each additional dwelling unit. <u>Manufactured home parks</u> : eight (8) acres.
Utility capacity:	<i>The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.</i>
Minimum lot area for non-residential uses	Utility substations and water towers: 10,000 square feet. Other: As specified in conditions, or none.
Minimum lot width at building line:	With public water and sewer: 70 feet. Other: 130 feet.
Minimum front yard depth:	Residential uses: 25 feet from road right-of-way Other uses: 35 feet from road right-of-way
Minimum setback from second street frontage:	Side street on corner lot - 12 feet. Rear street on double frontage lot - 50 feet.
Minimum side yard:	<u>Principal structure</u> - 15 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal residential structure</u> - 20 feet from interior rear lot line. <u>Other principal uses</u> : 30 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from a pre-existing Commercial, Industrial or Agricultural District:	One-half of the applicable setback from a residential district specified for uses in the Commercial, Industrial or Agricultural District regulations.
Multi-family development additional regulations:	Maximum length of structure: 200 feet. Setback from other residential buildings in development: 30 feet.



Chester County, South Carolina

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

ZONING TEXT AMENDMENT APPLICATION

Meeting Date: 2-28-25 Case # CCTA25-06 Invoice #

NAICS CODE Number:

APPLICANT INFORMATION

NAME: Chester County, SC, c/o J. Ward (Planning Director)

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

1476 JA Cochran Bypass, Chester, SC 29706

Telephone Number(s): Home Work 377-8663 Cell

SECTION OF ORDINANCE AFFECTED BY PROPOSED TEXT CHANGE:

Zoning Ordinance § 4-116: LC - Limited Commercial District Regulations

REASON FOR PROPOSED TEXT CHANGE:

To ensure good land use planning and strengthen existing subdivision codes, while protecting the rezoning process.

Applicant (s) Signature: Joy 2 Ward Date: 2/11/2025

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

SOMEONE ELSE MAY REPRESENT YOU AT THE MEETING.

Original Text

Chapter 4 DISTRICT REGULATIONS

§ 4-116 LC - Limited Commercial District Regulations.

The following regulations apply to all uses in LC districts:

Minimum residential lot area:	<u>Single family</u> : With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre or as directed by DHEC. With individual water and sewer: 1 acre or as directed by DHEC. <u>Multi-family</u> : 1 acre.
Minimum lot area for non-residential uses	<u>Utility substations and water towers</u> : 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum lot width at building line:	<u>With public water and sewer</u> : 70 feet. <u>Other</u> : 130 feet.
Minimum street frontage	50 feet.
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. <u>All uses</u> - 30 feet from a residential district.
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. <u>All uses</u> - 30 feet from a residential district.
Multi-family development additional regulations:	Maximum length of structure: 200 feet. Setback from other residential buildings in development: 30 feet.
Maximum structure height:	35 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing limited to 25% of floor area of buildings on same lot is permitted if screened from view from public right-of-way.
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of 3 and 10 feet above finished street level within 15 feet of intersection of street right-of-way lines. <u>Private drive</u> : no obstruction over 30 inches high within 10 feet of street

**Zoning Ordinance
Chester County
South Carolina**

**Chapter 4
§ 4-116**

Text Change

Chapter 4 DISTRICT REGULATIONS

§ 4-116 LC - Limited Commercial District Regulations.

The following regulations apply to all uses in LC districts:

Minimum residential lot area:	<u>Single family</u> : With public water and sewer: 10,000 square feet. With public water; individual sewer: ½ acre or as directed by DHEC. With individual water and sewer: 1 acre or as directed by DHEC. <u>Multi-family</u> : 1 acre.
Utility capacity:	The planned number of units in a subdivision using public water and sewer shall not exceed the guaranteed allotment for those utilities. Should the water and sewer guarantee expire before the development construction begins, the zoning shall revert to the previous zoning.
Minimum lot area for non-residential uses	Utility substations and water towers: 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum lot width at building line:	<u>With public water and sewer</u> : 70 feet. <u>Other</u> : 130 feet.
Minimum street frontage	50 feet.
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. <u>All uses</u> - 30 feet from a residential district.
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. <u>All uses</u> - 30 feet from a residential district.
Multi-family development additional regulations:	Maximum length of structure: 200 feet. Setback from other residential buildings in development: 30 feet.
Maximum structure height:	35 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]

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: 02-21-2025

Board or Commission Appointment being sought: Radio Users Advisory Committee

Name: Doug McMurray

Occupation: E911 Director

Street Address: [REDACTED]

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

Telephone (Home): [REDACTED]

Cell: [REDACTED]

E-Mail: [REDACTED]

Do you live in Chester County X yes / no.

Date of Birth: [REDACTED]

Sex: M

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

In which Council District do you reside? Please indicate (1-7) 2

Are you presently serving on a County Board or Commission? Yes If "yes" when does your term expire?
03 / 15 / 2025

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

Signature: 

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

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

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: 02/25/2025

Board or Commission Appointment being sought: Radio Users Advisory Committee

Name: Stewart T. Melton

Occupation: Chief Richburg Fire

Street Address:

Mailing Address: (if different from above)

Telephone (Home):

Cell:

E-Mail

Do you live in Chester County X yes / no.

Date of Birth:

Sex: M

If recommended by a Council Member, indicate their name:

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

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

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

Signature:

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

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

Application for Chester County, South Carolina Boards and Commissions

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@chestercountvsc.gov.

Date: 10/2/24

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

Name: Denise Rice

Occupation: Bookkeeper

Street Address: _____

Mailing Address: (if different from above) _____

Telephone (Home): _____

Cell: _____

E-Mail: _____

Do you live in Chester County X yes / no.

Date of Birth: _____

Sex: F

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

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

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

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

Signature: Denise Rice

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

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

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: 2-25-2025

Board or Commission Appointment being sought: Assessment of Appeals Board

Name: Bruce E. Trussdale Occupation: RETIRED

Street Address: [REDACTED]

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

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

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

Date of Birth: [REDACTED] Sex: M

If recommended by a Council Member, indicate their name: BOBBY RAINES

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

Are you presently serving on a County Board or Commission? No If "yes" when does your term expire? 1/1/

CONFLICT OF INTEREST STATEMENT: I, Bruce E. Trussdale, 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: Bruce E. Trussdale

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

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

Application for Chester County, South Carolina Boards and Commissions

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 during the entire time of service. A member who moves residence from the district form which appointed, or from the county, automatically vacates the position.

Date: 2/27/25

Board or Commission Appointment being sought: CHESTER COUNTY LIBRARY

Name: DAVID MCKEOWN Occupation: RETIRED ARCHIVIST

Street Address: [REDACTED]

Mailing Address: (if different from above) SAME

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

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

Date of Birth: [REDACTED] Sex: M

If recommended by a Council Member, indicate name: MIKE VAUGHN

In which Council District do you reside? Please indicate (1-6) 2

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

____/____/____

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

(Signature) [Signature]

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

Please check the appropriate box below.

Boards

- ☐ Accommodation Tax
- ☐ Assessment of Appeals
- ☐ Catawba Mental Health
- ☐ Catawba Regional Council of Government
- ☐ Catawba Regional Workforce Board
- ☒ Chester County Library
- ☐ Hazel Pittman Center
- ☐ Zoning Board of Appeals
- ☐ Construction Board of Appeals
- ☐ Solid Waste Advisory Board

Commissions/Committee

- ☐ Airport Commission
- ☐ Parks & Recreation Commission
- ☐ Planning Commission
- ☐ Rural Fire Commission
- ☐ Lando Rural Fire Commission
- ☐ Fort Lawn Fire Protection
- ☐ Richburg Fire District Commission
- ☐ Gateway Steering Committee
- ☐ Ad Hoc Burnt House Cemetery
- ☐ Chester Metropolitan Commission
- ☐ Olde English Commission
- ☐ John Keziah Park Commission
- ☐ Radio Users Advisory Committee