



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, April 21, 2025 | 6:00 PM

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. APPROVAL OF MINUTES

- a) April 7, 2025 County Council Meeting
- b) April 14, 2025 Budget Workshop Meeting Minutes

4. CITIZEN'S COMMENTS

5. PUBLIC HEARING

- a) Ordinance 2025-10 To amend Chapter 2 – Article VI- Boards, Committees, Commissions and Districts, Division 1. Generally- Section 2-266- Boards and Commissions appointed by Council; residency; vacancy; quorum; compensation by providing for revisions of the membership and operation of boards and commissions; and Section 2-267- Personnel handbook, of the Code of Ordinances of Chester County, South Carolina to amend the ordinance numbering for Section 2-267; and to provide for other related matters.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 2nd Reading Ordinance 2025-10 To amend Chapter 2 – Article VI- Boards, Committees, Commissions and Districts, Division 1. Generally- Section 2-266- Boards and Commissions appointed by Council; residency; vacancy; quorum; compensation by providing for revisions of the membership and operation of boards and commissions; and Section 2-267- Personnel handbook, of the Code of Ordinances of Chester County, South Carolina to amend the ordinance numbering for Section 2-267; and to provide for other related matters.
- b) Proclamation in Honor of South Carolina Stewardship Week

7. ADMINISTRATOR'S REPORT

8. CONSENT AGENDA

- a) 2nd Reading of CCMA25-13 Daniel Duncan request Tax Map #079-01-10-005-000 located at 610 Saluda Road, Chester, SC 29706 from General Commercial District (GC) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.
- b) 2nd Reading of CCMA25-15 Andrew Cope request Tax Map # 079-01-08-004-000 located of Parkway Drive, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to Multi-family Residential District (RG-1). The Planning Commission voted 5-0 to approve.

9. OLD BUSINESS

- a) 2nd Reading of CCMA25-14 Kimberly Zarko requests a portion (1.5 acres) of Tax Map #040-00-00-078-000 located at 1937 Baton Rouge Road, Chester, SC 29706 from Rural Two District (R2) to Rural One District (R1). The Planning Commission voted 5-0 to deny.

10. NEW BUSINESS

- a) Community Development Block Grant Program and Priority Needs List Review
Grazier Rhea, Catawba Regional Council of Governments
- b) Approval of Chester County 2025 Priority Needs List
- c) Consideration and Discussion of Chester County Subdivision Ordinances
Jeremy Ward, Planning Director
- d) Selection of Grievance Committee Members
Nicole Workman, County Attorney

11. BOARDS AND COMMISSIONS

- a) Fort Lawn Fire Protection District Appointment
Councilman John Agee, District 1
- b) Hazel Pittman Center Board of Directors
Councilman John Agee, District 1

12. EXECUTIVE SESSION

- a) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body – Project P2529

13. ACTIONS FOLLOWING EXECUTIVE SESSION

- a) Action taken regarding Project P2529

14. COUNCIL COMMENTS

15. ADJOURN

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

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



Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, April 7, 2025 | 6:00 PM

MINUTES

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

The allegiance was recited and invocation given by Councilman Guy.

Chairman Wilson asked for Council to consider an amendment to the agenda to remove item 8a, the 2nd reading of 2025-10. Councilman Agee motioned to remove item 8a, seconded by Vice Chair Mosley. Vote 7-0 to remove.

3. APPROVAL OF MINUTES

a) March 17, 2025 Council Meeting Minutes

Vice Chair Mosley motioned to approve, seconded by Councilman Guy. Vote 7-0 to approve.

b) March 20, 2025 Special Called Meeting/Council Workshop Minutes

Councilman Guy motioned to approve, seconded by Vice Chair Mosley. Vote 6-0 to approve. Councilman Vaughn was not in attendance for the March 20 meeting and did not vote.

c) March 28, 2025 Council Workshop Minutes

Councilman Raines motioned to approve, seconded by Councilman Guy. Vote 5-0 to approve. Councilman Killian and Vice Chair Mosley did not vote due to being absent from the March 28 meeting.

4. CITIZEN'S COMMENTS

Wes Drummond of 1949 Darby Road in Chester, addressed Council regarding a rezoning request for the old Eureka mill site. He proposed developing approximately 8.5 acres of the 27-acre property into a 60-unit multi-family housing development. Drummond highlighted that the site would include solar panels to back-feed power to the multi-family units, similar to a project he had built in Rock Hill. He expressed excitement about the potential addition to that side of town and offered to answer any questions the council might have.

5. PUBLIC HEARING

Chairman Wilson opened the public hearing for items a-c and stated that no one signed up to speak. He offered the chance to speak of anyone present and no one wished to speak. Chairman Wilson closed the public hearing.

a) 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.

b) 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) Ordinance 2025-9 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.

6. ORDINANCES | RESOLUTIONS | PROCLAMATIONS

- a) 3rd Reading of Ordinance 2025-9

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.

Administrator Hester shared that the intent of the ordinance had been made clear through various news outlets and resources. Several municipal leaders had reached out to inquire how it would affect them. He reminded Council that it was their sole discretion to utilize the ordinance. Administrator Hester pointed out changes in the latest version of the ordinance, specifically on page two, letter N, where it now allows the county to charge initial and annual service fees instead of developmental fees. He emphasized that these fees are used for critical infrastructure related to development and that without them, the financial burden would fall on taxpayers. Mr. Hester also mentioned that a consultant is conducting a fiscal impact analysis on all county services, and once completed, Council will decide how to proceed with annexations. He confirmed that prior annexations by the City of Chester are grandfathered in. Vice Chair Mosley motioned to approve, seconded by Councilman Guy. Vote 7-0 to approve.

- b) Resolution 2025-9 amending Resolution 2024-7 to amend the list of Capital Projects being funded as part of a program of general obligation borrowing; and other related matters.

Administrator Hester reported that last year, Council approved funding for recycling compactors, open-top containers, and electrical upgrades. Due to delays in obtaining a roll-off truck and the need for a landfill supervisor, Council decided to hire a supervisor and extend the contract with the current recycling hauler. Administrator Hester requested reallocation of capital funds to purchase four additional compactors, bringing the total to 10 across 11 sites, using remaining electrical upgrade funds for installation. He also proposed replacing a dump truck request for the roads department, estimated at \$182,680, and reallocating funds from the original truck purchase to cover the additional compactors. Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 7-0 to approve.

- c) Resolution 2025-10 providing for changes or additions to the county employee/personnel handbook relating to the grievance policy and procedures, social media policy, and the addition of an Artificial Intelligence (AI) Policy; and providing for other related matters.

County Attorney Nicole Workman explained the changes to the grievance policy, which clarified who could be considered an introductory employee and extended the time for filing grievances. For the social media policy, she emphasized the importance of gaining consent from individuals before posting about them during times of hardship. Regarding the new AI policy, she noted it was a baseline policy to set parameters for AI usage, limit sources, and provide guidance to employees while ensuring data safety and security. She acknowledged that the policy might need future amendments as more is learned about AI technology.

Councilman Raines motioned to approve, seconded by Vice Chair Mosley. Vote 7-0 to approve.

- d) Proclamation in Honor of National Dispatcher Week

Chairman Wilson presented the proclamation in honor of National Dispatcher Week.

Sheriff Max Dorsey thanked the Council for recognizing the important work of emergency dispatchers during National Public Safety Telecommunicators Week. He acknowledged the dedicated team, including directors, assistant directors, supervisors, dispatchers, CAD managers, and TAC officers, who handle about 80,000 calls annually. He emphasized the remarkable feat of answering calls within three seconds

while simultaneously monitoring 45 radio channels, often with only three dispatchers per shift. Sheriff Dorsey highlighted the often-overlooked role of these professionals, who provide crucial support behind the scenes. He expressed deep appreciation for their hard work and thanked Council for acknowledging their efforts.

e) **Proclamation In Support of Fair and Equitable Housing**

Chairman Wilson presented the proclamation in support of fair and equitable housing and declared April has Fair Housing Month.

7. ADMINISTRATOR’S REPORT

County Administrator Brian Hester provided several updates to Council. He highlighted the positive progress of the newly established Chester County Fire Board, which met on April 3 and demonstrated strong cooperation among all 12 fire departments. Administrator Hester praised the fire chiefs for their fiscal responsibility in submitting their budget requests, noting that some even reduced their capital requests, understanding the importance of managing taxpayer dollars. Administrator Hester also updated Council on the subdivision code review process. He thanked Council for their involvement in the workshops and outlined the timeline for the next steps, including the Planning Commission's review of the third draft on April 15 and Council's discussion on April 21. He urged Council to review the draft and share any questions or comments ahead of the meeting. Regarding the county website redesign, Mr. Hester reported significant progress, with about 40-45% of the work completed. The redesign aims to create a modern, user-friendly site and is expected to be finished in about six months. Lastly, Mr. Hester informed Council that the realignment of the Chester-Fairfield County boundary had been certified on March 6, with the effective date set for June 10, 2025.

8. CONSENT AGENDA

Vice Chair Mosley motioned to approve items b and c under consent agenda, seconded by Councilman Guy. Vote 7-0 to approve.

a) 2nd Reading Ordinance 2025-10

~~To amend Chapter 2—Article VI—Boards, Commissions and Districts, Division 1. Generally—Boards and Commissions appointed by Council; residency; vacancy; quorum; compensation—Section 2-266, and personnel handbook—Section 2-267, of the Code of Ordinances of the County of Chester, South Carolina, to provide for revisions to the operation of Boards and Commissions; provide for the change of ordinance numbering for section 2-267; and to provide for other related matters.~~

b) 3rd 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) 3rd 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.

9. OLD BUSINESS

10. NEW BUSINESS

a) 1st Reading of CCMA25-13 Daniel Duncan request Tax Map #079-01-10-005-000 located at 610 Saluda Road, Chester, SC 29706 from General Commercial District (GC) to Limited Commercial

District (LC). The Planning Commission voted 5-0 to approve.

Councilman Raines motioned to approve, seconded by Councilman Guy. Vote 7-0 to approve.

- b) **1st Reading of CCMA25-14** Kimberly Zarko requests a portion (1.5 acres) of Tax Map #040-00-00-078-000 located at 1937 Baton Rouge Road, Chester, SC 29706 from Rural Two District (R2) to Rural One District (R1). The Planning Commission voted 5-0 to deny.

Planning Director, Jeremy Ward, explained the rezoning request for a property on Baton Rouge Road. He detailed that the original request was to rezone a 1.5-acre portion from R2 to R1, but a survey error complicated the matter. Director Ward noted that the surrounding area was zoned for two-acre lots, and the planning commission was concerned about setting a precedent by allowing a smaller one-acre lot. He clarified that the surveyor's mistake prevented the applicant from simply re-surveying the property to meet the two-acre requirement. Mr. Ward discussed the concept of "spot zoning" and explained the challenges with subdividing the property under the current zoning restrictions. He had been in communication with the applicant about the planning commission's concerns and the potential implications of the proposed rezoning.

Councilman Agee motioned to uphold the Planning Commission's decision to deny the rezoning, seconded by Councilman Raines. Vote 5-2 to uphold the Planning Commission.

- c) **1st Reading of CCMA25-15** Andrew Cope request Tax Map # 079-01-08-004-000 located of Parkway Drive, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to Multi-family Residential District (RG-1). The Planning Commission voted 5-0 to approve.

Councilman Guy motioned to approve, seconded by Vice Chair Mosley. Vote 7-0 to approve.

11. BOARDS AND COMMISSIONS

- a) Catawba Regional Workforce Investment Board Resignation

Vice Chair Mosley motioned to accept Valencia Bolden's resignation, seconded by Councilman Raines. Vote 7-0 to accept.

- b) Catawba Regional Workforce Investment Board Appointment

Councilman Agee motioned to appoint Linda Sudol, seconded by Vice Chair Mosley. Vote 7-0 to appoint.

- c) Hazel Pittman Center Board of Directors Appointment

Bobby Raines, District 3

Councilman Raines motioned to appoint Jessica Schmittle, seconded by Vice Chair Mosley. Vote 7-0 to appoint.

- d) Parks and Recreation Advisory Board Resignation

Erin Mosley, At-Large

Vice Chair Mosley motioned to accept Forest Baker's resignation, seconded by Councilman Raines. Vote 7-0 to accept.

- e) Parks and Recreation Advisory Board Appointment

Erin Mosley, At-Large

Vice Chair Mosley motioned to appoint Kerry Wright, seconded by Councilman Raines. Vote 7-0 to appoint.

12. EXECUTIVE SESSION

Vice Chair Mosley motioned to enter executive session, seconded by Councilman Raines. Vote 7-0 to enter.

- a) Discussion and receipt of legal advice arising from potential representation and litigation related to healthcare issues within the County.

- b) Receipt of legal advice where the legal advice relates to the County Landfill

- c) Receipt of legal advice as it relates to a workers' compensation matter and an EEOC matter.

- 1) Worker's Compensation Matter- 2116768
- 2) EEOC Matter- 436-2022-01365

d) Discussion of a personnel matter related to the County Administrator's Office

13. ACTIONS FOLLOWING EXECUTIVE SESSION

Councilman Killian motioned to return to regular session, seconded by Councilman Raines. Vote 7-0 to return. Chairman Wilson stated that all items were taken as information only.

- a) Action taken regarding healthcare issues within the County
- b) Action taken regarding County Landfill
- c) Action taken regarding workers' compensation and EEOC matter
- d) Action taken regarding County Administrator's Office

14. COUNCIL COMMENTS

Councilman Killian thanked Mr. Hester for his good work that he is doing for the county.

Councilman Agee stated the company redoing the Eureka is an outstanding company.

Councilman Vaughn thanked the citizens of Chester County, and all of his friends and relatives for the love and compassion they've shown during his illness.

Chairman Wilson reassured Mr. Vaughn that we have not forgotten about him, and we care and are thinking of him and stated we want him to get better soon.

15. ADJOURN

Councilman Guy motioned to adjourn, seconded by Councilman Killian. Vote 7-0 to adjourn.

Time of adjournment: 9:09pm

Kristie Donaldson

Clerk to County Council



Chester County Council Budget Workshop

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, April 14, 2025 | 3:30 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman John Agee, Councilman Corey Guy, County Administrator Brian Hester, Treasurer Tommy Darby, County Attorney Nicole Workman, Clerk to Council Kristie Donaldson

Absent: Councilman William Killian and Councilman Mike Vaughn

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 3:32pm and noted a quorum of council present.

2. FISCAL YEAR 2025-2026 BUDGET OVERVIEW

Brian Hester, County Administrator

Tommy Darby, Treasurer

Treasurer Tommy Darby started the presentation by giving the current year General Fund budget status. He noted that expenditures are on track to be approximately 3% below what was budgeted equating to \$1,032,192. He noted that revenues are projecting higher than budgeted by \$950,707. He noted with those savings the General Fund fund balance at year end is projected to be \$19,186,116.

Mr. Darby briefly discussed the County's Capital Reserve Fund and that the anticipated balance in Fiscal Year 2026 is \$4,768,657

Mr. Darby discussed General Fund revenue projections for the upcoming budget to be \$36,767,609 and that the General Fund budget recommendation includes no millage increase. The County is projecting additional revenue from an increase in the Value of a Mill from \$125,036 to \$132,041. Mr. Darby stated this equates to an additional \$1 million in revenue. Mr. Darby also discussed other revenue increases in Fee in Lieu of Taxes of \$1.394 million, Local Government Fund of \$76 thousand, and EMS of \$440 thousand. Mr. Darby also stated they anticipated a decrease in interest income as rates have dropped from the start of the current fiscal year. Mr. Hester briefed Council on proposed Rental Fee adjustments.

Mr. Darby discussed talking points regarding the General Fund expenditure budget. Mr. Darby noted the rising cost of health insurance that is estimated to increase \$501,000 next year mainly due to more employees with family coverage. Administrator Hester mentioned the ongoing efforts to analyze insurance options and potential cost savings. Treasurer Darby noted a proposed 4% cost of living adjustment (COLA) for county employees in January 2026, equating to \$193 thousand and other reclassifications and adjustments totaling \$267 thousand. The recommendation also includes a 7% increase for Sheriff's Office and 911 employees and 10% for Detention Center employees for a cost of \$271 thousand. Administrator Hester spoke about the importance of competitive salaries for recruitment and retention.

Treasurer Darby stated the expenditures for next fiscal year also include the mid-year addition of three lieutenants, a training officer and inspector, and six County firefighters to be stationed at Lando Fire District. These additions are expected to cost \$268 thousand and improve response times and have a positive effect on the county's ISO rating. Mr. Darby also stated that the budget included adding two paramedics to the West Chester station and part-time coverage in Fort Lawn for a cost to EMS of \$194 thousand.

Administrator Hester and Treasurer Darby also highlighted the addition of a Communications Officer position, a tuition reimbursement program for employees, continuing the contract with Low Country Urgent Care, adding part time positions to help with Litter Control, the Magistrate's Office, and the Public Defender's Office. Mr. Darby also presented various savings measures implemented to reduce expenditures including a new copier contract, food service contract at the Detention Center, streamlining Economic Development costs, and moving the Tax Collector's Office to the Treasurer's Office. These reductions add to a total of \$698 thousand in savings. Administrator Hester emphasized the importance of continuing to find efficiencies and reducing costs where possible.

Treasurer Darby also presented the budget recommendation for the County's Other Funds. Treasurer Darby stated that the Solid Waste Disposal budget is recommended at \$1.976 million with revenue projected at over \$2 million with the budget including a 5% increase in the disposal fee to \$57.31 per ton. He also stated the Solid Waste Collection budget is \$1.150 million with no changes to disposal fees for the recycling sites. Administrator Hester discussed ongoing efforts to improve efficiency and reduce costs in the solid waste department. The Gateway budget was recommended at \$493 thousand and projected to cover all costs, including salaries and utilities. Treasurer Darby also stated that the Local Accommodations Tax allocated to the Chamber of Commerce would be \$201 thousand and the State Accommodations Tax promotion fund of \$45 thousand once allocated to the Olde English District.

Mr. Darby highlighted the budgets and projected revenues for the Fire Districts: Chester, Richburg, Lando, Fort Lawn, and Lewis. He also overviewed the Rural Fire maintenance contracts that would experience a \$40 thousand increase that would cover electronic reporting, annual maintenance, generator maintenance, and fire extinguishers. Treasurer Darby also informed the Council of the \$54 thousand increase in insurance due to the increase in the annual apparatus premiums and volunteer supplemental insurance. He stated that the allocations would be \$195,890 with a \$2,852 increase as requested. Regarding capital for rural fire, \$329,758 was requested and \$306,758 was recommended.

Treasurer Darby outlined the total capital request for \$3.6 million and the recommendation of fulfilling capital requests in the amount of \$2.243 million.

Administrator Hester asked if Council has any questions after reviewing the budget, to please contact himself or Mr. Darby to discuss before the first reading of the budget. Chairman Wilson suggested to keep the scheduled budget workshop between first and second readings to address any issues that may arise.

3. ADJOURN

Councilman Raines motioned to adjourn, seconded by Councilman Guy. Vote 4-0 to adjourn.

Time of adjournment: 5:25pm

**Kristie Donaldson
Clerk to Council**

CHESTER COUNTY, SOUTH CAROLINA

ORDINANCE NO. 2025-10

TO AMEND CHAPTER 2 – ARTICLE VI- BOARDS, COMMITTEES, COMMISSIONS AND DISTRICTS, DIVISION 1. GENERALLY- SECTION 2-266- BOARDS AND COMMISSIONS APPOINTED BY COUNCIL; RESIDENCY; VACANCY; QUORUM; COMPENSATION BY PROVIDING FOR REVISIONS OF THE MEMBERSHIP AND OPERATION OF BOARDS AND COMMISSION; AND SECTION 2-267- PERSONNEL HANDBOOK, OF THE CODE OF ORDINANCES OF CHESTER COUNTY, SOUTH CAROLINA TO AMEND THE ORDINANCE NUMBERING FOR SECTION 2-267; AND TO PROVIDE FOR OTHER RELATED MATTERS.

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

WHEREAS, the County previously enacted Chapter 2, Article VI, Section 2-266 of the Code of Ordinances of the County of Chester, South Carolina (“County Code”), which provides for a general description of matters related to Boards and Commissions;

WHEREAS, the County also previously enacted Chapter 2, Article VI, Section 2-267 of the County Code, titled “Personnel handbook,” which does not apply to Boards, Commissions, and Districts, but rather should be listed under Article V- Departments as the Personnel handbook is relative to county employees; and

WHEREAS, the County Council desires to provide revisions to Section 2-266 to clarify certain aspects and requirements of Boards and Commissions, and relocate Section 2-267.

NOW, THEREFORE, the Council ordains that Chapter 2, Article VI, Section 2-266 and amending of the County Code, be and is hereby amended, as and if amended, as noted between the “*” by removing all those matters showing a strikethrough in the text and adding all those matters showing an underline in the text as follows:

CHAPTER 2- ADMINISTRATION

ARTICLE V.- DEPARTMENTS

Sec. 2-237. 2-270. Personnel Handbook.

Personnel regulations established by the county administrator and approved by the county council shall be published in a personnel handbook and made available to each employee of the county.

Secs. 2-238-2-265.- Reserved.

ARTICLE VI. BOARDS, COMMISSIONS AND DISTRICTS

DIVISION 1.- GENERALLY

Sec. 2-266. ~~Boards and commissions appointed by Council; residency; vacancy; quorum; compensation.~~ Notice; Membership, terms.

- ~~(a) Pursuant to S.C. Code 1976, § 4-9-170, the County Council shall provide by ordinance for the appointment of all county boards, committees and commissions except those whose appointment is provided for by general law or the Constitution, school districts, and special purpose districts created by the general assembly. All members of boards and commissions shall serve until their successors are appointed and qualify.~~
- ~~(b) 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 term of service. A member who moves residence from the district from which appointed, or from the county, automatically vacates the position. A member of a board or commission appointed by the county council may be removed by majority vote of the council. A vacancy shall be filled for the unexpired term in the same manner as the original appointment.~~
- ~~(c) Unless otherwise specifically provided, a majority of the members serving on a board or commission shall constitute a quorum for the conduct of business.~~
- ~~(d) Unless otherwise specifically provided, members of a board or commission shall receive such compensation and reimbursement for expenses as the county council may provide by budget ordinance.~~

All existing boards, commissions, committees and councils created under the authority of S.C. Code 1976 § 4-9-30, as amended, and any future boards, commissions, committees and councils created under such authority, except those whose appointment is provided for by general law or the Constitution, school districts, and special purpose districts created by the general assembly or otherwise specifically enumerated different procedures and terms of membership, shall adhere to the following procedures and terms of membership:

Notice. Notice of open positions on boards and commissions will be posted on the county website. If there is a requirement that the member reside in a particular district, the district will be specified on the posting.

Membership.

- (1) All boards, commissions, committees, and districts, except those specifically denoted otherwise, will hereunder be referred to as "board(s) and commission(s)," to for consistency purposes throughout this Article.
- (2) All candidates for appointment to any board or commission created hereunder shall be required to furnish certain background information on a form approved by the County Attorney and the County Administrator. The form shall include the following information:

- a. Name, address and telephone number;
- b. Educational background;
- c. Employment history;
- d. A statement whether the applicant has been convicted of any crime other than minor traffic violations;
- e. Any potential conflicts that may arise with the position; and
- f. Any additional information the candidate wishes to supply indicating his or her fitness and qualification for the position.

All appointees holding a position as of the effective date of the ordinance from which this article is derived shall also be required to supply the aforementioned information upon reapplying for his or her position.

- (3) As of March 17, 2025, each applicable board or commission created under the aforementioned authority shall have seven members, with one appointment per council district. Except where otherwise expressly provided by county ordinance or state law. All such appointees must reside in the district during the entire term of service. Other boards and commissions may have such members as indicated by separate ordinance or state law. Prior to the implementation of seven-members on March 17, 2025, all existing boards and commissions created under the aforementioned authority will function as created, unless state law requires otherwise. If boards and commissions require additional members to be in compliance with this ordinance, at-large appointments will be made with the approval of council and will serve until December 31, 2025, or until new appointments are made as soon thereafter as possible to conform with the district requirements as set forth in this ordinance.
- (4) A member who moves residence from the district from which he or she is appointed, or from the county, the member automatically vacates the position. A vacancy shall be filled for an unexpired term in the same manner as the original appointment.
- (5) All existing and future appointments will serve at the pleasure of the council, except where otherwise specified by ordinance or state law.
- (6) County employees may not serve on a county board or commission.
- (7) Unless otherwise specifically provided, members of a board or commission shall receive such compensation and reimbursement for expenses as the county council may provide by budget ordinance.

Sec. 2-267.- ~~Personnel Handbook.~~ Accountability of all boards, commissions, committee and districts.

~~Personnel regulations established by the county supervisor and approved by the county council shall be published in a personnel handbook and made available to each employee of the county.~~

(1) Meetings and public hearings.

- a. Boards and commissions shall meet at regular intervals, but not less frequently than once each calendar quarter, unless otherwise specified by ordinance or state law.
- b. A schedule of meetings for the calendar year shall be provided to the clerk to council in January, unless otherwise specified by ordinance or state law. Special called meetings or any changes to a scheduled meeting, must provide notice to the clerk to council as soon as reasonably practicable, but no later than 24 hours in advance of the meeting.
- c. All meetings shall be in a place accessible and open to the general public. Boards and commissions of county government shall hold meetings in public facilities.

- d. Meetings and actions of all boards and commissions shall be governed by the requirements of the South Carolina Freedom of Information Act (S.C. Code of Laws, §30-3-10 to §30-5-50).
 - e. All meetings shall be advertised as a minimum with a notice posted on the bulletin board in the county building, in a public area where the meeting will be held and posted on the county website at least twenty-four (24) hours prior to the scheduled meeting.
 - f. All board and commission meetings at which public hearings are to be conducted must be advertised at least once in a newspaper of general circulation in Chester County fifteen (15) days prior to the date scheduled for the public hearing in addition to the normal meeting notice.
- (2) Minutes.
- a. Minutes and other official records of all meetings and actions shall be kept.
 - b. Copies of minutes and other official records of all meetings, duly signed by the appropriate officer, shall be forwarded to the clerk to council within fifteen (15) days after each meeting.

Sec. 2-268. Attendance, officers, quorum, procedures and other matters.

- (1) Attendance. Members are expected to attend meetings of boards and commissions to which they have been appointed. An attendance roster, including the names of the members who attended and who did not attend, shall be included in the minutes of each meeting.
- (2) Absences. A member who is absent from four (4) consecutive meetings without valid reason, such as illness or pressing personal commitments, shall be considered a voluntary resignation by the member. The secretary of the board or commission shall notify the clerk to council of resignations due to absence from the meetings and other resignation and vacancies within thirty (30) days of the effective date thereof. Any member may also be removed or replaced at will by the appointing council member.
- (3) Officers. Each board or committee shall elect a chairperson, a vice-chairperson, and a secretary. Each newly elected chairperson shall immediately attend a training session regarding the procedures for proper governance. Additionally, the entire board or committee shall participate in an informative meeting detailing the function and duties of such board or committee.
- (4) Quorum. In order for a board or committee to conduct business, a majority of serving members shall be present, unless otherwise specifically stated.
- (5) Reports and Recommendations. Some boards or committees shall make recommendations in their area of expertise to council as referenced in the ordinance creating the board or committee. The boards and committees who make recommendations may do so in writing or formal presentation at a council meeting by the chairperson or a designated member. If an action must be made based on the recommendation to council, such recommendation shall only become effective if approved or enacted by council. If the board or commission is provided authority to make independent decisions without approval of council as stated within the ordinance creating the board or commission, the board or commission shall make the decision without a recommendation or presentation to council.

Sec. 2-269. - Administrative and enforcement provisions.

(a) *Repeal of inconsistent laws.* All local statutes, ordinances, laws and resolutions in conflict with this division [section 2-266 et seq.] are hereby repealed or amended to the extent of such conflict.

(b) *Additional regulations.* Separate ordinances specifically governing each commission shall be prepared and enacted to set forth the duties and responsibilities assigned.

Secs. 2-270-2-297. Reserved.

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

Codification. The County shall codify the contents of this Ordinance in Chapter 2, Article V and VI of the County Code as Sections 2-237 and 2-266 through 2-269, or as otherwise appropriately numbered, online as soon as practicable and in print as part of the County's next, regular, re-codification.

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

Savings Clause. Nothing in this Ordinance abrogates, diminishes, or otherwise alters any matter that arose under Chapter 2, Article V and VI of the County Code as Sections 2-237 and 2-266 through 2-269 of the County Code then-existing prior to the enactment of this Ordinance and any matter that so arose shall be administered according to such provisions as they existed prior to the enactment of this Ordinance.

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

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

CHESTER COUNTY, SOUTH CAROLINA

By: _____
Pete Wilson
Chairman, County Council

[SEAL]

Attest:

Kristie Donaldson
Clerk to County Council

First Reading:	March 17, 2025
Second Reading:	April 21, 2025
Public Hearing:	April 21, 2025
Third Reading:	May 5, 2025

STATE OF SOUTH CAROLINA

CHESTER COUNTY

)
)
)

PROCLAMATION

A PROCLAMATION RECOGNIZING SOIL AND WATER STEWARDSHIP WEEK

WHEREAS, healthy, fertile soil and clean water are essential to life, forming the foundation for nutrition, agriculture, and environmental sustainability worldwide;

WHEREAS, the adoption and implementation of effective conservation practices serve to protect and enhance the health of soil, water, wildlife, plants, and air, thereby supporting a high quality of life for all;

WHEREAS, our continued ability to produce abundant, high-quality food and ensure access to clean water depends on the responsible management and preservation of these vital natural resources;

WHEREAS, environmental stewardship is a collective responsibility, encouraging all individuals, communities, and organizations to work together to safeguard our natural resources for the benefit of current and future generations; and

NOW, THEREFORE, I, Pete Wilson, Chairman on behalf of the Chester County Council, do hereby proclaim the week of April 28 through May 5, 2025, as Soil and Water Stewardship Week in Chester County, South Carolina, and encourage all citizens to participate in activities and initiatives that promote the conservation and sustainable use of our natural resources.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 21st day of April, in the Year of our Lord, Two Thousand, Twenty-Five.

By: _____

Pete Wilson
Chairman, County Council

[SEAL]

ATTEST:

By: _____

Kristie Donaldson
Clerk to 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: 2-25-25 Case # CCMA25-13 Invoice # 9057

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

Please give your reason for this rezoning request:

Property 079-01-10-007-000 is LC with solely a residence next door
Property 079-01-10-004/006-000 are zoned RS-1 and vacant
Property 079-01-10-002-000 SC Works a non residence zoned as residential

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: 616 Saluda Rd

Tax Map Number: 079-01-10-005-000 Acres: .458 - per tax assessor total acreage .389
= 16944.84 sq ft.

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

PLEASE PRINT:

Applicant (s): Daniel Duncan

Address 1223 Oak Hill Rd Chester SC 29706

Telephone: _____ cell _____ work _____

E-Mail Address: _____

Owner(s) if other than applicant(s): SAME

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: _____

Date: 12/20/2024

Applicant signature: _____

Date: 1/3/25

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



Chester County, SC



Overview



Parcel ID	079-01-10-005-000	Alternate ID	n/a	Owner Address	DUNCAN DANIEL
Sec/Twp/Rng	n/a	Class	RL		1223 OAK HILL RD
Property Address	610 SALUDA RD	Acreage	n/a		CHESTER SC 29706
District	02				
Brief Tax Description	LOT # 5 BLOCK "E" = 0.25 AC LOT#3=0.139AC (Note: Not to be used on legal documents)				

Date created: 1/23/2025

Last Data Uploaded: 1/23/2025 2:08:21 AM

Developed by SCHNEIDER
GEOSPATIAL

Next Year (2025) Changes



Search Options

[Map Number](#)

079-01-10-005-000

Real

00434793

History Year

[Name 1](#)

DUNCAN DANIEL

[Other Map Number](#)

Find

Alerts

**Has Additional Comments
Current Year Record Exists**

Owner Information

Post Initials	KB	Reason for Change		Activity Date	01/03/2025
Name 2				Land Value	9,000
Address 1	1223 OAK HILL RD			Building Value	
Address 2	CHESTER SC			Total Market Value	9,000
Zip Code	29706			Total Tax Value	9,000

Codes

District	02	Fire Code	CS	CITY SUB
Town		Neighborhood	GC	GENERAL COMMERCIAL
Subdivision	SRV	Use Class		
Description	LOT # 5 BLOCK "E" = 0.25 AC LOT # 3=0.139AC			
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 079-01-10-005-000				TRANSFERRED FROM		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE
DUNCAN DANIEL 1223 OAK HILL RD CHESTER, SC 29706				Betty J. Carpenter		527	993	B	139	12/18/84	\$5,508.26
				Billy J. Melton		559	68	0.139 ac +	0.25 ac	11/25/88	\$3,392 / Loan Assump
				Joyce F. Melton - Tax Sale		1203	76	B	139	4/5/17	\$875.80 (2 lots)
				Chester Co Forfeited Land Com		1219	238	B	139	10/18/17	\$2,300 (3 lots)
PROPERTY LOCATION				MARWAN ELNATSHE		1376	306	B	139	"	GIFT(3 lots)
Physical Address		636 Saluda Rd		MOHAMAD MARWAN ELNATSHE		1437	61	B	139	9/22/23	\$11,225 (3 lots)
District	2										
Zoning	GC										
LAND											
Legal Area	0.389AC										
Number of Acres		1 lot		PROPERTY DESCRIPTION		Saluda Road Village - Lot # 5 Block "E" LOT # 3=0.139AC					
Per Acre Value		9,000									
ESTIMATED MARKET VALUE											
Year	Land Value	Improvement Value	Total								
1995	6,500		6,500								
2000	9,000		9,000								
REMARKS				Part of 079-01-10-006-000 For 1994 mobile home moved don't know where							

CLASSIFICATION						Permit #		Date				Contract Price	
Construction		Interior		Use		General Features				Classification		Floor Size	SQ. FT.
Brick		Full Bath		Single Family		Basement		Garage		Excellent			
Frame		Half Bath		Multi Family		HVAC		Carport		Very Good			
Stone		Bedrooms				Fireplace				Good			
Block		Rooms								Average			
No. Stories										Fair			
										Poor			
Year	SQ. FT	Rate =	1st Cost +	Additions =	Rep. Cost	DEP.	Econ. OBS	Market Value		Assessment			
PROPERTY FACTORS													
Improvements		Notes				Year Built		Sketch					
Well													
Septic													
Remarks													



VIA Electronic Mail

January 14, 2025

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

Re: Chester Sewer District
Wastewater Availability Letter
for NPDES Permit # SC0036081

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 at 610 Saluda Road, Chester, South Carolina 29706. The tax map number for the aforementioned lot is as follows:

- 079-01-10-005-000.

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:

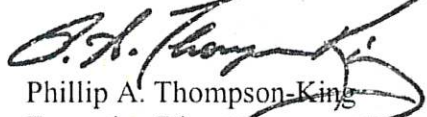
- Payment of all applicable CWR tap and capacity fees.

Again, this correspondence serves as confirmation CWR has wastewater service at 610 Saluda Road, Chester, South Carolina 29706.

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
Daniel Duncan
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: 1/09/2025

A. **Owner/Developer:** Daniel Duncan

Phone# 704-307-1219

Address: _____

E-mail dld_1985@hotmail.com

Owner Engineer: _____

Phone# _____

Address: _____

E-mail _____

B. Development/Project Name: _____

Development/Project Location: 610 Saluda Rd Chester

Parcel Number: 079-01-10-005-000

C. Type of Development

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

Type of Business: _____ Number of Units: 1

Building Area (SQ FT): _____ Anticipated Water Capacity Required (GPM) 15

District Use Only

Water service currently exists at the indicated property. The existing water service size is 3/4".

Approved By: Jackie Hinson Engineer Associate Date: 1/13/2025
District Engineer



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

Issued to:

Daniel Duncan
D Duncan General Contractor
1223 Oak Hill Rd
Chester, SC 29706

Receipt No. 9057

Date 01/03/2025
Cashier ichappell

Payment Items

Map Amendment Rezone property	\$150.00
	\$150.00

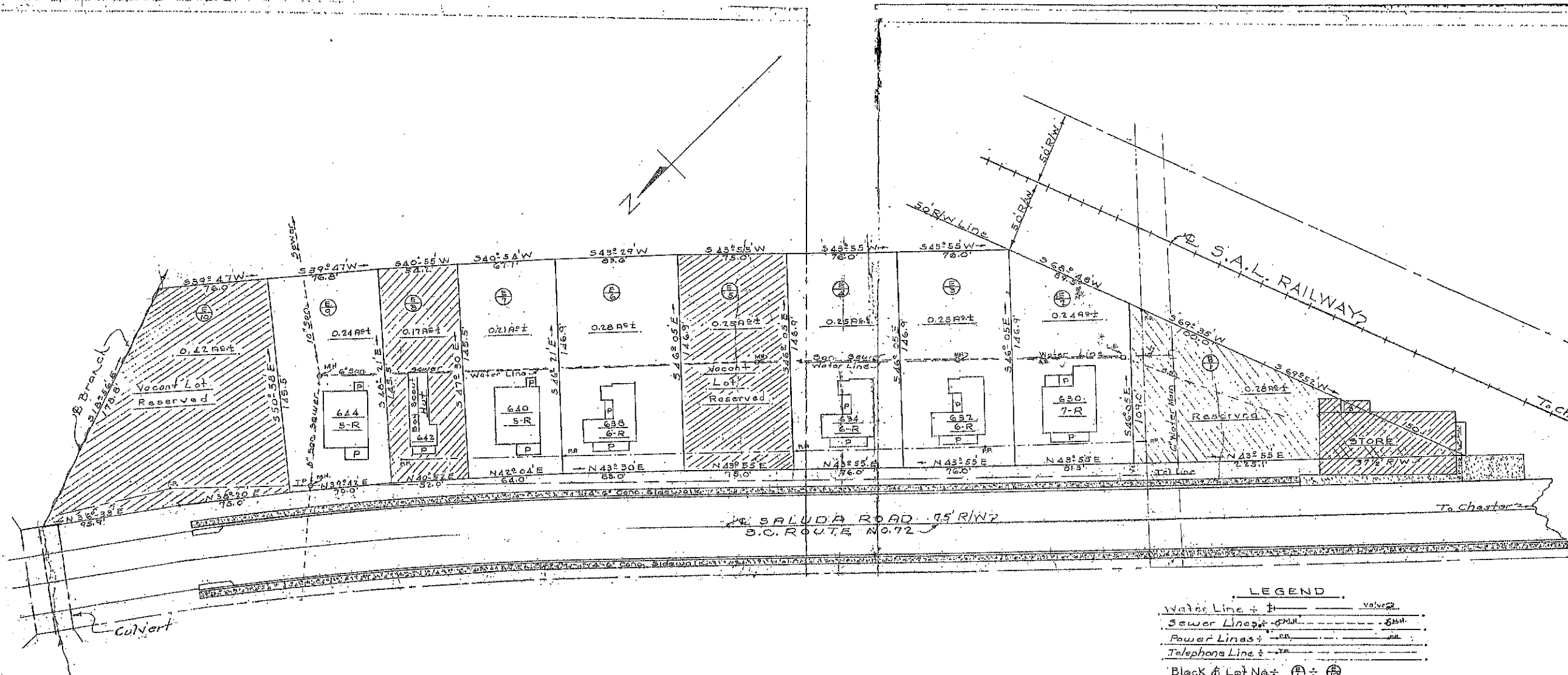
Form of Payment

Check	170	\$150.00
		\$150.00

Thank you for your payment.

FILED
CLERK'S OFFICE

1957 DEC 10 PM 1 30
J.H.M./R.S.
Book 722 p. 12
CLERK OF COURT
CHESTER COUNTY S.C.

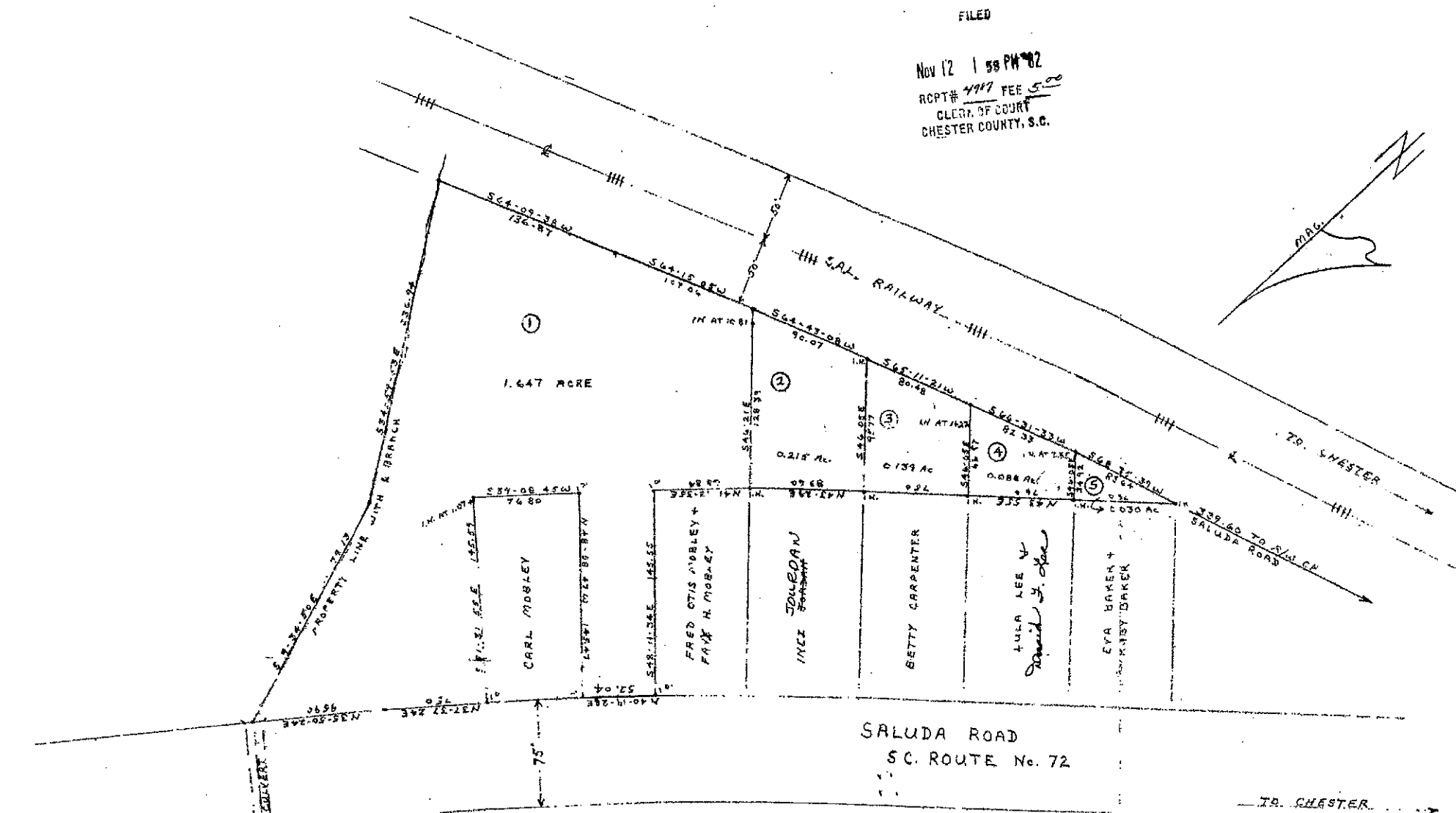


LEGEND

Water Line	+	—	Valve
Sewer Line	—	—	Manhole
Power Line	—	—	—
Telephone Line	—	—	—
Block & Lot No.	①	÷	②
House No. & No. Rooms	630		2-R

SUBDIVISION MAP
OF
EUREKA VILLAGE,
SALUDA ROAD,
CHESTER COUNTY, S.C.
PROPERTY OF
THE SPRINGS COTTON MILLS
LANCASTER, S.C.
Date: Oct 1, 1957. Scale: 1"=30'

[Signature]



PROPERTY OF SPRINGS INDUSTRIES INC.

Located in City of Chester, Chester County, S.C.

Property to be conveyed as follows:

- Lot 1- Fred Otis Mobley & Fay H. Mobley
- Lot 2- Inez Jordan
- Lot 3- Betty Carpenter
- Lot 4- Lula Lee & DAVID F. LEE
- Lot 5- Eva Baker & Ruby Baker

October 18, 1982 Scale: 1"=100'

The ratio of precision of the field survey is 1/10,000.

J. B. Sisk

S.C. R.L.S. 4179
708 W. White St.
Rock Hill, S.C.



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: 2-25-25 Case # CCMA25-14 Invoice # 9114

The applicant hereby requests that the property described to be rezoned from R2 to R-1

Please give your reason for this rezoning request:

Sub dividing property to allow a minimum 1 acre 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: 1937 Baton Rouge Road, Chester, SC 29706
Tax Map Number: 040-00-00-078-000 Acres: portion of - 1.5 acres

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

PLEASE PRINT:

Applicant(s): Kimberly Zarko
Address: 4472 Wylies Mill Rd, Edgemoor SC 2912
Telephone: _____ cell _____ work _____
E-Mail Address: _____

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

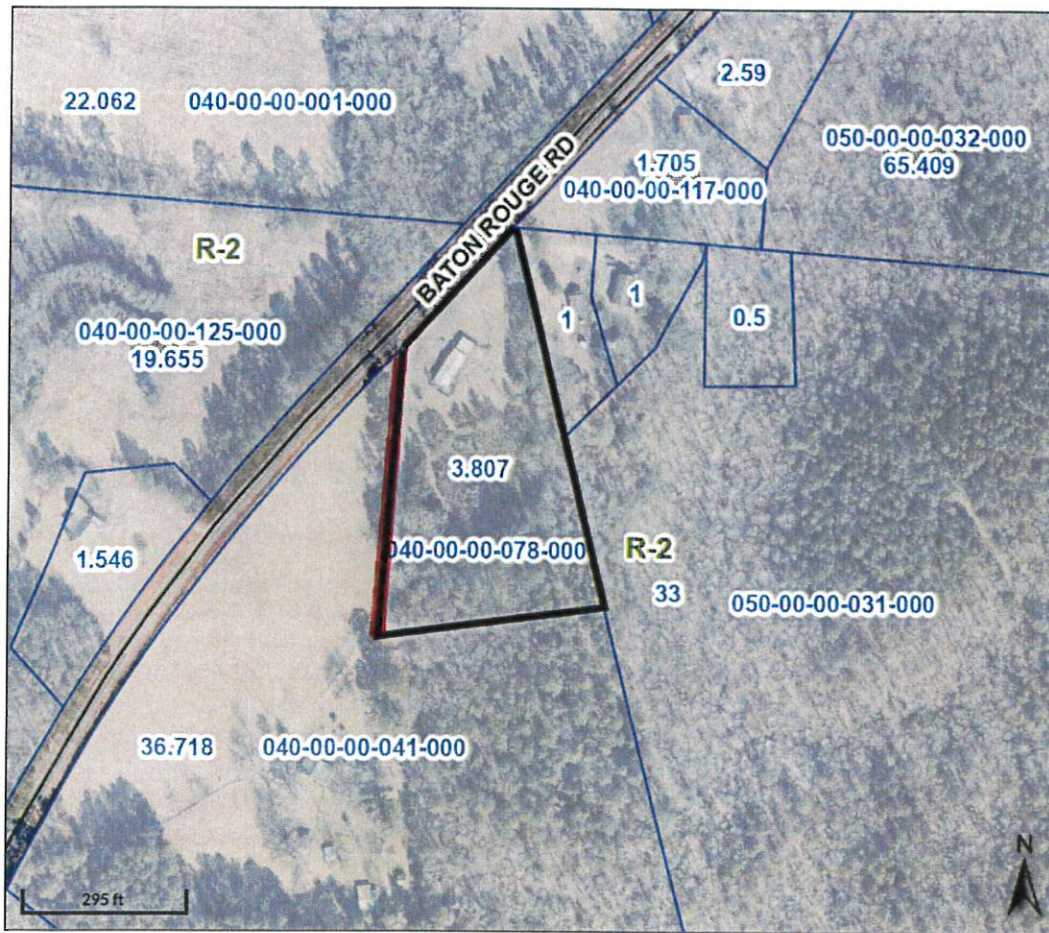
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: Kimberly Zarko Date: 1/21/25
Applicant signature: Kimberly Zarko Date: 1/21/25

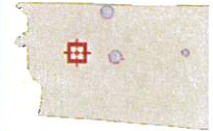
CANCELLATION MAY RESULT IN AN ADDITIONAL FEE OF \$150.00. SOMEONE MAY REPRESENT YOU AT THE MEETING.



Chester County, SC



Overview



Parcel ID 040-00-00-078-000
Sec/Twp/Rng n/a
Property Address 1937 BATON ROUGE RD
District 01
Brief Tax Description 4.00 AC

Alternate ID n/a
Class RN
Acreage n/a

Owner Address ZARKO KIMBERLY
4472 WYLIE MILL RD
EDGEMOOR SC 29712

(Note: Not to be used on legal documents)

Date created: 2/11/2025
Last Data Uploaded: 2/11/2025 2:09:57 AM

Developed by SCHNEIDER
GEOSPATIAL

— proposed 25' ingress/egress
easement

— proposed name of
easement - Cayleigh Lane

Next Year (2025) Changes



Search Options

Map Number

040-00-00-078-000

Real

00112593

History Year

Name 1

ZARKO KIMBERLY

Other Map Number



Find

Alerts

Current Year Record Exists

Owner Information

Post Initials

HD

Reason for Change

Name 2

Address 1

4472 WYLIE MILL RD

Address 2

EDGEWOOD SC

Zip Code

29712

Activity Date

12/19/2024

Land Value

12,000

Building Value

93,000

Total Market Value

105,000

Total Tax Value

105,000

Codes

District

01

Town

Subdivision

Description

4.00 AC

Legal

Fire Code

WC

WEST CHESTER

Neighborhood

R2

RURAL 2

Use Class

Location

Street Number

1937

Street Name

BATON ROUGE RD

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 CHARLES

TAX MAP <u>40-0-0-78</u>	DISTRICT <u>1</u>	DATE OF APPRAISAL <u>7-18-92</u>	APPRAISER <u>[Signature]</u>
040-00-00-078-000	TRANSFERRED FROM	Deed Book	Deed Page
ZARKO KIMBERLY	<u>BIRKBECK C Dodds</u>	<u>517</u>	<u>271</u>
4472 WYLIE MILL RD	<u>David Wayne Dodds</u>	<u>537</u>	<u>635</u>
EDGEMOOR SC 29712	<u>Rita R. Dodds 1/2 int</u>	<u>623</u>	<u>199</u>
	<u>David Wayne Dodds 1/2 int</u>	<u>1395</u>	<u>108</u>
	<u>Rita R. Dodds - 1/2 int</u>	<u>1489</u>	<u>214</u>
		Acres or Lots	Plat Book
			Plat Page
			Date of Sale
			SALES PRICE
			<u>12-7-82 \$100 L-H</u>
			<u>12-22-85 \$100</u>
			<u>7-3-92 \$100 L-H</u>
			<u>9-6-22 2151200072</u>
			<u>12-13-24 \$5.00</u>

PROPERTY LOCATION		GENERAL DATA		COST DATA		MOBILE HOME		INCOME APPROACH	
St., Rt. & No. <u>84 12-30</u>	Yr. Built	Land	Make					Monthly Rental	
City	Economic Life	Imp.	Model					G. M. M.	
Use	Condition	L. H.	Yr. Built					Indicated Value	
Subdivision	Quality	Total	Condition						
Legal Description	Annual Rent	Stamps	Size						
	Bldg. Permit	Old Map Ref.							
	Mort.	File No.							
STANDARD CLASSIFICATION		PROPERTY DATA		LAND CLASSIFICATION					
NEIGHBORHOOD	TRANSPORTATION	LAND IMP.	UTILITIES	TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS	
Progressive	Paved Road	Buildings	Electricity	Level	Open Land				
Static	Earth Road	Pavement	Water	High					
Regressive	Railroad	Fence	Gas	Low					
Old	Water	Landscaping	Sewer	Rolling					
New	Airport	Well	All Utilities	Swampy					
LAND				LOT SIZE	FRONT	DEPTH	REAR	OTHER	<u>15000</u>
Number of Acres <u>1.02</u>		Number of Lots		Remarks & Description					
Per Acre Value		Number of Front Ft.							
Value for Acres		Per Lot Value							
Returned Area		Per Front Ft. Value							
Legal Area		Value for Lots							
Planimetered Area <u>4AC</u>		Value for Fr. Ft.							
Total Land Value									
ESTIMATED MARKET VALUE									
	Land Acres or Lots	Improvement	Total						
Number	<u>1.02</u>	<u>2</u>							
Cost Approach <u>R</u>	<u>12000</u>	<u>60500</u>	<u>72500</u>						
Market Approach		<u>55200</u>	<u>71200</u>						
Income Approach <u>OL</u>		<u>60400</u>	<u>72400</u>						
Correlated Value <u>OT</u>		<u>75100</u>	<u>87000</u>						
Assessed %	<u>8700</u>	<u>39000</u>	<u>5900</u>						
Reviewed by <u>2020RA-14.000</u>				Zoning <u>R 2</u>					
			Date						

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family		Mo. 1 Bld			160	8.00					1280
Split Level	Fam. Rented	99	M.F.H.			1792	22.19	39764	9004	48768	20	39814
Colonial	Fam. Duplex	200	H			1792	35.48	63598	8766	72364	20	57891
Cape Code	Condominiums		BID			160	8.00					1280
Conventional												59171
Modern		06	CP			400	3.00					1200
												60,373

Handwritten notes on the grid:

- Top left: 20, 10, 8
- Top right: 32
- Middle left: 16, 10
- Middle right: 10
- Bottom left: 10, 10
- Bottom right: 10

FOUNDATION - 1		FLOORS - 4				PLUMBING - 8			
BATHROOM No.		B 1 2 3				B 1 2 3			
Masonry Walls	Concrete								
	Earth								
BASEMENT AREA - 9		Hardwood				St. Sh. Bath			
None	Full	Pine				Two Fixt. Bath			
Part	Sq. Ft.	Single Fl.				St. Shower			
Finished		Asphalt Tile				Water Closets			
Rec.		Terrazzo				Lavatories			
Apt.	Sq. Ft.	W. W. Carp.				Kitch Sinks			
Garage		Reinf. Conc.				No Plumbing			
EXTERIOR WALLS - 2		Wood Joist							
Siding or Sheathing		Rubber Tile							
Single Siding		INT. FIN. - 5				B 1 2 3			
Wood Shingles		Hardwood				TILING - 5			
Asbestos Shingles		Dry Wall				C 1 2 3			
Stucco on Frame		Knotty Pine				Bath Fl. & Wcst.			
Stucco on Tile or C.B.		Unfinished				Bath Fl. & Walls			
Face Brk. Veneer		L & P on Studs				Bath Fl. Only			
Face Brk. on Tile or C.B.		Plast. on				T. Am. Fl Only			
Com. Brk. Veneer		Painted Bk.				Tub Only			
Com. Brk. on Tile or C.B.		Panel				St. Shower			
Compo. Shingles		Acoustic Ceil				Kit Floor			
Solid Com. Brk.		Suspend. Ceil				Kit. Wcst.			
Face Br. on Com. Br.						MISCELLANEOUS			
Cement or Conc. Bk.						Modern Kitchen			
Reinforced Concrete						B.I. Range			
Aluminum Siding						B.I. Oven			
Cut Stone Facing						B.I. Refrig.			
Terra Cotta Facing						B.I. Dishwasher			
Stone or T.C. Trim						B.I. Garb. Disp.			
Party Walls						Exhaust Fan			
Plate Glass Front						B.I. Clothes Wash.			
						B.I. Dryer			
						Modern Bath			
						B.I. Vanity			
						B.I. Tub Encl.			
						B.I. Vacuum sys.			
						Metal Frame Sash			
						Wood Frame Sash			
						Gutters			
ROOF TYPE - 3		ENVIRONMENTAL							
Hip	Gable	Warm Air							
Mansard	Flat	Steam							
Gambrel		Hot Water or Vapor							
		Forced Air							
ROOFING - 3		Unit Heaters							
Asphalt Shingles		Air Cond.							
Slate		No Heating							
Asbestos Shingles		Heat Pump							
Metal Deck		Electric							
Roll Roofing									
Tar & Gravel									
Composition									
INSULATION - 3		FUEL				Unit			
Roof or Ceiling		Oil				Conv.			
Wall		Gas							
Storm Sash & Doors		Stoker							
		Elec.							
CONDITION		ELECTRICAL - 7							
Int. Finish	G F P	Armored Cable BX							
Layout		Pipe Conduit							
Structure		Romex							
LOCATION									
						OUT BUILDINGS			
						Wall Fdn.			
						Single Siding			
						Double Siding			
						Shingle Walls			
						Stucco On.			
						Cement Bk.			
						Brick			
						Concrete Fir.			
						Earth Fir			
						Fin. Int.			
						FIREPLACES - TYPE			
						Double			
						Single			
						Stone			

TOTAL 2000 60,400

Additions or Deductions

Item No.	Area or Quant.	Unit Cost
ac - 1792 x 1.18 = 2114		
Deck - 720 x 9.57 = 6890		
air - 1792 x 2.25 = 4028		
Deck 720 x 5.35 = 3852		
Deck 120 x 8.16 = 1099		
FP 1800		
Total Additions		
REMARKS		
2000 - Same		
414c 1800 = 7200		
+ 1A = 4800		
12,000		
48200 = 10000		
A 5222		
11200		
Part 33 22		
Value # 36500		
(A) STAY 3400		
A 2200		
3900		

Mobile

MEASURED BY _____ DATE _____



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

Issued to:

Kimberly Zarko

4472 Wylies Mill Rd
Edgemoor, SC 29712

Receipt No. 9114

Date 01/21/2025
Cashier ichappell

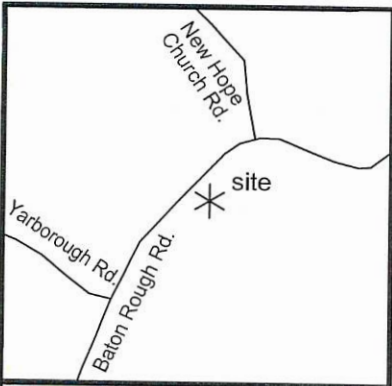
Payment Items

Map Amendment easement, road name, and rezoning app	\$450.00
	\$450.00

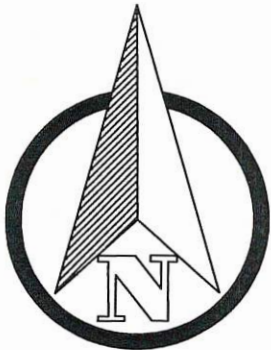
Form of Payment

Cash	\$450.00
	\$450.00

Thank you for your payment.



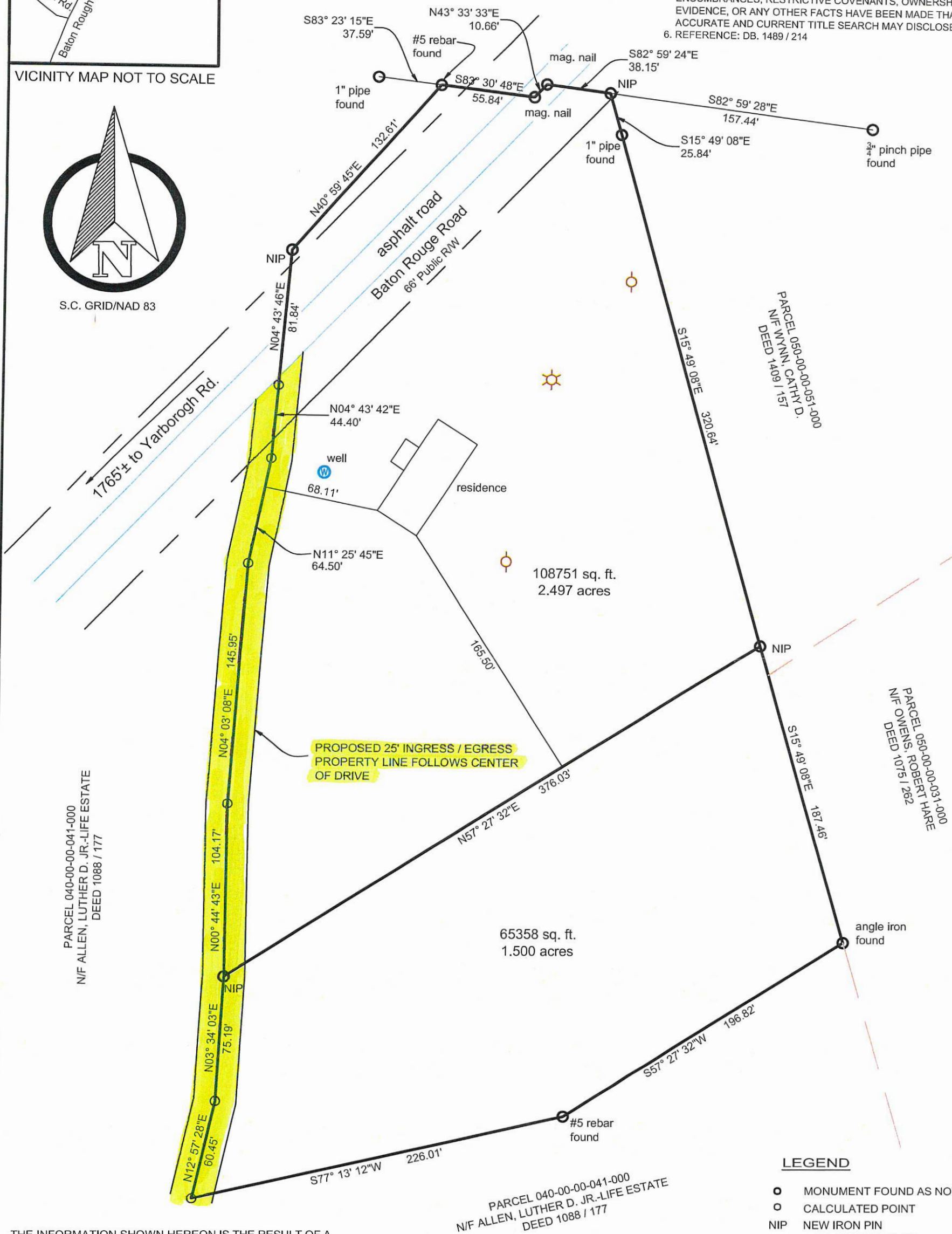
VICINITY MAP NOT TO SCALE



S.C. GRID/NAD 83

NOTES :

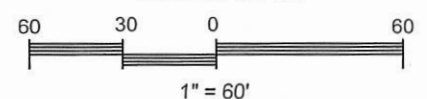
1. AREA COMPUTED BY COORDINATE METHOD.
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
3. SUBJECT TRACT IS NOT LOCATED IN A SPECIAL FLOOD ZONE.
4. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. REFERENCE: DB. 1489 / 214



LEGEND

- MONUMENT FOUND AS NOTED
- CALCULATED POINT
- NIP NEW IRON PIN
- N/F NOW OR FORMALLY

GRAPHIC SCALE



HIPP LAND SURVEYING, INC.

P.O. Box 87 Richburg, SC, 29729

PHONE (803) 789 3716

Sheet 1 of 1

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

Plat of Survey for:

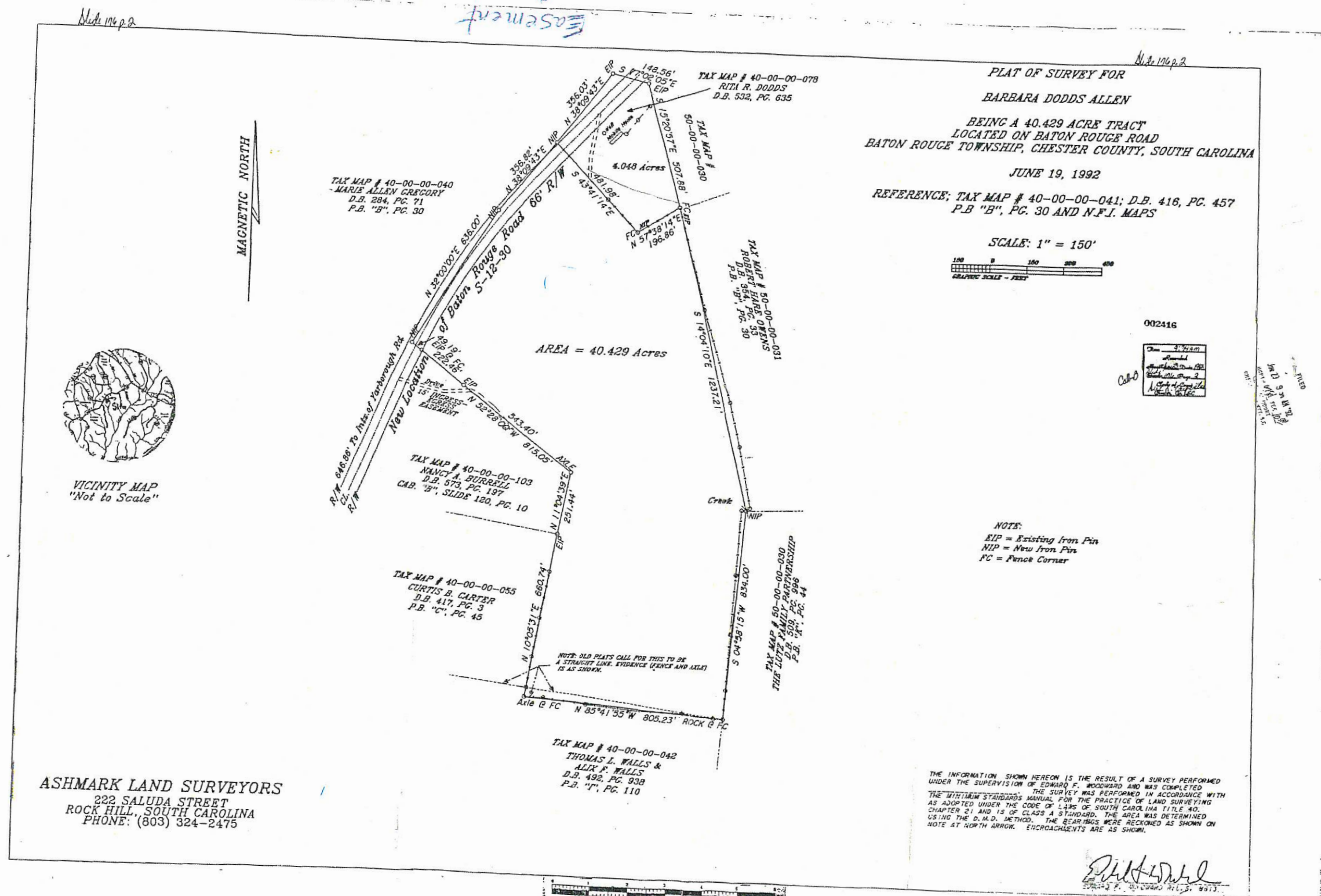
KIMBERLY ZARKO

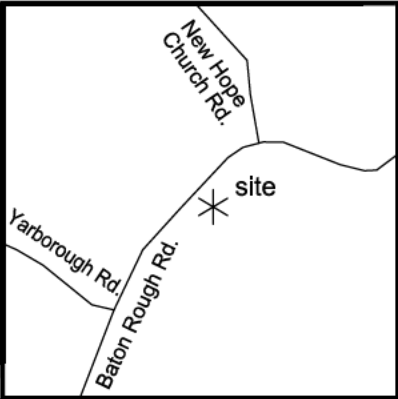
Property located at 1937 Baton Rouge Road
Chester County, South Carolina
Subdivide Tax Map 040-00-00-078-000

February 10, 2025

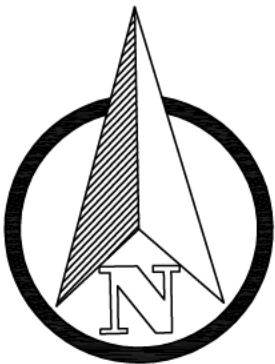
WILLIAM V. HIPPI, P.L.S. 17567

2





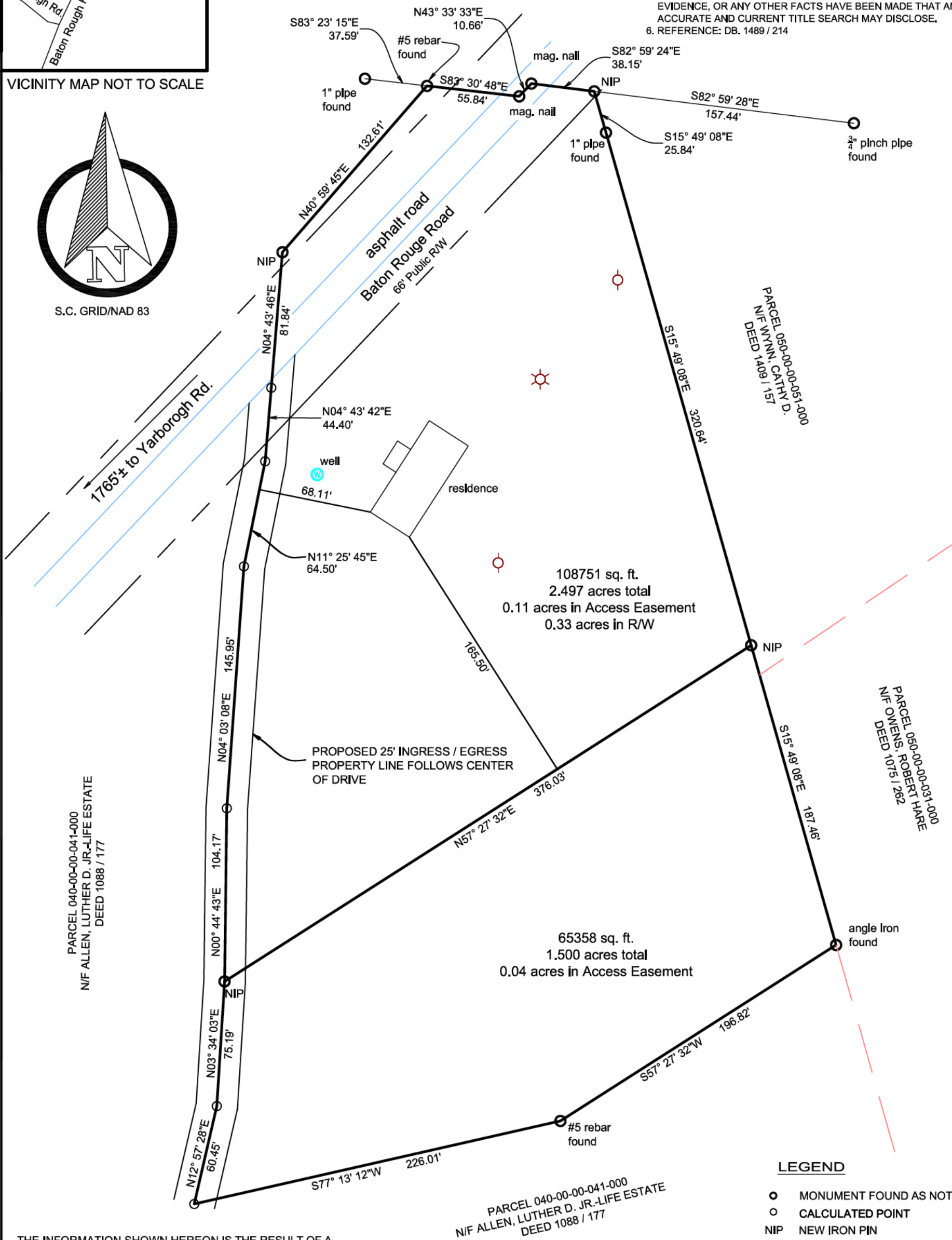
VICINITY MAP NOT TO SCALE



S.C. GRID/NAD 83

NOTES :

- 1. AREA COMPUTED BY COORDINATE METHOD.
- 2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
- 3. SUBJECT TRACT IS NOT LOCATED IN A SPECIAL FLOOD ZONE.
- 4. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
- 5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
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Plat of Survey for:

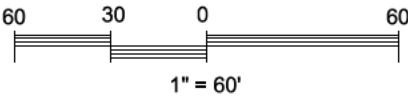
Property located at 1937 Baton Rouge Road
Chester County, South Carolina
Subdivide Tax Map 040-00-00-078-000

February 10, 2025

LEGEND

- MONUMENT FOUND AS NOTED
- CALCULATED POINT
- NIP NEW IRON PIN
- N/F NOW OR FORMALLY

GRAPHIC SCALE



HIPP LAND SURVEYING, INC.

P.O. Box 87 Richburg, SC, 29729
PHONE (803) 789 3716



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: 4-3-25 Case # CCMA25-15 Invoice # 9289

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

Please give your reason for this rezoning request:

To develop multi-family

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: LOCATED ON RAILWAY DRIVE
Tax Map Number: 079-01-08-004-000 Acres: 8.273

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

PLEASE PRINT:

Applicant (s): Andrew Cope
Address: PO Box 40471, Rock Hill SC 29732
Telephone: _____ cell _____ work _____
E-Mail Address: _____

Owner(s) if other than applicant(s): Paulette Birkner
Address: 224 Laura Dr. Apt 2, Mascoutah, IL 62258
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: _____ Date: _____
Applicant signature: _____ Date: 2/19/25

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

Deepen Development, LLC
201 E Broad St.
Greenville, SC 29601

January 20, 2025

Paulette Birkner
224 Laura Dr., Apt 2
Mascoutah, IL 62258

RE: Tax Parcel # 079-01-08-001-000, Chester, SC (Old Eureka Mill)

Lot #1(new)—079-01-08-004-000

Lot #2(new)—079-01-08-005-000

Lot #3 (parent parcel)—079-01-08-001-000

Ms. Birkner,

Please review the following statement and sign if you accept and approve.

Respectfully,

Andrew Cope

I, Paulette Birkner, give my permission for the rezoning and subdivision of the above-referenced property to Deepen Development, LLC and J.M. Cope, Inc.

Paulette H. Birkner

Signature

PAULETTE H. BIRKNER

Printed Name

3/19/25

Date

13A
r

Greenebaum, LLC
201 S. Second St.
Greenville, SC 29601

January 20, 2025

Paulette Birkner
224 Laura Dr., Apt 2
Mascoutah, IL 62258

RE: Tax Parcel # 079-01-08-001-000, Chester, SC (Old Eureka Mill)

Ms. Birkner,

Please review the following statement and sign if you accept and approve.

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Andrew Cope

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Paulette H. Birkner

Signature

PAULETTE H. BIRKNER

Printed Name

2/5/25

Date



Office Of the Assessor
Chester County, SC

REQUEST FOR NEW TAX MAP #

Parent parcel # 079-01-08-001-000 (Lot #1)

Address of parcel 583-Saluda Road, Chester, SC 29706

Owner Paulette Birkner

Plat # _____ Deed # _____

Required - Attached a copy of the recorded plat.

Reason for cut out dividing property & rezoning a portion

Are all taxes current on parent parcel? Yes _____ No _____

****ALL TAXES MUST BE CURRENT BEFORE NEW MAP NUMBER(S) CAN BE ASSIGNED****

Person making request [Signature] Date of request 1-21-25

Owner's Signature _____

For use by Building and Zoning:

☒ Approved

☐ Denied

Reason for denial _____

Signed by B & Z [Signature]

Date 1-21-25

For Assessor office use only:

New Map # 079-01-08-004-000

Notes: _____

Given to Ashley : Date _____ Done: Date _____ Initial _____

Tax parcel numbers are issued by the Assessor's Office in order to identify a parcel for the purpose of property taxation. They are not issued nor is the number intended to be used as an identifier for permitting or zoning approval. It is this office's policy that a new parcel number is not a requirement for a building permit nor to confirm zoning compliance. All requests for new parcel numbers will be reviewed and a new number issued only when required for proper assessment for the purpose of property taxation.

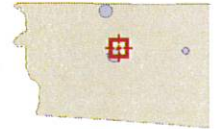
Chester County Assessor



Chester County, SC



Overview



Parcel ID	079-01-08-001-000	Alternate ID	n/a	Owner Address	BIRKNER PAULETTE
Sec/Twp/Rng	n/a	Class	C		224 LAURA DR, APT 2
Property Address		Acreage	28.805		MASCOUTAH IL 62258
District	02				
Brief Tax Description	OLD EUREKA MILL				
	(Note: Not to be used on legal documents)				

Date created: 3/12/2025
Last Data Uploaded: 3/12/2025 3:18:09 AM

Developed by SCHNEIDER
GEOSPATIAL

Current Year (2025) Changes



Search Options

[Map Number](#)

079-01-08-001-000

Real

00433993

History Year

[Name 1](#)

BIRKNER PAULETTE

[Other Map Number](#)

Find

Alerts

**Has Additional Comments
Next Year Record Exists**

Owner Information

Post Initials

CW

Reason for Change

Activity Date

06/04/2021

Name 2

Address 1

224 LAURA DR, APT 2

Address 2

MASCOUTAH IL

Zip Code

62258

Land Value

116,000

Building Value

Total Market Value

116,000

Total Tax Value

116,000

Codes

District

02

Fire Code

CI

CITY

Town

Neighborhood

ID2

LIMITED INDUSTRIAL

Subdivision

Use Class

Description

OLD EUREKA MILL

Legal

[Location](#)

Street Number

598

Street Name

SALUDA ROAD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

☐

Base

Agricultural Use

Reappraisal Notice

MCIP

☐

Industrial Park ID

Rollback

Exempt

☐

Scroll by: MAP#

Next Year (2026) Changes



Search Options

[Map Number](#)

079-01-08-001-000

Real

00433993

History Year

[Name 1](#)

BIRKNER PAULETTE

[Other Map Number](#)

Find

Alerts

**Has Additional Comments
Current Year Record Exists**

Owner Information

Post Initials

KB

Reason for Change

Activity Date

02/24/2025

Name 2

Address 1

224 LAURA DR, APT 2

Land Value

75,100

Address 2

MASCOUTAH IL

Building Value

Zip Code

62258

Total Market Value

75,100

Total Tax Value

75,100

Codes

District

02

Fire Code

CI

CITY

Town

Neighborhood

ID2

LIMITED INDUSTRIAL

Subdivision

Use Class

Description

OLD EUREKA MILL

Legal

[Location](#)

Street Number

598

Street Name

SALUDA ROAD

Suffix

Direction

Additional Information

Appraisal Appeal

Owner Occupied

TIF

Base

Agricultural Use

Reappraisal Notice

MCIP

Industrial Park ID

Rollback

Exempt

Scroll by: MAP#

TAX MAP

Property Card
SOUTH CAROLINA - COUNTY

CARD OF CARDS

DISTRICT 1

DATE OF APPRAISAL

APPRaiser

Transferred From

Date
RecordedDate
of SaleDeed
BookDeed
PagePlat
BookPlat
PageAcres
or LotsSales
Price

Eureka Cotton Mills
 Springs Cotton Mills
 Arthur Caldwell.
 Clarence Williams
 Will Taylor (Jal)
 B. Fred Wright

12/6/61 269 77 - - 9/1/70 L
 7/2/66 434 8 - - Change of name
 3/22/57 388 388 K 64 22 325
 3/16/57 388 390 K 65 12 200
 4/9/57 388 475 388 477 12 150
 7/13/57 388 482 388 484 12 -

Spring Industries Inc
 Spartan Fiber Inc
 Larry Ramsey

2-25-05 2-24-05 884 31 30.107 ac 143,000
 4-14-10 4-13-10 1011 66 30.107 ac 148,000
 6-28-13 6-28-13 1082 14 30.107 ac 141,000

PROPERTY LOCATION		PROPERTY DATA		LAND CLASSIFICATION	
St., Rt. & No.	Yr. Built	Condition	L. H.	Net Inc.	Cap. Rate
City	Economic Life	Quality	Total	Land Inc.	Imp. Value
Subdivision	Annual Rent	Stamps	Imp. Inc.	Land Value	
OCCUPANT and USE	Bldg. Permit	Old Map Ref.	Recap	Total Value	
	Mort.	File No.	Int. Rate		

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	27 18.78 ac
Per Acre Value	4000
Value for Acres	111,000
Returned Area	TC.
Legal Area	18.782 ac
Planimetered Area	27.4
Total Land Value	

197	ESTIMATED MARKET VALUE			09 Dec 237,000 07 INC. 53,000
	Land Acres or Lots	Improvement	Total	
Number				
Cost Approach	116,000		116,000	
Market Approach				
Income Approach	75,100		75,100	
Correlated Value				
Appeal Value	100,000	200,000	300,000	
Assessed	% 07	116,000	237,000	53,000
Reviewed by			Date	

SPLIT 8.27AC TO 079-01-08-004-000 ON 01/21/25
 PER REQUEST FROM THE PROPERTY OWNER
 DUE TO PLAT CB E SLIDE 154 PAGE 8
 SPLIT 2.54AC TO 079-01-08-005-000 ON 01/21/25
 PER REQUEST FROM THE PROPERTY OWNER
 DUE TO PLAT CB E SLIDE 154 PAGE 8

Remarks & Description

T.C.

06 - mill in process of being
 razed (beginning 2005)

(*) (2007) RE-MEASURED ONLY EXISTING STRUCTURE
 REMAINING EVALUED.
 Ronnie Looked at Building

New Plat Cab D S-49 P-1B

Property Classification

Zoning

I-1

Manual

Sketch 1 sq. = _____ Ft.

TAX MAP

Property Card
SOUTH CAROLINA - COUNTY _____

CARD _____ OF _____ CARDS

DISTRICT		DATE OF APPRAISAL				APPRaiser				
		Transferred From	Date Recorded	Date of Sale	Deed Book	Deed Page	Plot Book	Plot Page	Acres or Lots	Sales Price
		Mamie Dotson (Jail)		4/17/57	388	493	✓	✓	12	2000
		Will Taylor Jr. (Jail)		7/10/57	389	349	389	352	12	2000
		Russell Bell Wright.		2/28/57	388	264	X	61	12	500
		SPRINGS Mills, INC.		4-20-82	514	502				NAME CHANGE
Owner's Name and Address										

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

PROPERTY DATA					LAND CLASSIFICATION			
Neighborhood	Transportation	Land Imp.	Utilities	Topography	Land Class	No. of Acres	Value Per Acre	Value Per Class
Progressive	Paved Road	Buildings	Electricity	Level	Open Land			
Static	Earth Road	Pavement	Water	High				
Regressive	Railroad	Fence	Gas	Low				
Old	Water	Landscaping	Sewer	Rolling				
New	Airport	Well	All Utilities	Swampy				

LAND		LOT SIZE	
Number of Acres	Number of Lots	Front	Timberland
Per Acre Value	Number of Front Ft.	Depth	
Value for Acres	Per Lot Value	Rear	
Returned Area	Per Front Ft. Value		
Legal Area	Value for Lots	Total	
Planimetered Area	Value for Fr. Ft.	Remarks & Description	
Total Land Value			

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

Reviewed by	Date	Property Classification	Zoning
-------------	------	-------------------------	--------

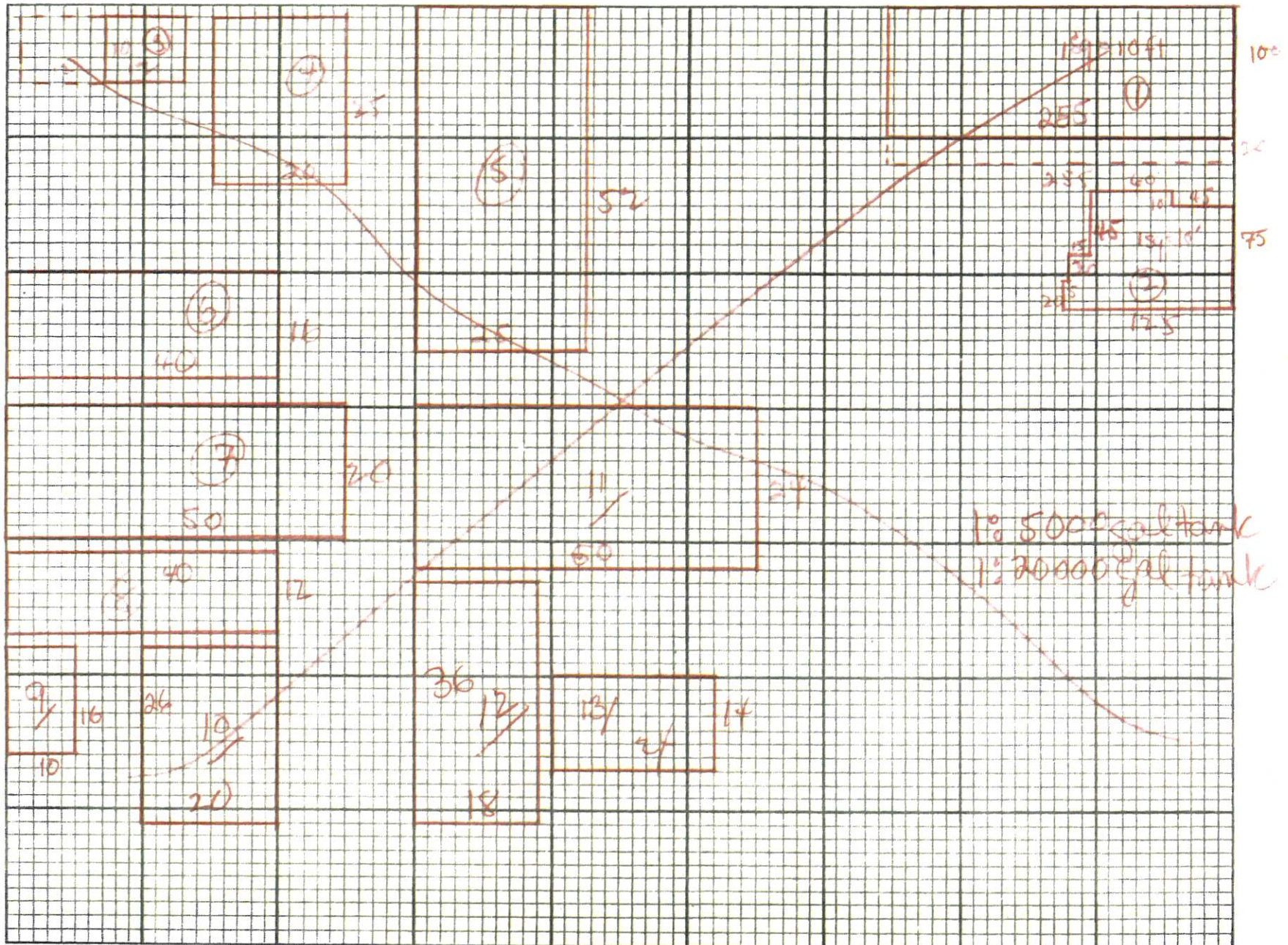
Manual

Sketch 1 sq. = _____ Ft.

PROPERTY IMPROVEMENT CARD

No.	Type of Improvement	Type of Construction	Condition	Quality	Year Built	Size	Area	Unit Cost	Replacement Cost	% Dep.	Value
REMARKS & COMPUTATIONS									TOTAL VALUE		
									ROUNDED VALUE		

Tax Map	District	Date of Appraisal	Appraiser
Owner		Occupant	



PROPERTY IMPROVEMENT CARD

[illegible]

SOUTH CAROLINA

MISCELLANEOUS BUILDINGS AND IMPROVEMENTS

County _____ Card _____ of _____ Cards

Tax Map No.			Owners Name												
079-01-08-001			Spartan Fiber Inc												
Bldg No.	Bldg and Impvts.	Size	Height	Age	Cond.	Floor	Walls	Roof	Heat	Area	Sq. ft. Rate	Replacement Cost	Dep.	Improvement Value	Remarks
07 1.	AVERAGE C Office									6063	50.36	305,332	30%	213,732	
2.	MIS SEC. 15, p. 18									645	2.37			1,528	
3.	AREA 1.018									15925	1.37			21,817	
4.	CC 1.85														
5.	Lm .87													237,077	
6.	.93													237,000 R	
7.	BASE COST 54.15														
8.	.93														
9.	50.36														2007
10.	Concrete SIDEWALKS														Concrete 645X
11.	MIS SEC. 66, p. 2														Asph. 15925X
12.	CC 1.05														
13.	Lm. .87														
14.	BASE 2.60														
15.	.91														
16.	2.37														
17.	Asphalt														
18.	MIS SEC. 66, p. 2														
19.	CC 1.05														
20.	Lm. .87														
21.	BASE 1.50														
	.91														
	1.37														
TOTAL															
* (2007) SEE NEW SKETCH ON BACK OF THIS CARD *															

Remarks

AVERAGE C.
OFFICE
BUILDING

SKETCH
NOT
TO
SCALE

49

6063 ▢
P-352

129

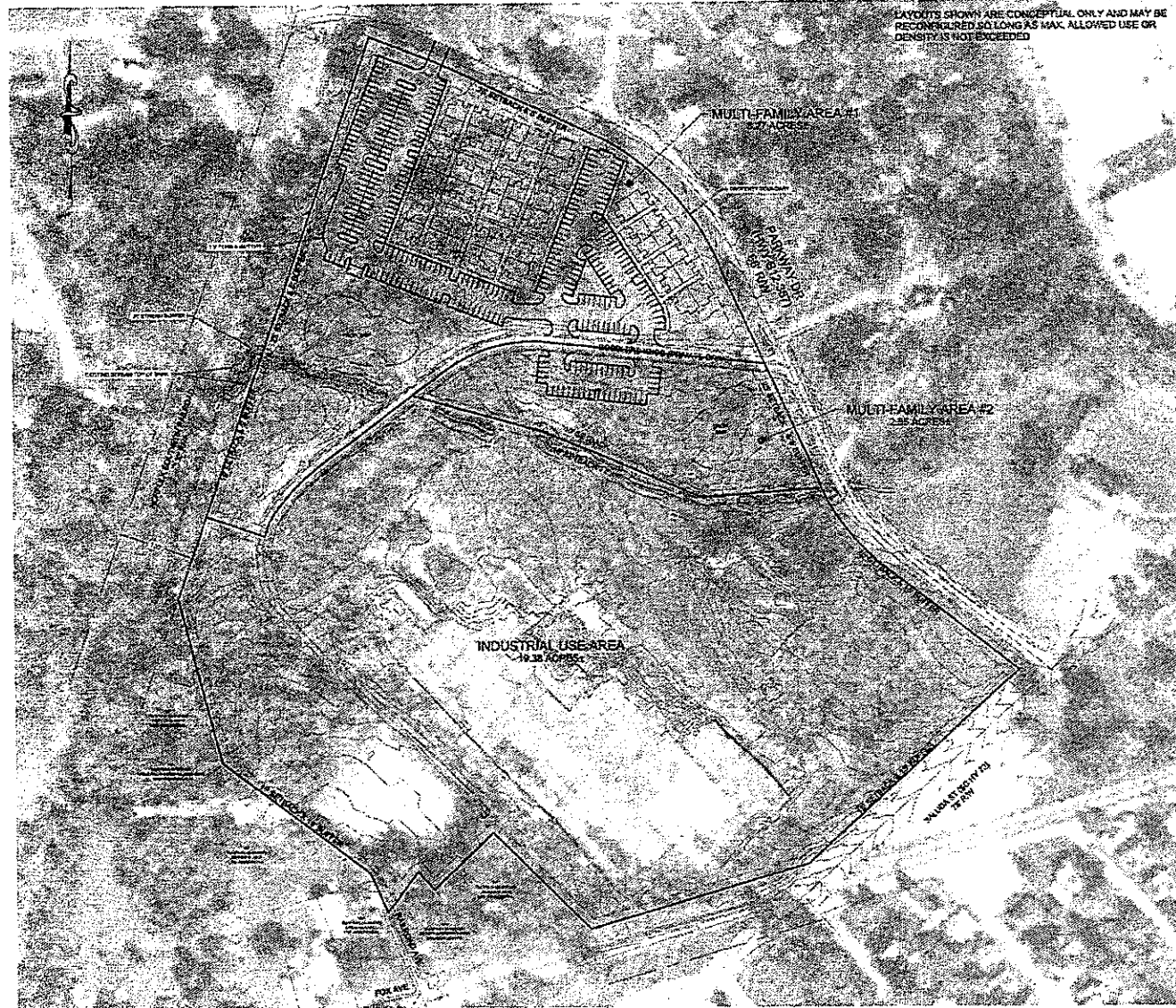
SOUTH CAROLINA

MISCELLANEOUS BUILDINGS AND IMPROVEMENTS

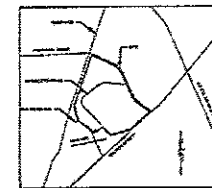
County _____ Card _____ of _____ Cards

Tax Map No.				Owners Name											
Bldg No.	Bldg and Impvts.	Size	Height	Age	Cond.	Floor	Walls	Roof	Heat	Area	Sq. ft. Rate	Replacement Cost	Dep.	Improvement Value	Remarks
1.															
2.															
3.															
4.															
5.															
6.															
7.															
8.															
9.															
10.															
11.															
12.															
13.															
14.															
15.															
16.															
17.															
18.															
19.															
20.															
21.															
TOTAL															

Remarks _____



LAYOUTS SHOWN ARE CONCEPTUAL ONLY AND MAY BE RECONFIGURED SO LONG AS MAX. ALLOWED USE OR DENSITY IS NOT EXCEEDED



VICINITY MAP - 1" = 1000'



PROJECT NO.		REVISED	
84-10004-1444 Planning Submitted to District Council		V	
 			
			
R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management			
www.rjoharris.com			
This drawing shall not be used for construction purposes until the plans and specifications have been approved by the local authority having jurisdiction. The Engineer's responsibility is limited to the accuracy of the information provided by the client and the accuracy of the data provided by the client.			
PRELIMINARY NOT FOR CONSTRUCTION			
Prepared by: C. Brindley Checked by: C. Brindley Date: August 16, 2024	Drawn by: A. Gaudin Checked by: C. Brindley Date: August 16, 2024	Client: J.M. Coppe 201 E. BRIDGES ST. GREENVILLE, NC 28601 PH: (864) 351-4227	
Project: Eureka Mills Rezoning			
Drawing Title: Rezoning Plan			
Sheet No. 84-10004-1444	Sheet No. 84-10004-1444	Sheet No. 84-10004-1444	
		RZ-1	



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

Issued to:

Wes Drummond
199 S Cherry Road
Rock Hill, SC 29732

Receipt No. 9289

Date 03/04/2025
Cashier ichappell

Payment Items

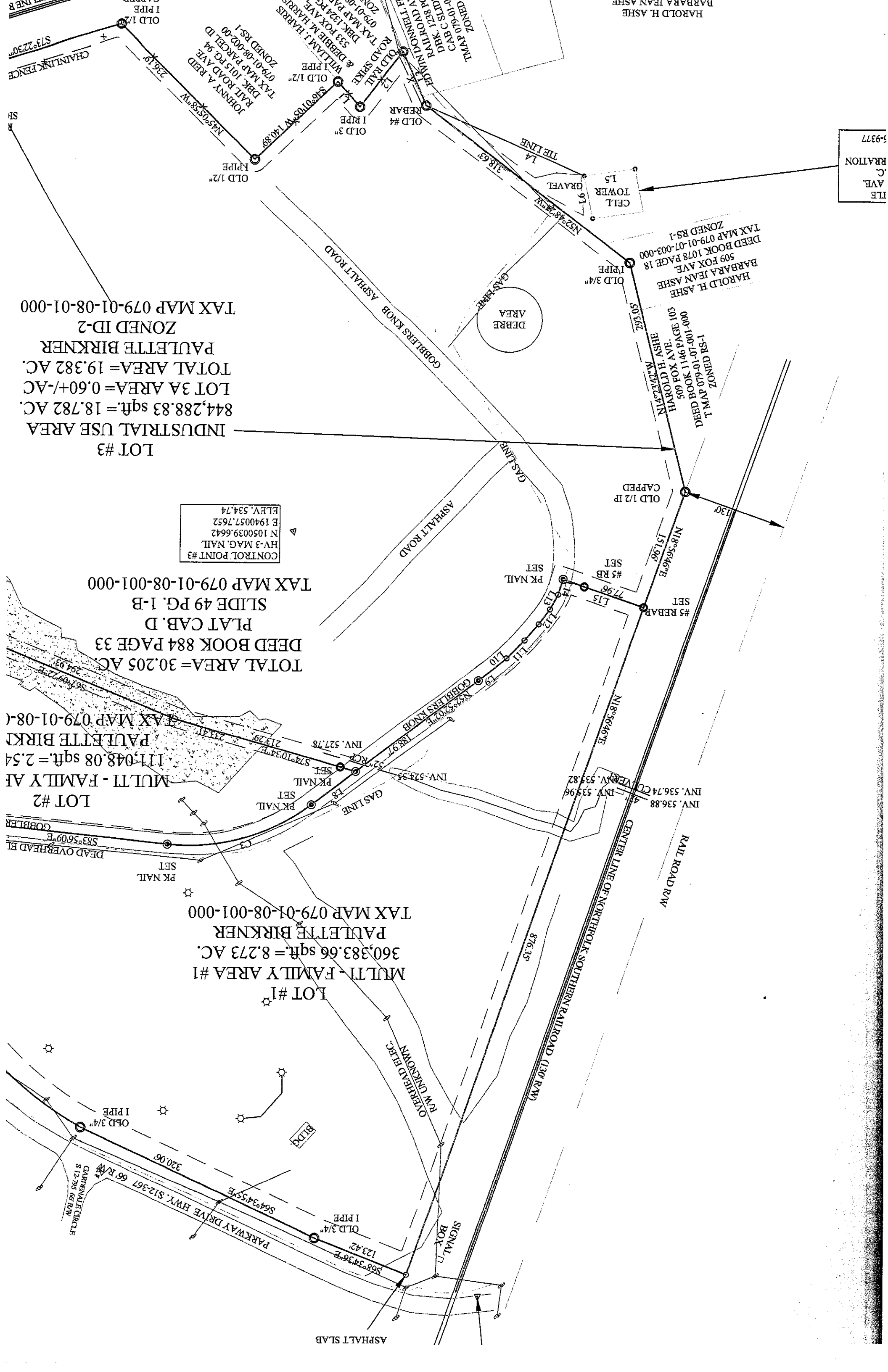
Map Amendment	\$150.00
	\$150.00

Form of Payment

Credit Card	\$150.00
	\$150.00

Thank you for your payment.

FILE
C. AVE.
ERRATION
5-9377



CONTROL POINT #3
HV-3 MAG. NAIL
N 1050039.6642
E 1940057.7652
ELEV. 534.74

TOTAL AREA= 30.205 AC
DEED BOOK 884 PAGE 33
PLAT CAB. D
SLIDE 49 PG. 1-B
TAX MAP 079-01-08-001-000

LOT #3
INDUSTRIAL USE AREA
844,288.83 sqft. = 18.782 AC.
LOT 3A AREA= 0.60+/- AC.
TOTAL AREA= 19.382 AC.
PAULETTE BIRKNER
ZONED ID-2
TAX MAP 079-01-08-01-000

LOT #2
MULTI-FAMILY AREA
111,048.08 sqft. = 2.54 AC
PAULETTE BIRKNER
TAX MAP 079-01-08-001-000

LOT #1
MULTI-FAMILY AREA #1
360,383.66 sqft. = 8.273 AC.
PAULETTE BIRKNER
TAX MAP 079-01-08-001-000

HAROLD H ASHE
BARBARA JEAN ASHE
509 FOX AVE
DEED BOOK 1146 PAGE 103
T MAP 079-01-07-001-000
ZONED RS-1

JOHNNY A. REED
RAIL ROAD AVE
DEED MAP 1015 PG. 34
TAX MAP 079-01-08-002-00
ZONED RS-1

GOBBLE KNOB ASPHALT ROAD
GAS LINE
DEBRIS AREA

INV. 536.88
INV. 536.74
INV. 535.96
INV. 535.82

ASPHALT SLAB

CHESTER COUNTY, SC

PRIORITIZED COMMUNITY NEEDS

MARCH 2024

The following lists the top priority needs of Chester County:

1. Upgrade water, sanitary sewer, and storm sewer infrastructure and services in low and moderate income areas including infrastructure upgrades in the East Chester, Lancaster Street, Saluda Street, and McClure Street areas in the City of Chester: water upgrades in the Lincolnville Street neighborhood; and storm drainage in the Cedar Grove area of Chester County. This also includes the upgrade of the Sandy River Wastewater Treatment Plant.
2. Renovate or construct the following facilities:
 - Facility for the joint location of services to include SC DHEC, SC Works, and the Chester County Board of Disabilities and other agencies
 - Probate Judge Offices – Federal Building
 - County recreation facilities to include the Republic Park on Dawson Drive
 - County jail
3. Undertake streetscape improvements to enhance the main entrances into the City of Chester, to include SC Highway 72 (Saluda Street) and SC Highway 9 (Lancaster Street). Improvements can include road improvements; lighting; sidewalks; landscaping; and water, sewer, or other infrastructure.
4. Address slums and blighted areas. This includes the clearance of Brownfield areas as well as the following abandoned mills: Great Falls Mill Number 2 and Number 3, Eureka Mill, and the Gayle Mill. This also includes the demolition of dilapidated buildings and residences in low and moderate income areas.
5. Support additional Chester County Library facilities to provide education and training for low and moderate income citizens in order to enhance employment opportunities.
6. Expand water, sanitary sewer, and storm sewer services to low and moderate income areas currently not being served.
7. Construct and upgrade of infrastructure to promote economic development through the expansion of existing industries and location of new industries.
8. Extend water, sewer, and other infrastructure services to affordable housing sites in order to promote housing opportunities for low and moderate income persons.
9. Extend water and sewer along the I-77 corridor, including the SC Highway 97 interchange at Exit 55.
10. Upgrade sidewalks to include Ashford Street from Ella to the J.A. Cochran Bypass, the area from Parkway Avenue to the J.A. Cochran Bypass, York Street, the Gayle Mill neighborhood, Brendale Street, areas along J.A. Cochran Bypass, and sidewalks in the Town of Fort Lawn.
11. Continue to further fair housing in Chester County.



COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

2025 – 2026

The following is a summary of the proposed uses of CDBG funds for the 2025-2026 program year. These program uses are subject to change prior to final adoption by the SC Department of Commerce.

The Community Development Block Grant Small Cities Program is administered in South Carolina by the SC Department of Commerce Division of Business Incentives and Community Development. The State CDBG program will receive an estimated \$19.8 million from the U.S. Department of Housing and Urban Development (HUD) in 2025.

State CDBG grants are awarded to eligible local governments that are not “entitlement areas.” All local governments in the Catawba Region, with the exception of the City of Rock Hill, are eligible to apply.

All CDBG projects must address one of the three following national objectives:

- Benefit low and moderate income persons
- Aid in the prevention or elimination of slums and blight
- Meet other urgent community needs posing a serious threat to the health or welfare of the community.

Three key goals for the CDBG program are to provide decent housing, economic opportunities, and a suitable living environment. Each project must meet one of the following outcomes identified by HUD:

- Affordability
- Accessibility
- Sustainability

The primary CDBG grant programs are Community Development, Business Development, and Regional Planning. There will be approximately \$17.9 million allocated for Community Development Programs, which includes the four subcategories of Community Infrastructure, Community Enrichment, Local Priorities, and “Ready to Go.” Following is a description of each program.

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I. Community Development

A. Community Infrastructure

Funds Available: \$9,000,000 (estimated)

Grant Maximum: \$1,000,000 (A waiver may be considered for a project addressing an urgent and compelling need, regional solution, or system-wide improvements, as well as the extent of leveraging and a reasonable CDBG cost.)

Grant Minimum: \$50,000

Match: 10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

Eligible Activities: Water, sewer, roads, or drainage activities.

Outcome:

Contribute to creation of healthy, resilient, and sustainable residential communities through water, sewer, roads, drainage, or other activities that address one or more of the priorities listed in order of importance:

1. Significant improvements to existing infrastructure to address health concerns, meet required quality standards, ensure community sustainability or improve resiliency.
2. Projects that result in a more viable regional infrastructure solution or that provide new access to services near business centers where it is cost effective to address a documented health threat.
3. Upgrades to infrastructure to address quality standards where there are only general health concerns or provide new services that are not near business centers when it is cost effective to address a documented health threat.

Note: Priority will not be assigned to infrastructure improvements that are necessary because of a lack of maintenance and repairs. Similarly, a priority may not be assigned if new service is proposed for an isolated neighborhood and there is no documented health threat or the service is not cost effective given the number of households committed to benefit.

Application Requests due: March 21, 2025, at 5:00 p.m.

Applications due: April 21, 2025, at 5:00 p.m.



B. Community Enrichment

Funds Available: \$7,365,516 (estimated)

Grant Maximum: \$750,000

[Note: A waiver of the grant maximum, up to \$1 million, may be considered for projects proposing Priority 1 or 2 activities in counties designated as Development Status Tier 3 or 4. (i.e. a county-wide health department or DSS facility).]

Planning grants are subject to a \$100,000 maximum with a potential waiver for infrastructure studies with adequate documentation.

Grant Minimum: \$50,000

Match: 10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

Eligible Activities:

1. First priority - Economic Competitiveness

- Brownfield clearance projects or demolition of obsolete buildings
- Demolition of vacant, dilapidated residential structures in a targeted LMI neighborhood
- Downtown streetscape improvements. Projects must include a plan for retail/small business support.
- New or upgraded sidewalks in LMI residential areas
- Planning by professional engineers and architects for regional infrastructure, hazard mitigation, resiliency and sustainability for eligible public infrastructure and facilities, broadband, brownfields clean up and redevelopment, or master drainage studies

2. Second priority - Education and Workforce Development

- Libraries facilities or services (fixed or mobile), including renovation or new construction and equipment for internet connectivity
- Publicly owned childcare facilities (facilities intended primarily for children age 12 and under, e.g. daycare centers and Head Start preschool centers)
- Other publicly owned facilities principally designed as multi-service centers that will be used for educational programming or workforce training

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- Publicly owned transportation-oriented public facilities or services to serve LMI workforce populations

3. Third priority – Safe and Healthy Communities

- Public safety facilities and services in LMI areas, such as a police substation. Primary police stations are not eligible.
- Fire substations or fire trucks for existing stations that serve LMI residential areas if there will be a documented ISO (Insurance Services Office) reduction or expansion of service
- Publicly owned health and/or social services facilities or equipment in underserved LMI areas
- ADA accessibility and energy efficiency improvements for CDBG eligible public facilities (i.e., replacing windows, upgrading HVAC, etc.)

Equipment for public service activities must be for new or expanded services and generally associated with a significant capital investment in facilities. Only major pieces of equipment that have a durable life of five years will be considered for funding.

Outcome:

This program is designed to fund public facilities, services, and other activities that strengthen existing communities and support a high quality of life within the following state priority areas:

1. Economic competitiveness, resiliency and narrowing the digital divide
2. Education and workforce development
3. Safe and healthy communities

Application Requests due: August 15, 2025, at 5:00 p.m.

Applications due: September 15, 2025, at 5:00 p.m.

C. Local Priorities Program

Funds Available: \$1,000,000 (estimated)

Grant Maximum: \$300,000

Grant Minimum: \$50,000

Match: 10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants,

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loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

Outcome:

This program is designed to meet community development needs that are not typically funded through the other State CDBG programs or one of the other HUD partner programs.

Eligible Activities:

These funds will be used for alternative grant activities and partnerships that meet community development needs of eligible municipalities. Local priority projects could include historic preservation, innovation, energy conservation, parks, and trails/greenways. New or expanded public service activities are also eligible.

Projects should leverage other funding or include local funding, impact identified needs, and demonstrate strong community support while still meeting a National Objective and all other requirements. Consideration for funding will be based on state priorities listed below:

1. First Priority

- Projects that impact economic development or increase economic competitiveness

2. Second Priority

- Projects that address public health and safety, quality of life, or improve the long-term sustainability of the community

3. Third Priority

- Projects that address resiliency or help narrow the digital divide

Application Requests due: August 15, 2025, at 5:00 p.m.

Applications due: September 15, 2025, at 5:00 p.m.

D. “Ready to Go” Program

Funds Available: \$500,000

Grant Maximum: \$500,000

[Note: A waiver will be considered for infrastructure projects addressing an urgent and compelling need, regional solution, or system-wide improvements, as well as the extent of leveraging and a reasonable CDBG cost - generally \$20,000 per household or less).]

Grant Minimum: \$50,000

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Match: 10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

Eligible Activities:

The project must be an eligible public facility improvement under the Community Infrastructure, Community Enrichment, or Local Priorities program. All required project activities leading up to bidding must be complete prior to submission of the application including but not limited to: project design, environmental review, acquisition, and permits. CDBG funds may only be used for construction or demolition. Brownfields projects may be considered if significant upfront investment of local funds has been made and all other program requirements are met (including voluntary clean up contract (VCC) with SCDES and local government ownership). Local and other funds must be used for pre-bid activities and will count toward the match requirements of the program. Projects must be advertised for bid within 60 days of grant award.

Outcome:

This program is designed to stimulate the local economy by addressing urgent or compelling community needs, encouraging innovation, the timely implementation of CDBG eligible projects, and cost effectiveness.

Applications will be accepted on an ongoing basis, based on funding availability.

Program clarifications:

1. Projects must address an urgent and compelling need.
2. The project requires an upfront investment of local and other funds for planning, project design, and permitting that is substantially equivalent to the required 10% local match.
3. Projects must be eligible public facility improvements, and CDBG pays only for construction or demolition and administration.

II. Business Development Program

Funds Available: \$750,000 (estimated)

Grant Maximum:

- Job creation/retention \$10,000/ job
- Area economic development \$500,000
- Local goods and services:

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- Service area less than 20% poverty or 70% LMI \$350/LMI person
- Service area equal/more than 20% poverty or 70% LMI \$1,000/LMI person

Waiver: The maximum grant limit may be waived, by the Secretary of Commerce, where it is determined that the increased cost is appropriate and necessary to address state and local economic development needs as long as CDBG requirements will still be met.

Grant Minimum: \$50,000

Match: 10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments, and documented volunteer or in-kind contributions.

Eligible Activities:

Infrastructure to assist new or expanding businesses that will result in the creation or retention of jobs, 51% of which must be available to low and moderate income persons.

Outcome:

This program provides financial resources for local governments to pursue opportunities that create new jobs, retain existing employment, stimulate private investment, and revitalize or facilitate the competitiveness of the local economy. Funding will be prioritized based on the following order:

- New or expanding businesses tied to job creation
- Area economic development activities not associated with job creation
- New or expanding local businesses that provide essential goods and services in predominately LMI communities

Applications will be accepted on an ongoing basis, based on funding availability.

III. General CDBG Program Requirements:

- A unit of local government may apply for a third project if they have no more than two open grants that have not exceeded a 30-month grant period.
- A unit of local government is limited to one downtown streetscape project at a time.
- A unit of local government is limited to one open Ready-to-Go project at a time.



- A unit of local government may not have more than one project for the same general target area/neighborhood open at the same time.

Catawba Regional Council of Governments staff is available to assist local governments with the development of potential CDBG projects and application preparation. If you are interested in submitting a CDBG application, contact *Grazier Rhea, Angela Kirkpatrick, Christine Schwartz, Eleanor Mixon, or Elizabeth Morgan* at (803) 327-9041.

CHESTER COUNTY CITIZENS PARTICIPATION PLAN

Chester County is committed to providing its citizens the opportunity to participate in the process of identifying community problems and needs. Particular emphasis is being put on the involvement of low and moderate income persons who are residents of areas in which Community Development Block Grant funds are proposed to be used.

The following outlines the steps which will be followed to ensure citizen participation.

1. Chester County will hold a public hearing to make the Citizens Participation Plan available for public review.
2. All public hearings will be advertised in a newspaper of general circulation serving the jurisdiction of Chester County. These Notices of Public Hearing will be printed in the non-legal section of the newspaper and will indicate that Chester County is holding a public hearing, the purpose of the hearing, the date, the time, and the location, inviting the public to attend and comment. The Notices of Public Hearing will be published at least once and no less than seven (7) days prior to the public hearing.
3. Efforts will be made to inform citizens who may be affected by a CDBG project but who might not be reached through formal newspaper notices. This will include the distribution of notices to local organizations or churches, or the posting of notices in places likely to be seen by citizens who might be affected by a CDBG project.
4. All public hearings concerning the CDBG program will be held at times convenient to its citizens. All public hearings will be held in places which are convenient to its citizens, and which are accessible to disabled persons, if requested. In the event that a public emergency has been declared or it is not advisable to meet publicly, the County may hold public hearings virtually or via conference call.
5. At least one public hearing will be held prior to the development of a CDBG application to solicit public comment on community needs and priorities for economic development, housing, and public facilities, including the needs of low and moderate income persons. At this public hearing, Chester County will present the community needs that have been identified in its Needs Assessment and take into account additional public comment.

6. At the public hearing, Chester County will present information concerning the CDBG program, including the amount of CDBG funds available, State funding guidelines, and the range of activities which are eligible for CDBG funding, particularly in relation to identified community needs.
7. Chester County will provide technical assistance to group representatives of low and moderate income persons which request assistance in developing proposals for CDBG funding. The activities to be addressed in a proposal shall be consistent with the identified local community development and housing needs and State CDBG program guidelines. It is also required that Chester County gives approval for providing technical assistance after written request is received.
8. After the development of a CDBG application, Chester County will hold a public hearing to discuss the application, including the purpose of the proposed project, the amount of funds being requested and the total project cost.
9. The County of Chester has researched and determined that less than five (5) percent of the population of Chester County is non-English speaking and there are no significant concentrations of non-English speaking residents within Chester County. If five (5) percent or more of the potential or actual beneficiaries of a CDBG project are determined to be non-English speaking, provisions will be made at the appropriate public hearings for translation of comments and documents into the native language of the majority of the non-English speaking residents affected.
10. Any grievances concerning citizens' participation should be put in writing and addressed to the County Administrator, P.O. Drawer 580, Chester, SC 29706. The County Supervisor will write an answer to the grievance within 15 working days after the complaint has been received. A copy of the grievance will be sent to the South Carolina Department of Commerce, Business Incentives & Community Development. The State will be informed at this time whether the grievance deals with local policy or with State or Federal regulations governing the CDBG program. If, after a written response is received, the complainant is not satisfied, a request may be made to appear before County Council to appeal the grievance. The County Council shall allow the complainant a hearing within 15 working days after the request is received. If the complainant is still not satisfied, a written appeal may be sent to the South Carolina Department of Commerce, Business Incentives & Community Development, 1201 Main Street, Suite 1600, Columbia, SC 29201. The State will not address appeals which involve local policies. If, at this time, the appeal of the grievance has been exhausted, the complainant may seek relief in the appropriate court of law.

11. Citizens will be provided with reasonable access to records concerning any project undertaken with CDBG funds. Requests for project review should be made in writing and addressed to Chester County, P. O. Drawer 580, Chester, South Carolina 29706.

Upon receipt of this request, Chester County shall allow the citizens to review the records at the County Administrator's Office, P. O. Drawer 580, Chester, SC 29706 between 8:30 and 5:00, Monday through Friday. Confidential information normally protected under the State and Federal freedom of information laws may not be made available for public review.

12. Chester County will hold a public hearing when all activities are completed and before the CDBG project is closed out, to review program performance and accomplishments.
13. A public hearing will be held before any substantial change is made in a CDBG project. This includes changes in the budget and changes in the scope or type of activities to be undertaken.
14. Chester County does not discriminate on the basis of disability status in the administration or access to, treatment or employment in its federally assisted programs and activities. An ADA Coordinator has been designated to coordinate compliance with the nondiscrimination requirement contained in the U.S. Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8, dated June 2, 1988). Upon request, assistance will be provided to accommodate the special needs of persons with disabilities.

Revised February 2024

Draft #3 Code Symbols

Green represents County Council recommendations

Red represents Planning Commission recommendations

Blue represents staff recommendations (Administrator, Planning Director, planning consultants & other department heads)

Recap of Calendar

1. 2/28: Draft #1 sent out
2. 3/10: County Council Workshop on Draft #1
3. 3/10: Planning Commission Workshop on Draft #1
4. 3/20: Joint Workshop - Conservation Subdivisions
5. 3/28: County Council Workshop to hear from Developers/Landowners
6. 4/3: Planning Commission Meeting on Draft #2
7. 4/15: Planning Commission Meeting on Draft #3, formally recommends with changes to Council
8. **4/21: County Council reviews Draft #3**
9. 5/5: County Council – First Reading
10. 5/19: County Council – Second Reading
11. 6/9: County Council – Third Reading

Major Changes from Draft #1

(County Council, Planning Commission, Staff)

1. **Minor subdivisions and gravel streets:** This item had by far the most discussion. Following the 4/15 meeting, the Planning Commission voted to **increase the number of houses allowed in a minor subdivision from 9 (current) to 12, to not require internal streets at any set number of houses in a minor subdivision, and to only allow 6 houses (up from 3 currently) to be on a single gravel street. An exception would be for family subdivisions, which would allow up to 8 houses on a single gravel street upon approval of the Planning Commission.**
2. **Flag Lot:** **flag lots cannot be created by easement; narrow corridor must be 50' or more in width and connected to a public road.** (pg. 12)
3. **Build-to-rent subdivisions:** prohibition exempt from **individual and minor subdivisions. Manufactured home parks not prohibited.** (pg. 15)
4. **Dog park:** **size must vary with size of development, with a baseline of 5,000 sq. ft. for medium subdivisions.** (pg. 11).
5. **Picnic area:** at least **two** picnic tables required. (pg. 12)
6. **Playground:** **must have a minimum area of 2,500 square feet.** (pg. 13).
7. **Sports field:** **in certain cases, a graded common or community green may be allowed to count as a sports field.** (pg. 14).
8. **Walking trail:** **must be at least 4' wide, at least 0.25 miles long for medium subdivisions, and constructed of wood chips, gravel, asphalt, concrete, or some other durable material when in open space, and allowed to be a cleared trail when in woods** (pg. 16).
9. **Probate exceptions to subdivision code:** **Any division of land to heirs through the estate or trust settlement process, if falling under the exception described in Section 2.5.1(B) above, shall not be required to install new infrastructure or internal roads providing there is adequate existing road frontage until a point at which further subdivision occurs.** (pg. 17).
10. **Final plat application:** **must include the HOA bylaws if applicable, along with a plan for management of open space including road buffers.** (pg. 23).
11. **Plan review process for conservation subdivisions:** **specified in case Council wants to allow them at a later date. Rural conservation subdivisions: 50% of buildable land saved; Urban conservation subdivisions: 33% of buildable land saved.** (pg. 26).
12. **Waiting period:** **The Planning Commission has the authority to require higher design or infrastructure standards if they find that an applicant is making a serial subdivision, i.e. adjacent smaller subdivisions to avoid the requirements of the larger subdivision.** (pg. 28)
13. **Further probate protection:** **Any subdivision application that is part of an estate or trust settlement shall not be constrained by any waiting period during the settlement process period.** (pg. 28).
14. **Warranty period for infrastructure:** **There shall be a two-year warranty period from the approval of the final plat for the County to identify any faults or defects for all infrastructure, regardless of ownership. It shall be the responsibility of the developer to repair any such defects during this warranty period.** (pg. 29).

15. Gravel streets: **engineering requirement removed.** Maintenance agreement must be recorded with the Clerk of Court and signed by future buyers. (pg. 30). **May be allowed to be paved with concrete.** (pg. 31).
16. Family minor subdivisions: **may submit a variance request to increase the number of lots on their gravel street from 5 to 6.** (pg. 32) **(changed to 8 by the Planning Commission)**
17. Street standards: **narrower streets allowed for rural conservation subdivisions; 20' wide streets required for private gravel streets.** (pg. 32)
18. Alleyway standards: **added in: 10' wide with 20' right of way for one-way alleys, and 20' wide with 40' right of way for two-way alleys.** (pg. 32,44).
19. Planting strip specs: **Sidewalks should be separated from the street by a planting strip of grass, landscaping, or where required, street trees. This planting strip shall be at least six (6) feet in width, in order to allow for healthy growth of trees.** (pg. 33).
20. Stormwater in rural conservation subdivisions: **setback ditches or low-impact development (LID) allowed if approved by DES.** (pg. 34)
21. Outdoor amenities/recreation: **The Planning Commission may require larger or better-equipped recreation amenities if needed to provide service to the residents of the subdivision.** Construction must be substantially completed before 50% of building permits are issued, and each amenity must have adequate parking at the discretion of the Planning Commission. (pg. 34).
22. Fire hydrant and addressing: **specifications added in for fire safety and EMS purposes.** (pg. 36).
23. Open space: **Must be buildable upland, not including flood zones, waterway buffers, steep slopes, wetlands, or road right of ways. If the HOA fails to maintain the open space in reasonable condition, the County may assume temporary or permanent maintenance and charge the HOA/put a lien on properties as needed to collect the costs. The baseline open space required is changed from 20% for subdivisions served by water and sewer and 30% for those on well and septic to 20% across the board. Conservation subdivisions can use up to 50% of the required saved open space for commercial agriculture or timber production if placed in an agricultural easement.** (pg. 38).
24. Additional tree plantings **may be required if a tree line by the road has already been clear-cut.** (pg. 39).
25. Architecture: **diversity of house sizes changed to “required” for major subdivisions.** (pg. 41).
26. Cul-de-sacs: **allowed to be up to 1500 feet (from 1000 feet) for minor subdivisions.**
27. Design standards: **added for conservation subdivisions where permitted by zoning.** (pg. 45).
28. Water body clause: **exempt for minor subdivisions.** (pg. 48).
29. Manufactured homes: **minor subdivisions allowed to be exclusively manufactured homes.** (pg. 49).
30. Enforcement: **arrest warrant ability of the County removed.** (pg. 51).

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A large, white, stylized number '2' is positioned in the upper left corner of the page. The background of the page is a grayscale aerial photograph of a rural landscape. It shows a wide, unpaved road or driveway that curves through a large, mostly empty field. In the distance, there are some small buildings, possibly a farm or a small village, and a line of trees. The overall tone is muted and professional.

2

SUBDIVISION CODE

Chapter 2

2.1 Purpose and Intent

The purpose of this Chapter of the Chester County Unified Development Ordinances is to enforce community standards and guidelines for the design and creation of new residential subdivisions within unincorporated Chester County.

The ordinances expressed in this chapter are intended to align and support the values of the county as expressed in our Comprehensive Plan. Adherence to that plan and its key values means that each new subdivision **should align with** the county's values, **including but not limited to**:

- Preserving our history, tradition, and uniqueness;
- Supporting economic opportunity and growth;
- Protecting our rural way of life;
- Utilizing our resources and infrastructure efficiently;
- Stewarding our environment;
- Cultivating public safety; and,
- Respecting the values of our citizens.

Furthermore, the development regulations contained herein seek to align with the expressed goals of the State of South Carolina for zoning ordinances: namely, the wise and efficient use of public funds, the future growth, development, and redevelopment of the county, and the consideration of the fiscal impact on property owners, as specified in S.C. Code § 6-29-510(E).

2.2 Authority

The development regulations contained herein are adopted under the delegated authority and to achieve the stated purposes for land development regulation of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code § 6-29-310 et seq., namely:

The public health, safety, economy, good order, appearance, convenience, morals, and general welfare require the harmonious, orderly, and progressive development of land within the municipalities and counties of the State. In furtherance of this general intent, the regulation of land development by municipalities, counties, or consolidated political subdivisions is authorized for the following purposes, among others:

- (1) to encourage the development of economically sound and stable municipalities and counties;
- (2) to assure the timely provision of required streets, utilities, and other facilities and services to new land developments;
- (3) to assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments;
- (4) to assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, transportation, and other public purposes; and
- (5) to assure, in general, the wise and timely development of new areas, and redevelopment of previously developed areas in harmony with the comprehensive plans of municipalities and counties.

2.3 Legal Provisions

2.3.1 Interpretation

The regulations expressed in this document shall be considered as the minimum provisions for the protection of the health, safety, economy, good order, appearance, convenience, and welfare of the general public. They shall be construed to achieve these and the other stated purposes for which they were adopted, and all interpretations shall be guided by that intent.

2.3.2 Severability

Should any section, provision, or application of this Ordinance be declared by the courts to be unconstitutional or invalid, such a declaration shall not affect the ordinance as a whole, the intent of the relevant section, or any other part thereof, other than the part, provision, or application so declared to be unconstitutional or invalid.

2.3.3 Repeal of Conflicting Ordinances

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

2.3.4 Conflict with Other Laws, Ordinances, or Regulations

Whenever these regulations impose higher standards than are required in any statute or local ordinance or regulation, the provisions of these regulations shall govern. Whenever the provisions of any other statute or local ordinance or regulation impose higher standards than are required by these regulations, the provisions of such statute or local ordinance or regulation shall apply.

2.3.5 Jurisdiction

The regulations contained herein shall apply to all subdivision and resulting development of land within the unincorporated area of Chester County.

2.3.6 Variance of Requirements

When, due to the peculiar shape or topography of a tract of land or other unusual conditions, it is impractical for a developer to comply with the literal interpretation of the design standards of this article, the Planning Commission **(or staff, for minor subdivisions)** shall be authorized **but not required to slightly** vary those requirements provided the intent and purposes of these regulations are not violated.

2.3.7 Amendments

The Chester County Planning Commission shall hold a public hearing on any proposed amendment to these regulations, notice of which shall be given not less than fifteen (15) days prior to the hearing date. The notice of hearing shall be made in a newspaper having general distribution in the area of jurisdiction and at least one alternate format. Amendments shall be adopted by vote of the Chester County Council.

2.4 Definitions

2.4.1 Usage of Terms

- A. Except as defined herein, all other words used by this ordinance shall be evaluated for meaning based on their commonly-understood meaning as determined by a dictionary definition.
- B. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations".
- C. Words used in the singular number include the plural and words used in the plural include the singular.
- D. A "person" includes a corporation, a partnership, and an incorporated association of persons such as a club; "shall," "must," and "will" are always mandatory and convey an obligation to comply with the particular regulation; "may" is discretionary; "should," whether used in the positive or the negative, is a suggested guideline; "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

2.4.2 Definitions

For the purpose of these regulations, the following words and terms are defined as follows:

Applicant: The owner of land proposed to be subdivided or his representative.

Block: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways, or boundary lines of municipalities or counties.

Bond: Any form of security including a cash deposit, surety bond, collateral property, or instrument of credit in an amount and form satisfactory to the County **Council**. A bond can be a performance bond, surety bond, or an irrevocable letter of credit. All types of security as specified above may be hereafter referred to as "construction bonds" in these ordinances for the sake of simplicity.

Building: Any structure built for the support, shelter, or enclosure of persons, animals, or movable property of any kind.

Building Line: A line beyond which no foundation wall or part of the structure of any building shall project, with the exception of roof overhang and the subsurface projection of footings.

Clubhouse: A facility with a minimum floor area of 1,500 square feet offering services to residents that are customary to a club, including but not limited to swimming, indoor recreation, a gymnasium, a restaurant, indoor pet boarding, or other services as determined by the Planning Commission.

Community (Cluster) Wastewater System: A wastewater collection system that provides shared collection, treatment, and disposal of domestic wastewater from multiple units and permitted in rural conservation subdivisions only. Community Wastewater Systems shall be designed by a Registered Engineer, approved by the South Carolina Department of Environmental Services prior to Sketch Plan approval, with the common drainfield located in an area, which may be a part of the open space, suitable for adequate drainage and percolation.

Crosswalk: A right-of-way within a block dedicated to public use, intended primarily for pedestrian use designed to provide access to adjacent roads or properties.

Developer: The owner or owners (or their representative) of a lot or of any land included in a proposed development. Also, the holder of an option or contract to purchase, or any other person having enforceable proprietary interest in such land.

Dog Park: A recreation area for dogs, bounded by a durable fence of at least four (4) feet in height and containing at least one bench. **The required size shall vary with the size of the development, with a baseline minimum size of 5,000 square feet for medium subdivisions.**

Driveway: A vehicular access point leading from a street directly to a dwelling unit. Shared driveways are permitted but may not be shared by more than two dwelling units.

Easement: A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

Final Plat or Plan: The final map of all or a portion of a subdivision that is presented for final approval.

Flood: A general and temporary condition of partial or complete water coverage of normally dry land area by the accumulation or runoff of surface waters from any source.

Floodplain: Land area adjoining a river, stream or water course which is subject to a one percent or greater chance of flooding in any given year, which area is more specifically established by the Federal Emergency Management Agency in its Flood Insurance Study for Chester County dated July 5, 1982.

Floodway: The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot at any point.

Frontage: That side of a lot abutting on a street or way ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side of a corner lot.

Grade: The slope of a road, street, or other public way, sewer line or storm drain specified in percentage (%) terms from the horizontal.

Group Development: The development of a tract or parcel of land into two or more building sites for the purpose, whether immediate or future, of building development. Group developments can either include:

- A. housing developments, consisting of any structure containing more than four dwelling units on the first-floor level or containing more than eight dwelling units throughout, such as apartment complexes, hotels or motels, and manufactured home parks; or,
- B. commercial developments, such as office parks, shopping centers or other commercial structures or complexes containing two or more business establishments, where the site is not subdivided into lots or public streets installed but includes two or more building sites.

Individual Sewage Disposal System: A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device.

Land Development: A change in land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, manufactured home parks or similar developments for sale, lease or any combination of owner and rental characteristics.

Lot: The basic development unit - an area with fixed boundaries, used or intended to be used by one building and its accessory building(s) and not divided by any public highway or alley.

Lot Area: Means the total area of the lot including easements.

Lot, Corner: A lot situated at the intersection of two (2) streets.

Lot Depth: The mean horizontal distance between the front and rear lot lines.

Lot, Double Frontage: A lot having frontage and access of two or more public streets. A corner lot shall not be considered having double frontage unless it has frontage and access on three or more streets.

Lot, Flag: A lot with access provided to the bulk of the lot by means of a narrow corridor, **which cannot be an easement and which must be 50' or more in width, connected** to a public road.

Lot Improvement: Any building structures place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment.

Lot, Interior: A lot other than a corner lot.

Lot, Reversed Frontage: A lot having frontage on two or more public streets, the access of which is restricted to one street.

Lot Width: The main horizontal distance between the side lot lines of a lot measured at right angles to the depth, or the same distance measured at a point midway between the front lot line and the rear lot line, or at the rear line of the required front yard. (building line), especially on irregularly shaped lots.

Low Impact Development (LID): Refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.

Ordinance: Any legislative action, however denominated, of a local government, which has the force of law, including any amendment or repeal of any ordinance.

Owner: Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be developed under these regulations.

Parking, Off-Street: An area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street arranged so that no maneuvering incidental to parking shall be on any public street and so that an automobile may be parked or moved therein without moving any other automobiles.

Pavilion or picnic area: An unenclosed, covered area that includes a grill or other outdoor cooking apparatus **and at least two picnic tables**, with pedestrian connection to the internal sidewalk system of the subdivision.

Planning Commission: The Chester County Planning Commission, abbreviated as "PC".

Planned Development: A development that complies with the permitted uses of a Planned Development Zoning District as set forth in §4-130 of the Chester County Zoning Ordinances.

Planning Director: The staff person duly designated to act on behalf of the Planning Commission in the administration of this ordinance, interpreted to be the Planning and Development Director, his or her designee, or the organizational equivalent.

Playground: An area for active play and recreation for children, **with a minimum area of 2,500 square feet**, with appropriate equipment such as swing sets and slides, with pedestrian connection to the internal sidewalk system of the subdivision.

Preliminary Plat or Plan: The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Commission for approval.

Private Road: A road is private unless its right-of-way has been dedicated to and accepted by the state or the governing authority of Chester County. See § 2-6 for infrastructure standards.

Public Improvement: Any drainage ditch, roadway, parkway, sidewalk pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

Registered Engineer: An engineer properly licensed and registered in the State of South Carolina.

Registered Land Surveyor: A land surveyor properly licensed and registered in the State of South Carolina.

Reserve Strip: A strip of land adjacent to a property line, public street or similar right-of-way which has been reserved for the purpose of controlling access to the public way.

Re-subdivision: A change in a map of any approved or recorded subdivision plat if such change affects any street layout on such map or area reserved there for public use, or any lot line, or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Right-of-Way: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for any other special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, shade trees or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

Sale or Lease: Any immediate or future transfer of ownership, on any possessor interest in land, including contract of sale, lease, devise, intestate succession, or other written instrument.

Setback: The required distance between a structure and the lot lines on lot in which it is located. Lot lines can be the property lines or the edge of a street right-of-way.

Screening: Shrubs, trees, an opaque wall, barrier or fence as required by the Unified Development Ordinance.

Sketch Plan or Site Plan: A sketch plan or plat is a generalized map prepared by the developer that shows the development concept. Its purpose is to serve as a basis for discussion without either the planning commission or the developer making commitments. This phase of the subdivision process precedes the preparation of the preliminary plat or plan (or final plat in the case of minor subdivisions).

Sports Field: A **graded** field or other area dedicated to outdoor sports, including football, soccer, a 9-hole golf course, an 18-hole disc golf course, baseball, or at least two (2) tennis, basketball, or pickleball courts. **In certain cases, a graded, central common or community green may be allowed.**

Streets: The word means, relates to, and includes the entire right-of-way of streets, avenues, boulevards, roads, highway, freeways, lanes, alleys, courts, thoroughfares, collectors, minor streets, cul-de-sacs, and other ways.

Street Classifications: Streets may be classified as follows:

- A. Alley: a public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.
- B. Arterial (Major Thoroughfare): A freeway, expressway, road or highway which is used or intended to be used for moving either heavy vehicular traffic volumes or high-speed traffic, or both, or which was designated as a major thoroughfare in the Comprehensive Plan.
- C. Collector: A road which is used or intended to be used for moving traffic from minor streets to major thoroughfares, including the principal entrance and circulation street or streets of a development. Types of collector roads include:
 - A. *Commercial or Industrial* – a collector road that serves a minor commercial or industrial road.
 - B. *Rural Residential* – a collector road which serves only minor rural residential lots which meet the lot size requirements of a minor residential road.
 - C. *Urban Residential* - collector road which serves minor urban residential roads.
- D. Local (Minor Street): A road that is used or intended to be used to provide access to other roads from individual properties. Unless as provided hereafter, all new local streets in the county shall be privately owned and maintained. Types of minor roads include:
 - A. *Commercial or Industrial* – minor street serving commercial or industrial uses;
 - B. *Cul-de-sac* – minor street with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.
 - C. *Marginal Access* – minor street located parallel and adjacent to a limited access street or highway which provide access to abutting properties and protection from through traffic;
 - D. *Local Residential* – a minor street of any design, such as a cul-de-sac or marginal access street, that serves residential lots, and which for minor subdivisions is allowed to be constructed of gravel according to the specifications of the County;
 - E. *Private Street* - A private street is not dedicated to or accepted by the County for maintenance, and shall be improved to the standards for either gravel or paved streets, depending on the allowed material for the classification of subdivision.

Street Perimeter: Any existing street to which the parcel of land to be subdivided abuts one (1) side.

Subdivider: Any person who (1) having an interest in land, causes it, directly or indirectly to be divided into a subdivision or who (2) directly or indirectly, sells, leases, or develops or offers to sell, lease, or develop, or advertises for sale, lease, or development, any interest, lot, parcel site, unit, or plat in a subdivision, or who (3) engages directly or through an agent, in the business of selling, leasing, developing, or offering for sale, lease, or development, a subdivision or any interest, lot, parcel site, unit, or plat in a subdivision, and who (4) is directly or indirectly controlled by, or under direct or indirect common control with any of the foregoing.

Subdivision: The division of a tract or parcel of land into two (2) or more recordable building lots. The land is subdivided for sale, lease or building development, whether immediately or in the future. The definition includes all land divisions involving a new road or change in existing roads. It includes re-subdivisions involving the further division or relocation of lot lines of any lot or lots within a previously approved or recorded subdivision. The definition covers the alteration of any streets or the establishment of any new roads within any previously approved or recorded subdivision as well as combinations of lots of record, with the exceptions noted in Section 2.5.1.

Subdivision Types:

- A. *Non-residential Subdivision:* A subdivision whose intended use is other than residential, such as commercial; but excluding industrial land. Such subdivision shall comply with the applicable provisions of these regulations.
- B. *Residential Subdivision:* All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or residential building development, and includes all divisions of land involving a new street or a change in existing streets, and included re-subdivision. A residential subdivision plan fits into one of four size categories: a minor subdivision, medium subdivision, major subdivision, or mega subdivision, and can take the form of a traditional subdivision or a conservation subdivision.
- C. *Build-To-Rent Development:* Any residential development or subdivision, **excluding individual and minor subdivisions**, where more than 25% of the dwelling units will be held by a single owner or entity and rented to tenants. Build-to-rent developments of any residential subdivision, planned development, or residential group development (except for multi-family buildings, campgrounds, townhouses, **and manufactured home parks, but not excluding manufactured home parks**) are prohibited in Chester County.
- D. *Individual Subdivision:* Any residential subdivision that creates only one new lot, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or residential building development.
- E. *Minor Subdivision:* Any residential subdivision consisting of between two and **five seven twelve** lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or residential building development.
- F. *Medium Subdivision:* Any residential subdivision with between **five eight thirteen** and **forty** lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or residential building development.
- G. *Major Subdivision:* Any residential subdivision consisting of between **forty-one** and two hundred lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or residential building development.
- H. *Mega Subdivision:* Any residential subdivision consisting of more than two hundred lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or residential building development.
- I. *Conservation Subdivision:* A residential subdivision where **either 33% or 50%** or more of the developable land area is permanently and legally preserved as undivided open space or for agricultural purposes; thereby permanently protecting agriculturally, environmentally, or historically significant land within the parcel. The remaining developable land is subdivided into buildable lots. A conservation subdivision can be

a ~~minor~~, medium, major, or mega subdivision in size, **and is classified as either an urban or rural conservation subdivision.** Because land protection for scenic, environmental, or agricultural purposes advances the values of the County as expressed in the Comprehensive Plan, certain development incentives including a density bonus are available for conservation subdivisions. **Conservation subdivisions shall be allowed in the zoning districts and at the density permitted by the Chester County Zoning Ordinance.**

Swimming pool with cabana: An outdoor swimming pool of adequate size for its likely usage, with a small, open air structure including restrooms, seating, and storage for users of the pool.

Walking Trail: A trail **at least four (4) feet in width** constructed for the pedestrian access of the residents of durable design, whether pervious or impervious in nature, with shared or independent access by all residents. **The trail should be constructed of wood chips, gravel, asphalt, concrete, or some other durable material when in open space, and can be a cleared trail when in woods. The required distance shall vary with the size of the development, with a baseline minimum distance of 0.25 miles for medium subdivisions.**

UDO: The Unified Development Ordinances of Chester County, South Carolina.

Use: The purpose or activity for which a piece of land or its buildings is designed, arranged, or intended, or for which it is occupied or maintained.

2.5 General Procedure

2.5.1 Exceptions to Subdivision Code

The following subdivisions qualify as exceptions under S.C. Code § 6-29-1110 **or the policies of Chester County** and are included within this definition only for the purpose of requiring that the local planning agency be informed and have a record of the subdivisions.

- A. Combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the zoning ordinance standards.
- B. Dividing land into parcels of five acres or more where no new street is involved. The Planning Director must receive plats of these exceptions as information and indicate the exception on the plats.
- C. Combining or recombining entire lots of record where no new street or change in existing streets is involved.
- D. A plat containing the statement “No new lots or property lines established” certified by a registered land surveyor may be recorded without undergoing any further step outlined herein.
- E. Individual subdivisions, whereby a single parcel is subdivided to create two parcels, are exempt from the review process, infrastructure standards, and design standards described herein unless specifically mentioned. Instead, an individual subdivision is required to submit the proposed survey to the county to assess compliance with county ordinances, such as minimum lot size, setback, and driveway or easement requirements, as well as state standards. If it meets these requirements and all other requirements that may be listed herein, it shall be considered approved and processed as such. In addition, individual subdivisions must abide by the waiting period on multiple subdivisions as described in Section 2.5.12.
- F. **Any division of land to heirs through the estate or trust settlement process, if falling under the exception described in Section 2.5.1(B) above, shall not be required to install new infrastructure or internal roads providing there is adequate existing road frontage until a point at which future subdivision occurs.**

2.5.2 Procedure by Type of Subdivision or Development

Whenever any subdivision or development of land falls into the categories listed in Table 2.1, the owner, or his authorized agent, shall apply for and secure approval of such proposed subdivision in accordance with the following review process before any deed transfer of any part thereof and before any permit for the erection of a structure in such proposed subdivision shall be granted, with the exception for individual subdivisions as noted in Section 2.5.1. Although each subdivision must undergo review by one or more entities of Chester County to ensure compliance with this ordinance, the intensity of review and development standards vary depending on the classification.

For all **developments of 8 lots or more**, adjacent landowners must be notified **by mail by the County** fifteen (15) days prior to the first meeting of Planning Commission.

The development review process, as described in Table 2.2, is the requirement from Chester County alone and does not include any needed coordination with outside entities, such as state agencies or utility providers. It is the responsibility of the developer to meet the requirements of such entities.

Table 2.1

Type of subdivision or development	Size
Group development	Varies
Non-residential subdivision	Varies
Planned development	Minimum of 4 acres
Individual subdivision	1 lot
Minor subdivision	2- 7 12 lots
Medium subdivision	8 13-40 lots
Major subdivision	41 -200 lots
Mega subdivision	201 or more lots

Table 2.2

Subdivision Type	Pre-application meeting	Sketch plan	Review of sketch plan by staff	Review of sketch plan by PC	Preliminary plat	Review of prel. plat by staff	Review of prel. plat by PC	Construction bonds	Review of construction bonds by County Council	Final plat	Review of final plat by staff	Review of final plat by PC
Group development	X	X	X	X	X	X	X	X		X	X	X
Non-residential subdivision	X	X	X	X	X	X	X			X	X	X
Planned development	X	X	X	X	X	X	X	X	X	X	X	X
Minor subdivision	X	X	X							X	X	
Medium subdivision	X	X	X	X	X	X		X		X	X	
Major subdivision	X	X	X	X	X	X	X	X		X	X	
Mega subdivision	X	X	X	X	X	X	X	X	X	X	X	X

For applicable subdivisions according to Table 2.2, the review of the sketch plan and preliminary plat shall be completed prior to making any street improvements and installing any utilities. For all subdivisions, approval of the final plat shall be given prior to sale of any lots, recording any portion of the plat of the proposed subdivision, or issuance of a building permit for construction of buildings, except as provided for model homes in these regulations.

Fees for processing any step of the subdivision process shall be paid with the application pursuant to a fee schedule established by resolution of County Council.

2.5.3 Pre-Application Meeting

A pre-application meeting with the Planning Director is required prior to the filing of a sketch plan application for all subdivisions specified in Table 2.2 in order to discuss the procedure for approval of the subdivision application, as well as county requirements and availability of services. County planning staff shall have the sole authority to waive any mandatory pre-application meeting where such a meeting is deemed unnecessary. Upon request, County staff shall arrange this meeting at the earliest reasonable time. **At the discretion of the County staff, this meeting may be required to include or be followed by an on-site visit.**

2.5.4 Sketch Plan

Prior to subdividing land, an owner of the land, or his representative, shall file an application for approval of a sketch plan along with the required documentation specified on said application. As specified in the application, the sketch plan shall include information on the name, ownership, location, features, existing conditions, and proposed conditions of the development. The application shall:

- A. Be made on forms available at the office of the Planning Director.
- B. Include all contiguous holdings of the owner including land in the same ownership, as defined herein, with an indication of the portion that is proposed to be subdivided, accompanied by an affidavit of ownership **or letter of agency**.
- C. Be accompanied by a minimum of three (3) bound copies, and an electronic copy (flash drive or emailed copy), of the sketch plan as described in these regulations and complying in all respects with these regulations.
- D. Be accompanied by the required willingness-to-serve letters by the Chester Metropolitan District and Chester Wastewater Recovery special purpose districts that indicate ability to provide the requested utility capacity and that specify any needed improvements. If the subdivision will utilize any other means of water delivery or wastewater treatment, including private wells, septic tanks, **or community wastewater systems**, a preliminary letter of approval from the South Carolina Department of Environmental Services is required.
- E. Be accompanied by written approval, or conditional approval, of the proposed access locations by the South Carolina Department of Transportation if the subdivision accesses a state highway.
- F. If a Mega Subdivision, or Planned Development or Group Development of equivalent size, include a required Traffic Impact Analysis (TIA). **A TIA may be required by the**

Planning Commission or County Council to be submitted at any time during the rezoning application process for the above developments.

- G. If a Group Development or Planned Development, include the design and location of all off-street parking areas as well as any landscaping plan that may be required by the Zoning Ordinance.

Sketch plans shall be distributed as follows:

- A. Planning Director (file copy);
- B. County Administrator's Office
- C. One copy shall be returned to the applicant showing any modifications needed.

After proper submission of the sketch plan, the Planning Commission will review the sketch plan at their next meeting, following the calendar of meetings and submittal deadlines available on the website of the Chester County Government. The Planning Director shall advise the Planning Commission as to conformance with the regulations contained herein and the Comprehensive Plan, as well as (to the extent allowed by these ordinances) any recommended alterations that better conform to or enforce the intent of these regulations or the Comprehensive Plan.

The Planning Commission (or staff, if the classification of the subdivision only requires staff review) shall have the option to approve, approve conditionally, or disapprove of the sketch plan. If the sketch plan is disapproved or approved conditionally, the justification for that decision shall be conveyed to the applicant with specific reference to the parts of this ordinance, the Comprehensive Plan, or other regulation to which the sketch plan does not adequately conform. If conditional approval is granted, the Planning Commission may require resubmittal and review at a subsequent Planning Commission meeting, or may direct the Planning Director to review the resubmitted sketch plan to verify that it meets the required changes. **If the sketch plan is disapproved, resubmittal and review at a subsequent Planning Commission meeting is required.**

The Planning Commission reserves the right to require changes to the sketch plan based on the details of the site itself or to better align the project with the intent of these codes or, more broadly, the betterment of the county, as defined by S.C. Code § 6-29-1120 and the values of Chester County, as summarized in the Purpose and Intent Section of these ordinances and more fully in our Comprehensive Plan.

If the classification of the subdivision only requires staff review, that review shall occur and the applicant be informed within thirty (30) days of a submitted correct application. Approval at that meeting shall constitute authorization to prepare and submit a **Final Plat**. Approval does not authorize the developer to begin the proposed construction or improvements.

2.5.5 Preliminary Plat

Based upon the approval of the sketch plan, the applicant shall file with the Planning Director an application for approval of a preliminary plat plan along with the required documentation specified on said application. As specified in the application, the preliminary plat shall include information on the name, ownership, location, features, existing conditions, and proposed conditions of the development in detail. The application shall:

- A. Be made on forms available at the office of the Planning Director.

- B. Be accompanied by a minimum of five (5) bound copies and an electronic copy (flash drive or emailed copy) of the preliminary plat as described in these regulations and in the application.
- C. Conform in all respects with the sketch plan as approved.

Upon determination by the Planning Director that the preliminary plat conforms with the approved sketch plan, the Planning Director shall immediately submit an appropriate number of copies of the preliminary plat and construction plans to the following agencies for review and approval before review by the Planning Commission, if applicable:

- A. Administrative Official (file copy);
- B. Appropriate utility providers and special purpose districts, if affected;
- C. Appropriate division of South Carolina Department of Environmental Services;
- D. USDA Natural Resources Conservation Service (NRCS), if appropriate; and,
- E. South Carolina Department of Transportation.

If any of the above agencies has comments relating to the submitted preliminary plat, those comments shall be relayed to the Planning Commission prior to or at the meeting at which they will review said preliminary plat, **or at the final review by staff, if only staff review is required in Table 2.2**. It is expressly understood that the Planning Commission shall not act to override the requirements of other agencies or County Departments. It may, however, seek to bring agreement in case of conflicts between the various reviewing agencies, or a reviewing agency and the subdivider.

Any plat submitted to the Planning Commission shall contain the name and address of a person to whom notice of hearing may be sent: and no plat shall be acted upon by the Planning Commission without affording a hearing thereon, notice of time and place of which shall be sent by certified mail to said address not less than five (5) days before the date fixed therefore.

Approval of the preliminary plat shall be noted on the plat and certified by the Planning Director on authorization by the Planning Commission. Also noted shall be the date on which the Planning Commission granted approval and the date of written notification to the subdivider or his authorized agent. Approval of a preliminary subdivision plat shall not constitute approval of the final subdivision plat. Application for approval of the final (record) plat will be considered only after the requirements for final plat approval as specified herein have been fulfilled and after all other specified conditions have been met. Upon approval of the preliminary subdivision plat by the Planning Commission the subdivider may proceed with compliance with the other requirements of these regulations, construction of proposed improvements and the preparation of the final subdivision plat.

The approval of a preliminary plat shall be effective for a period of two (2) years, **in accordance with S.C. Code of Laws §6-29-1530**. If at the end of which time final plat approval of all or part of the subdivision has not been obtained from the Planning Commission or substantial progress with the construction of required improvements has not been made, preliminary plat approval shall expire. **The applicant may apply in writing to the Planning Commission before the end of the vesting period for a one-year extension of the vested right of the preliminary plat approval, which shall be approved. Only one such extension may be given.** Any such subdivision shall be required to resubmit a new plat for preliminary approval subject to all new land development regulations.

For the purpose of allowing the early construction of model homes in a subdivision, the Planning Commission at its discretion may permit a portion of a subdivision involving not more than two (2) lots to be created in accordance with the procedures for exempted subdivisions, provided said portion derives access from an ~~existing city, County or state highway~~ **finished or unfinished interior road**, and provided no future road or other improvement is anticipated where said lots are proposed. Subsequent to approval of exemption, the model may be constructed, subject to such additional requirements that the Planning Commission may require.

2.5.6 Construction Bonds

Prior to consideration of the Final Plat for approval, the subdivider shall either have:

- A. installed the improvements required by these ordinances and necessary to serve the subdivision along with the required certification by a Registered Engineer;
- B. have posted a bond or other surety acceptable to the County to insure the installation of these improvements; or,
- C. some acceptable combination thereof, as approved by the Planning Director and County Attorney.

The County Attorney shall approve the bond as to form, providing for and securing to the County the actual construction and installation of such improvements and utilities within a period of time specified in the bond.

The bond shall be signed by the developer as principal with corporate surety, an irrevocable letter of credit from a local bank, a bank letter that loan funds will be reserved by the bank to meet requirements of the bond, or evidence of cash held in escrow by a bank payable on demand of the County.

The bond amount shall equal one and one half (1 ½) times the cost of construction of all improvements covered by the bond. The cost estimates shall be developed and attested to by a registered engineer and approved by the Planning Director and County Attorney.

When a bond is used in lieu of completion of improvements, the bond shall stipulate the period of time within which all of the required improvements shall be installed and approved, and in no event shall this time be longer than two (2) years after approval of the Final Plat, unless special authorization is given by the County Administrator or County Council.

Improvements to be included in the bond where applicable include the total cost of water, sewer, stormwater collection and retention systems, roads, sidewalks, **street trees**, and street lighting.

As-built drawings of improvements installed under surety shall be delivered to the Planning Director for approval as construction is completed.

Procedures for bond approval shall be as follows:

- A. An application containing the required information and approvals of cost estimates shall be submitted to the Planning Director.
- B. The Planning Director shall submit the application and supporting materials with a recommendation to the County Attorney for review and comment.

- C. The County Attorney shall submit the materials to the Planning Director and County Administrator with a recommendation for approval or disapproval.
- D. If **County Staff (or the County Council, if required)** approves the Bond and the Final Plat is subsequently approved, the Final Plat shall be noted as given with “BONDED PLAT APPROVAL”, which authorizes the plat to be recorded by the Clerk of Court.
- E. After the subdivider fulfills his obligations as required by Subdivision Regulations and Bond, the Planning Director shall certify that fact to the County Administrator and County Attorney, who shall release the Bond.

2.5.7 Final Plat - Application

Following the approval of the Preliminary Plat and completion of all required improvements or County approval of the construction bonds, the applicant shall file with the Planning Director an application for final approval of a subdivision plat. As specified in the application, the final plat shall include detailed information on the name, ownership, location, any nearby or on-site flood plains, features, existing conditions, and proposed conditions of the development in detail, along with certification and seal by a Registered Engineer and a certification of ownership. Furthermore, the application shall:

- A. Be made on forms available at the Office of the Planning Director.
- B. Be accompanied by:
 - a. A minimum of five (5) prints and one reproducible copy of the Final Plat on sheets not exceeding twenty-four (24) inches by thirty-six (36) inches with a drawing size of twenty-two (22) inches by thirty-four (34) inches;
- C. If not using a bond, the application must include:
 - a. Two (2) prints of as-built drawing of sanitary sewers (if applicable) with grade, pipe sizes, and points of discharge;
 - b. Two (2) prints of as-built drawing of storm sewer system with grade, pipe sizes, and location of outlets; and
 - c. Two (2) prints of as-built drawing of water system with pipe sizes and location of hydrants and valves.
 - d. Two (2) prints of as-built drawing of roads with grades and paving width.
- D. Include any HOA governing documents or bylaws required herein.**
- E. Include a Plan for Management of Open Space and Common Facilities that**
 - a. **Allocates responsibility and guidelines for the maintenance and operation of the open space, to include road frontage buffers, and any community facilities located thereon, including provisions for specific ongoing maintenance activities and long-term capital improvements, including cost estimates, enforcement of the Plan, and a provision that the Planning Commission must approve any changes to the Plan.**

The Final Plat itself must:

- A. Comply in all respects with the Preliminary Plat as approved.
- B. Include the following notations:
 - a. A signed Certificate of Accuracy by a Registered Surveyor, stating as follows:

Certificate of Accuracy

I hereby certify that the plan shown and described hereon is a true, correct, and accurate survey required by the Land Development Regulations of Chester County and that the monuments shown were placed to the specifications set forth in said regulations.

Date
SEAL

Registered Land Surveyor
S. C. Registration Number _____

b. A signed Certificate of Ownership and Dedication, stating as follows:

It is hereby certified that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby dedicate all streets, alleys, walks, parks, and other sites to private or public use as noted.

Date

Owner

C. Be accompanied by the following certificate signed by a South Carolina Registered Engineer covering all required improvements that are not bonded:

"I hereby certify that the streets, stormwater system, sewer system, water system, and any other required infrastructure improvements in _____ Subdivision as shown on the Record Drawings dated _____, prepared by _____ have been installed in accordance with the Preliminary Plat approved by the Chester County Planning Commission on _____ (date)."

SEAL _____
(Registered Engineer)

D. Be accompanied by all formal irrevocable offers of dedication to the county or special purpose districts of all local government uses, utilities, and easements as applicable, and in rare cases parks and streets, in a form approved by the local government attorney, and the Final Plat shall be marked with a notation indicating the formal offers of dedication as follows:

"The owner, or his representative, hereby irrevocably offers for dedication to the local government or special purpose districts, as applicable, all the local government uses, easements, and required utilities shown in the subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated _____ and recorded in the Clerk of Court's Office."

By _____ Date _____
(Owner or Representative)

The applicant shall deliver a warranty deed to all such easements and lands in proper form for recording.

- E. Include all private roads and facilities, which must be marked as private on the final plat. In addition, all subsequent plats of individual lots must also be marked with the following notation:

“Any streets, sidewalks, parks, and other sites as specifically noted hereon shall be perpetually maintained by a homeowners’ association and will not be accepted for maintenance by Chester County. The homeowners’ association shall be a legally chartered entity that is registered with the SC Secretary of State.”

By _____ Date _____
(Owner or Representative)

All property owners shall sign and legally record an approved road maintenance and/or other facility agreement, **the text of which shall be included with the Final Plat application..** All deeds covering the property shall reference this agreement, which shall be binding and transferable with the property. The subdivision final plat and each individual parcel plat shall depict the roadway and/or other facilities as privately maintained.

It is the express policy of Chester County not to accept for public ownership or maintenance any internal street, park, **stormwater infrastructure, sidewalks,** or other such facilities within a new subdivisions, although Chester County retains the right to do so upon approval of the Chester County Council in rare situations. In the event any such facilities are approved for acceptance, final acceptance will be based on a satisfactory on-site inspection by the appropriate County staff as designated by the County Administrator and reported in writing to the Planning Commission and County Council.

- F. If applicable, be accompanied by a copy of the approved construction bond, with a provision that the principal of the bond shall comply with all the terms of the resolution of the Final Plat approval as determined by the Planning Commission including, but not limited to, the performance of all required subdivision and off-site improvements, and that all improvements and land intended for public or special purpose district dedication shall be dedicated to the local government free and clear of all liens and encumbrances on the premises.

2.5.8 Final Plat – Process

Upon determination by the Planning Director that the Final Plat is in conformity with the Preliminary Plat as approved, the Planning Director shall submit an appropriate number of copies of the Final Plat and As-Built Drawings to the same agencies and County departments which reviewed and approved the Preliminary Plat.

These reviewing agencies shall report their comments or findings to the Planning Director within thirty (30) days after receipt of the Final Plat. If the subdivision size merits review by the Planning Commission, these comments shall be relayed to the Planning Commission prior to or at the meeting at which they will review said Final Plat. If the subdivision is of a size such that only administrative review of the Final Plat is required **and agency review is required**, no approval shall be administratively given until this required thirty day review period has elapsed.

The Planning Director or Planning Commission shall give approval, approval with modifications, or disapproval of the Final Plat. In no case shall the Planning Commission or Planning Director disapprove a Final Plat of a subdivision which:

- A. Meets the requirements of a Final Plat as set forth in the regulations;
- B. Conforms to an approved Preliminary Plat; and,
- C. Has all the required improvements installed and approved or a bond for such improvements approved **by County Council or a combination thereof.**

No subdivision plat shall be filed with or recorded by the County Clerk of Court until the Final Plat has received final approval or final approval under bond. The applicant shall cause a copy of the approved final plat to be recorded by the Clerk of Court with. It shall be the responsibility of the applicant to file the plat with the Chester County Clerk of Court, which shall occur within ten (10) working days of the date of the final approval.

The grounds of disapproval of any plat shall be stated upon the records of the Planning Commission or Planning Director, as the case may be. No plat shall be acted upon by the Planning Commission without affording a hearing thereon, notice of time and place of which shall be sent by certified mail to the address provided by the applicant not less than five (5) days before the time of the hearing.

Upon approval of the Final Plat by the Planning Commission, the following statement will be placed on the Final Plat by the Planning Director and one (1) copy of the plat returned to the subdivider:

"The subdivision plat shown hereon has been found to comply with Development Regulations and has been approved for recording in The Office of the Clerk of Court for Chester County, South Carolina."

(Date)

(Name)

The Planning Commission may grant Final Plat approval to sections of a subdivision shown on an approved Preliminary Plat which meet all the previously mentioned requirements of this ordinance if such sections, in the opinion of the Planning Commission, are adequately served by all utilities, a storm drainage system and street system, even if no other sections of the subdivision are developed.

If it should become necessary to revise a final plat due to a dimensional or other minor error, a revised plat shall be submitted to the County for final recording after the Planning Commission has approved and signed the revised plat.

If to be installed by Chester County, the total cost of all traffic devices shall be paid in full prior to the recording of the final plat.

A building permit may be secured or transfer of title occur only after approval of the final plat.

2.5.9 Process Variations for Conservation Subdivisions

Applicants for a conservation subdivision must submit a Yield Plan before submittal of the sketch plan. The Yield Plan shall show the maximum number of lots reasonably achievable on the property, based on a conventional subdivision design consisting of lots meeting or exceeding the minimum dimensions required for lots in conventional subdivisions,

conforming to the County's regulations governing lot dimensions, land suitable for development, and street design. The Yield Plan shall be prepared by the applicant, and does not have to meet the formal requirements for a site design plan, not being intended to involve significant engineering or surveying costs. Potential building lots and streets must not be shown in areas that would not ordinarily be permitted in a conventional plan, and should thus include basic topography, wetland locations, floodplains, and slopes exceeding 25% in areas unsuitable for development. The Yield Plan should be brought at the Pre-Application Meeting. All Pre-Application Meetings for conservation subdivisions should be followed by an on-site visit.

Following these steps, the Sketch Plan for conservation subdivisions shall be developed by a team that includes at least one landscape architect or planner with conservation subdivision design experience. In addition to the Sketch Plan requirements outlined in Section 2.5.4, each Sketch Plan for conservation subdivisions shall show Primary Conservation Areas of undevelopable land as outlined in Section 2.7.3, as well as the Secondary Conservation Areas, which may include woodlands, farmland, natural areas, public and/or private recreation areas and facilities including community commons or greens, and scenic viewsheds. Secondary Conservation Areas shall comprise at least half of the remaining land and shall include the most sensitive and noteworthy natural, scenic, and cultural resources as described in Section 2.2.c. above.

In addition to the standard prerogatives by which the Planning Commission reserves the right to require changes to the Sketch Plan as expressed in Section 2.5.4, the Planning Commission shall also consider the Conservation Subdivision Design Features as expressed in Section 2.7.12.

2.5.10 Appeal of Administrative Action

Any staff action, defined as a decision rendered by the Planning Director during the subdivision review process, may be appealed to the Chester County Planning Commission by the applicant or another interested party where it is alleged that there is an error in the order, requirement, or determination made by the staff in the administration of these regulations. The Planning Commission shall act on the appeal within sixty (60) days and the action of the Planning Commission is final. Appeal from the decision of the Planning Commission must be taken to the Circuit Court within thirty (30) days after the notice of the decision of the Planning Commission has been delivered to the subdivider.

2.5.11 Flood Plain Provisions

All lots shall have a flood free building site. No property within the floodway shall be included in the minimum lot area requirements for the zoning district in which it is located. Refer to the Flood Prevention Ordinance in the County Code for further information.

2.5.12 Wetlands Provisions

No portion of a subdivision shall be approved for construction that is in a designated wetland without prior approval from, and subject to the restrictions of the U.S. Army Corps of Engineers.

2.5.13 Surveying and Marking Standards

Boundary surveys for subdivisions subject to this ordinance shall be performed in accordance with the *Standards of Practice Manual for Surveying in South Carolina*, as promulgated by the S.C. Code of Regulations §40-22. This manual is hereby adopted by reference and is as much a part of this Ordinance as if contained herein.

2.5.14 Waiting Period for New Subdivisions

- A. All individual subdivisions **are subject to a** one (1) year before submitting another application to subdivide the new parcel. Likewise, the parent tract from which the new parcel was subdivided must wait one (1) year before being subdivided again.
- B. All planned developments, ~~non-residential subdivisions,~~ **residential group developments,** and all other residential subdivisions specified in Table 2.1, **are subject to** a five (5) year waiting period before further submitting **a new sketch plan application** to subdivide any additional parcel **within its borders.** must wait five (5) years before further submitting another application to subdivide any additional parcel. Likewise, the parent tract from which the new parcel(s) was subdivided and any new individual subdivisions from the parent tract must wait five (5) years before submitting another application for any subdivision other than an individual subdivision. To subdivide the parent parcel into an individual parcel, the parent tract must wait only one (1) year.
- C. The intent of the waiting period is to discourage serial subdivision developments, such as multiple and adjacent minor subdivision applications ~~from a single parent parcel, or a combination of individual and minor subdivisions,~~ in order to avoid the regulations for the higher tier of subdivision contained herein. Upon the finding of the Planning Director that a proposed subdivision does not fall into this category, the Planning Commission may consider, but is under no obligation to approve, exceptions to Articles A and B of this section, **particularly in cases of new family subdivisions.**
- D. Upon the finding of the Planning Commission that a proposed subdivision does qualify as a serial subdivision as defined in Article C, any submitted plan for a new subdivision may be either required to meet the infrastructure or design standards for the next highest tier of subdivision, when considered in combination with the previous subdivision (in addition with any other design standards considered necessary to meet the needs of the combined neighborhood), required to abide by the waiting period in Article B or C (whichever is applicable), or both.
- E. **Any subdivision application that is part of an estate or trust settlement shall not be constrained by any waiting period during the settlement process period.**

2.6 Infrastructure Standards

2.6.1 General Notes on Infrastructure Standards

In order to achieve a community that achieves the legal goals for zoning ordinances as specified by the values of Chester County, expressed in the Comprehensive Plan, certain levels of infrastructure improvements are required for all subdivisions and developments listed below in Table 2.3. These improvements are specified in subsequent sections.

There shall be a two-year warranty period from the approval of the final plat for the County to identify any faults or defects for all infrastructure, regardless of ownership. It shall be the responsibility of the developer to repair any such defects during this warranty period.

Table 2.3
Required Infrastructure Improvements

Subdivision Type	Naming and entry sign	Internal access streets	Shared driveways & gravel streets	Paved streets	Sidewalks	Stormwater management	Underground utility lines	Street lighting	Amenity improvements
Group development	X	X		X	X	X	X	X	X
Non-residential subdivision		X		X	X	X	X	X	
Planned development	X	X		X	X	X	X	X	X
Minor subdivision			X				X*		
Medium subdivision	X	X		X	X	X	X		X
Major subdivision	X	X		X	X	X	X	X	X
Mega subdivision	X	X		X	X	X	X	X	X
Rural conservation subdivision	X	X		X*		X*	X		X

** indicates potential flexibility with the requirement, given the size or type of subdivision*

2.6.2 Naming and Entry Sign

- A. Where applicable under Table 2.3, subdivisions must be named. The proposed name(s) shall be submitted along with the sketch plan application and reviewed by the Planning Commission, who shall have the authority to deny or modify the proposed name, or submit a list of eligible names from which the applicant may choose. The name must have significance to the history, heritage, people, or in certain limited cases, environment of Chester County. Particular preference shall be given to proposed names that reflect the name of the local community, town, or hamlet in which the subdivision will be located. It is the intent of this article to further the historical remembrance and respect for the heritage of this county by discouraging non-local, **commercial**, or generic names. Examples of recommended local names include: “Blackstock Station,” “Rocky Creek Village,” or “Lewisville Park.” Examples of discouraged, non-local names include: “Oakwood Village,” “Charity Hills,” or “The Estates at Coventry.”
- B. Each subdivision must have a monument sign at the primary point of access off of the external road **between five feet and fifty feet**. Monument signs are defined as freestanding signs, mounted directly upon the ground, and not exceeding six feet in height above the ground or fifty square feet in total area. One such sign per external street access point shall be allowed. Preference shall be given to signs constructed with high-quality materials, such as stone, rock, treated lumber, or some combination thereof.

2.6.3 Internal Access Streets

- A. Where applicable under Table 2.3, subdivisions are required to have an internal road as the sole access point for individual lots. No subdivision or development listed in Table 2.3 may have lots with direct access to a state or county public road of any category. This regulation is specifically to protect the public health, safety, and beauty of Chester County and her citizens. All mega subdivisions must have at least two paved access streets onto local or state roads, and all major subdivisions are also encouraged and may be required where possible to have at least two access streets, one of which may be unpaved and accessed only by emergency vehicles.
- B. All streets, regardless of type, must be named in accordance with County 911 Road Naming Standards.

Streets that are extensions of, or obviously in alignment with existing named streets, shall bear that name. The name of new streets shall be subject to the approval of the Planning Commission and shall not duplicate similar in sound to existing names in Chester County, irrespective of suffix (i.e. “street, drive, etc.”) used.

Medium, Major, and Mega subdivisions must have their internal street names reviewed and approved by the Planning Commission during the **sketch-plan preliminary plat** review. They shall be considered under the same criteria, more loosely applied, as used for the name of the subdivision itself.

Street name signs shall be installed at all intersections within a subdivision. For connections with external roads, the location of those signs must comply with standards set by the County Roads Department or the SCDOT, depending on the jurisdiction of the road.

- C. All private internal access streets, whether paved or gravel, shall be:
- a. constructed to the standards of this Article;
 - b. noted as such on a required deed restriction, covenant, or other legal instruments associated with each lot in the subdivision that ensure continued maintenance of the private roads, in perpetuity;
 - c. for all subdivisions that are medium in size or larger, a property owners' or homeowners' association that is responsible for the continuous and perpetual maintenance of any private roads (subject to Section 2.5.6(E) of this ordinance) shall be established and shall meet the following requirements:
 - i. membership in the association must be mandatory and automatic for all property owners in the subdivision and their successors;
 - ii. the association shall have lien authority to ensure the collection of dues from all members; and,
 - iii. the association shall be responsible for informing each property owner prior to the time of closing that identified roads in the subdivision are private roads, and that the county does not have liability and is not liable for any maintenance of said roads at any point in the future, regardless of condition.

2.6.4 Shared Driveways and Gravel Streets

All minor subdivisions must have street access exclusively through some combination of **individual driveways**, shared driveways (serving no more than two (2) dwelling units) or gravel streets (serving no more than ~~three~~ **six** dwelling units), in order to promote the goals of Chester County as expressed in Section 2.6.3(A). During the sketch plan review, preference shall be given, and may be required where feasible, for gravel streets over shared driveways.

All gravel streets:

- A. must be a local private street (such as a cul-de-sac, marginal access, or local residential street) serving either an individual subdivision or minor subdivision only;
- ~~B. must be designed by a registered engineer, in order to ensure quality and maximize longevity for future residents. The engineering drawings must be submitted to Chester County along with the final plat for the subdivision application;~~
- C. must be designated as private on subdivision plans with written maintenance provisions or designation of responsibility for maintenance, such as maintenance by an HOA, submitted to the Planning Commission for approval, **which agreement must be recorded with the Clerk of Court and signed by future buyers;**
- D. if serving a minor subdivision, must be marked by a sign at the beginning of the **street** stating "State/County Maintenance Ends" that meet SCDOT specifications, must be installed prior to final plat approval, and must be maintained by the subdivider **or his assignee;**
- E. must have at least a 20-foot wide driving surface with at least a 4-inch compacted stone base, **or may be paved with concrete,** and a height clearance of at least 12 feet;
- F. must connect to the paved road via a paved asphalt apron of at least 15 feet;

- G. if originally a private driveway that, through one or more new individual subdivisions, is now proposed to become a named, private gravel street, must meet all the standards of this section before County approval;
- H. must have a minimum easement or right-of-way appurtenant to each lot served of fifty (50) feet in width; and,
- I. cannot connect to another road or driveway or on both ends to public streets.

For a minor subdivision composed of dwelling units restricted to use by related owners, up to five ~~eight~~ lots are allowed on a gravel street. ~~This variety of family subdivision may submit a variance request to the Board of Zoning Appeals, after a waiting period of at least five (5) years after initial subdivision approval, to add no more than one additional lot, which must meet the zoning standards of the district, on the existing gravel street.~~

As stated in Section 2.5.5(E), it is the express policy of Chester County not to accept any internal streets for subdivisions for public ownership or maintenance. Under no circumstances shall residential gravel streets or driveways be considered eligible for acceptance by Chester County.

2.6.5 Paved Streets

Street grading base preparation and surfacing shall be carried out by the subdivider according to the plans and using specifications of the SCDOT. Minimum roadway surfacing widths shall be as follows:

Street Classification	Width
Arterial	As specified by SCDOT
Collector	36' – face of curb to face of curb
Local Commercial	36' – face of curb to face of curb
Local Residential	26' – face of curb to face of curb
Local Residential (for Rural Conservation Subdivisions)	Option for 22' paved width, with 2' of gravel on a sand base on each side.
Private Gravel Street	20' width
Alley	20' paved width for a two-way alley, 10' paved width for a one-way alley

As stated in Section 2.5.5 (E), it is the express policy of Chester County not to accept any internal streets for subdivisions for public ownership or maintenance.

All mega subdivisions, as well as group developments and planned developments of an equivalent size, shall be required to complete and submit a Traffic Impact Analysis (TIA) to the Planning Commission and the SCDOT. Mitigation or improvement measures determined by the TIA, if they exceed those in these ordinances, shall be required and included with the Preliminary Plat application, along with the full TIA.

2.6.6 Sidewalks

In all residential land developments and subdivisions as required by Table 2.3, a (5) five-foot sidewalk shall be provided on at least one side of all interior streets, and (5) five-foot sidewalks shall be provided on both sides of local commercial streets and arterial streets. Where relevant, internal sidewalks must connect with adjacent public sidewalks and/or trails.

Sidewalks should be separated from the street by a planting strip of grass, landscaping, or where required, street trees. This planting strip shall be at least six (6) feet in width, in order to allow for healthy growth of trees.

Pedestrian crossings across internal streets must be distinguished from the driving surface by use of durable materials such as pavers, bricks, raised concrete or asphalt, or scored concrete or asphalt. Where a subdivision design involves unusually long blocks, public right-of-way for pedestrian crosswalks shall be provided where such are necessary for the convenience of pedestrians. Such right-of-way shall not be less than ten (10) feet wide.

2.6.7 Stormwater Management

- A. Concrete curbs or paved valley type gutters shall be installed and shall be in accordance with plans and specifications of SCDOT and the County Public Works Department; provided, however, all minor subdivisions or other conventional subdivisions with lots having street frontage of (150) one hundred fifty feet or more and total area of two acres or more may utilize valley gutter or setback ditches.
 - a. Valley gutters shall be a continuation of the roadway surface of at least four (4) feet with the outside edge turning up so as to provide a minimum depth of at least twelve (12) inches.
 - b. Setback ditches shall be located so as to provide a minimum shoulder width of four (4) feet. Ditches shall be approximately three (3) feet in width and maintain a minimum depression of eight (8) inches.
 - c. Curbs and gutters may be installed and may be roll – type or standard 90-degree curb.
- B. An adequate drainage system for a (25) twenty-five-year frequency rainfall, including necessary improved open channels, pipes, culverts, storm sewers, intersection drains, drop inlet, bridges, and other necessary appurtenances shall be installed by the subdivider and shall be according to plans and specifications approved by the County Public Works Department. The points of inflow and discharge of culverts shall have masonry head walls installed using the specifications of SCDOT. All points of inflow of culverts (12) twelve inches or larger in diameter shall have steel grates installed with a grid of not more than (6) six inches. Retention ponds which are dedicated to and accepted by the County shall be fenced with wire fencing a minimum of (5) five feet in height installed at the expense of the subdivider. Retention ponds which are privately owned shall be maintained and fenced by the property owner. The development plan shall set forth the method by which a private retention pond and fencing will be maintained in the future.

- C. **Rural conservation subdivisions are permitted to utilize setback ditches and/or Low Impact Development (LID) methods, such as rain gardens and bioswales, as a replacement for conventional stormwater management provided all state standards for runoff are met and the engineered plans approved by the Department of Environmental Services. Setback ditches may be approved even though not meeting the minimum street frontage or minimum lot size required by Section 2.6.7(A).**

2.6.8 Underground Wiring

All **internal** utility lines shall be buried underground, with the exception of power lines for minor subdivisions, which may be allowed to be overhead. **No existing overhead powerlines along the external access road that serves as the entry point to the neighborhood shall be required to be moved underground if deemed infeasible. Backbone lines along the perimeter of a subdivision that may provide power to future, adjacent developments may be permitted upon request by the developer and approval by the Planning Commission.**

2.6.9 Street Lighting

All street lights shall be properly shielded and at an adequate brightness, generally interpreted as no more than 15,000 lumens, so as to prevent light pollution and not create a nuisance for residents or drivers. Distance between the street lights shall be approximately uniform and evaluated by the Planning **Commission Director** during the preliminary plat review.

2.6.10 Amenity Improvements

It is the stated policy of Chester County to ensure access to outdoor entertainment and recreation for the purpose of advancing the public health, morals, and general welfare of our population. For that reason, outdoor amenity improvements are required for certain subdivisions and residential developments. For the purposes of this article alone, all residential group developments and planned developments can be classified as one of the below three categories based on the number of dwelling units contained within the development on a 1:1 ratio with the number of lots that define the below subdivisions.

Construction on amenity improvements must **begin be substantially completed** before the point at which 50% of the building permits shall have been issued.

It is the express policy of Chester County not to accept any privately-constructed amenity improvement for maintenance or ownership by the county, instead requiring that such amenities be maintained in the same fashion as private roads and other infrastructure.

For mega subdivisions or their equivalent of an unusually large size, more or enhanced amenities than the below may be required at the discretion of the Planning Commission in order to meet the increased needs of the resident population. **Each amenity must be a sufficient size, square footage, or with sufficient equipment, and with adequate parking, to provide service to the residents of the subdivision, and the Planning Commission may require larger or superior structures or areas within the below categories at their discretion.**

Table 2.4

Amenity	Medium subdivision	Major subdivision	Mega subdivision
Pavilion or picnic area			
Playground			
Internal walking trail		* was yellow	
Dog park			
Sports field			
Clubhouse			
Swimming pool with cabana			

(Green indicates a required amenity; yellow indicates that one of the options is required)

2.6.11 Other Infrastructure Standards

- A. Natural Gas: When gas lines are located in a street right-of-way, where possible, such lines shall be located outside the portion of the street to be surfaced to prevent cutting into the paved surface to serve abutting properties. When a natural gas pipeline is located adjacent to the location of a new subdivision, the developer is encouraged to consult with Chester County Natural Gas regarding incorporating natural gas into the subdivision.
- B. Public Water: When the Planning Commission determines that public water service is available within one thousand (1,000) feet, a public water system shall be installed in a subdivision in accordance with the policies of the County. When a water system is installed in a subdivision, water mains, valves, and fire hydrants shall be installed according to plans and specifications approved by the Chester Metropolitan District and the South Carolina Department of Environment Services, **in addition to the county**. When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve abutting lots, a connection shall be stubbed out to the property line to serve each lot before the street is surfaced. **At the discretion of the Planning Commission, this requirement may be waived for conservation subdivisions.**
- C. Public Sewerage: When the Planning Commission determines that sanitary sewer service is available within one thousand (1,000) feet, a sanitary sewer shall be installed in a subdivision. Sanitary sewers shall be installed to the plans and specifications approved by Chester Wastewater Recovery, Great Falls Wastewater, Fort Lawn Wastewater, and the Department of Environmental Services (DES). When the sewer main is located in the street right-of-way,

and it will be necessary to cut into the street surface to serve abutting lots, a connection shall be stubbed out to the property line to serve each lot before the street is surfaced. **At the discretion of the Planning Commission, this requirement may be waived for conservation subdivisions.**

- D. Centralized Mailbox: Centralized, or cluster-style mailbox kiosks shall be located in a safe and convenient location for residents, **including a minimum of three (3) off-street parking spaces with one being van-accessible**, if required by the United States Postal Service. All such kiosks shall be fully accessible for all residents and comply with the American with Disabilities Act requirements and standards.
- E. Fire Hydrants: Where required by the International Fire Code, fire hydrants shall not be spaced more than eight hundred (800) feet apart, and at least one fire hydrant shall be located within six hundred (600) feet of the closest building. For multi-family residential developments, fire hydrants shall not be spaced more than five hundred (500) feet apart, and at least one fire hydrant must be located within four hundred (400) feet of the building. All fire hydrants shall be located within twelve (12) feet of the designated access road. A fire hydrant capable of meeting the system demand must be located within one hundred (100) feet of a designated fire department connection where applicable. For all fire hydrants, a minimum clearance of thirty-six (36) inches must be maintained around fire hydrants, and for hydrants with connections larger than two and a half (2.5) inches, a clear space of at least sixty (60) inches is required in front of the connection.
- F. Addressing: All residential dwelling units for subdivisions listed in Table 2.3 shall have the address posted on numbers at least three (3) inches in height, in a contrasting color from their background, and clearly visible on the front façade. All other homes, including those built on individual subdivisions, shall be required to have them on either the mailbox or an address sign by the driveway.

2.7 Design Standards

2.7.1 General Notes on Design Standards

In order to achieve a community that achieves the legal goals for zoning ordinances as specified by the values of Chester County, expressed in the Comprehensive Plan, and that specifically creates a safe, moral, convenient, and beautiful community, certain levels of design standards are required for subdivisions and developments listed below in Table 2.5.

2.7.2 Modifications of Design Standards

Minor modifications from these standards that permit design solutions that are otherwise compatible with the intent of this ordinance but that, because of unique situations regarding the particular development, are not able to achieve full compliance with the requirements listed herein, may be considered by the Planning Commission during the Sketch Plan review. This option should not be used to grant a full waiver of any individual requirement and provides that the intent and purpose of these requirements is not violated.

Table 2.5

Subdivision Type	Open space	Road frontage buffer	Waterway buffer	Street trees	Architectural standards	Off-street parking	Reservation of public sites	Block standards	Street design standards
Group development	X	X	X	X	X		C		X
Non-residential subdivision	X		X	X			C		X
Planned development	X	X	X	X	X	X	C		X
Minor subdivision		X				X			X
Medium subdivision	X	X	X	X	X	X			X
Major subdivision	X	X	X	X	X	X	C	X	X
Mega subdivision	X	X	X	X	X	X	C	X	X

(X indicates a requirement; C indicates that it may be a requirement, determined on a case-by-case basis)

2.7.3 Open Space

The particular intent of Chester County in this requirement is to preserve the rural nature of the unincorporated county, steward the environment well, provide opportunities for outdoor recreation and enjoyment of nature, and diminish the negative impacts of new development on existing residents. In addition, these regulations are intended to assist in discouraging developmental sprawl and focusing growth where best suited for county infrastructure, services, and culture, and thus harmony and long-term fiscal responsibility.

For applicable subdivisions and developments, open space must be dedicated or reserved (where appropriate) for active or passive recreation. **In this context, open space must consist of buildable upland, and does not include any areas within flood zones, waterway buffers, areas designated as natural wetlands, lakes, rivers, creeks, utility easements, areas of steep slopes of thirty (30) percent or greater, which may be designated as Primary Conservation Areas. Road rights of ways are also excluded from counting towards reserved open space and are not considered as Primary Conservation Areas.**

Where relevant and appropriate, open space shall be located so as to be readily accessible ~~with at least 50% of the open space useable~~ **and useable** by the residents. Each site shall be of suitable size, dimension, topography, and general access for the particular purposes specified by the Planning Commission. These areas shall be shown on the Plat and marked as “recreation or scenic open space,” as the case may be.

Provisions must be made for the common ownership and perpetual maintenance, through a HOA or similar entity, of any open space which is accessible by the residents of the subdivision.

In the event that the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the County may assume temporary or permanent responsibility or maintenance and may enter the premises and take corrective action, with costs of such maintenance charged to the HOA, similar entity, or individual property owners that make up such entity, including administrative costs and penalties. Such costs shall become a lien on all subdivision properties.

Natural features shall be maintained in their natural condition, but may be modified to improve their appearance, functioning, or overall condition, as recommended by experts in the particular area being modified. Particular modifications may include reforestation, pasture or cropland management, buffer area landscaping, stream bank protection, and/or wetlands management.

Table 2.6

Classification of subdivision or development	Minimum open space required
If served by public sewer and water	20%
If not served by public sewer and water	30% 20%
Urban conservation subdivision	33%
Rural conservation subdivision	50%

The following shall be counted towards this minimum open space requirement provided they are actually set aside on property separate from the subdivision parcels:

- ~~A. Natural features (riparian areas, wetlands, natural ponds, streams, wildlife corridors, etc.), natural hazard areas (floodplains, floodways, etc.), and land area occupied by Low Impact Development (LID) stormwater devices;~~
- B. Secondary Conservation Areas, defined as woodlands, natural areas and wildlife corridors, fields or pastures, and natural areas providing scenic views;
- C. Land occupied by landscaped buffers, ~~waterway buffers~~, road frontage buffers, and landscaped common areas **such as community greens**;
- D. Land occupied by active and passive recreational use as specified in Section 2.6.10. However, this category of open space may only encompass up to fifty percent (50%) of the required open space.

For conservation subdivisions, land used for woodlands, whether commercial for the planting and production of trees and timber where selective or strip timber harvesting is employed, and farmland, including cropland, fields, pastures, and meadows, whether actively used or not, may be included towards the required open space if placed into an appropriate agricultural or conservation easement. All open space for conservation subdivisions must be placed into permanent easement or deed restriction by a nonprofit land conservancy or land trust approved by the Planning Commission. Up to 50% of the open space within a conservation subdivision may be privately held, such as by the original farmer or landowner, for commercial agricultural or timber production if placed into an agricultural easement. Otherwise, all open space land for conservation subdivisions shall remain undivided for the enjoyment of the residents and permanently restricted from future subdivision.

2.7.4 Road Frontage Buffer

All applicable subdivisions must be shielded from view from the road by means of a landscaped buffer along all external local or state roads. Either a berm or maintaining existing trees may be used in conjunction with new landscaping to achieve this requirement. An existing tree line should be fully maintained throughout the entirety of this buffer – entrance streets, **approved walking trails, and utility easements** excluded – and any variance from this must be authorized by the County at the Sketch Plan review meeting or a subsequent date.

This buffer shall be measured from the road right-of-way to the nearest property line of the closest adjacent dwelling unit.

Except in the case of minor subdivisions, this road frontage buffer shall be held in common ownership by a property owners' or homeowners' association.

Even if this area is wooded at the outset of the development, additional landscaping may be required by the Planning Commission to screen the new neighborhood from view, maintain the rural character of the existing community, and provide privacy for residents. Any new or enhanced buffer must be planted with a variety of overstory trees, understory trees, and evergreen trees with provision for maintenance or replacement until said trees reach maturity. **If an existing tree line has already been removed, additional tree planting may be required for all subdivisions listed in Table 2.7.**

For the purposes of this article, all residential group developments and planned developments can be classified as one of the below three categories based on the number of dwelling units contained within the development on a 1:1 ratio with the number of lots that define the below subdivisions.

Table 2.7

Classification of subdivision or development	Width of road frontage buffer
Minor subdivision	Preservation during construction of at least 20' of any existing tree line for all internal private streets
Medium subdivision	50' minimum
Major subdivision	100' minimum
Mega subdivision	200' minimum

Where a residential subdivision or other residential land development covered by these regulations abuts a tract of land currently used for production of agricultural products, pasture land for animals, water course, commercial, industrial or other uses not compatible with a residential environment, the developer is required to increase the depth of lots adjacent to such uses to provide a fifty (50) foot undeveloped buffer. This buffer shall be above and beyond the minimum lot size for the zoning district in which the property is located.

2.7.5 Waterway Buffer

An area, strip, or plot of undisturbed vegetation shall run parallel to any perennial surface waters, with a fifty (50) foot buffer from any bank that is included within the subdivision. This vegetative buffer is established for the protection of the water resources of Chester County. Land disturbances are prohibited within the buffer. Light maintenance, defined as manual or small equipment removal of underbrush, pruning and trimming of trees up to ½ the height of the tree, and tree removal up to four inches in diameter at breast height (DBH), is permitted within the buffer. Permeable surface trails are allowed within the buffer zone so long as they remain above the top of the banks of the perennial surface water. An owner or authorized agent may appeal to the ZBA board on a form provided by the Zoning Administrator for a variance from the requirements of this zoning ordinance when the strict regulations would result in unnecessary hardship.

2.7.6 Street Trees

It is the intent of the County to preserve trees within its residential areas. In keeping with this intent, street trees shall be planted at forty (40) foot intervals within five (5) feet of the street right-of-way. All street trees shall be **at least 8 feet tall at the time of planting shall be 2.5 inches DBH at the time of planting and be covered with a one-year replacement guarantee.**

Where subdivisions are required to have sidewalks and stormwater infrastructure, all street trees shall be planted in a planting strip between the sidewalk and curb to promote traditional neighborhood development and safe streets, unless specifically authorized by the Planning Commission to vary. Appropriate species shall be chosen for long-term viability and preventing infrastructure damage, with preference given to medium or large overstory trees **of at least 30' in height** at maturity.

Existing trees on the site shall be preserved whenever possible, and the plans and specifications for tree planting and tree preservation shall meet the approval of the Planning Commission. Tree protection must be in accordance with Section § 5-303 of the current Chester County Zoning Ordinance until such time as it shall be amended.

2.7.7 Architectural Standards

It is the intent of Chester County to encourage new homes that promote beauty, respect for local heritage, and functionality by its residents, while not being so inflexible as to constitute an unreasonable burden or negatively impact housing affordability in an unconscionable fashion. For the purposes of this article, all planned developments and residential group developments can be classified as one of the below three categories based on the number of dwelling units contained within the development on a 1:1 ratio with the number of lots that define the below subdivisions.

Table 2.8

Architectural feature	Medium subdivision	Major subdivision	Mega subdivision
Roof pitch <i>(between 4:12 and 12:12)</i>			
Garage standards <i>(if front-loaded, garages must be approximately flush with or behind the front façade)</i>			
Diversity of exterior building materials <i>(no more than 75% of houses may be sided with vinyl)</i>			
High-quality exterior building materials <i>(all houses are constructed of one or more, but not more than three two per house, of: cementitious siding (such as Hardie Board), wood clapboard, fiber cement board and batten siding, fiber cement panels, brick, or natural stone)</i>			
Diversity of house sizes <i>(at least 25% of the houses must be smaller (by at least 600 square feet) than the top 10% of the largest homes in the development, with at least 10% of houses being no larger than 1,300 square feet)</i>		*	
Front porch <i>(at least 40% of homes must have a front porch of no less than 50% of the front building façade, with a depth of at least 6 feet)</i>		(formerly yellow)	
Side or rear-loaded garages <i>(no more than 75% of homes may have front-loaded garages. If side-loaded, front façade shall be designed with residential-style windows)</i>			
Variations in exterior building materials and exterior color among houses <i>(with proposed materials chosen from the above list, and proposed color samples shown to the Planning Commission if this option is chosen. Both the variations in exterior building materials and color must harmonize.)</i>		*	

(Green indicates a required feature; yellow indicates that one of the options for that category is required; orange indicates that two of the options for that category are required.)

2.7.8 Off-Street Parking

Each single-family or two-family residential unit must have space for the parking of at least three vehicles completely off the road right-of-way. Any parking space in a garage designed as a part of the residence may count towards this requirement. Group developments or other multi-family developments, including townhomes, must present a plan showing an adequate number of parking spaces for the type and size of dwelling units, which shall be allowed to range from 1.5 spaces/unit to 2.5 spaces/unit depending on these factors.

2.7.9 Reservation of Public Sites

To ensure the orderly development of the community, the subdivider may be required to reserve and negotiate to sell needed spaces for parks, schools, fire stations and playgrounds, as required by local governmental units, for period not to exceed thirty (30) days from the date of submission of the Sketch Plan. The reservation period may be extended for one (1) additional thirty (30) day period if a government unit files with the Planning Commission a written statement indicating a desire to negotiate.

2.7.10 Block Standards

In order to help prevent traffic congestion and undue inconvenience, promote traditional neighborhood design, and work towards the safety of residents for driving and walking, the length of residential blocks shall not exceed one thousand (1,000) feet; provided, however, that length requirements may be modified when it is appropriate due to the topography or physical shape of the property being subdivided. The width of any residential block shall be sufficient to permit two (2) tiers of lots, where topography and land ownership permits, except as otherwise provided in these regulations.

Non-residential blocks shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and service.

2.7.11 Street Design Standards

- A. General Standards: All streets, which shall hereafter be established in connection with the development of a subdivision, shall comply with the following design standards:

The design and layout of the streets, including without limitation, arrangement, character, width, grade, and location ~~may~~ **shall** be required to conform to the current Chester County Comprehensive Plan, to adjoining street systems or adjoining properties, and to the topography, natural features and drainage systems required by the County. Minor streets shall be so laid out so that non-essential use by through traffic will be discouraged.

Roads of an existing subdivision shall not be used as the sole means of ingress and egress in developing a new subdivision or extending an existing one unless meeting all County standards and approved by the Planning Commission.

- B. Alleyways: Alleys shall be encouraged as a flexible design option, where appropriate, to allow for rear garage access by means of a rear paved street, which shall only be required to be wide enough to accommodate one vehicle and shall not be required to have curb and gutter. Alleyways shall be in addition to, not instead of, a street that meets County standards and allows for access by emergency vehicle.
- C. Cul-de-sacs: Cul-de-sacs shall terminate in a circular or **pear-shaped** turnaround having a minimum right-of-way of at least one hundred (100) feet in diameter and a paved turnaround **loop** with a minimum outside diameter of eighty (80) feet or other approved type of turnaround. Maximum length shall not exceed one thousand (1000) feet, **except for minor subdivisions which shall not exceed one thousand and five hundred (1500) feet**, unless specifically approved by the Planning Commission.
- D. Temporary dead-end streets: Temporary dead-end streets, which extend for a greater distance than the depth of one abutting lot, shall be provided with a temporary turnaround having a diameter of eighty (80) feet, or other suitable turnaround.
- E. Half streets: Half streets are prohibited along property lines. When a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.
- F. Intersections: The centerline of no more than two (2) streets shall intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than seventy (70) degrees (angles of intersection to be measured at the intersection of street centerline). Street jogs shall be avoided. Where unavoidable, street jogs at intersections shall have a centerline offset of not less than one hundred fifty (150) feet.
- G. Street Access: Whenever topography will permit, the arrangements of streets in a subdivision shall provide for the alignment and continuation or projection of existing streets in adjoining areas. This is to mean the interconnectivity of subdivision developments. Where it is essential to the development of a logical street pattern, street right-of-way shall be extended to the boundary of adjoining property.

Incompatible characteristics of adjoining property shall be given due consideration in making a determination of what shall constitute a logical street pattern. Reserve strips adjoining street rights-of-way for the purpose of preventing access to adjacent property shall not be permitted. The street extension may be built or an escrow account established in favor of the County for a 10-year period in an amount determined by the County Public Works Department to cover the cost of construction. All interest will accumulate to Chester County, which may use the funds to construct the extension or contract for construction. If the extension has not been constructed within the 10 year period, the Planning Commission will determine the continued necessity of the extension and recommend to County Council either an extension of the time of the escrow account or that the account be terminated and all monies be returned to the developer; and the right-of-way may then be divided proportionally to adjoining property owners.

- H. Additional Right-of-Way: Subdivisions which include an existing platted street that does not conform to the minimum right-of-way requirements of these regulations shall provide additional width along one or both sides of such street so that minimum right-of-way required by these regulations is established. Subdivisions abutting only one side of such street shall provide a minimum of one-half the minimum right-of-way required by these regulations, measured from the centerline of existing right-of-way.
- I. Minimum Right-of-Way Widths: Minimum right-of way widths shall be as follows:

Table 2.9

Street Classification	Right-of-Way (in feet)
Arterial	80'
Collector	66'
Local Commercial	66'
Local Residential	50'
Alley	20' if one-way, 40' if two-way

- J. Street Grades: Grades on major thoroughfares shall be established by the South Carolina Department of Transportation (SCDOT). Grades on collector streets shall not exceed eight (8%) percent unless topographic conditions make this impractical. Grades on local residential streets shall not exceed fifteen (15%) percent. All streets shall have a minimum grade of not less than one-half (0.5%) percent.
- K. Horizontal Curves: Where a deflection angle of more than ten (10) degrees occurs in the alignment of a minor street, a curve of reasonable radius shall be introduced. A curve shall be introduced at any change in direction of a collector Street or major thoroughfare. On major thoroughfares, the centerline radius of a curvature shall be determined by SCDOT. On collector streets the centerline radius of curvature shall not be less than three hundred and fifty (350) feet. On minor streets, the centerline radius of a curvature shall not be less than one hundred and fifty (150) feet.
- L. Vertical Curves: Minimum stopping sight distance on major thoroughfares shall be determined by the SCDOT. On collector streets, the minimum stopping sight distance shall be two hundred and seventy-five (275) feet (40 mph), and on minor streets it shall be one hundred and sixty (160) feet (25 mph). Stopping sight distances shall be measured from height of eye of three (3) feet nine (9) inches to an object with a height of six (6) inches. Both distances shall be measured above the centerline of the street. Stopping sight distance shall conform to the standards of the American Association of State Highway Officials and SCDOT.
- M. Split Level Streets: Streets which are constructed so as to have two traffic ways, each at different levels within the same right-of-way, shall provide a paved traffic surface of at

least twenty (20) feet on each level and a slope between the two traffic ways of three to one (3:1) or flatter.

2.7.12 Conservation Subdivision Design Standards

- A. Purpose of Conservation Subdivisions and Design Standards:** The purposes of Conservation Subdivision Design (CSD) are to preserve agricultural and forestry lands, natural and cultural features, and rural community character that would be lost through conventional development approaches. To accomplish this goal, greater flexibility and creativity in the design of such developments is encouraged and required. Specific objectives include:
- a. To preserve areas of the County with productive soils for continued and new agricultural and forestry use by preserving blocks of land large enough to allow for efficient operations;
 - b. To preserve scenic views and elements of the County's rural character for existing and new residents;
 - c. To encourage the maintenance and enhancement of habitat for various forms of wildlife and to create new woodlands through natural succession and reforestation where appropriate;
 - d. To provide for the active and passive recreational needs of County residents;
 - e. To provide greater efficiency in the siting of services and infrastructure by reducing road length, utility runs, and the amount of paving for development.
- B. Location of Conservation Areas:** Both Primary and Secondary Conservation Areas shall be placed in undivided preserves which adjoin housing areas that have been designed more compactly to create larger conservation units than may be enjoyed by all residents of the subdivision. Such undivided open space shall be accessible to the largest number of lots within the development. To achieve this, the majority of lots should abut undivided open space to provide residents with direct views and access. Safe and convenient pedestrian access to the open space from all adjoining lots shall be provided, except in the case of farmland or other resource areas vulnerable to trampling damage or human disturbance.

Where undivided open space is designated as separate non-contiguous parcels, no parcel shall consist of less than three (3) acres in area, nor have a length-to-width ratio in excess of 4:1, except such areas that are specifically designed for neighborhood commons or greens, playfields, buffers adjacent to wetlands and watercourses, wildlife corridors, or trail links.

Guidance as to which parts of the remaining land should be classified as Secondary Conservation Areas shall be based on on-site visits, the details of the site, usability by residents, and the following design criteria. Particular priority shall be given to plans which promote or support the agricultural economy of Chester County, including farmland preservation or creation of new cropland or pastureland tracts.

- a. **General Design Standards:** The following criteria apply to all conservation subdivisions: All wetlands, floodplains, and steep slopes should be protected and preserved from clearing, grading, filling, or construction.
 - b. The shape of the open space should be reasonably contiguous, coherently configured, and shall abut existing or potential open space on adjacent properties. Long narrow segments must be avoided except in the case of trail or stream corridors, or landscape buffers adjoining street rights-of-way and/or neighborhood boundaries.
 - c. The pedestrian circulation system should be designed to assure that pedestrians can walk safely and easily on the site, between properties and activities or special features within the neighborhood open space system. All roadside footpaths should connect with off-road trails, and link with existing or potential open space on adjoining parcels.
 - d. Common areas (neighborhood greens), cul-de-sac islands, and both sides of new streets should be landscaped with native species of shade trees and flowering shrubs with high wildlife conservation value.
- C. **Farmland Conservation Standards:** Where the goal of the CSD project is to conserve farmland, the following guidelines apply:
- a. Building lots should be in forested areas away from existing grazing areas, cropland, feedlots, and similar uses.
 - b. If development must be located on open fields or pastures because of greater constraints on other parts of the site, dwellings should be sited in locations at the far edge of a field, as seen from a public road.
 - c. The most productive portions of existing grazing areas and cropland should be identified, with building lots located on less productive land.
 - d. Buffers shall be provided between house lots and cropland or pastures, to reduce the potential for conflict between residents and farming activities. Such buffers shall generally be approximately 75 feet in width and shall be managed to encourage the growth of successional woodland or other habitat.

2.8 Lot Standards

2.8.1 General Requirements

All lots, which shall be established in connection with the development of a subdivision, shall comply with the requirements set forth in the Zoning Ordinance of Chester County or as shown below, whichever are more restrictive.

Insofar as practical, lots shall not be divided by City or County limit lines.

Lots shall be arranged in a development to avoid difficulties by reason of topography or other conditions in securing building permits, complying with health regulations, and providing driveway access from an approved road to buildings on the lots.

2.8.2 Residential Setback Lines

Driveways shall be at least 4 feet from the property line except at the point of entry and exit, **and shall not be located proximate to an existing street intersection, site permitting.**

2.8.3 Lot Line Standards

Insofar as practical, side lot lines shall be at right angles to straight street lines and radial to curved street lines.

2.8.4 Corner Lots

Corner lots shall be of sufficient size so that a structure could be constructed and still maintain minimum yard requirements specified in the Zoning Ordinance.

2.8.5 Double Frontage

Double frontage lots (i.e., lots having street frontage both in front and rear) shall be avoided except in commercial zones, where essential to provide separation of residential development from railroad or major street right-of-way or from non-residential uses or where necessary due to topography.

Where a railroad or major thoroughfare right-of-way, as shown on the major thoroughfare plan, abuts or runs through any portion of the subdivision, the subdivision plat shall provide for either a minor street or a lot backing onto a right-of-way having a minimum depth of one hundred fifty (150) feet plus the required fifty (50) foot undisturbed buffer.

2.8.6 Street Access

Every lot shall front or abut on a street which conforms to the requirements of these regulations. Every lot shall have at least twenty-five (25) feet of access on a public or private street. This access may be provided and named by an easement upon approval by the Planning Director, in compliance with these ordinances and County 911 naming standards.

An exemption to this requirement shall be given to a lot or lots created for conservation purposes. Lots created for conservation purposes shall not be required to have at least 25 feet of frontage on an existing paved public road, a new paved public road, or a paved private road. If this type of parcel is ever developed, the parcel or portion of the parcel to be developed shall have to meet all applicable regulations for subdividing or developing the land. Conservation purposes mean the land is given to, leased, or purchased, etc. by a land trust, conservation group or some other individual or group for the purpose of preserving the land. A note shall be added to all plats created for this type of lot which shall read as follows: "This lot is being created for conservation purposes and does not require 25 feet of frontage on an existing paved public road, new paved public road, or a paved private road.

2.8.7 Flag Lots

Flag lots shall not be permitted in Chester County, except in very unusual circumstances in compliance with the following requirements:

A subdivision creating flag lots may be approved by the Planning Director, or his or her designee, where circumstances such as topography, water course, road alignment, or existing site boundary configuration do not permit the subdivision into uniformly shaped lots. Flag lots shall not be approved in order to avoid the construction of roads in accordance with this ordinance.

All flag lots approved by the Planning Director shall front or abut on a street which conforms to the requirements of these regulations. Every lot shall have at least twenty-five (25) feet of access on a County dedicated maintained road, an existing paved public road, a new paved public road, or a paved private road. A flag lot must contain a minimum of ten (10) acres, and there must be at least 1,000 feet between access corridors to flag lots.

2.8.8 Water Bodies and Watercourses

If a tract being subdivided **for all subdivisions except individual and minor subdivisions** contains a water body, or portion thereof, lot lines shall be so drawn as to distribute the entire ownership of the water body among all adjacent lots. The Planning Commission may approve an alternative plan whereby the ownership of and the responsibility for safe maintenance of the water body is so placed that it will not become a local government responsibility. The minimum area of a lot required under this ordinance may not be satisfied by land which is underwater. Where a watercourse separates a lot buildable area from the road providing access, an engineer's certified structure shall be provided.

2.9 Miscellaneous Requirements

2.9.1 Erosion Control

It shall be the responsibility of any subdivider, including for individual subdivisions, to establish a long term vegetative cover over all disturbed areas within any road right-of-way in any subdivision subject to this ordinance. Establishment of long term vegetative cover shall, at minimum, consist of:

- A. The least amount of tillage necessary to break compaction, incorporate lime and fertilizers where appropriate, and allow the proper placement of seed, sprigs, or plants.
- B. Uniformly planting suitable long-term grasses or legumes by drilling, broadcasting, or hydro seeding. Trees, shrubs, and vines may be planted where appropriate.
- C. Application of suitable mulch material to provide necessary additional protection against erosion or to aid in the establishment of permanent plant cover.
- D. Comply with DHEC Sediment Control and Drainage Regulations.

2.9.2 Easements

Easements shall be required in subdivisions for the following purposes:

- A. Utility Easements: When it is found to be necessary and desirable to locate public utility lines in other than street right-of-way, easements shall be shown on the plat for those purposes. All above ground utilities shall be provided along rear property lines except where site conditions make this impractical. The easements shall be not less than twenty (20) feet along rear property lines and ten (10) feet alongside property lines and, where possible, shall be centered on rear and side lot lines.
- B. Where a proposed subdivision is traversed by a water course, drainage way, or stream, appropriate provisions shall be made to accommodate storm water and drainage through and from the proposed subdivision. The area so improved shall conform substantially with the lines of said water course and be of sufficient width for construction, or both, as to be adequate for the purpose, provided however, the public easement shall be not less than twelve (12) feet in width.

2.9.3 Manufactured Homes and Manufactured Home Parks

Except for individual or minor subdivisions, no manufactured home shall be allowed in a new subdivision. ~~No proposed minor subdivision may be comprised of exclusively manufactured homes.~~ Manufactured home parks shall meet the design of the Manufactured Home Park provisions of the Zoning Ordinance until such time as it shall be amended.

2.9.4 Cemeteries

If a tract being subdivided contains an active or an abandoned cemetery, or portion thereof, lot lines shall be drawn so as to exclude any portion of the cemetery. The land area containing any portion of

the cemetery must be subdivided into a separate parcel. A fifty (50) foot buffer shall be provided around the perimeter of the cemetery. This buffer shall be included in the parcel with the cemetery.

No development shall be permitted within the buffer apart from the erection of historical markers and other like markers. A twenty-five (25) foot easement for ingress and egress to a public road must be provided.

2.9.5 Transfer of Title

No transfer of title to property subject to this ordinance shall be executed or recorded prior to final plat approval. A deed of property subject to this ordinance shall not be recorded by the Chester County Clerk of Court without the recording of a plat of the property conveyed, which plat is stamped approved pursuant to these regulations and is referenced in the deed description. A metes and bounds description without reference to a recorded plat is not sufficient to comply with this ordinance. The County Assessor will not subdivide the property until the required plat is recorded. A corrective deed will be required when an instrument is recorded in violation of this section. Recording fees will not be waived or refunded.

2.9.6 Monuments

All lot corners, street corners, and points of change in direction in exterior boundaries of the subdivision shall be marked with an iron pipe at least (24) twenty-four inches long and driven to within (4) four inches of the finishing grade or flush as conditions may require.

2.10 Violations and Enforcement

2.10.1 General

Any person violating these subdivision and development regulations shall be guilty of a misdemeanor and, upon conviction, shall be punished under the general penalty provisions of the Chester County Code of Ordinances.

2.10.2 Enforcement

- A. Misdemeanor; penalties: It shall be unlawful for any person to use property, or to construct, alter, enlarge or demolish any structure without approvals required by this ordinance.
- B. Withholding permits: The Administrative Official, Zoning Administrator, Building Official, Director of Department of Roads or other appropriate official shall deny a permit for any use or work which fails to comply with this ordinance.
- C. Complaints: A written complaint specifying facts showing a violation of this ordinance filed by any person shall be investigated by the Administrative Official or the County's designee. Upon determination that a violation has occurred, the Administrative Official shall take appropriate enforcement action authorized by this ordinance.
- D. Stop work orders: The Administrative Official is authorized to issue a stop work order pursuant to S.C. § 6-29-950(A) requiring work to cease until specific code violations are corrected. Failure to comply with a stop work order of the Administrative Official is a misdemeanor. Issuance of a stop work order may be appealed to the Planning Commission.
- E. Ordinance Summons: The Administrative Official is designated as a code enforcement officer and is authorized to issue an ordinance summons pursuant to County Code provisions for violations of this ordinance.
- ~~F. Arrest warrant: The Administrative Official, with concurrence of the County Attorney, is authorized to request issuance of an arrest warrant for violations of this ordinance.~~
- G. Injunction: The Administrative Official shall submit a request to the County Attorney for institution of a civil action seeking an injunction prohibiting violation of this ordinance when appropriate.

2.10.3 Violations by a Developer

- A. Whoever, being the owner or agent of the owner of any land located within a development, transfers title to any land before the plat has been approved by the Planning Commission or authorized staff member and recorded in the office of the Chester County Clerk of Court shall be guilty of a misdemeanor, punishable under the general penalty provisions of the County Code.
- B. A person filing for record or recording a deed describing a lot or parcel by metes and bounds without reference to a recorded plat shall be guilty of a misdemeanor.
- C. In addition to other remedies, County Council may seek enforcement of this ordinance by action for injunction brought in circuit court.

2.10.4 Violations by Recording Official

The Chester County official whose duty it is to accept, and record plats and deeds shall not accept, file, or record any deed which does not comply with this ordinance or any subdivision plat which has not been approved by the Planning Commission or authorized staff member. Violation of the section is subject to penalties and remedies as provided by S.C. Code §6-29-1160, and the general penalty provisions of the County Code.

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: 4/2/2025
Board or Commission Appointment being sought: Fort Lawn Fire Protection District
Name: Clifton Earl Thrailkill Occupation: Retired
Street Address: 5609 Main St, Fort Lawn, SC, 29714
Mailing Address: (if different from above) _____
Telephone (Home): _____ Cell: _____
E-Mail: _____ Do you live in Chester County ✓ yes / ____ no.
Date of Birth: _____ Sex: M
If recommended by a Council Member, indicate their name: John Agee
In which Council District do you reside? Please indicate (1-7) 1
Are you presently serving on a County Board or Commission? _____ If "yes" when does your term expire?
____/____/____
CONFLICT OF INTEREST STATEMENT: I, Clifton Earl Thrailkill, 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: C. E. Thrailkill

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: 4/16/2025

Board or Commission Appointment being sought: Hazel Pitman Center

Name: Anthony Montello Occupation: Retired US Air Force

Street Address: 4510 Bobcat Drive

Mailing Address: (if different from above) _____

Telephone (Home): _____ 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: John H. Agee

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

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

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

Signature: _____

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

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