Chester County Council Meeting

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Monday, May 5, 2025 | 6:00 PM

AGENDA

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE AND INVOCATION**

3. **APPROVAL OF MINUTES**

   a) April 21, 2025 County Council Meeting Minutes

4. **CITIZEN'S COMMENTS**

5. **PUBLIC HEARING**

6. **ORDINANCES | RESOLUTIONS | PROCLAMATIONS**

   a) Proclamation in Honor of National Detention Officer Week

   b) Proclamation in Honor of National Police Week

   c) 1st Reading of Ordinance 2025-11 Chester County Fiscal Year 2025-2026 Budget Ordinance to establish operating and capital budgets for the operation of the County Government of Chester County, South Carolina for the fiscal year commencing July 1, 2025; to provide for the levy of taxes for Chester County for the fiscal year commencing July 1, 2025; to provide for the expenditure of tax revenues and other county funds; to provide for other county purposes; to authorize the county to borrow money in anticipation of taxes and to provide for the repayment of sums borrowed by the County Governing Body; to provide for the payment of tort claims and worker's compensation claims against Chester County; to provide for certain fiscal and other matters relating to County Government.

7. **ADMINISTRATOR'S REPORT**

8. **CONSENT AGENDA**

   a) 3rd 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) 3rd Reading of CCMA25-13 Daniel Duncan request Tax Map #079-01-10-005-000 located at 610 Saluda Road, Chester, SC 29706 to be rezoned from General Commercial District (GC) to Limited Commercial District (LC). The Planning Commission voted 5-0 to approve.

c) 3rd 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 to be rezoned from Rural Two District (R2) to Rural One District (R1). The Planning Commission voted 5-0 to deny.

d) 3rd 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) From Chester County Transportation Committee meeting:
   1. Action taken regarding approval of Reimbursement to the Roads Department for Road and Sign Materials in the amount of $21,676.66
   2. Approval of Bid RFB 24-078.04: Chester CTC 2025 One-Time Money Program - 2 State Roads to LCI-Lineberger Construction in the amount of $498,159.69
   3. Approval of Bid RFB 24-078.01: Chester CTC 2025 One-Time Money Phase I to LCI-Lineberger Construction in the amount of $1,697,338.78
   4. Approval of Bid RFB 2425-30: Chester CTC 2025 Resurfacing 9 Roads to King Asphalt in the amount of $1,024,626.21
   5. Action taken regarding petition of ownership of McAliley Street

10. NEW BUSINESS

a) Fort Lawn Community Center Update
Libby Sweatt-Lambert, Executive Director

b) 1st Reading of CCMA25-16 Abhishek Devgan requests a portion (0.75 acres) of Tax Map #019-00-00-011-000 located 3283 Pinckney Road, Chester, SC 29706 to be rezoned from Rural Two District (R2) to General Commercial District (GC). The Planning Commission voted 3-1 to approve.

c) 1st Reading of CCMA25-17 GFI Partners requests Tax Map #097-00-00-030-000 (83.02 acres) located off Cedarhurst Road, Chester, SC 29706 to be rezoned from Limited Industrial District (ID-2) to General Industrial District (ID-3). The Planning Commission voted 4-0 to approve.

11. BOARDS AND COMMISSIONS

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 P2038

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

c) 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 P2106

d) Legal advice regarding Project 2024-MPV

13. ACTIONS FOLLOWING EXECUTIVE SESSION

a) Action taken regarding Project P2038

b) Action taken regarding Project P2493

c) Action taken regarding Project P2106

d) Action taken regarding Project 2024-MPV

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 twenty-four 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 21, 2025 | 6:00 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman Bobby Raines, Councilman Corey Guy, Councilman John Agee, County Administrator Brian Hester, 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 6:02pm and declared a quorum of council present.

2. **PLEDGE OF ALLEGIANCE AND INVOCATION**
   The allegiance was recited and invocation given by Councilman Guy.
   Chairman Wilson stated that we needed to add the Needs Assessment Public Hearing to the agenda. Vice Chair Mosley motioned to add, seconded by Councilman Raines. Vote 5-0 to add.

3. **APPROVAL OF MINUTES**

   a) April 7, 2025 County Council Meeting
      Councilman Guy motioned to approve, seconded by Councilman Raines. Vote 5-0 to approve.
   b) April 14, 2025 Budget Workshop Meeting Minutes
      Councilman Raines motioned to approve, seconded by Councilman Guy. Vote 5-0 to approve.

4. **CITIZEN'S COMMENTS**
   Mary Robinson of 628 Lancaster Hwy. Apt 319 addressed Council asking for donations toward building new schools in Chester County.
   Major Brad Whitesides with Chester County Sheriff's Office addressed Council praising the hard work of the first responders during the recent school bus accident that happened on I-77 on Thursday, April 17, 2025.

5. **PUBLIC HEARING**
   Chairman Wilson opened the public hearing and stated that no one had signed up to speak. He then offered for anyone present to speak, no one wished to speak. Chairman Wilson closed the 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.

   b) *Needs Assessment Public Hearing

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.
County Attorney Nicole Workman explained that the ordinance expanded guidance on meeting procedures, notice requirements for open positions, and membership criteria. It also included updates such as the renumbering of a section related to the personnel handbook, relocating it under the departmental section since it pertained to employees rather than boards and commissions.
Vice Chair Mosley motioned to approve, seconded by Councilman Raines. Vote 5-0 to approve.

b) Proclamation in Honor of South Carolina Stewardship Week
Chairman Wilson presented a proclamation honoring Soil and Water Stewardship Week to be observed April 28-May 5, 2025.

7. ADMINISTRATOR'S REPORT

Administrator Hester provided an update on several matters during his administrator's report. He first noted that Vista Properties had withdrawn their rezoning application for a 45.09-acre subdivision due to inability to comply with developmental agreement terms. He mentioned the upcoming first reading of the budget ordinance on May 5 and highlighted a successful budget workshop. Administrator Hester also briefed on the recent tragic bus accident on I-77. He expressed condolences to the Gonzalez-Linares family and praised the extraordinary response of first responders. Mr. Hester detailed the remarkable coordination between Chester County's emergency services and surrounding counties, emphasizing the professionalism and seamless teamwork displayed during the incident. He specifically commended various personnel, including local firefighters, EMS workers, law enforcement, and volunteers from Lancaster, Union, and other counties. Administrator Hester noted that 38 people were transported to the hospital within one hour, which he described as an incredibly efficient response. He stressed that despite the chaos, Chester County's emergency personnel demonstrated calm, courage, and exceptional skill in managing the complex and tragic situation.

8. CONSENT AGENDA

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

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.
Planning Director Jeremy Ward reported that he had presented new information to the Planning Commission regarding a rezoning request. The applicant had originally sought to rezone 1.5 acres of her

3.9-acre property from R2 to R1 in order to build a stick-built house for her daughter on a newly created rear lot. At the initial Planning Commission meeting, the commission had discussed the zoning precedent in the West Chester area and recommended that the applicant divide the land into two nearly two-acre lots instead of pursuing rezoning. The applicant had agreed, and the commission voted to recommend denial of the rezoning request. Mr. Ward explained that it was later discovered—after consultation with the surveyor—that the original survey was incorrect, and the applicant did not have enough usable land to create two two-acre lots. This new information was presented at the most recent Planning Commission meeting, and the four members present believed that, had they known this earlier, it could have altered their recommendation. They asked Mr. Ward to share this with the Council. He concluded by offering to answer any additional questions.
Councilman Agee motioned to override the Planning Commission and approve the rezoning, seconded by Councilman Raines. Vote 5-0 to approve the rezoning.

10. NEW BUSINESS

a) Community Development Block Grant Program and Priority Needs List Review
Grazier Rhea, Catawba Regional Council of Governments
Ms. Rhea presented an overview of the Community Development Block Grant (CDBG) Program. She explained that it was a federal program administered through the South Carolina Department of Commerce to provide assistance to local governments for economic and community development, particularly benefiting low and moderate-income people.
Ms. Rhea detailed the program's five categories: community infrastructure, community enrichment, local priorities, program ready to go, and business development. She outlined the funding amounts available for each category, ranging from $150,000 to $1 million, with a required 10% match. She reviewed Chester County's 2024 priority needs list, which included upgrades to water, sanitary sewer, and storm sewer infrastructure, renovation and construction of facilities, and the upgrade of sidewalks.
Ms. Rhea also discussed potential projects, including improvements to senior services facilities and infrastructure upgrades. She emphasized the importance of serving low and moderate-income areas and encouraged the county to consider various potential projects for future CDBG grant applications.

b) Approval of Chester County 2025 Priority Needs List
The following changes were made to the priority needs list from council suggestions:
Upgrade of water and sewer lines to serve the Chester County Board of Disabilities, upgrades to the Senior Services facility, and Item 10 (Sidewalk upgrades for Gayle Mill Village) was moved to Item 3.
Councilman Agee motioned to approve the 2025 Priority Needs list with the changes made, seconded by Councilman Guy. Vote 5-0 to approve.

c) Consideration and Discussion of Chester County Subdivision Ordinances
Jeremy Ward, Planning Director
Planning Director Jeremy Ward presented the third draft of the county's subdivision ordinances, focusing on creating a unique, comprehensive policy that protects rural heritage while promoting responsible development. He proposed expanding subdivision classifications, increasing minor subdivisions from 9 to 12 lots, and introducing new guidelines for gravel streets that would allow up to 6 houses on a single road (8 for family subdivisions). Director Ward highlighted the ordinance's key objectives, including establishing 20% open space requirements, adding outdoor amenity area specifications, and introducing the concept of conservation subdivisions. Councilman Raines and Councilman Agee expressed interest in the rural conservation subdivisions and requested a draft of text allowing rural conservation subdivisions with special approval as a short-term measure. Director Ward also emphasized the collaborative process, noting over 300 hours of review involving planners, citizens, and county officials. The draft aimed to balance affordable housing needs with infrastructure maintenance concerns, emergency vehicle access, and the preservation of Chester County's rural character. Chairman Wilson expressed deep reservations about the proposed subdivision ordinance changes, cautioning that the dramatic expansion of minor

subdivision allowances from nine to twelve lots and increasing gravel road house limits could overwhelm Chester County's infrastructure and create unintended long-term development challenges. Administrator Hester wanted to confirm that the proposed ordinance would set standards for non-engineered gravel roads to prevent situations where emergency vehicles might be unable to reach residents or could potentially be damaged while attempting to access a property. After discussion on gravel streets and minor subdivisions, the Council did not reach agreement on any option but decided to continue the matter in further discussions.

d) Selection of Grievance Committee Members

Nicole Workman, County Attorney

Attorney Workman addressed Council stating that due to the updates made to our grievance policy at the last council meeting Council must appoint members to serve on the grievance committee. Mrs. Workman stated that in accordance with county policy, the committee consists of seven members: three exempt employees, three non-exempt employees, and two alternates. She stated that Mr. Hester and Ms. Mobley and herself compiled a list of employees from various departments that represent a range of experience and years of service. The list was provided at the council members' desks. Administrator Hester stated that since Council is not aware of all employees or their exempt status, the list was put together for approval. He also stated that the employees selected represent varying levels of diversity, departments, and years of service.

Vice Chair Mosley motioned to accept the proposed grievance committee, seconded by Councilman Raines. Vote 5-0 to accept.

11. BOARDS AND COMMISSIONS

a) Fort Lawn Fire Protection District Appointment

Councilman John Agee, District 1

Councilman Agee motioned to appoint Mr. C.E. (Earl) Thrailkill, seconded by Vice Chair Mosley. Vote 5-0 to appoint.

b) Hazel Pittman Center Board of Directors

Councilman John Agee, District 1

Councilman Agee motioned to appoint Mr. Tony Montello, seconded by Councilman Raines. Vote 5-0 to appoint.

12. EXECUTIVE SESSION

Councilman Raines motioned to enter into executive session, seconded by Councilman Guy. Vote 5-0 to enter.

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

Vice Chair Mosley motioned to return to regular session, seconded by Councilman Guy. Vote 5-0 to return.

a) Action taken regarding Project P2529

Chairman Wilson stated this item was taken as information only.

14. COUNCIL COMMENTS

No council comments.

15. ADJOURN

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

Time of adjournment: 8:43pm

Kristie Donaldson
Clerk to County Council

STATE OF SOUTH CAROLINA	)	
	)	**PROCLAMATION**
CHESTER COUNTY	)	

A PROCLAMATION IN HONOR OF NATIONAL DETENTION OFFICER WEEK

WHEREAS, National Detention Officer Week is observed each year during the first full week of May to recognize and honor the hard work and dedication of detention officers across the nation;

WHEREAS, detention officers are responsible for ensuring the safety and security of individuals in detention facilities, protecting the public, and maintaining order within their respective institutions;

WHEREAS, detention officers demonstrate professionalism, strength, and unwavering commitment to their responsibilities, often working in difficult and high-pressure environments to uphold justice and maintain the integrity of the criminal justice system;

WHEREAS, these dedicated men and women are critical to the operation of our detention facilities, making significant contributions to public safety, rehabilitation, and the effective functioning of the justice system;

WHEREAS, National Detention Officer Week is an opportunity to recognize the unique challenges faced by detention officers and to express gratitude for their essential role in maintaining a secure and orderly environment in jails, prisons, and detention centers across the nation;

WHEREAS, the Chester County Council acknowledges the dedication and sacrifice made by detention officers in the performance of their duties and honors their commitment to the safety and security of our communities.

NOW, THEREFORE, I, Pete Wilson, Chairman on behalf of the Chester County Council, do hereby proclaim the first full week of May 2025 as **National Detention Officer Week** and encourages all citizens to join in recognizing the vital contributions made by detention officers to our justice system and public safety. The Chester County Council expresses its deepest gratitude to all detention officers, both past and present, for their unwavering professionalism, courage, and commitment to service.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 5th day of May, in the Year of our Lord, Two Thousand, Twenty-Five.

_____
Pete Wilson, Chairman
Chester County Council

ATTEST:

_____
Kristie Donaldson
Clerk to Council

STATE OF SOUTH CAROLINA	)	
	)	**PROCLAMATION**
CHESTER COUNTY	)	

A PROCLAMATION IN HONOR OF NATIONAL POLICE WEEK

WHEREAS, National Police Week is observed each year during the week of May 15th to honor and recognize the dedicated men and women of law enforcement who serve and protect our communities;

WHEREAS, law enforcement officers are the first line of defense against crime and violence, often placing themselves in harm's way to protect the public, ensure safety, and uphold the rule of law;

WHEREAS, law enforcement officers across the nation face challenges and dangers each day, demonstrating immense courage, integrity, and professionalism in their commitment to preserving peace and justice;

WHEREAS, the sacrifices made by law enforcement officers, including those who have lost their lives in the line of duty, deserve our deepest respect, recognition, and gratitude;

WHEREAS, National Police Week provides an opportunity to honor those who have fallen, celebrate the bravery of our active officers, and raise awareness of the vital role they play in creating safer, stronger communities; and

WHEREAS, Chester County Council recognizes the tireless efforts, sacrifices, and dedication of our local law enforcement officers and appreciates their work to serve and protect all citizens.

NOW, THEREFORE, I, Pete Wilson, Chairman on behalf of Chester County Council, do hereby proclaim the week of May 15, 2025, as **National Police Week**, and encourages all citizens to join in paying tribute to law enforcement officers across our community, state, and nation. The Chester County Council expresses its deepest gratitude to all law enforcement officers, both past and present, for their commitment to safeguarding our communities, promoting justice, and fostering peace.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chester County to be fixed this 5th day of May, in the Year of our Lord, Two Thousand, Twenty-Five.

_____
Pete Wilson, Chairman
Chester County Council

ATTEST:

_____
Kristie Donaldson
Clerk to Council

CHESTER COUNTY
FISCAL YEAR 2025-2026

AN ORDINANCE

NO.: 2025-11

TO ESTABLISH OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF CHESTER COUNTY, SOUTH CAROLINA FOR THE FISCAL YEAR COMMENCING JULY 1, 2025; TO PROVIDE FOR THE LEVY OF TAXES FOR CHESTER COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2025; TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS; TO PROVIDE FOR OTHER COUNTY PURPOSES; TO AUTHORIZE THE COUNTY TO BORROW MONEY IN ANTICIPATION OF TAXES AND TO PROVIDE FOR THE REPAYMENT OF SUMS BORROWED BY THE COUNTY GOVERNING BODY; TO PROVIDE FOR THE PAYMENT OF TORT CLAIMS AND WORKER'S COMPENSATION CLAIMS AGAINST CHESTER COUNTY; TO PROVIDE FOR CERTAIN FISCAL AND OTHER MATTERS RELATING TO COUNTY GOVERNMENT.

GENERAL FUND

		Personnel	Operating	Capital	Allocations	Department Totals
101	County Council	176,458	36,500			212,958
102	Delegation	23,391	500			23,891
105	County Administrator	303,185	10,500			313,685
106	Finance	296,209	46,100			342,309
107	Project Manager		3,586			3,586
108	Communications Office	75,726	13,530			89,256
110	Human Resources	278,230	149,400			427,630
115	Purchasing Department	141,685	3,200			144,885
120	County Treasurer	337,230	62,715			399,945
125	Delinquent Tax Collector	134,795	59,650			194,445
130	Auditor	206,862	4,935			211,797
135	Tax Assessor	397,572	44,044			441,616
140	Planning and Zoning	211,236	334,300			545,536
141	Planning and Development		6,705			6,705
145	Economic Development	181,214	69,810			251,024
150	Coroner	195,088	72,800			267,888
155	Registration and Election	163,735	84,250			247,985
160	County Garage	134,009	277,600			411,609
170	Building Maintenance	498,833	673,379			1,172,212
175	Airport				40,000	40,000
176	Information Technology	198,949	574,982			773,931
177	Utilities		870,000			870,000
178	Telephone		122,400			122,400
179	Postage		47,000			47,000
180	Bond Insurance		3,000			3,000
181	Property and Liability Insurance		873,516			873,516
182	Worker's Compensation Insurance	329,752				329,752
183	Unemployment Benefits	10,000				10,000
185	Employee Health Insurance	2,485,000				2,485,000
186	Audit Expense		90,000			90,000
187	Catawba Regional		39,017			39,017
188	SC Association Of Counties		8,898			8,898
189	Grant Matching Funds		243,235			243,235
190	Contingent Fund		250,000			250,000
194	Copier Lease		57,344			57,344
199	Litter Enforcement	57,630	6,210			63,840
210	GIS		185,900			185,900
215	QS1		309,978			309,978
220	Medical Services		270,000			270,000
250	Attorney Services	150,948	31,670			182,618
255	Clerk of Court	512,050	103,500			615,550
260	Family Court	223,163	9,700			232,863
265	Probate Judge	311,428	19,585			331,013
275	Chester Magistrate	523,491	47,600			571,091

CHESTER COUNTY
FISCAL YEAR 2025-2026

		Personnel	Operating	Capital	Allocations	Department Totals
292	Circuit Court		1,300			1,300
295	Public Defender				244,509	244,509
299	Solicitor				406,719	406,719
301	Sheriff's Department	5,269,138	841,062	41,585		6,151,785
340	Detention Center	2,579,063	601,065			3,180,128
345	Fire Coordinator	1,167,595	753,185			1,920,780
350	Rural Fire Department		795,511			795,511
355	Emergency Management	155,238	18,100			173,338
360	E911	1,603,445	405,634			2,009,079
365	Animal Control	388,515	153,498			542,013
370	Chester County Rescue Squad				12,000	12,000
375	Great Falls Rescue Squad				12,000	12,000
401	Road Department	231,326	85,550			316,876
402	Public Works	190,482	7,000			197,482
405	Litter Control	145,534	4,350			149,884
501	E.M.S.	4,029,468	399,182	543,783		4,972,433
505	Veteran's Affairs	110,366	3,850			114,216
510	Department of Social Services				53,000	53,000
515	D.H.E.C.				48,300	48,300
530	Senior Services				15,000	15,000
535	Hazel Pittman Center				10,000	10,000
540	Chester Lancaster Disabilities				4,050	4,050
545	Soil and Water Conservation				11,000	11,000
555	Indigent Patients				55,000	55,000
560	Keystone				5,000	5,000
601	Recreation	169,409	64,606			234,015
615	Clemson Extension				10,000	10,000
625	Great Falls Hometown Association				12,000	12,000
626	Palmetto Citizens Against Sexual Assault				5,000	5,000
627	Summer Feeding Program				5,000	5,000
629	Catawba Community Mental Health Center				3,000	3,000
630	Fort Lawn Community Center				4,050	4,050
700	Salary Study Implementation Phase IV	378,233				378,233
710	Reserve for Encumbrance					
	Total Personnel	24,975,681				
	Total Operating		10,250,932			
	Total Capital			585,368		
	Total County Allocations				955,628	
TOTAL GENERAL FUND						36,767,609
			MILLAGE FUNDS			
	Solid Waste Collection					1,150,696
	Lando Fire District					217,175
	Chester Fire District					2,565,529
	Library Operations					995,000
	York Tech					400,000
	Lewis Fire District					124,700
	Fort Lawn Fire District					286,495
	Richburg Fire District					1,109,450
TOTAL MILLAGE FUNDS						6,849,045
			SPECIAL REVENUE FUNDS			
	E-911 Funds					326,350
	C-Funds					1,499,000
	Victims Assistance Fund					143,160
	Economic Development 4% FILOT					305,356
	Capital / Rolling Stock Program					2,244,303
	Capital Reserve Fund					200,000
	American Rescue Plan Act (ARPA)					2,165,693
	State ATAX					137,000
	County Local ATAX					351,532
TOTAL SPECIAL REVENUE FUNDS						7,372,394
			ENTERPRISE FUND			
	Solid Waste Disposal					1,976,554
	Gateway Conference Center					493,110
TOTAL ENTERPRISE FUND						2,469,664
			DEBT SERVICE FUND			
	Lando Fire District Debt Service					100,096
	Fort Lawn Fire District Debt Service					45,662
	Chester County Debt Service Retirement					2,722,768
	Capital Project Sales Tax Debt Service					2,543,297
	Richburg Fire District Debt Service					284,323
	Chester Fire District Debt Service					185,960
TOTAL DEBT SERVICE FUNDS						5,882,106
TOTAL APPROPRIATIONS						$ 59,340,818

SECTION 2: For the purposes of meeting the appropriation made in this ordinance the following receipts and anticipated revenues of Chester County are hereby allotted for such purposes, together with all other income not specifically allocated to other purposes. It is estimated that the following special revenues will accrue to Chester County during the fiscal year:

GENERAL FUND

PROPERTY TAX	
Real and Personal	13,011,779
Vehicle Taxes	2,095,024
Delinquent Tax Collections	750,000
Local Option Taxes - Credit Fund	3,577,906
Local Option Taxes - County Revenue Fund	1,386,062
Homestead Exemption	1,130,000
Manufacturers Reimbursement	1,426,000
P.I.L.O.T.	266,000
Fee-in-Lieu of Taxes	5,194,780
Merchants Inventory	90,024
	28,927,575
LICENSES, FEES, FINES AND PERMITS	
Magistrates	421,000
Clerk of Court - Fines and Fees	356,000
Family Court	93,500
Vehicle Decal Fees	27,000
Tax Collector	94,000
Probate Judge	78,000
Zoning Fees	14,200
Building Permits	1,000,000
	2,083,700
INTERGOVERNMENTAL	
Local Government Revenue	1,970,469
Accomodations Tax - State Allocation	50,000
Salary Supplement - Elected Officials	63,750
Operating Transfer In	50,000
Town of Great Falls - Fire Allocation	100,000
Sheriff Local Sources	9,000
	2,243,219
OTHER INCOME	
EMS Fees	1,950,000
Franchise Fees	19,600
D.S.S.	6,500
Interest Income	885,000
Rentals	60,000
National Forest Fund	48,000
Animal Control Revenue	9,500
Appropriation of Fund Balance	335,915
Miscellaneous	198,600
	3,513,115
TOTAL GENERAL FUND	36,767,609

MILLAGE FUNDS

PROPERTY TAXES	
Chester Fire District	2,565,529
Lando Fire District	217,175
Lewis Fire District	124,700
Fort Lawn Fire District	286,495
Richburg Fire District	1,109,450
Library Operations	995,000
Solid Waste Collection	1,150,696
York Tech	400,000
TOTAL MILLAGE FUNDS	6,849,045

CHESTER COUNTY
FISCAL YEAR 2025-2026

SPECIAL REVENUE FUNDS

E-911 Funds	326,350
C-Funds	1,499,000
Victims Assistance Fund	143,160
Economic Development 4% FILOT	305,356
Capital / Rolling Stock Program	2,244,303
Capital Reserve Fund	200,000
American Rescue Plan Act (ARPA)	2,165,693
State ATAX	137,000
County Local ATAX	351,532
TOTAL SPECIAL REVENUE FUNDS	7,372,394

ENTERPRISE FUND

USER FEES	
Solid Waste Disposal	1,976,554
Gateway Conference Center	493,110
TOTAL ENTERPRISE FUND	2,469,664

DEBT SERVICE FUND

Lando Fire District Debt Service	100,096
Fort Lawn Fire Debt Service	45,662
Chester County Debt Service Retirement	2,722,768
Capital Project Sales Tax Debt Service	2,543,297
Richburg Fire District Debt Service	284,323
Chester Fire District Debt Service	185,960
TOTAL DEBT SERVICE FUND	5,882,106
TOTAL REVENUE	$ 59,340,818

To further meet the appropriations provided by this ordinance, The Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the Chester County Treasurer is directed to collect a tax necessary to meet all budget requirements, except as provided for by other revenue sources, for the operation of the county government for the fiscal year beginning July 1, 2025 through June 30, 2026.

SECTION 3: All County purchases shall be made in accordance with the Ordinance establishing a centralized purchasing system for the procurement of goods and services required by Chester County in conformity with purchasing policies and procedures established and approved by the County governing body. The appropriations provided in the ordinance shall not in any case be exceeded, and any contracts which may be made, or which may in any manner provide for the expenditure of funds in excess of those provided in this ordinance shall not be binding upon Chester County. Any person, firm, corporation, or other organization selling supplies or commodities or rendering services to Chester County is charged with the duty of ascertaining in advance whether or not the appropriations for that purchase are sufficient to pay for the furnishing of such supplies, commodities, or services.

SECTION 4: No money appropriated for any specific purpose under the provisions of this ordinance shall be used for any other purpose than that specified; provided however, that the Chester County Administrator may reallocate budgeted but unexpended funds within any county office, department, board, commission or institution receiving County funds; provided, further that the Chester County Council or a majority thereof may in its discretion by proper resolution transfer or reallocate budgeted but unexpended funds from one County office, department, board, commission, or institution to another. The County Administrator may allocate budgeted but unexpended Contingency funds between county departments without Council approval. Also, any reallocation of unexpended funds that obligates future budgets must be approved by Chester County Council. Any amount appropriated in this ordinance may be discontinued at any time by appropriate action of a majority of the County governing body.

SECTION 5: The County is hereby empowered to borrow in anticipation of tax or other revenues for County purposes any sum not exceeding the amount anticipated to be received from taxes and other revenues during the current or succeeding fiscal year, and not only to pledge the taxes or other revenues anticipated in the current or succeeding fiscal year, but to pledge, also, the full faith and credit of Chester County for repayment of any sums so borrowed. Such sums shall be borrowed from any banking institution or lending agency and shall be payable at such time, upon such items and in such sums as may be negotiated between the County and the lender.

SECTION 6: The Chester County Attorney shall represent all agencies, boards and officials and subdivisions in Chester County, which are subject to the budgetary controls of the County Council. Said attorney shall not represent any organization, agency or individual in any matter coming before the County Council. In legal matters in which the County Attorney requests authority to associate other counsel, and such authority is approved by the County governing body, County funds may be expended as compensation for such associate counsel.

SECTION 7: An independent annual audit of all financial records and transactions of the County shall be made by a Certified Public Accountant or Firm of public accounts who have no personal interest, direct or indirect in the fiscal affairs of the County government of Chester County or any of its officers. The County Council may, without requiring competitive bids, designate such accountant or firm annually or for a period not exceeding one year, provided that such designation shall be made not later than thirty (30) days after the beginning of such fiscal year. Unless included in the Annual County audit, an annual audit of each agency, board, bureau, or commission of Chester County, funded in whole or in part by County funds shall be made. Copies of the annual audit and such other audits as required by this section shall be filed in the office of the Clerk of Court for Chester County and provided for the Chester County Administrator and every member of the County governing body. The audit reports shall be made available for public inspection.

SECTION 8: When employees are required to travel on official business, the County shall pay reasonable amounts for transportation, meals, and lodging. If the employee's personal vehicle is utilized, the employee shall be reimbursed at the current published IRS rate. Per diem for meal expenses will be paid but may not exceed $35.00 for a twenty-four-hour period for in state travel, $50.00 for out-of-state travel, and $50.00 for Coastal Area travel.

SECTION 9: The Chester County Tax Collector may call upon the Chester County Sheriff or any deputy or constable of the County to render such aid and assistance as may be necessary in the ejectment of any occupant or tenant in possession of any property at any time when ejectment shall be lawful and proper in the discharge of the duties of the office of Tax Collector. Such aid and assistance shall be rendered without cost other than those provided by law.

SECTION 10: The fiscal and budgetary year of Chester County Government shall commence on the first day of July of each year and shall end on the 30th day of June the following year. All offices, departments, boards, commissions, agencies, or institutions receiving County funds shall make a full, detailed annual fiscal report to the County Council at the end of each fiscal year. The County Council may from time to time make supplemental appropriations, which shall specify the source of funds for such appropriations. The County governing body or the County Administrator may require reports, estimates and statistics from any County agency or department as may be necessary in the preparation of annual budgets or supplemental appropriations. The Chester County Finance Office shall provide a monthly report of revenues, expenditures, and cash balances to the County Council.

SECTION 11: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Lando Fire District in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $217,175 which shall be utilized for the support of the Lando Fire District. The total amount appropriated for the Lando Fire District is $217,175.

SECTION 12: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $100,096 which shall be applied to the retirement of Lando Fire District bonded indebtedness. The total amount appropriated for the Lando Fire District bond retirement is $100,096.

SECTION 13: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Lewis Fire District in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $124,700 which shall be utilized for the support of the Lewis Fire District. The total amount appropriated for the Lewis Fire District is $124,700.

SECTION 14: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Fort Lawn Fire District in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $286,495 which shall be utilized for the support of the Fort Lawn Fire District. The total amount appropriated for the Fort Lawn Fire District is $286,495.

SECTION 15: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $45,662 which shall be applied to the retirement of Fort Lawn Fire District bonded indebtedness. The total amount appropriated for the Fort Lawn Fire District bond retirement is $45,662.

SECTION 16: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Chester Fire District, in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $2,565,529 which shall be utilized for the support of the Chester Fire District. The total amount appropriated for the Chester Fire District is $2,565,529.

SECTION 17: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $185,960 which shall be applied to the retirement of Chester Fire District bonded indebtedness. The total amount appropriated for the Chester Fire District bond retirement is $185,960.

SECTION 18: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the Richburg Fire District, in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $134,166 which shall be utilized for the support of the Richburg Fire District. The total amount appropriated for the Richburg Fire District is $1,109,450.

SECTION 19: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $284,323 which shall be applied to the retirement of Richburg Fire District bonded indebtedness. The total amount appropriated for the Richburg Fire District bond retirement is $284,323.

SECTION 20: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in the unincorporated area of Chester County, South Carolina, and the Chester County Treasurer is directed to collect a tax of $1,150,696 which shall be utilized for the support of Solid Waste Collection. The total amount appropriated for Solid Waste Collection is $1,150,696.

SECTION 21: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $2,722,768 which shall be applied to the retirement of Chester County bonded indebtedness. The total amount appropriated for the Chester County bond retirement is $2,722,768.

SECTION 22: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $995,000 which shall be utilized for the support of the Chester County Library. The total amount appropriated for the Chester County Library is $995,000.

SECTION 23: In addition to the other taxes levied, assessed and collected under Section 2 of this ordinance, the Chester County Auditor is authorized and directed to levy upon taxable property in Chester County, South Carolina, and the County Treasurer is directed to collect a tax of $400,000 which shall be utilized for the support of the York Technical College campus in Chester County. The total amount appropriated for the York Technical College campus is $400,000.

SECTION 24: Agencies, boards, and commissions which are partially funded by other counties and/or other governmental units must certify to the County the amount of funds appropriated by the other counties and/or other governmental units prior to receiving any of the funds appropriated by this ordinance.

SECTION 25: Funds appropriated under this ordinance from the General Fund to any Department, Board or Agency, or for any other purpose, but unexpended during the fiscal year, shall revert to the General Fund of Chester County at the end of the fiscal year.

SECTION 26: Building permit fees will be based on the current scale of the International Building Codes or the actual cost of construction when the applicant can show detailed estimated cost to meet the approval of the building official. The minimum permit fee for a building permit, electrical permit, gas permit, plumbing permit, mechanical permit, transfer permit, refund permit and re-inspection permit shall be $30.00. The minimum fee for a mobile home permit shall be $200.00, which shall include a $5.00 mobile home license fee. Other planning and zoning fees are listed under SECTION 27 of this ordinance.

SECTION 27: All taxes, fees, charges, and assessments not otherwise allocated by law shall be deposited in the Chester County general fund with other general fund revenues. All such taxes, fees, charges, and assessments shall be appropriated and allocated by the Chester County Council in the manner as other general revenues.

BUILDING		**FEE ($)**
911 Address Stakes		20.00
Manufactured Homes (Minimum Fee)		205.00
Residential Plan Review		½ cost of permit
Commercial/Industrial Plan Review		½ cost of permit
Residential Re-inspection Fee		$50.00
Commercial Re-Inspection Fee		$100.00
ZONING		
Commercial Zoning Compliance Letters		35.00
Residential Zoning Compliance		20.00
Manufactured Zoning Compliance		20.00
Home Occupation Letter		35.00
Commercial/Industrial Zoning Site Plan Review		300.00
Zoning Site Plan Re-Review		75.00
Site Review		35.00
Certificate of Occupancy Zoning Site Review		35.00
Rezoning	Per Parcel: Residential/Non-Residential PUD/Planned Development	150.00/300.00 1000.00
Special Exception: Residential/ Non-Residential		150.00/300.00
Variance: Residential/Non-Residential		150.00/300.00
New Communication Towers		1000.00
Zoning Ordinance Book		35.00
Comprehensive Plan Book		35.00
Zoning Maps		35.00
Flood Plain Review	Residential	25.00
	Commercial	50.00
	Industrial	100.00
LAND DEVELOPMENT		
Variance, Flag Lot, Easement, Street Access, and Private Rural Community Drive		150.00
Plat Approval (Five Sealed Copies)		20.00
Each additional Plat Approval (per sealed copy)		5.00
Sketch Plan Review		100.00
Preliminary Plat Approval (per lot)		20.00
Final Plat Approval (per lot)		10.00
Land Development Book		35.00
Grading	3 acres or less 4 to 11 acres 12 to 51 acres 52 to 99 acres Over 100 acres	90.00 120.00 205.00 340.00 475.00
Culvert	Single	350.00
	Multi-Family	650.00
	Commercial/Industrial	650.00
Stop Sign		75.00
Speed Limit Sign		75.00
End of County Maintenance Sign		75.00

PARKS AND RECREATION	FEE ($)
County Owned / Leased Recreational Facilities	100.00
CHESTER WAR MEMORIAL BUILDING	875.00
Booking Deposit – 25% of Total Rental (Non-refundable)	
Security Deposit - $500 Credit Card Authorization	
Post Event Cleanup Option - $200	
GREAT FALLS WAR MEMORIAL BUILDING	500.00
Booking Deposit – 25% of Total Rental (Non-refundable)	
Security Deposit - $500 Credit Card Authorization	
Post Event Cleanup Option - $200	
THE GATEWAY CONFERENCE CENTER	
Pricing for Sunday – Thursday	
Grand Ballroom (A, B & C), 9,390 sq. ft.	4,800.00
Petite Ballroom (A & B), 6,031 sq. ft.	2,400.00
Ballroom A, 3,462 sq. ft.	1,300.00
Ballroom B, 2,569 sq. ft.	1,300.00
Ballroom C, 3,969 sq. ft.	2,400.00
Grand Salon, 2,852 sq. ft.	1,200.00
Salon A, 1,406 sq. ft., ($204/4 hours-$255/5 hours)	700.00
Salon B, 1,446 sq. ft., ($228/4 hours-$285/5 hours)	700.00
Grand Meeting Room, 3,064 sq. ft.	1,350.00
Petite Meeting Room (A & B), 2,128 sq. ft.	1,260.00
Meeting Room A, 1,073 sq. ft., ($228/4 hours-$285/5 hours)	650.00
Meeting Room B, 1,055 sq. ft., ($204/4 hours-$255/5 hours)	650.00
Meeting Room C, 936 sq. ft.	450.00
L&C Conference Room, 396 sq. ft.	210.00
*** In addition to the rental charge, there will be a $500 credit card authorization	
Pricing for Friday & Saturday	
Grand Ballroom (A, B & C), 9,390 sq. ft.	6,000.00
Petite Ballroom (A & B), 6,031 sq. ft.	3,000.00
Ballroom A, 3,462 sq. ft.	1,600.00
Ballroom B, 2,569 sq. ft.	1,600.00
Ballroom C, 3,969 sq. ft.	3,000.00
Grand Salon, 2,852 sq. ft.	1,500.00
Salon A, 1,406 sq. ft., ($255/4 hours-$319/5 hours)	850.00
Salon B, 1,446 sq. ft., ($285/4 hours-$356/5 hours)	850.00
Grand Meeting Room, 3,064 sq. ft.	1,688.00
Petite Meeting Room (A & B), 2,128 sq. ft.	1,575.00
Meeting Room A, 1,073 sq. ft., ($285/4 hours-$356/5 hours)	825.00
Meeting Room B, 1,055 sq. ft., ($255/4 hours-$319/5 hours)	825.00
Meeting Room C, 936 sq. ft.	563.00
L&C Conference Room, 396 sq. ft.	263.00
***In addition to the rental charge, there will be a $500 credit card authorization	
THE GATEWAY CONFERENCE CENTER	
Projectors (per projector)	100.00
Grand Ballroom	300.00
Grand Salon	200.00
Grand Meeting	300.00
Stage: (8x8 with skirting)	375.00
Podium with microphone	25.00
Podium with computer	65.00
Handheld or lapel microphone	25.00

THE GATEWAY CONFERENCE CENTER (continued)	
XLR input	25.00
A/V rack	125.00
Weekend A/V Tech (unscheduled) (rate per hour)	150.00
A/V Tech (scheduled) (rate per hour)	100.00
Stadium speakers and spotlights- Grand Ballroom	350.00
Stadium speakers and spotlights- Ballroom C	150.00
Sweetheart / Cake table (per table)	7.50
Cocktail Table (per table)	10.00
Mouthwash dispensers (per dispenser)	25.00
Red Wine Corking Fee	200.00
Dressing Lounges (use of 2nd set or use without appropriate room rental- only if available)	200.00
Post Event Cleanup – (if this option is not chosen renters are responsible for	200.00
clean-up – Renters who do not choose this option and fail to clean-up	
will be charged the $500 security deposit)	
Day of Event Coordinator – Half Day	400.00
Day of Event Coordinator – Full Day	875.00
Linen Package $239 Small Event / $479 Medium Event / $718 Large Event	
Chair Covers $3/guest / Linen Napkins - $1.50/guest	
Chiavari Chair Quote – Available upon request	
THE TAX ASSESOR'S OFFICE	
Price per copy of property tax record	0.25
Price per copy of homeowner or business owner property tax record	0.00
Price for digital parcels for entire Chester County	5,500.00
TREASURER'S OFFICE	
Price per copy	0.25
Credit Card Convenience Fee	2% of Total
Vehicle Decal Fee	1.00
Duplicate Receipt	1.00
LANDFILL	
Price per ton – Transfer Station – MSW - Commercial	57.31
Price per ton – Transfer Station – In County (Convenience Sites)	36.00
Price per ton – C&D	48.00
CHESTER COUNTY DETENTION CENTER	
Inmate housing to municipalities (suspended 5/20/19)	52.00
CHESTER COUNTY CORONER'S OFFICE	
Coroner's Report	50.00
Autopsy Report	100.00
Photographs (Per Photo)	2.00
CD/Photographs	25.00
Toxicology Report	50.00
Cremation Report	20.00

SECTION 28: This ordinance shall take effect on July 1, 2025. Adopted this 2nd day of June 2025.

_____
Bobby Raines, Council Member (District 3)

_____
Mike Vaughn, Council Member (District 2)

_____
John Agee, Council Member (District 1)

_____
Erin Mosley, Vice Chair (At Large)

_____
Pete Wilson, Chair (District 4)

_____
Corey Guy, Council Member (District 5)

_____
William Killian, Council Member (District 6)

ATTEST:

By: _____

Kristie Donaldson
Clerk to County Council
Chester County, South Carolina

First Reading:	May 5th, 2025
Second Reading:	May 19th, 2025
Public Hearing:	June 9th, 2025
Third Reading:	June 9th, 2025

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. <u>2-270. Personnel Handbook.</u>

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

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: 610 Saluda Rd
Tax Map Number: 079-01-10-005-000 **Acres:** .1458 - 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 [redacted] Chester SC 29706
Telephone: _____ **cell** [redacted] **work** _____
E-Mail Address: [redacted]

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

Owner and Location

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	SALUDA ROAD VILLAGE	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

DUNCAN DANIEL
1223 OAK HILL RD
CHESTER, SC 29706

TRANSFERRED FROM	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE
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)
MARWAN ELNATSHE	1376	306	B	139	"	GIFT(3 lots)
MOHAMAD MARWAN ELNATSHE	1437	61	B	139	9/22/23	$11,225 (3 lots)

PROPERTY LOCATION

Physical Address	636 Saluda Rd
District	2
Zoning	GC

LAND

Legal Area	0.389AC
Number of Acres	1 lot
Per Acre Value	9,000

ESTIMATED MARKET VALUE

Year	Land Value	Improvement Value	Total
1995	6,500		6,500
2000	9,000		9,000

PROPERTY DESCRIPTION

Saluda Road Village - Lot # 5 Block "E"
LOT # 3=0.139AC

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

CHESTER METROPOLITAN DISTRICT

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 jchappell

Payment Items

Map Amendment Rezone property	$150.00
	$150.00

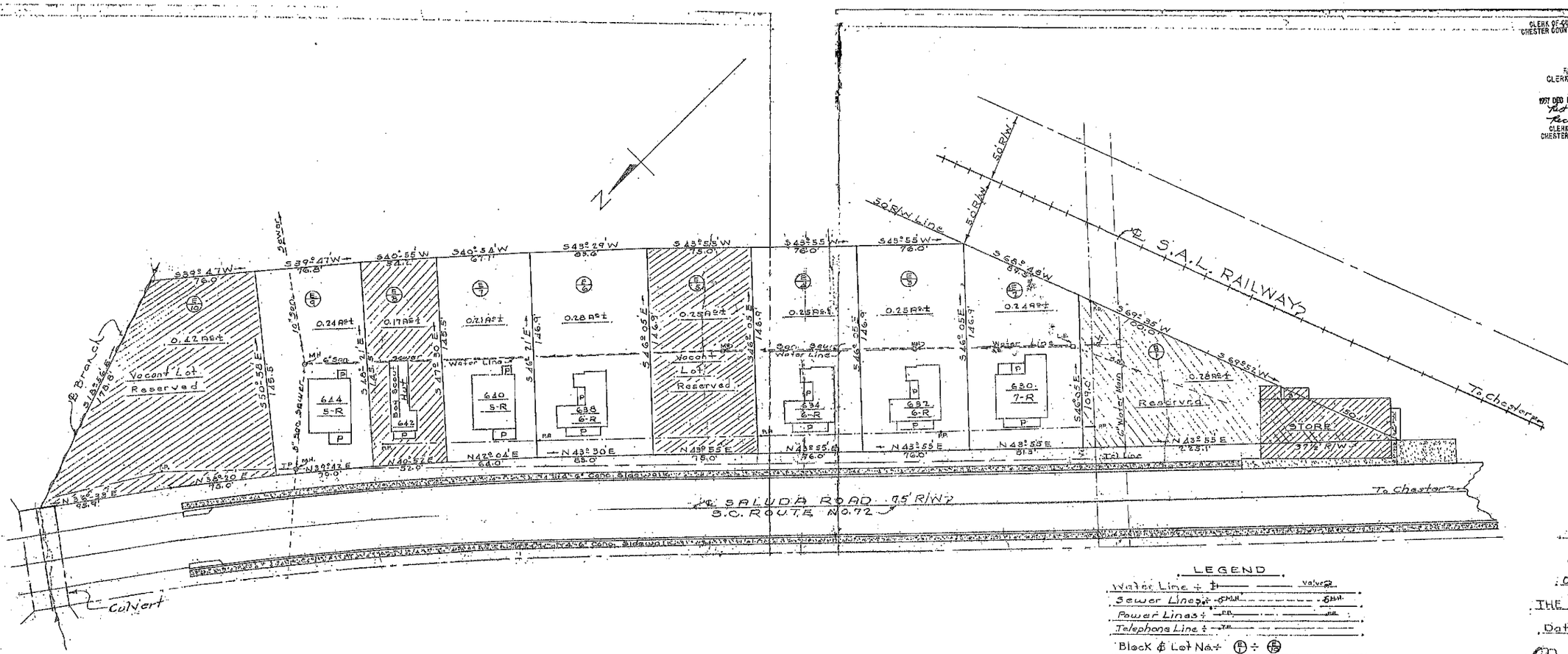
Form of Payment

Check	170	$150.00
		$150.00

Thank you for your payment.

CLERK OF COURT
CHESTER COUNTY S.C.

FILED
CLERK'S OFFICE
1957 OCT 10 PM 1 39
Plat #1823
Book 221, 2
CLERK OF COURT
CHESTER COUNTY S.C



LEGEND

Water Line ± — valves
Sewer Lines ± — 6" MH. — 6" MH.
Power Lines ± — P.P. — P.P.
Telephone Line ± — Tel. — Tel.
Block & Lot No. ± (B) ÷ (L)
House No. & No. Rooms ± 630 / 7-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'

18-B

18-B

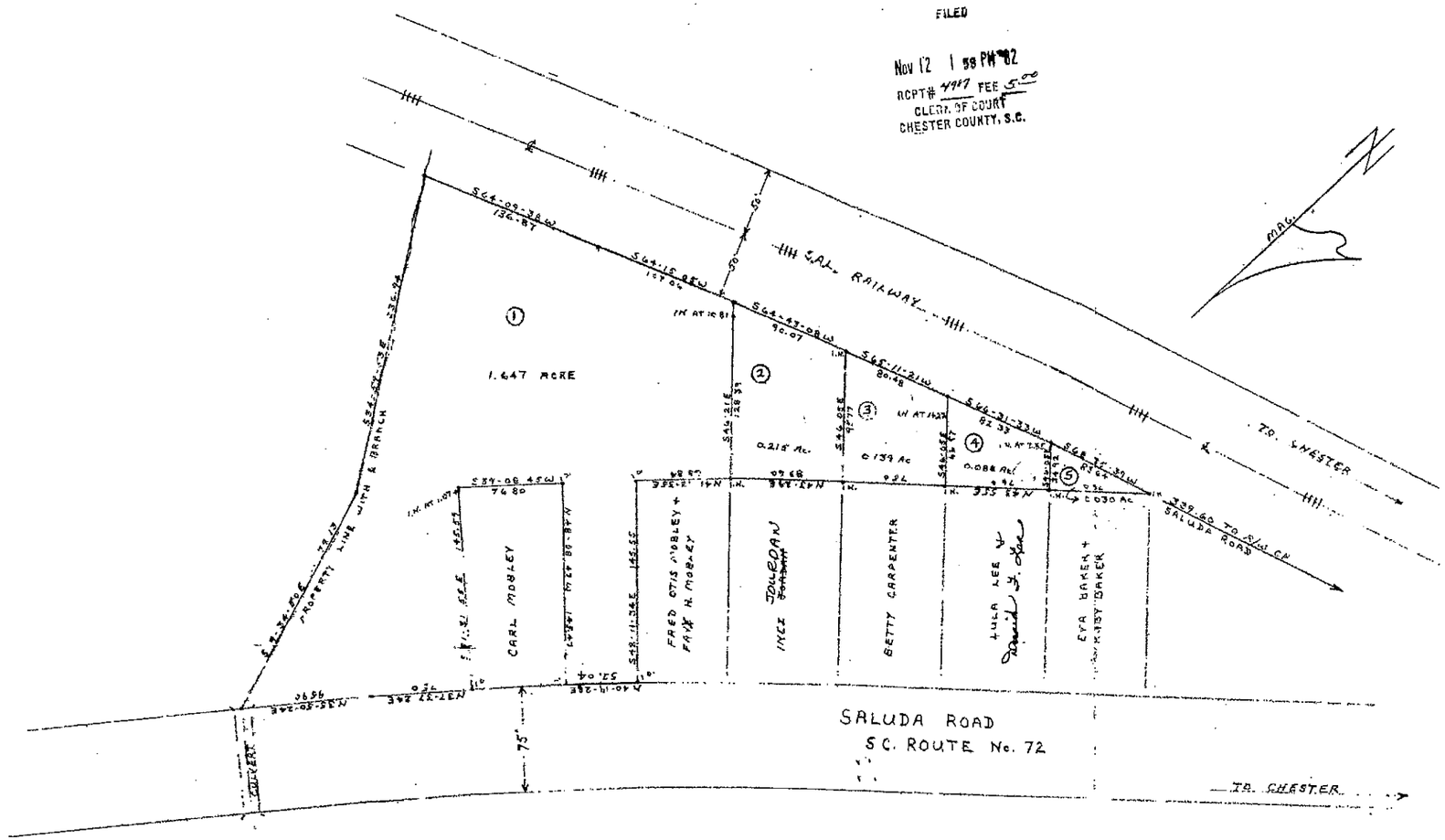
FILED

Nov 12 1 58 PM '82

RCPT# 4917 FEE 5.00

CLERK OF COURT

CHESTER COUNTY, S.C.



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 & Faye H. Mobley
Lot 2- Inez ~~Jordan~~ JORDAN
Lot 3- Betty Carpenter
Lot 4- Lula Lee & DAVID F. LEE
Lot 5- Eva Baker & Ruby Baker

October 18, 1982 Scale: 1"=60' 0 60 120

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

J. B. Fisher

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:
Subdividing property to allow a minimum 1acre 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 [redacted]
Telephone: [redacted] **cell** [redacted] **work** [redacted]
E-Mail Address: [redacted]

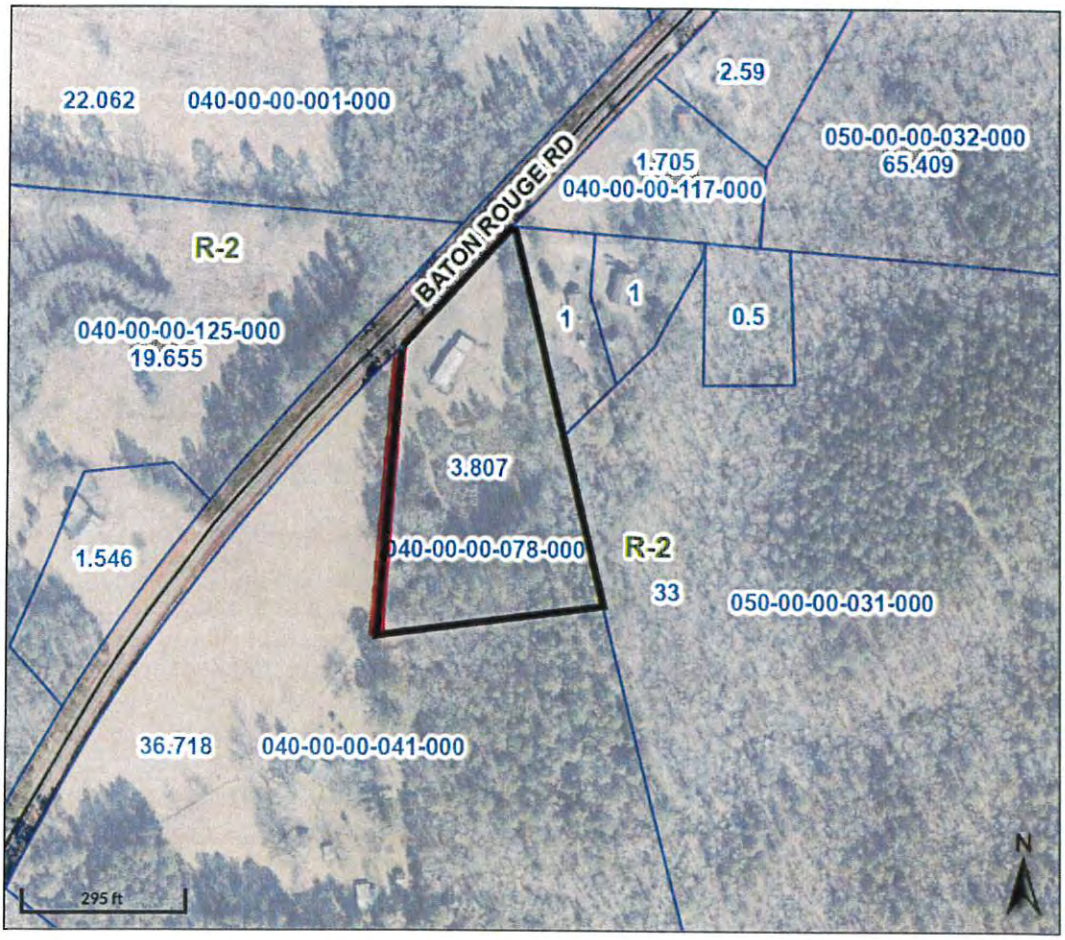
Owner(s) if other than applicant(s): same as applicant
Address: _____
Telephone: _____ **cell** _____ **work** _____
E-Mail Address: _____

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	**Alternate ID**	n/a	**Owner Address**	ZARKO KIMBERLY
Sec/Twp/Rng	n/a	**Class**	RN		4472 WYLIE MILL RD
Property Address	1937 BATON ROUGE RD	**Acreage**	n/a		EDGEMOOR SC 29712
District	01				
Brief Tax Description	4.00 AC				

(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

Owner and Location

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: EDGEMOOR 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:

Agricultural Use:

Rollback:

Owner Occupied:

Reappraisal Notice:

TIF:

MCIP:

Exempt:

Base:

Industrial Park ID:

Scroll by: MAP#

RESIDENTIAL APPRAISAL CARD

SOUTH CAROLINA

COUNTY Chester

CARD _____ OF _____ CARDS

TAX MAP 40-0-0-78	DISTRICT 1	DATE OF APPRAISAL 7-18-92	APPRAISER

040-00-00-078-000
ZARKO KIMBERLY

4472 WYLIE MILL RD
EDGEMOOR SC 29712

TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
Brenda C. Dodds	517	271	4AC			12-2-82	$1.00 L-H
David Wayne Dodds	537	635	4 AC			12-22-85	$10.00
Rita R. Dodds ½ int	623	199	4ac			7-3-92	$1.00 L-H
David Wayne Dodds ½ ~~Int~~	1395	108	4 AC			9-6-22	21ES1200072
Rita R. Dodds - ½ ~~Int~~	1489	214	4 Ac			12-13-24	$5.00

PROPERTY LOCATION	GENERAL DATA	COST DATA	MOBILE HOME	INCOME APPROACH
St., Rt. & No. RR 2 12-30	Yr. Built	Land	Make	
City	Economic Life	Imp.	Model	Monthly Rental
Use	Condition	L. H.	Yr. Built	
Subdivision	Quality	Total	Condition	G. M. M.
Legal Description	Annual Rent	Stamps	Size	
	Bldg. Permit	Old Map Ref .		Indicated Value
	Mort.	File No.		

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

LAND CLASSIFICATION

TOPOGRAPHY	LAND CLASS	NO. OF ACRES	VALUE PER ACRE	VALUE PER CLASS
Level	Open Land			
High				
Low				
Rolling				
Swampy				
LOT SIZE	FRONT	DEPTH	REAR	OTHER 15000

LAND			
Number of Acres	4	Number of Lots	
Per Acre Value		Number of Front Ft.	
Value for Acres		Per Lot Value	
Returned Area		Per Front Ft. Value	
Legal Area		Value for Lots	
Planimetered Area	4 AC	Value for Fr. Ft.	
Total Land Value			

Remarks & Description

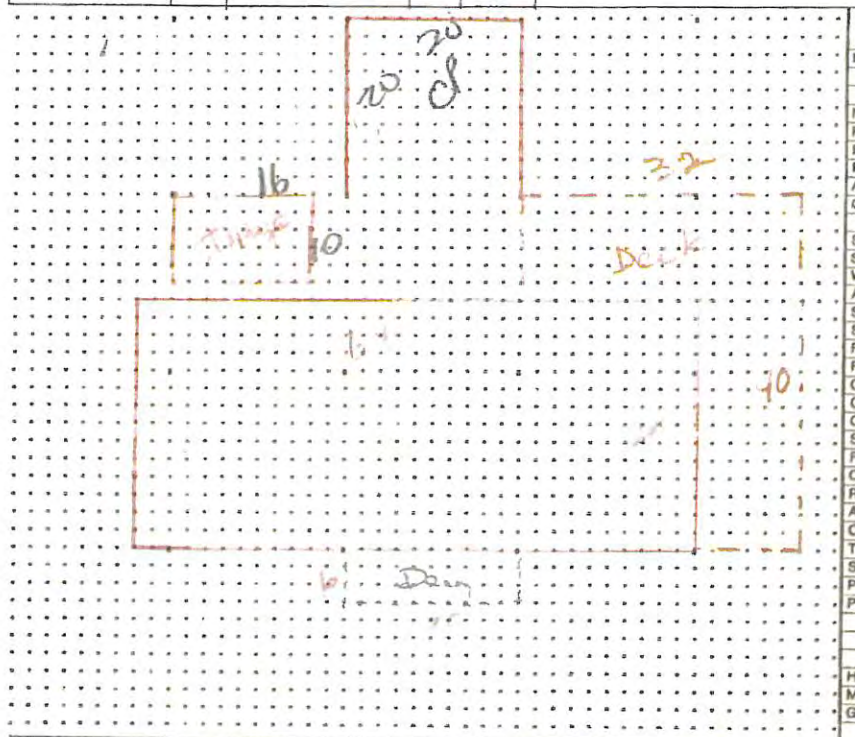
ESTIMATED MARKET VALUE

	Land Acres or Lots	Improvement	Total
Number	4	2	
2000 Cost Approach R	12,000	~~60,500~~	~~72,500~~
96 Market Approach		~~55,200~~	71,200
Income Approach 06		~~60,400~~	72,400
93 Correlated Value 07		~~75,100~~	87,000
Assessed %	~~5760~~	~~39,000~~	~~5700~~
79 Reviewed by 2020 RA - 14,000		Date	

Zoning R 2

PT-167

DESIGN	OCCUPANCY	Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch	Single Family		Mobile Bld			160	8.00					1280
Split Level	Fam. Rented	99	MFH			1792	22.19	39764	9004	48768	20	39,014
Colonial	Fam. Duplex	200	II			1792	35.19	63598	8766	72,364	20	57,891
Cape Code	Condominiums		BLD			160	8.00					1280
Conventional												59,171
Modern		06	CP			400	3.00					1200
												60,371
												59,200



FOUNDATION - 1	
Masonry Walls	

BASEMENT AREA - 9	
None	Full
Part	Sq. Ft.
Finished	
Rec.	
Apt.	Sq. Ft.
Garage	

EXTERIOR WALLS - 2	
Siding or Sheathing	
Single Siding	
Wood Shingles	
Asbestos Shingles	
Stucco on Frame	
Stucco on Tile or C.B.	
Face Brk. Veneer	
Face Brk. on Tile or C.B.	
Com. Brk. Veneer	
Com. Brk. on Tile or C.B.	
Compo. Shingles	
Solid Com. Brk.	
Face Br. on Com. Br.	
Cement or Conc. Blk.	
Reinforced Concrete	
Aluminum Siding	
Cut Stone Facing	
Terra Cotta Facing	
Stone or T.C. Trim	
Party Walls	
Plate Glass Front	
Porch	✓

ROOF TYPE - 3	
Hip	Gable ✓
Mansard	Flat
Gambrel	

ROOFING - 3	
Asphalt Shingles	✓
Slate	
Asbestos Shingles	
Metal Deck	
Roll Roofing	
Tar & Gravel	
Composition	

INSULATION - 3	
Roof or Ceiling	✓
Wall	
Storm Sash & Doors	

CONDITION	G	F	P
Int. Finish			
Layout			
Structure			
LOCATION			

FLOORS - 4	B	1	2	3
Concrete				
Earth				
Hardwood				
Pine				
Single Fl.				
Asphalt Tile				
Terrazzo				
W. W. Carp.				
Reinf. Conc.				
Wood Joist				
Rubber Tile				

INT. FIN. - 5	B	1	2	3
Hardwood				
Dry Wall				
Knotty Pine				
Unfinished				
L & P on Studs				
Plast. on				
Painted Blk.				
Panel				
Acoustic Ceil				
Suspend. Ceil				
No. Rooms				
No. Bedrooms				

ENVIRONMENTAL	
Warm Air	
Steam	
Hot Water or Vapor	
Forced Air	
Unit Heaters	
Air Cond.	
No Heating	
Heat Pump	✓
Electric	

FUEL	Unit	Conv.
Oil		
Gas		
Stoker		
Elec.		

ELECTRICAL - 7	
Armored Cable BX	
Pipe Conduit	
Romex	

PLUMBING - 6	B	1	2	3
Bathroom No.			✓	
St. Sh. Bath				
Two Fixt. Bath				
St. Shower				
Water Closets				
Lavatories				
Kitch Sinks				
No Plumbing				
			99	

TILING - 5	C	1	2	3
Bath Fl. & Wsct.				
Bath Fl. & Walls			200	
Bath Fl. Only				
T. Rm. Fl Only				
Tub Only				
St. Shower				
Kit Floor				
Kit. Wsct.				

MISCELLANEOUS	
Modern Kitchen	
B.I. Range	
B.I. Oven	
B.I. Refrig.	
B.I. Dishwasher	
B.I. Garb. Disp.	✓
Exhaust Fan	
B.I. Clothes Wash.	
B.I. Dryer	
Modern Bath	
B.I. Vanity	
B.I. Tub Encl.	
B.I. Vacuum sys.	
Metal Frame Sash	
Wood Frame Sash	2
Gutters	

OUT BUILDINGS	
Wall Fdn.	
Single Siding	
Double Siding	
Shingle Walls	
Stucco On.	
Cement Blk.	
Brick	
Concrete Flr.	
Earth Flr.	
Fin. Int.	

FIREPLACES - TYPE	
Double	
Single	
Stone	

TOTAL ~~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 2.75 = 4928		
Deck 720 x 5.33 = 3838		
Deck 120 x 9.16 = 1099		
FP		1800

Total Additions

REMARKS

2000 — Same

4 Ac 1800 = 7200

+ A = 4,800

12,000

4 x 2000 = 10000

A 5000

15000

Part 33 22

Value # 36 500

93 Stove 3400

d 2000

5900

Mobile

SALE NO.

Adt.					
Sale					
Time					
Loca					
Phys Char					
Size					
Adju Sale					

add Deck on Front

Use - Same

add FP ✓

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 jchappell

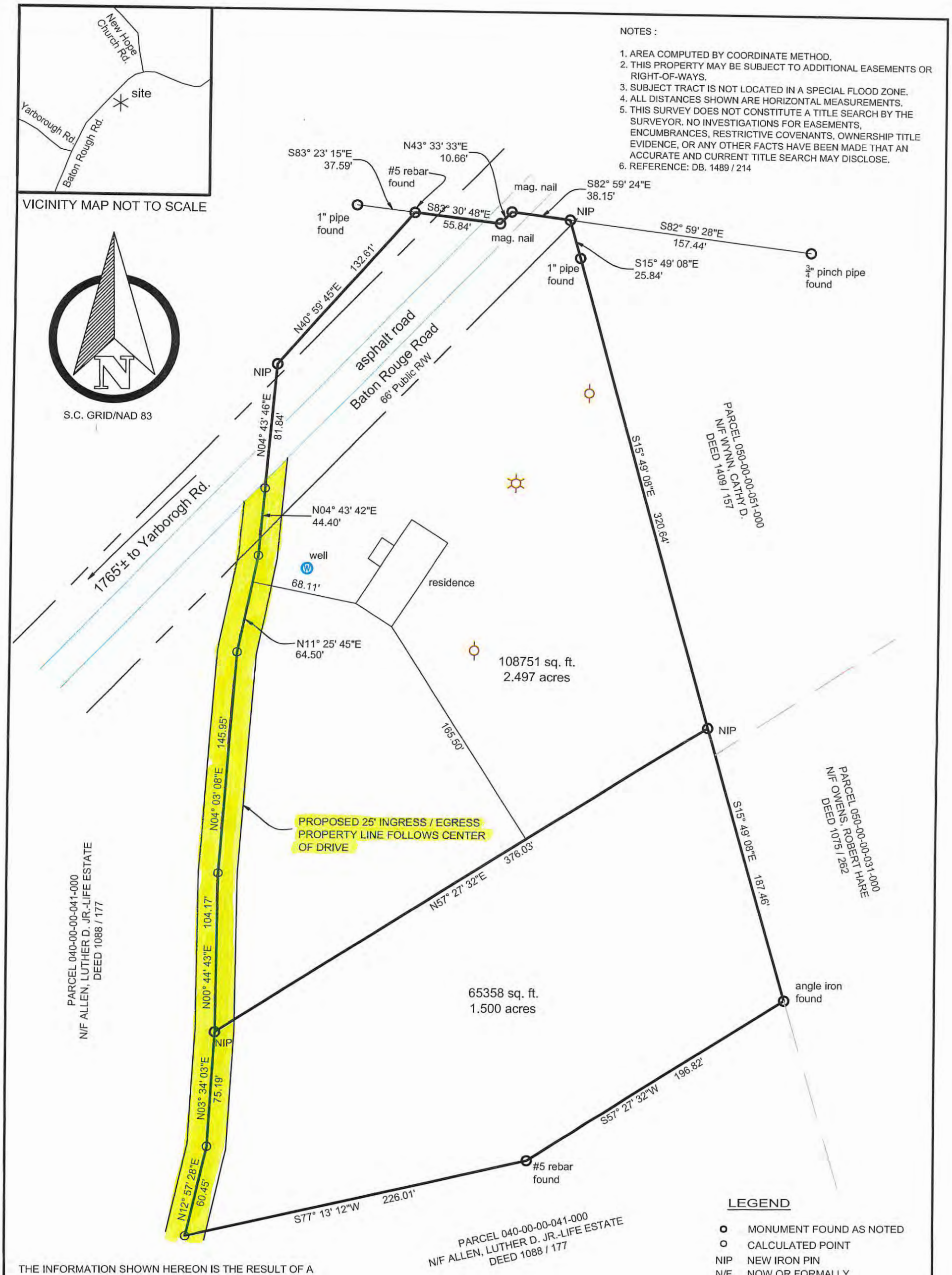
Payment Items

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.



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

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

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

Plat of Survey for:

KIMBERLY ZARKO

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

February 10, 2025

GRAPHIC SCALE

60 30 0 60

1" = 60'

HIPP LAND SURVEYING,INC.
P.O. Box 87 Richburg, SC, 29729
PHONE (803) 789 3716

Sheet 1 of 1

621aac31-bf03-4489-add7-e29d19f214aa.TIF

2

Easement + Re-zoned

Bk 116 p.2

Bk 116 p.2

PLAT OF SURVEY FOR

BARBARA DODDS ALLEN

BEING A 40.429 ACRE TRACT
LOCATED ON BATON ROUGE ROAD
BATON ROUGE TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA

JUNE 19, 1992

REFERENCE: TAX MAP # 40-00-00-041; D.B. 416, PC. 457
P.B "B", PC. 30 AND N.F.I. MAPS

SCALE: 1" = 150'

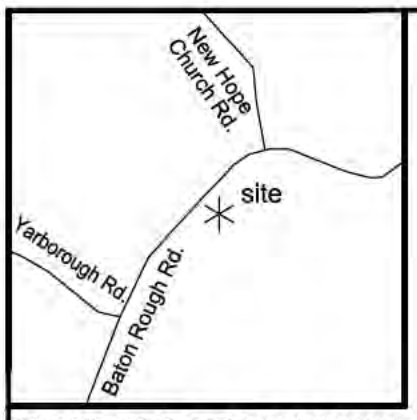
002416

NOTE:
EIP = Existing Iron Pin
NIP = New Iron Pin
FC = Fence Corner

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF EDWARD F. WOODWARD AND WAS COMPLETED THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 40, CHAPTER 21 AND IS OF CLASS A STANDARD. THE AREA WAS DETERMINED USING THE D.M.D. METHOD. THE BEARINGS WERE RECKONED AS SHOWN ON NOTE AT NORTH ARROW. ENCROACHMENTS ARE AS SHOWN.

ASHMARK LAND SURVEYORS
222 SALUDA STREET
ROCK HILL, SOUTH CAROLINA
PHONE: (803) 324-2475

https://chestersc.avenuinsights.com/Office/chestersc/Home/getFile?ActNumber=177257



VICINITY MAP NOT TO SCALE

NOTES :

1. AREA COMPUTED BY COORDINATE METHOD.
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
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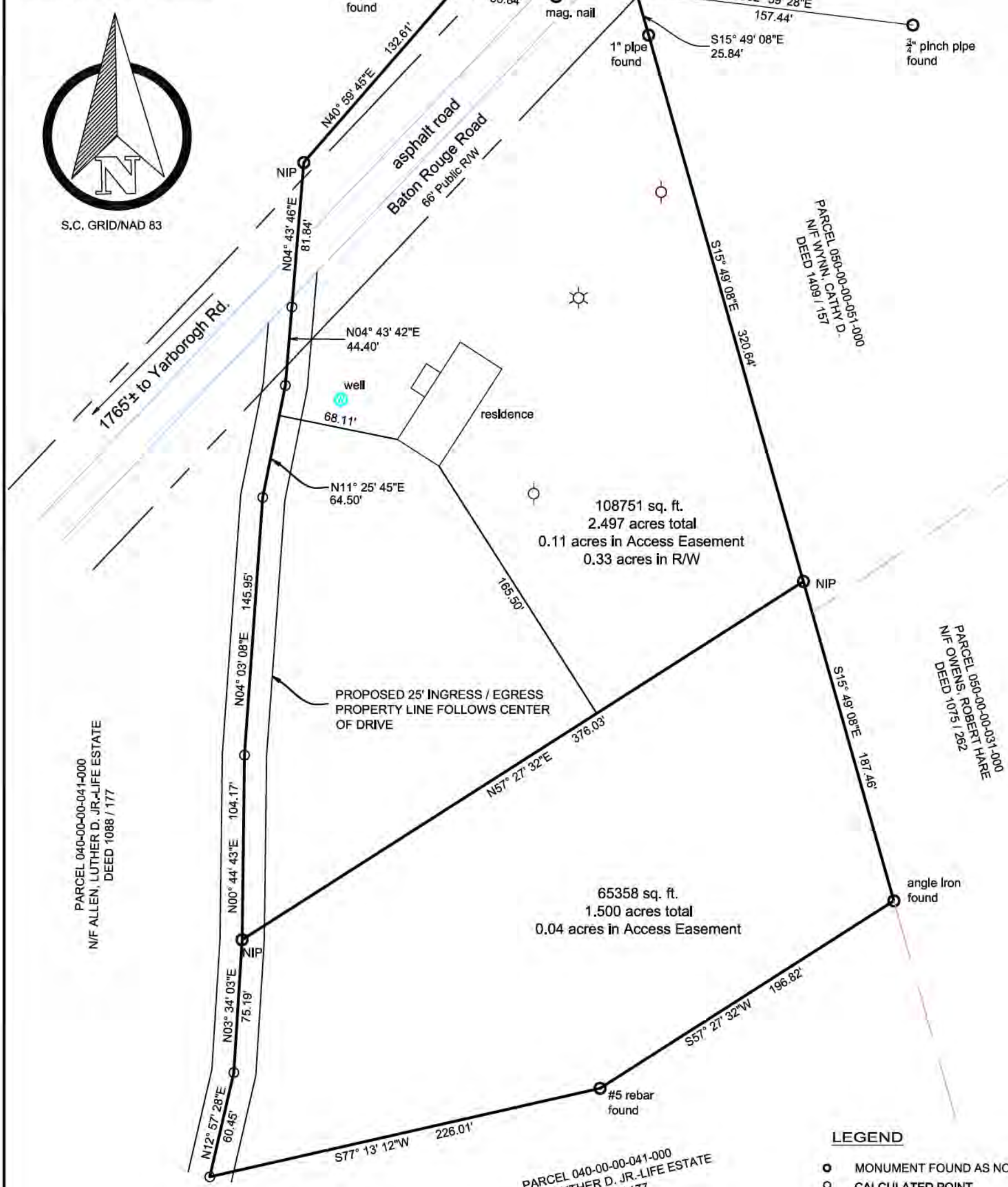

LEGEND

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

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Plat of Survey for:

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

February 10, 2025

GRAPHIC SCALE

60 30 0 60

1" = 60'

HIPP LAND SURVEYING,INC.
P.O. Box 87 Richburg, SC, 29729
PHONE (803) 789 3716

Sheet 1 of 1

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

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 PARKWAY 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 [redacted]

Telephone: _____ cell [redacted] work _____

E-Mail Address: [redacted]

Owner(s) if other than applicant(s): Paulette Birkner

Address: [redacted]

Telephone: [redacted] 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

Deepen Development, LLC
201 E Broad St.
Gaffney, 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)

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Paulette H. Birkner
Signature

PAULETTE H. BIRKNER
Printed Name

2/5/25
Date

6

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 _____ Date of request 1-21-25

Owner's Signature _____

For use by Building and Zoning:

☒ Approved

☐ Denied

Reason for denial _____

Signed by B & Z _____

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

Owner and Location

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				Land Value	116,000
Address 1	224 LAURA DR, APT 2			Building Value	
Address 2	MASCOUTAH IL			Total Market Value	116,000
Zip Code	62258			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#

Owner and Location

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	
Name 2		Activity Date	02/24/2025
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#

Property Card
SOUTH CAROLINA - COUNTY _____ CARD ____ OF ____ CARDS

TAX MAP: 79-1-8-1

DISTRICT: 1 2 | DATE OF APPRAISAL | APPRAISER

079-01-08-001-000
BIRKNER PAULETTE

224 LAURA DR, APT 2
MASCOUTAH IL 62258

Transferred From	Date Recorded	Date of Sale	Deed Book	Deed Page	Plat Book	Plat Page	Acres or Lots	Sales Price
Eureka Cotton Mills		12/31/61	269	77	–	–	91.17A	L
Springs Cotton Mills		7/31/66	434	8	.	.	Change of name	
Arthur Caldwell.		3/22/57	388	388	K	64	2L	325
Clarence Williams		3/16/57	388	390	K	65	1L	200
Will Taylor (Est)		4/9/57	388	475	388	477	1L	150
B. Frank Wright		3/13/57	388	482	388	484	1L	–
Springs Industries Inc	2-25-05	2-24-05	884	31			30.107ac	143,000
Spartan Fiber Inc	4-14-10	4-13-10	1011	66			30.107ac	$80,000
Larry Ramsey	6-28-13	6-28-13	1082	14			30.107	$1.00

PROPERTY LOCATION					
St., Rt. & No. Schuetz Rd	Yr. Built				
City	Economic Life				
2043	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

Neighborhood	Transportation	Land Imp.	Utilities	Topography
Progressive	Paved Road	Buildings	Electricity	Level
Static	Earth Road	Pavement	Water	High
Regressive	Railroad	Fence	Gas	Low
Old	Water	Landscaping	Sewer	Rolling
New	Airport	Well	All Utilities	Swampy

LAND CLASSIFICATION

Land Class	No. of Acres	Value Per Acre	Value Per Class
Open Land			

LAND

Number of Acres	~~27~~ 2025 18.78ac	Number of Lots	
Per Acre Value	4000	Number of Front Ft.	
Value for Acres	~~20~~ 4000	Per Lot Value	
Returned Area	T.C.	Per Front Ft. Value	
Legal Area	18.782ac	Value for Lots	
Planimetered Area	29A	Value for Fr. Ft.	
Total Land Value			

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 & VALUED.
Ronnie Looked at Building

Old Eureka Mill

New Plat Cab D S-49 P-1B

197 ESTIMATED MARKET VALUE 09 Doc 23,000 07 INC. 53,000

	Land Acres or Lots	Improvement	Total
Number			
Cost Approach	~~2007~~ ~~116,000~~		~~116,000~~
Market Approach			
Income Approach	2026 75,100		75,100
Correlated Value			
Appeal Value	04 ~~100,000~~	~~200,000~~	~~300,000~~
Assessed %	07 ~~116,000~~	~~237,000~~	~~353,000~~

Reviewed by | Date | Property Classification | Zoning I-1

CLASSIFICATION OR MODEL | Ref. Page | Manual

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

IMPROVEMENTS	AREA	UNIT COST	1st COST	ADDITIONS	REP. COST	DEP.	VALUE

Total Value	
Rounded Value	

Ground Area	
Perimeter	
Perimeter Ratio	
Location Time Adj.	
Height Adj.	
Composite Adj.	
Base Cost	

PLUMBING		
Good	Avg.	Poor

LIGHTING		
Good	Avg.	Poor
Fluorescent		
Incandescent		
Stories Mult.		

Sales Comparison Approach (Income Residential)

G R M X Ec. Rent = Value

COMPUTATIONS & REMARKS

Date Measured & Mapped By

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	Plat Book	Plat Page	Acres or Lots	Sales Price
Mamie Dozier (dec)		11/1/57	388	493	✓	✓	1L	2000
Will Taylor Jr. dec		7/10/57	389	349	389	352	1L	2000
Pauline Bell Wright.		2/28/57	388	264	K	61	1L	500
Springs Mills, INC.		4-20-82	514	582				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	Remarks
City	Economic Life	Imp.	Expenses	Income	
	Condition	L. H.	Net Inc.	Cap. Rate	
Subdivision	Quality	Total	Land Inc.	Imp. Value	
OCCUPANT and USE	Annual Rent	Stamps	Imp. Inc.	Land Value	
	Bldg. Permit	Old Map Ref.	Recap	Total Value	
	Mort.	File No.	Int. Rate		

PROPERTY DATA

Neighborhood	Transportation	Land Imp.	Utilities	Topography
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Static	Earth Road	Pavement	Water	High
Regressive	Railroad	Fence	Gas	Low
Old	Water	Landscaping	Sewer	Rolling
New	Airport	Well	All Utilities	Swampy

LAND CLASSIFICATION

Land Class	No. of Acres	Value Per Acre	Value Per Class
Open Land			
Timberland			
Total			

LAND		LOT SIZE
Number of Acres	Number of Lots	Front
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	
Planimetered Area	Value for Fr. Ft.	
Total Land Value		

Remarks & Description

197 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

CLASSIFICATION OR MODEL **Ref. Page** **Manual**

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

IMPROVEMENTS	AREA	UNIT COST	1st COST	ADDITIONS	REP. COST	DEP.	VALUE

Ground Area		PLUMBING	
Perimeter		Good	Avg. Poor
Perimeter Ratio		LIGHTING	
Location Time Adj.		Good	Avg. Poor
Height Adj.		Fluorescent	
Composite Adj.		Incandescent	
Total Value		Base Cost	Stories Mult.
Rounded Value		Sales Comparison Approach (Income Residential)	
		G R M	X Ec. Rent = Value

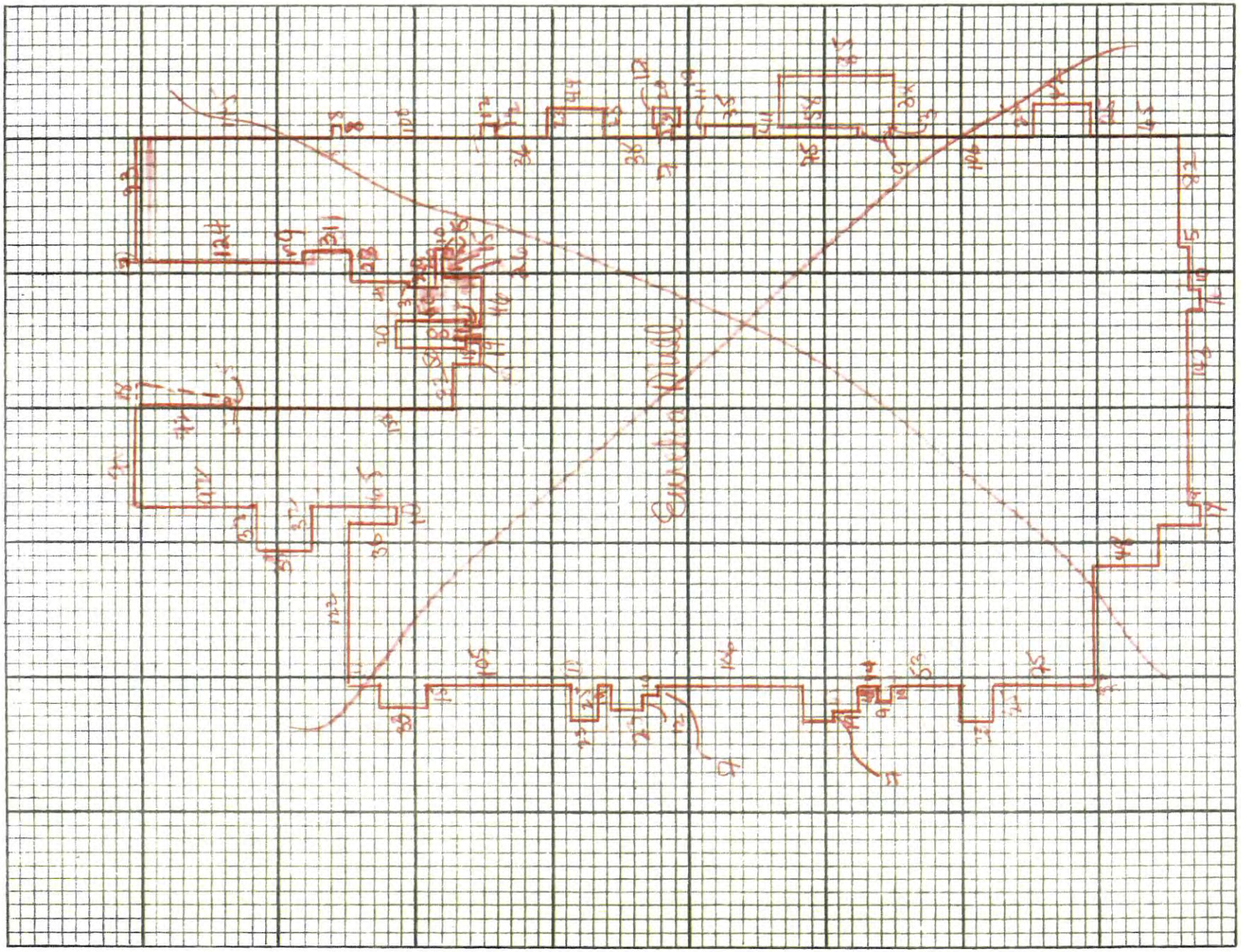
COMPUTATIONS & REMARKS

Date Measured & Mapped By

Sketch 1 sq. = _____ Ft.

Card ___ of Cards _____ SOUTH CAROLINA – COUNTY _____ County Number _____

Tax Map	District	Date of Appraisal	Appraiser
Owner		Occupant	



RE-8 SKETCH 1 Sq. = ____ Ft

PROPERTY IMPROVEMENT CARD

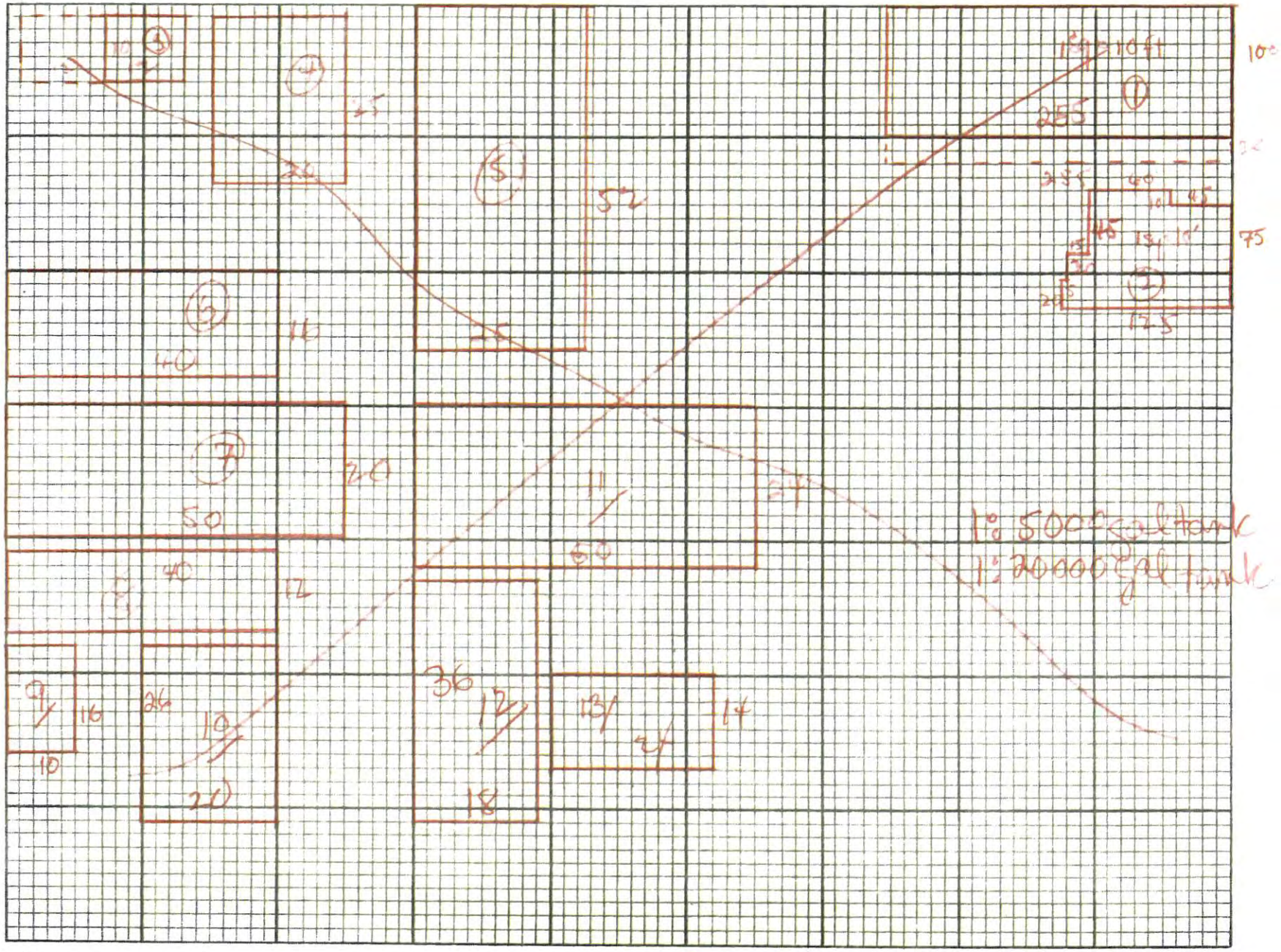
No.	Type of Improvement	Type of Construction	Condition	Quality	Year Built	Size	Area	Unit Cost	Replacement Cost	% Dep.	Value

REMARKS & COMPUTATIONS

TOTAL VALUE	
ROUNDED VALUE	

Card 2 of Cards _____ SOUTH CAROLINA – COUNTY _____ County Number _____

Tax Map	District	Date of Appraisal	Appraiser
Owner		Occupant	



RE-8 SKETCH 1 Sq. = 2 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	

SOUTH CAROLINA

County _____ Card _____ of _____ Cards

MISCELLANEOUS BUILDINGS AND IMPROVEMENTS

Tax Map No.	Owners Name
079-01-08-001	Spartan Fiber Inc

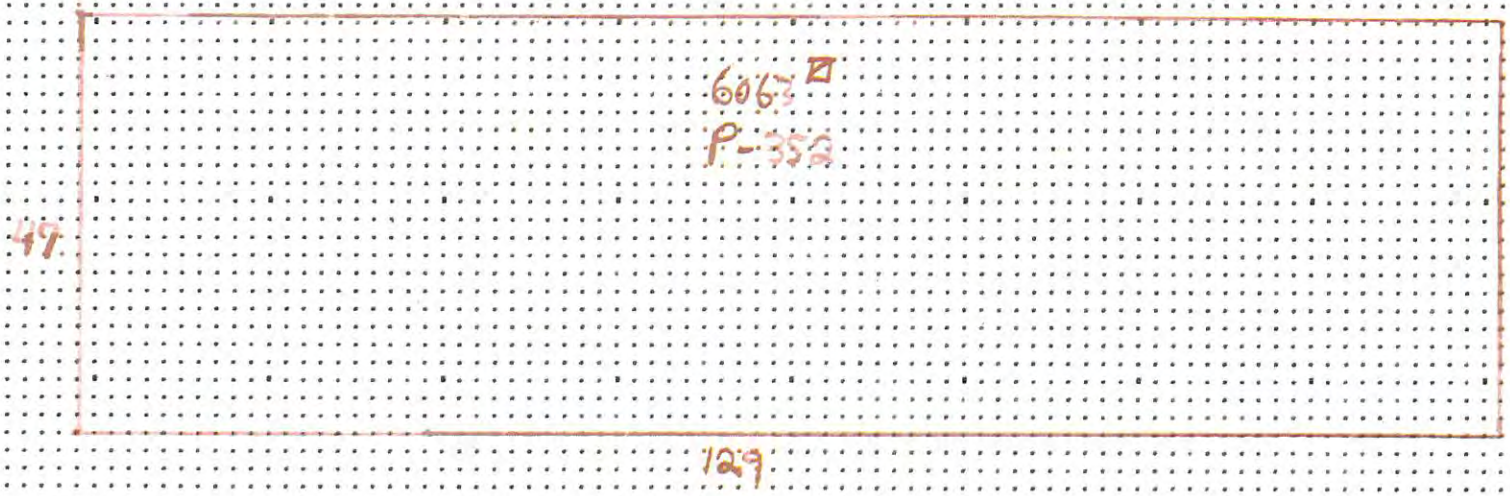
Bldg No.	Bldg and Impvts.	Size	Height	Age	Cond.	Floor	Walls	Roof	Heat	Area	Sq. ft. Rate	Replacement Cost	Dep.	Improvement Value	Remarks
07 1.	AVERAGE C office									6063	50.36	305,332	30%	213,732	
2.	MSS SEC. 15, p. 18					Concrete →				645	2.37			1,528	
3.	AREA 1.018					Asphalt →				15925	1.37			21,817	
4.	CC 1.05														
5.	Lm .87													237,077	
6.	.93													237,000 R	
7.	BASE COST 54.15														
8.	.93														2007
9.	50.36														Concrete 645X
10.	Concrete SIDEWALKS														Asph 15925X
11.	MSS SEC. 66, p. 2														
12.	CC 1.05														
13.	Lm. .87														
14.	BASE 2.60														
15.	.91														
16.	2.37														
17.	Asphalt														
18.	MSS 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



SOUTH CAROLINA

County _____ Card _____ of _____ Cards

MISCELLANEOUS BUILDINGS AND IMPROVEMENTS

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

MULTI-FAMILY AREA #1
8.27 ACRES

MULTI-FAMILY AREA #2
2.95 ACRES

INDUSTRIAL USE AREA
19.38 ACRES±

VICINITY MAP - 1" = 1000'

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

PUPS
Call before you dig.

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management

www.rjoeharris.com

PRELIMINARY
NOT FOR
CONSTRUCTION

G. Bridges
A. Sandvinson
D. Pridemore
G. Bridges
August 16, 2024

J.M. Cope
201 E. BROAD ST.
GREENVILLE, NC 27801
P: (864) 351-2227

Eureka Mills Rezoning

Rezoning Plan

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 jchappell

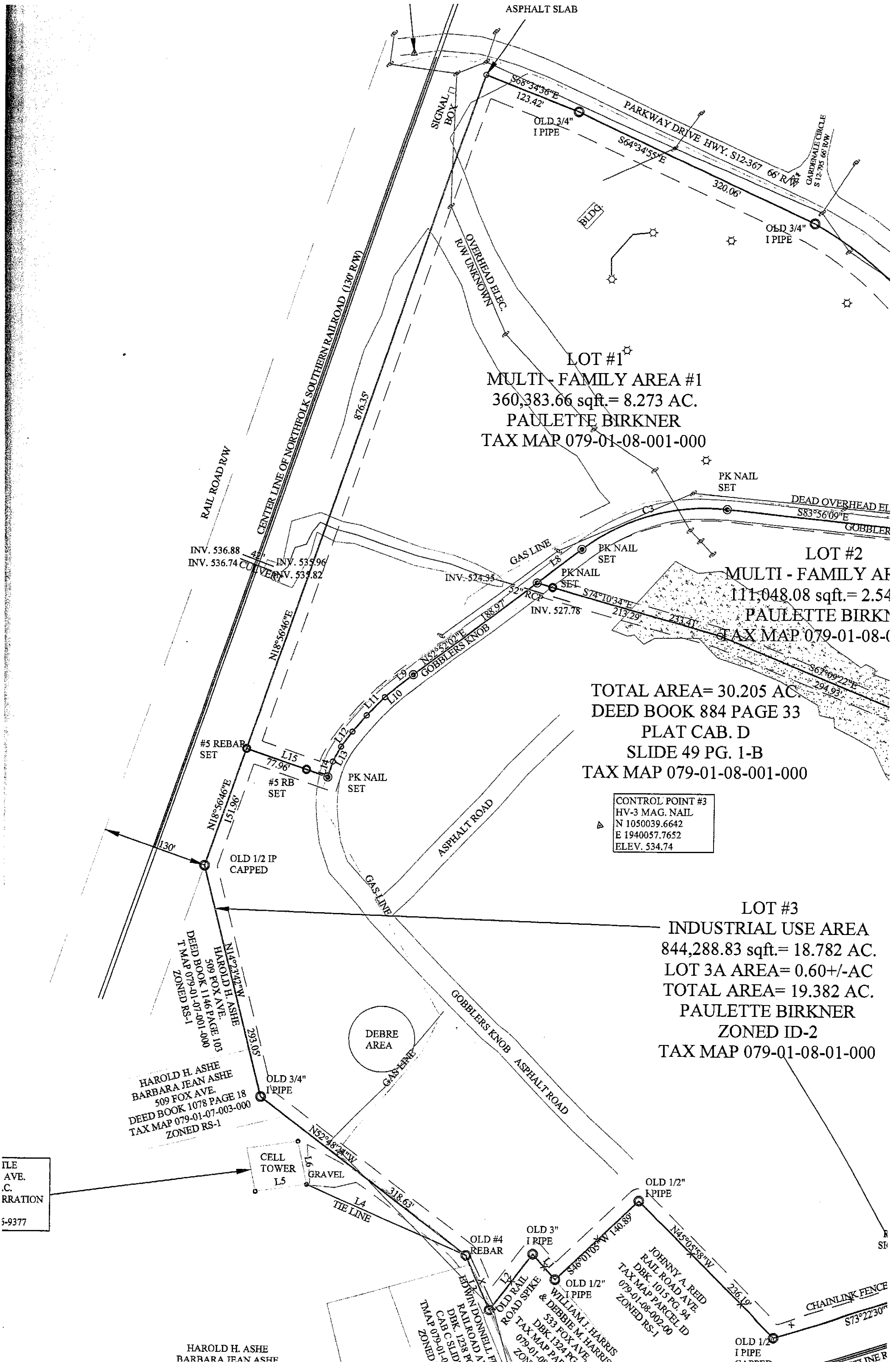
Payment Items

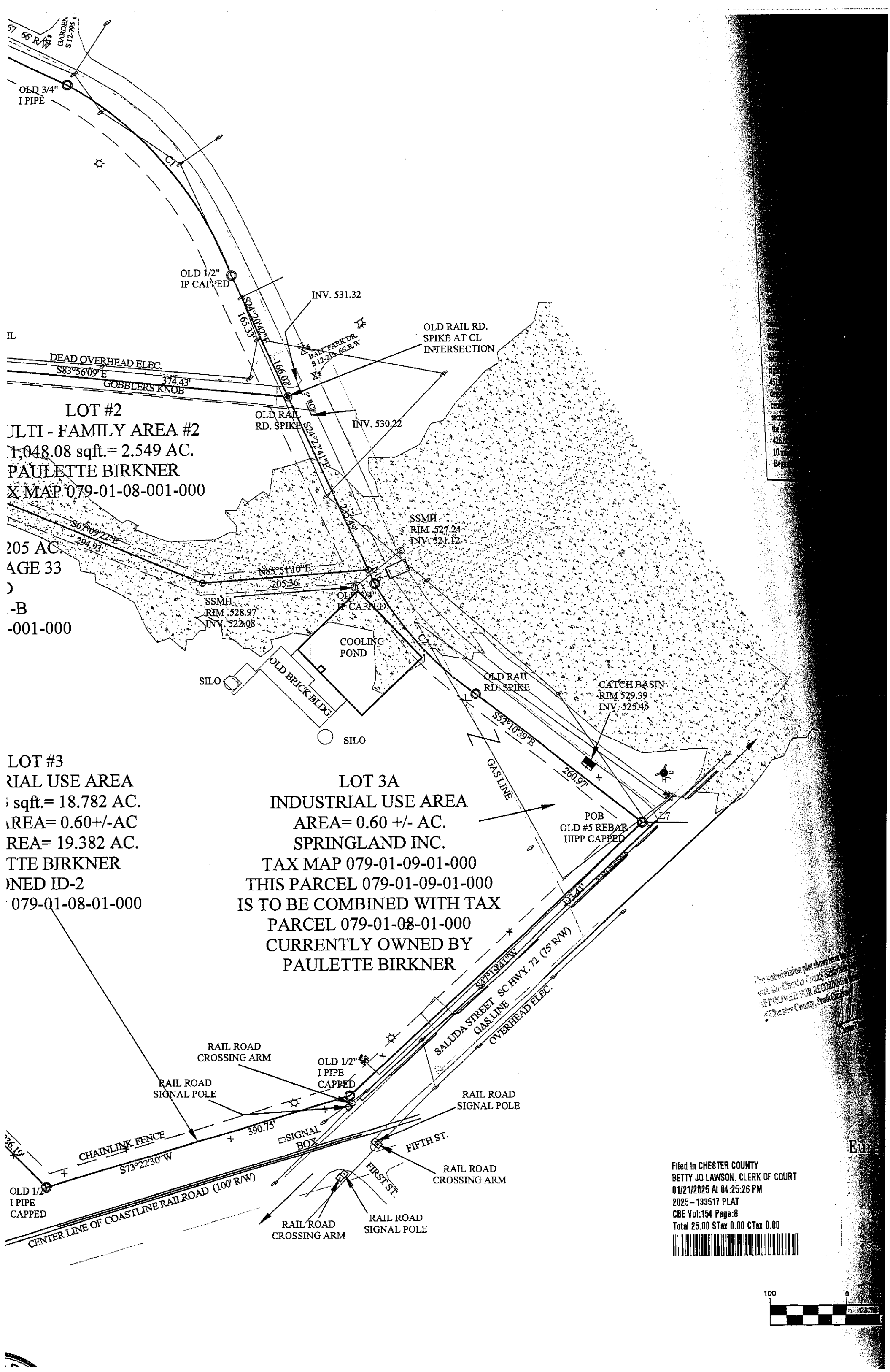
Map Amendment	$150.00
	$150.00

Form of Payment

Credit Card	$150.00
	$150.00

Thank you for your payment.


ASPHALT SLAB
S68°34'36"E
123.42'
OLD 3/4"
I PIPE
PARKWAY DRIVE HWY. S12-367 66' R/W
S64°34'55"E
320.06'
GARDENALE CIRCLE
S 12-795 66' R/W
BLDG.
OLD 3/4"
I PIPE
SIGNAL BOX
OVERHEAD ELEC.
R/W UNKNOWN
LOT #1
MULTI - FAMILY AREA #1
360,383.66 sqft.= 8.273 AC.
PAULETTE BIRKNER
TAX MAP 079-01-08-001-000
RAIL ROAD R/W
CENTER LINE OF NORTHFOLK SOUTHERN RAILROAD (130' R/W)
876.35'
PK NAIL
SET
DEAD OVERHEAD EL
S83°56'09"E
GOBBLER
C3
INV. 536.88
INV. 536.74
42'
CULVERT
INV. 535.96
INV. 535.82
GAS LINE
L8
PK NAIL
SET
PK NAIL
SET
INV. 524.35
52" RCP
INV. 527.78
S74°10'34"E
213.29'
233.41'
LOT #2
MULTI - FAMILY AR
111,048.08 sqft.= 2.54
PAULETTE BIRKN
TAX MAP 079-01-08-(
N18°56'46"E
188.97'
N57°52'02"E
L9
GOBBLERS KNOB
L10
L11
L12
L13
L14
S67°09'22"E
294.93'
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
#5 REBAR
SET
L15
77.96'
#5 RB
SET
PK NAIL
SET
N18°56'46"E
151.96'
130'
OLD 1/2 IP
CAPPED
ASPHALT ROAD
CONTROL POINT #3
HV-3 MAG. NAIL
N 1050039.6642
E 1940057.7652
ELEV. 534.74
GAS LINE
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
N14°23'42"W
HAROLD H. ASHE
509 FOX AVE.
DEED BOOK 1146 PAGE 103
T MAP 079-01-07-001-000
ZONED RS-1
293.05'
DEBRE
AREA
GOBBLERS KNOB ASPHALT ROAD
GAS LINE
HAROLD H. ASHE
BARBARA JEAN ASHE
509 FOX AVE.
DEED BOOK 1078 PAGE 18
TAX MAP 079-01-07-003-000
ZONED RS-1
OLD 3/4"
I PIPE
N52°48'24"W
318.63'
CELL
TOWER
L5
L6
GRAVEL
L4
TIE LINE
ILE
AVE.
.C.
RRATION
5-9377
OLD #4
REBAR
OLD 3"
I PIPE
L1
L2
L3
OLD RAIL
ROAD SPIKE
EDWIN DONNELL F
RAILROAD A
DBK. 1238 PG
CAB C SLID
TMAP 079-01-0
ZONED
WILLIAM J. HARRIS
& DEBBIE M. HARRIS
533 FOX AVE
DBK. 1324 PG
TAX MAP PA
079-01-08
ZONED
OLD 1/2"
I PIPE
S46°01'05"W 140.89'
OLD 1/2"
I PIPE
JOHNNY A. REID
RAIL ROAD AVE.
DBK. 1015 PG. 94
TAX MAP PARCEL ID
079-01-08-002-00
ZONED RS-1
N45°05'58"W
236.19'
CHAINLINK FENCE
S73°22'30"
OLD 1/2
I PIPE
CAPPED
HAROLD H. ASHE
BARBARA JEAN ASHE


OLD 3/4" I PIPE
OLD 1/2" IP CAPPED
INV. 531.32
S24°20'42"E
165.33'
166.02'
OLD RAIL RD. SPIKE AT CL INTERSECTION
BALL PARK DR. S 12-213 66 R/W
DEAD OVERHEAD ELEC.
S83°56'09"E
374.43'
GOBBLERS KNOB
OLD RAIL RD. SPIKE
INV. 530.22
S24°22'41"E
LOT #2
JLTI - FAMILY AREA #2
1,048.08 sqft.= 2.549 AC.
PAULETTE BIRKNER
X MAP 079-01-08-001-000
S67°09'22"E
294.93'
SSMH
RIM 527.24
INV. 521.12
N85°51'10"E
205.36'
SSMH
RIM 528.97
INV. 522.08
OLD 3/4" IP CAPPED
COOLING POND
OLD BRICK BLDG.
SILO
SILO
OLD RAIL RD. SPIKE
CATCH BASIN
RIM 529.39
INV. 525.46
S52°10'39"E
260.97'
GAS LINE
LOT #3
RIAL USE AREA
sqft.= 18.782 AC.
REA= 0.60+/-AC
REA= 19.382 AC.
TTE BIRKNER
NED ID-2
079-01-08-01-000
LOT 3A
INDUSTRIAL USE AREA
AREA= 0.60 +/- AC.
SPRINGLAND INC.
TAX MAP 079-01-09-01-000
THIS PARCEL 079-01-09-01-000
IS TO BE COMBINED WITH TAX
PARCEL 079-01-08-01-000
CURRENTLY OWNED BY
PAULETTE BIRKNER
POB
OLD #5 REBAR
HIPP CAPPED
L7
S47°10'41"W
SALUDA STREET SC HWY. 72 (75' R/W)
GAS LINE
OVERHEAD ELEC.
RAIL ROAD CROSSING ARM
OLD 1/2" I PIPE CAPPED
RAIL ROAD SIGNAL POLE
RAIL ROAD SIGNAL POLE
CHAINLINK FENCE
390.75'
SIGNAL BOX
FIFTH ST.
S73°22'30"W
RAIL ROAD CROSSING ARM
FIRST ST.
OLD 1/2" I PIPE CAPPED
CENTER LINE OF COASTLINE RAILROAD (100' R/W)
RAIL ROAD CROSSING ARM
RAIL ROAD SIGNAL POLE
Filed In CHESTER COUNTY
BETTY JO LAWSON, CLERK OF COURT
01/21/2025 At 04:25:26 PM
2025-133517 PLAT
CBE Vol:154 Page:8
Total 25.00 STax 0.00 CTax 0.00
100
0

TO: Chester County Council
cc: Brian Hester, County Administrator
FROM: Jeremy Ward, Planning and Development Director
RE: Summary of Planning Commission Meeting on 4.15.25
DATE: 4.29.25

Council:

Since the official minutes have not been approved yet by the Planning Commission, I have written these summary notes from the meeting to help give you context on the two rezoning cases. Please reach out if you have any questions or need more information.

Four Planning Commission members in attendance: Shawn Hough, Todd Love, Nancy Walley, Azzie Lee Hill.

1. **CCMA 25-16: Abishek Devgan requests a portion (0.75 acres) of Tax Map #019-00-00-011-000 located at 3283 Pinckney Road, Chester, SC 29706 from Rural Two District (R2) to General Commercial District (GC).**

    a. **Background**: Mr. Devgan wants to open a liquor store in a building previously used for storage across the street, but on the same parcel, as Grant's Grocery. The surrounding West Chester area is all zoned R-2 (Rural Two), which does not permit liquor stores (see Image #1). Grant's Grocery is a non-conforming use, meaning it was active before zoning was instituted in 1999 and has continued ever since. (see Image #2 and #3 for Grant's and the proposed liquor store). If approved, he would subdivide the parcel with the liquor store out.

    The Chester County Zoning Ordinance says that a non-conforming use cannot be changed to another non-conforming use, extended, enlarged, or intensified, or reestablished after vacancy, abandonment, or discontinuance after 6 months of being inactive. Because a liquor store would be a new use, not permitted in the R-2 zoning district, and in a building that is not currently "grandfathered"/non-conforming, Mr. Devgan's only option is to have it rezoned.

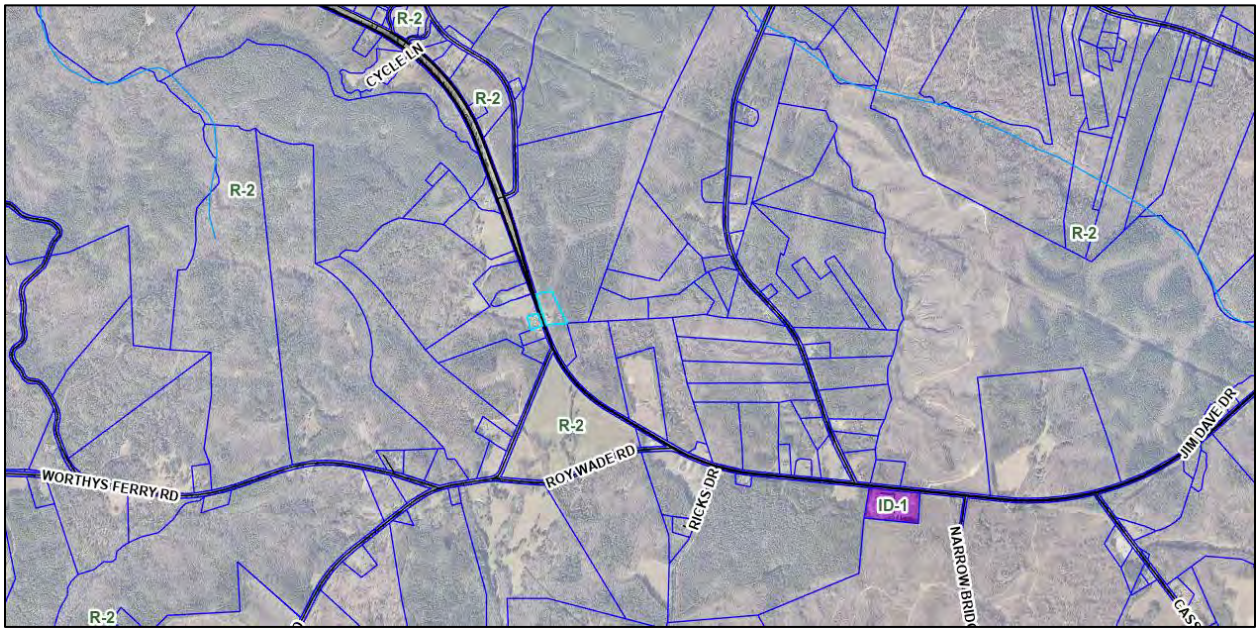
    There are no other commercially-zoned properties in the area and the 2020 Comprehensive Plan shows this as an area marked for "Rural Living."

    b. **Summary of Meeting**: Mike and Susan Cassels came to speak in opposition, citing concerns about heavy and fast traffic, how close their property was to the

site, and that a lot of people in the community that didn't want it there. The applicant showed a list of about 100 people who had signed a petition of support. He said that he had opened the store in February for around a week after getting his liquor license, and then shut it down when I told him to. Chairman Hough made a motion to approve for discussion, seconded by Vice-Chairman Hill. I clarified about our laws on non-conforming uses, the zoning of the property and surrounding area, and other details. Commissioner Love said that it would be out of keeping with the character for the rural community for it to be rezoned to allow a liquor store. Commissioner Walley seemed to think that the entire parcel should have been rezoned to GC initially when zoning was instituted, instead of Grant's being a nonconforming use.

c. **Vote**: The PC voted 3-1 (Commissioner Love voted no) to recommend approval.

Image #1 – Nearby Zoning (grey is R-2)



(property in question in neon blue)

Image #2

Grant's Grocery

Image #3

Proposed liquor store location (opposite side of the road from Grant's Grocery)

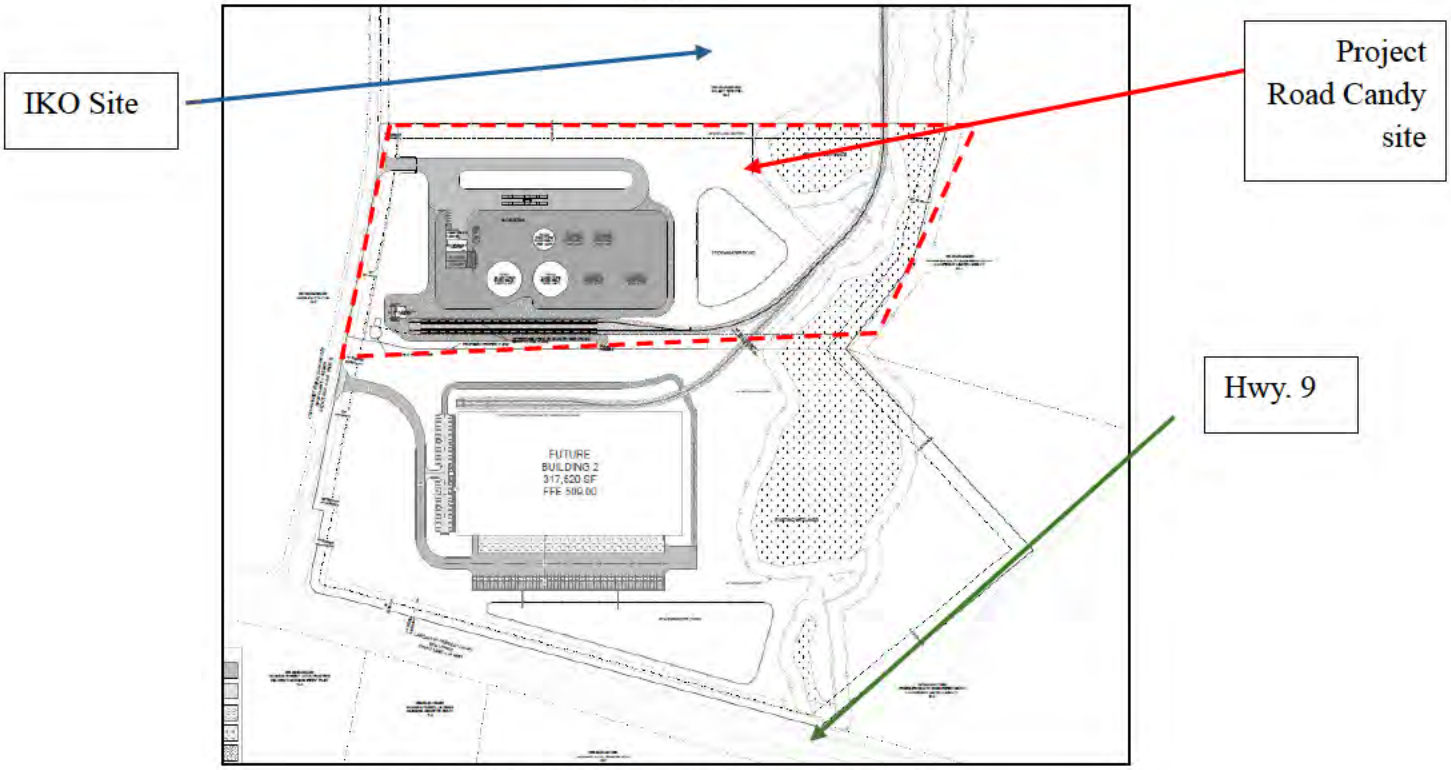
2. **CCMA 25-17: GFI Partners requests Tax Map #097-00-00-030-000 (83.02 acres) located off Cedarhurst Road, Chester, SC 29706 from Limited Industrial District (ID-2) to General Industrial District (ID-3).**

   a. **Background:** The intended business using the site, Project Road Candy, intends to build several asphalt holding tanks, serviced by rail, on the top half of the parcel (closer to IKO) (see Image #4). They have asked for the entire 83 acre parcel to be rezoned to ID-3, but the lower parcel (adjacent to Hwy. 9) will be subdivided for another, unrelated industry. The NAICS Code for Project Road Candy falls into the "Petroleum Products – Wholesale" category, 4227, and thus requires it be rezoned to ID-3.

   b. **Summary of Meeting:** The engineer (from Seamon Whiteside) came to explain the project and answer questions. There were a few minor questions from the Planning Commission. Robert Long and Karen Davison were also there ready to speak in support of the project, but no one came to speak against it.

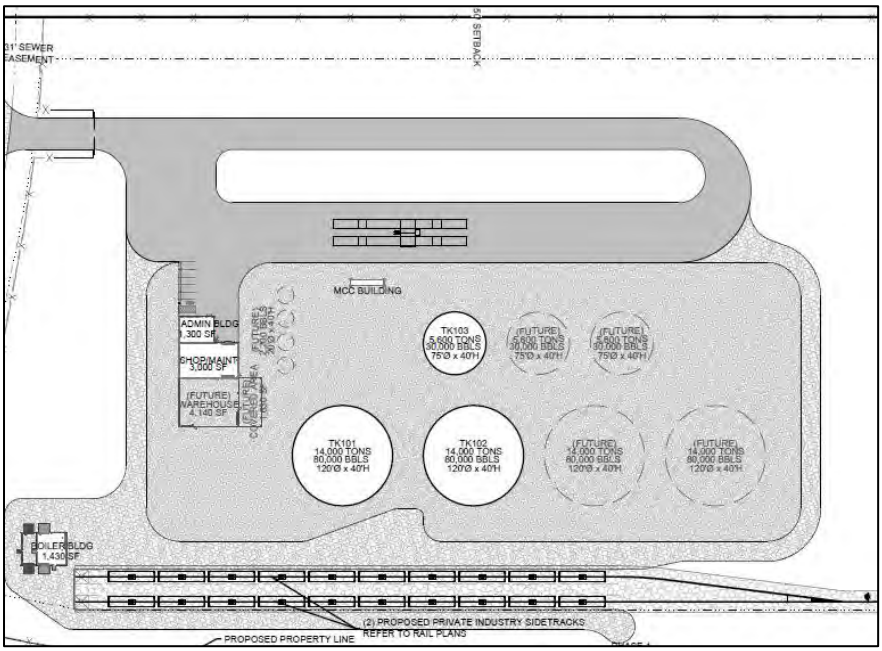
   c. **Vote:** Upon a motion by Commissioner Love and seconded by Commissioner Walley, it was recommended to be approved (4-0).

Image #4



Project Road Candy – Preliminary Site Plan

Image #5



Close-up of Project Road Candy site

Jeremy Ward
Planning and Development Director
Chester County Government

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: 4-15-25 **Case #** CCMA25-16 **Invoice #** 9275/9286

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

Please give your reason for this rezoning request:
STARTING NEW BUSINESS (LIQUOR STORE)

Copy of plat must be presented with the application request

Designation of Agent (complete only if owner is not applicant): I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning. A Corporate Resolution letter or a permission letter must be presented at the time of application request. NAICS CODE: 445320

Property Address Information
Property address: 3283 PINCKNEY RD CHESTER SC 29706
Tax Map Number: 019-00-00-011-000 **Acres:** 0.75

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

PLEASE PRINT:
Applicant (s): ABHISHEK DEUGAN
Address [redacted]
Telephone: _____ **cell** [redacted] **work** _____
E-Mail Address: [redacted]

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

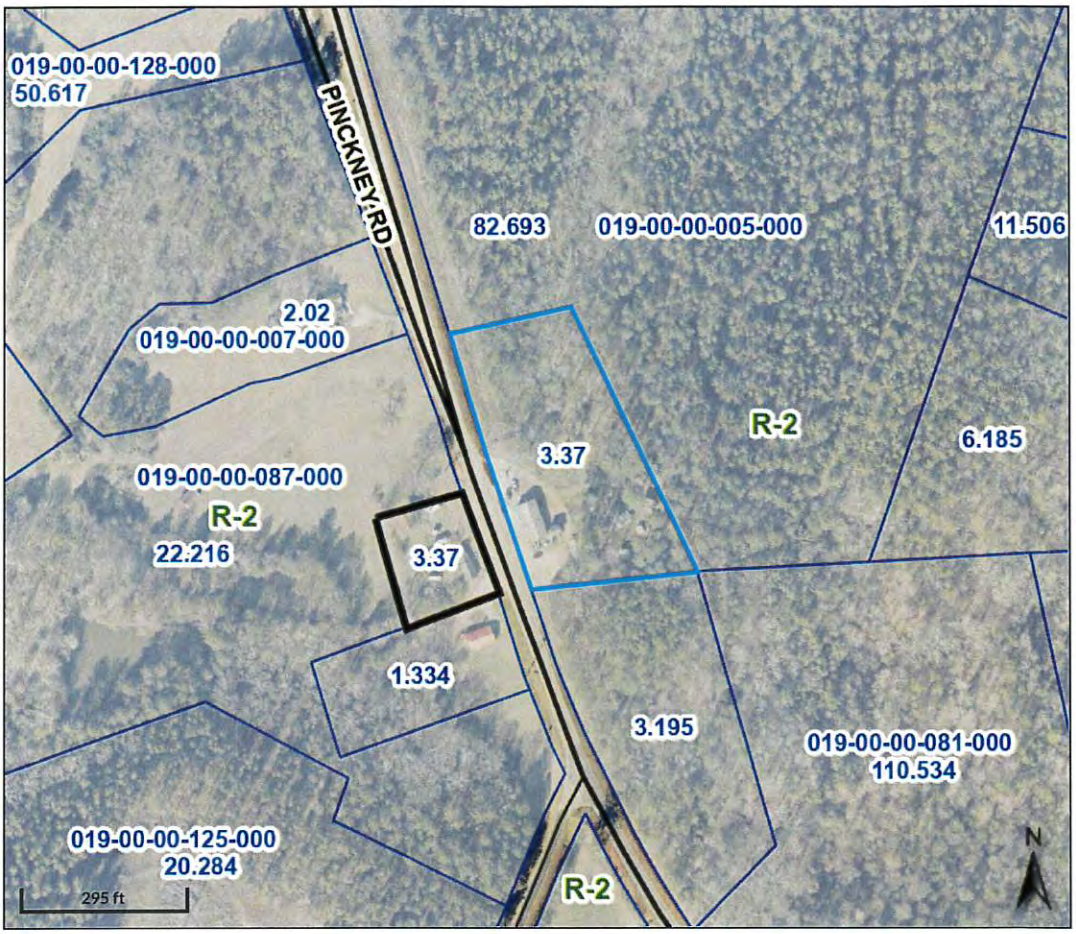
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: _____ **Date:** 2/26/25

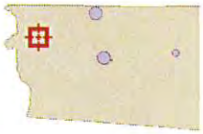
Applicant signature: _____ **Date:** 2/26/25

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

Chester County, SC



Overview



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

Date created: 3/14/2025
Last Data Uploaded: 3/14/2025 3:32:02 AM

Developed by SCHNEIDER GEOSPATIAL

Owner and Location

Current Year (2025) Changes

Search Options

Map Number	019-00-00-011-000	Real	00026193	History Year	
Name 1	DEVGAN ABISHEK			Other Map Number	

Find

Alerts

Has Additional Comments
Next Year Record Exists

Owner Information

Post Initials	HD	Reason for Change		Activity Date	02/05/2025
Name 2				Land Value	32,500
Address 1	3280 PINCKNEY RD			Building Value	70,000
Address 2	CHESTER SC			Total Market Value	102,500
Zip Code	29706			Total Tax Value	102,500

Codes

District	01	Fire Code	WC	WEST CHESTER
Town		Neighborhood	R2	RURAL 2
Subdivision		Use Class		
Description	GRANTS GROC/WAS CASSELLS GROC			
Legal				

Location — Street Number: 3280 — Street Name: PINCKNEY RD — Suffix: — Direction:

Additional Information

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

Scroll by: MAP#

Owner and Location

Next Year (2026) Changes

Search Options

Map Number	019-00-00-011-000	Real	00026193	History Year	
Name 1	DEVGAN ABISHEK			Other Map Number	

Find

Alerts

Has Additional Comments
Current Year Record Exists

Owner Information

Post Initials	HD	Reason for Change		Activity Date	02/05/2025
Name 2				Land Value	32,500
Address 1	3280 PINCKNEY RD			Building Value	70,000
Address 2	CHESTER SC			Total Market Value	102,500
Zip Code	29706			Total Tax Value	102,500

Codes

District	01	Fire Code	WC	WEST CHESTER
Town		Neighborhood	R2	RURAL 2
Subdivision		Use Class		
Description	GRANTS GROC/WAS CASSELLS GROC			
Legal				

Location	Street Number	3280	Street Name	PINCKNEY RD	Suffix		Direction

Additional Information

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

Scroll by: MAP#

COMMERCIAL-INDUSTRIAL APPRAISAL CARD

SOUTH CAROLINA COUNTY Chester

CARD ____ OF ____ CARDS

PROPERTY CLASS ____

19-0-0-11

019-00-00-011-000
DEVGAN ABISHEK

153 SHIVERS GREEN RD
LUGOFF SC 29706

DISTRICT 5- | DATE OF APPRAISAL 3-23-92 | APPRAISER

Occupants Name & Address — Lessee

Lois G. Cassels
DBA Cassels Grocery

Property Location

St. Rt. & No. Hwy 9.

Legal Desc.

State Standard Class

Occupancy Rural Ser. St. + Grocery

Transferred From	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	Sales Prices	Aff-idavit	Mortgage	Stamps
William T. Wade.	371	81	2AC			1951	4,500			
W. G. Grant.	330	20	2AC			June 1964	P.C.			
Belva F. Boland	505	555				7-16-88	$10750.00			
Robert D. Cassels	674	13	2.49	1	612	3-1-95	$30,000			
Crystal M. Thelton	996	295	2.49			9-1-09	$200 000			
Crystal M. Thelton	997	146	2.49			9-16-09	Re-Record			
Robert H. Sanders	1043	55	0.75ac	CAB D	S-176 PM4	10-3-11	$2500			
Brian C Grant - Etal	1353	246	2th			8-31-21	$190,000			
Brian C Grant - Etal	1353	250	0.75ac			8-31-21	$1.00			

Expenses		Income		Static		Earth Road		Pavement		Water		High	
Net Inc.		Cap. Rate		Regressive		Railroad		Fence		Gas		Low	
Inc. to Land		Imp. Value		Old		Water		Landscaping		Sewer		Rolling	
Inc. to Imp.		Land Value		New		Airport		Well		All Utilities		Swampy	
Recapture		Total Value	R2										

2.49 + 0.75ac = 3.24ac

420'
14 yds
210'

70 x 140
yards
210' x 420'

98 Tax 900

96 Sec 1700

ZONING

Residential		Industrial	
Commercial		Agricultural	

ESTIMATED MARKET VALUE

	Ac.	LOTS	IMPS.	TOTAL
Number		1	1	
Correlated Value CR		9,800	34,300	~~44,100~~
Appeal Value C		~~11,300~~	~~35,830~~	~~47,130~~
Assessed % C		9,800	44,780	54,580
Reviewed By				
Date		~~9,800~~	~~35,830~~	~~45,630~~

2000
2012
2022
2000

LEASE ____ BK ____ PG. ____ NO. YRS. ____ REM. YRS. ____ RENT ____ L/P ____

LAND VALUATION

Frontage	Depth	Depth Factor	Unit	Unit Value	Lot Value	Corner Influence	Distracting Influences	Total
Hwy 9 140'	70'							
							Total Land Value	

Measured By ____ Date ____

Updated 19-8 for 2012

PT-169

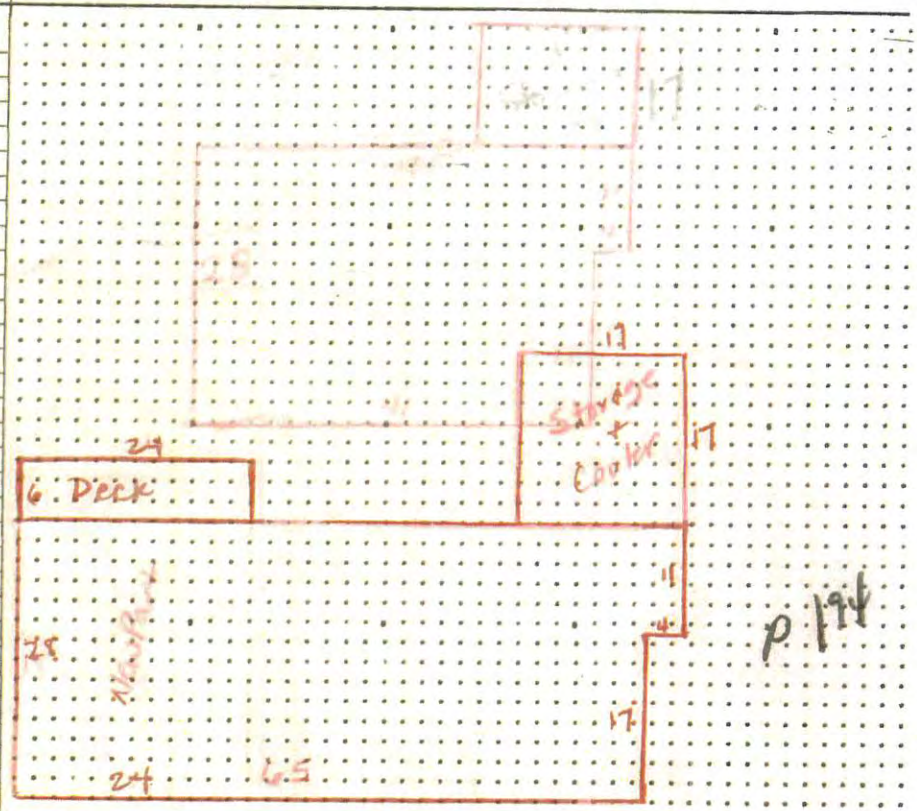
COMMERCIAL BUILDING RECORD

FOUNDATION - 1	FLOORS - 6	PLUMBING - 12
Concrete ✓	B 1 2 3 4	Bath Rooms
Conc. Block	Concrete ✓	Toilet Rooms ✓
Tile	Earth	Water Closets
Brick	Hardwood	Urinals
Stone	Pine	Lavatories
	Carpet	Sinks
EXTERIOR WALLS - 2	Terrazzo	
Solid Com. Br.	Reinf. Conc.	**CER. TILING - 13**
C. Br. on Tile or CB	Tile	Bath Flr. & WSCT.
Face Br. on Com. Br.		Ter. Flr. & WSCT.
F. Br. on Tile or C.B.	**CEILINGS - 7**	Bath Rm. Flr.
Face Br. Veneer	B 1 2 3 4	
Com. Br. Veneer	Plaster	
Concrete Block	Metal	**MISC. - 14**
Tile	Sheet Rock ✓	Fire Proof Const.
Reinf. Conc.	No Ceiling	Mill Const.
Cut Stone Facing	Acoust.	Rein. Con. B. & Cls.
T. C. Facing		Steel Frame
Stone or T. C. Trim	**INTERIOR FIN. - 8**	Steel Beams & Col.
Stucco on Tile or C.B.	B 1 2 3 4	Steel Trusses
Siding	Pine	Steel or Bar Joist
Shingles	Hardwood	Tbr Beams & Cols.
Metal	Plaster	Wood Joist
Party Wall	Sheetrock	Sprinkler System
Load Bearing	Plast. Bd.	Pass Elev.
	Panel	Freight Elev.
STORE FRONT - 3	Unfin.	Decking
Plate Glass Met. Fr.		Yr. Built
Plate Glass Wd. Fr.	**PARTITIONS - 9**	Yr. Remodel
Average Recess	Wd. Stud	Fireplace
Deep Recess	Tile or C. B.	Steel Fr. Sash
No. Entrances	Brick	Wood Fr. Sash
Display Island	Sheetrock	Fire Escapes
Ultra Mod. Front	Panel	
Modern Front		Cond. E G F P
Average Front	**ENVIRONMENTAL - 10**	Int. Fin.
Poor Front ✓	Steam	Layout
	Hot Water	
BASEMENT - 4	Forced Air	
Area ¼ ½ ¾ F	Electric	**LIGHTING - 13**
Fin. ¼ ½ ¾ F	Unit Heaters	Good
Apts. Stock Sales	Air Cond.	Average
Boiler Rm. Only	Oil	Poor
ROOF AND TYPE - 5	Gas	Flourscent
Metal	Stoker ✓	Incandescent
Reinf. Conc.	No Heat	**LOCATION**
Tar & Gravel ✓	**WIRING - 11**	Exc.
Composition	Knob & Tube	Good
Flat	Armored Cable	Fair
Gable	Pipe Conduit	Poor
	Romex	

ADDITIONS COMPUTATIONS

Item No.	Area	Unit Cost	Total
Dlow Coat			
Mt Swift			
Dec	13 p 18		
Pne	35.29		
	1.13		
Area	1.83		
CC	1.04		
Local	.92		
	1.13		
Total Additions			

SCHEDULE **REF** **SKETCH**



REMARKS

93 Same

(2012) 3,24 X 2000 =
6480
+4800
11280

Floor	SB	B	1	2	3	4
Wall Heights						

(98) Dock 144 x 5 = 720

Ref. No.	Class or Type	Cond.	Area	Rate	1st Cost	Additions	Repl. Cost	Dep.	Improvement Cost
2000	Store		2153	39.87	85840			60%	34336
93	Store		1192	6.00					7,152
96	Store		1481	6.00					8886
98	Store		2153	8.00	17,224	720	17,944		17,944
								Total	~~85800~~ 2000 34,300

GRM X MARKET RENT

93
2 X 1000 + 2,500 = 4,500
LOT = 4,500

NW
STORE 6.00

2000
810.00
L = 2.49 AC X 2000/AC = 4980
A = 4,800
9,780 R = 9,800

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

Issued to:

ABHISHEK DEVGAN

3280 PINCKNEY ROAD
CHESTER, SC 29706

Receipt No. 9275

Date 02/26/2025

Cashier shudson

Payment Items

Map Amendment REZONING	$150.00
	$150.00

Form of Payment

Credit Card	$150.00
	$150.00

Thank you for your payment.

NAICS ASSOCIATION

NAICS Code Description

Looking to purchase a List of these Companies? Click here

445320 - Beer, Wine, and Liquor Retailers

Top Businesses by Annual Sales for 445320 – Click for Complete Profiles:

Retail Services & Systems Inc	Michael Skurnik Wines Inc
ABC Liquors Inc	Zachys Wine & Liquor Store Inc
Bevmo Holdings LLC	Crown Lounges
Wine Group LLC	Sigels Beverages LP
Centennial Beverage Group LLC	Liquor Barn Inc

This industry comprises establishments primarily engaged in retailing packaged alcoholic beverages, such as ale, beer, wine, and liquor.

Cross-References. Establishments primarily engage

Privacy & Cookies Policy

- Retailing packaged liquor in combination with providing prepared drinks for immediate consumption on the premises--are classified in Industry 722410, Drinking Places (Alcoholic Beverages);
- Manufacturing brewery, winery, and distillery products for consumption off the premises--are classified in Industry Group 3121, Beverage Manufacturing; and
- Manufacturing brewery, winery, and distillery products in combination with providing prepared food and drinks for immediate consumption on the premises--are classified in Subsector 722, Food Services and Drinking Places.

2007 NAICS	2012 NAICS	2017 NAICS	2022 NAICS	Index Entries for 445320
445310	445310	445310	445320	Beer stores, packaged
445310	445310	445310	445320	Duty free liquor shops
445310	445310	445310	445320	Liquor stores, package
445310	445310	445310	445320	Package stores (i.e., liquor)
445310	445310	445310	445320	Wine shops, packaged

Looking to purchase a List of these Companies? Click here

Privacy & Cookies Policy

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

Issued to:

ABHISHEK DEVGAN

3280 PINCKNEY ROAD
CHESTER, SC 29706

Receipt No. 9286

Date 03/03/2025

Cashier shudson

Payment Items

Map Amendment REZONING APPLICATION	$150.00
	$150.00

Form of Payment

Credit Card	$150.00
	$150.00

Thank you for your payment.

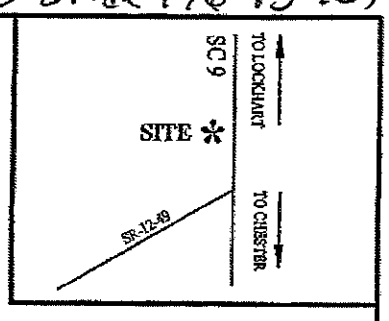
Cab D Slide 176 Pg 10A

Cab D Slide 176 Pg 10A

PLAT OF SURVEY FOR

ROBERT A. SANDERS

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

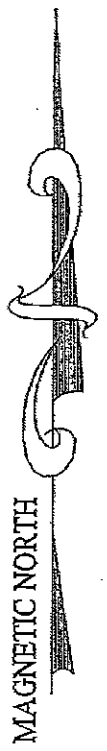


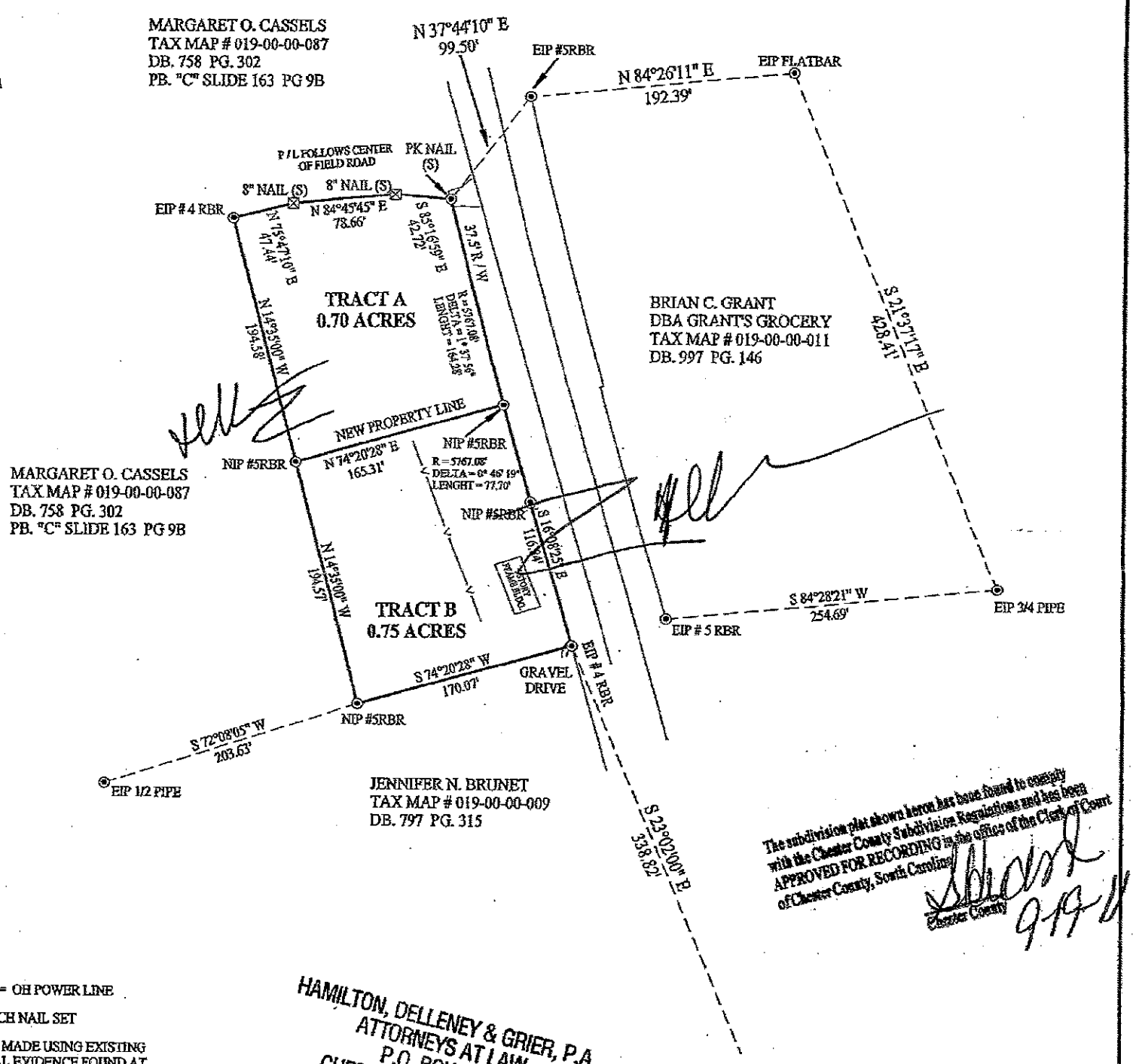
Location Map N.T.S.

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

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

Volume_____ Page_____





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

Chester County 9-19-11

NOTES:

—·— = OH POWER LINE

⊠ = 8 INCH NAIL SET

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

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

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

SCALE: 1" = 100'

100 75 50 25 0 100 200 300

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

DRAWING = GRANT.PCS

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

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 29119

Floyd A. Sweatt, Jr. PLS # 29119

SOUTH CAROLINA Sweatt Land Surveying, LLC No. 4443 Certificate of Authorization

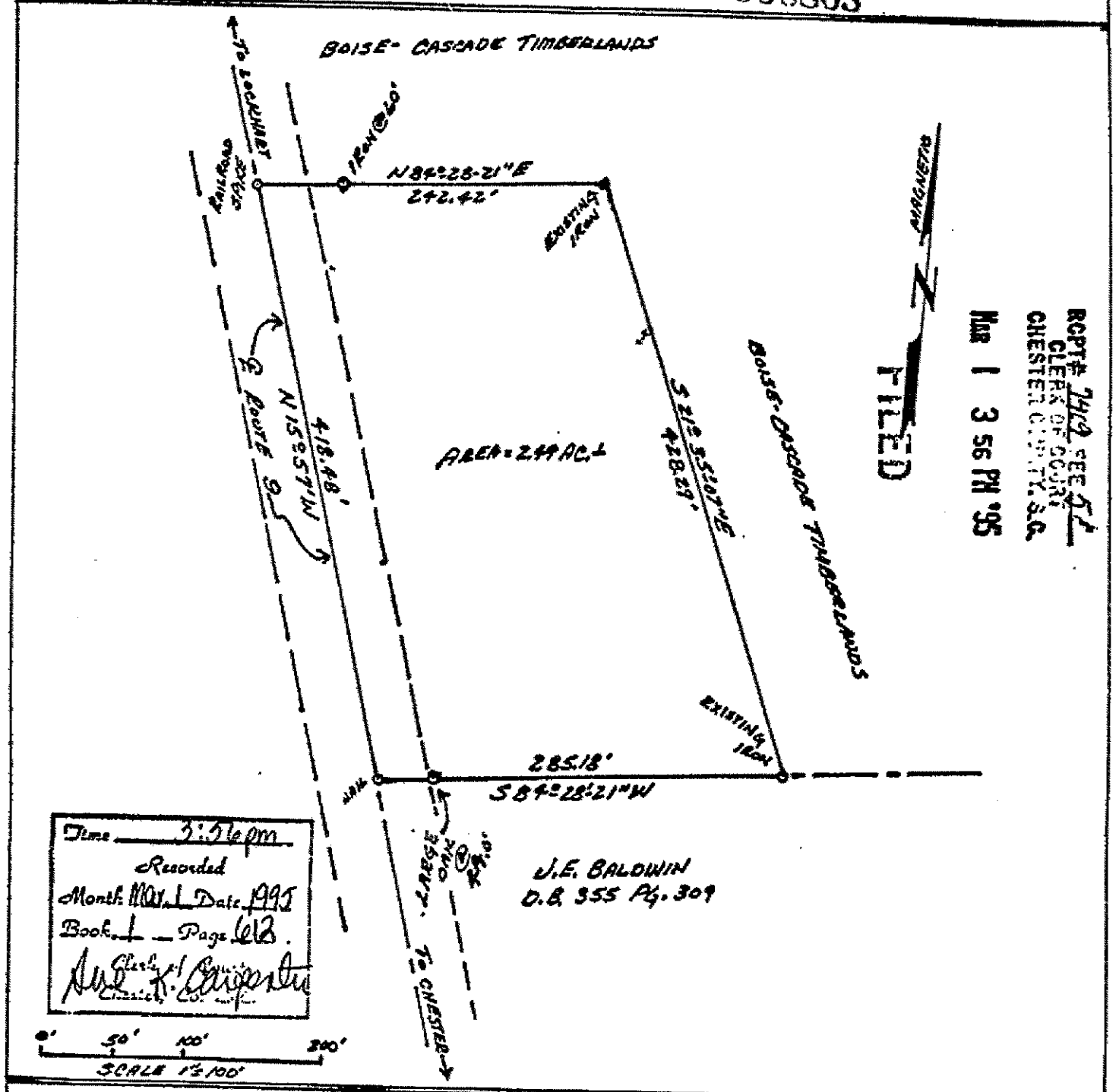
Sweatt Land Surveying, LLC
P.O. Box 339
McConnells, SC 29726
Telephone 803-417-0880

4 5 6

612

BOUNDARY SURVEY FOR ROBERT D. CASSELLS
BATON ROUGE TOWNSHIP - CHESTER CO.
SOUTH CAROLINA

JUNE 15, 1981 000803



FILED
MAY 1 3 56 PM '95
RCPT# 7462 SEE 5-1
CLERK OF COURT
CHESTER COUNTY, S.C.

Time 3:56pm
Recorded
Month May Date 1995
Book 1 Page 612.
Clerk of Court

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

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/10000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY D M D METHOD.

RLS SC 5296

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: 4-15-25 **Case #** CCMA25-17 **Invoice #** 9346

The applicant hereby requests that the property described to be rezoned from ID-2 **to** ID-3

Please give your reason for this rezoning request:
We are planning to propose a "Petroleum Product Whole sale" plant for this specific parcel. This proposed use is only allowed under the ID-3 zoning classification and the site we are proposing meets the 1000' setback requirement for its location.

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: 4227,31-33,493

Property Address Information
Property address: Cedarhurst Road, Chester, SC 29706
Tax Map Number: 097-00-00-030.000 **Acres:** 83.02

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

PLEASE PRINT:
Applicant (s): GFI Partners
Address [redacted]
Telephone: [redacted] **cell** [redacted] **work** _____
E-Mail Address [redacted]

Owner(s) if other than applicant(s): R.A. Olphant + A.D. Olphant III
Address: [redacted]
Telephone: _____ **cell** [redacted] **work** _____
E-Mail Address: [redacted]

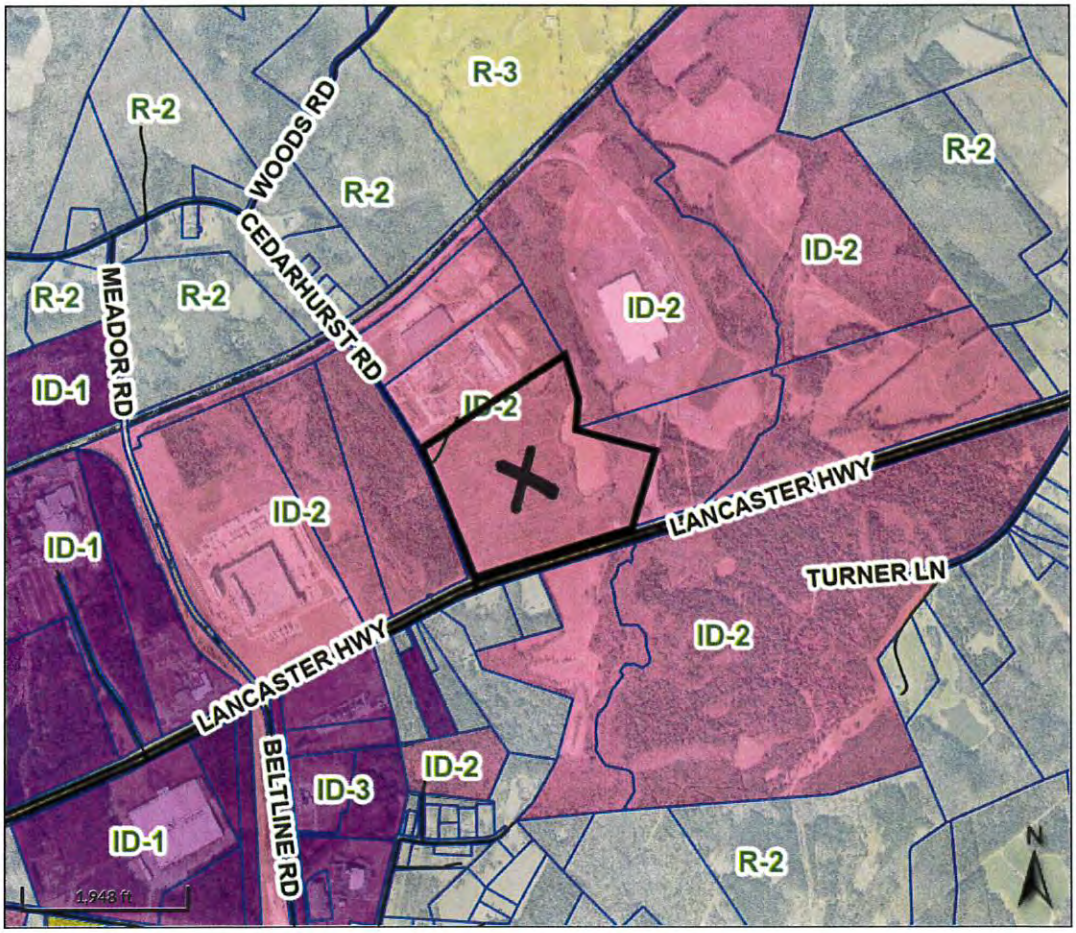
I (we) hereby agree that this information I (we) have presented is correct. Insufficient information may result in a denial of your request.

Owner's signature: R.A. Olphant A.D. Olphant **Date:** 3-13-25

Applicant signature: William Deshler **Date:** _____

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

Chester County, SC



Overview

Parcel ID	097-00-00-030-000	**Alternate ID**	n/a	**Owner Address**	OLIPHANT ALBERT DRANE III OLIPHANT RUFUS ALEXANDER IV PO BOX 519 CHESTER SC 29706
Sec/Twp/Rng	n/a	**Class**	LA		
Property Address		**Acreage**	83.021		

District	02
Brief Tax Description	n/a (Note: Not to be used on legal documents)

Date created: 3/14/2025
Last Data Uploaded: 3/14/2025 3:32:02 AM

Developed by SCHNEIDER GEOSPATIAL

Owner and Location

Current Year (2025) Changes

Search Options

Map Number	097-00-00-030-000	Real	00695293	History Year	
Name 1	OLIPHANT ALBERT DRANE III			Other Map Number	

Find

Alerts

Owner Information

Post Initials	CB	Reason for Change		Activity Date	06/04/2021
Name 2	OLIPHANT RUFUS ALEXANDER IV			Land Value	425,000
Address 1	PO BOX 519			Building Value	
Address 2	CHESTER SC			Total Market Value	425,000
Zip Code	29706			Total Tax Value	9,950

Codes

District	02	Fire Code	CS CITY SUB
Town		Neighborhood	ID2 LIMITED INDUSTRIAL
Subdivision		Use Class	
Description			
Legal			

Location Street Number Street Name Suffix Direction

Additional Information

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

Scroll by: MAP#

Owner and Location

Next Year (2026) Changes

Search Options

Map Number	097-00-00-030-000	Real	00695293	History Year	
Name 1	OLIPHANT ALBERT DRANE III			Other Map Number	

Find

Alerts

Owner Information

Post Initials	CB	Reason for Change		Activity Date	06/04/2021
Name 2	OLIPHANT RUFUS ALEXANDER IV			Land Value	425,000
Address 1	PO BOX 519			Building Value	
Address 2	CHESTER SC			Total Market Value	425,000
Zip Code	29706			Total Tax Value	9,950

Codes

District	02	Fire Code	CS CITY SUB
Town		Neighborhood	ID2 LIMITED INDUSTRIAL
Subdivision		Use Class	
Description			
Legal			

Location — Street Number — Street Name — Suffix — Direction

Additional Information

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

Scroll by: MAP#

FARM APPRAISAL CARD — CARD 1 OF 1 CARDS

TAX MAP 097-00-00-030-000

OLIPHANT ALBERT DRANE III
OLIPHANT RUFUS ALEXANDER IV
P.O. BOX 519
CHESTER SC 29706

TRANSFERRED FROM	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	DATE OF SALE	SALES PRICE
J.E. CORNEWLL	181	654	181	644	12/21	SALE
CHESTER CO	JUDGMENT	ROLE	3447		9/12/21	
SARAH PRYOR OLIPHANT - D.O.D	599	66	181	644	3/1/91	89ES1253
ALBERT DRANE OLIPHANT III - ETAL	1235	299	85 ac		3/27/18	QUIT CLAIM
ROSBURG SOUTH ENGINEERED WOOD	1235	309	85 ac		3/27/18	QUIT CLAIM

PROPERTY LOCATION

Physical Address	
District	2
Zoning	ID-2

LAND

Legal Area	85 ac
Number of Acres	85 ac
Per Acre Value	

ESTIMATED MARKET VALUE

Year	Land Value	Improvement Value	Total
1993		15,200	15,200
2000		14,500	14,500
2006		10,400	10,400
2013		8,700	8,700

PROPERTY DESCRIPTION

Remainderman: Albert Drane Oliphant III & Rufus Alexander Oliphant IV

REMARKS

Sold 61 ac to 097-00-00-056-000 on 3/8/91
3.388 ac to SCDOT 8/12/97 Right of Way Deed 1185 pg 269 for 2016
Sold 9.08 as to 097-00-00-065-000 on 10/24/00 - Sold 28.90 ac to 097-00-00-066-000 on 10/24/00
Sold 38.11 ac to 097-00-00-067-000 on 10/24/00 - Right of way easement 1173 -98 on 11/17/16
As of 7/26/2019 all buildings on property have been removed. CW 7/29/2019

CLASSIFICATION					Permit #			Date		Contract Price		
Farm Bldgs	Construction	Size	Rate	Yr. Built	Cond	Dep	Obs	Market Value				

LAND VALUATION

Class	Acres	Market Value		Use Value	
		Price per Acre	Total	Price per Acre	Total
C4	75	5,000	375,000	110	8,250
C6	4	5,000	20,000	43	172
C2	6	5,000	30,000	255	1,530
Total	85		425,000		9,950

LAND VALUATION BY YEAR

Year	1992 -164ac	1993 -164ac	1999 -161ac	2000 -161ac	2006 -85ac	2019 -85ac
Market Value	196,800	262,400	257,600	305,100	425,000	425,000
Use Value	16,800	16,800	17,750	17,750	9,950	9,950

Comments

SKETCH

Year Built

FARM APPRAISAL CARD

SOUTH CAROLINA

COUNTY_____

CARD ____ OF 5 CARDS

097-00-00-030-000
OLIPHANT ALBERT DRANE III
OLIPHANT RUFUS ALEXANDER IV
PO BOX 519
CHESTER SC 29706

TAX MAP	DISTRICT 2	DATE OF APPRAISAL 10/12/92	APPRAISER Jot

TRANSFERRED FROM	Deed Book	Deed Page	Acres or Lots	Plat Book	Plat Page	Date of Sale	SALES PRICE
J. E. Cornwell	181	654	181	644		12-21	sale
Chester Co	Judgment Roll		3447			1-12-21	
Sarah Prior Oliphant - Deed of Dist. Recorded 3-4-91	599	66	215.73ac	181	644	8-1-91	[illegible]
Albert Drane Oliphant III - Estate	1235	299	85			3-27-10	Quit Claim
Roseburg South Engineered Wood	1235	309	85			3-27-18	Quit Claim

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

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

LAND

Number of Acres	~~161~~ 85 ~~164~~ (2001)	Number of Lots	
Per Acre Value	~~1600~~ 1895	Number of Front Ft.	
Value for Acres	85 / 5000	Per Lot Value	
Returned Area		Per Front Ft. Value	
Legal Area		Value for Lots	
Planimetered Area		Value for Fr. Ft.	
Total Land Value	~~305~~ 164		

LAND VALUATION

CLASS	ACRES	MARKET VALUE Price per Acre	MARKET VALUE Total	USE VALUE Price per Acre	USE VALUE Total
II	215			(2001)	
1988	75 ~~121~~				
4c	~~202~~ ~~151~~	~~101~~ 110	~~16610~~ ~~26402~~	8250	
6c	7 4	43	~~172~~	172	
2c	6	255		1530	
			~~17743~~	9952	
TOTAL	161				

ESTIMATED MARKET VALUE

2001 Dec 3600 06-Dec-500

	Land Acres or Lots	Improvement	Total
Number	85 ~~164~~	~~432~~	
Cost Approach		14,500	14,500
Market Approach 1993		~~15,200~~	
Income Approach 06		10400	
Correlated Value 2013		8,700	
Assessed %			
Reviewed by		Date	

LAND VALUATION BY YEAR

	19 92 164 ac	19 93 164 ac	19 99 161 ac	2002 160 ac	19 2006 85
Market Value	196,800	262,400	257,600	305,100	425,100
Use Value	16,800	16,800	17,750	17,750	9,950
Difference					

Sold 61 ac to 97-0-0-56 3-8-91 Richard Cook Deed 1185-269-2016

3.338 ac to SCDOT 8-12-97

* Remainderman. Albert Drane Oliphant III + Rufus Alexander Oliphant, IV

PT-168

Sold 9.08ac to 97-0-0-65 on 10-24-00
Sold 79.92ac to 97-0-0-66 on 10-24-00
Sold 38.11ac to 97-0-0-67 on 10-24-00
Richard Cook Easement 1143-98 on 11-7-11

DESIGN		OCCUPANCY		Ref. No.	Class or Type	Yr. Built	Cond.	Area	Rate	1st Cost	Additions	Replacement Cost	Dep.	Improved Cost
Ranch		Single Family	2000	2	Class I			896	36.13	32,372	3491	35,863	90	3586
Split Level		Fam. Rented		3	Class I			1016	35.25	35,814	3491	39,305	90	3931
Colonial		Fam. Duplex		4	Class I			1288	33.16	42,710	5398	48,108	90	4811
Cape Code		Condominiums	06	5	Shed			960	.50	480				480
Conventional			gone	6	Barn			2800	.75	1650				1650
Modern														10,393

FOUNDATION - 1	
Masonry Walls	
BASEMENT AREA - 9	
None	Full
Part	Sq. Ft.
Finished	
Rec.	
Apt.	Sq. Ft.
Garage	
EXTERIOR WALLS - 2	
Siding or Sheathing	
Single Siding	
Wood Shingles	
Asbestos Shingles	
Stucco on Frame	
Stucco on Tile or C.B.	
Face Brk. Veneer	
Face Brk. on Tile or C.B.	
Com. Brk. Veneer	
Com. Brk. on Tile or C.B.	
Compo. Shingles	
Solid Com. Brk.	
Face Br. on Com. Br.	
Cement or Conc. Blk.	
Reinforced Concrete	
Aluminum Siding	
Cut Stone Facing	
Terra Cotta Facing	
Stone or T.C. Trim	
Party Walls	
Plate Glass Front	
ROOF TYPE - 3	
Hip	Gable
Mansard	Flat
Gambrel	
ROOFING - 3	
Asphalt Shingles	
Slate	
Asbestos Shingles	
Metal Deck	
Roll Roofing	
Tar & Gravel	
Composition	
INSULATION - 3	
Roof or Ceiling	
Wall	
Storm Sash & Doors	
CONDITION	G / F / P
Int. Finish	
Layout	
Structure	
LOCATION	

FLOORS - 4	B	1	2	3
Concrete				
Earth				
Hardwood				
Pine				
Single Fl.				
Asphalt Tile				
Terrazzo				
W. W. Carp.				
Reinf. Conc.				
Wood Joist				
Rubber Tile				
INT. FIN. - 5	B	1	2	3
Hardwood				
Dry Wall				
Knotty Pine				
Unfinished				
L & P on Studs				
Plast. on				
Painted Blk.				
Panel				
Acoustic Ceil				
Suspend. Ceil				
ENVIRONMENTAL				
Warm Air				
Steam				
Hot Water or Vapor				
Forced Air				
Unit Heaters				
Air Cond.				
No Heating				
Heat Pump				
Electric				
FUEL	Unit		Conv.	
Oil				
Gas				
Stoker				
Elec.				
ELECTRICAL - 7				
Armored Cable BX				
Pipe Conduit				
Romex				

PLUMBING - 6	B	1	2	3
Bathroom No.				
St. Sh. Bath				
Two Fixt. Bath				
St. Shower				
Water Closets				
Lavatories				
Kitch Sinks				
No Plumbing				
				(2)
TILING - 5	C	1	2	3
Bath Fl. & Wsct.				(3)
Bath Fl. & Walls				
Bath Fl. Only				
T. Rm. Fl Only				
Tub Only				(4)
St. Shower				
Kit Floor				
Kit. Wsct.				
MISCELLANEOUS				
Modern Kitchen				
B.I. Range				
B.I. Oven				
B.I. Refrig.				
B.I. Dishwasher				
B.I. Garb. Disp.				
Exhaust Fan				
B.I. Clothes Wash.				
B.I. Dryer				
Modern Bath				
B.I. Vanity				
B.I. Tub Encl.				
B.I. Vacuum sys.				
Metal Frame Sash				
Wood Frame Sash				
Gutters				
OUT BUILDINGS				
Wall Fdn.				
Single Siding				
Double Siding				
Shingle Walls				
Stucco On.				
Cement Blk.				
Brick				
Concrete Flr.				
Earth Flr.				
Fin. Int.				
FIREPLACES - TYPE				
Double				
Single				
Stone				

TOTAL 200.06 10,400

Additions or Deductions

Item	Area or Quant.	Unit Cost	
~~20400~~			
~~Porch~~	~~156 x 12.76~~	~~1991~~	3491
~~Fplace~~		~~1500~~	
Porch	156 x 12.76	1991	3491
Fplace		1500	
Porch	354 x 11.01	3898	5398
Fplace		1500	

Total Additions

REMARKS

SALE NO.			3.	4.
Location				
Physical Characteristics				
Size				
Adjusted Sales Price				

Gone

MEASURED BY _____ DATE _____

TAX MAP 97-0-0-30

Property Card
SOUTH CAROLINA - COUNTY _____

CARD 2 OF 5 CARDS

97-0-0-30

Oliphant, Sarah Pryor
197 Columbia Road
Chester, S.C. 29706

Notice

DISTRICT 20-1 | DATE OF APPRAISAL | APPRAISER

Transferred From	Date Recorded	Date of Sale	Deed Book	Deed Page	Plat Book	Plat Page	Acres or Lots	Sales Price
J.L. Connell Clerk of Court	Dec	1921	181	654	181	644	215.73	Sale
Chester County	Sept 12	1921	3447	Judgment	Roll			

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

PROPERTY DATA

Neighborhood	Transportation	Land Imp.	Utilities	Topography
Progressive	Paved Road	Buildings	Electricity	Level
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	215 Ac	Number of Lots	
Per Acre Value		Number of Front Ft.	
Value for Acres		Per Lot Value	
Returned Area	215 A	Per Front Ft. Value	
Legal Area	215.73	Value for Lots	
Planimetered Area	234 A	Value for Fr. Ft.	
Total Land Value			

LOT SIZE

Front	
Depth	
Rear	

LAND CLASSIFICATION

Land Class	No. of Acres	Value Per Acre	Value Per Class
Open Land			
Timberland			
Total			

Remarks & Description Ret 215 A - 7 Ba Sarah P. Oliphant
10.75 A in R/W

10 Bldg. Value = 31,850
(Additional Depreciation) .30
70% Yard also = $9,555

Land Bldg Yard value
7/B/A/U = $544/A

197 ESTIMATED MARKET VALUE

	Land Acres or Lots	Improvement	Total
Number	215 acres	10	
Cost Approach			
Market Approach			
Income Approach			
Correlated Value	107,500	9,550	117,050
Appeal Value			
Assessed %			

Reviewed by | Date | Property Classification | Zoning

S.C.T.C. RE-7

CLASSIFICATION OR MODEL | **Ref. Page** | **Manual**

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

IMPROVEMENTS	AREA	UNIT COST	1st COST	ADDITIONS	REP. COST	DEP.	VALUE
1	736			See attached sheet		#3	
2	896						
3	896						
4	1288						
5	896						

ADDition for 80 — 12, 10, 8 — 32, 28

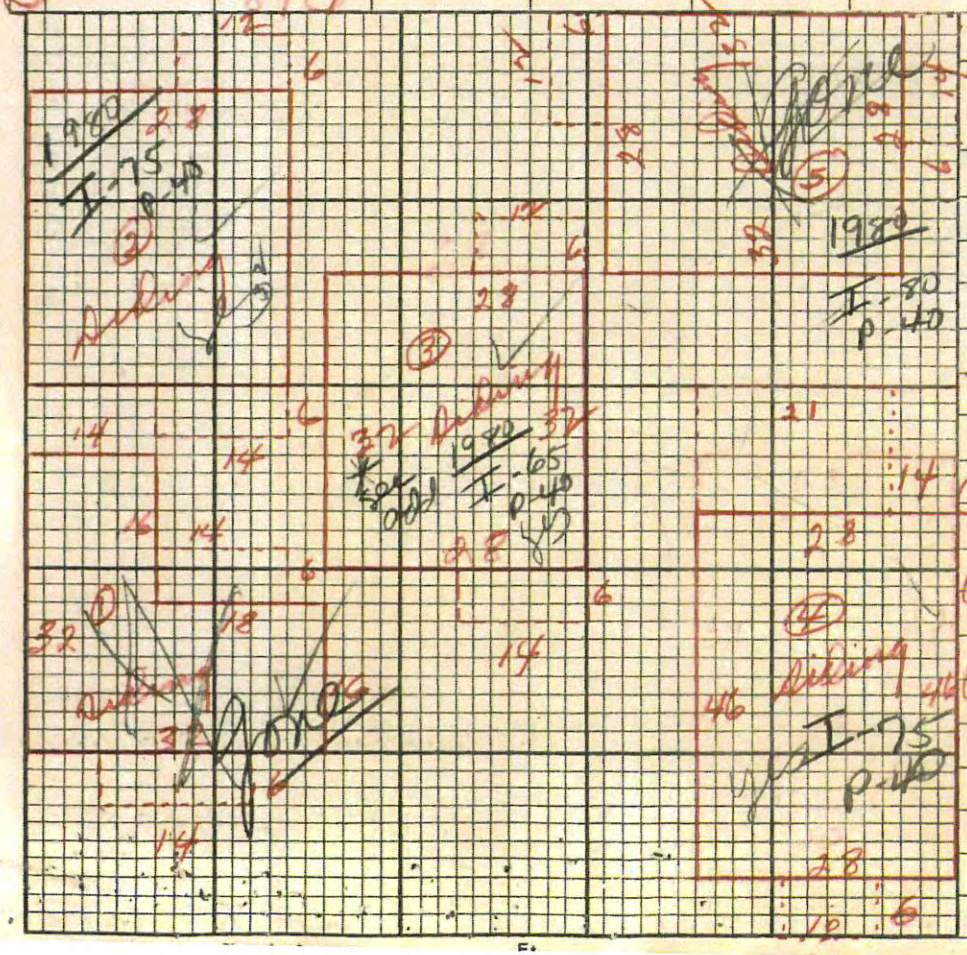
Ground Area	
Perimeter	
Perimeter Ratio	
Location Time Adj.	
Height Adj.	
Composite Adj.	
Total Value	
Rounded Value	

PLUMBING		
Good	Avg.	Poor
LIGHTING		
Good	Avg.	Poor
Fluorescent		
Incandescent		
Stories Mult.		

Base Cost

Sales Comparison Approach (Income Residential)

G R M X Ec. Rent = Value



COMPUTATIONS & REMARKS

1	2	3	4	5
I-80 CPWC	I-40 CPWC	I-65 CPWC.	I-50 CPWC.	I-40 CPWC

PORCH Land - 500

1 6 X 14 = 84 + 6 X 14 = 84 = 168 sqft

2 6 X 14 = 84 + 6 X 12 = 72 = 156 sqft

3 6 X 14 = 84 + 6 X 12 = 72 = 156 sqft

4 6 X 10 = 60 + 14 X 21 = 294 = 354 sqft

5 6 X 14 = 84 + 6 X 12 = 72 156 sqft

Date Measured & Mapped By

Card 3 - 5 Card

PROPERTY IMPROVEMENT CARD

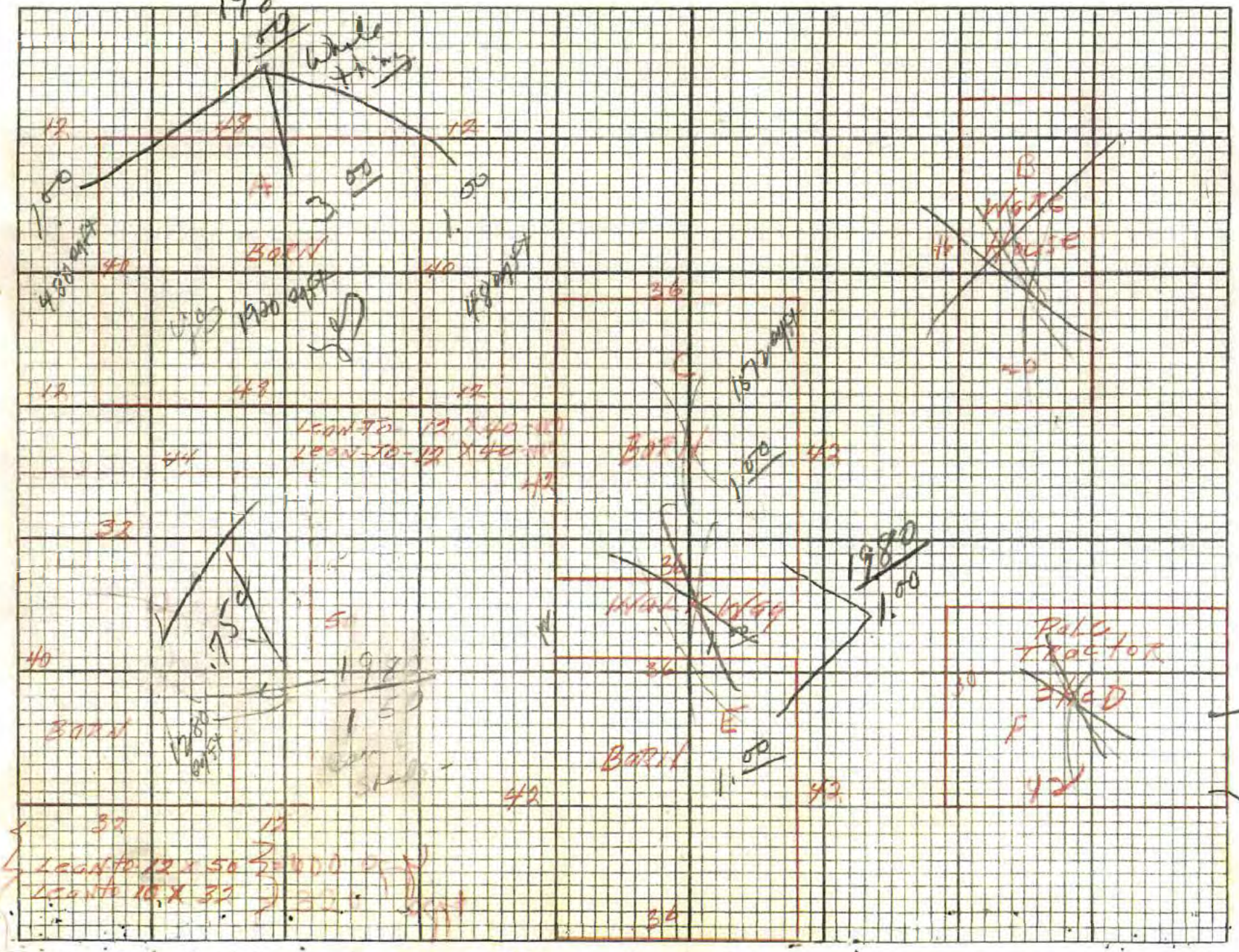
No.	Type of Improvement	Type of Construction	Condition	Quality	Year Built	Size	Area	Unit Cost	Replacement Cost	% Dep.	Value
A	Barn	1920	#6	Shed's	960 ag						
~~B~~	~~[illegible]~~	~~[illegible]~~	✓	Burned							
C	Barn	1512	#7								
D	Barn	1280	#8								
E	Barn	1512	#9								
F	Shed	1260	#10								

REMARKS & COMPUTATIONS

TOTAL VALUE	
ROUNDED VALUE	

Card _____ of Cards _____ SOUTH CAROLINA – COUNTY _____ County Number _____

Tax Map 97	District	Date of Appraisal	Appraiser
Owner Sarah P. Oliphant	Occupant		



RE-8 SKETCH 1 Sq. = ____ Ft.

TAX MAP

Property Card
SOUTH CAROLINA - COUNTY _____

CARD 4 OF 5 CARDS

DISTRICT	DATE OF APPRAISAL	APPRAISER

Owner's Name and Address

Transferred From	Date Recorded	Date of Sale	Deed Book	Deed Page	Plat Book	Plat Page	Acres or Lots	Sales Price

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

PROPERTY DATA

Neighborhood	Transportation	Land Imp.	Utilities	Topography
Progressive	Paved Road	Buildings	Electricity	Level
Static	Earth Road	Pavement	Water	High
Regressive	Railroad	Fence	Gas	Low
Old	Water	Landscaping	Sewer	Rolling
New	Airport	Well	All Utilities	Swampy

LAND CLASSIFICATION

Land Class	No. of Acres	Value Per Acre	Value Per Class
Open Land			
Timberland			
Total			

LAND

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

LOT SIZE

Front	
Depth	
Rear	

Remarks & Description

197

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

S.C.T.C. RE-7

CLASSIFICATION OR MODEL | Ref. Page | Manual

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

IMPROVEMENTS	AREA	UNIT COST	1st COST	ADDITIONS	REP. COST	DEP.	VALUE

Ground Area		PLUMBING	
Perimeter		Good	Avg.	Poor
Perimeter Ratio		LIGHTING	
Location Time Adj.		Good	Avg.	Poor
Height Adj.		Fluorescent	
Composite Adj.		Incandescent	
Base Cost		Stories Mult.	
Sales Comparison Approach (Income Residential)			
G R M	X Ec. Rent	= Value	

Total Value	
Rounded Value	

COMPUTATIONS & REMARKS

#1 - 42X45 = 1890 sqft Barn
12 x 45 540 " shed
12 x 45 540 shed.
Total 1080 sqft "

#2 - Barn 1512 sqft
Walkway 432 "

#3 - Pole & Tract shed.
1260 sqft

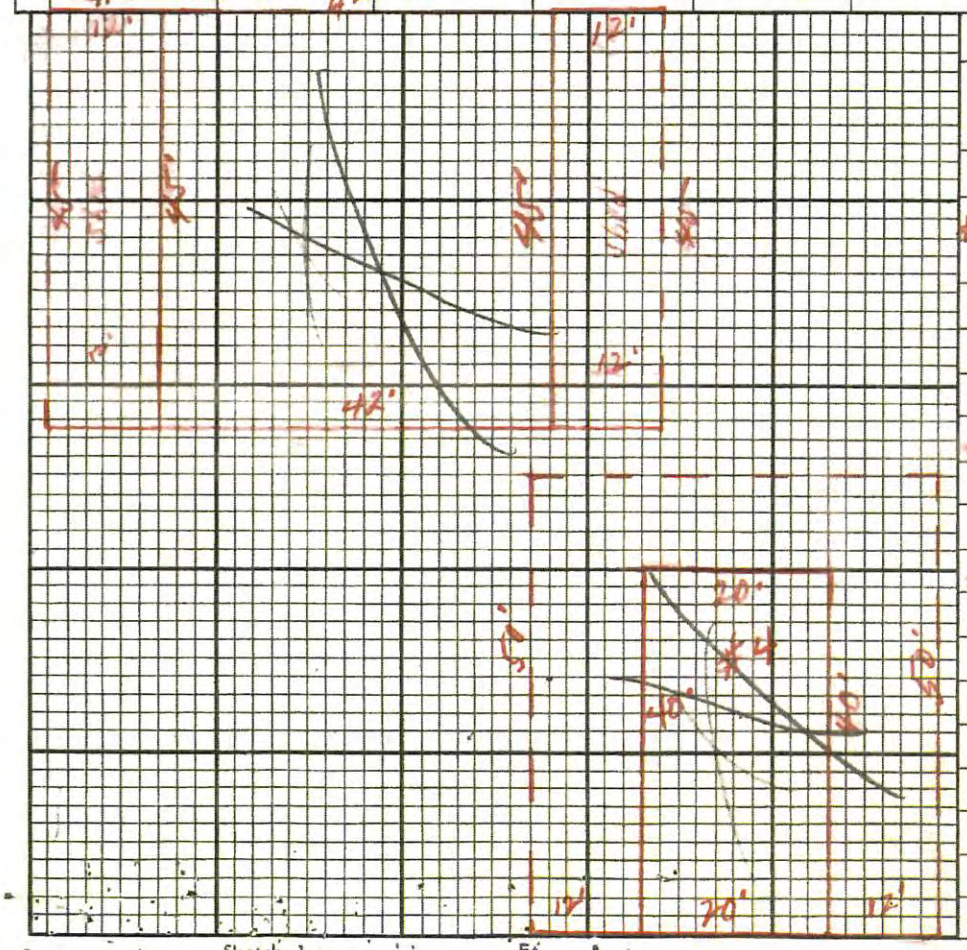
4 - Barn 800 sqft -
shed 12 x 50 600 -
" 10 x 32 320 -
12 x 40 = 480 "

12/15/75
4 - Houses
3 - Barns
1 - Pole shed

LAND 1200/AC

Date Measured & Mapped

By



Sketch 1 sq. = _____ Ft.

1980

SOUTH CAROLINA

MISCELLANEOUS BUILDINGS AND IMPROVEMENTS

County Chester Card 5 of 5 Cards

Burned

Tax Map No.	Owners Name
97-0-0-30	SARAH PRYOR OLIPHANT

	Bldg No.	Bldg and Impvts.	Size	Height	Age	Cond.	Floor	Walls	Roof	Heat	Area	Sq. ft. Rate	Replacement Cost	Dep.	Improvement Value	Remarks
(2)	1.	Class I 80 o/o									896	15.48	13870			1987
	2.	Porch. 40 o/o									156	6.19	965			I-80
	3.												14.835	20%	3,000	FP
(3)	4.	Class I 75 o/o									1016	15.23	15.473			
	5.	Porch 40 o/o									156	6.09	950			I-80
	6.												16 423	25%	$ 4,100	FP
(4)	7.	Class I 80 o/o									1288	14.59	18.791			
	8.	Porch 40 o/o									354	5.83	2063			I-80
	9.												20 854	20%	$ 4,200	FP
(5)	10.	Class I 80 o/o									896	[illegible]	[illegible]			
	11.	Porch 40 o/o									156	6.19	965			
	12.												14.835	20%	3967	
	13.															
(6)	14.	Barn 1920 ~~2957~~ Shed 960 " "									1920 960	.75 .50			1,400 500	– .75 – .50
(7)	15.	BARN 2200									2200	.75			1700	– .75
	16.	Barn 1250									1250	1.56			1270	
(8)	17.	Barn 1512									1512	1.00			1512	
	18.	Walkway 432									432	1.00			432	
	19.	Pole Shed 1260									1260	1.00			1260	
	20.														27152	
	21.															
	TOTAL												Rounded			

Remarks

PT-166

SOUTH CAROLINA

MISCELLANEOUS BUILDINGS AND IMPROVEMENTS

County _____ Card _____ of _____ Cards

Tax Map No.	Owners Name
97-0-0-30	Albert D. Oliphant Jr Life Estate

Bldg. No.	Bldg and Impvts.	Size	Height	Age	Cond.	Floor	Walls	Roof	Heat	Area	Sq. ft. Rate	Replacement Cost	Dep.	Improvement Value	Remarks
1993 1	(2) Class I 85%									896	25.44	22792			
2.	Porch									156	8.32	1297			
3.	7 Place											1100			
4.												25,192	x.15 =	3778 R	3,800
5.	(3) Class I 85%									1016	24.60	24993			
6.	Porch									156	8.32	1297			
7.	7 Place											1100			
8.												27,390	x.15 =	4108 R	4,100
9.	(1) Class I 80%									1288	23.94	30,834			
10.	Porch									354	6.88	2435			
11.	7 Place											1100			
12.												34,370	x.15 =	5155 R	5,200
13.															
14.	(5) Shed									960	.50 =	480		480	
15.	Barn									2200	.75 =	1650		1650	
16.														2130	R2100
17.															15,250
18.															
19.															
20.															
21.															
TOTAL															

(Re) 6500
4800
11300

Remarks

1988

SOUTH CAROLINA

MISCELLANEOUS BUILDINGS AND IMPROVEMENTS

County Chester Card 6 of 6 Cards

Tax Map No. 97-0-0-30

Owners Name Sarah Ruth Clifton

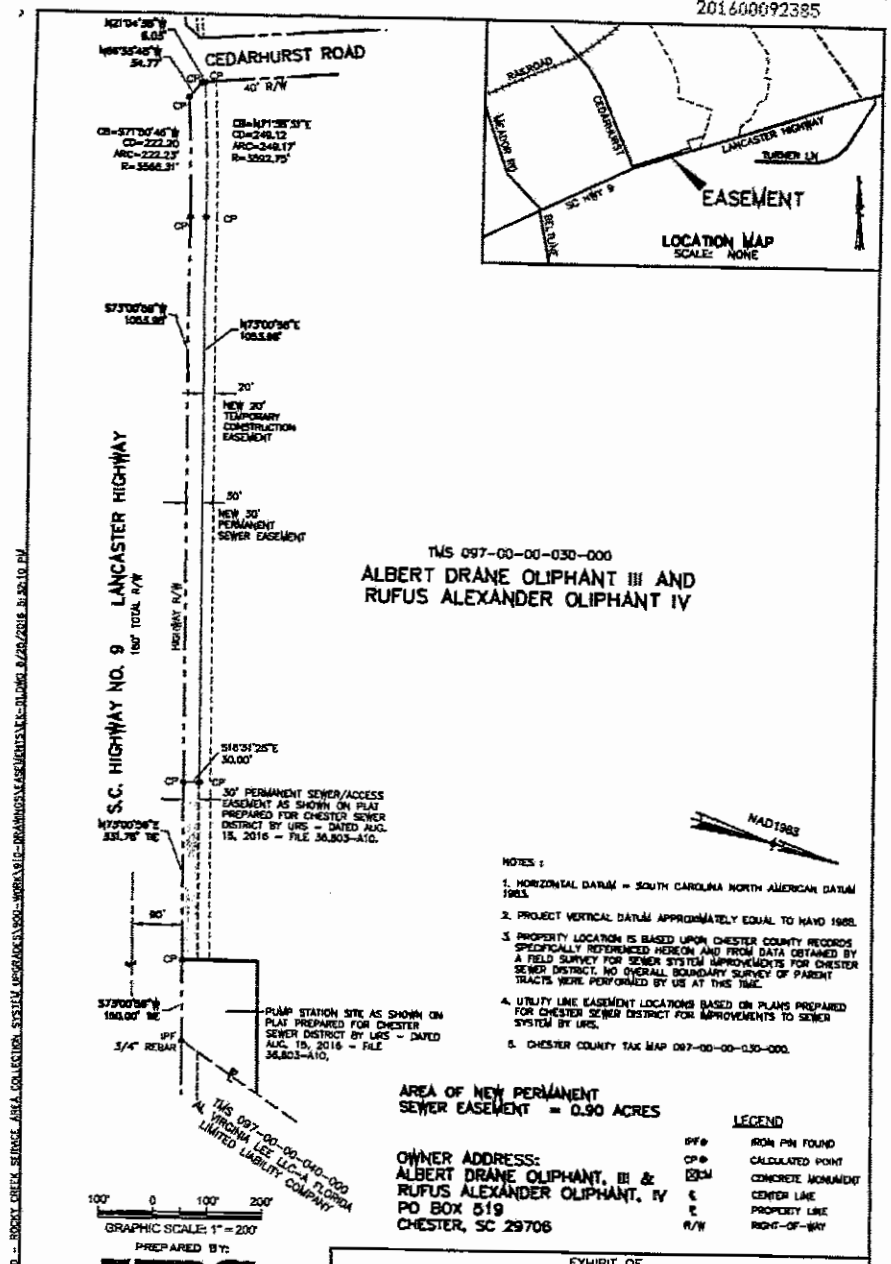
Bldg No.	Bldg and Impvts.	Size	Height	Age	Cond.	Floor	Walls	Roof	Heat	Area	Sq. ft. Rate	Replacement Cost	Dep.	Improvement Value	Remarks
1.	CLASS I 80%									896	25.44	22,794			
2.										156	8.32	1,297			
3.												24,091	x20	= 4818	
4.	Class I 80%									1016	24.60	24,993			
5.										156	8.32	1,297			
6.												26,290	x20	= 5258	
7.	Class I 80%									1283	24.04	30,834			
8.										354	6.88	2,435			
9.												33,269	x20	= 6653	
10.															
11.	Barn 1920									1920	.75			1440	Burned 1990.
12.	Shed 960									960	.50			480	
13.	Barn 2200									2200	.75			1650	
14.														20,299	
15.															
16.												1988 Rounded		20,300	
17.														1,440	
18.														18860	
19.															
20.															
21.															
TOTAL															

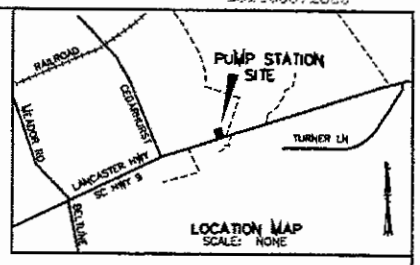
Remarks

93
2 85 2PL
3 85 2PL
4 85 2PL
6 Conc 95

88

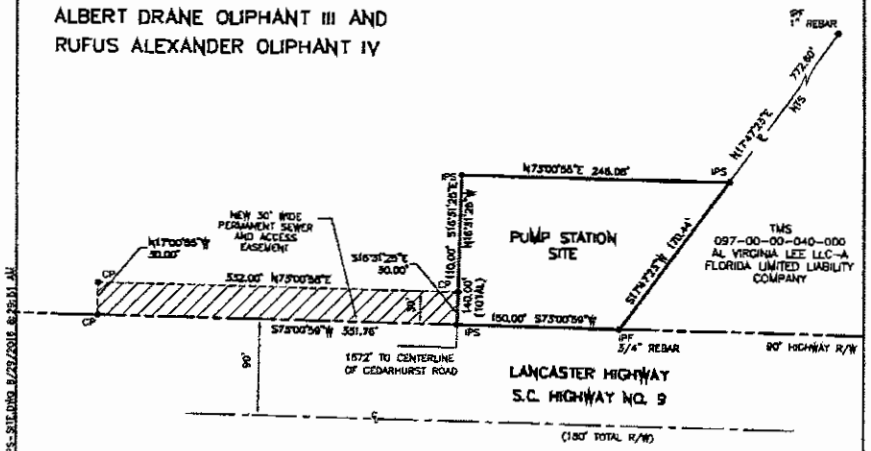
LAND 12 ac


CEDARHURST ROAD
40' R/W
S.C. HIGHWAY NO. 9 LANCASTER HIGHWAY
180' TOTAL R/W
HIGHWAY R/W
20'
NEW 20' TEMPORARY CONSTRUCTION EASEMENT
50'
NEW 30' PERMANENT SEWER EASEMENT
30' PERMANENT SEWER/ACCESS EASEMENT AS SHOWN ON PLAT PREPARED FOR CHESTER SEWER DISTRICT BY URS - DATED AUG. 15, 2016 - FILE 36.803-A10.
PUMP STATION SITE AS SHOWN ON PLAT PREPARED FOR CHESTER SEWER DISTRICT BY URS - DATED AUG. 15, 2016 - FILE 36.803-A10.
TMS 097-00-00-030-000
ALBERT DRANE OLIPHANT III AND
RUFUS ALEXANDER OLIPHANT IV
TMS 097-00-00-040-000
AL VIRGINIA LEE LLC-A FLORIDA LIMITED LIABILITY COMPANY
NAD1983
NOTES:
1. HORIZONTAL DATUM = SOUTH CAROLINA NORTH AMERICAN DATUM 1983.
2. PROJECT VERTICAL DATUM APPROXIMATELY EQUAL TO NAVD 1988.
3. PROPERTY LOCATION IS BASED UPON CHESTER COUNTY RECORDS SPECIFICALLY REFERENCED HEREON AND FROM DATA OBTAINED BY A FIELD SURVEY FOR SEWER SYSTEM IMPROVEMENTS FOR CHESTER SEWER DISTRICT. NO OVERALL BOUNDARY SURVEY OF PARENT TRACTS WERE PERFORMED BY US AT THIS TIME.
4. UTILITY LINE EASEMENT LOCATIONS BASED ON PLANS PREPARED FOR CHESTER SEWER DISTRICT FOR IMPROVEMENTS TO SEWER SYSTEM BY URS.
5. CHESTER COUNTY TAX MAP 097-00-00-030-000.
AREA OF NEW PERMANENT SEWER EASEMENT = 0.90 ACRES
OWNER ADDRESS:
ALBERT DRANE OLIPHANT, III &
RUFUS ALEXANDER OLIPHANT, IV
PO BOX 519
CHESTER, SC 29706
LEGEND
IPF IRON PIN FOUND
CP CALCULATED POINT
CM CONCRETE MONUMENT
℄ CENTER LINE
℄ PROPERTY LINE
R/W RIGHT-OF-WAY
100' 0 100' 200'
GRAPHIC SCALE: 1" = 200'
PREPARED BY:
URS
101 Research Drive
Columbia, South Carolina 29203
Telephone (803) 254-4400 : Fax (803) 771-6676
www.URSCorp.com
EXHIBIT OF
SEWER EASEMENT
ACROSS PROPERTY OF
ALBERT DRANE OLIPHANT III AND
RUFUS ALEXANDER OLIPHANT IV
PREPARED FOR
CHESTER SEWER DISTRICT
CHESTER COUNTY, SOUTH CAROLINA
SCALE: 1"=200'
DATE: 08/16/2016
DRAWN BY: WHJ
SHEET: 1 OF 1
URS JOB No. 60508390
36.807-A10



TMS 097-00-00-030-000

ALBERT DRANE OLIPHANT III AND
RUFUS ALEXANDER OLIPHANT IV



FLOOD NOTE

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBER 0250C, PANEL 250 OF 450, DATED 9/16/11 AND HEREBY STATE BY GRAPHIC PLOTTING ONLY THAT THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL OF THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JAMES C. RAST S.C.P.L.S. NO. 16137
101 RESEARCH BLVD COLUMBIA, S.C. 29203-9389
TEL.: 803-254-4400

PREPARED BY:

URS

101 Research Drive
Columbia, South Carolina 29203
Telephone (803) 254-4100 : Fax (803) 771-6676
www.URSCorp.com

LEGEND

▨	SEWER/ACCESS EASEMENT
IPS ○	5/8" REBAR SET
IPF ●	IRON PIN FOUND
CP ●	CALCULATED POINT
⊠CM	CONCRETE MONUMENT
℄	CENTER LINE
⊼	PROPERTY LINE
R/W	RIGHT-OF-WAY

AREA OF NEW PUMP STATION SITE = 0.64 ACRE

AREA OF NEW ACCESS EASEMENT = 0.23 ACRE

25' 0 25' 50'
GRAPHIC SCALE: 1" = 50'

PROPERTY SURVEYED FOR

CHESTER SEWER DISTRICT

CHESTER COUNTY, SOUTH CAROLINA

SCALE: 1"= 50'	DATE: 08/15/2016	DRAWN BY: WHJ
		SHEET: 1 OF 1

URS JOB No. 60508390

36,803-A10

h:\PROJECTS\60508390.GRD - ROCKY CREEK SERVICE AREA COLLECTION SYSTEM UPGRADES\300-WORK\310-DRAWINGS\DLAT-PS\PS-SITE.DWG 8/22/2016 8:25:51 AM

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

Issued to:

Joe Bryant
Seamon, Whiteside + Associates
701 Easley Bridge Road
Greenville, SC 29611

Receipt No. 9346

Date 03/14/2025

Cashier jchappell

Payment Items

Map Amendment Rezoning Application	$300.00
	$300.00

Form of Payment

Check	3970	$300.00
		$300.00

Service Fee

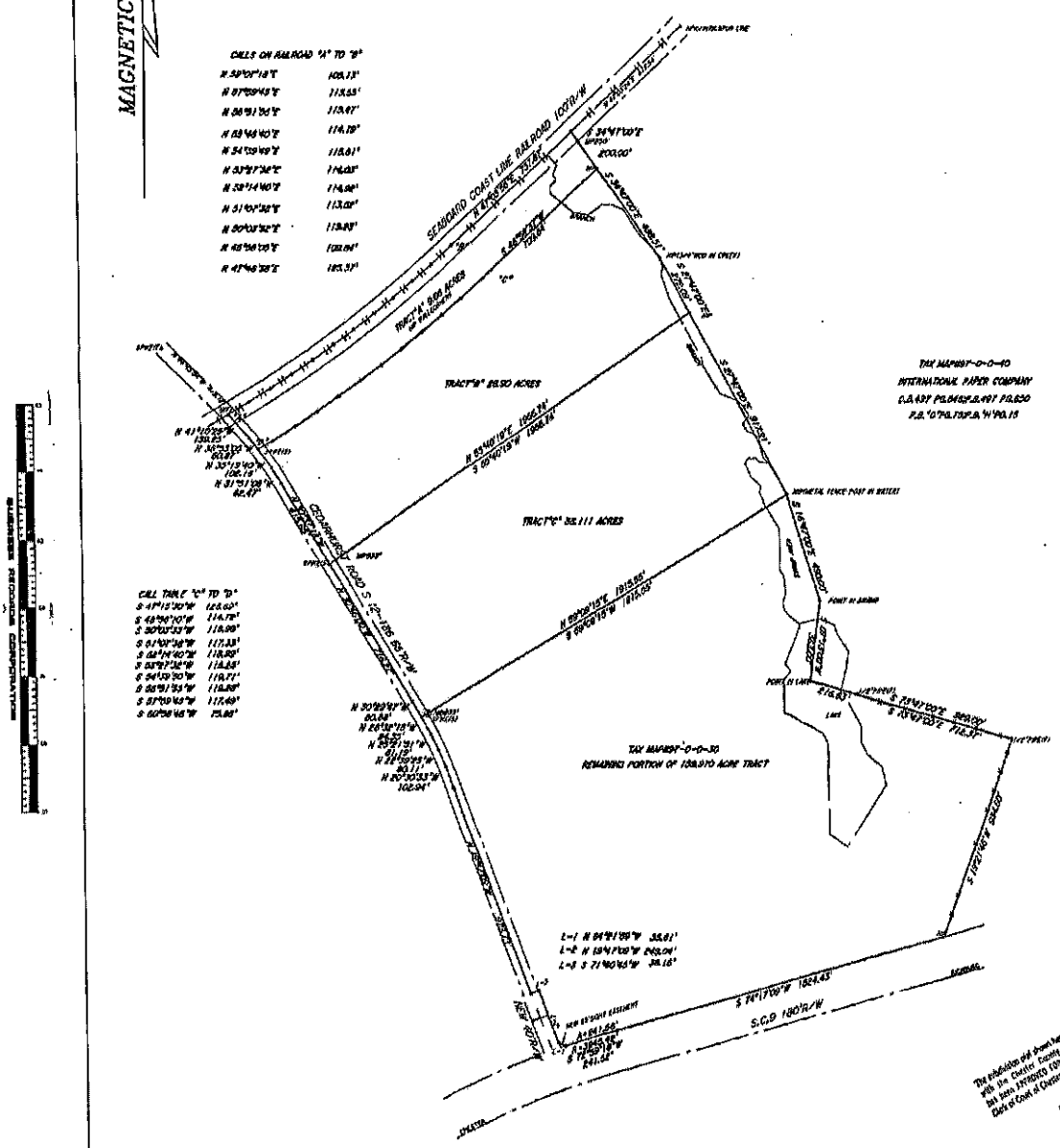
Thank you for your payment.

4

Calc Slide 194 Pg 4 Calc C Slide 194 Pg 4

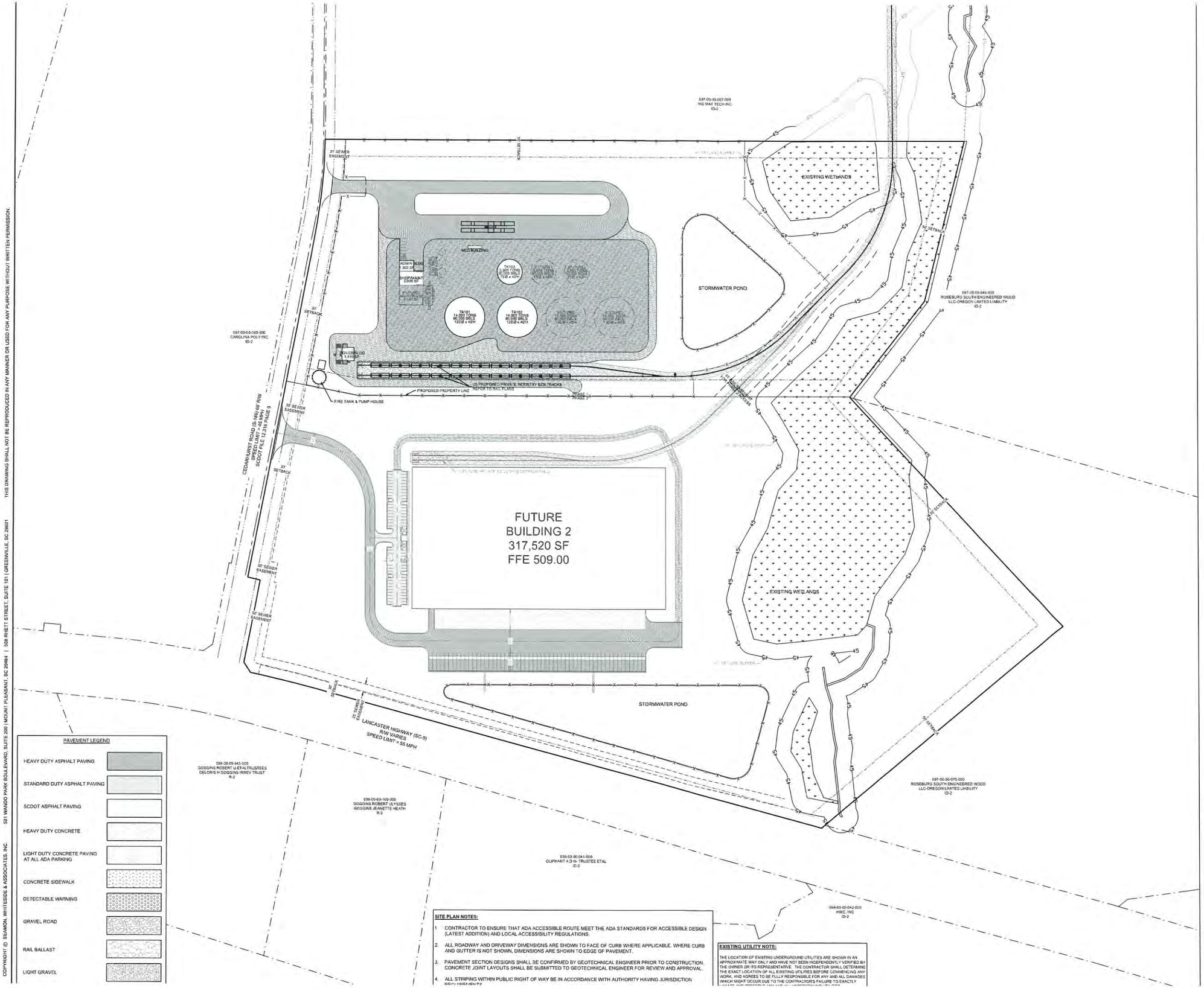
PLAT OF SURVEY FOR
ALBERT DRANE OLIPHANT,JR.
BEING A DIVISION OF A 139.970 ACRE TRACT
LOCATED ON S.C.9
LEWISVILLE TOWNSHIP,CHESTER COUNTY,SOUTH CAROLINA
SEPTEMBER 26,2000

0005383 Dkt Pge



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

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



SITE PLAN NOTES:

1. CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
2. ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
3. PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
4. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY

Know what's below. Call before you dig.

0 50 100 200
SCALE: 1" = 100'

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.299.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33064 10/10/24 RYAN R. HALL

OLIPHANT INDUSTRIAL

1589 CEDARHURST ROAD, CHESTER, SC 29706
CHESTER COUNTY, SOUTH CAROLINA

SW+ PROJECT:	10493
DATE:	09/24
DRAWN BY:	JKS
CHECKED BY:	RRH/NAH

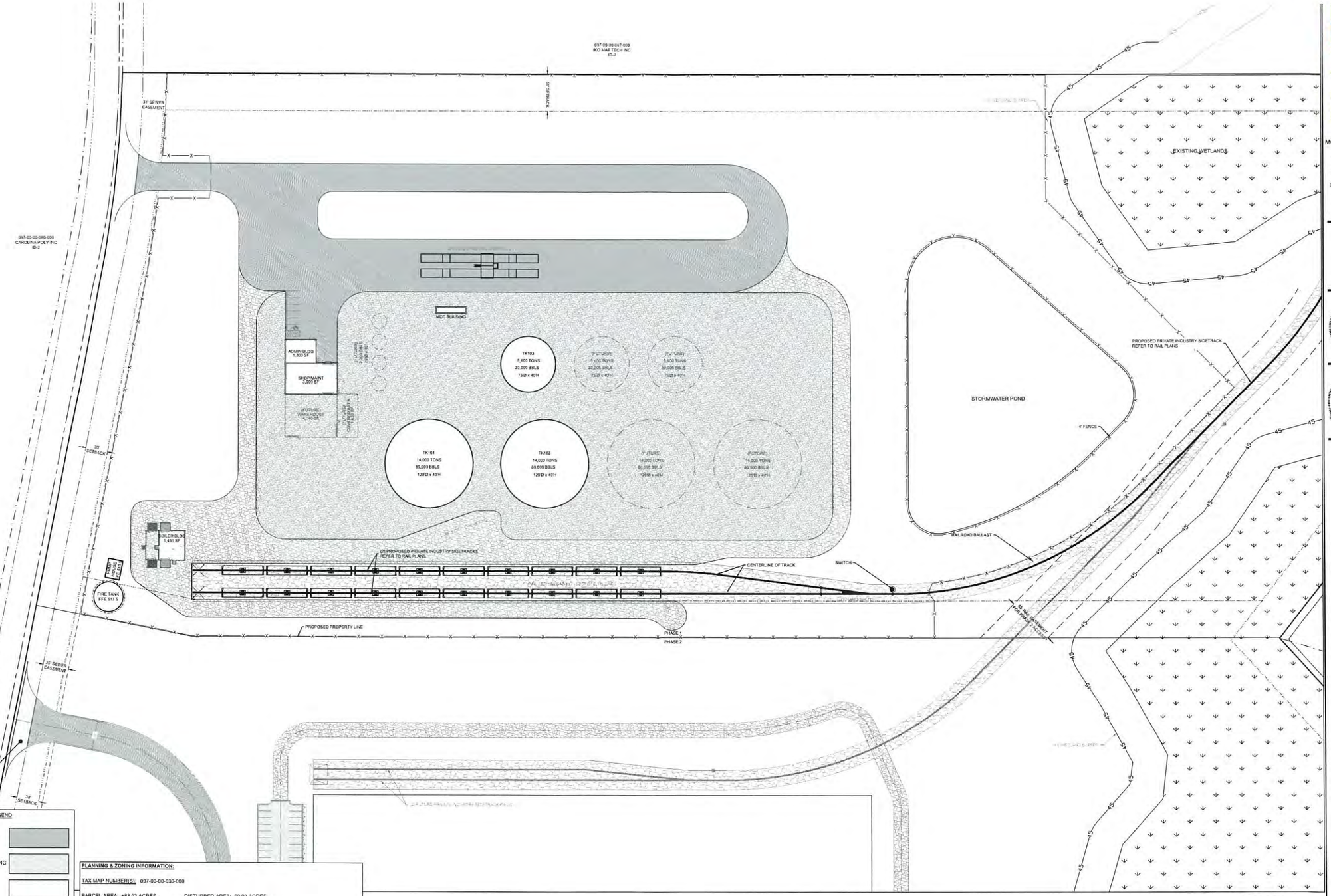
REVISION HISTORY

A	10/10/24
B	01/23/25
C	03/13/25

OVERALL SITE PLAN

C7.0

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING
- SCDOT ASPHALT PAVING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE PAVING AT ALL ADA PARKING
- CONCRETE SIDEWALK
- DETECTABLE WARNING
- GRAVEL ROAD
- RAIL BALLAST
- LIGHT GRAVEL

PLANNING & ZONING INFORMATION:

TAX MAP NUMBER(S): 097-00-00-030-000

PARCEL AREA: ±83.02 ACRES DISTURBED AREA: 80.00 ACRES

BUILDINGS SETBACKS:
FRONT = 30
SIDE = 10'
REAR = 30'
INDUSTRIAL = 50'

PROPOSED ZONING ID-3

FLOOD ZONE: X

PROPOSED: MANUFACTURING FACILITY ±5,730 SF

OFF-STREET PARKING:
(PER § 4-121 REQUIREMENTS)
1 PARKING SPACES PER EMPLOYEES ON MAXIMUM SHIFT
4 USE x 1 PARKING SPACES/USE= 4 PARKING SPACES
1 PARKING SPACES PER OFFICE
1 USE x 1 PARKING SPACES/USE= 1 PARKING SPACES
1 PARKING SPACES PER 200 SF OF SALES AREA
0 SF USE X 1 PARKING SPACES/USE= 0 PARKING SPACES

TOTAL REQUIRED PARKING SPACES = 5
TOTAL PROPOSED PARKING SPACES = 6
STANDARD PARKING SPACES = 5
ADA PARKING SPACES = 1
[1 ADA SPACES REQUIRED PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, SIX TABLE 208.1 PARKING SPACES]

SITE PLAN NOTES:

1. CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
2. ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
3. PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
4. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811
Know what's below.
Call before you dig.

N
W E
S

0 25 50 100
SCALE: 1" = 50'

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1687
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORITY

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 33994
RYAN R. HAINAH

OLIPHANT INDUSTRIAL
1589 CEDARHURST ROAD, CHESTER, SC 29706
CHESTER COUNTY, SOUTH CAROLINA

SW+ PROJECT:	10403
DATE:	09/24
DRAWN BY:	JKS
CHECKED BY:	RRHINAH

REVISION HISTORY

A	10/10/24
B	01/23/25
C	03/13/25

SITE PLAN (1 OF 2)

C7.1

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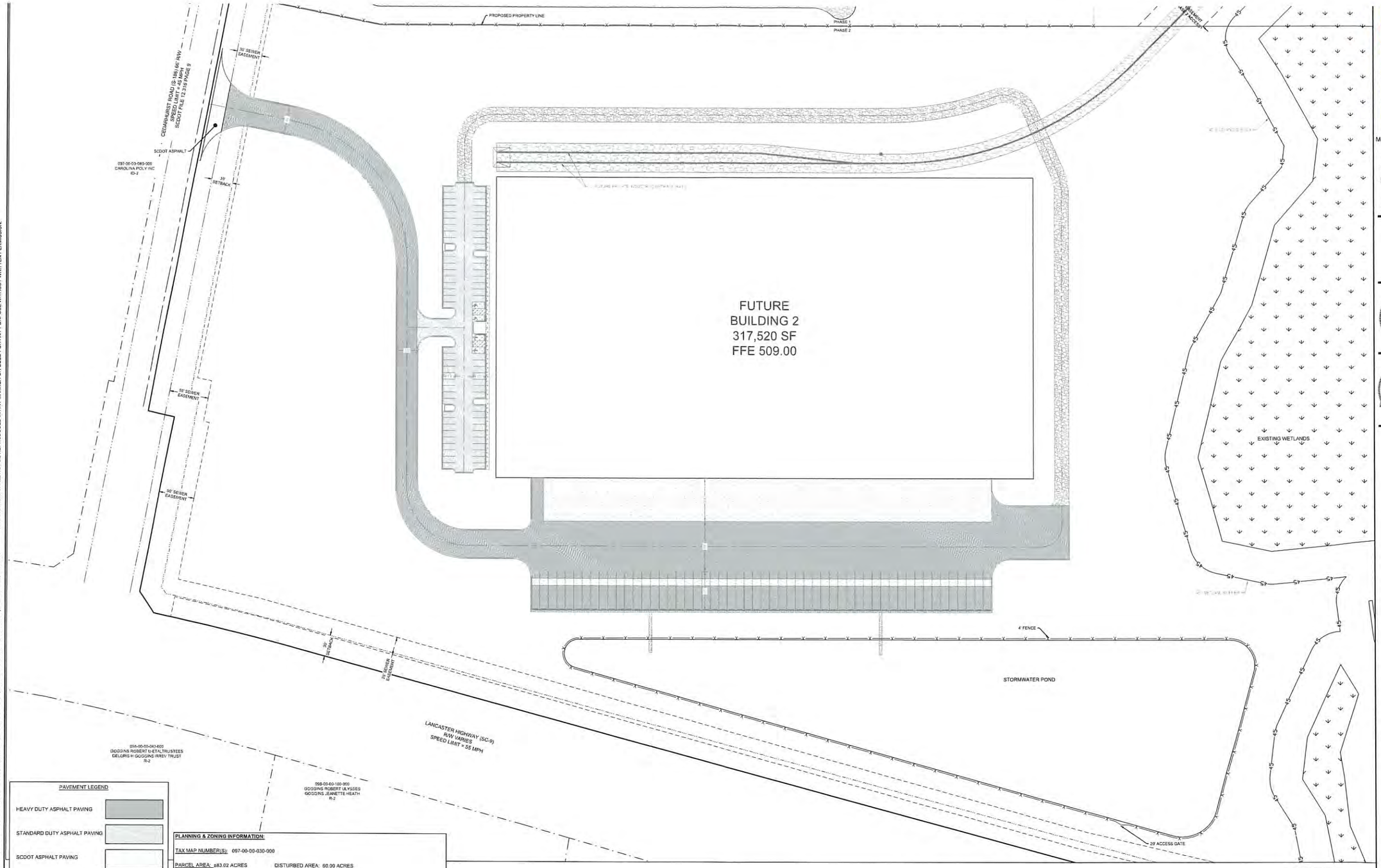

PAVEMENT LEGEND

- HEAVY DUTY ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING
- SCDOT ASPHALT PAVING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE PAVING AT ALL ADA PARKING
- CONCRETE SIDEWALK
- DETECTABLE WARNING
- GRAVEL ROAD
- RAIL BALLAST
- LIGHT GRAVEL

PLANNING & ZONING INFORMATION:

TAX MAP NUMBER(S): 097-00-00-030-000

PARCEL AREA: ±83.02 ACRES DISTURBED AREA: 60.00 ACRES

BUILDINGS SETBACKS:
FRONT = 30
SIDE = 10'
REAR = 30'
INDUSTRIAL = 50'

PROPOSED ZONING: ID-3

FLOOD ZONE: X

PROPOSED: MANUFACTURING FACILITY ±317,520 SF

OFF-STREET PARKING:
(PER § 4-121 REQUIREMENTS)
1 PARKING SPACES PER EMPLOYEES ON MAXIMUM SHIFT
60 USE x 1 PARKING SPACES/USE= 60 PARKING SPACES
1 PARKING SPACES PER OFFICE
5 USE x 1 PARKING SPACES/USE= 5 PARKING SPACES
1 PARKING SPACES PER 200 SF OF SALES AREA
0 SF USE X 1 PARKING SPACES/USE= 0 PARKING SPACES

TOTAL REQUIRED PARKING SPACES = 65
TOTAL PROPOSED PARKING SPACES = 74
STANDARD PARKING SPACES = 70
ADA PARKING SPACES = 4
(4 ADA SPACES REQUIRED PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN § 208, TABLE 208.2 PARKING SPACES)

SITE PLAN NOTES:

1. CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
2. ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
3. PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
4. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE THE PIPES OR ANY OTHER UTILITIES DURING CONSTRUCTION.

811 Know what's below. Call before you dig.

N W E S

0 25 50 100
SCALE: 1" = 50'

SEAMON WHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33004 RYAN R. HALL

OLIPHANT INDUSTRIAL

1589 CEDARHURST ROAD, CHESTER, SC 29706
CHESTER COUNTY, SOUTH CAROLINA

SW+ PROJECT:	10403
DATE:	09/24
DRAWN BY:	JKS
CHECKED BY:	RRH/NAH

REVISION HISTORY

A	10/10/24
B	01/23/25
C	03/13/25

SITE PLAN (2 OF 2)

C7.2

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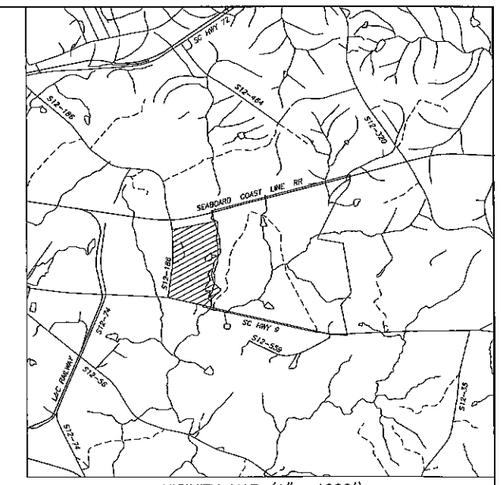

VICINITY MAP (1"= 4000')

COURSE	BEARING	DISTANCE
L1	N 65°53'25" W	35.53'
L2	N 21°22'56" W	248.04'
L3	S 70°04'58" W	38.16'
L4	N 22°06'20" W	102.94'
L5	N 24°15'12" W	80.11'
L6	N 26°57'38" W	81.19'
L7	N 30°11'24" W	84.39'
L8	N 32°02'07" W	80.83'
L9	N 33°26'55" W	82.47'
L10	N 36°55'27" W	102.16'
L11	N 59°22'59" E	75.88'
L12	N 54°12'50" E	118.05'
L13	N 56°23'58" E	117.49'
L14	N 55°16'08" E	119.28'
L15	N 53°04'03" E	119.71'
L16	N 51°51'45" E	118.25'
L17	N 50°38'53" E	118.99'
L18	N 49°31'51" E	117.33'
L19	N 48°27'46" E	118.99'
L20	N 47°22'23" E	114.72'
L21	N 45°39'43" E	128.69'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHORD BEARING
C1	3945.42'	120.86'	241.65'	3°30'33"	1°27'08"	241.61'	S 71°22'25" W

SUMMARY CHART FOR SITE	
TOTAL ACREAGE OF SITE	150.6 ACRES ±
JURISDICTIONAL WETLANDS	2.97 ACRES ±
JURISDICTIONAL LINEAR FEATURES	3122.7'± /0.6 ACRES±
JURISDICTIONAL IMPOUNDMENTS	10.75 ACRES ±
TOTAL JURISDICTIONAL WATERS OF US	14.28 ACRES ±
TOTAL NON-JURISDICTIONAL LINEAR CONVEYANCES	179.6'±
TOTAL UPLAND-DUG, NON-JURISDICTIONAL DETENTION PONDS	0.0 ACRES ±
TOTAL UPLANDS	136.32 ACRES ±

● = NO MARK SET OR FOUND

GRAPHIC SCALE – FEET (1"= 500')

0 500 1000 1500 2000 2500

SOUTH CAROLINA
ENFINGER & ASSOCIATES
NO. C00426
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
NO. 17221
PROFESSIONAL LAND SURVEYOR
CALVIN B. ENFINGER

PLAT OF COMPILED SURVEY MAP
FOR

OLIPHANT TRACT

CHESTER COUNTY — SOUTH CAROLINA

ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181
302 EAST ARCH STREET — LANCASTER — SOUTH CAROLINA 29720

RESEARCH: CBE	PARTY: N/A	COMPUTER: CBE	CARTOGRAPHER: CBE	DISK: D:\PROJECTS_2009
FILE: OZCDCADC.DWG	BOOK: TSC1	TAX MAP: 097-00-00-40.00	DATE: MARCH 04, 2013	SCALE RATIO: 1: 6000